

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. 015-014**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REPEAL ORDINANCE NO. 012-027 AND TO GRANT SPECIAL USE PERMITS FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM PUBLIC SCHOOL 972, FOR PROPERTY LOCATED AT 14854 MONTFORT DRIVE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the property located at 14854 Montfort Drive is part of the Prestonwood Pond development and is zoned Planned Development through Ordinance No. 084-076; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

**Section 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**Section 2.** That Ordinance No. 012-027 is repealed.

**Section 3.** That a Special Use Permit authorizing a restaurant and a Special Use Permit authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 14854 Montfort Drive, are hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, landscape plan, and the elevation drawings, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) The Special Use Permit granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption only shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 12,557 square feet.

- (c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.
- (d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.
- (e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to insure that the conditions of subparagraph (d) above are being met.
- (f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (g) If the property for which these Special Use Permits are granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.
- (h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning repeal of the Special Use Permits granted herein.
- (i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.
- (j) The establishment shall be required to install landscaping that meets the minimum size requirements listed in the Town’s landscape regulations.
- (k) Prior to the issuance of a certificate of occupancy, the property owner shall submit an acceptable parking plan for the property to Town staff and provide each tenant with a copy of the approved parking plan.

**Section 4.** That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

**Section 5.** That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not

have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

**Section 6.** That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 23rd day of June, 2015.**

\_\_\_\_\_  
Todd Meier, Mayor

ATTEST:

\_\_\_\_\_  
Chelsea Gonzalez, City Secretary

CASE NO: 1715-SUP/Public School 972

APPROVED AS TO FORM:

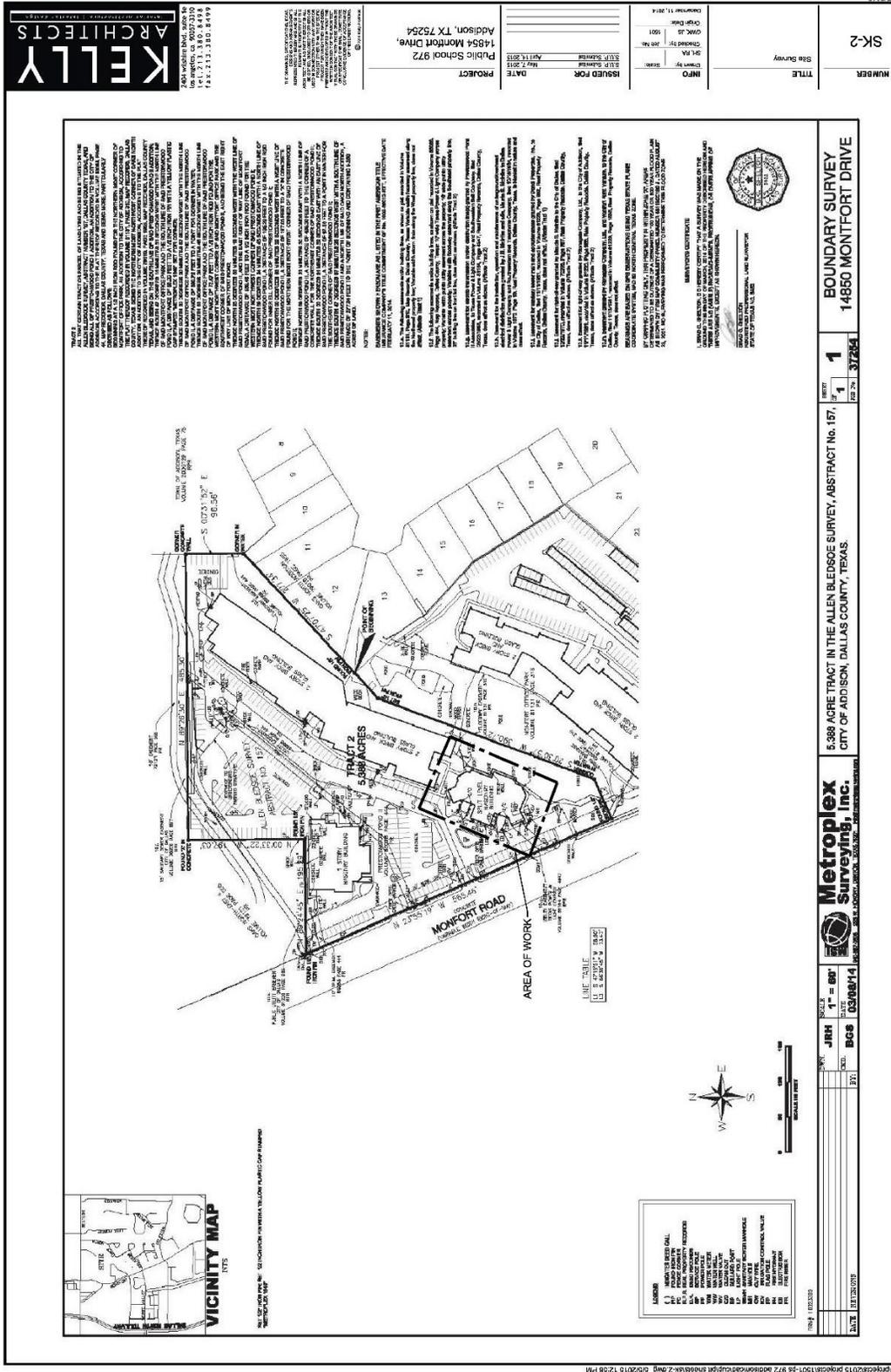
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Brenda N. McDonald, City Attorney

PUBLISHED ON: \_\_\_\_\_

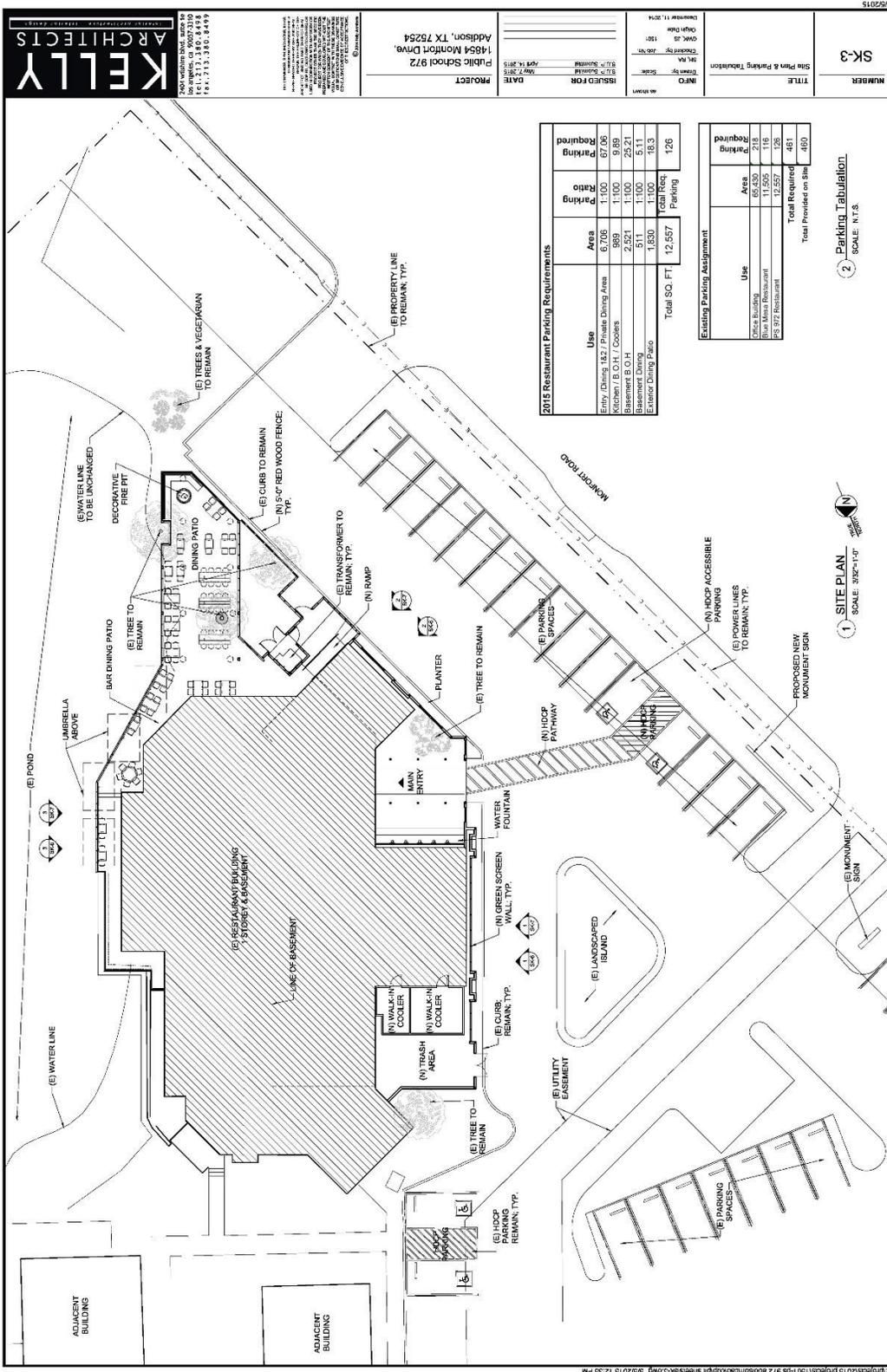
**EXHIBIT A**

<p><b>Public School 972</b>  <b>Special Use Permit</b>  <b>(E) Restaurant Renovation</b>          14854 Montfort Drive,          Addison, TX 75254</p>	<p><b>Information</b></p> <p><b>Owner:</b> SAS &amp; Associates          14854 Montfort Drive, Suite 107,          Dallas, 75254</p> <p><b>Tenant:</b> Gill Concepts, Inc./ Public School          6300 Canongat Ave., Suite 200          Woodland Hills, CA 91367</p> <p><b>Project:</b> 14854 Montfort Drive, Addison,          Location: TX, 75254</p> <p><b>Architect:</b> Hildinger Associates Architects          Douglas Hildinger, AIA          9220 Peninsular Drive, Dallas,          TX 75218</p> <p><b>Designer:</b> Kelly Architects, Inc.          2404 Wilshire Blvd.          Suite 1E          Los Angeles, CA 90057</p> <p><b>Mechanical, Electrical, Plumbing &amp; Plumbing:</b> Bury, Inc.          5310 Harvest Hill Road          Suite 100          Dallas, TX 75230</p> <p><b>Structural Engineer:</b> Bury, Inc.          5310 Harvest Hill Road          Suite 100          Dallas, TX 75230</p> <p><b>Contractor:</b></p>	<p><b>Permit Description</b></p> <p>1. Special Use Permit for an exterior dining deck, exterior facade changes &amp; interior renovations.</p>
<p><b>Vicinity Map</b></p> <p><b>PROJECT LOCATION</b>          14854 Montfort Drive, Addison,          TX 75254</p>	<p><b>Permit History</b></p>	<p><b>Applicable Codes</b></p> <ol style="list-style-type: none"> <li>2006 International Fire Code with Addison Amendments.</li> <li>2012 International Building Code with Addison Amendments.</li> <li>2012 International Plumbing Code with Addison Amendments.</li> <li>2012 International Mechanical Code with Addison Amendments.</li> <li>2011 National Electrical Code with Addison Amendments.</li> <li>2012 International Green Construction Code.</li> </ol>
<p><b>List of Drawings</b></p> <p>Sheet #  <b>ARCHITECTURE</b></p> <p>SK-1 Cover Sheet, List of Drawings, Vicinity Map, Permit History, Permit Description</p> <p>SK-2 Site Survey Plan</p> <p>SK-3 Site Plan &amp; Parking Tabulation</p> <p>SK-4 (N) Furniture Floor Plan</p> <p>SK-5 (E) Exterior Elevations</p> <p>SK-6 (N) Exterior Elevations</p> <p>L1 Landscape Plan</p> <p>L2 Landscape Notes</p>	<p><b>Symbols Legend</b></p>	<p><b>Permit Description</b></p>
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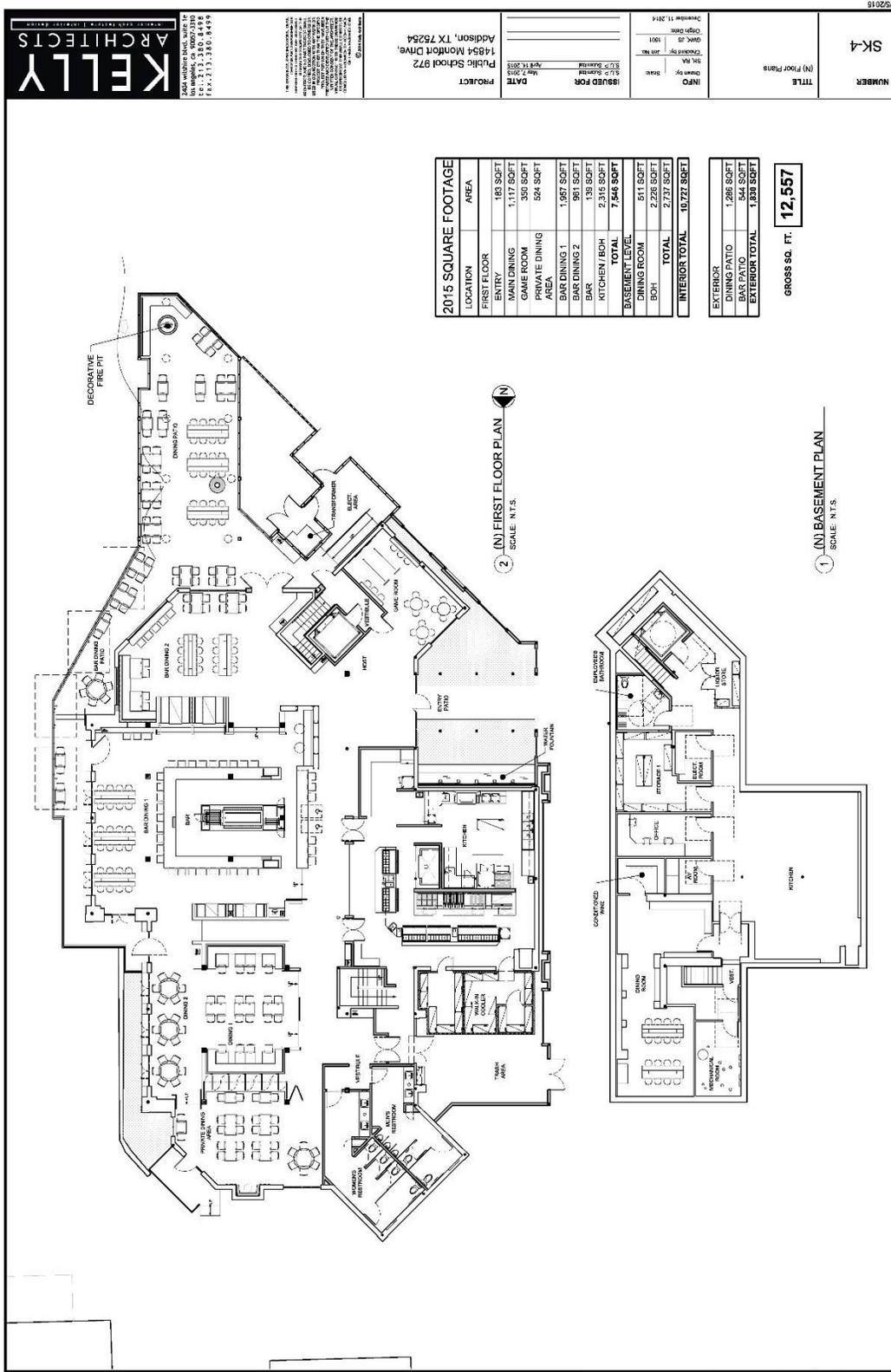
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