

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REPEAL ORDINANCES NO. 483 AND O86-067 AND TO GRANT SPECIAL USE PERMITS FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM MESO MAYA, FOR PROPERTY LOCATED AT 5280 BELT LINE ROAD; 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, NO SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the property located at 5280 Belt Line Road is zoned LR - Local Retail; 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**Section 2.** That Ordinances No. 483 and No. O86-067 are repealed.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, on the property located 5280 Belt Line Road, 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, landscape plan, floor 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 8,746 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.

Ordinance No. \_\_\_\_\_

- (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.

**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 1-7. 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 13th day of December, 2016.

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

ATTEST:

\_\_\_\_\_  
Laura Bell, City Secretary

CASE NO: 1747-SUP/Meso Maya

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda N. McDonald, City Attorney

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

**EXHIBIT A**

**JONES BAKER**  
 ARCHITECTS  
 1000 WEST WALK  
 DALLAS, TX 75215  
 (214) 760-0000  
 jonesbakercpa.com

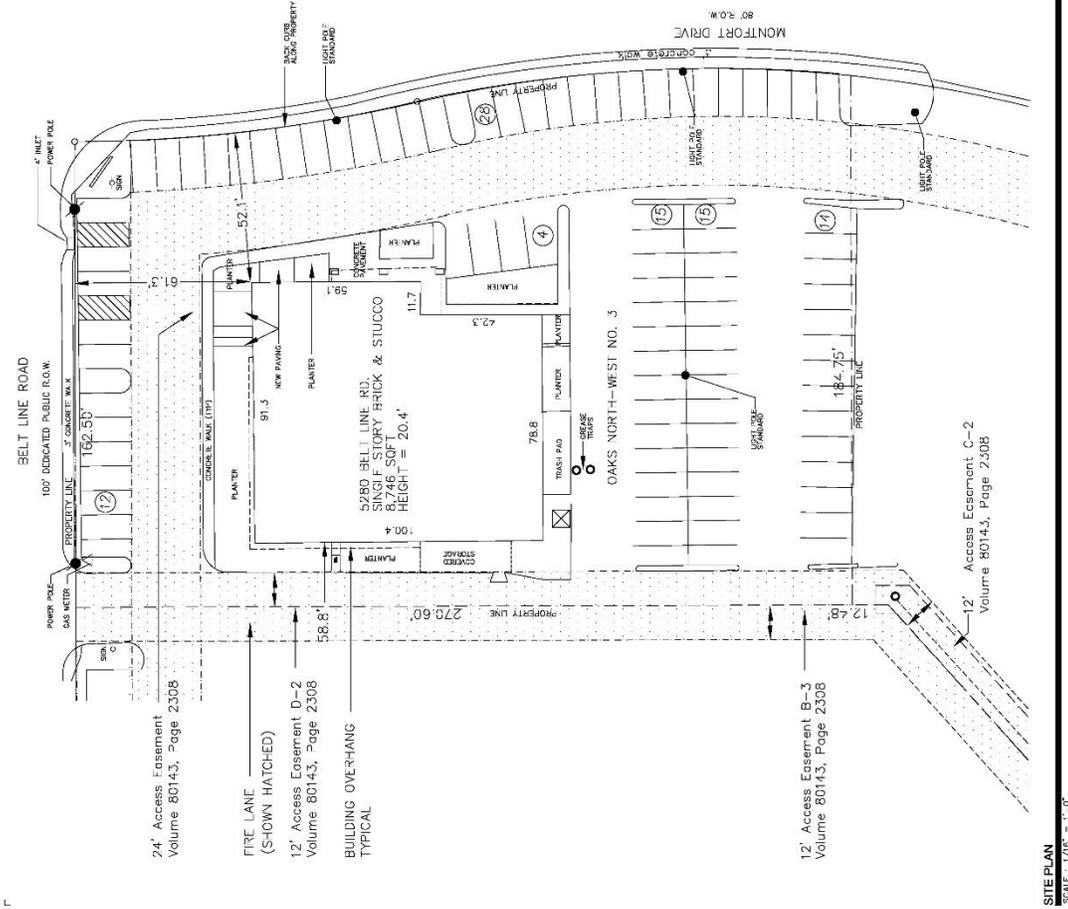


PROXIMITY MAP  
 N.T.S.

|                  |                     |
|------------------|---------------------|
| PROJECT NO.      | 10008               |
| DATE             | 10/27/16            |
| PROJECT NAME     | 5280 BELT LINE ROAD |
| SCALE            | AS NOTED            |
| SHEET            | 81/88               |
| REVISIONS:       |                     |
| <b>SITE PLAN</b> |                     |

PARKING ANALYSIS  
 8,746 SQ.FT.  
 1 SPACE / 100 SQ. FT.  
 88 SPACES REQUIRED  
 88 SPACES PROVIDED

MESO MAYA  
 TRACT II - PRESTON WOOD PLACE /  
 OAK NORTH-WEST NO. 3  
 5280 BELT LINE ROAD  
 ADDISON / DALLAS COUNTY, TEXAS 75254  
 PROJECT #



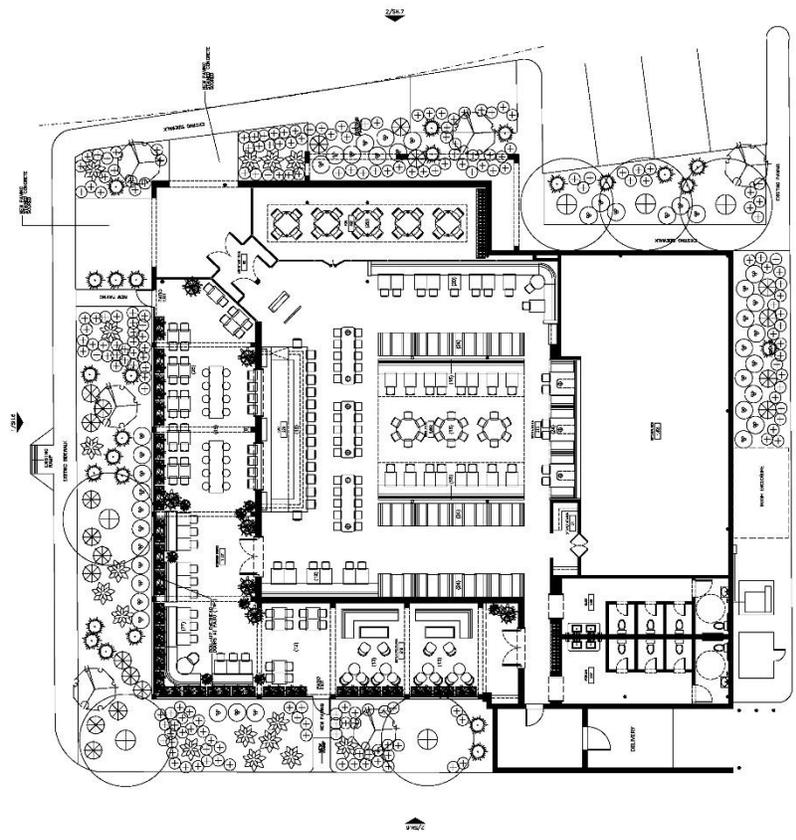
# EXHIBIT A

**JONES BAWER**  
ARCHITECTS  
2000 W. WOODWAY  
DALLAS, TEXAS 75224  
PH: 214.760.1000  
WWW.JONESBAWER.COM

PROJECT NO.: 10008  
DATE: 02/27/16  
DRAWN BY: JLM/MS  
SCALE: AS NOTED  
SHEET: 81/82  
REVISIONS:  
FLOOR PLAN  
PLAN

MESO MAYA  
TRACT II - PRESTON WOOD PLACE /  
OAK NORTH-WEST NO. 3  
5290 BELT LINE ROAD  
ADISON / DALLAS COUNTY, TEXAS 75254  
PROJECT #

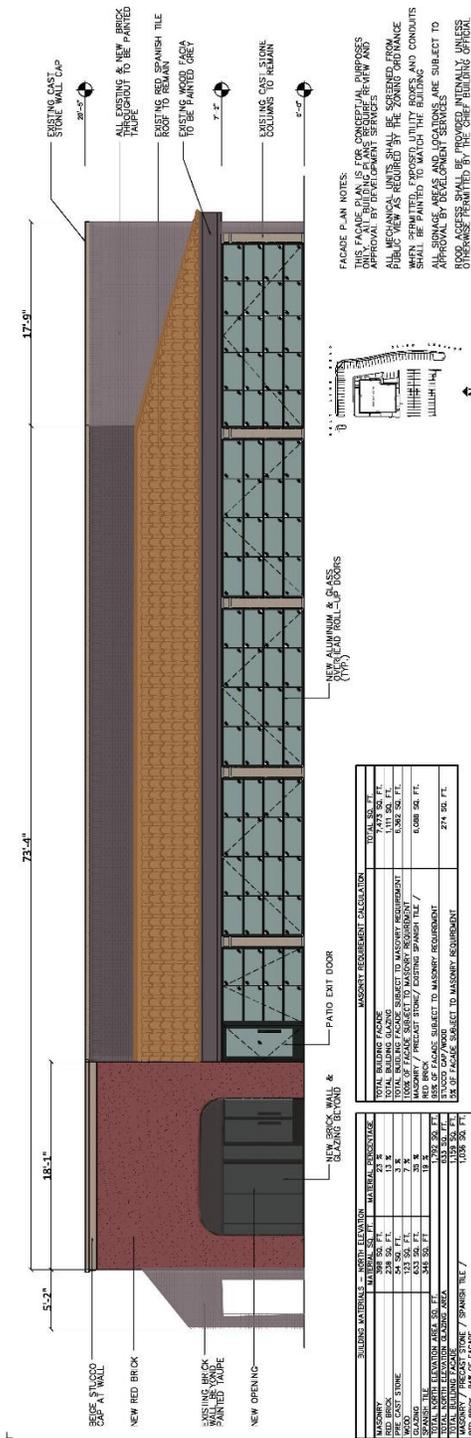
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FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**EXHIBIT A**

**JONES BAWER**  
ARCHITECTS  
1001 W. WOODWAY  
DALLAS, TX 75215  
214.760.0000  
www.jonesbauer.com



**FACE PLAN NOTES:**  
THIS FACE PLAN IS FOR CONCEPTUAL PURPOSES. APPROVAL BY BUILDING DEPARTMENT AND ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE. SHALL BE PAINTED TO MATCH THE BUILDING AND CONDUITS APPROVAL BY DEVELOPMENT SERVICES ARE SUBJECT TO APPROVALS BY DEVELOPMENT SERVICES. OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICER.

**MASSING REQUIREMENT CALCULATION**

| MASSING REQUIREMENT                                   | TOTAL SQ. FT.    |
|---|------------------|
| TOTAL BUILDING MASSING                                | 1,111.50 SQ. FT. |
| EXISTING MASONRY                                      | 5,382.50 SQ. FT. |
| NEW MASONRY / PRECAST STONE / EXISTING SPANISH TILE / | 6,086.50 SQ. FT. |
| 15% OF FACADE SUBJECT TO MASONRY REQUIREMENT          | 274.50 SQ. FT.   |

**BUILDING MATERIALS - NORTH ELEVATION**

| MATERIAL                         | QUANTITY         | MATERIAL PERCENTAGE |
|----------------------------------|------------------|---------------------|
| RED BRICK                        | 238.50 SQ. FT.   | 13.4%               |
| PRECAST STONE                    | 54.50 SQ. FT.    | 3.1%                |
| GLAZING                          | 433.50 SQ. FT.   | 24.6%               |
| TOTAL NORTH ELEVATION AREA       | 726.50 SQ. FT.   |                     |
| TOTAL BUILDING FACADE            | 1,111.50 SQ. FT. |                     |
| EXISTING MASONRY / 15% OF FACADE | 1,038.50 SQ. FT. |                     |
| NEW MASONRY / 15% OF FACADE      | 103.50 SQ. FT.   |                     |

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT NO.: XXX  
DATE: 8/20/16  
DRAWN BY: J. MCKEE  
CHECKED BY: J. MCKEE  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**



**FACE PLAN NOTES:**  
THIS FACE PLAN IS FOR CONCEPTUAL PURPOSES. APPROVAL BY BUILDING DEPARTMENT AND ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE. SHALL BE PAINTED TO MATCH THE BUILDING AND CONDUITS APPROVAL BY DEVELOPMENT SERVICES ARE SUBJECT TO APPROVALS BY DEVELOPMENT SERVICES. OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICER.

**MASSING REQUIREMENT CALCULATION**

| MASSING REQUIREMENT                                   | TOTAL SQ. FT.    |
|---|------------------|
| TOTAL BUILDING MASSING                                | 1,111.50 SQ. FT. |
| EXISTING MASONRY                                      | 5,382.50 SQ. FT. |
| NEW MASONRY / PRECAST STONE / EXISTING SPANISH TILE / | 6,086.50 SQ. FT. |
| 15% OF FACADE SUBJECT TO MASONRY REQUIREMENT          | 274.50 SQ. FT.   |

**BUILDING MATERIALS - WEST ELEVATION**

| MATERIAL                         | QUANTITY         | MATERIAL PERCENTAGE |
|----------------------------------|------------------|---------------------|
| RED BRICK                        | 132.50 SQ. FT.   | 6.8%                |
| PRECAST STONE                    | 54.50 SQ. FT.    | 3.1%                |
| GLAZING                          | 392.50 SQ. FT.   | 21.6%               |
| RED BRICKS                       | 115.50 SQ. FT.   | 6.3%                |
| TOTAL WEST ELEVATION AREA        | 395.00 SQ. FT.   |                     |
| TOTAL BUILDING FACADE            | 1,111.50 SQ. FT. |                     |
| EXISTING MASONRY / 15% OF FACADE | 1,038.50 SQ. FT. |                     |
| NEW MASONRY / 15% OF FACADE      | 103.50 SQ. FT.   |                     |

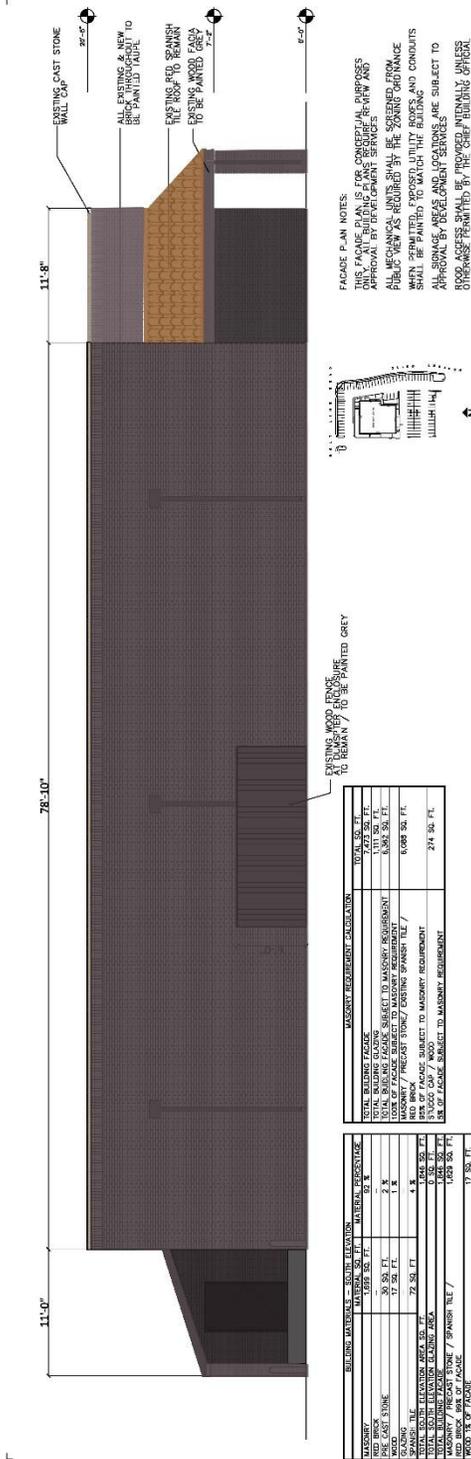
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT # \_\_\_\_\_  
ADDRESS / DALLAS COUNTY, TEXAS 75254  
5290 BELT LINE ROAD  
OAK NORTHWEST NO. 3  
TRACT II - PRESTON WOOD PLACE /  
MESO MAYA

**SH. 6**

**EXHIBIT A**

**JONES BAWER**  
ARCHITECTS  
1000 WEST BURNING WOOD DRIVE  
DALLAS, TEXAS 75215  
PHONE: 214.424.1000  
WWW.JONESBAWER.COM



**MASONRY REQUIREMENT CALCULATION**

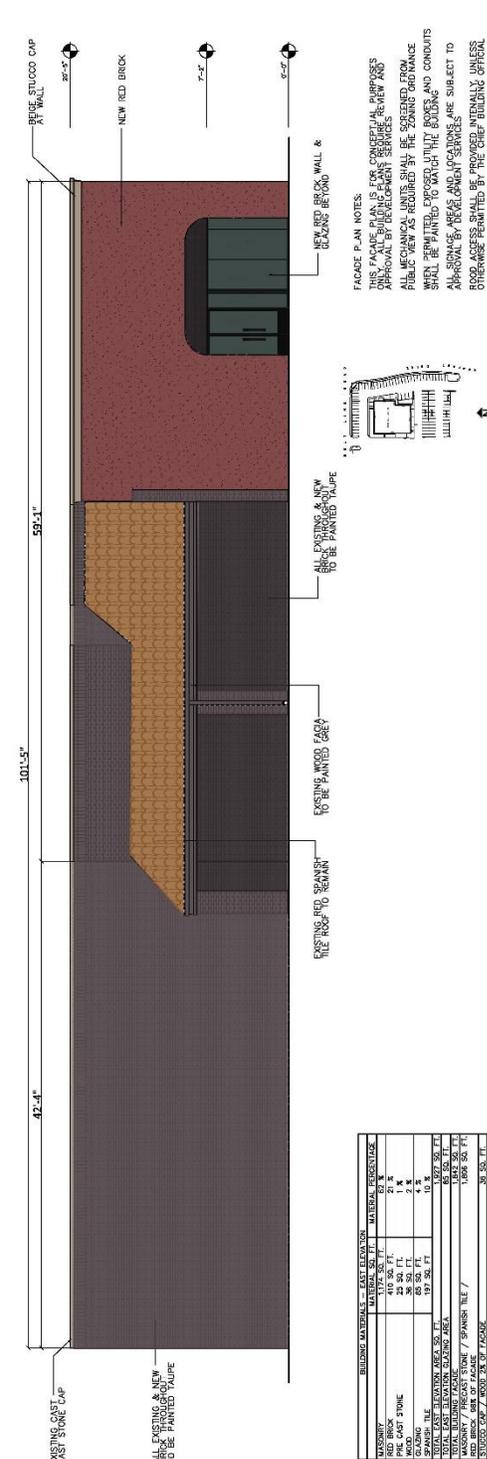
|  | TOTAL SQ. FT.    |
|--|------------------|
| TOTAL BUILDING FACADE                                | 1,474.50 SQ. FT. |
| TOTAL EXISTING FACADE SUBJECT TO MASONRY REQUIREMENT | 6,343.50 SQ. FT. |
| MASONRY / PRECAST STONE / EXISTING SPANISH TILE /    | 6,048.50 SQ. FT. |
| NEW MASONRY / PRECAST STONE / MASONRY REQUIREMENT    | 214.50 SQ. FT.   |
| 15,000 GPM / WOOD                                    |                  |
| 1% OF FACADE SUBJECT TO MASONRY REQUIREMENT          |                  |
| 1% OF FACADE SUBJECT TO MASONRY REQUIREMENT          | 214.50 SQ. FT.   |

**BUILDING MATERIALS - SOUTH ELEVATION**

| MATERIAL                                 | QUANTITY | UNIT    | MATERIAL PERCENTAGE |
|--|----------|---------|---------------------|
| MASONRY                                  | 1,474.50 | SQ. FT. | 91 %                |
| EXISTING CAST STONE                      | 30       | SQ. FT. | 2 %                 |
| SPANISH TILE                             | 17       | SQ. FT. | 1 %                 |
| WOOD                                     | 72       | SQ. FT. | 4 %                 |
| TOTAL SOUTH ELEVATION AREA               | 1,593.50 | SQ. FT. |                     |
| TOTAL BUILDING FACADE                    | 1,474.50 | SQ. FT. |                     |
| MASONRY / PRECAST STONE / SPANISH TILE / | 1,457.50 | SQ. FT. |                     |
| WOOD / WOOD                              | 17       | SQ. FT. |                     |

**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT NO.: 2008  
DATE: 09/07/16  
DRAWN BY: J. MENDOZA  
CHECKED BY: J. MENDOZA  
SCALE: 1/4" = 1'-0"



**BUILDING MATERIALS - EAST ELEVATION**

| MATERIAL                                 | QUANTITY | UNIT    | MATERIAL PERCENTAGE |
|--|----------|---------|---------------------|
| MASONRY                                  | 1,474.50 | SQ. FT. | 91 %                |
| EXISTING CAST STONE                      | 30       | SQ. FT. | 2 %                 |
| SPANISH TILE                             | 17       | SQ. FT. | 1 %                 |
| WOOD                                     | 72       | SQ. FT. | 4 %                 |
| TOTAL EAST ELEVATION AREA                | 1,593.50 | SQ. FT. |                     |
| TOTAL BUILDING FACADE                    | 1,474.50 | SQ. FT. |                     |
| MASONRY / PRECAST STONE / SPANISH TILE / | 1,457.50 | SQ. FT. |                     |
| WOOD / WOOD                              | 17       | SQ. FT. |                     |

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**REVISIONS:**

**EXTERIOR ELEVATIONS**

PROJECT # \_\_\_\_\_  
ADDRESS / DALLAS COUNTY, TEXAS 75254  
5200 BELT LINE ROAD  
OAK NORTHWEST NO. 3  
TRACT II - PRESTON WOOD PLACE /  
MESO MAYA

**SH. 7**



