

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR PROPERTY LOCATED AT 14555 DALLAS PARKWAY; 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 14555 Dallas Parkway, is zoned PD, Planned Development, through Ordinance Numbers O16-028 and O17-05; and

WHEREAS, at its regular meeting held on February 20, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption (Case No.1772-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; 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 amendment 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 a Special Use Permit authorizing a restaurant with the sale of alcoholic beverages for on-premises consumption only, on the property located at 14555 Dallas Parkway, is 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, and building elevations, 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 5,388 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 this Special Use Permit is 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 Permit 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 3. 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 4. 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 5. 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 6. 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 6th day of March, 2018.

Joe Chow, Mayor

ATTEST:

Christie Wilson, Interim City Secretary

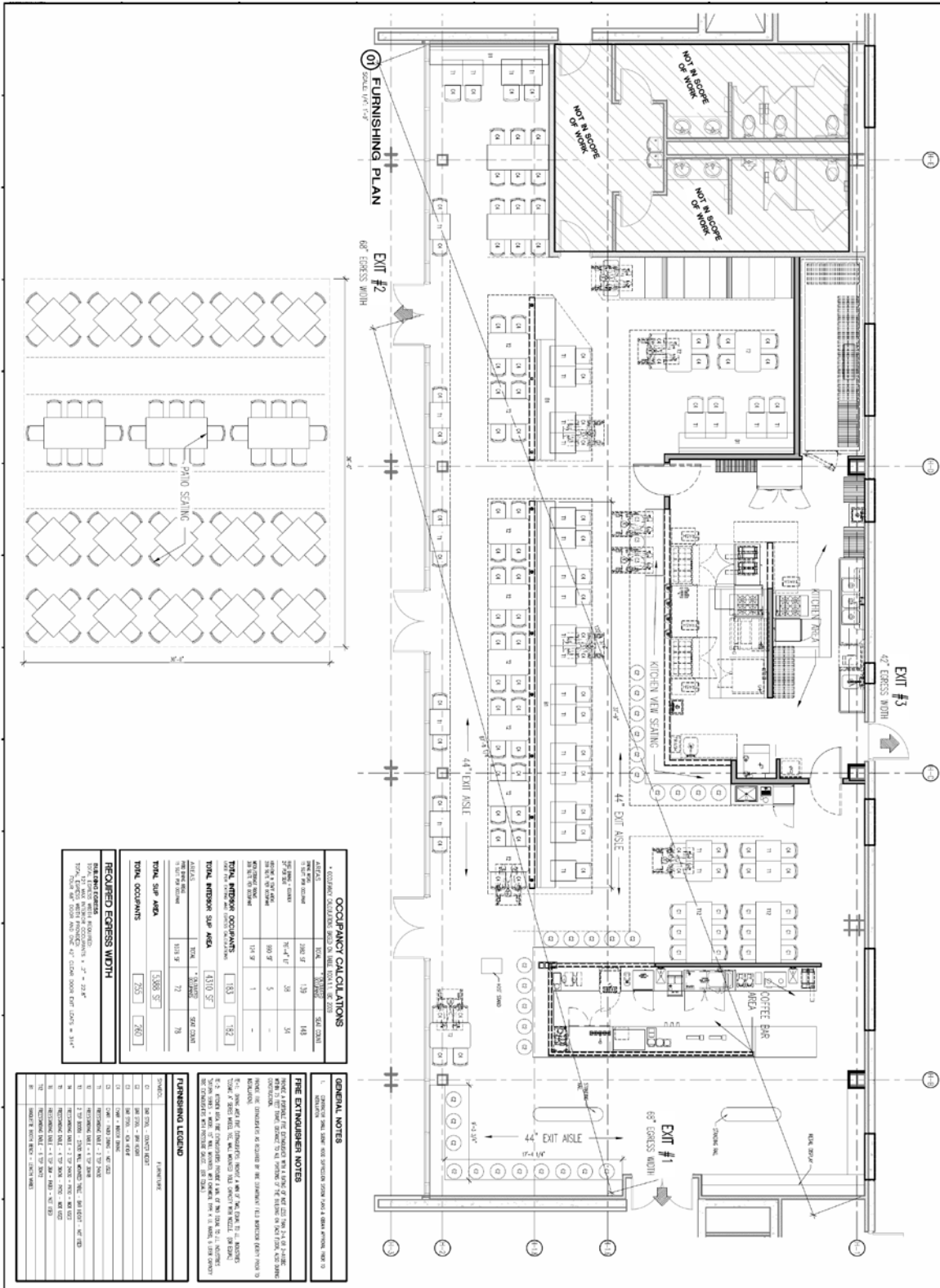
CASE NO: 1772-SUP/Ascension

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A



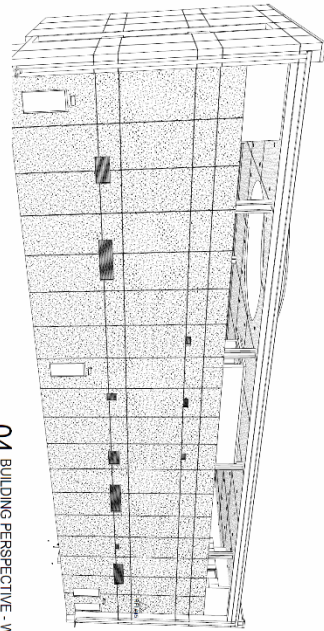
Ascension.

ASCENSION COFFEE
CRAWLEY FOURTEEN 655 CENTER
14565 DALLAS PKWY
ADDORON, TX 75264

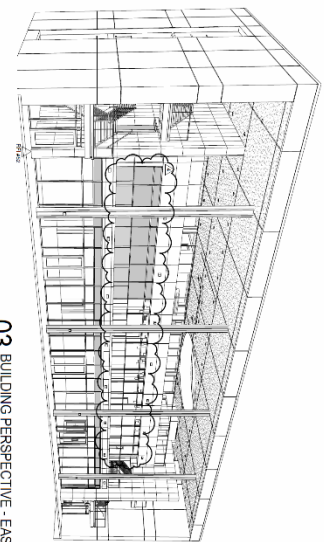
APPROVED BY / DEVELOPER
GHA
3800 WOOD DRIVE
DALLAS TEXAS 75244
PH: 972.382.2200
WWW.GHACONSTRUCTION.COM

EXHIBIT A

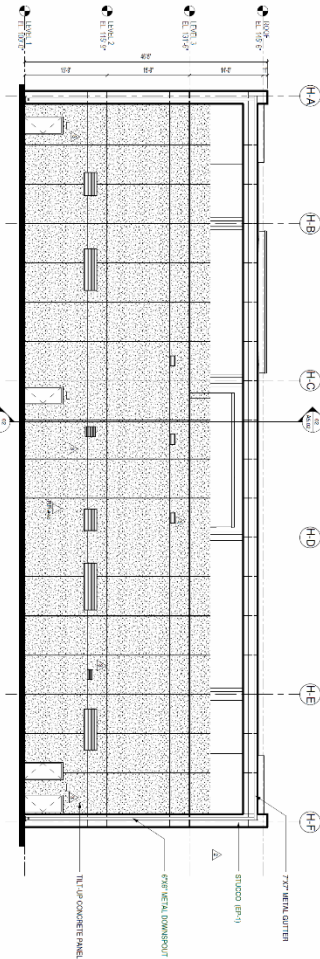
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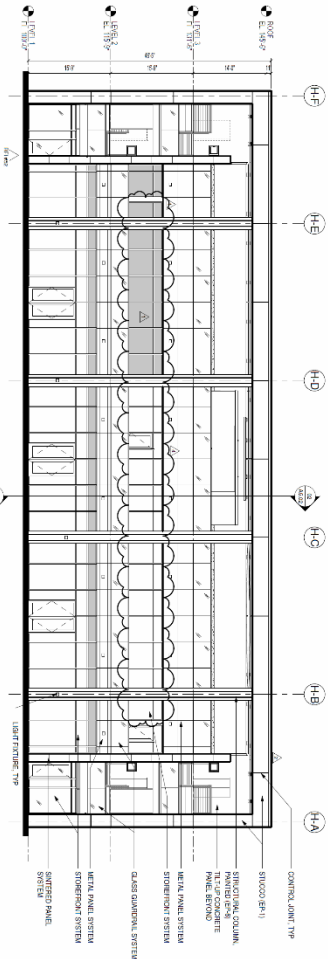
04 BUILDING PERSPECTIVE - WEST
SCALE



03 BUILDING PERSPECTIVE - EAST
SCALE



02 OVERALL ELEVATION - WEST
SCALE: 1/8" = 1'-0"



01 OVERALL ELEVATION - EAST
SCALE: 1/8" = 1'-0"

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All elevations are for informational purposes and approved by Development Services.
- All residential units shall be screened from public view as required by the zoning Ordinance.
- Window permitted, enclosed utility boxes and conduits shall be screened to match the building.
- All signage and conditions are subject to approval by the City of Addison.
- Final facade elevations shall be provided (material, window, door, etc.) and approved by the City of Addison.
- All elevations shall be provided (material, window, door, etc.) and approved by the City of Addison.

BO KA Powell

architectural | interior | planning | graphics
 6070 Park Lane, Ste. 300 | Dallas, Texas 75231
 Tel 972.701.9000 | Fax 972.991.3006
 www.bokapowell.com



Owner
CAMLEY PARTNERS
 600 DALLAS PKWY, SUITE 400
 DALLAS, TX 75208
 972.788.7700

map engineer
SCHMIDT & SPAY
 2011 Rosswood Ave #400
 DALLAS, TX 75208
 214.874.0300

structural engineer
L.A. EBERS PARTNERS, INC.
 2148742000
 DALLAS, TX 75208
 214.871.7910

civil engineer
STRATTEC
 5711 W. CAMPBELL RD., SUITE 400
 DALLAS, TX 75251-2288
 972.959.1001

landscape architect
STRATTEC
 5711 W. CAMPBELL RD., SUITE 400
 DALLAS, TX 75251-2288
 469.308.9854

general contractor
TILL'S CONSTRUCTION
 2701 W. WILSON AVE, SUITE #102
 RICHARDSON, TX 75082
 214.286.4300

Project
CAMLEY FOURTEENERS CENTER
 4001 W. WILSON AVE
 ADDISON, TX 75254

Revision

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------------|
| 1 | 06/20/17 | 1. WORK SET - HUB CITY RESPONSES |
| 2 | 08/15/17 | 2. WORK SET - HUB CITY RESPONSES |
| 3 | 08/15/17 | 3. WORK SET - HUB CITY RESPONSES |
| 4 | 08/15/17 | 4. WORK SET - HUB CITY RESPONSES |
| 5 | 12/20/17 | 5. WORK SET - HUB CITY RESPONSES |

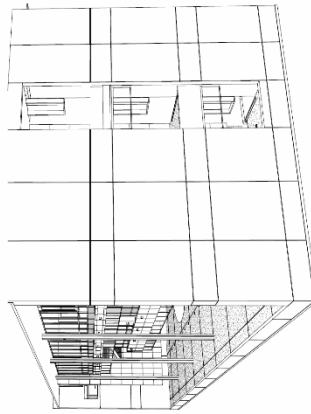
Hub Permit Set
 04.02.2017

Scale
 04.04
 04.02.2017

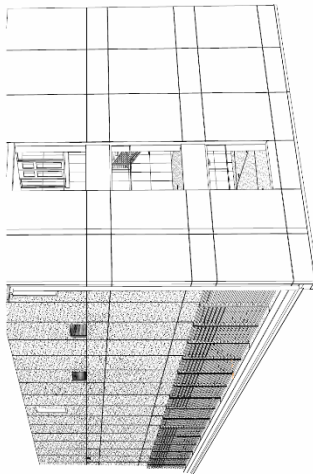
EXHIBIT A

FACADE PLAN NOTES

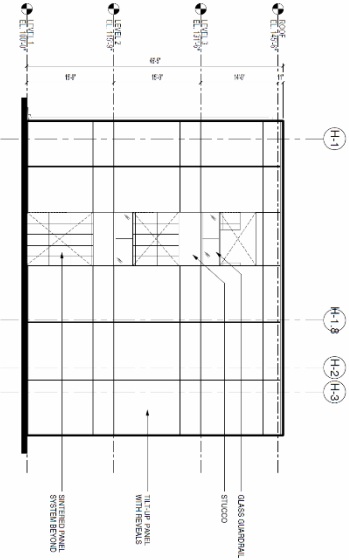
- This facade plan is for conceptual purposes only. All elevations shall be subject to review and approval by Development Services, view and approval by Development Services shall be required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided (externally, unless otherwise permitted by the City Building Official).



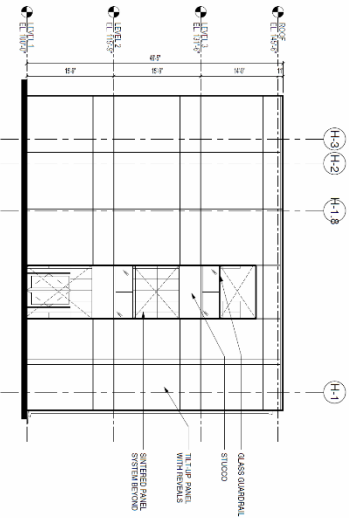
04 SOUTH
BUILDING PERSPECTIVE -
SCALE



02 NORTH
BUILDING PERSPECTIVE -
SCALE



03 OVERALL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



01 OVERALL ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

BO KRI Powell
architectural | interiors | planning | graphics
8070 Park Lane, Ste. 200 | Dallas, Texas 75251
Tel: 972.770.1900 | Fax: 972.881.3008
www.bokri.com



Owner: **Ascension of America**
16400 DALLAS PKWY, SUITE #150
DALLAS, TX 75248
972.787.7100
map engineer
SCHMIDT & STACY
214.871.4400
Dallas, TX 75264
structural engineer
L.A. FLEISS PARTNERS, INC.
214.871.7910
Dallas, TX 75219
civil engineer
STANTEC
12222 MERT DR., SUITE 400
DALLAS, TX 75244
972.881.0011
landscape architect
STANTEC
12222 MERT DR., SUITE 400
DALLAS, TX 75244
469.329.8834
general contractor
HILL & WILKINSON
2703 TELECOM PKWY #120
FIDELITY NATIONAL CENTER
DALLAS, TX 75202
214.870.1900

Project: **CAULLEY FOURTEENERS CENTER**
16400 DALLAS PKWY, SUITE #150
DALLAS, TX 75248
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HUB DESIGN SET 08.02.2017
Scale: 1/8" = 1'-0"
Project number: 14133.100
Date: 08.02.2017
Sheet: **A4.05**