

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

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR PROPERTY LOCATED AT 4580 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 4580 Belt Line Road, is zoned Local Retail, LR; and

**WHEREAS**, at its regular meeting held on January 21, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption (Case No.1808-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 and authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 4580 Belt Line Road, 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 3,965 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 ensure 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 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) Prior to the issuance of a building permit for the bar relocation and expansion, the applicant must upgrade the grease trap per the Town’s Environmental Health Department requirements.

**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.

**DULY RESOLVED AND ADOPTED** by the City Council of the Town of Addison, Texas, on this the **13<sup>TH</sup>** day of **FEBRUARY** 2020.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Joe Chow, Mayor

**ATTEST:**

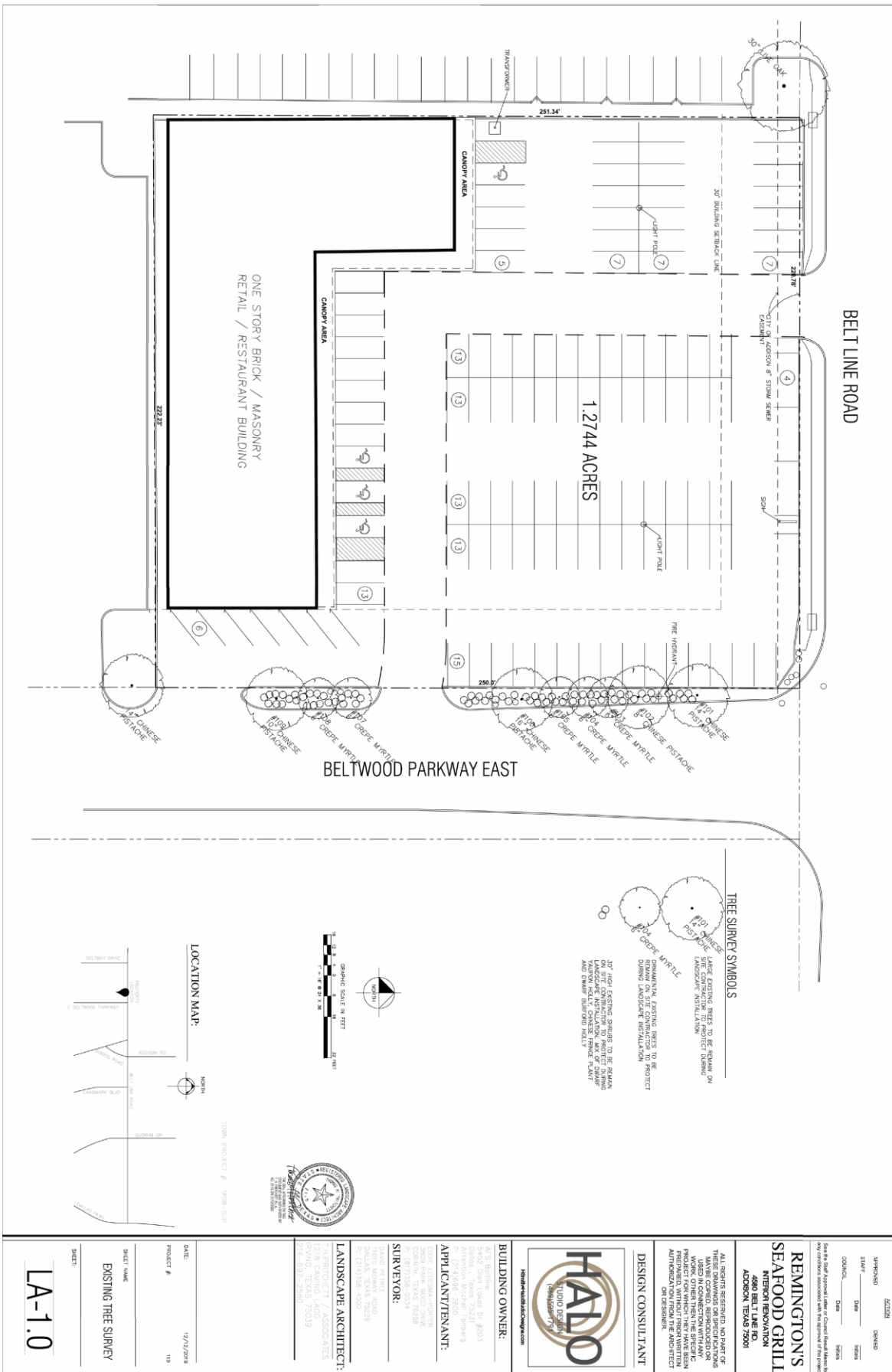
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Irma Parker, City Secretary

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



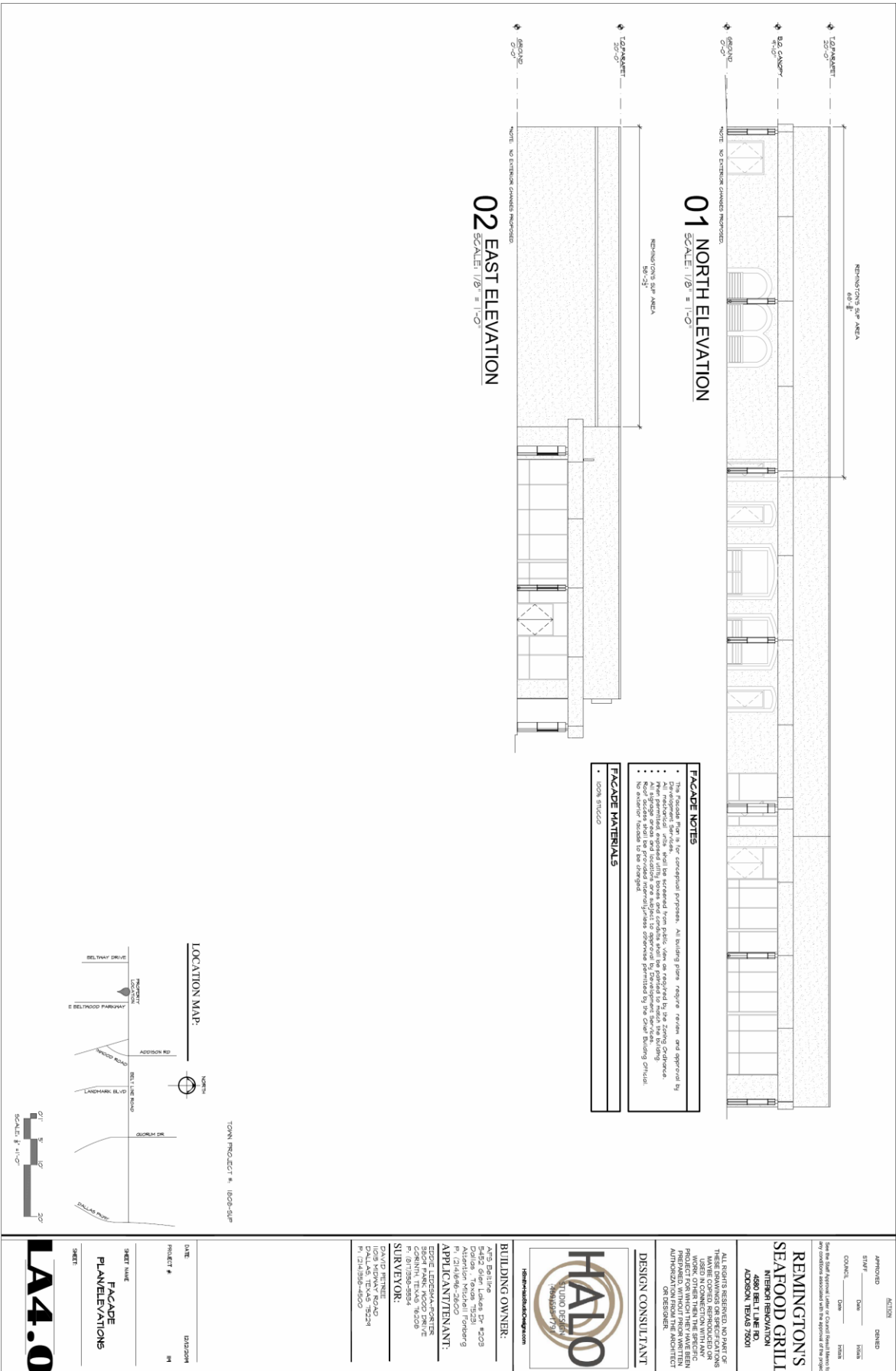
# EXHIBIT A







# EXHIBIT A



## 01 NORTH ELEVATION

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

REMARKS: 54" AREA  
68'-2 1/2"

## 02 EAST ELEVATION

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

REMARKS: 54" AREA  
20'-0"

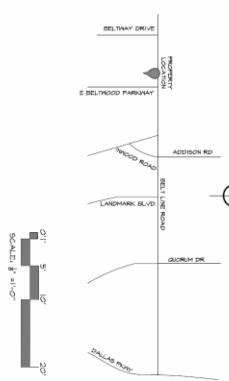
### FAÇADE NOTES

- This facade plan is for conceptual purposes. All building plans require review and approval by the City of Addison.
- All materials and colors shall be selected from public view as required by the zoning ordinance.
- All materials and colors shall be selected from the approved color palette.
- All signage and lighting shall be subject to approval by the City of Addison.
- No outdoor lighting shall be permitted unless otherwise approved by the City of Addison.

### FAÇADE MATERIALS

- Stone
- Brick

### LOCATION MAP



APPROVED: \_\_\_\_\_  
 STAFF: \_\_\_\_\_  
 COUNCIL: \_\_\_\_\_

Remington's Seafood Grill  
 INTERIOR RENOVATION  
 2024 BELTHOOD PARKWAY  
 ADDISON, TEXAS 75001

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR USED IN CONNECTION WITH ANY PRODUCT FOR WHICH THEY HAVE BEEN AUTHORIZED WITHOUT PRIOR WRITTEN PERMISSION FROM THE ARCHITECT OR DESIGNER.

DESIGN CONSULTANT

HADDO ARCHITECTS  
 11000 W. 10TH STREET  
 ADDISON, TEXAS 75001

BUILDING OWNER:  
 A&S Building  
 5432 Glen Lakes Dr #209  
 Dallas, Texas 75221  
 P: (214) 946-2600 / 090909  
 F: (214) 946-2600

APPLICANT/TENANT:  
 ERIC LEDEMAN-FORTNER  
 5308 PARK VADO DRIVE  
 ADDISON, TEXAS 75001  
 P: (817) 258-2554

SURVEYOR:  
 DAVID RETZEL  
 1008 WYNNE AVENUE  
 ADDISON, TEXAS 75001  
 P: (214) 358-4500

DATE: 12/12/2024  
 PROJECT #: M  
 SHEET NAME: FAÇADE PLANE/ELEVATIONS  
 SHEET: LA4.0