ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING ORDINANCE 089-015, THAT ZONES 11.66 ACRES OF LAND, LOCATED BETWEEN ARAPAHO ROAD AND BELT LINE ROAD, WEST OF BELTWAY DRIVE, AS PLANNED DEVELOPMENT DISTRICT, TO AMEND SECTION 1 AND TO GRANT A SPECIAL USE PERMIT FOR A BREWPUB AND RESTAURANT, AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR PROPERTY LOCATED AT 4525 BELT LINE ROAD, BEING LOT 2 OF THE ADDISON OAKS ADDITION; 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, at its regular meeting held on March 16, 2021 the Planning & Zoning Commission considered and made recommendations on a request to amend Planned Development District 089-015, to amend Section 1 and to grant a Special Use Permit for a brewpub and restaurant, and for the sale of alcoholic beverages (Case No.1823-Z); 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 Ordinance 089-015, Section 1, is hereby amended to include brewpub as an allowed use for Lot 2 of the Addison Oaks Addition, through a Special Use Permit, in addition to all other uses permitted under the existing Planned Development District.

SECTION 3. That a Special Use Permit authorizing a brewpub and restaurant, and authorizing the sale of alcoholic beverages on the property located at 4525 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, landscape and irrigation plans, 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 brewpub, with the sale of alcoholic beverages, and 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 10,088 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 and 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. The provisions of the Town of Addison Code of Ordinances, as amended, shall remain in full force and effect save and except as amended by this ordinance.

SECTION 5. 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 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be

unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. 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 8. 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 ***13TH*** day of ***APRIL 2021.***

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

Exhibit A

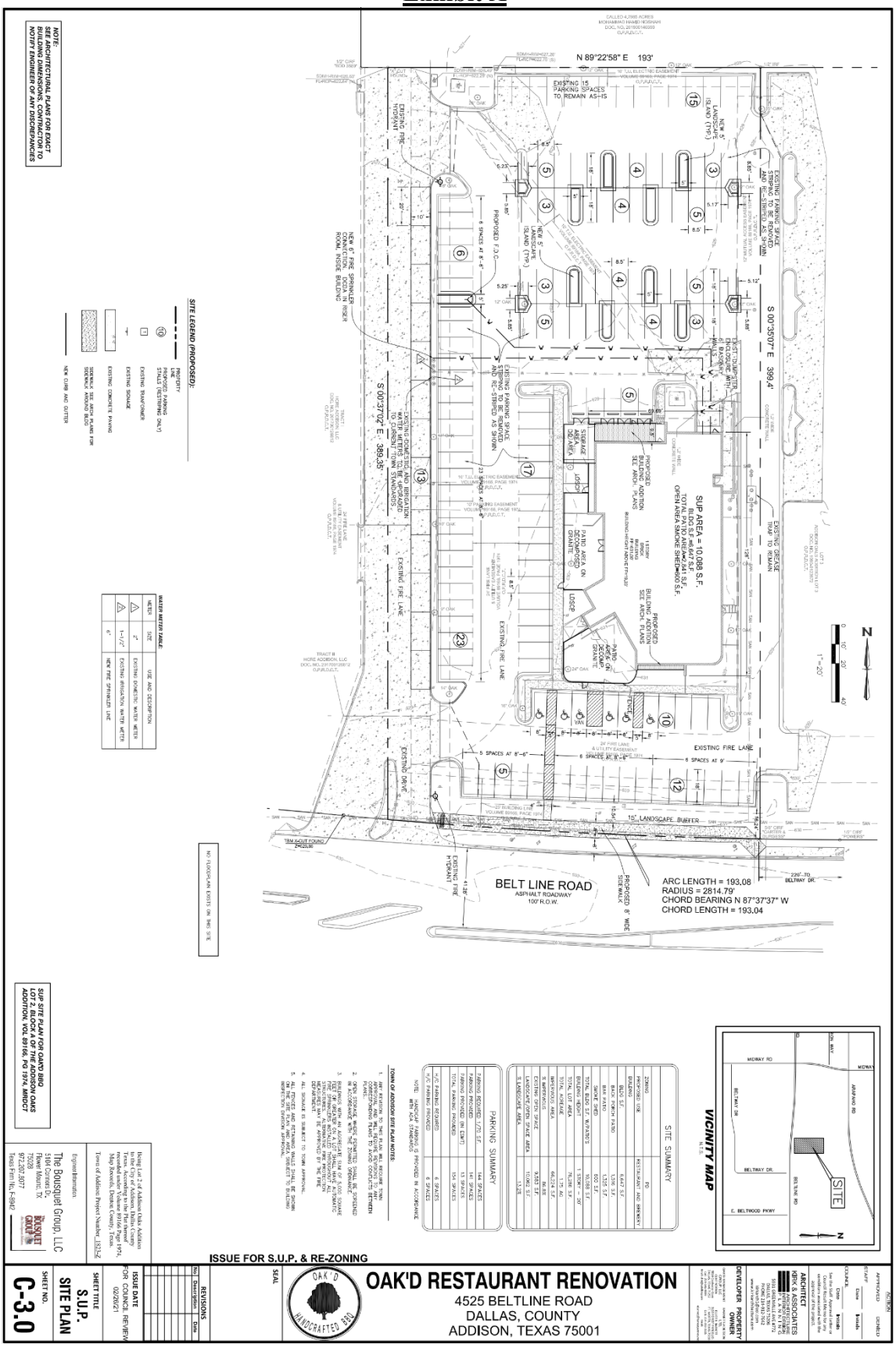

OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
SITE PLAN
BELT LINE ROAD
ASPHALT ROADWAY
100' R.O.W.
ARC LENGTH = 193.08
RADIUS = 2814.79'
CHORD BEARING N 87°37'37" W
CHORD LENGTH = 193.04
N 89°22'58" E 193'
S 00°35'07" E 399.4'
S 00°37'02" E 389.36'
SUP AREA = 10,088 S.F.
BLDG S.F.=8,807 S.F.
TOTAL PATIO AREA=1,841 S.F.
OPEN AREA SMOKE SHED=600 S.F.
EXISTING FIRE LANE
15' LANDSCAPE BUFFER
VICINITY MAP
SITE
BELTWAY DR.
MIDWAY RD
ARAPAHO RD
E. BELTWOOD PKWY
SITE SUMMARY
PARKING SUMMARY
SITE LEGEND (PROPOSED):
WATER METER TABLE
NO LANDSCAPE EXISTS ON THIS SITE
NOTE: SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES
SUP SITE PLAN FOR OAK'D BBQ
LOT 2, BLOCK A OF THE MIDWAY OAKS ADDITION, VOL. 89166, PG. 1974, MRDCT
The Bousquet Group, LLC
5104 Cornish Dr.
River Mount, TX
75028
972-267-8077
Texas Firm No. F-9942
Town of Addison Project Number 1832-4
SHEET TITLE
S.U.P.
SITE PLAN
SHEET NO.
C-3.0
ISSUE DATE
FOR COUNCIL REVIEW
02/26/21
REVISIONS
SEAL
ARCHITECT
KIRK & ASSOCIATES
DEVELOPER
PROPERTY OWNER

Exhibit A

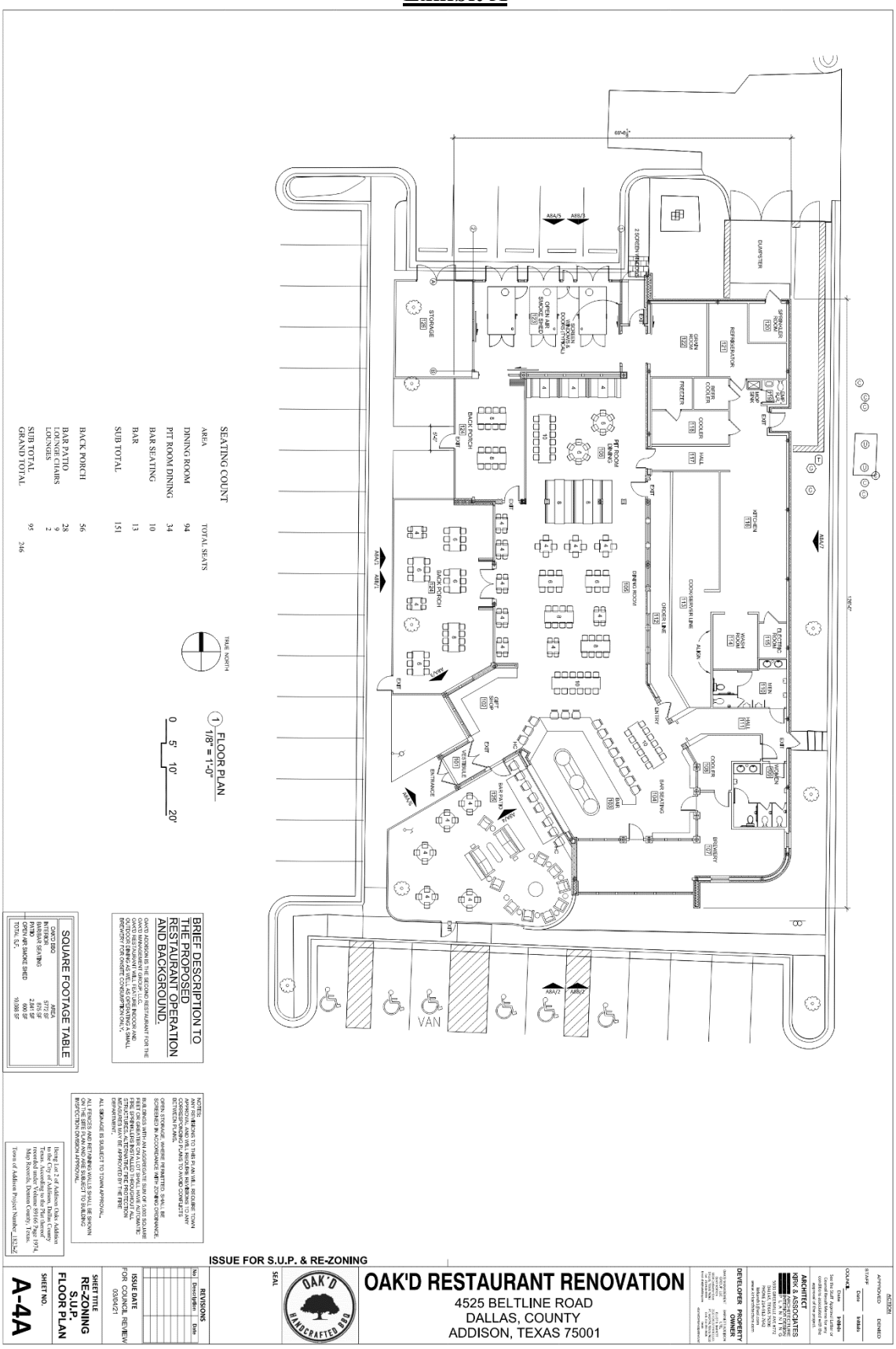

SEATING COUNT
AREA TOTAL SEATS
DINING ROOM 94
PIT ROOM DINING 34
BAR SEATING 10
BAR 13
SUB TOTAL 151
BACK PORCH 56
BAR PATIO 28
LOUNGE CHAIRS 9
LOUNGES 2
SUB TOTAL 95
GRAND TOTAL 246
TRUE NORTH
1 FLOOR PLAN
1/8" = 1'-0"
0 5' 10' 20'
BRIEF DESCRIPTION TO THE PROPOSED RESTAURANT OPERATION AND BACKGROUND.
OAK'D ADDISON IS THE SECOND RESTAURANT FOR THE OAK'D MANAGEMENT GROUP, LLC. RECIPE AND OUTDOOR DINING AS WELL AS OFFERING A SMALL BREWERY FOR ON-SITE CONSUMPTION ONLY.
SQUARE FOOTAGE TABLE
AREA SF
IN-HOUSE DINING 5,117 SF
BARBAR SEATING 675 SF
PATIO 2,661 SF
OPEN AIR SMOKE SHED 10,088 SF
TOTAL S.F.
NOTES:
ANY REFERENCE TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND ALL PLANS MUST BE CONSISTENT BETWEEN PLANS.
OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
BAR TABLES WITH ASSOCIATED SEATS WITHIN 5 FEET OR GREATER ON A LIST SHALL HAVE AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED. ALTERNATE STRUCTURAL ALTERNATIVE FIRE PROTECTION SYSTEM MAY BE APPROVED BY THE FIRE DEPARTMENT.
ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
Being Lot 2 of Addison Oak Addition, in the City of Addison, Dallas County, Texas, According to the Plat thereof Recorded in Volume 2001, Page 0174, Map Records, Dallas County, Texas.
Town of Addison Project Number: 18-254
ISSUE FOR S.U.P. & RE-ZONING
REVISIONS
No. Description Date
ISSUE DATE
FOR COUNCIL REVIEW 03/04/21
SHEET TITLE
RE-ZONING S.U.P. FLOOR PLAN
SHEET NO.
A-4A
SEAL
OAK'D HANDCRAFTED BBQ
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
DEVELOPER / PROPERTY OWNER
ARCHITECT
KIRK & ASSOCIATES
APPROVED
DENIED
COUNCIL
DATE
DIRECTOR
DATE
See the S.U.P. Approval Letter or contact the Planning Department to be informed of any changes.
DINING ROOM
PIT ROOM DINING
BAR PATIO
BAR
BAR SEATING
KITCHEN
DISHWASHER
WASH ROOM
COOKING EQUIPMENT
ORDER LINE
COOKER
FREEZER
REFRIGERATOR
DUMPSTER
STORAGE
BACK PORCH
ENTRANCE
VESTIBULE
GIFT SHOP
VAN
ADA/2
ADA/5
ADA/7
ADA/1
ADA/4
ADA/3
EXIT
137'-0"
68'-4"

Exhibit A

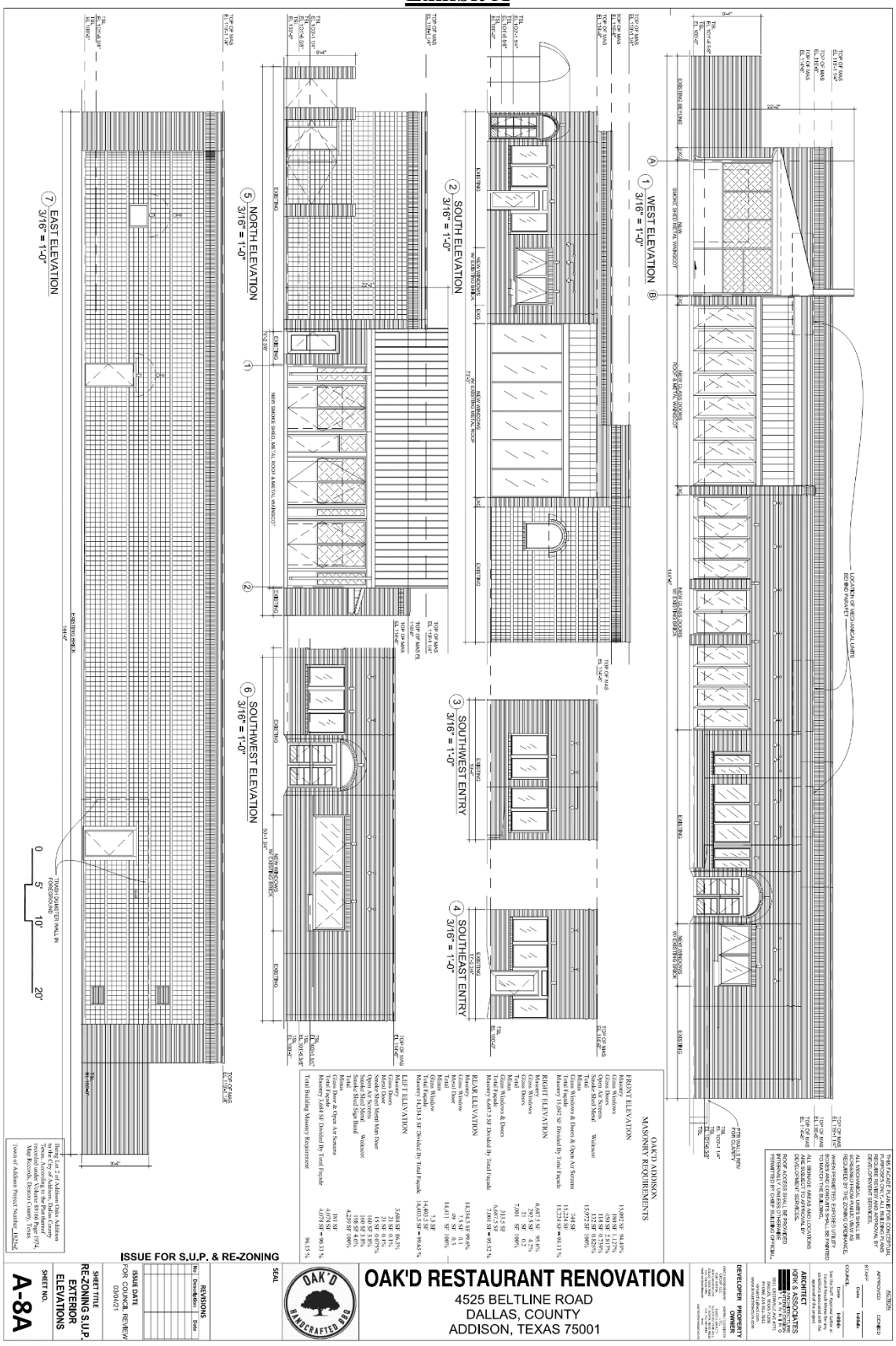

1 WEST ELEVATION 3/16" = 1'-0"
2 SOUTH ELEVATION 3/16" = 1'-0"
3 SOUTHWEST ENTRY 3/16" = 1'-0"
4 SOUTHEAST ENTRY 3/16" = 1'-0"
5 NORTH ELEVATION 3/16" = 1'-0"
6 SOUTHWEST ELEVATION 3/16" = 1'-0"
7 EAST ELEVATION 3/16" = 1'-0"
OAK'D ADDISON
MASONRY REQUIREMENTS
FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
LEFT ELEVATION
ISSUE FOR S.U.P. & RE-ZONING
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
A-8A

Exhibit A

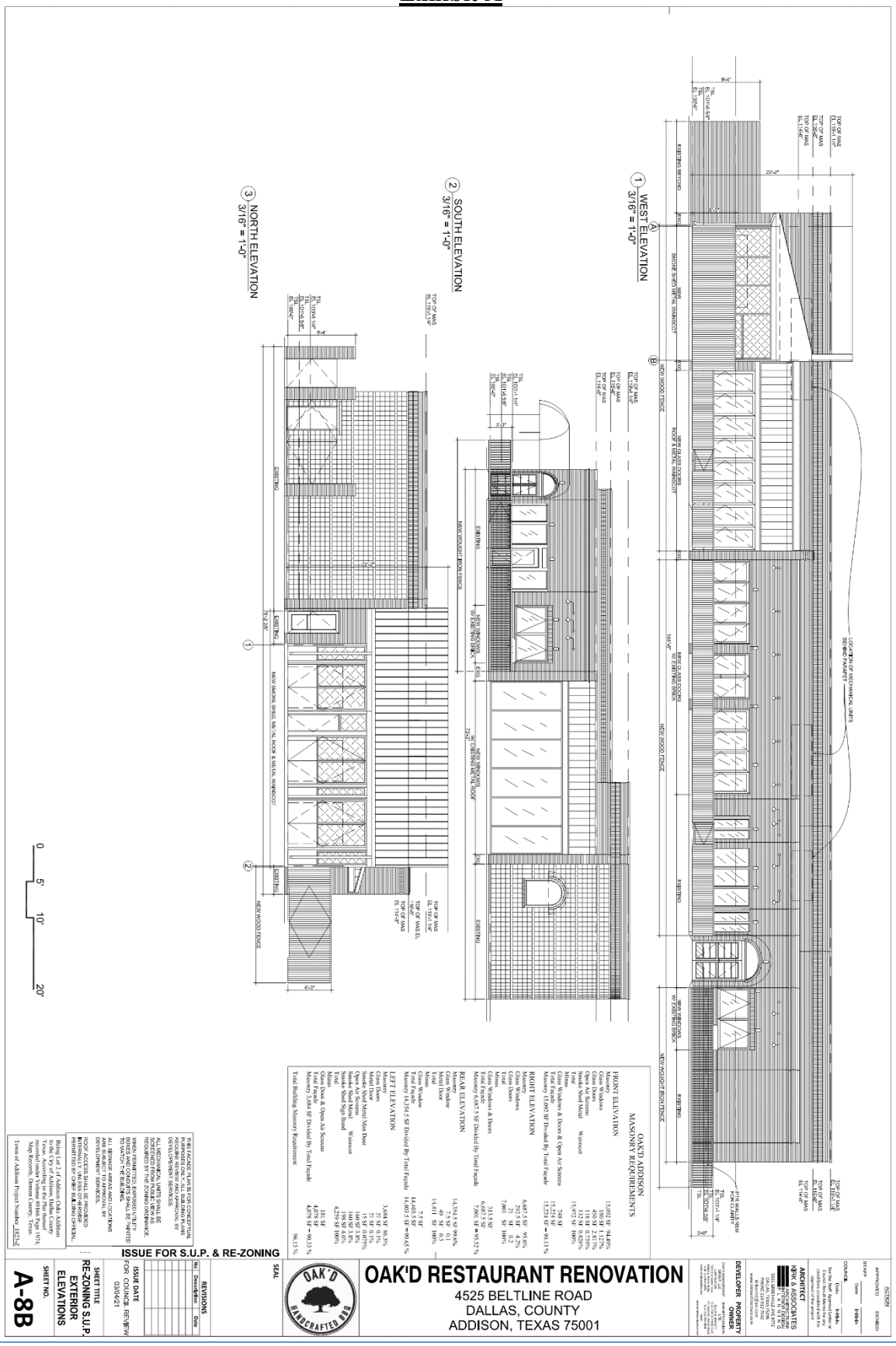

1 WEST ELEVATION
3/16" = 1'-0"
2 SOUTH ELEVATION
3/16" = 1'-0"
3 NORTH ELEVATION
3/16" = 1'-0"
OAK'D ADDISON
MASONRY REQUIREMENTS
FRONT ELEVATION
REAR ELEVATION
RIGHT ELEVATION
LEFT ELEVATION
ISSUE FOR S.U.P. & RE-ZONING
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
RE-ZONING S.U.P.
EXTERIOR ELEVATIONS
A-8B

Exhibit A

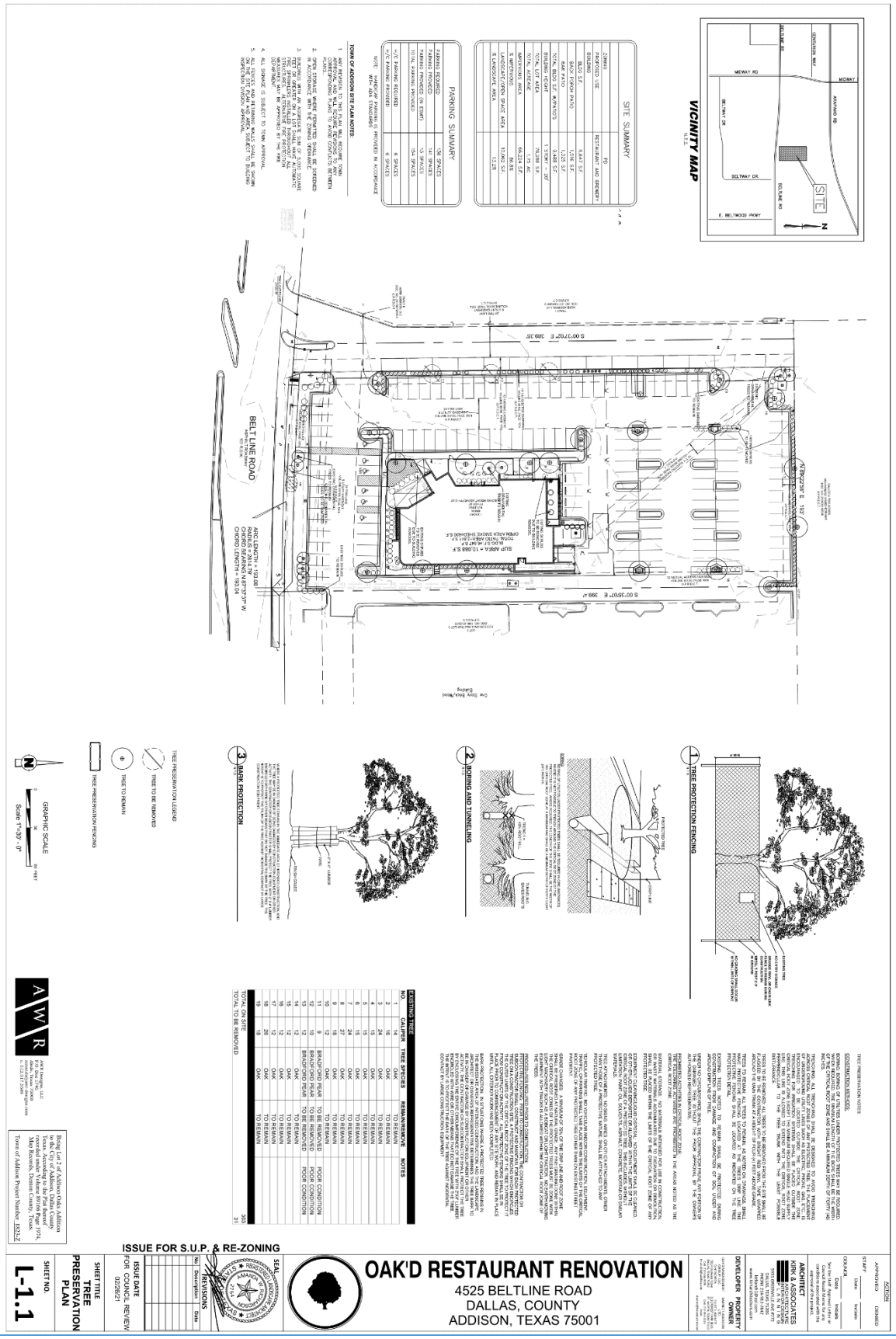

VICINITY MAP
SITE
MIDWAY RD
BELTWAY DR
E. BELTWOOD PKWY
SITE SUMMARY
PARKING SUMMARY
BELT LINE ROAD
TREE PRESERVATION PLAN
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
L-1.1

Exhibit A

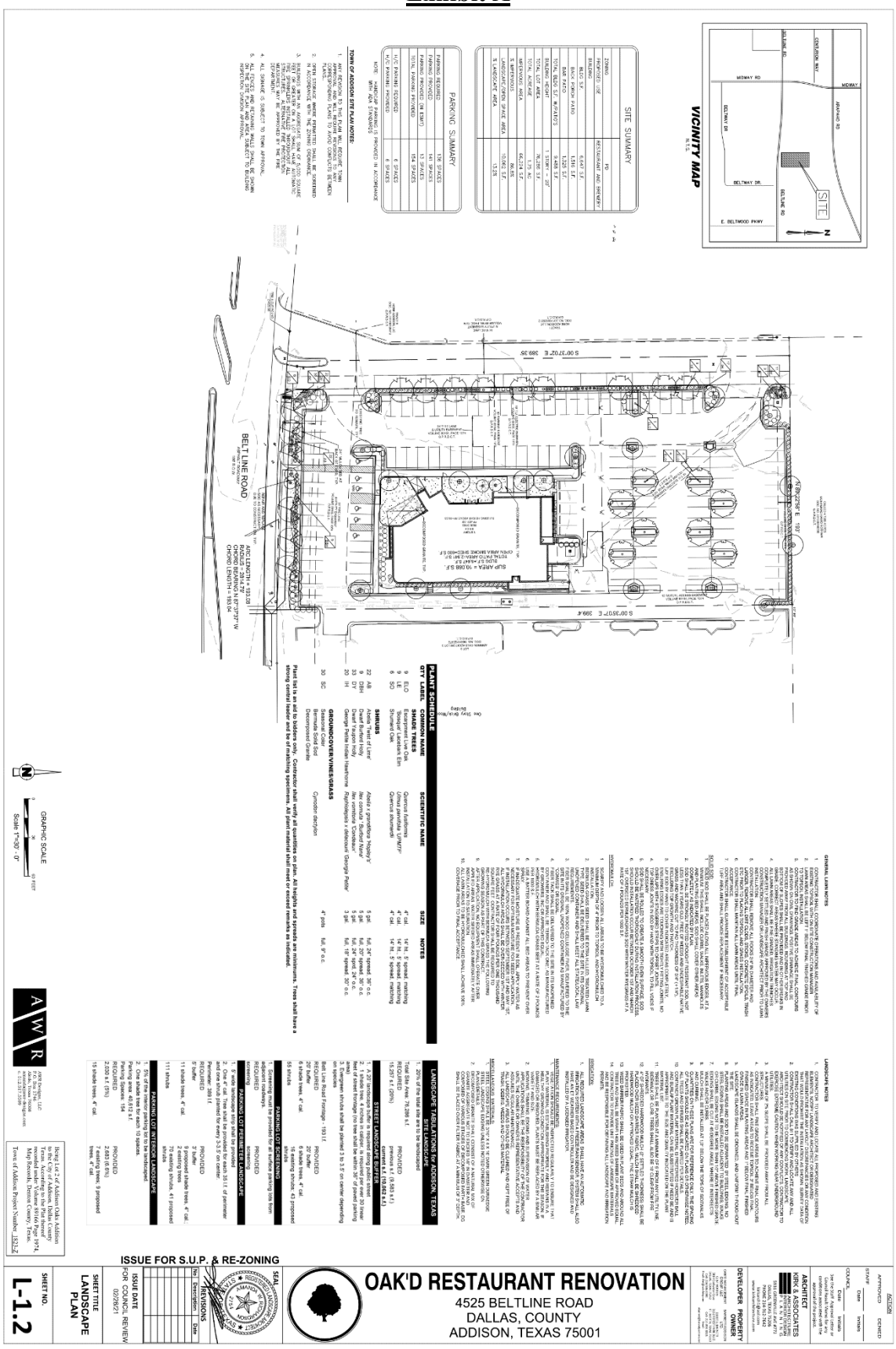
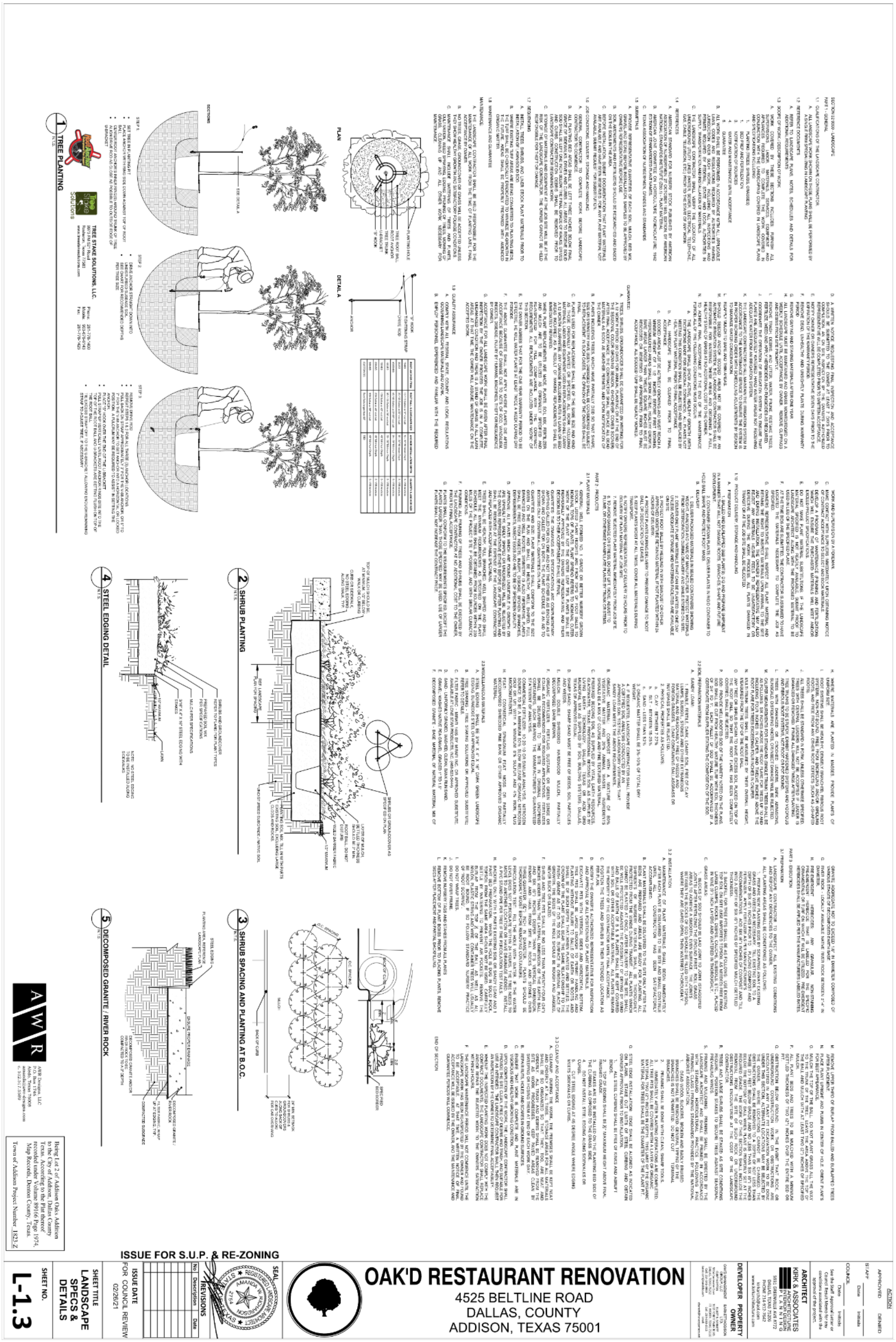

VICINITY MAP
SITE SUMMARY
PARKING SUMMARY
BELT LINE ROAD
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ISSUE FOR S.U.P. & RE-ZONING
L-1.2
LANDSCAPE PLAN
ISSUE DATE FOR COUNCIL REVIEW 10/26/21
REVISIONS
SEAL
DEVELOPER PROPERTY OWNER
ARCHITECT
GENERAL LAWN NOTES
LANDSCAPE NOTES
PLANT SCHEDULE
LANDSCAPE REGULATIONS for ADDISON, TEXAS
SITE LANDSCAPE
STREET LANDSCAPE BUFFER
PARKING LOT PERIMETER LANDSCAPE
PARKING LOT INTERIOR LANDSCAPE
TOWN OF ADDISON SITE PLAN NOTES
GRAPHIC SCALE
Scale 1"=30' - 0"
AWR
Town of Addison Project Number: 1503-2

Exhibit A


SECTION 32 9000 - LANDSCAPE
TREE PLANTING
N.T.S.
PLAN
DETAIL A
SECTIONS
TREE STAKE SOLUTIONS, LLC.
SHRUB PLANTING
SHRUB SPACING AND PLANTING AT B.O.C.
STEEL EDGING DETAIL
DECOMPOSED GRANITE / RIVER ROCK
END OF SECTION
AWR
Being Lot 2 of Addison Oaks Addition to the City of Addison, Dallas County Texas. According to the Plat thereof recorded under Volume 89166 Page 1974, Map Records, Denton County, Texas.
Town of Addison Project Number 1823-Z
ISSUE FOR S.U.P. & RE-ZONING
OAK'D RESTAURANT RENOVATION
4525 BELTLINE ROAD
DALLAS, COUNTY
ADDISON, TEXAS 75001
ARCHITECT
KIRK & ASSOCIATES
DEVELOPER PROPERTY OWNER
ACTION
APPROVED
DENIED
STAFF
COUNCIL
SEAL
REVISIONS
ISSUE DATE
FOR COUNCIL REVIEW
02/26/21
SHEET TITLE
LANDSCAPE SPECS & DETAILS
SHEET NO.
L-1.3