

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT LOCATED AT 5290 BELT LINE ROAD, SUITE 104; 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 5290 Belt Line Road, Suite 104, is zoned PD, Planned Development, through Ordinance Number O19-22; and

WHEREAS, at its regular meeting held on August 17, 2021 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant (Case No.1835-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, on the property located at 5290 Belt Line Road, Suite 104, 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 shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 1,275 square feet.
- (c) 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.

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 24TH day of AUGUST 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

City Attorney

EXHIBIT A

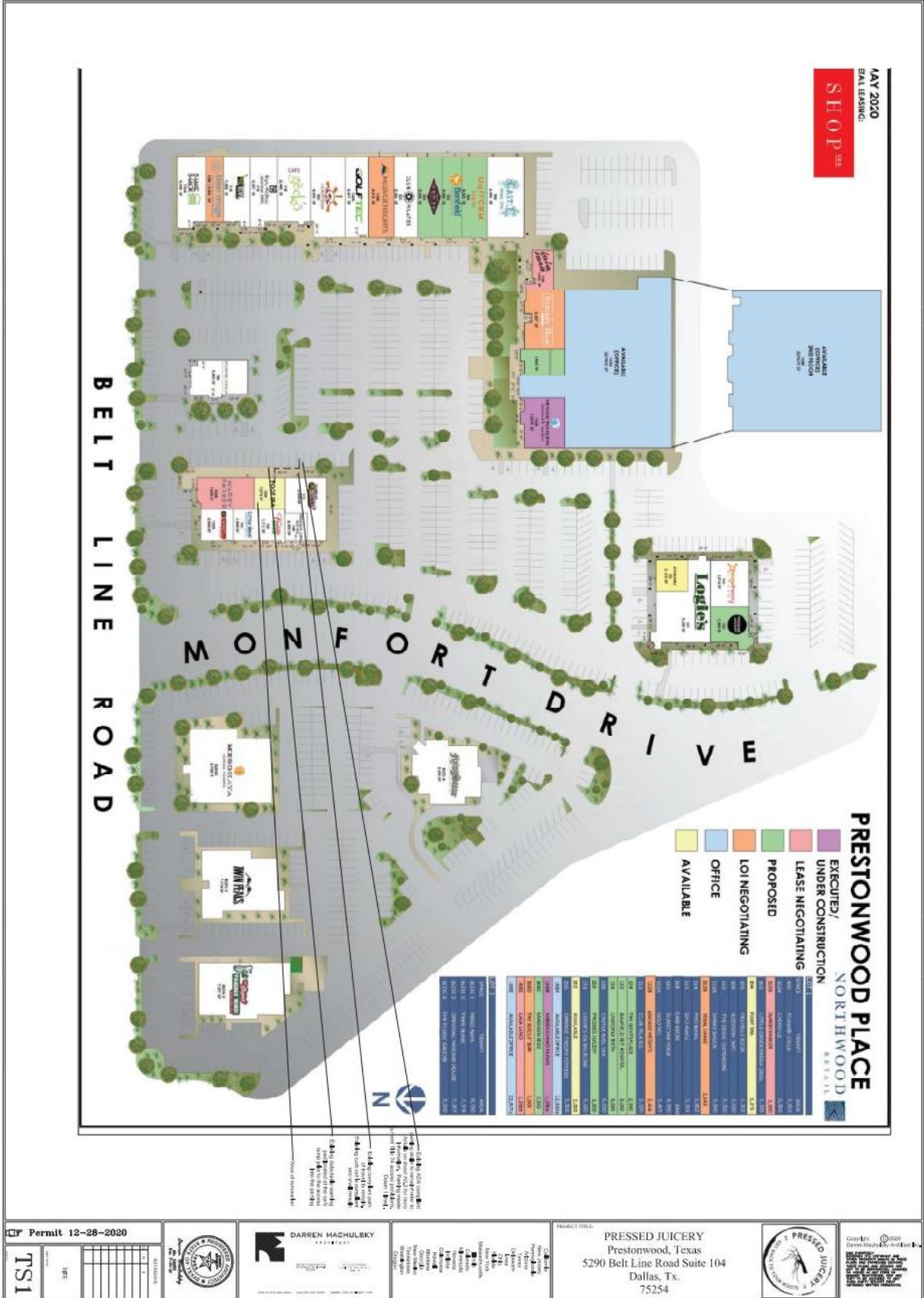


EXHIBIT A

FLOOR	FLOOR FINISH	WALLS	WALL COVERING	CEILING	NOTES
1st	Polished Concrete	Paint	Acoustic Ceiling Tiles	Acoustic Ceiling Tiles	
2nd	Polished Concrete	Paint	Acoustic Ceiling Tiles	Acoustic Ceiling Tiles	
3rd	Polished Concrete	Paint	Acoustic Ceiling Tiles	Acoustic Ceiling Tiles	

KEY	DESCRIPTION	SPEC	NOTES
1	Acoustic Ceiling Tiles	1/2" Acoustic Ceiling Tiles	Acoustic Ceiling Tiles
2	Acoustic Ceiling Tiles	1/2" Acoustic Ceiling Tiles	Acoustic Ceiling Tiles
3	Acoustic Ceiling Tiles	1/2" Acoustic Ceiling Tiles	Acoustic Ceiling Tiles
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50	Acoustic Ceiling Tiles	1/2" Acoustic Ceiling Tiles	Acoustic Ceiling Tiles

TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL BEFORE FABRICATION

12'-0" x 10'-6" and 12'-0" x 10'-6" dimensions.

Labels: CABINET, PAINT, 2" STAINLESS STEEL ANGLE TRIM AROUND MACHINES, SILLIES 3/8" CORNER IRON AT CORNERS, MILLWORK FOR END FRASH 6" x 2" x 3/4".

FINISH KEY

FINISH NOTES

- 1. All finish work shall be completed prior to the installation of any mechanical or electrical equipment.
- 2. All finish work shall be completed prior to the installation of any partition walls.
- 3. All finish work shall be completed prior to the installation of any ceiling grid.
- 4. All finish work shall be completed prior to the installation of any lighting fixtures.
- 5. All finish work shall be completed prior to the installation of any acoustic tiles.
- 6. All finish work shall be completed prior to the installation of any wall coverings.
- 7. All finish work shall be completed prior to the installation of any ceiling coverings.
- 8. All finish work shall be completed prior to the installation of any floor coverings.
- 9. All finish work shall be completed prior to the installation of any door and window frames.
- 10. All finish work shall be completed prior to the installation of any door and window hardware.
- 11. All finish work shall be completed prior to the installation of any door and window glazing.
- 12. All finish work shall be completed prior to the installation of any door and window weatherstripping.
- 13. All finish work shall be completed prior to the installation of any door and window seals.
- 14. All finish work shall be completed prior to the installation of any door and window thresholds.
- 15. All finish work shall be completed prior to the installation of any door and window stops.
- 16. All finish work shall be completed prior to the installation of any door and window latches.
- 17. All finish work shall be completed prior to the installation of any door and window locks.
- 18. All finish work shall be completed prior to the installation of any door and window handles.
- 19. All finish work shall be completed prior to the installation of any door and window pulls.
- 20. All finish work shall be completed prior to the installation of any door and window knobs.
- 21. All finish work shall be completed prior to the installation of any door and window levers.
- 22. All finish work shall be completed prior to the installation of any door and window rollers.
- 23. All finish work shall be completed prior to the installation of any door and window guides.
- 24. All finish work shall be completed prior to the installation of any door and window tracks.
- 25. All finish work shall be completed prior to the installation of any door and window frames.
- 26. All finish work shall be completed prior to the installation of any door and window hardware.
- 27. All finish work shall be completed prior to the installation of any door and window glazing.
- 28. All finish work shall be completed prior to the installation of any door and window weatherstripping.
- 29. All finish work shall be completed prior to the installation of any door and window seals.
- 30. All finish work shall be completed prior to the installation of any door and window thresholds.
- 31. All finish work shall be completed prior to the installation of any door and window stops.
- 32. All finish work shall be completed prior to the installation of any door and window latches.
- 33. All finish work shall be completed prior to the installation of any door and window locks.
- 34. All finish work shall be completed prior to the installation of any door and window handles.
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- 41. All finish work shall be completed prior to the installation of any door and window frames.
- 42. All finish work shall be completed prior to the installation of any door and window hardware.
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- 45. All finish work shall be completed prior to the installation of any door and window seals.
- 46. All finish work shall be completed prior to the installation of any door and window thresholds.
- 47. All finish work shall be completed prior to the installation of any door and window stops.
- 48. All finish work shall be completed prior to the installation of any door and window latches.
- 49. All finish work shall be completed prior to the installation of any door and window locks.
- 50. All finish work shall be completed prior to the installation of any door and window handles.

Permit 12-28-2020

A3.1

DARREN HACHULSKY
REGISTERED PROFESSIONAL ENGINEER
NO. 123456

PROJECT TITLE:

PRESSED JUICERY
Prestonwood, Texas
5290 Belt Line Road Suite 104
Dallas, Tx.
75254

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EXHIBIT A

The drawing set includes several views of the building:

- Top Left:** A side elevation of the building facade. It features a long wall with a series of windows. A sign for 'pressed' is shown on the wall. A callout '21 Elevation - Right Side' points to this view.
- Bottom Left:** A detailed elevation of a window or door unit, showing its frame and hardware. A callout '22 Detail - Window' points to this view.
- Top Right:** A cross-section of the building's roof and upper structure. It shows the roof pitch, structural members, and insulation. A callout '23 Section - Roof' points to this view.
- Bottom Right:** A set of floor plans showing the layout of the interior. It includes a kitchen area with equipment, a service counter, and a customer area. A callout '24 Floor Plan' points to these drawings.

Below the floor plans, there is a note: "SEE THE SHOP DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL." and a callout '25 Shop Drawings'.

The bottom of the drawing set contains a title block with the following information:

<p>Permit 12-28-2020</p> <p>A3.3</p> <p>DATE: 11/14/19</p> <p>TITLE: PLAN</p>		<p>DARREN MACHULSKY</p> <p>ARCHITECT</p> <p>1111 W. CAMPBELL ST. SUITE 100</p> <p>DALLAS, TX 75244</p> <p>PH: 214.742.1111</p> <p>WWW.DARRENMA.COM</p>	<p>PROJECT TITLE:</p> <p>PRESSED JUICERY</p> <p>Prestonwood, Texas</p> <p>5290 Belt Line Road Suite 104</p> <p>Dallas, Tx.</p> <p>75254</p>		<p>© 2019 Darren Machulsky & Associates, Inc.</p> <p>ALL RIGHTS RESERVED.</p> <p>NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARREN MACHULSKY ARCHITECT.</p>
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