

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O17-015 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR THE EXPANSION OF AN EXISTING RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 868; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on October 19, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1837-SUP) for the expansion of an existing restaurant and for the sale of alcoholic beverages for on-premises consumption at the property located at 5100 Belt Line Road, Suite 868 (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned PD, Planned Development, through Ordinance Nos. O12-002 and O20-08; and

WHEREAS, this change of zoning is in conformance 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. 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. Ordinance No. O17-015, granting a Special Use Permit to the Lowkey Poke Joint for the initial tenant space shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.

SECTION 3. A Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption only, on the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, the Subject 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 SUP granted herein for the expansion of an existing restaurant and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 3,980 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 SUP 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, upon request by the city, make available to the city or its agents, during reasonable hours its bookkeeping records for inspection to ensure that the conditions of subparagraph (e) above are being met.
- (f) Any nonconforming use of the Subject Property that is not considered a legal 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 Subject Property 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 the Subject Property is revoked, terminated, or cancelled by any authority with jurisdiction over the same, 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.
- (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. 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 5. 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. 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. 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.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the 9TH day of NOVEMBER 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

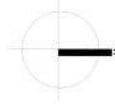
Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A



**VILLAGE ON
THE PARKWAY**



0' 30" 60' 90' 120'
1" = 60'

VILLAGE ON THE PARKWAY
5100 BELTLINE ROAD
DALLAS, TX 75254

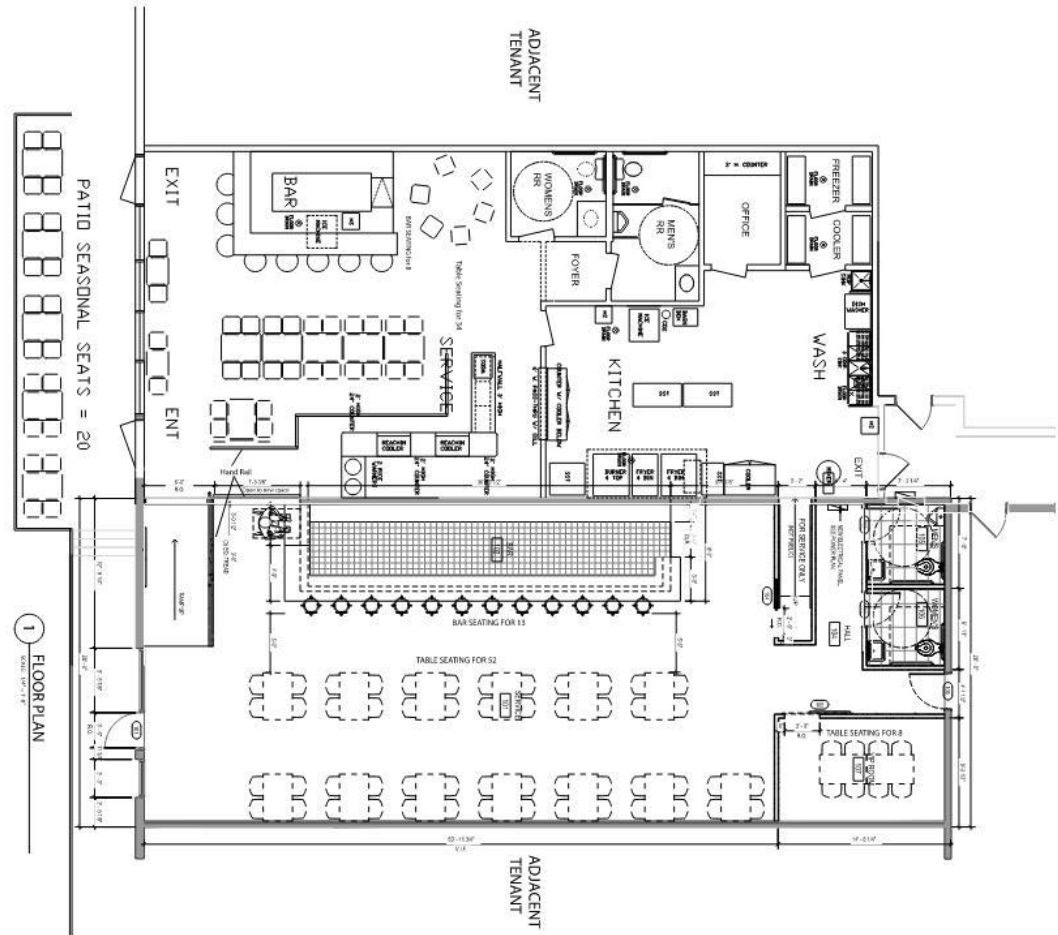
<p>THE LOW-KEY POKE JOINT EXPANSION</p> <p>VILLAGE ON THE PARKWAY 5100 BELTLINE RD, SUITE 868 ADDISON, TEXAS 75243</p>	<p>JL REBORN, LLC ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE TEL: 214-390-8449</p>	<p>Owner: JL Reborn Architect: JL Reborn Interior Designer: JL Reborn Landscape Architect: JL Reborn</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN BY: JJ</td> <td style="width: 50%;">CHECKED BY: JJ</td> </tr> <tr> <td>DATE: 9/13/20</td> <td>REVISIONS:</td> </tr> <tr> <td colspan="2" style="text-align: center;">TITLE: SITE PLAN</td> </tr> <tr> <td colspan="2" style="text-align: center;">SHEET NO: S-101</td> </tr> </table>	DRAWN BY: JJ	CHECKED BY: JJ	DATE: 9/13/20	REVISIONS:	TITLE: SITE PLAN		SHEET NO: S-101	
DRAWN BY: JJ	CHECKED BY: JJ										
DATE: 9/13/20	REVISIONS:										
TITLE: SITE PLAN											
SHEET NO: S-101											

EXHIBIT A



2 PROJECT SPACE

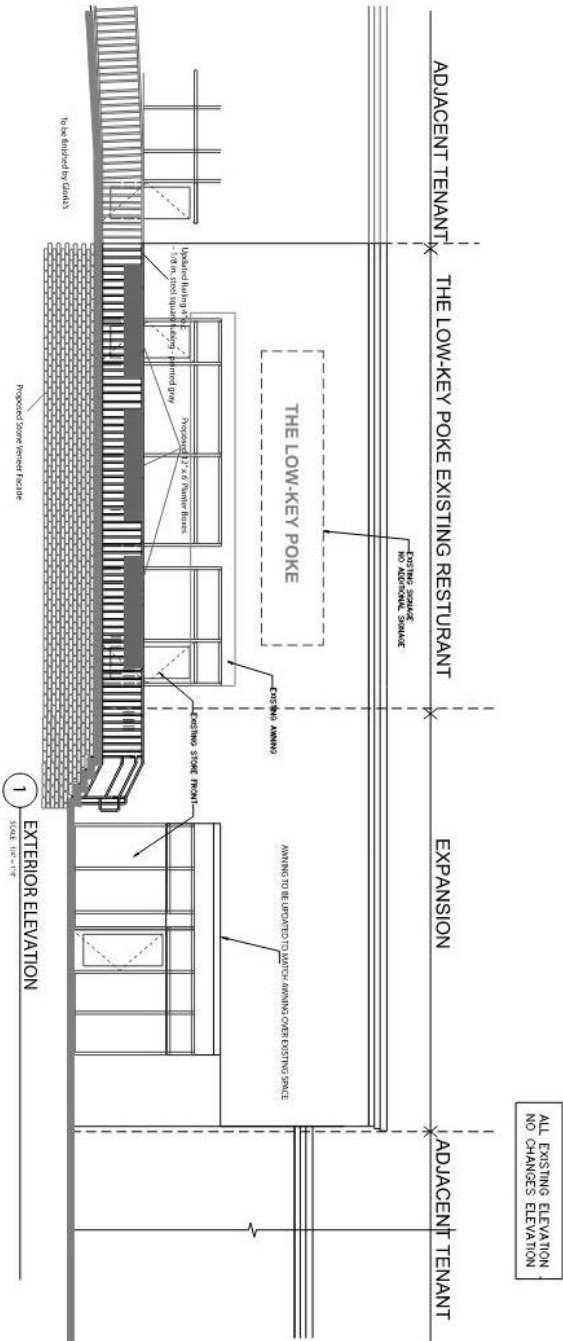
PROJECT DATA CLASSIFICATION:
 Zoning: R-15, Planned Development District: District 02-02
 Proposition: Replacement of existing existing and new of existing
 structure by an existing structure
 Project Area: 1,100 sq ft
 Project Area: 200 sq ft
 Project Area: 115



1 FLOOR PLAN

<p>PROJECT NO. A-101</p> <p>TITLE FLOOR PLANS</p>	<p>THE LOW-KEY POKE JOINT VILLAGE ON THE PARKWAY 5100 BELTLINE RD. SUITE 888 ADDISON, TEXAS 75245</p>	<div style="text-align: right;"> <p>ADDISON LLC AN AFFILIATE OF THE CITY OF ADDISON 1501 W. BECKLEY ADDISON, TEXAS 75245 TEL: 972.388.6000</p> </div> <div style="text-align: right;"> <p>Project: THE LOW-KEY POKE JOINT Designer: JTB HOLDING Date: 12.11.2021</p> </div>
---	---	--

EXHIBIT A



ALL EXISTING ELEVATION
NO CHANGES ELEVATION

<p>PROJECT NO. A-501</p> <p>TITLE EXTERIOR ELEVATION</p>	<p>THE LOW-KEY POKE JOINT</p> <p>VILLAGE ON THE PARKWAY 5100 BELTLINE RD. SUITE 808 ADDISON, TEXAS 75243</p>	<p>DATE: 11/20/2018 DRAWN BY: JJ CHECKED BY: JJ DATE: 11/20/2018 DESIGNER: DATE:</p>	<p>DATE: 11/20/2018 DRAWN BY: JJ CHECKED BY: JJ DATE: 11/20/2018 DESIGNER: DATE:</p>	 <p>JI DESIGN, LLC ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE TEL: 214.708.8111</p>
--	---	--	--	--