

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

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT FOR THE PROPERTY LOCATED AT 3719 BELT LINE ROAD; 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.1840-SUP) for a restaurant at the property located at 3719 Belt Line Road (the “Subject Property”); and

**WHEREAS**, the Subject Property is zoned PD, Planned Development, through Ordinance No. O92-037; 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.** A Special Use Permit authorizing a restaurant 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 Special Use Permit (SUP) 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 1,317 square feet.
- (c) 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.

**SECTION 3.** 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 4.** 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.** 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.** 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 9<sup>TH</sup> day of NOVEMBER 2021.

**TOWN OF ADDISON, TEXAS**

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

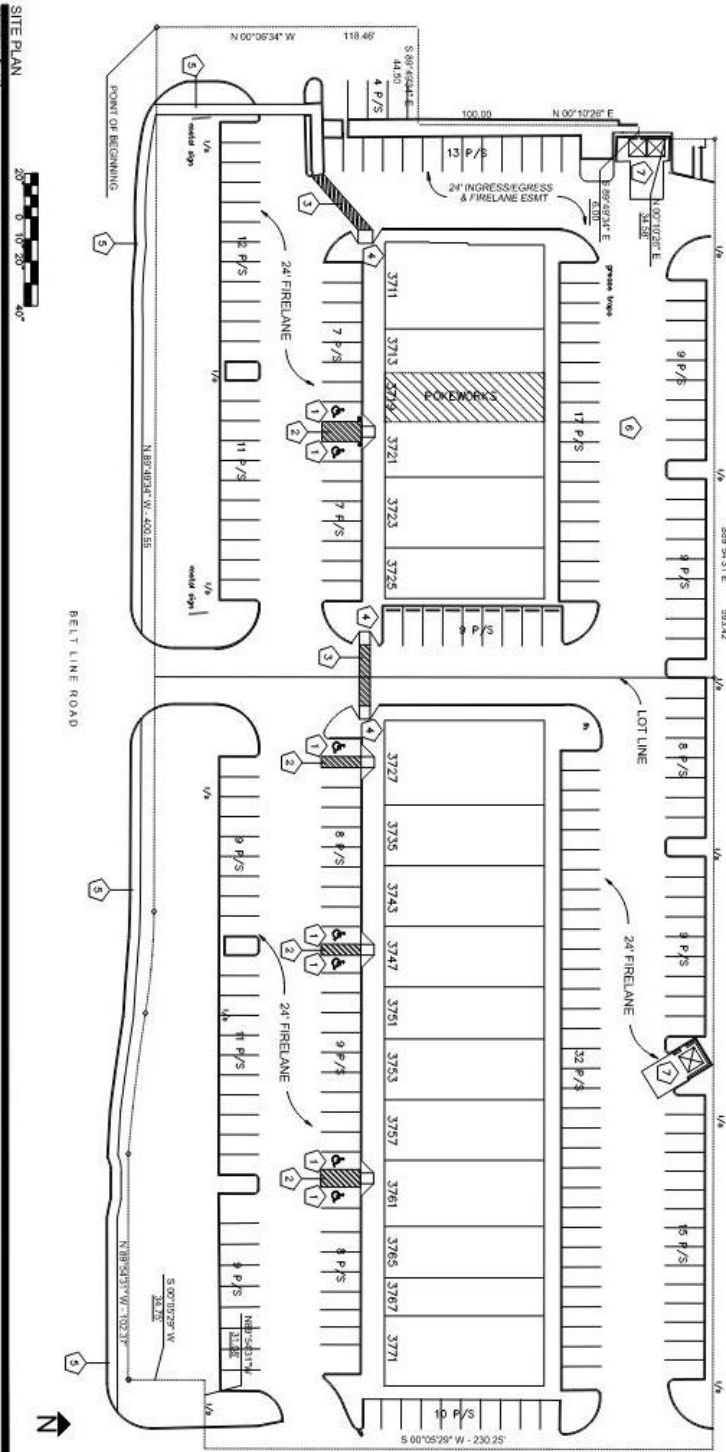
**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Whitt Wyatt, City Attorney

# EXHIBIT A



**POKEWORKS**  
 3719 BELT LINE ROAD  
 ADDISON, TX 75001

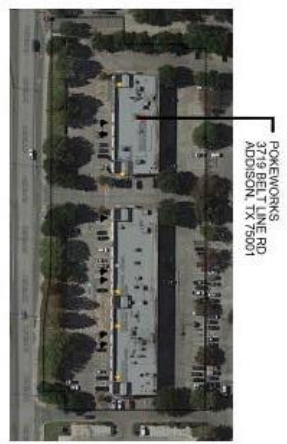
**SUP**  
 SITE PLAN  
 ADDISON  
 PROJECT  
 #1840-SUP

**MARSH BELT LINE SHOPPING CENTER PART OF LOT 3 & ALL OF LOT 4 3.8269 ACRES**  
**A100**

PROXIMITY MAP



VICINITY MAP



PROJECT INFORMATION	
<b>OWNER:</b>	ADDISON
<b>PROJECT NO.:</b>	1840-SUP
<b>DATE:</b>	05/22/2017
<b>DRAWN BY:</b>	AS
<b>SCALE:</b>	AS NOTED
<b>REVISIONS:</b>	
<b>PROJECT DESIGNER:</b>	STUDIO 549C
<b>PROJECT ARCHITECT:</b>	STUDIO 549C
<b>PROJECT CONTRACTOR:</b>	CONTRACT DENISE WC LEE

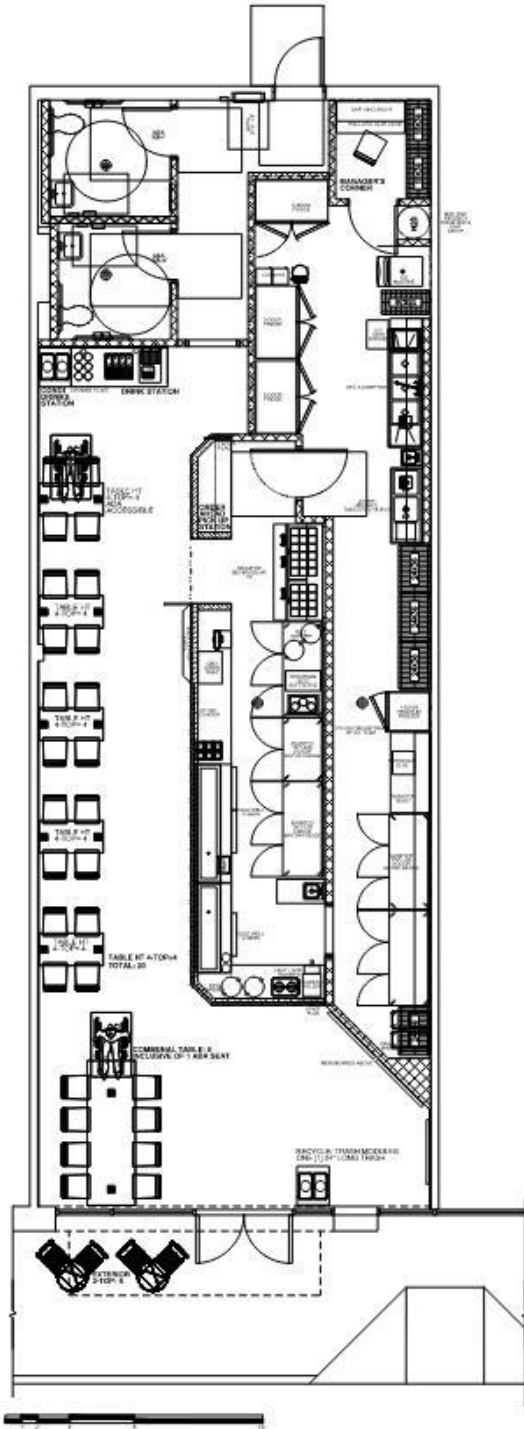
**JONESBERRY**  
 1000 S.W. 45th  
 DALLAS, TX 75242  
 (214) 425-5000  
 www.jonesberry.com

**OWNER (TENNANT, LLC) (THE CAPITAL GROUP) (IDA HOLDINGS) (IDA HOLDINGS)**  
 1000 S.W. 45th  
 DALLAS, TX 75242  
 (214) 425-5000

**PROJECT ARCHITECT (STUDIO 549C) (STUDIO 549C)**  
 1000 S.W. 45th  
 DALLAS, TX 75242  
 (214) 425-5000

**PROJECT CONTRACTOR (CONTRACT DENISE WC LEE) (CONTRACT DENISE WC LEE)**  
 1000 S.W. 45th  
 DALLAS, TX 75242  
 (214) 425-5000

# EXHIBIT A



**PROJECT INFORMATION**

ZONING:	EXHIBIT 20- PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	RESTAURANT- W/ ONE IN HO DRIVE THROUGH
LOT AREA:	PART OF LOT 3 48,361
IMPROV. AREA:	1,539
PAVED AREA:	79
TOTAL SEATING:	332 INCLUSIVE OF 2 ADA SEAT & 4 PAID SEATING

NOTE: "AMERICAN PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS"

**JONESBAKER**

1802 SAKARD ST  
DALLAS, TX 75215  
(214)425-3600  
www.jonesbaker.com

OWNER (TENANT):  
DALLAS CAPITAL GROUP, LLC  
(DBA POK@WORKS)  
1302 WALDOUGH DR.  
STE 863  
HOUSTON, TX 77019  
713-269-9612  
ghhandour@pokeworks.com  
CONTACT: AJ GHANDOUR

PROJECT LANDLORD:  
REMINGTON ADDISON  
PLAZA, LLC  
8901 GOVERNORS ROW  
DALLAS, TX 75247  
214-511-7434  
khaner@groffinrees.com  
CONTACT: KELSEY LANIER

PROJECT COORDINATOR:  
JONES BAKER  
1922 S AKARD ST  
DALLAS, TEXAS 75201  
214-425-5500  
thannon@jonesbaker.com  
CONTACT: SHANNON GOL

PROJECT DESIGNER:  
STUDIO 85&C  
917-660-0295  
denise@studio85mc.com  
CONTACT: DENISE MC LEE

PROJECT NO.: 2126  
DATE: 09/2/2021  
DRAWN BY: AS  
SOFT: AS NOTED

REVISIONS


SUP  
FLOOR PLAN  
ADDISON  
PROJECT  
#1840- SUP

POKEWORKS  
3719 BELT LINE ROAD  
ADDISON, TX 75001

MARSH BELT LINE  
SHOPPING CENTER  
PART OF LOT 3  
& ALL OF LOT 4  
3.6269 ACRES



FLOOR PLAN  
SCALE: 1/4"=1'-0"

**A102**



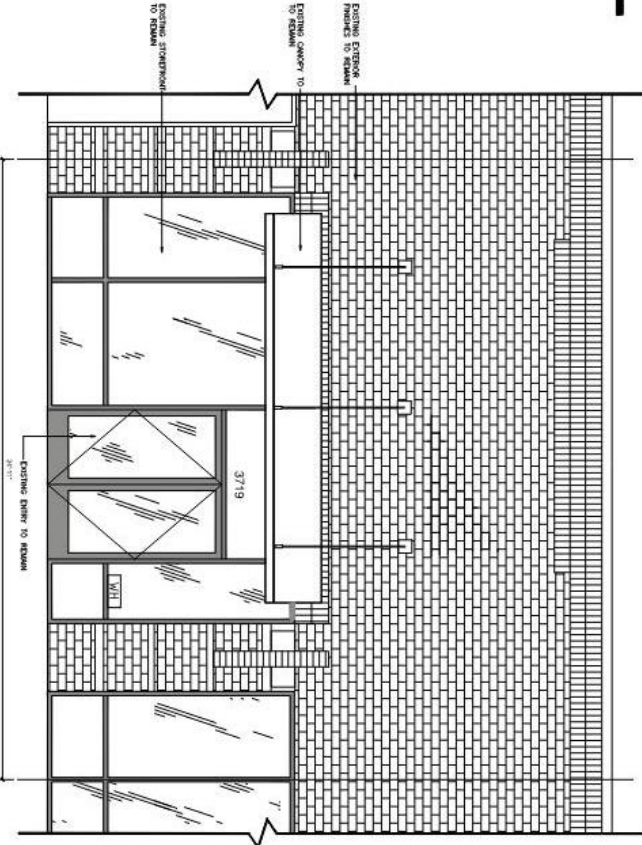
# EXHIBIT A



EXISTING FACADE ELEVATION



VICINITY MAP



PROPOSED FACADE ELEVATION  
SCALE: 1/2" = 1'-0"

**PROJECT INFORMATION**

**OWNER:** JONESBMA  
**PROJECT:** MARSH BELT LINE SHOPPING CENTER  
**ADDRESS:** 3719 BELT LINE ROAD, ADDISON, TX 75001  
**DATE:** 08/20/2018

**ARCHITECT:** JONESBMA  
**PROJECT NO.:** A101

**DATE:** 08/20/2018  
**BY:** JONESBMA  
**SCALE:** AS NOTED

**REVISIONS:**

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**PROJECT INFORMATION**

**PROJECT NO.:** A101  
**DATE:** 08/20/2018  
**BY:** JONESBMA  
**SCALE:** AS NOTED

**REVISIONS:**

**JONESBMA**  
 1800 SANDHURST  
 DALLAS, TX 75228  
 (214) 343-1111  
 www.jonesbma.com

**OWNER (CLIENT):**  
 JONESBMA  
 1800 SANDHURST  
 DALLAS, TX 75228  
 (214) 343-1111  
 www.jonesbma.com

**PROJECT ARCHITECT:**  
 JONESBMA  
 1800 SANDHURST  
 DALLAS, TX 75228  
 (214) 343-1111  
 www.jonesbma.com

**PROJECT ENGINEER:**  
 JONESBMA  
 1800 SANDHURST  
 DALLAS, TX 75228  
 (214) 343-1111  
 www.jonesbma.com

**POKEWORKS**  
 3719 BELT LINE ROAD  
 ADDISON, TX 75001

**EXTERIOR  
 ELEVATION**  
 ADDISON  
 PROJECT  
 #1840- SUP

**A101**