

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O15-014 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 14854 MONTFORT DRIVE; 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 special called meeting held on December 7, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1841-SUP) for a restaurant and for the sale of alcoholic beverages for on-premises consumption at the property located at 14854 Montfort Drive (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned Planned Development (PD) through Ordinance No. 084-076; 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 Ordinance No. O15-014, granting a Special Use Permit to Public School 972, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.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 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, landscape 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 a restaurant and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area designated on the final site plans as encompassing a total area not to exceed 12,557 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 **14TH** day of **DECEMBER** 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

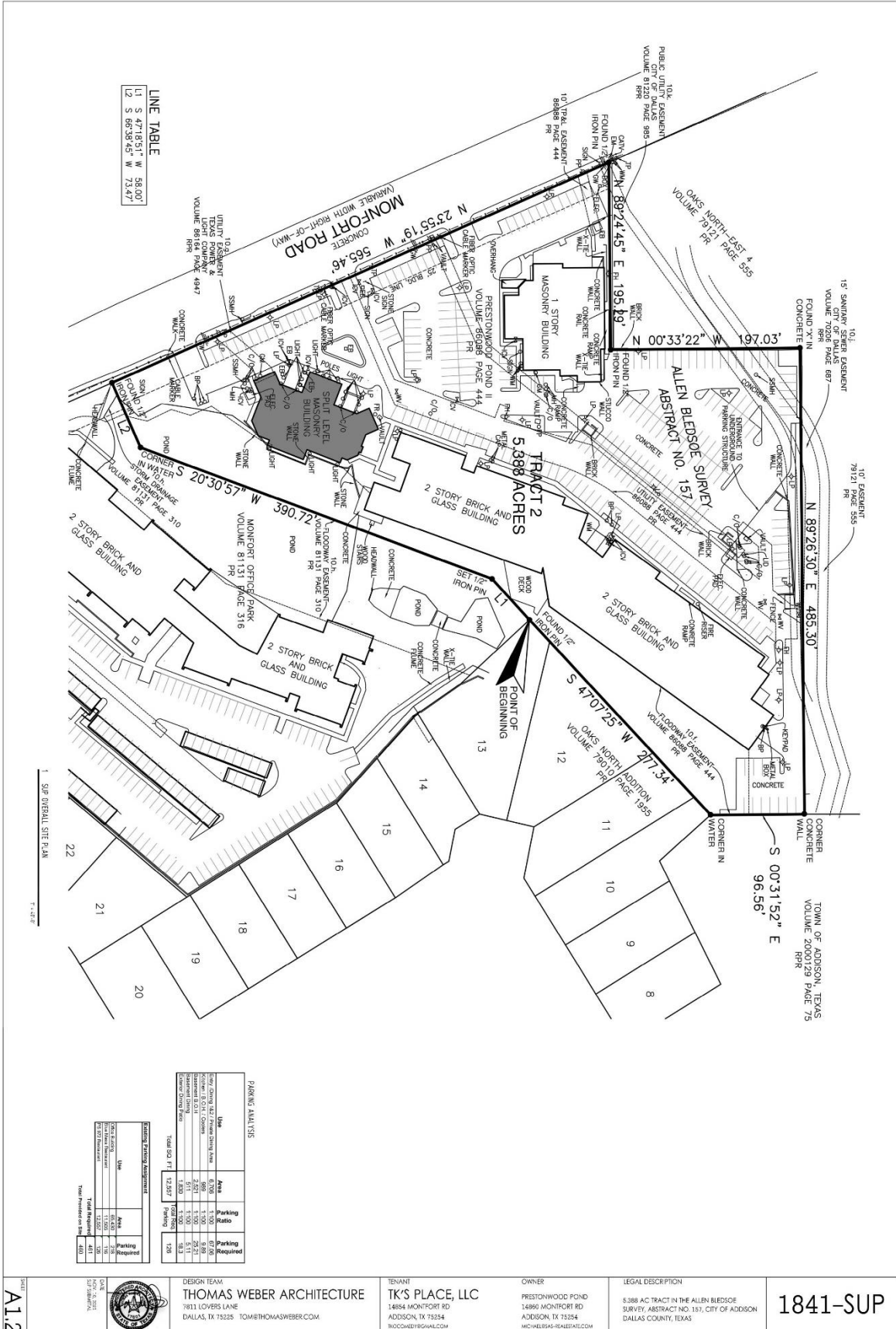
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A



LINE TABLE

L1	S 47°18'51"	W 38.00'
L2	S 68°35'43"	W 73.47'

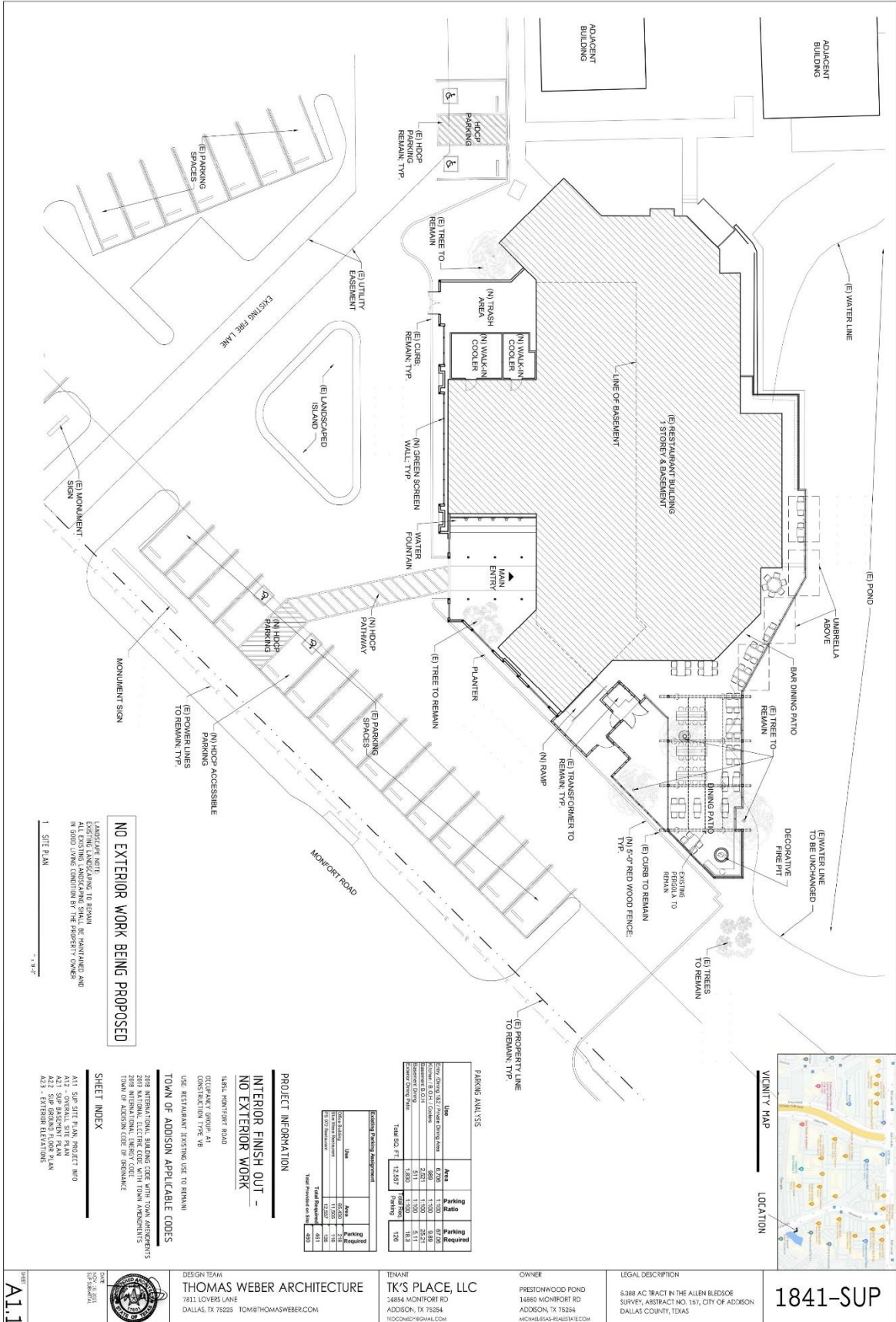
PARKING ANALYSIS

Use	Area	Parking Ratio	Parking Required
Office Building	6,708	1,500	4,472
Office Building	2,521	1,500	1,681
Office Building	1,533	1,500	1,022
Office Building	1,533	1,500	1,022
Total	12,295		8,197

Use	Area	Parking Required
Office Building	6,708	4,472
Office Building	2,521	1,681
Office Building	1,533	1,022
Office Building	1,533	1,022
Total	12,295	8,197

<p>DESIGN TEAM: THOMAS WEBER ARCHITECTURE 1811 LOVELL LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM</p>	<p>TENANT: TK'S PLACE, LLC 14884 MONTFORT RD ADDISON, TX 75234 TWOCCWEY@GMAIL.COM</p>	<p>OWNER: PRESTONWOOD POND 14886 MONTFORT RD ADDISON, TX 75234 MCWELSH@REALTORS.COM</p>	<p>LEGAL DESCRIPTION: 5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON, DALLAS COUNTY, TEXAS</p>	<h2 style="font-size: 24px;">1841-SUP</h2>	<p style="font-size: 24px; font-weight: bold;">A1.2</p>
--	--	---	---	--	---

EXHIBIT A



NO EXTERIOR WORK BEING PROPOSED

LANDSCAPE NOTE:
EXISTING LANDSCAPING SHALL BE MAINTAINED AND ALL EXISTING LANDSCAPING SHALL BE MAINTAINED AND TO BE MAINTAINED THROUGHOUT THE PROJECT'S CONSTRUCTION.

1. SITE PLAN

PROJECT INFORMATION

INTERIOR FINISH OUT - NO EXTERIOR WORK

14541 MONTFORT ROAD
ADDISON, TEXAS 75207

OWNER: PRESTONWOOD FOND
14541 MONTFORT RD
ADDISON, TX 75204
PHONE: 972-444-4444

PARKING ANALYSIS

Use	Area	Parking Ratio	Parking Required
OFFICE (1,2) / RESTAURANT (3)	67,000	1:100	670
RESTAURANT (3)	28,271	1:100	283
BAR DINING PATIO	1,500	1:100	15
TOTAL	96,771		968

TOTAL PROVIDED: 12497

EXISTING PARKING ASSIGNMENT

Use	Area	Parking Provided
EXISTING	11,000	110
EXISTING	4,000	40
TOTAL	15,000	150

TOWN OF ADDISON APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE WITH TOWN AMENDMENTS
2018 NATIONAL ELECTRICAL CODE WITH TOWN AMENDMENTS
TOWN OF ADDISON CODE OF ORDINANCE

SHEET INDEX

A11 - SUP SITE PLAN PROJECT INFO
A12 - OVERALL SITE PLAN
A22 - SUP GRADING 1:000 PLAN
A23 - EXTERIOR ELEVATIONS

DESIGN TEAM

THOMAS WEBER ARCHITECTURE
1811 LOVERS LANE
DALLAS, TX 75225 | TOM@THOMASWEBER.COM

CLIENT

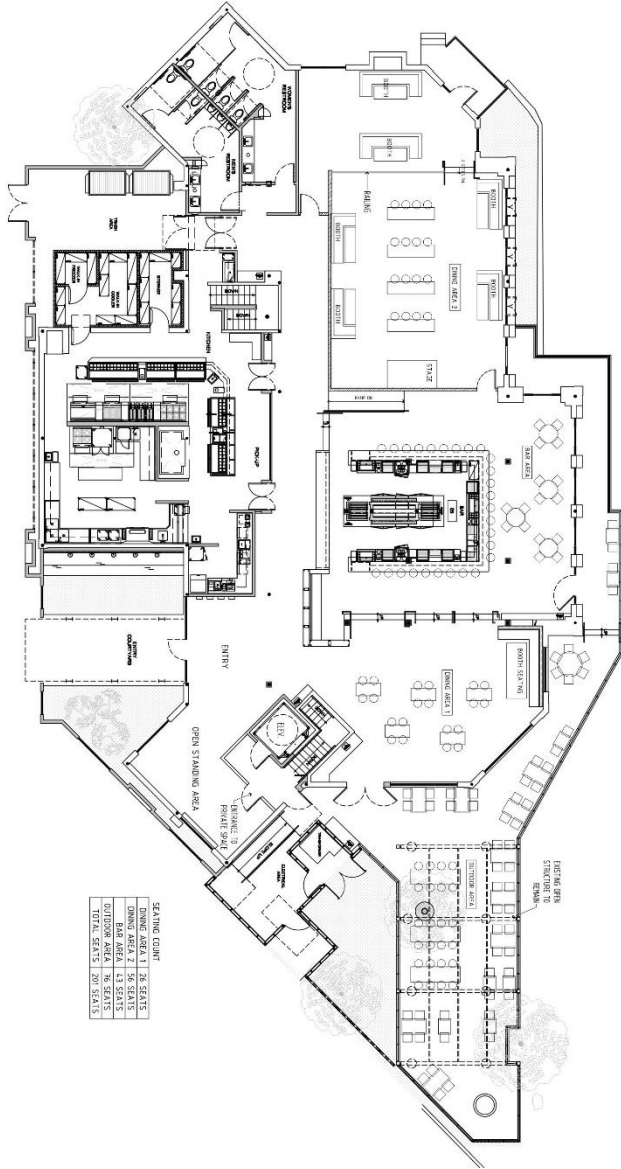
TK'S PLACE, LLC
14541 MONTFORT RD
ADDISON, TX 75204
TK@COOKEHWAL.COM

LEGAL DESCRIPTION

5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 151, CITY OF ADDISON, DALLAS COUNTY, TEXAS

1841-SUP

EXHIBIT A



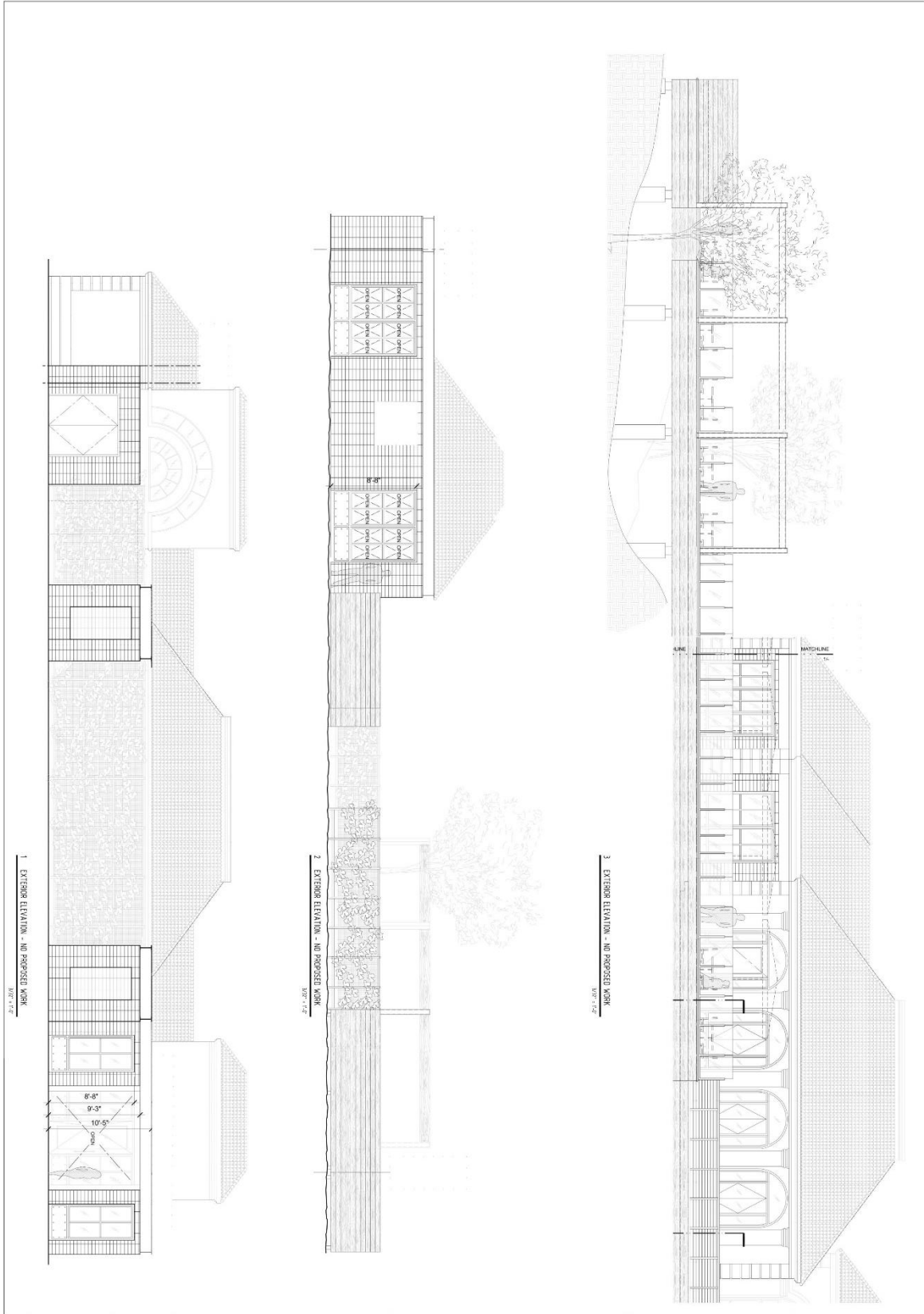
1. SUP FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

SEATING COFFIN	
DINING AREA 1	26 SEAT'S
DINING AREA 2	54 SEAT'S
DINING AREA 3	54 SEAT'S
DINING AREA 4	54 SEAT'S
DINING AREA 5	54 SEAT'S
DINING AREA 6	54 SEAT'S
DINING AREA 7	54 SEAT'S
DINING AREA 8	54 SEAT'S
DINING AREA 9	54 SEAT'S
DINING AREA 10	54 SEAT'S
DINING AREA 11	54 SEAT'S
DINING AREA 12	54 SEAT'S
DINING AREA 13	54 SEAT'S
DINING AREA 14	54 SEAT'S
DINING AREA 15	54 SEAT'S
DINING AREA 16	54 SEAT'S
DINING AREA 17	54 SEAT'S
DINING AREA 18	54 SEAT'S
DINING AREA 19	54 SEAT'S
DINING AREA 20	54 SEAT'S
DINING AREA 21	54 SEAT'S
DINING AREA 22	54 SEAT'S
DINING AREA 23	54 SEAT'S
DINING AREA 24	54 SEAT'S
DINING AREA 25	54 SEAT'S
DINING AREA 26	54 SEAT'S
DINING AREA 27	54 SEAT'S
DINING AREA 28	54 SEAT'S
DINING AREA 29	54 SEAT'S
DINING AREA 30	54 SEAT'S
DINING AREA 31	54 SEAT'S
DINING AREA 32	54 SEAT'S
DINING AREA 33	54 SEAT'S
DINING AREA 34	54 SEAT'S
DINING AREA 35	54 SEAT'S
DINING AREA 36	54 SEAT'S
DINING AREA 37	54 SEAT'S
DINING AREA 38	54 SEAT'S
DINING AREA 39	54 SEAT'S
DINING AREA 40	54 SEAT'S
DINING AREA 41	54 SEAT'S
DINING AREA 42	54 SEAT'S
DINING AREA 43	54 SEAT'S
DINING AREA 44	54 SEAT'S
DINING AREA 45	54 SEAT'S
DINING AREA 46	54 SEAT'S
DINING AREA 47	54 SEAT'S
DINING AREA 48	54 SEAT'S
DINING AREA 49	54 SEAT'S
DINING AREA 50	54 SEAT'S
DINING AREA 51	54 SEAT'S
DINING AREA 52	54 SEAT'S
DINING AREA 53	54 SEAT'S
DINING AREA 54	54 SEAT'S
DINING AREA 55	54 SEAT'S
DINING AREA 56	54 SEAT'S
DINING AREA 57	54 SEAT'S
DINING AREA 58	54 SEAT'S
DINING AREA 59	54 SEAT'S
DINING AREA 60	54 SEAT'S
DINING AREA 61	54 SEAT'S
DINING AREA 62	54 SEAT'S
DINING AREA 63	54 SEAT'S
DINING AREA 64	54 SEAT'S
DINING AREA 65	54 SEAT'S
DINING AREA 66	54 SEAT'S
DINING AREA 67	54 SEAT'S
DINING AREA 68	54 SEAT'S
DINING AREA 69	54 SEAT'S
DINING AREA 70	54 SEAT'S
DINING AREA 71	54 SEAT'S
DINING AREA 72	54 SEAT'S
DINING AREA 73	54 SEAT'S
DINING AREA 74	54 SEAT'S
DINING AREA 75	54 SEAT'S
DINING AREA 76	54 SEAT'S
DINING AREA 77	54 SEAT'S
DINING AREA 78	54 SEAT'S
DINING AREA 79	54 SEAT'S
DINING AREA 80	54 SEAT'S
DINING AREA 81	54 SEAT'S
DINING AREA 82	54 SEAT'S
DINING AREA 83	54 SEAT'S
DINING AREA 84	54 SEAT'S
DINING AREA 85	54 SEAT'S
DINING AREA 86	54 SEAT'S
DINING AREA 87	54 SEAT'S
DINING AREA 88	54 SEAT'S
DINING AREA 89	54 SEAT'S
DINING AREA 90	54 SEAT'S
DINING AREA 91	54 SEAT'S
DINING AREA 92	54 SEAT'S
DINING AREA 93	54 SEAT'S
DINING AREA 94	54 SEAT'S
DINING AREA 95	54 SEAT'S
DINING AREA 96	54 SEAT'S
DINING AREA 97	54 SEAT'S
DINING AREA 98	54 SEAT'S
DINING AREA 99	54 SEAT'S
DINING AREA 100	54 SEAT'S

SQUARE FOOTAGE	
LOCATION	AREA
FIRST FLOOR	
ENTRY	188 SQFT
MAIN DINING	1,177 SQFT
GAME ROOM	390 SQFT
PRIVATE DINING AREA	524 SQFT
BAR/DINING 1	1,997 SQFT
BAR/DINING 2	1,139 SQFT
BAR	139 SQFT
KITCHEN/BOH	2,315 SQFT
TOTAL	7,146 SQFT
BASEMENT LEVEL	
DINING ROOM	511 SQFT
BOH	2,228 SQFT
TOTAL	2,739 SQFT
INTERIOR TOTAL	10,777 SQFT
EXTERIOR	
DINING PATIO	1,298 SQFT
BAR PATIO	544 SQFT
EXTERIOR TOTAL	1,842 SQFT
GROSS SQ. FT.	12,557

SHEET A2.2	 DESIGN TEAM: THOMAS WEBER ARCHITECTURE 1811 LOVES LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM	TENANT TK'S PLACE, LLC 1484 MONTFORT RD ADDISON, TX 75204 TROCKEY@GMAIL.COM	OWNER PRESTONWOOD POND 14896 MONTFORT RD ADDISON, TX 75204 MCKNELS@REALSTATE.COM	LEGAL DESCRIPTION 5.388 AC TRACT IN THE ALLEN BLEDISOE SURVEY, ABSTRACT NO. 151, CITY OF ADDISON DALLAS COUNTY, TEXAS	<h2 style="margin: 0;">1841-SUP</h2>
----------------------	--	--	--	--	--------------------------------------

EXHIBIT A



SHEET A2.3		DESIGN TEAM THOMAS WEBER ARCHITECTURE 7811 LOVES LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM	TENANT TK'S PLACE, LLC 14854 MONTFORT RD ADDISON, TX 75234 TROCKWEY@GMAIL.COM	OWNER PRESTONWOOD POND 14895 MONTFORT RD ADDISON, TX 75234 MCKELSBAS-REALE@ATL.COM	LEGAL DESCRIPTION 5.388 AC TRACT IN THE ALLEN BLEDISOE SURVEY, ABSTRACT NO. 151, CITY OF ADDISON DALLAS COUNTY, TEXAS	1841-SUP
----------------------	---	--	--	--	--	-----------------