

**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 5294 BELT LINE ROAD, SUITE 110; 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 December 21, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1845-SUP) for a restaurant at the property located at 5294 Belt Line Road, Suite 110 (the “Subject Property”); and

**WHEREAS**, the Subject Property is zoned PD, Planned Development, through Ordinance No. O19-22; 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 1,522 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.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 11<sup>TH</sup> day of JANUARY 2022.

**TOWN OF ADDISON, TEXAS**

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

**ATTEST:**

**APPROVED AS TO FORM:**

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

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

# EXHIBIT A

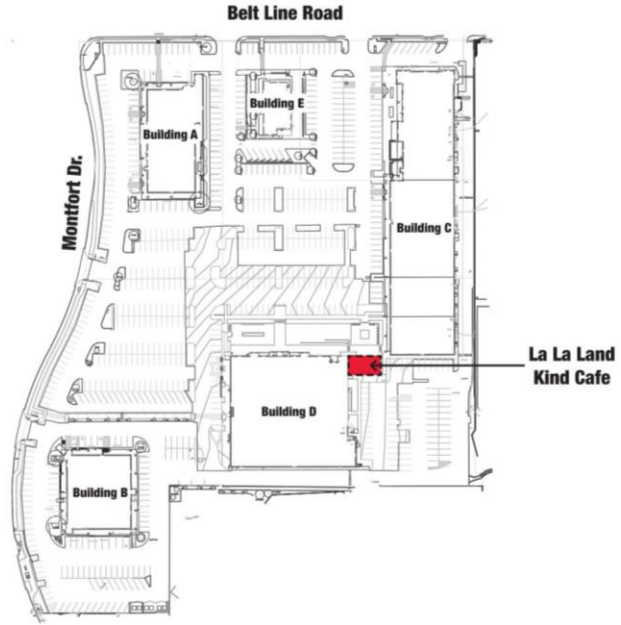


Site Area

Vicinity Map (NTS)

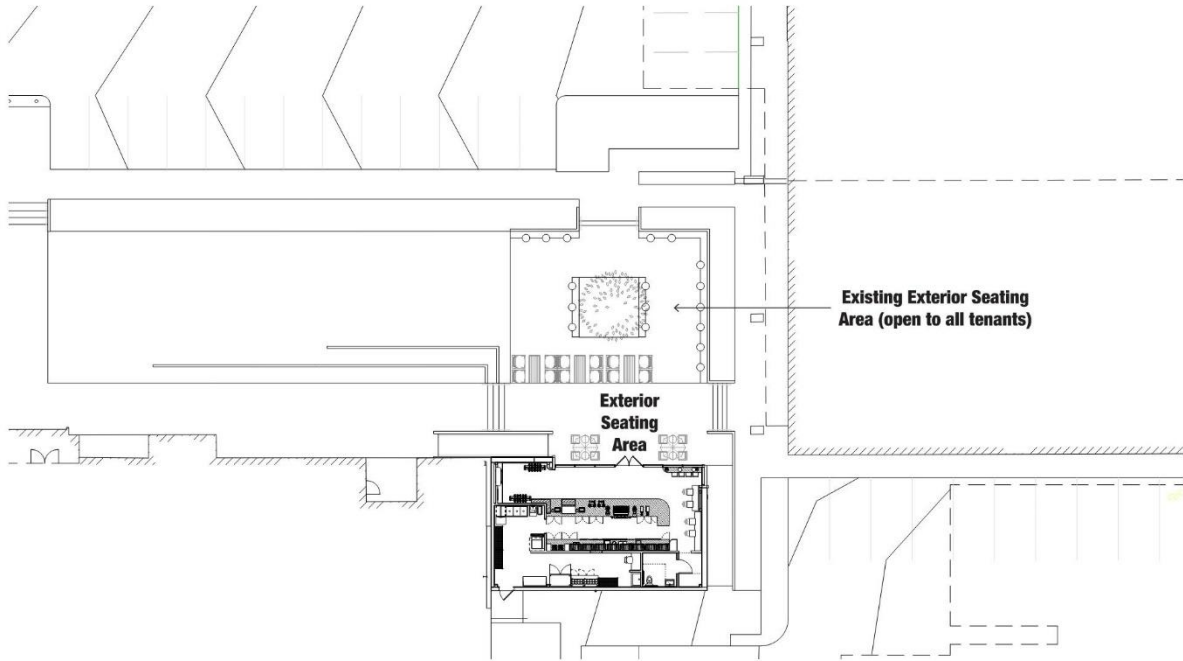
**Site Data**

**Lot Area** - 75,571 SF (10.88 AC)  
**Existing Zoning** - Planned Development (PD) District 019-22  
**Total Building Area** - 135,000 SF  
**Parking Ratio** - 1 space / 200 SF  
**Required Parking** - 675  
**Provided Parking** - 768



<b>Property Owner</b>	<b>Applicant</b>	<b>Compiled By</b>	<b>Legal Description &amp; Address</b>	<b>SUP SITE PLAN</b>	
Northwood Retail, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 469.828.3313 Ryan Muscott	La La Land Kind Cafe 10505 Shady Trail Dallas, TX 75220 972.741.0868 Dario Ferdows	ZMOWERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery	Prestonwood Place Lots A,B,C,&D, BLOCK 2, 5294 Belt Line Road Suite 110 <b>Town Project Number</b> 1845-SUP		

# EXHIBIT A



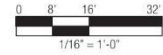
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 Dallas, TX 75231  
 469.828.3313  
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**Applicant**  
 La La Land Kind Cafe  
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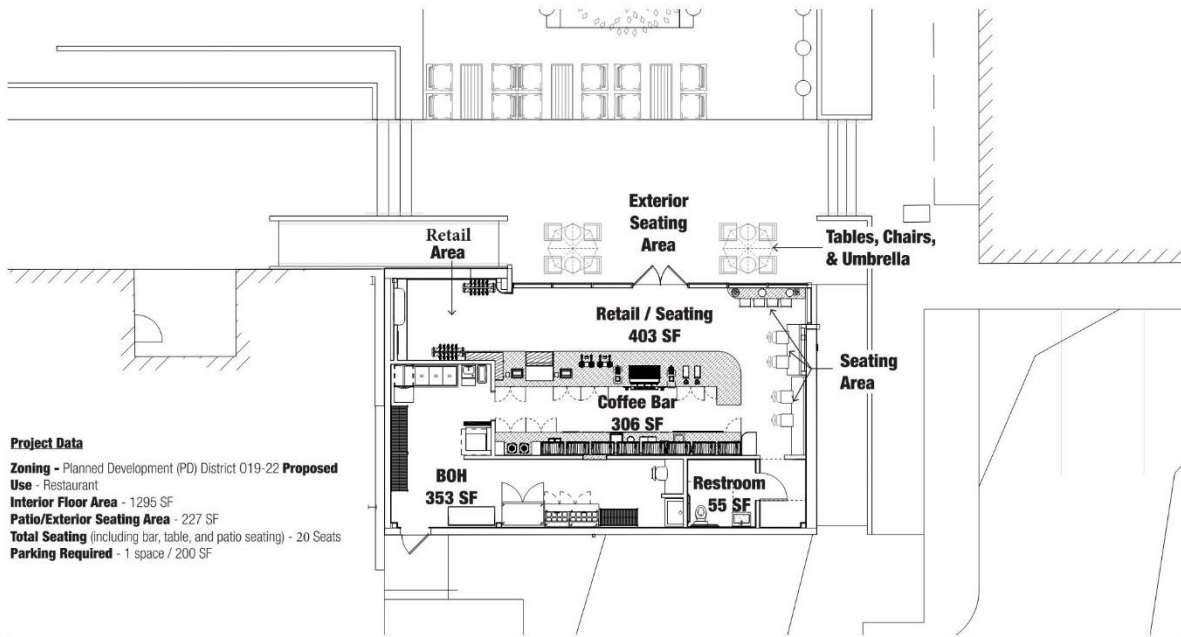
**Compiled By**  
 ZMOWERY Architecture  
 550 Reserve Street, Suite 190  
 Southlake, TX 76092  
 817.223.2804  
 Zac Mowery

**Legal Description & Address**  
 Prestonwood Place Lots A,B,C,&D, BLOCK 2,  
 5294 Belt Line Road Suite 110  
**Town Project Number**  
 1845-SUP

**SUP ENLARGED  
 SITE PLAN**



# EXHIBIT A



**Project Data**

**Zoning** - Planned Development (PD) District 019-22 **Proposed**  
**Use** - Restaurant  
**Interior Floor Area** - 1295 SF  
**Patio/Exterior Seating Area** - 227 SF  
**Total Seating** (including bar, table, and patio seating) - 20 Seats  
**Parking Required** - 1 space / 200 SF

**Property Owner**

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 8080 Park Lane, Suite 600  
 Dallas, TX 75231  
 469.828.3313  
 Ryan Muscott

**Applicant**

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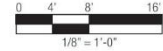
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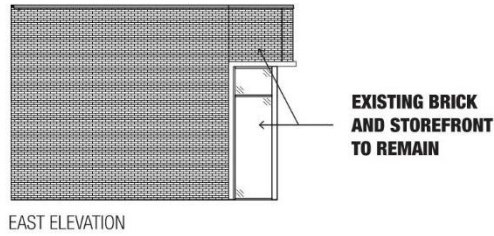
**Legal Description & Address**

Prestonwood Place Lots A,B,C,&D, BLOCK 2,  
 5294 Belt Line Road Suite 110  
**Town Project Number**  
 1845-SUP

**SUP FLOOR PLAN**



# EXHIBIT A



<p><b>Property Owner</b> Northwood Retail, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 469.828.3313 Ryan Muscott</p>	<p><b>Applicant</b> La La Land Kind Cafe 10505 Shady Trail Dallas, TX 75220 972.741.0868 Dario Ferdows</p>	<p><b>Compiled By</b> ZMOWERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery</p>	<p><b>Legal Description &amp; Address</b> Prestonwood Place Lots A,B,C,&amp;D, BLOCK 2, 5294 Belt Line Road Suite 110 <b>Town Project Number</b> 1845-SUP</p>
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## SUP BUILDING ELEVATIONS

