

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O16-042 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A PORTION OF THE BUILDING TO BE USED AS A RESTAURANT FOR THE PROPERTY LOCATED AT 5280 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 April 19, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1847-SUP) for a portion of the building to be used as a restaurant at the property located at 5280 Belt Line Road (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned Local Retail (LR); 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 Ordinance No. O16-042, as amended by Ordinance No. O18-007, granting a Special Use Permit to Meso Maya, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.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 for a portion of the building 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, shall be limited to that particular area encompassing a total area not to exceed 3,200 square feet as designated on the final site plans attached hereto as **Exhibit A**.

(c) If the Subject Property is not used for the purposes for which said permit was 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 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 16TH day of MAY 2022.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

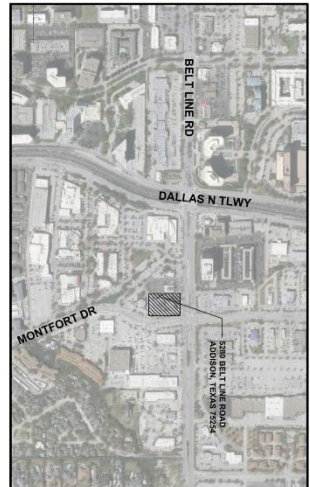
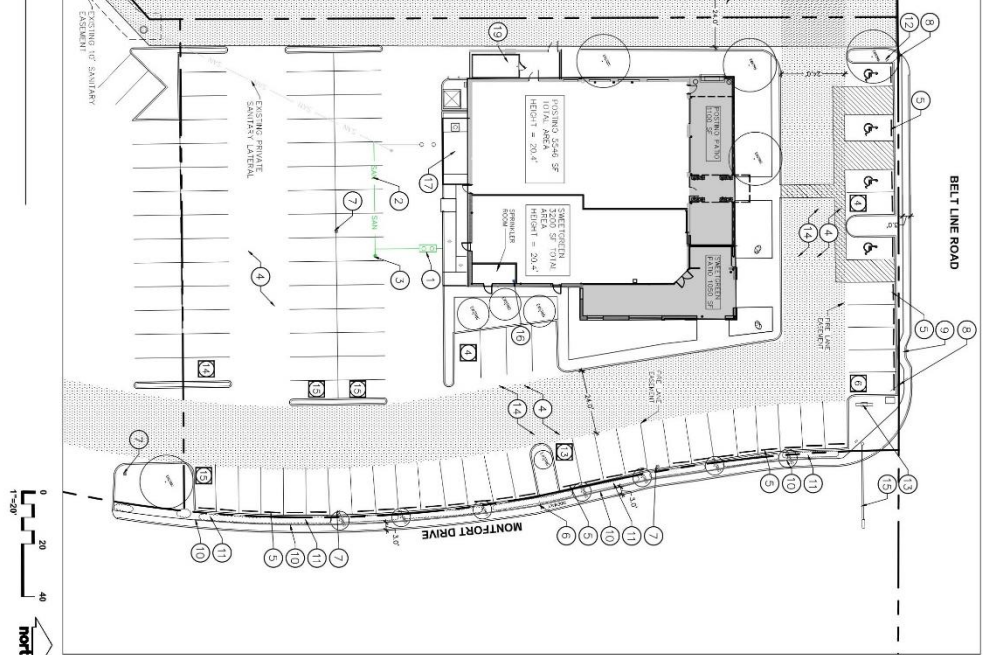
Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

File: C:\2021\1848\SD1.0\Drawings\00 DWG\Landscape Sheets\21-1848 Sweetgreen Landscape Plans.dwg Layout: SD1.0 User: mjkal robot Printed: Apr 15, 2022 4:13pm Xref(s): 21-1848 Sweetgreen Add.ctb

1 SITE PLAN
SD1.0



PROJECT AREA
NOT TO SCALE

SITE PLAN NOTES:

1. EXISTING RETAINING WALL.
2. EXISTING LANDSCAPE SCHEME.
3. EXISTING SIGNAGE.
4. EXISTING PARKING LOT TO BE RETAINED, AND REFINISHED BY LANDSCAPE ARCHITECT.
5. EXISTING LIGHT POLE.
6. EXISTING POWER POLE.
7. EXISTING 'F' MET.
8. EXISTING 'F' MET.
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10. EXISTING RETAINING WALL.
11. EXISTING LANDSCAPE SCHEME.
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SITE DATA/PARKING ANALYSIS

ZONING	PROPOSED USE	LOCAL RETAIL DISTRICT
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
COMMERCIAL	COMMERCIAL	COMMERCIAL
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL
...

Case # 1847-SUP

CREATING THE VISION | TELL THE STORY

RESIDENTIAL

CHICAGO REGIONAL OFFICE

3101 EXPOSITION BOULEVARD

LOS ANGELES, CA 90018

Postino & Sweetgreen

PROJECT: Postino & Sweetgreen

5280 BELT LINE ROAD

ADDITION, TEXAS

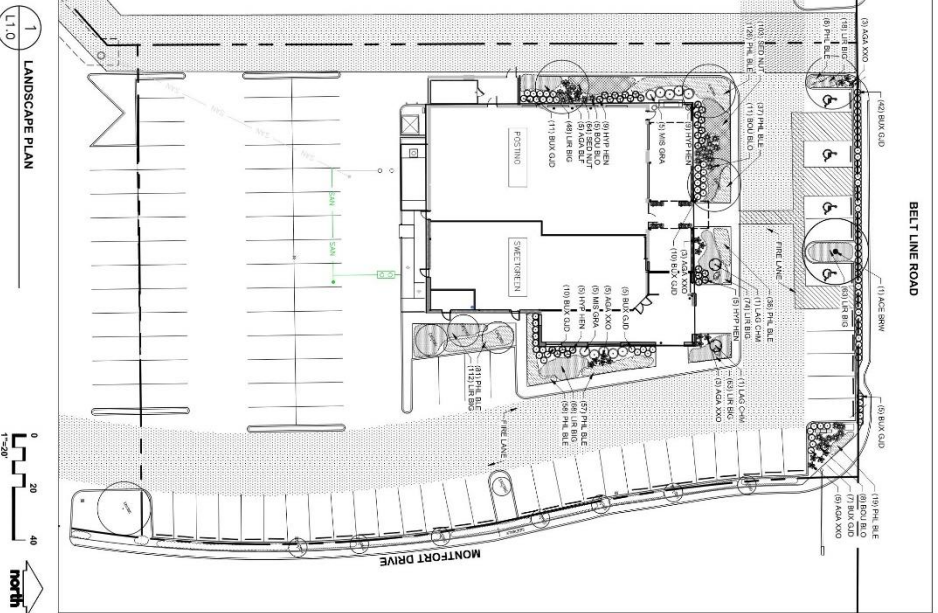
ADRIAN OSWALD

DATE: 04/15/2022

PROJECT NO: 21-1848

EXHIBIT A

File: C:\Users\mjkal\Public\ExhibitA\Public_50621-1847\swtgreen_Landscape Plans.dwg Layout: L1.0 User: mjkal\JobPlot PlotDate: Apr 15, 2022 4:17pm 3x6x



1 LANDSCAPE PLAN L1.0



LANDSCAPE PLAN GENERAL NOTES:

- 1. THE LANDSCAPE CONTRACTOR SHALL VERIFY WITH ALL PROPOSERS AND OTHER CONTRACTORS THAT ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 2. THE LANDSCAPE CONTRACTOR SHALL VERIFY WITH ALL PROPOSERS AND OTHER CONTRACTORS THAT ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY WITH ALL PROPOSERS AND OTHER CONTRACTORS THAT ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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- 6. THE LANDSCAPE CONTRACTOR SHALL VERIFY WITH ALL PROPOSERS AND OTHER CONTRACTORS THAT ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 7. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
- 8. THE CONTRACTOR SHALL TAKE AT LEAST 48 HOURS NOTICE TO THE OWNER OF ANY PLANT MATERIALS TO BE ORDERED AND SHALL BE RESPONSIBLE FOR DELIVERY AND PLANTING OF ALL PLANTS. PLANTS SHALL BE DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR AND SHALL BE PLANTED WITHIN 14 DAYS OF DELIVERY.
- 9. PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT.
- 10. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS THROUGHOUT THE LIFE OF THE PROJECT.
- 11. ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND SPECIFICATIONS.
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- 50. ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND SPECIFICATIONS.

LANDSCAPE CALCULATIONS

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
GRASS (1) ACZ SHRW	4647.27	\$2.15	\$9991.63
GRASS (2) BLK GLO	4511.17	\$4.41	\$19894.26
GRASS (3) BLK XCO	180.00	\$11.11	\$2000.00
GRASS (4) ACZ SHRW	4511.17	\$4.41	\$19894.26
GRASS (5) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (6) ACZ SHRW	4511.17	\$4.41	\$19894.26
GRASS (7) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (8) BLK XCO	180.00	\$11.11	\$2000.00
GRASS (9) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (10) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (11) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (12) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (13) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (14) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (15) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (16) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (17) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (18) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (19) BLK GLO	180.00	\$11.11	\$2000.00
GRASS (20) BLK GLO	180.00	\$11.11	\$2000.00

CUMULATIVE PLANT LIST

PLANT SCHEDULE	CODE	QUANTITY	UNIT PRICE	TOTAL
(1) ACZ SHRW	1	4647.27	\$2.15	\$9991.63
(2) BLK GLO	2	4511.17	\$4.41	\$19894.26
(3) BLK XCO	3	180.00	\$11.11	\$2000.00
(4) ACZ SHRW	4	4511.17	\$4.41	\$19894.26
(5) BLK GLO	5	180.00	\$11.11	\$2000.00
(6) ACZ SHRW	6	4511.17	\$4.41	\$19894.26
(7) BLK GLO	7	180.00	\$11.11	\$2000.00
(8) BLK XCO	8	180.00	\$11.11	\$2000.00
(9) BLK GLO	9	180.00	\$11.11	\$2000.00
(10) BLK GLO	10	180.00	\$11.11	\$2000.00
(11) BLK GLO	11	180.00	\$11.11	\$2000.00
(12) BLK GLO	12	180.00	\$11.11	\$2000.00
(13) BLK GLO	13	180.00	\$11.11	\$2000.00
(14) BLK GLO	14	180.00	\$11.11	\$2000.00
(15) BLK GLO	15	180.00	\$11.11	\$2000.00
(16) BLK GLO	16	180.00	\$11.11	\$2000.00
(17) BLK GLO	17	180.00	\$11.11	\$2000.00
(18) BLK GLO	18	180.00	\$11.11	\$2000.00
(19) BLK GLO	19	180.00	\$11.11	\$2000.00
(20) BLK GLO	20	180.00	\$11.11	\$2000.00

Check 8/18/21 SUP

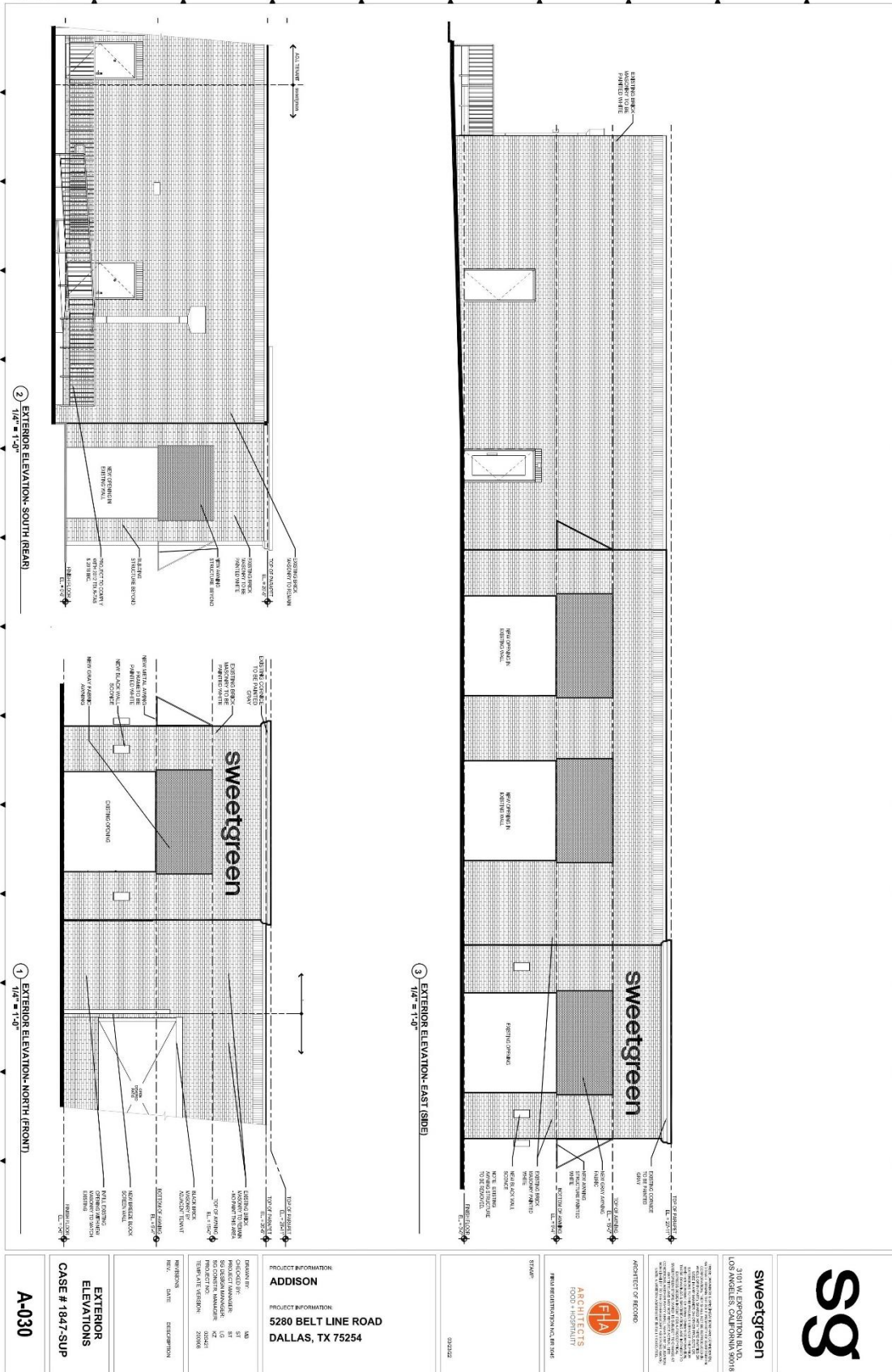


CLIENT ADDRESS: 3191 EXPOSITION BOULEVARD, LOS ANGELES, CA 90018
POSTING & SWEETGREEN
3191 EXPOSITION BOULEVARD, LOS ANGELES, CA 90018

PROJECT LOCATION: POSTING & SWEETGREEN, 5280 BELT LINE ROAD, DALLAS COUNTY, TEXAS

LANDSCAPE PLAN
L1.0
DATE: 4/15/22

EXHIBIT A



Sweetgreen
3011 W. EXPOSITION BLVD.
LOS ANGELES, CALIFORNIA 90018

ARCHITECT OF RECORD
FILA
ARCHITECTS
FOOD + HOUSING
COMMUNITY

PROJECT INFORMATION
ADDISON
PROJECT INFORMATION
**5280 BELT LINE ROAD
DALLAS, TX 75254**

DESIGNED BY: M&S
CHECKED BY: M&S
DRAWN BY: M&S
SCALE: AS SHOWN
DATE: 2008.06

EXTERIOR ELEVATIONS
CASE # 1847-SUP

A-030

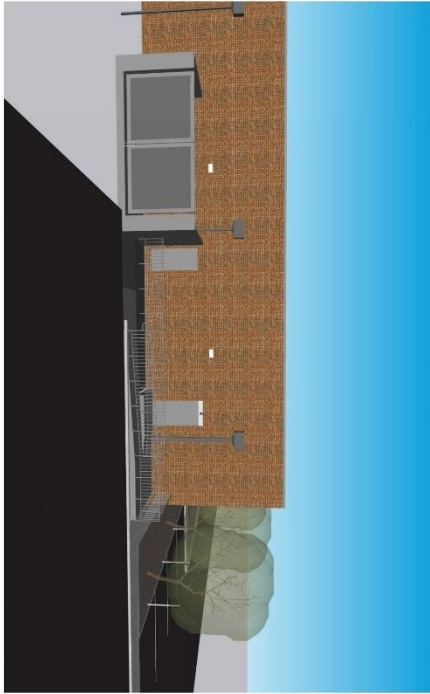
EXHIBIT A



NORTHEAST VIEW



NORTH VIEW



SOUTH VIEW



EAST VIEW

Sweetgreen

5280 Belt Line Road, Addison, TX

CASE # 1847-SUP

DATE: 03/25/2022

EXHIBIT A

