

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. 094-044 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT FOR PROPERTY LOCATED AT 3855 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 August 16, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1854-SUP) for a restaurant at the property located at 3855 Belt Line Road (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned Planned Development (PD) through Ordinance Nos. 092-037 and 094-066; 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 Ordinance No. 094-044 granting a Special Use Permit to Joe’s Crab Shack, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.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 on the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and façade plan, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) Operating hours shall result in venue closure no later than 12 am, Sunday – Wednesday, and 2 am, Thursday – Saturday.

(c) The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.

(d) BYOB services shall be prohibited.

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.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the 13TH day of SEPTEMBER 2022.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

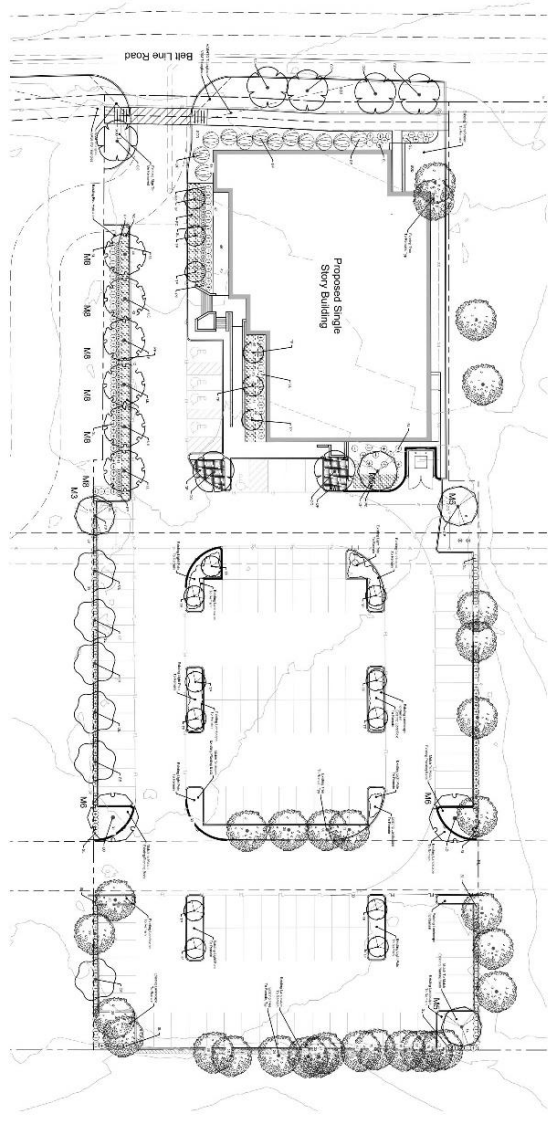
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A



Scale 1" = 20'

Plant Material List	Quantity	Notes
1. 12" DBH Live Oak	10	Plant in 10' x 10' grid
2. 12" DBH Live Oak	10	Plant in 10' x 10' grid
3. 12" DBH Live Oak	10	Plant in 10' x 10' grid
4. 12" DBH Live Oak	10	Plant in 10' x 10' grid
5. 12" DBH Live Oak	10	Plant in 10' x 10' grid
6. 12" DBH Live Oak	10	Plant in 10' x 10' grid
7. 12" DBH Live Oak	10	Plant in 10' x 10' grid
8. 12" DBH Live Oak	10	Plant in 10' x 10' grid
9. 12" DBH Live Oak	10	Plant in 10' x 10' grid
10. 12" DBH Live Oak	10	Plant in 10' x 10' grid

GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, LANDSCAPE DESIGN AND PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, LANDSCAPE DESIGN AND PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, LANDSCAPE DESIGN AND PLANTING SPECIFICATIONS.
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9. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, LANDSCAPE DESIGN AND PLANTING SPECIFICATIONS.
10. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, LANDSCAPE DESIGN AND PLANTING SPECIFICATIONS.

LANDSCAPE CALCULATIONS

AREA OF SITE: 10,000 SQ FT
 PERCENTAGE COVERED BY PLANTING: 10%
 TOTAL PLANTING AREA: 1,000 SQ FT
 NUMBER OF PLANTS: 100
 PLANTING RATE: 1 PLANT PER 10 SQ FT

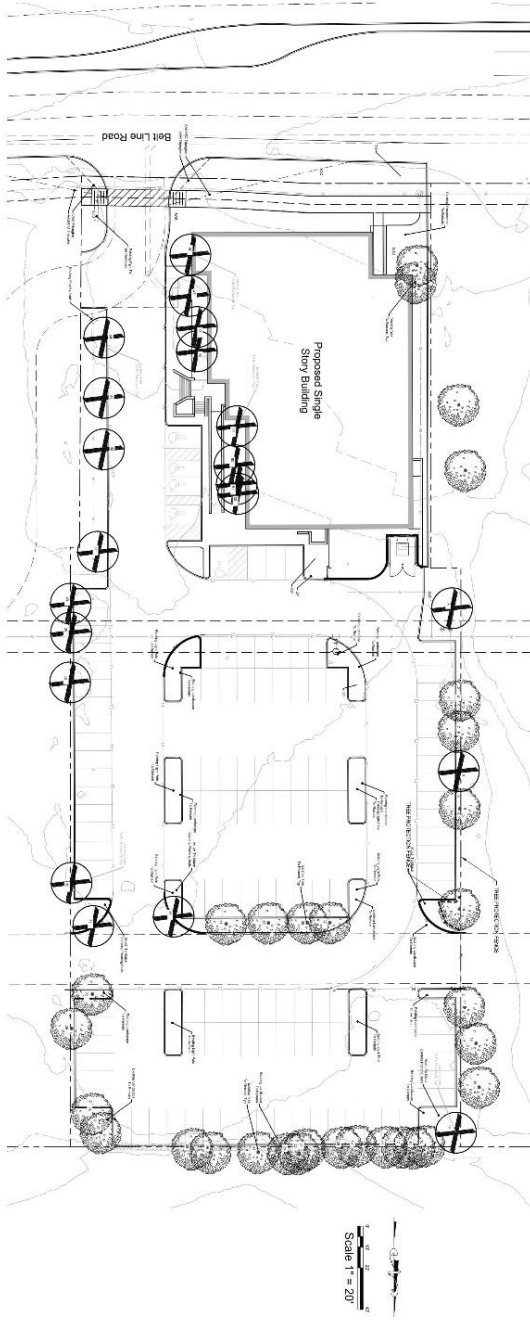
DATE: 01/15/2022	PROJECT: 3855 BELT LINE RD ADDISON, TX
DRAWN BY: J. P. [Name]	CHECKED BY: [Name]
SCALE: 1" = 20'	DATE: 01/15/2022
PROJECT NO: 2022-001	CLIENT: LA PASHA

LA PASHA
3855 BELT LINE RD ADDISON, TX 75002
714.422.2222
LAPASHA.COM

Heights Venture
ARCHITECTURE & INTERIORS
2022-001

L'ESPERIN
LANDSCAPE ARCHITECTS
1000 W. WYOMING ST. SUITE 100
ADDISON, TX 75002
972.440.1111
LESERPIN.COM

EXHIBIT A



TREE INVENTORY

TREE ID	TREE SPECIES	TREE CONDITION	REMARKS
1	SPRING BURNING SHALBARK	1	GOOD
2	SPRING BURNING SHALBARK	1	GOOD
3	SPRING BURNING SHALBARK	1	GOOD
4	SPRING BURNING SHALBARK	1	GOOD
5	SPRING BURNING SHALBARK	1	GOOD
6	SPRING BURNING SHALBARK	1	GOOD
7	SPRING BURNING SHALBARK	1	GOOD
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46	SPRING BURNING SHALBARK	1	GOOD
47	SPRING BURNING SHALBARK	1	GOOD
48	SPRING BURNING SHALBARK	1	GOOD
49	SPRING BURNING SHALBARK	1	GOOD
50	SPRING BURNING SHALBARK	1	GOOD

NOTE: TREE PROTECTION FOR ANY PRESERVED OR REMOVED TREES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

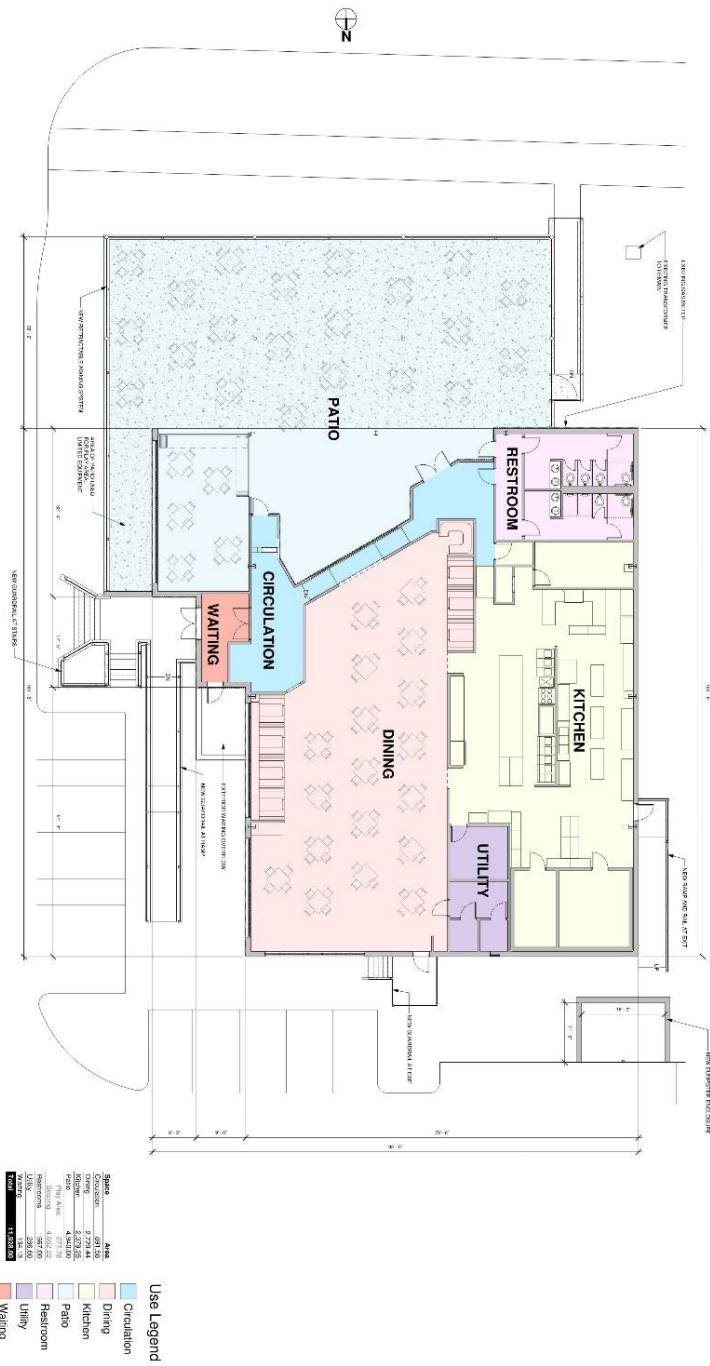
NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE TOWN OF ADDISON. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

PREPARED BY:
 TOWN OF ADDISON
 3855 BELT LINE ROAD, ADDISON, TX 75003
 972.343.2222
 WWW.ADDISONTX.GOV

DATE: 10/11/2017
SCALE: 1" = 20'
PROJECT: 3855 BELT LINE ROAD, ADDISON, TX 75003
DISPOSITION PLAN
TD-1



EXHIBIT A



BUILDING FLOOR PLAN 01
1/4" = 1'-0"

Use Legend

Color	Room Type
Blue	Circulation
Pink	Dining
Yellow	Kitchen
Light Blue	Patio
Purple	Restroom
Light Purple	Utility
Red	Waiting

Room	Area
Waiting	1,277.50
Dining	2,279.64
Kitchen	4,812.00
Patio	4,277.75
Restroom	587.00
Utility	188.00
Total	13,201.89





Heights Venture
ARCHITECTURE • INTERIOR DESIGN

1855 BELT LINE RD. ADDISON, TX 75001
972.382.1111
1855 BELT LINE RD. SUITE 200 ADDISON, TX 75001

3855 BELT LINE RD. ADDISON, TX 75001
PROJECT: 1907-42
DATE: 05/20/2019 10:23 AM
DRAWN BY: J.P.
CONSULTANT SIGNATURES:

BUILDING PLAN

FP-02

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