

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NOS. 083-025, 091-036, AND 091-062 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT FOR PROPERTY LOCATED AT 15375 ADDISON 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 September 20, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1849-SUP) for a restaurant at the property located at 15375 Addison 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 Nos. 083-025, 091-036, and 091-062 granting Special Use Permits to Seashell Restaurant, Turn Six Restaurant, and Broadway Grill, shall be repealed in their entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.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 12:00 am and venue opening no earlier than 6 am.
- (c) 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 **11TH** day of **OCTOBER 2022.**

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

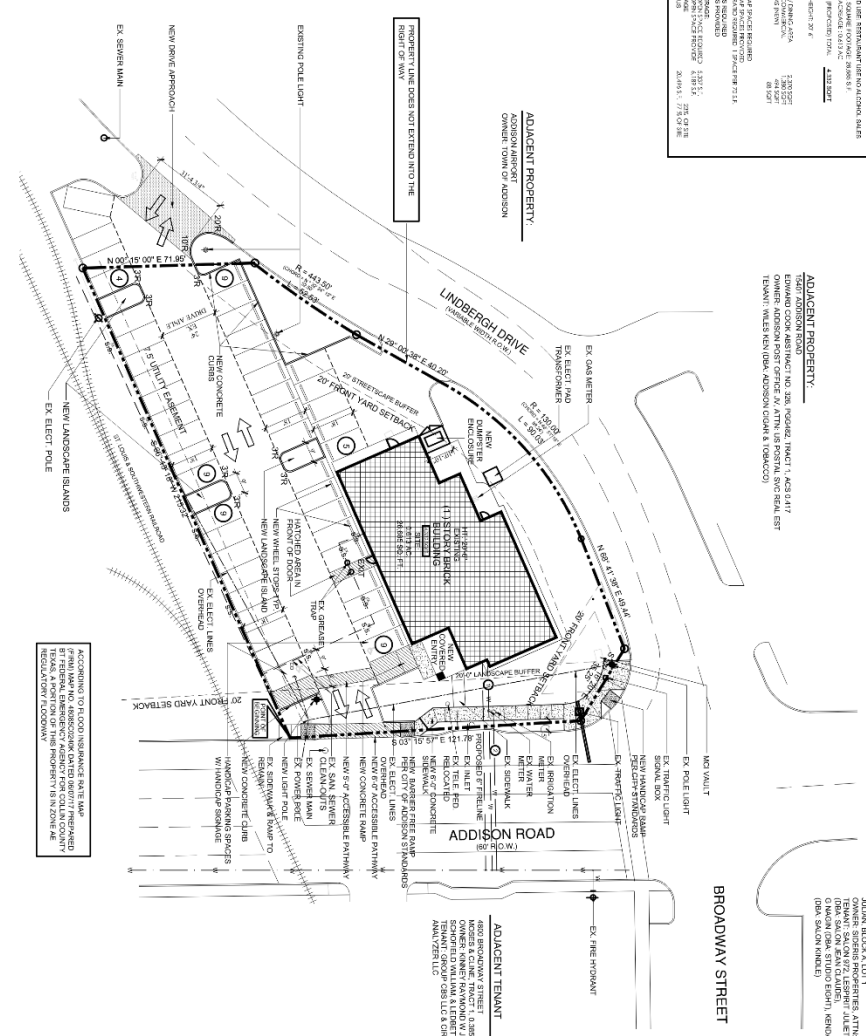
Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

SITE DATA SUMMARY TABLE:

COMPILED FOR:	JOHN F. COOK ARCHITECTS, INC.
PROJECT NAME:	AMBRASIA CAFE
DATE:	SEPTEMBER 2022
SCALE:	1" = 20' - 0"
OWNER:	EDWARD COOK ABSTRACT NO. 626, ADDISON ROAD, 15375 ADDISON ROAD, ADDISON, TEXAS 75002
PLANNING:	EDWARD COOK ARCHITECTS, INC.
ARCHITECT:	JOHN F. COOK ARCHITECTS, INC.
CITY OF ADDISON:	10001 WOODROW W. FRENCH BLVD., SUITE 1100, ADDISON, TEXAS 75002
PREPARED:	SEPTEMBER 30, 2022



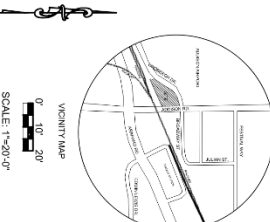
ADJACENT TENANT:
 EDWARD COOK ABSTRACT NO. 326, WOODRIDGE TRACT, 1 ACRES 2.147
 ADDISON ROAD, ADDISON, TEXAS 75002
 TENANT: WALES NEW/IDEA, ADDISON QUINN & RYAN/CO.

ADJACENT PROPERTY:
 15375 ADDISON ROAD
 ADDISON, TEXAS 75002
 OWNER: WALES NEW/IDEA, ADDISON QUINN & RYAN/CO.

- CONTACT**
- OWNER/CLIENT:**
 AMBRASIA CAFE
 CONTACT: MARIAN NASER
 P: 469.922.5248
 E: MARIAN@AMBRASIA.COM
- ARCHITECT:**
 JFC GROUP
 2025 GOWN COURT
 CONTACT: JOSEPH M. ANTHONY
 P: 469.833.1883
 E: JOSEPH@JFCGROUP.COM
- GENERAL CONTRACTOR:**
 MARIAN NASER
 10001 WOODROW W. FRENCH BLVD., SUITE 1100
 E: MARIAN@AMBRASIA.COM
 E: Registration@addison.tx.gov

CONCEPT PLAN
CASE# 1849-SUP
AMBRASIA CAFE

TR 7 ACS 0.61726
 EDWARD COOK ABSTRACT NO. 626
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED: SEPT. 30, 2022



ACCORDING TO 11.001, INSURANCE RATE LAW, REGISTRATION OF A PROFESSIONAL ARCHITECT OR ENGINEER IS A REQUIREMENT FOR THE PRACTICE OF ARCHITECTURE OR ENGINEERING IN THIS STATE.

LEGEND

[Symbol]	NEW BUILDING
[Symbol]	NEW CONCRETE
[Symbol]	SEWER MAIN
[Symbol]	EX. FIRE HYDRANT
[Symbol]	EX. DOMESTIC (WATER)
[Symbol]	EX. IRRIGATION (WATER)
[Symbol]	WHEEL STOPS
[Symbol]	EX. CLEAN-OUT
[Symbol]	EX. GAS METER
[Symbol]	EX. TRAFFIC LIGHTS
[Symbol]	EX. SANITARY SEWER MAIN
[Symbol]	EX. LIGHT POLE
[Symbol]	EX. GAS METER
[Symbol]	EX. SANITARY SEWER LINE
[Symbol]	EX. WATER LINE
[Symbol]	EX. RAIL ROAD TRACKS
[Symbol]	WORKING CONCRETE
[Symbol]	DIVER APPROACHED



PROJECT:
AMBRASIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX



SUP-1

EXHIBIT A

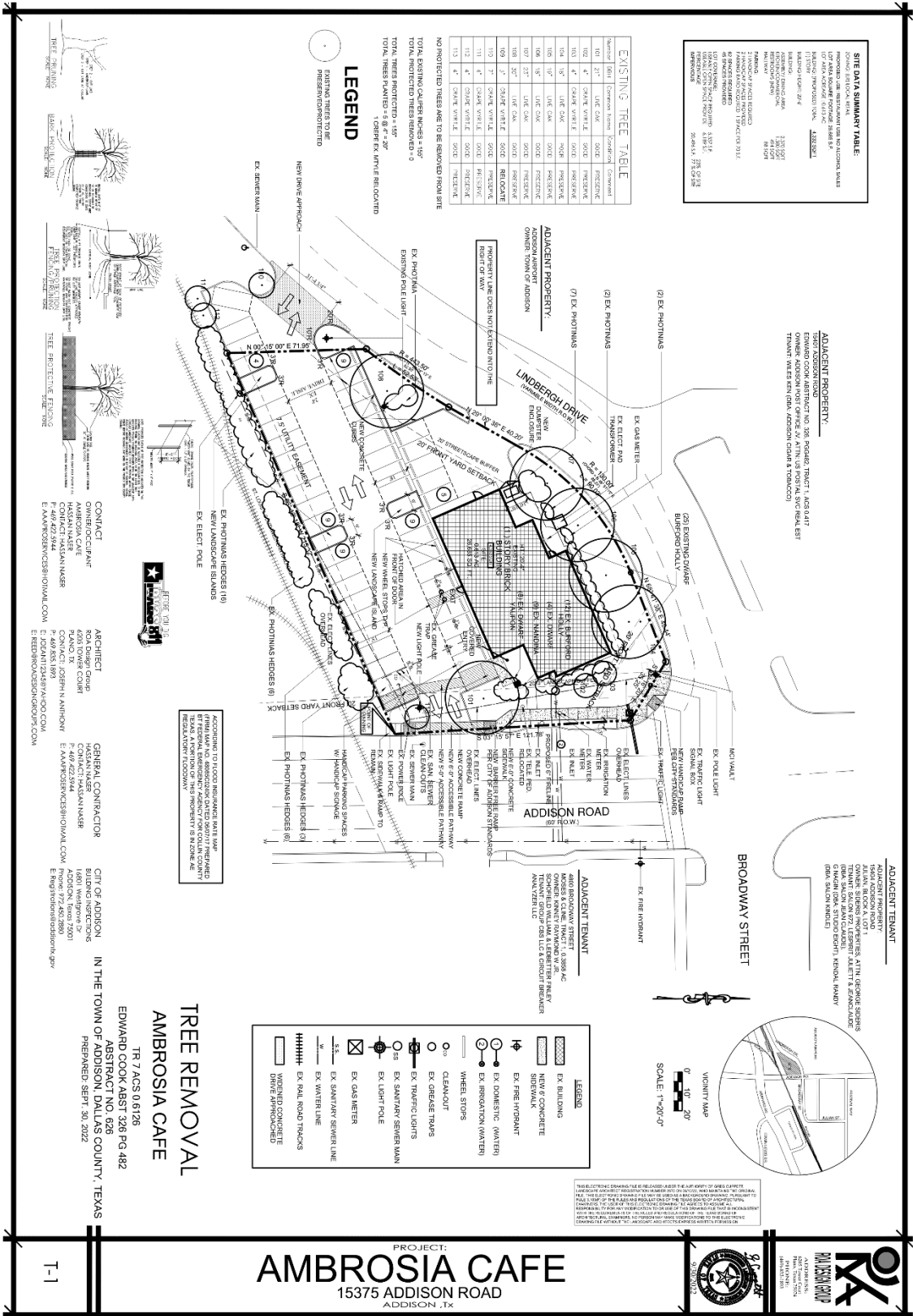


EXHIBIT A

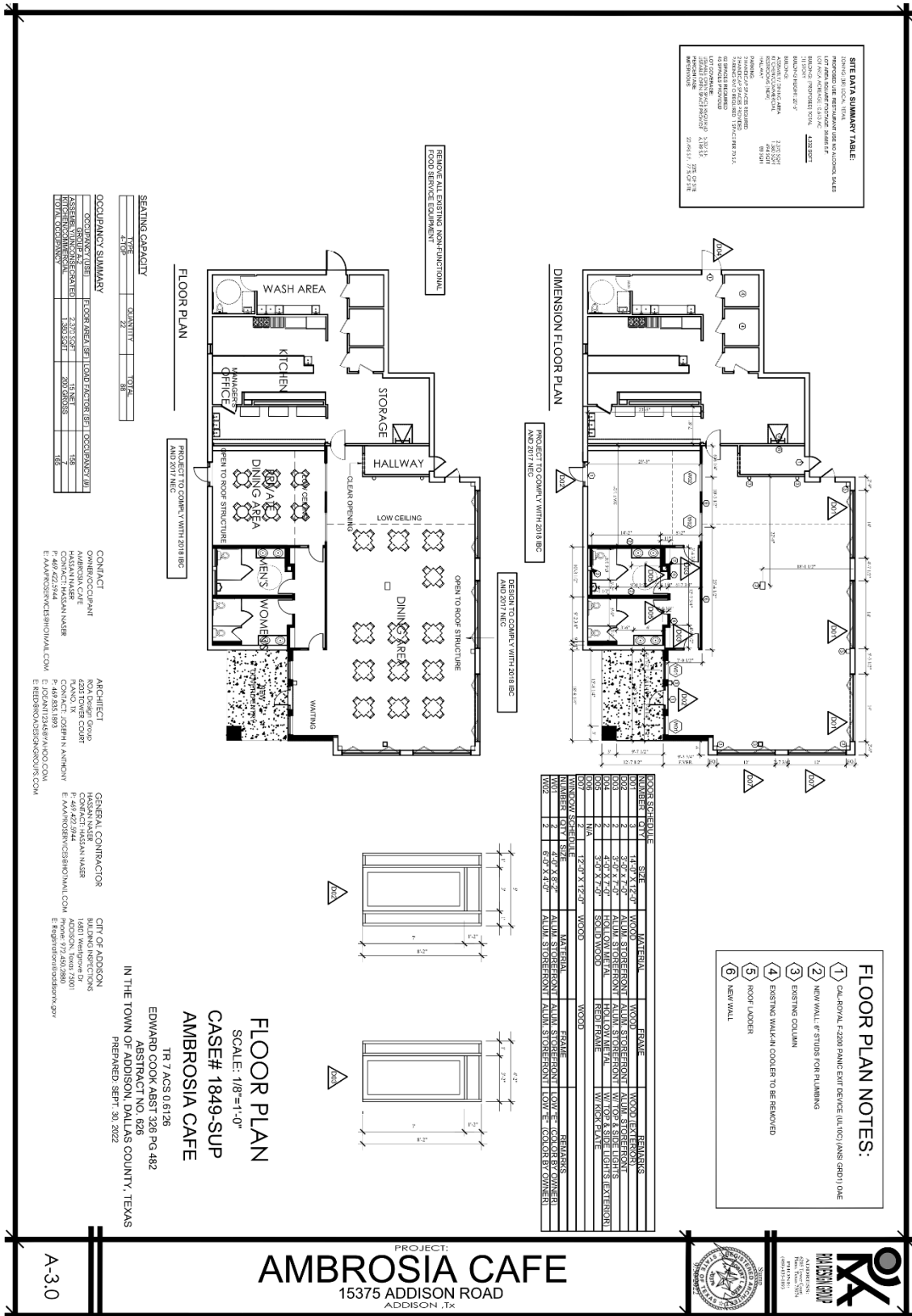
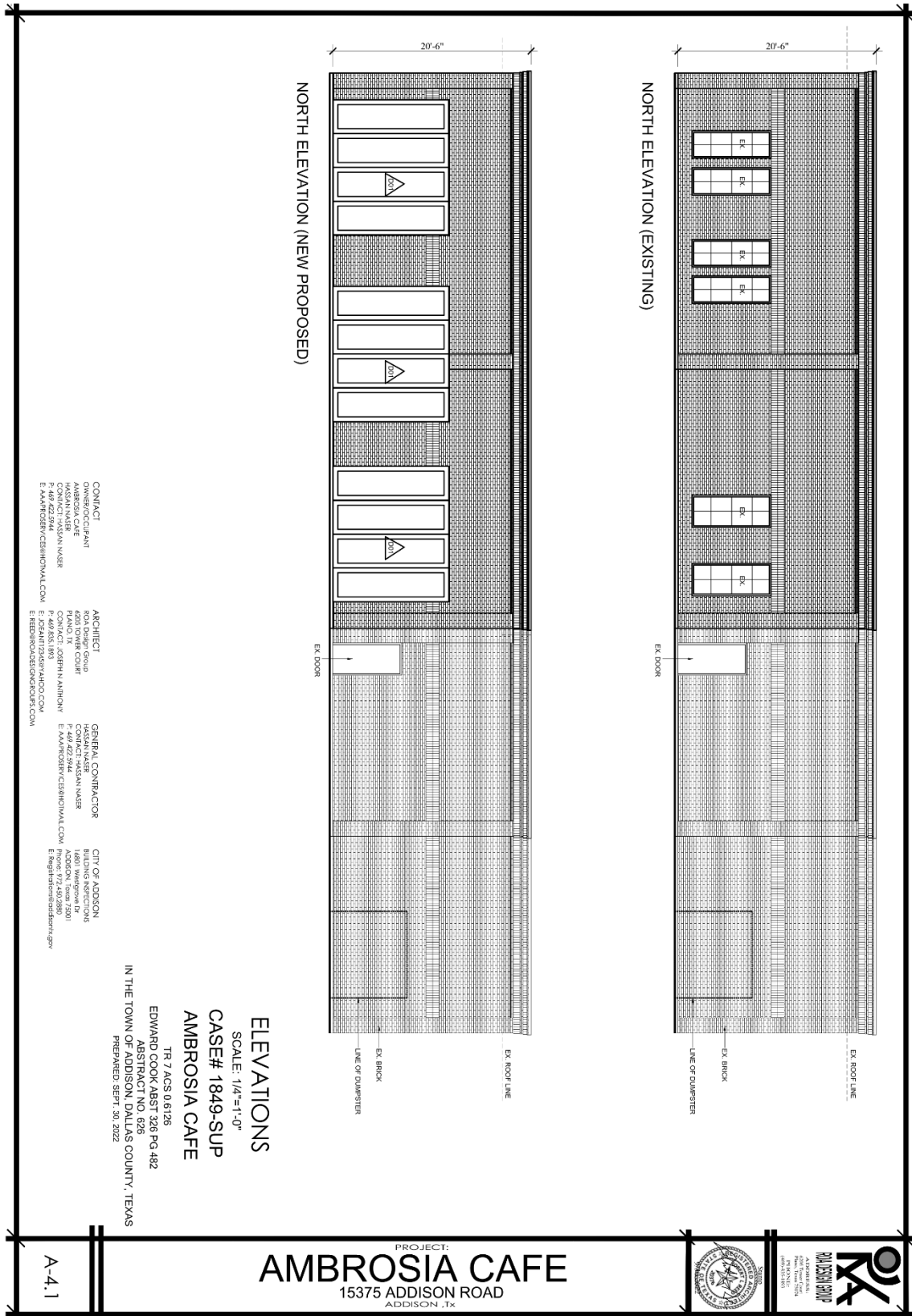


EXHIBIT A



ELEVATIONS

SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE
 TR 7 ACS 0.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED SEPT. 30, 2022

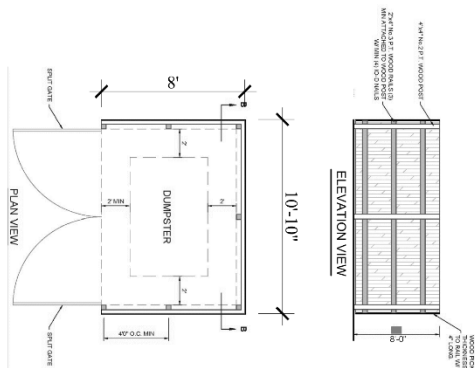
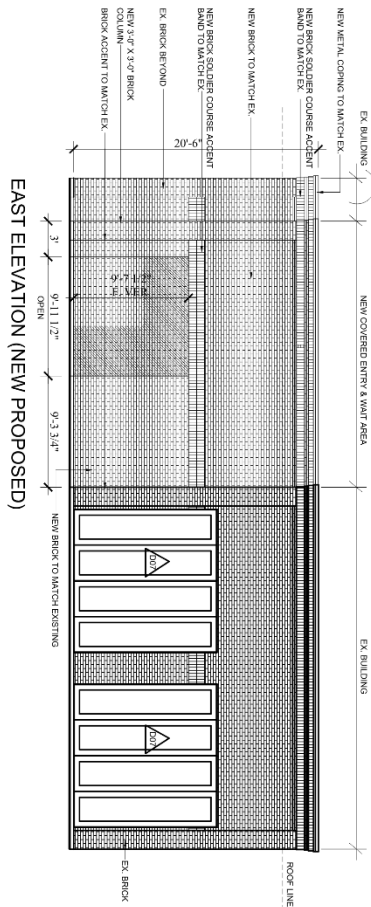
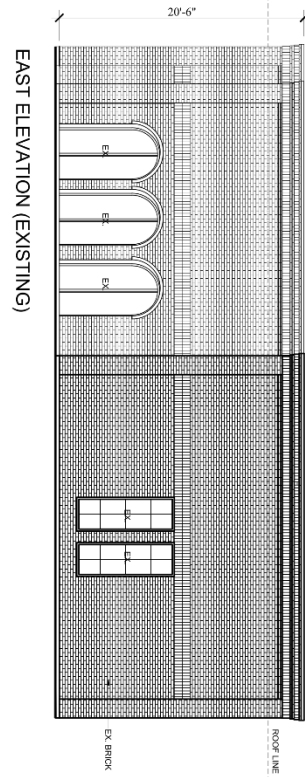
<p>CONTACT PERSON AMBROSIA CAFE HASAN NAJIB 5-469-223744 E-AMMOR@CERHOMVAL.COM</p>	<p>ARCHITECT TR 7 ACS 4023 TOWER COURT PLANO, TX 75074 P-469-223744 E-AMMOR@CERHOMVAL.COM</p>
<p>GENERAL CONTRACTOR CONTRACT-AMMAN NAJIB P-469-223744 E-AMMOR@CERHOMVAL.COM</p>	<p>CITY OF ADDISON 1680 WASHINGTON DR ADDISON, TEXAS 75001 P-972-480786 E-REGISTRATION@addison.gov</p>

PROJECT:
AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX



A-4.1

EXHIBIT A



CONTACT
 CONSTRUCTION
 AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TEXAS 75001
 P: 469.422.3444
 E: AMBROSIA@AMBROSIA.COM

ARCHITECT
 ROLZ Design Group
 4203 TOWER COURT
 ADDISON, TEXAS 75001
 P: 469.422.3444
 E: ROLZ@ROLZGROUP.COM

GENERAL CONTRACTOR
 HENRY HANSEN
 16811 WELLSBURN DR
 ADDISON, TEXAS 75001
 P: 469.422.3444
 E: HENRY@HENRYHANSEN.COM

ELEVATIONS
 SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE
 TR 7 ACS D.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 628
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED SEPT. 30, 2022

A-4.10

PROJECT:
AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX



EXHIBIT A

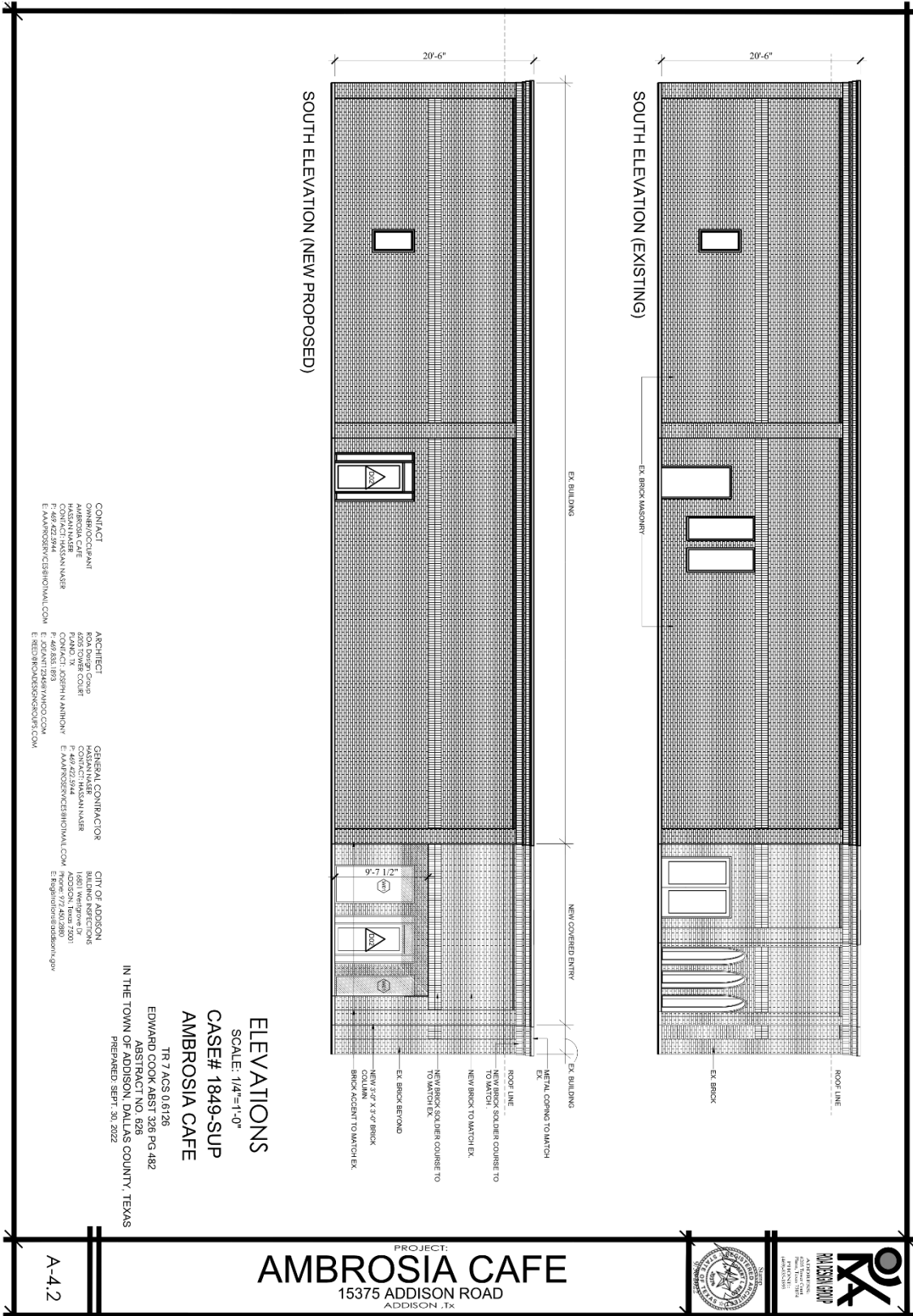
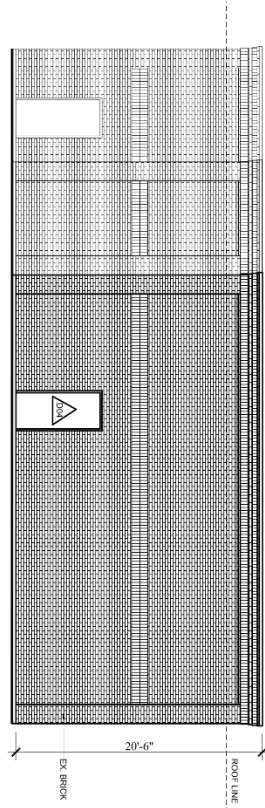


EXHIBIT A

WEST ELEVATION (EXISTING)



CONTACTS
 OWNER/OCCUPANT
 AMBROSIA CAFE
 CONTRACT HASSAN NASEER
 P: 469 422 5144
 E: AMBROSIA@CESEMIONAL.COM

ARCHITECT
 ROA Design Group
 6203 TOWER COURT
 CONTRACT JOSEPH N. ANTHONY
 P: 469 331 1873
 E: JOSEPH@ROADSG.COM
 WWW.ROADSG.COM

GENERAL CONTRACTOR
 HASSAN NASEER
 CONTRACT HASSAN NASEER
 11801 WILLOW GROVE DR
 ADDISON, TX 75001
 Phone: 772 420 8880
 E: Register@addison.tx.gov

TR 7 ACS 0.61256
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED SEPT. 30, 2022

ELEVATIONS
 SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE

A-4.2a

PROJECT:
AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX

