

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR INDOOR ENTERTAINMENT (MINIATURE GOLF), A RESTAURANT, AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 600; 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 November 15, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1864-SUP) for indoor entertainment (miniature golf), a restaurant, and for the sale of alcoholic beverages for on-premises consumption at the property located at 5100 Belt Line Road, Suite 600 (the “Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O12-002, as amended by Ordinance No. O20-08; 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 indoor entertainment (miniature golf), a restaurant, and authorizing the sale of alcoholic beverages for on-premises consumption for 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 plans which are attached hereto as **Exhibit A** and made a part hereof for all purposes, and inclusive of the following occupancy conditions:
  - (i) The six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.

- (ii) A minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.
- (b) The SUP granted herein for indoor entertainment (miniature golf), restaurant, and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area encompassing a total area not to exceed 30,000 square feet as designated on the final site plans attached hereto as **Exhibit A**.
- (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 (hereinafter “City”).
- (d) The sale of alcoholic beverages under this SUP shall be permitted for an indoor entertainment facility with miniature golf, restaurant and bar areas and total alcohol sales shall not exceed 40% of total facility gross sales.
- (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 (d) above are being met.
- (f) Any nonconforming use of the Subject Property that is not considered a legal nonconforming use under the City’s Comprehensive Zoning Ordinance 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 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.
- (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 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.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby,

be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

**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 **13<sup>TH</sup>** day of **DECEMBER** 2022.

**TOWN OF ADDISON, TEXAS**

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

**ATTEST:**

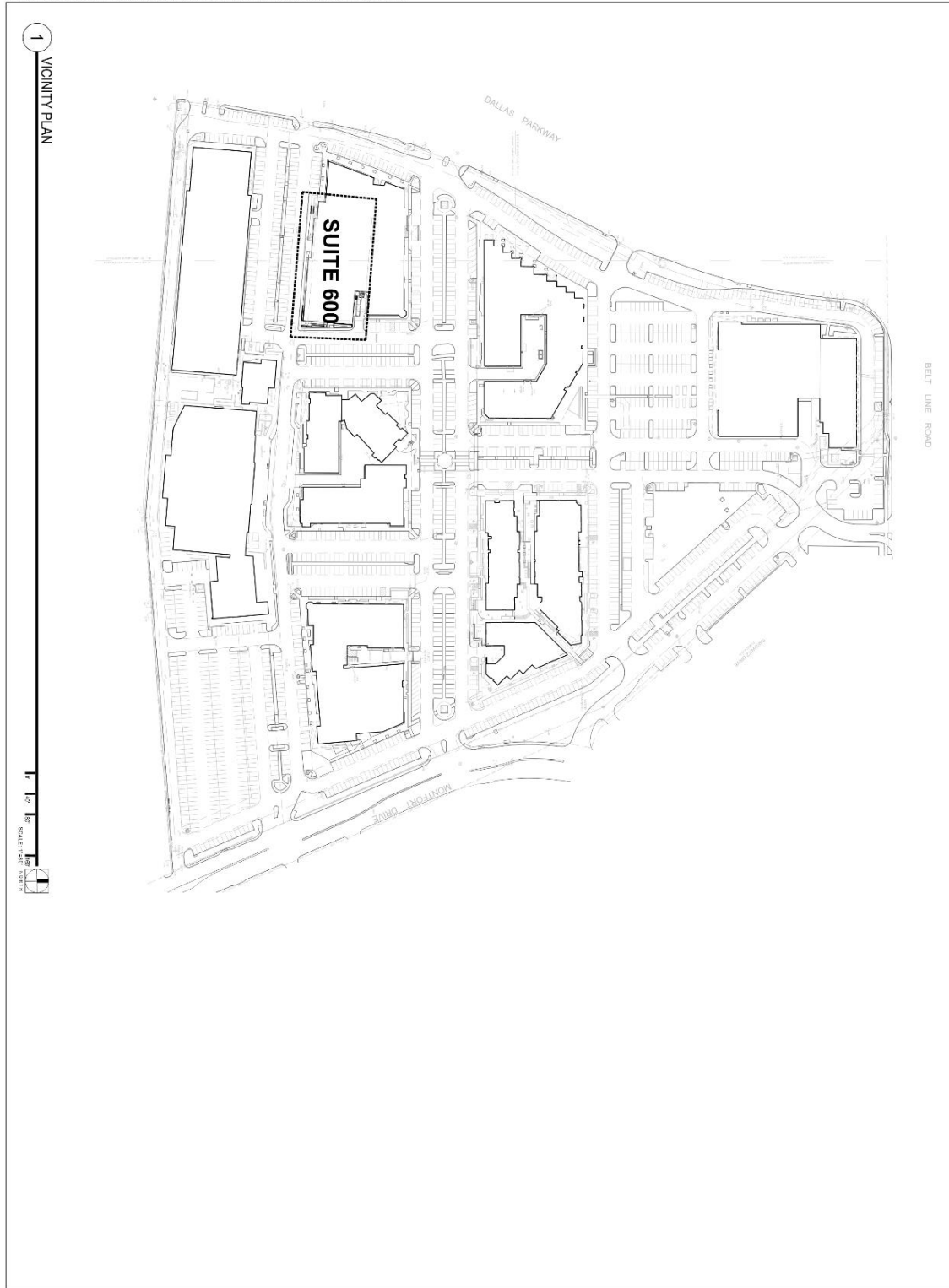
**APPROVED AS TO FORM:**

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

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

# EXHIBIT A

Drawing name: O:\04-Projects\22058 - Puttshack\04 Permit\04 CAD\02 Sheets\01-Permit\022058-LP.dwg L1.01 Nov 01, 2022 6:47pm by denise.james



**VICINITY PLAN**

Project Number: 22058  
 Date: NOVEMBER 04, 2022  
 Name: LANDSCAPE PLAN

**PUTTSHACK**  
 ADDISON, TX  
 CASE #1864-SUP

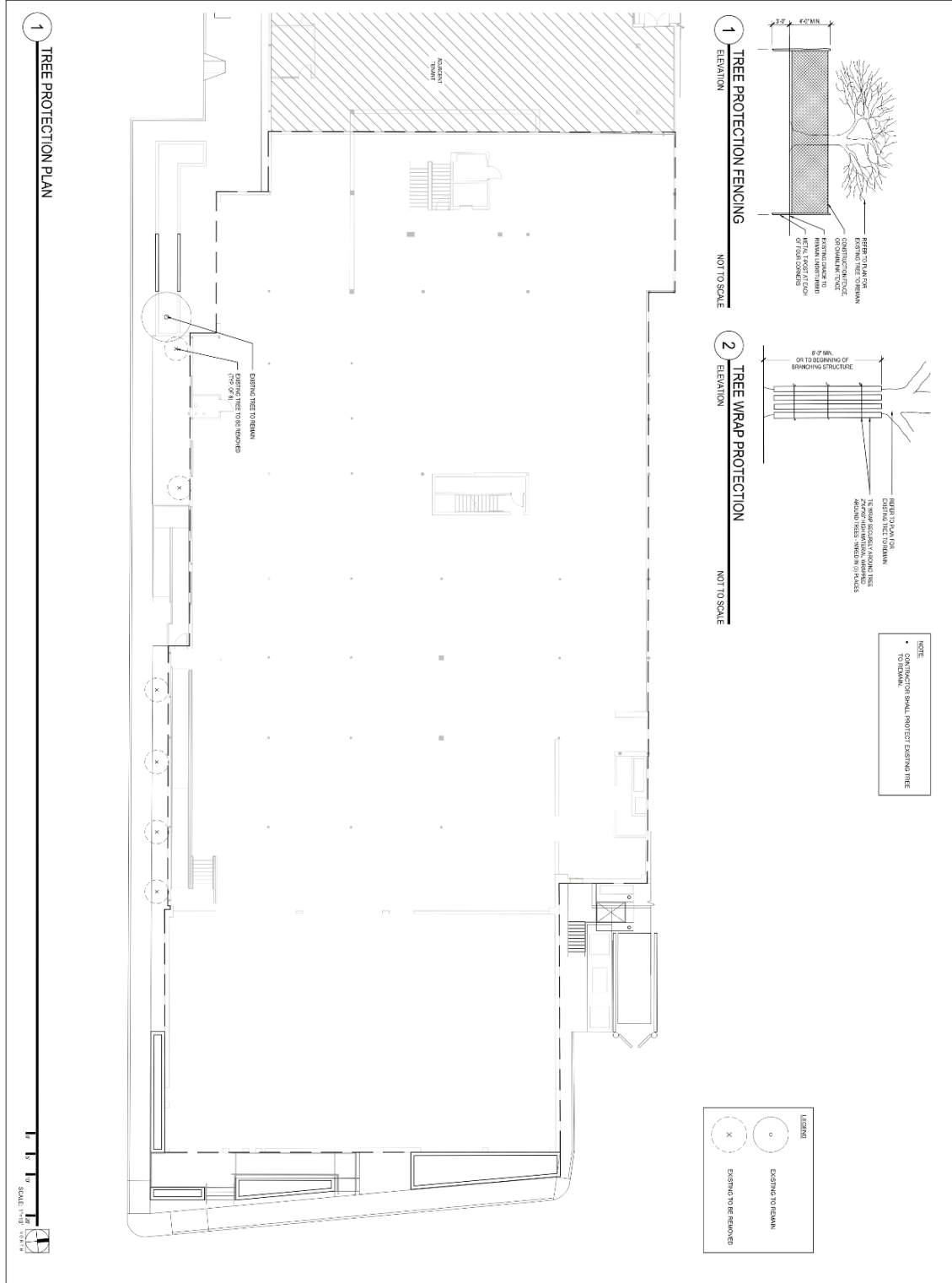
**OWNER**  
 Puttshack  
 5100 Belt Line Road  
 Addison, TX 75001

**ARCHITECT**  
 bvd creative  
 1200 East Valley  
 Suite 100  
 Addison, TX 75001



# EXHIBIT A

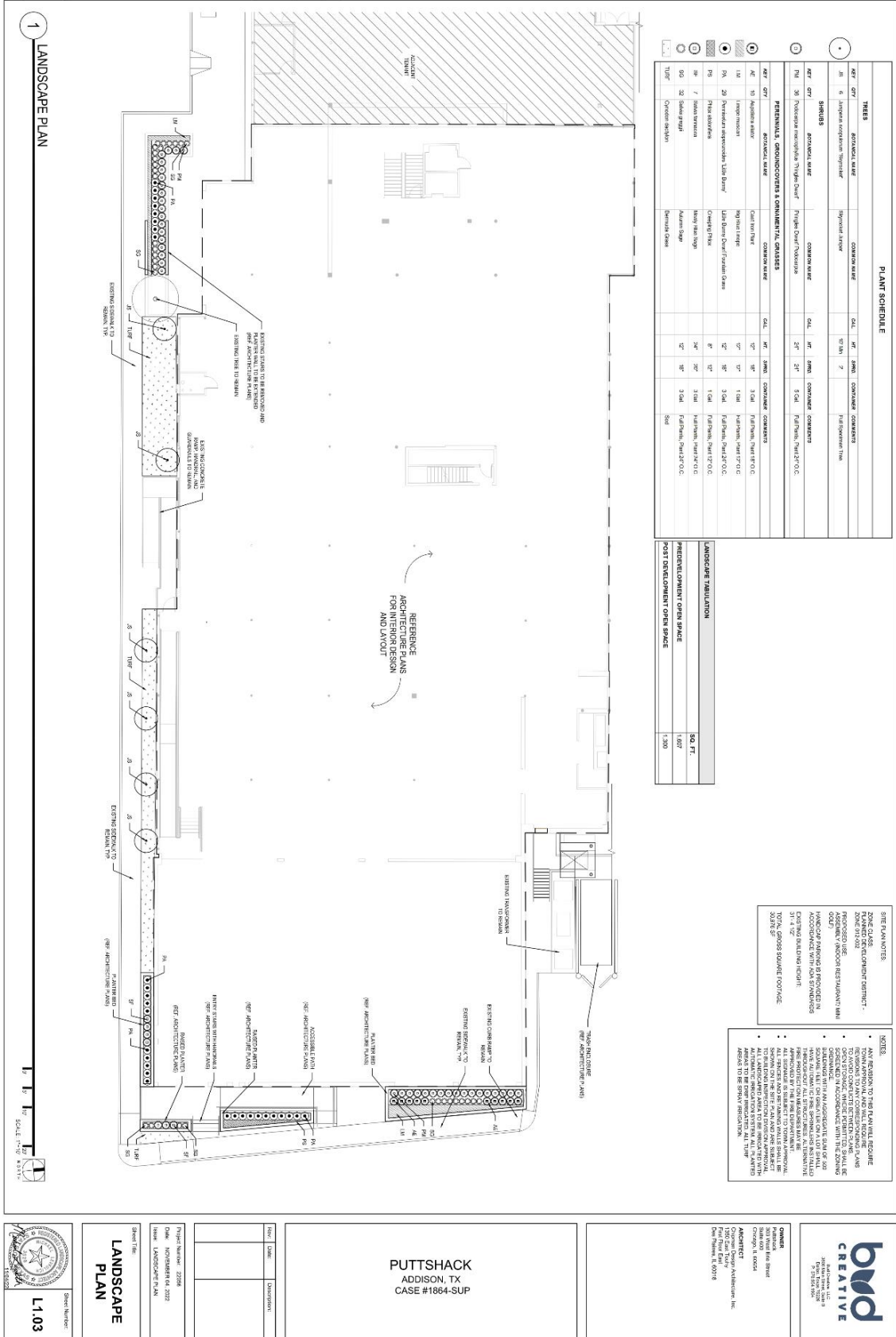
Drawing Name: C:\04\Projects\22056 - Puttshack\04 CAD\02 Sheet\01 Plan\22056-LP.dwg L1.02 Nov 04, 2022 6:46pm by: cernisse.ramirez



 Sheet Number <b>L1.02</b>	<b>TREE PROTECTION PLAN</b>	Project Number: 22056 Client: NOVEMBER 04, 2022 Name: LABORATORY PLAN	<b>PUTTSHACK</b> ADDISON, TX CASE #1864-SUP	OWNER: Puttshack 5100 Belt Line Road Suite 600 Addison, TX 75001 CONTACT: PROJECT MANAGER 1122 East 31st Street Suite 100 Addison, TX 75001 DREW HANNAH, R. KOPPE	 BYD CREATIVE 5100 BELT LINE ROAD SUITE 600 ADDISON, TEXAS 75001
----------------------------------	-----------------------------	---	---	---	--

# EXHIBIT A

Drawing name: C:\04\Projects\22056 - Puttshack\04 Permit\04 CAD\02 Sheets\01-Finish\22056-LP.dwg L1.03 Nov 09, 2022 3:13pm by: delise.ramirez



### PLANT SCHEDULE

KEY	SYMBOL	PLANT NAME	COMMON NAME	COL.	HT.	SPACING	COMMENTS
1	○	Perennial & Groundcovers	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
2	○	Shrub	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
3	○	Tree	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
4	○	Grass	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
5	○	Water Feature	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
6	○	Lighting	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS
7	○	Other	Common Name	COL. <td>HT. <td>SPACING</td> <td>COMMENTS</td> </td>	HT. <td>SPACING</td> <td>COMMENTS</td>	SPACING	COMMENTS

### LANDSCAPE TABULATION

LANDSCAPE DEVELOPMENT OPEN SPACE	NO. FT.
PREDEVELOPMENT OPEN SPACE	100
POST DEVELOPMENT OPEN SPACE	1300

**NOTES:**

1. SEE PERMITS FOR THE PLANNED SQUARE FOOTAGE DEVELOPMENT DISTRICT, PLANNED DEVELOPMENT DISTRICT, ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

**NOTES:**

1. THE PLANNED SQUARE FOOTAGE DEVELOPMENT DISTRICT, PLANNED DEVELOPMENT DISTRICT, ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING CODE.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.

**Delise Ramirez**  
 State of Texas  
 License No. 10347  
**L1.03**

**LANDSCAPE PLAN**  
 Project Number: 22056  
 Date: November 04, 2022  
 Name: LANDSCAPE PLAN  
 Sheet Title:

NO.	DATE	DESCRIPTION

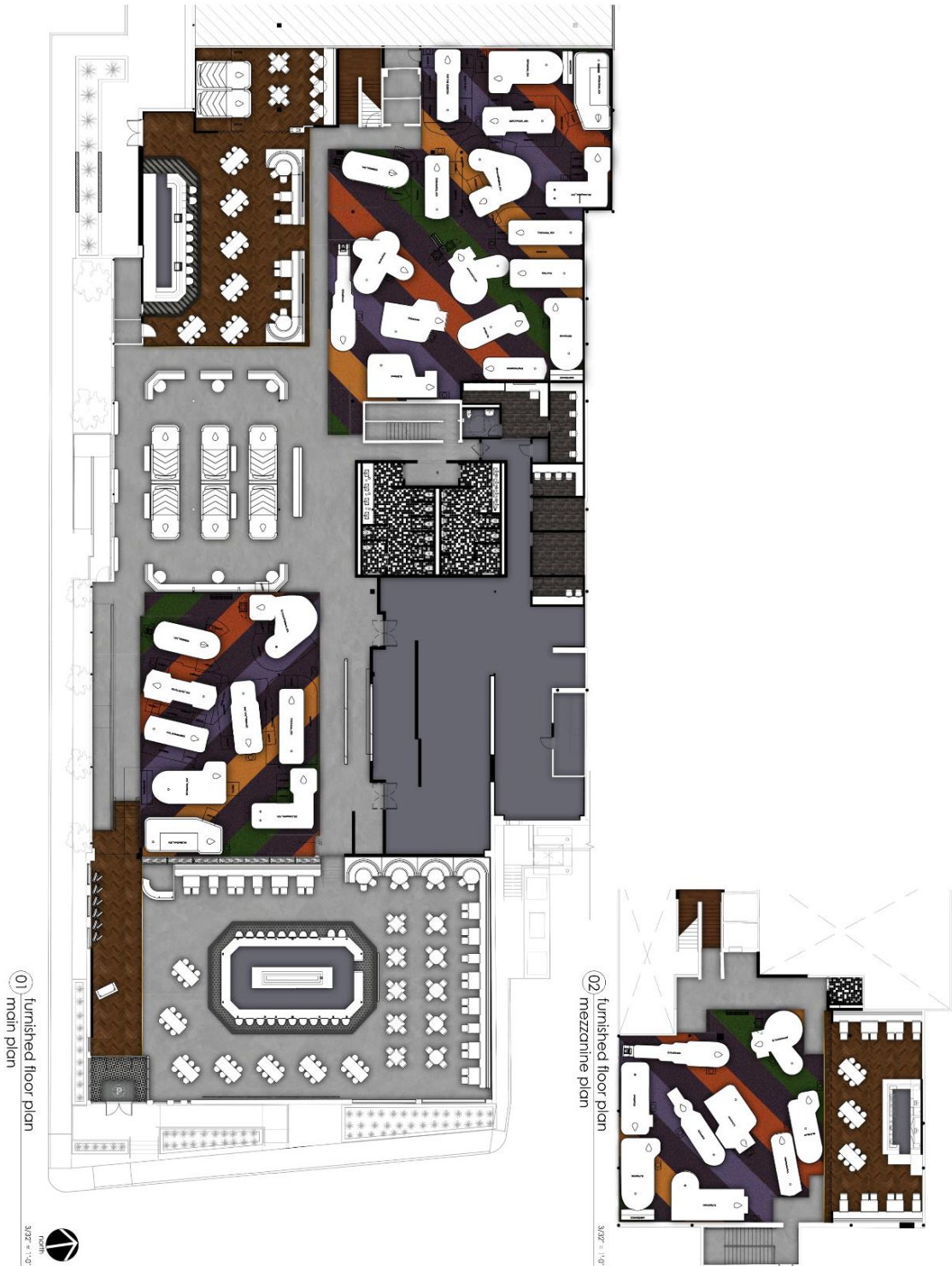
**PUTTSHACK**  
 ADDISON, TX  
 CASE #1864-SUP

**ARCHITECT**  
 Puttshack  
 5100 Belt Line Road, Suite 600  
 Addison, TX 75001  
 Phone: (972) 240-1000

**BYD CREATIVE**  
 5100 Belt Line Road, Suite 600  
 Addison, TX 75001



**EXHIBIT A**



01 furnished floor plan  
main plan

02 furnished floor plan  
mezzanine plan



3/32" = 1'-0"  
FURNISHED FLOOR PLAN  
sheet part  
12.01.2022

**Puttshack Addison**  
5000 Belt Line Road  
Suite 600  
Addison, TX 75001  
22013  
REVISIONS

**COEVAL**  
Architectural  
1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)  
Addison, TX 75001  
22013  
REVISIONS

These drawings and contract are the copyrighted work of Coeval Architectural. They may not be used or reproduced in any form without the written or oral approval of Coeval Architectural.

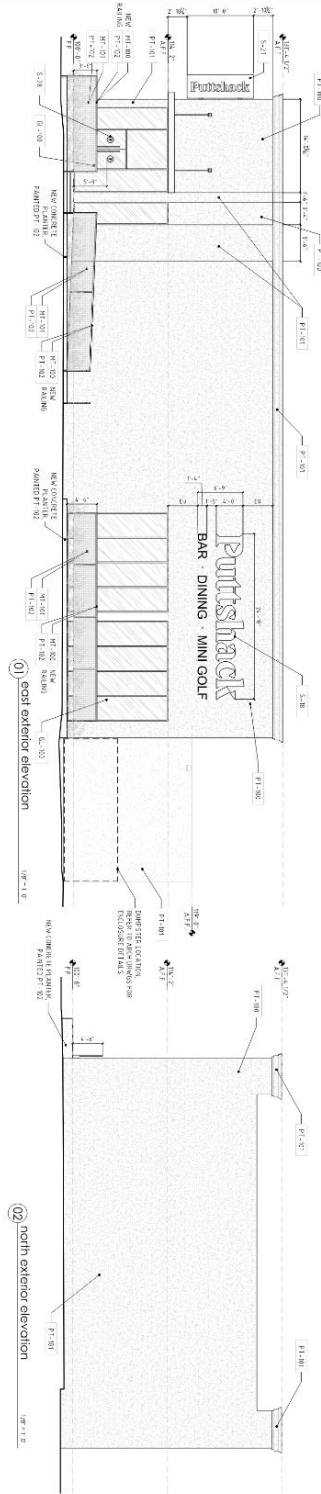
**PROJECT TEAM**  
OWNER  
Puttshack Addison  
5000 Belt Line Road  
Suite 600  
Addison, TX 75001  
22013  
REVISIONS

DESIGN TEAM  
Coeval Architectural  
1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)  
Addison, TX 75001  
22013  
REVISIONS



# EXHIBIT A

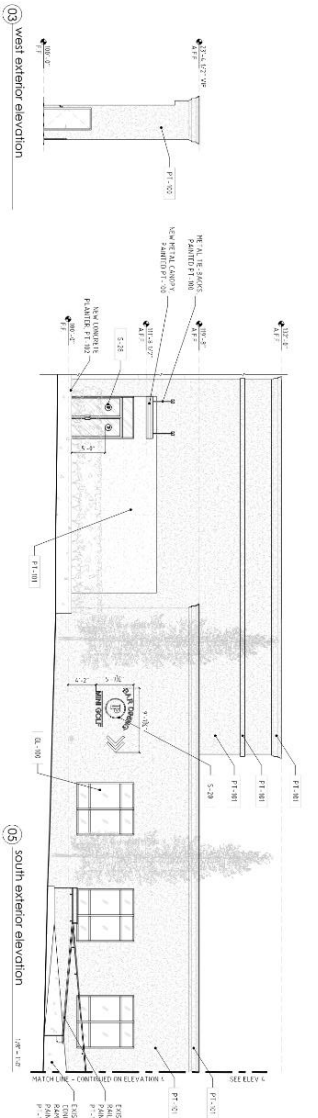
SIGNAGE IS NOT APPROVED VIA ZONING AND APPLICANT ACKNOWLEDGES THAT A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR SIGNAGE



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

### BUILDING MATERIAL CALCULATIONS

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
WEST EXTERIOR ELEVATION CALCULATION				
CONCRETE	1000	sq ft	100	100000
BRICK	5000	sq ft	500	250000
WOOD	2000	sq ft	200	40000
GLASS	1000	sq ft	1000	100000
METAL	1000	sq ft	1000	100000
OTHER	1000	sq ft	1000	100000
NORTH EXTERIOR ELEVATION CALCULATION				
CONCRETE	1000	sq ft	100	100000
BRICK	5000	sq ft	500	250000
WOOD	2000	sq ft	200	40000
GLASS	1000	sq ft	1000	100000
METAL	1000	sq ft	1000	100000
OTHER	1000	sq ft	1000	100000
EAST EXTERIOR ELEVATION CALCULATION				
CONCRETE	1000	sq ft	100	100000
BRICK	5000	sq ft	500	250000
WOOD	2000	sq ft	200	40000
GLASS	1000	sq ft	1000	100000
METAL	1000	sq ft	1000	100000
OTHER	1000	sq ft	1000	100000
SOUTH EXTERIOR ELEVATION CALCULATION				
CONCRETE	1000	sq ft	100	100000
BRICK	5000	sq ft	500	250000
WOOD	2000	sq ft	200	40000
GLASS	1000	sq ft	1000	100000
METAL	1000	sq ft	1000	100000
OTHER	1000	sq ft	1000	100000



EXTERIOR ELEVATIONS  
**ID4.0**

Town of Addison, Texas  
Ordinance No.  
Case No. 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)