

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS  
AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF  
THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO  
AS TO GRANT A SPECIAL USE PERMIT FOR THE SALE  
OF ALCOHOLIC BEVERAGES, UNDER THE SPECIAL CON-  
DITIONS, ON THE FOLLOWING DESCRIBED PROPERTY  
TO-WIT:

Being a survey of a tract of 39,888  
square feet of land in the G. W. FISHER SUR-  
VEY, ABSTRACT NO. 482, Dallas County, Texas;  
and being in the City of Addison, Texas; and  
being the same property as described in deed  
to DAVID ALBERT from the St. Louis & South-  
western Railway Co. filed 11-6-75 in the  
Deed Records of Dallas County, Texas; and  
being more particularly described as follows:

BEGINNING at a point in the North line of  
Belt Line Road that is East, 60.0 ft. and  
North 50.0 ft. from the point of inter-  
section of the centerline of said Belt  
Line Road with the centerline of Addison  
Road;

THENCE N 44 degrees 39' 45" W, 28.22 ft.  
to a point in the East line of said  
Addison Road;

THENCE N 00 degrees 27' 50" E, along the  
East line of Addison Road, 180.02 ft.;

THENCE S 89 degrees 47' 00" E, 200.0 ft.;

THENCE S 00 degrees 13' 04" W, 200.0 ft.  
to a point in the North line of Belt Line  
Road;

THENCE N 89 degrees 47' 00" W, along the  
North line of Belt Line Road, 180.84 ft.  
to the POINT OF BEGINNING and containing  
39,888 sq. ft. of land.

PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR NO SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE;

WHEREAS, the City Planning Commission of the City of Addison and the Governing Body of the City of Addison, in compliance with the laws of the State of Texas and the ordinance of the City of Addison, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Comprehensive Zoning Ordinance should be amended; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Addison, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Addison, so as to grant a Special Use Permit for the sale of alcoholic beverages, as follows:

" Sale of alcoholic beverages for on-premises consumption "

Said Special Use Permit shall be granted, subject to special conditions, on the following described property, to-wit:

Being a survey of a tract of 39,888 sq. ft. of land in the G. W. FISHER SURVEY, ABSTRACT NO. 482, Dallas County, Texas; and being in the City of Addison, Texas; and being the same property as described in deed to DAVID ALBERT

from the St. Louis & Southwestern Railway Company filed 11-6-75 in the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point in the North line of Belt Line Road that is East, 60.0 ft. and North 50.0 ft. from the point of intersection of the centerline of said Belt Line Road with the centerline of Addison Road;

THENCE N 44 degrees 39' 45" W, 28.22 ft. to a point in the East line of said Addison Road;

THENCE N 00 degrees 27' 30" E, along the East line of Addison Road, 180.02 ft.;

THENCE S 89 degrees 47' 00" E, 200.0 ft.;

THENCE S 00 degrees 13' 04" W, 200.0 ft. to a point in the North line of Belt Line Road;

THENCE N 89 degrees 47' 00" W, along the North line of Belt Line Road, 180.84 ft. to the POINT OF BEGINNING and containing 39,888 sq. ft. of land.

SECTION 2. That the above Special Use Permit is granted subject to the following special conditions, to-wit:

(1) That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, landscape plan, and the elevation drawings showing four exterior walls which are attached hereto and made a part hereof for all purposes;

(2) That the Specific Use Permit granted herein shall be limited to:

Sale of alcoholic beverages for on-premises consumption only and to that particular area designated on site plan attached hereto as being outlined in red and encompassing 3,551 square feet.

(3) No signs advertising sale of alcoholic beverages shall be permitted under other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the City of Addison, as well as the approved elevations of the building.

(4) That the sale of alcoholic beverages under this specific use permit shall be permitted in restaurant only. Restaurant is hereby defined as an establishment which receives at least sixty percent (60%) of its gross revenue from the sale of food, except that wine sales shall not be included in the calculation of gross revenues.

(5) Said establishment shall make available to the city or its agents, during reasonable hours its book-keeping records for inspection, if required by the city to insure that the conditions of Section 4 are being met.

(6) Dancing and the use of gaming devices, such as billiards (pool) tables, pinball machines, marble tables, and other coin operated amusement machines, other than machines for music, are hereby prohibited.

(7) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the City of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.

(8) That if the property for which the special use permit is granted herein is not used for the purposes for which said permit was granted within one 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 on such property.

(9) That if a license or permit to sell alcoholic beverages on property covered by this special use permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.

SECTION 3. That 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 4. That any person, firm or corporation violating any of the provisions of this ordinance shall, upon commission, be deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation continues shall

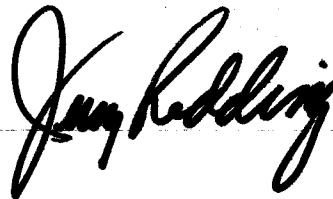
constitute a separate offense.

SECTION 5. The fact that the sale of alcoholic beverages in the City of Addison is authorized only under special use permits as provided for in the Comprehensive Zoning Ordinance of the City of Addison, and the City Council having found that the property described herein is suitable for such uses, and that a special permit for such use should be granted, this ordinance shall become effective from and after its adoption, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Addison, Texas, on the 23<sup>rd</sup> day of November, 1976.

APPROVED:

MAYOR



ATTESTED:

  
CITY SECRETARY

OFFICIAL DRAWINGS RELATING TO THIS  
ORDINANCE ARE FILED IN THE OFFICIAL  
ORDINANCE DRAWING BINDER, VOL. 1

APPROVED AS TO FORM:

  
CITY ATTORNEY