

ORDINANCE NO. 518

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 FOR ON-PREMISES CONSUMPTION FOR VANTAGE PROPERTIES, CASE #457, LOCATED WEST OF DALLAS PARKWAY AND EAST OF INWOOD ROAD, BEING 11.857 ACRES OF LAND LOCATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR NO SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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 direction have concluded that the Comprehensive Zoning Ordinance should be amended.

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 for On-Premises Consumption." Said Special Use Permit shall be granted subject to special conditions on the following described property, to-wit:

Being a tract of land out of the Josiah Pancoast Survey, Abstract No. 1146 of Dallas County, Texas, also being out of the Anderson and White Addition to the City of Farmers Branch, Texas, recorded in Volume 953, Page 895, Deed Records, Dallas County, Texas, and being part of that certain tract heretofore conveyed to The Stewart Company by Penteco, Inc. by Deed dated May 1, 1976, recorded in Volume 76124, page 2181, Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the West R.O.W. line of Dallas Parkway, 120 feet wide street, in the Northeast corner of Tract 1 of the S. Finley Ewing, Jr. Addition, an addition to the City of Farmers Branch, Texas, recorded in Volume 73093, page 1346, Map Records, Dallas County, Texas;

THENCE, S. 88° 41' 19" W along the North line of said Tract 1 passing through the Northwest corner of same at distance of 975.34 feet and continuing along this line for a total distance of 1098.57 feet to an iron rod found for a corner; said corner being in the East R.O.W. line of a 100 foot Dallas Power & Light Company R.O.W. recorded in Volume 4617, page 375 of the Deed Records of Dallas County, Texas;

THENCE, N. 17° 01' W with said East line of Dallas Power & Light Company R.O.W. for a distance of 490.33 feet to an iron rod set for a corner;

THENCE, N 88° 41' 19" E for a distance of 1089.01 feet to an iron rod set for a corner; said corner being in the West R.O.W. line of said Dallas Parkway;

THENCE, S 18° 05' 08" E, with said West R.O.W. line for a distance of 493.20 feet to the POINT OF BEGINNING AND CONTAINING 516,491 sq. ft. or 11.857 acres of land, more or less

SECTION 2. That the above Special Use Permit is granted subject to the following 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. The landscaping of such property will be maintained in such condition as approved prior to the certificate of occupancy.
2. That the Special Use Permit granted herein shall be limited to:

Sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the site plan attached hereto as being outlined in red and encompassing 333,576[±] sq. ft.
3. 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 City of Addison, as well as the approved elevations of the building.
4. That the sale of alcoholic beverages under this special 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 bookkeeping 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 billiard (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 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 (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.
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 in any part or portion of said ordinance should it 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 use should it 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 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 24th day of July, 1979.

MAYOR



ATTEST:

Jacque Sharp
CITY SECRETARY