

ORDINANCE NO. 524

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 THE GREAT OUTDOOR SUB SHOP, CASE #460, LOCATED AT PRESTONWOOD JUNCTION SHOPPING CENTER AT BELT LINE ROAD/PROPOSED MONTFORT DRIVE, BEING OUT OF THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, AND BEING MORE PARTICULARLY IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE 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, 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 for On-Premises Consumption : Said Special Use Permit shall be granted, subject to special conditions on the following described property, to-wit:

Tract 1

BEING a tract of 5.000 acres of land in the Allen Bledsoe Survey, Abstract No. 157, Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of Celestial Road with the present Northeast line of Montfort Street (25.0 feet from centerline); THENCE Northwesterly, along the present Northeast line of Montfort (parallel to and 25.0 feet northeast of the centerline of same), as follows; 1st N 23° 24' 00" W, 825.16 feet to its intersection with the northwest line of a proposed road, this being the POINT OF BEGINNING of the 5.000 acre tract described herein:

THENCE northwesterly, continuing along the northeast line of Montfort Street (parallel to and 25.0 feet northeast of the centerline of same), as follows: 1st. N 23° 24' 00" W, 119.06 feet; 2nd N 41° 54' 00" W. 692.17 feet;

THENCE N 28° 44' 55" E, along a cut-back corner with Belt Line Road, 29.59 feet to a point in the South line of Belt Line Road;

THENCE N 89° 49' 50" E, along the South line of Belt Line Road, 628.48 feet to its intersection with the West line of said proposed road;

THENCE Southerly, along the westerly lines of said road, as follows: 1st, S. 00° 10" E, 194.78 feet to the beginning of a curve to the right that has a Central Angle of 30° 00' 00", a Radius of 460.0 feet and a Tangent of 123.26 feet; 2nd, Southwesterly, around said curve 240.85 feet; 3rd, S. 29° 49' 50" W, 6.65 feet to the beginning of a curve to the left that has a Central Angle of 24° 49' 42", a Radius of 540.0 feet and a tangent of 118.87 feet; 4th, Southwesterly, around said curve, 234.0 feet to the POINT OF BEGINNING and containing 5.000 acres of land.

Tract 2

BEING a tract of 16.097 acres of land in the Allen Bledsoe Survey, Abstract No. 157, Dallas County, Texas; and being

more particularly described as follows:

COMMENCING at the point of intersection of the Northwest line of Celestial Road, with the present Northeast line of Montfort St. (25.0 feet from centerline); Thence N 73° 22' 00" E, along the Northwest line of Celestial Road, 15.13 feet to its intersection with the proposed Northeast line of Montfort St.; Thence N 23° 49' 41" W, along the proposed Northeast line of Montfort St., 1115.23 feet to the POINT OF BEGINNING of the 16.097 acre tract described herein: THENCE northerly, along the proposed Northeast line of Montfort St. and along the Easterly line of a proposed road, as follows: 1st. N 23° 24' 00" W, 568.31 feet to the beginning of a curve to the right that has a Central Angle of 53° 13' 50", a Radius of 460.0 feet and a Tangent of 230.5 feet; 2nd Northeasterly, around said curve, 427.36 feet; 3rd, N 29° 49' 50" E, 6.65 feet to the beginning of a curve to the left that has a Central Angle of 30° 00' 00", a radius of 540.0 feet and a tangent of 144.69 feet; 4th northerly, around said curve, 282.74 feet; 5th N 00° 10' 10" W, 194.78 feet to its intersection with the South line of Belt Line Road; THENCE N 89° 49' 50" E, along the South line of Belt Line Road, 569.11 feet; THENCE S 00° 10' 10" E, 665.13 feet; THENCE S 75° 13' 25" E, 12.84 feet; THENCE S 00° 10' 10" E, 116.56 feet; THENCE S 48° 00' 00" W, 335.0 feet; THENCE S 20° 35' 30" W, 391.63 feet; THENCE S 66° 36' 00" W, 75.0 feet to the POINT OF BEGINNING and Containing 16.097 acres of land.

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 2300 sq. ft.