

ORDINANCE NO. 631

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION ON LAND LOCATED NORTH OF BELT LINE ROAD AND EAST OF MARCY ROAD ON APPLICATION BY HUNT PROPERTIES, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, Texas, 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 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, Texas, so as to grant a Special Use Permit for a restaurant and 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 portions of a 2.871 acre tract of land in the G. W. Fisher Survey, Abstract No. 482 as conveyed to Consolidated Pension Trust according to Deed Filed in Volume 77164, Page 1396 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

TRACT A

BEGINNING at the point of intersection of the north right-of-way line of Belt Line Road (100' R.O.W.) and the west right-of-way line of Marcy Road (60' R.O.W.), said point also being the southeast corner of said 2.871 acre tract.

THENCE N 89°51'00" W with the north right-of-way line of Belt Line Road for a distance of 209.80 feet to a point for corner;

THENCE North for a distance of 200.34 feet to a point for corner;

THENCE N 89°51'00" W for a distance of 175.00 feet to a point for corner in the west line of said 2.871 acre tract;

THENCE North with said west line for a distance 124.66 feet to a point for corner, said point being the northwest corner of said 2.871 acre tract;

THENCE S 89°51'00" E with the North line of said 2.871 acre tract for a distance of 284.80 feet to a point for corner in the West right-of-way line of Marcy Road, said point being the northeast corner of said 2.871 acre tract;

THENCE South with the West right-of-way line of March Road for a distance of 325.00 feet to the POINT OF BEGINNING and containing 90,000.00 square feet or 2.066 acres of land, more or less.

TRACT B

BEGINNING at a point in the north right-of-way line of Belt Line Road (100' R.O.W.), said point being the southwest corner of the above said 2.871 acre tract and being S 89°51'00" E 662.73 feet from the intersection cut-back of Addison Road and Belt Line Road;

THENCE North with the west line of said 2.871 acre tract for a distance of 200.34 feet to a point for corner;

THENCE S 89°51'00" E for a distance of 175.00 feet to a point for corner;

THENCE South for a distance of 200.34 feet to a point for corner in the north right-of-way line of Belt Line Road;

THENCE N 89°51'00" W with said north line for a distance of 175.00 feet to the POINT OF BEGINNING and containing 35,059.57 square feet or 0.804 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 10,510 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, Texas, 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 revenues 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. The use of gaming devices, such as billiards (pool) tables, pinball machines, marbel tables, and other coin operated amusement machines, other than machines for music are hereby prohibited. This also includes dancing.
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 received 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 (1) year after the adoption of this ordinance, the City Council may authorize hearings.
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 BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS,  
this the 28 day of October, 1980.

MAYOR



ATTEST:

  
CITY SECRETARY