

ORDINANCE NO. 680

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR HUNAN CHINESE RESTAURANT LOCATED AT THE NORTHEAST CORNER OF RUNYON AND BELTLINE ROAD., CASE #599; 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, the City of Addison, Texas, is of the opinion that the said special use permit of Case #599, Tax #1-20-0030, should be granted and 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 the sale of alcoholic

beverages for on-premises consumption. Said special use permit shall be granted subject to special conditions on the described property on Attachment "A".

SECTION 2. That the 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 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-premised consumption only and to that particular area designated on the site plan attached hereto as being outlined in red and encompassing 7804 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 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 (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 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 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 26 day of May, 1981.

MAYOR



ATTEST:


CITY SECRETARY

FIELD NOTES

for
Restaurant Site
at the
Northeast Corner
of
Belt Line Road & Runyon Road

Being situated in the David Myers Survey, Abstract No. 923, Dallas County Texas, and being Duncan's Addition, an addition to the City of Addison as per the plat thereof recorded in Volume 79058, Page 1912, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Belt Line Road (100' R.O.W.) and the east line of Runyon Road (60' R.O.W.);

THENCE North $00^{\circ}08'05''$ East and along the east line of Runyon Road a distance of 175.0 feet to a point for corner;

THENCE South $89^{\circ}51'55''$ East, a distance of 230.0 feet to a point for corner;

THENCE South $00^{\circ}08'05''$ West, a distance of 175.0 feet to a point for corner;

THENCE North $89^{\circ}51'55''$ West along the north line of Belt Line Road a distance of 230.0 feet to the POINT OF BEGINNING and containing approximately 40,250 square feet or 0.924 acres of land.