

ORDINANCE NO. 295

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN 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 FOR THE FORBIDDEN CITY RESTAURANT LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND MONTFORT ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR NO SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps

promote the general welfare and safety of this community, now,  
therefore

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

SECTION 1. That the Comprehensive Zoning Ordinance of the  
Town of Addison, Texas, as heretofore amended, is hereby amended  
by amending the zoning ordinance of the Town of Addison, Texas,  
so as to grant a special use permit for a restaurant and the sale  
of alcoholic beverages for on-premises consumption to The  
Forbidden City Restaurant. Said special use permit shall be  
granted subject to special conditions, on the following described  
property, to-wit:

BEING a tract of land situated in the Allen Bledsoe Survey  
Abstract No. 157, City of Addison, Dallas County, Texas, and  
being all of Oaks North/East No. 1 an addition to the Town of  
Addison, Dallas County, Texas, and all of Oaks North/East No. 2  
and addition to the Town of Addison, as recorded in Volume 79121,  
Page 0595 of the Map Records of Dallas County, Texas, and all of  
Oaks North/East No. 3 an addition to the Town of Addison, as  
recorded in Volume 79121, Page 0587 of the Map Records of Dallas  
County, Texas, and part of Oaks North/East No. 4 an addition to  
the Town of Addison as recorded in Volume 79121, Page 0555 of the  
Map Records of Dallas County, Texas, and being more particularly  
described as follows:

BEGINNING at the point of intersection of the South line of Belt  
Line Road (a 100' R.O.W.) with the East line of Montfort Drive (a  
80' R.O.W.) an iron stake for corner;

THENCE N 89°49'50" E along said South line of Belt Line Road a  
distance of 609.11 feet to an iron stake for corner;

THENCE S 0°10'10" E a distance of 19.0 feet to an iron stake for  
corner;

THENCE S 89°49'50" W a distance of 485.0 feet to an iron stake  
for corner;

THENCE S 0°10'10" E a distance of 197.0 feet to an iron stake for  
corner;

THENCE S 89°49'50" W a distance of 485.0 feet to an iron stake for corner;

THENCE S 0°10'10" E a distance of 197.0 feet to an iron stake for corner;

THENCE S 89°49'50" W a distance of 195.47 feet to a point on the said East line of Montfort Drive, an iron stake for corner;

THENCE Northerly along the said East line of Montfort Drive the following:

N 23°24' W a distance of 2.67 feet to the beginning of a curve to the right having a central angle of 51°50'50" and a radius of 460.0 feet, an iron stake for corner;

Northerly around said curve a distance of 416.26 feet to the beginning of a curve to the left having a central angle of 41°25'08" and a radius of 540.0 feet, an iron stake for corner;

Northerly around said curve a distance of 390.36 feet to the beginning of a curve to the right having a central angle of 12°48'08" and a radius of 460.0 feet, an iron stake for corner;

Northerly around said curve a distance of 102.78 feet to the PLACE OF BEGINNING and containing 475,161 square feet or 10.908 acres of land;

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and further being a part of Lot "D", Block 2 of Oaks North/East No. 4, an addition to the Town of Addison, Texas, as recorded in Volume 79121, Page 0555 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of Montfort Drive (a variable width R.O.W.), said point also being the South corner of said Lot "D", Block 2 of Oaks North/East No. 4, an iron stake for corner;

THENCE N 23°24' W, along said easterly line of Montfort Drive, a distance of 285.80 to an iron stake for corner;

THENCE N 89°49'50" E, leaving said easterly line of Montfort Drive, a distance of 195.47 feet to an iron stake for corner;

THENCE N 0°10'10" W, a distance of 197.0 feet to an iron stake for corner;

THENCE N 89°49'50" E, a distance of 485.0 feet to a point on the easterly line of said Lot "D", Block 2, an iron stake for corner;

THENCE along said easterly and southerly lines of said Lot "D", Block 2, the following:

S 0°01'10" E, a distance of 97.56 feet to an iron stake for corner;

S 47°39'12" W, a distance of 335.0 feet to an iron stake for corner;

S 66°36' W, a distance of 347.66 feet to the PLACE OF BEGINNING and containing 175,578 square feet or 4.03 acres of land.

SECTION 2. That the Special Use Permit is granted subject to the following conditions:

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 shall be maintained in the condition as set forth in such drawings.

2) That the Special Use Permit granted herein shall be limited to a restaurant and the sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the final site plan as being outlined in red and encompassing a total area not to exceed 3500 sq. ft.

3) No signs advertising sale of alcoholic beverage 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, and all permitted signs must be shown on elevation drawings.

4) That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants is hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.

5) Said establishment shall make available to the city of its agents, during reasonable hours its bookkeeping records for inspection, if required by the city to insure that the conditions of Paragraph 4 are being met.

6) 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) Where the sale or serving of alcoholic beverages is permitted, dancing is hereby prohibited.

8) 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.

9) 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.

10) 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.

11) The sale of alcoholic beverages is prohibited in drive-in restaurants where food and beverages are served to customers for consumption on the premises but outside of the building. Such drive-in restaurants shall not be considered to be restaurants under the provisions of this ordinance.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 4. 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 5. Whereas, the above described property required that it be given the above zoning classification in order to

permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, this the 26 day of May, 1982.

MAYOR *James Kelly*

ATTEST:

*Jacqueline Sharp*  
CITY SECRETARY

APPROVED AS TO FORM:

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CITY ATTORNEY

EFFECTIVE DATE:

6-23-82