

ORDINANCE NO. 085-025

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM LE PEEP RESTAURANT, LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND INWOOD ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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, Texas, 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 so as to grant a special use permit for a restaurant and the sale of alcoholic beverages for on-premises consumption to Le Peep Restaurant. Said special use permit shall be granted, subject to the special conditions, on the following described property, to wit:

BEING a tract or parcel of land situated in the City of Addison, Texas and being out of the Josiah Pancoast Survey, Abstract 1146; and being Site 6, Block 1, Quorum West, an addition recorded in Volume 82053, Page 1316 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the southerly line of Belt Line Road (110 feet wide) and the westerly line of Landmark Boulevard (80 feet wide);

THENCE South 0 degrees 12 minutes 57 seconds East along said westerly line of Landmark Avenue a distance of 205.00 feet to the beginning of a curve to the left;

THENCE in the southerly, southeasterly direction continuing along said westerly line of Landmark Avenue and along said curve to the left having a radius of 1403.31 feet, a central angle of 7 degrees 59 minutes 15 seconds and an arc length of 195.63 feet to a point for corner and to the end of said curve to the left;

THENCE South 89 degrees 47 minutes 03 seconds West a distance of 364.98 feet to a point for corner in the easterly line of a St. Louis & Southwestern Railroad right-of-way (100 feet wide);

THENCE North 17 degrees 06 minutes 17 seconds West along said easterly line of the railroad right-of-way a distance of 162.11 feet to a point for corner;

THENCE North 27 degrees 09 minutes 19 seconds East along the easterly line of a tract of land dedicated for Inwood Road (Variable Width) a distance of 25.92 feet to the beginning of a curve to the left;

THENCE in a northeasterly, northerly direction along said easterly line of Inwood Road Dedication and along said curve to the left having a radius of 470.00 feet; a central angle of 28 degrees 04 minutes 33 seconds and an arc length of 230.31 feet to a point for corner and to the end of said curve to the left;

THENCE North 89 degrees 47 minutes 03 seconds East along the said southerly line of Belt Line Road a distance of 333.96 feet to the POINT OF BEGINNING and containing 145,861 square feet more or less or 3.3485 acres.

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 and shall be further provided and improved as per the recommendations of the Addison Landscape Department.
- 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 3,351 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 all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. 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 5. 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 6. 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,
on this the 14th day of May, 1985.

MAYOR

A handwritten signature in cursive script, appearing to read "Jim Kelly", is written over a horizontal dashed line.

ATTEST:


Jaqueline Kuse
CITY SECRETARY

CASE # 904-SUP

APPROVED AS TO FORM:

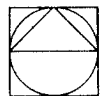
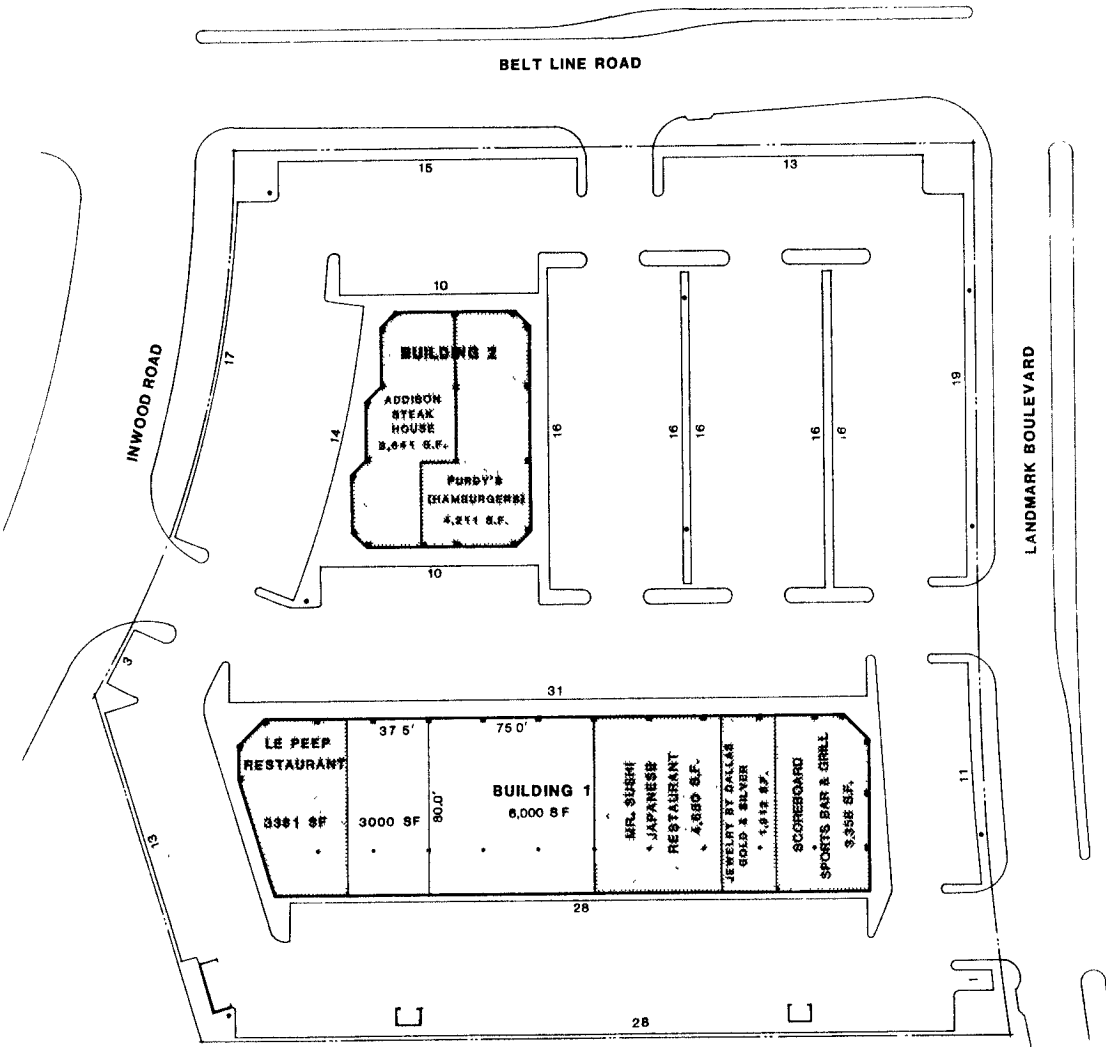
Mark Hill

Published
5-23-85

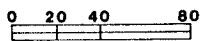
CASE FILE NO. 90A-SUP
 RECEIVED.

INWOOD
 QUORUM
 VILLAGE
 ADDISON, TEXAS

PESKIND DEVELOPMENT COMPANY
 5000 QUORUM DRIVE SUITE 325
 DALLAS, TEXAS 75240
 PHONE: (214) 980-0080



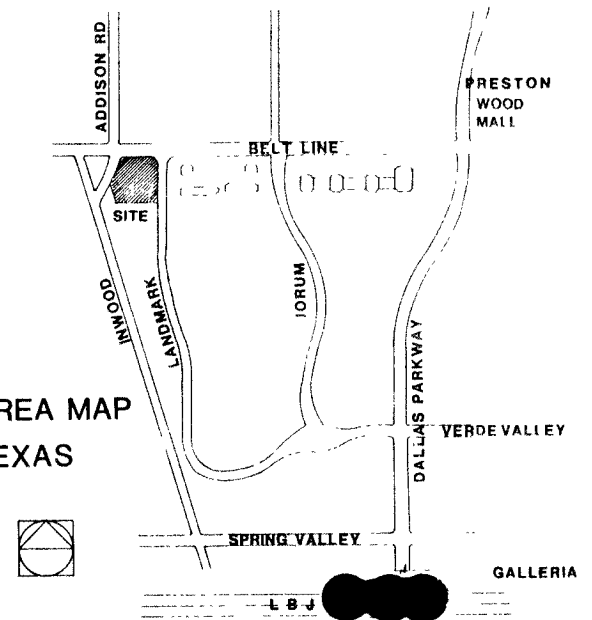
SITE PLAN

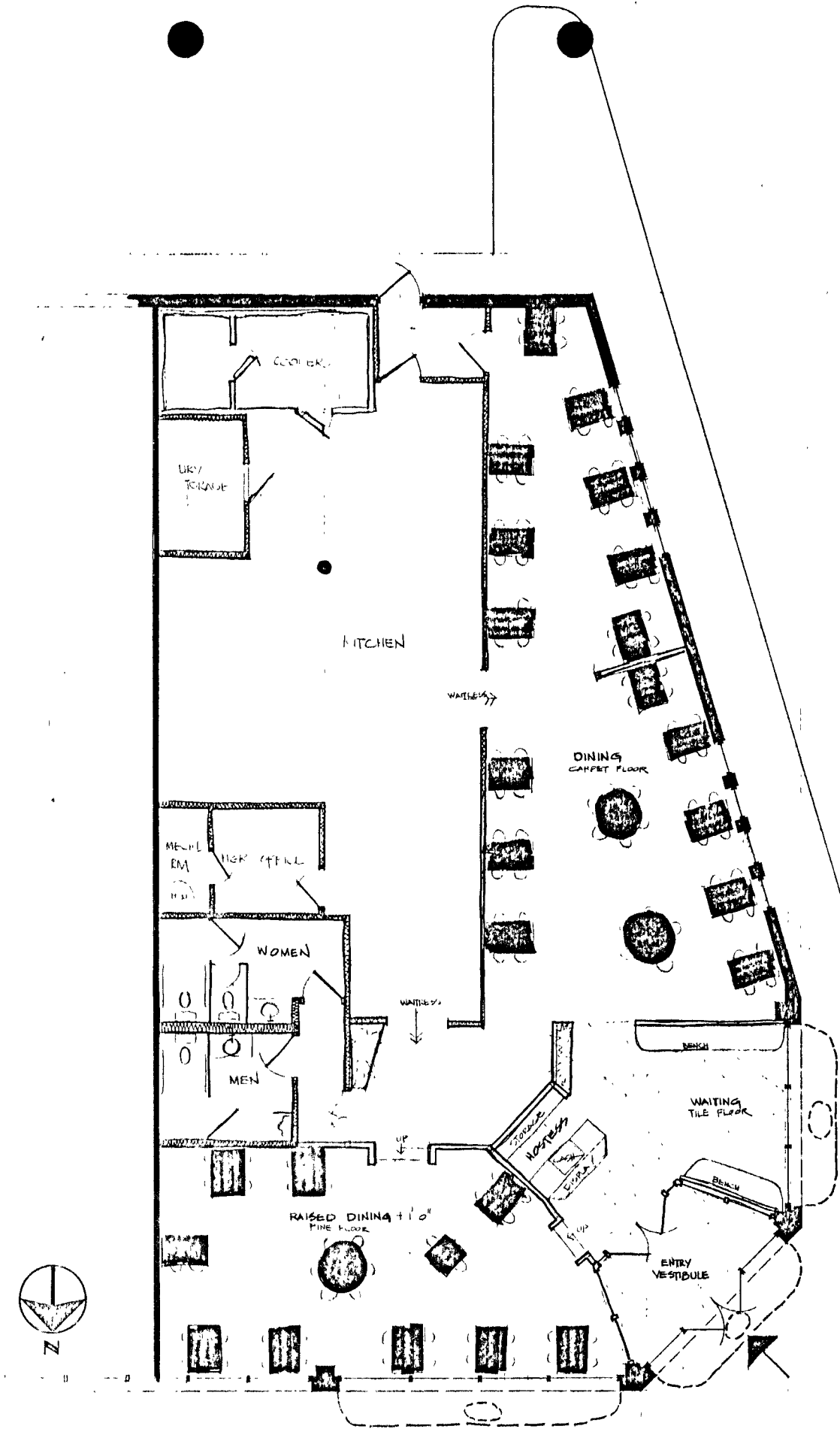


TABULATION

SITE AREA:	145,861 SQ FT
GROSS BLDG. AREA: BLDG. #1	22,301 SQ FT
BLDG. #2	7,852 SQ FT
TOTAL GROSS BLDG. AREA:	30,153 SQ FT
PARKING PROVIDED	293

GENERAL AREA MAP
 ADDISON, TEXAS





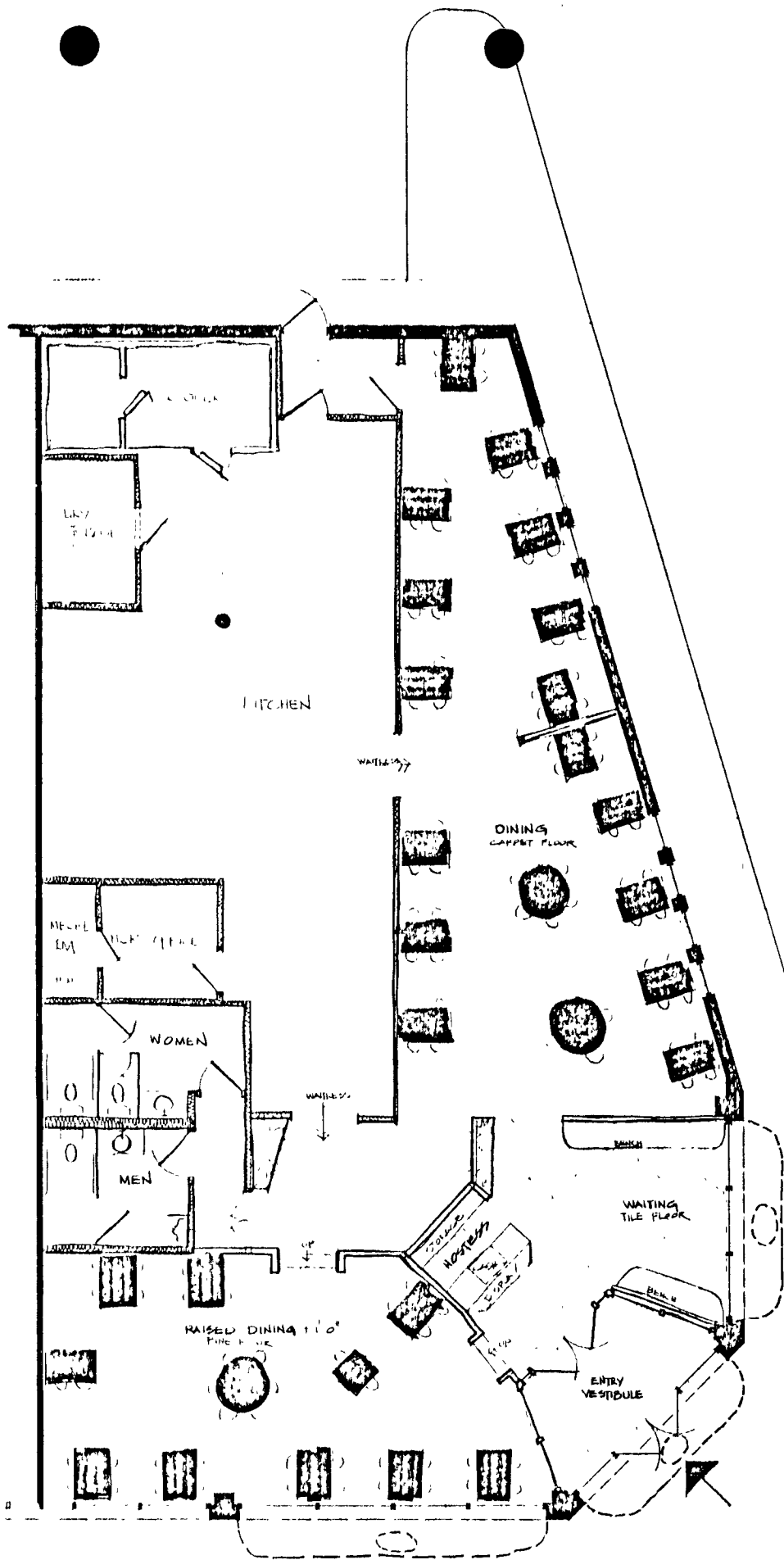
FLOOR PLAN

SCALE: 1/4" = 1'-0"

3351 SQ. FT.

24 TABLES / 110 PEOPLE





FLOOR PLAN

3351 LA. RD.

1/10/2010

3351 LA. RD.

