

ORDINANCE NO. 085-074

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, 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 APPLICATION FROM METRO HOTELS, INC., 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, 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, be amended, by amending the zoning map 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 Metro Hotels, Inc. Said special use permit shall be granted, subject to the special conditions, on the following described property to-wit:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron pin for corner on the south line of Keller Springs Road (a 60 foot right-of-way), said point being S. 89 deg. 37 ft. 15 in. E., 431.93 feet from the intersection of the said south line of Keller Springs Road with the east line of Addison Road (a 60 foot right-of-way);

THENCE S. 89 deg. 37 ft. 15 in. E., 348.23 feet continuing along the said south line of Keller Springs Road to an iron pin for a corner;

THENCE S. 0 deg. 22 ft. 45 in. W., 444.95 feet to an iron pin for a corner;

THENCE N. 89 deg. 37 ft. 15 in. W., 348.23 feet to an iron pin for a corner;

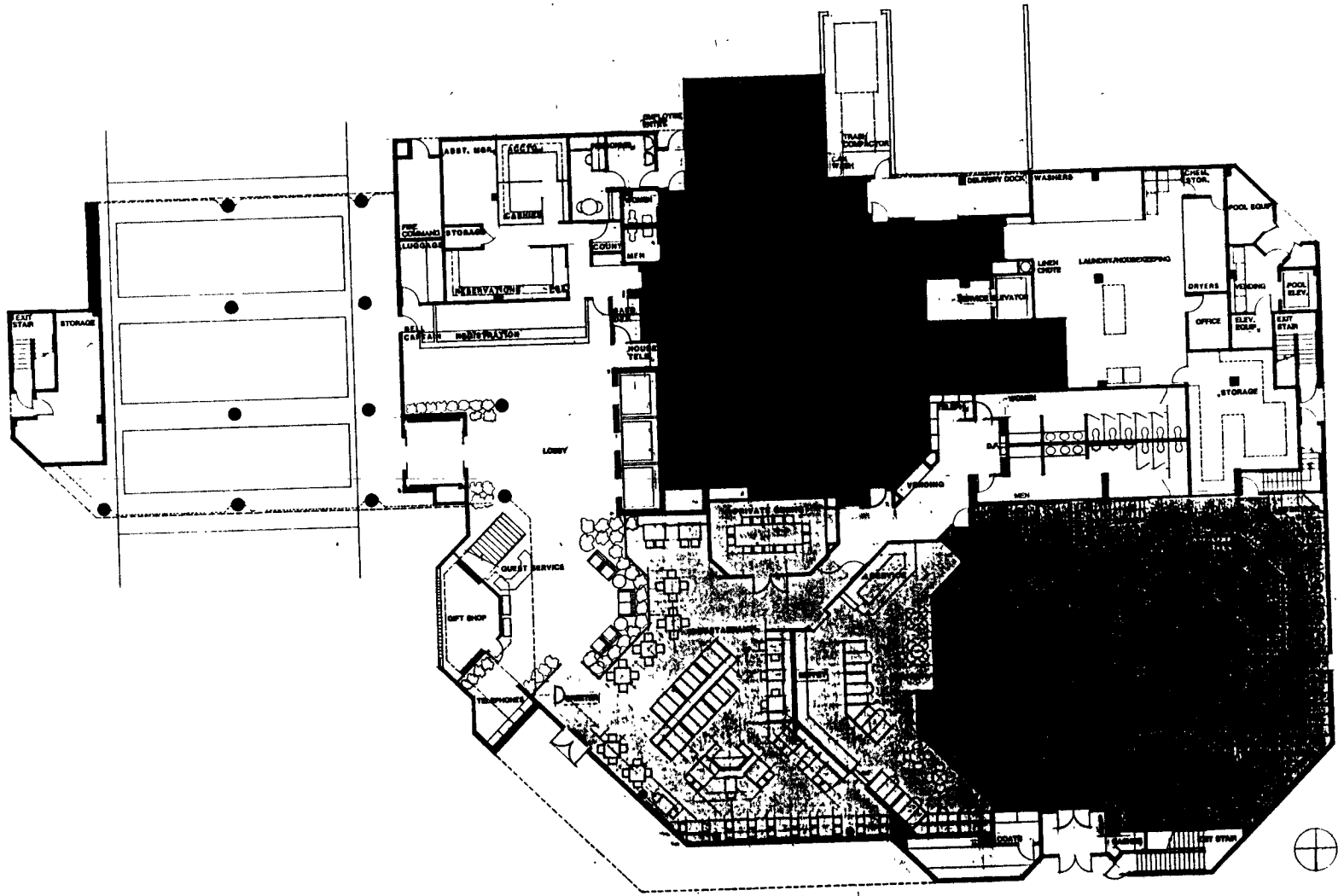
THENCE N. 0 deg. 22 ft. 45 in. E., 444.95 feet to the Point of Beginning and containing 3.557 acres (154,944 square feet of land).

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 18,701 square feet.

- 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 Town 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 or 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, marbles 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 permitted.
- 8) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town 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 One Thousand Dollars (\$1,000.00) and not less than Five Hundred Dollars (\$500.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.



■ AREAS SERVING BEVERAGE      Luncheon menu food shall be served in Lounge-First Floor from 11:30 a.m. until 2:30 p.m.  
 ■ AREAS SERVING FOOD  
 ■ FOOD PREPARATION AREAS

*Holiday Inn*  
 TEXAS

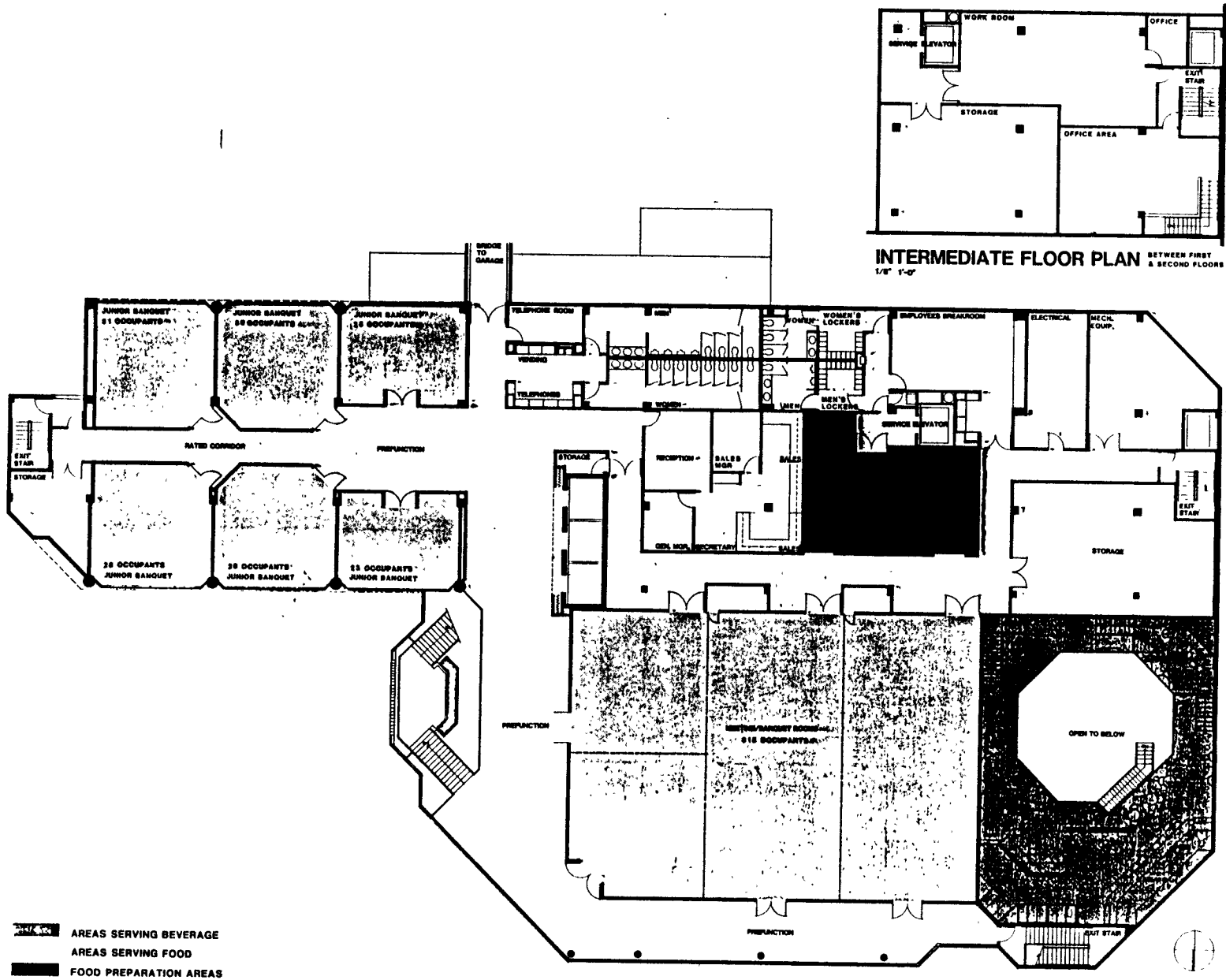
**HINEDAK BOBO GROUP ARCHITECTS**  
 147 JEFFERSON AVE. SUITE 810 / MEMPHIS TN 38101 TEL: 901-526-7500

**CONSULTANTS:**  
 Structural: HEAVES & SWEENEY  
 Mechanical and Electrical: SMITH SECKMAN REED, INC.

Civic CODE CONSULTANTS  
 Landscape: OLIPHANT BULLNER RAWLINS INC.

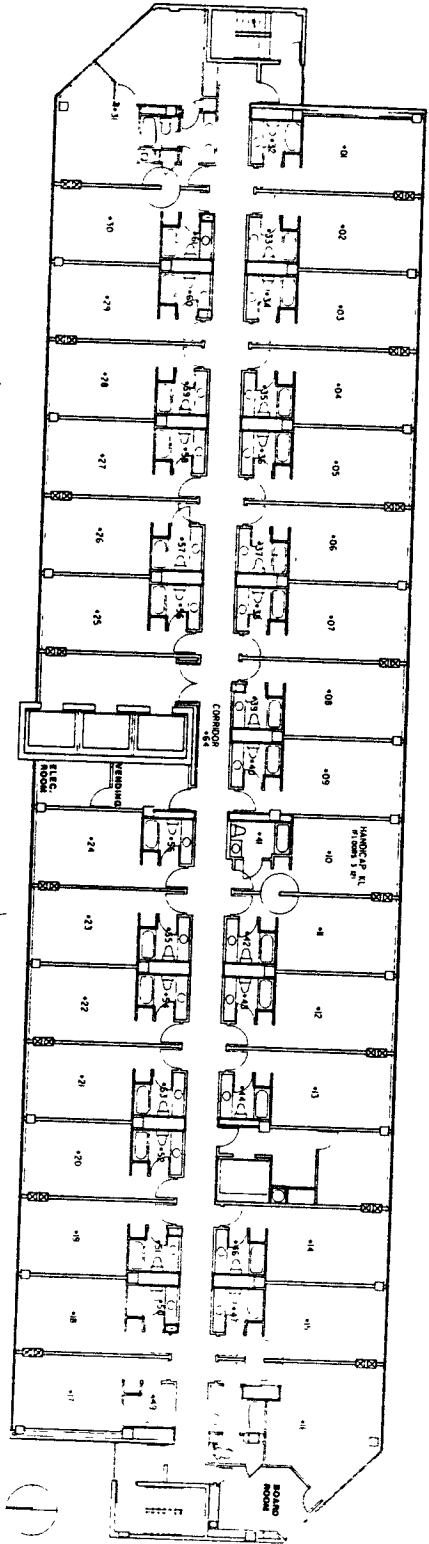
**GROUND FLOOR PLAN**  
 1/8" = 1'-0"  
 ZONING APPLICATION

DATE	APRIL 18, 1964
PROJECT NO.	ES003
SHEET NO.	



INTERMEDIATE FLOOR PLAN BETWEEN FIRST & SECOND FLOORS  
1/8" = 1'-0"

	<p><b>HNEDEK BOBO GROUP ARCHITECTS</b></p>	<p>CONSULTANTS:</p> <p>Structural <b>REAVES &amp; SNEENEY</b></p> <p>Mechanical and Electrical <b>SMITH SECKMAN RED, INC.</b></p>	<p>CIVIL <b>COOK CONSULTANTS</b></p> <p>LANDSCAPE <b>OLIPHANT BULLNER RAYLINS INC.</b></p>	<p><b>SECOND FLOOR PLAN</b></p> <p>1/8" = 1'-0"</p>	<p>APRIL 18, 1964</p> <p>55003</p>
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AREAS SERVING FOOD

Hobday Smr.

1148



HEDAK BOBO GROUP ARCHITECTS  
 307 JEFFERSON AVE / SUITE 200 / ALABAMA 36104  
 205-261-2600

CONSULTANTS

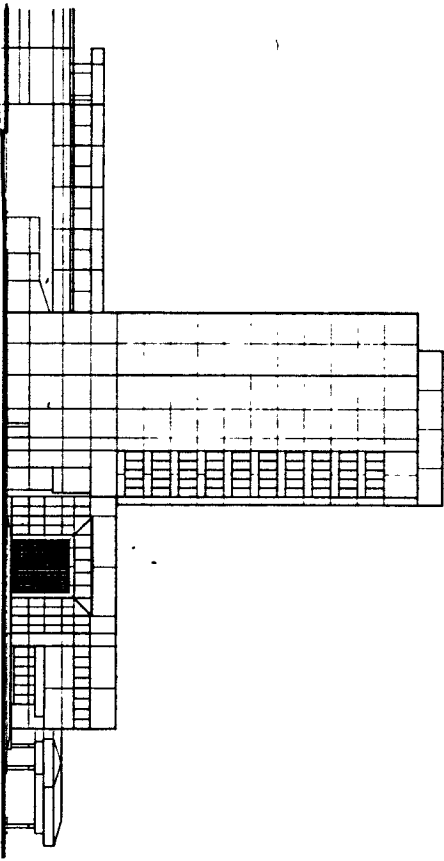
STRUCTURAL  
 HAYES & SWEENEY  
 MECHANICAL AND ELECTRICAL  
 SMITH SYSTEMS, INC.

LANDSCAPE  
 COOK CONSULTANTS  
 LANDSCAPE  
 QUINN BULLNER BARKINS INC.

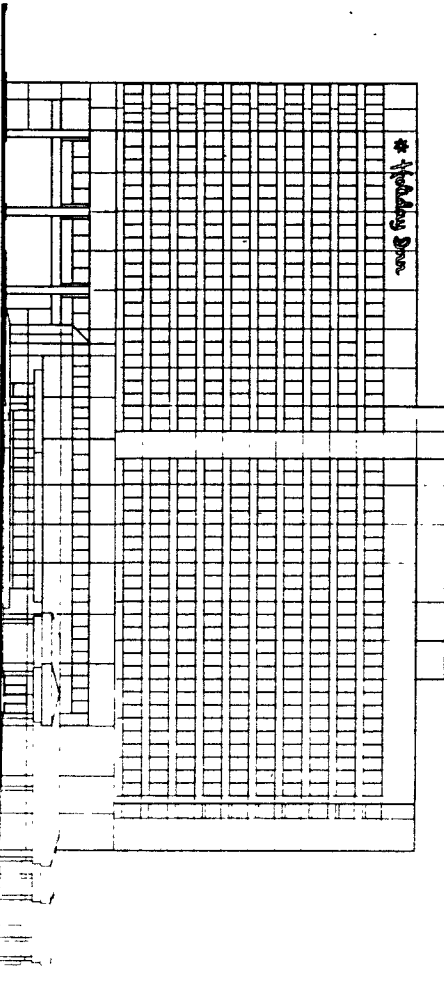
GUESTROOM FLOOR

1/8" = 1' 0"  
 EXHIBIT APPLICATION

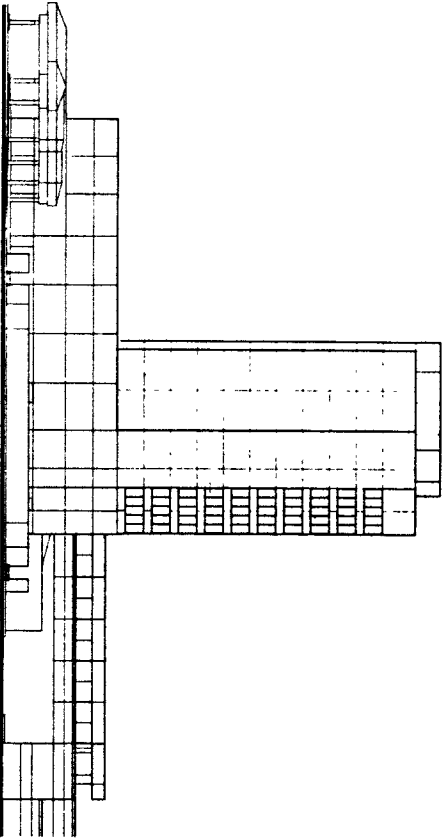
PL 18 1883



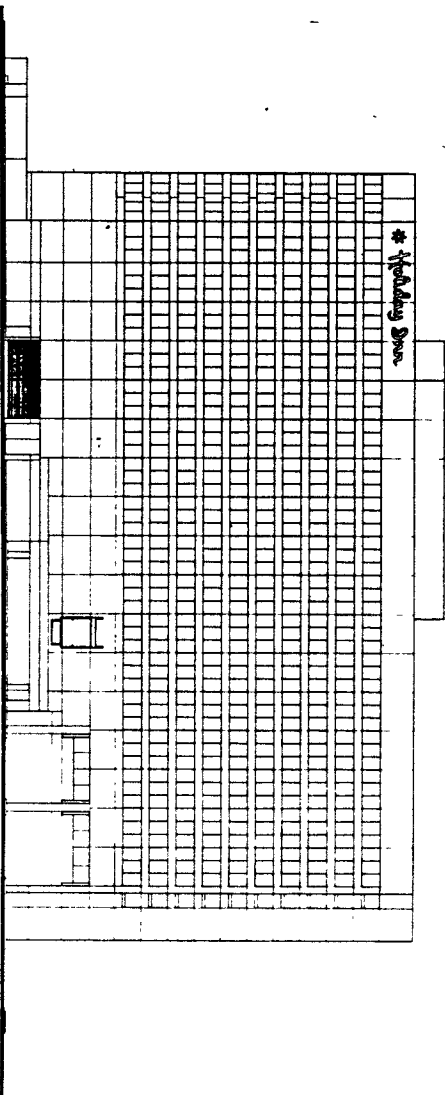
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



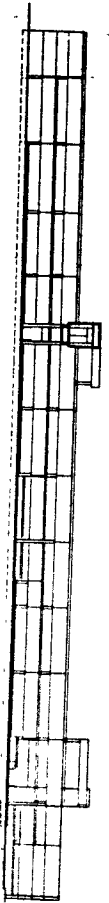
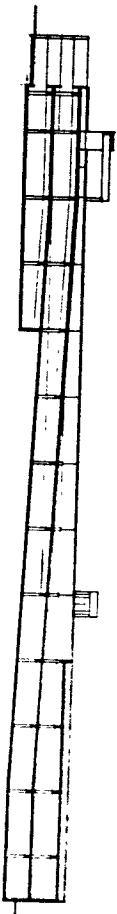
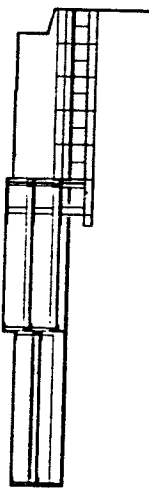
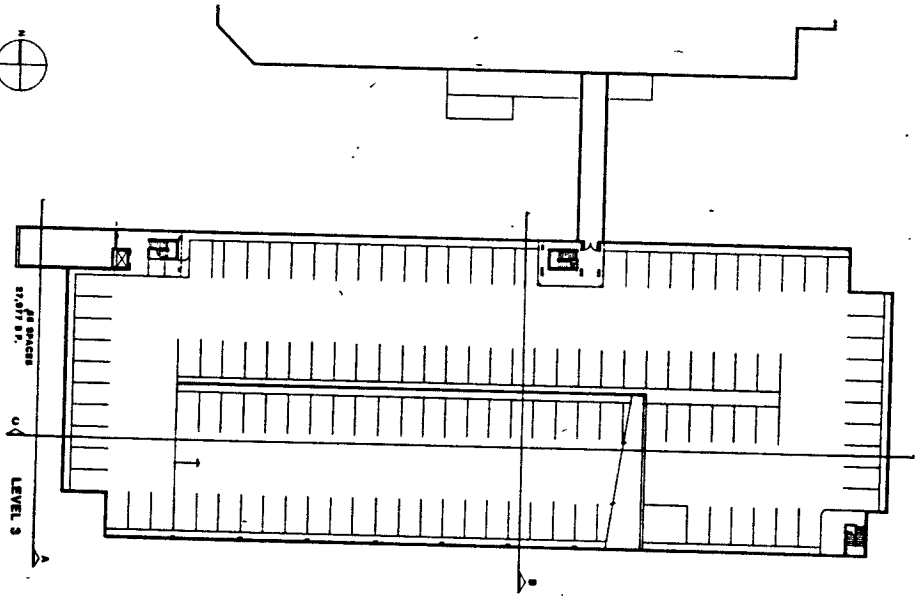
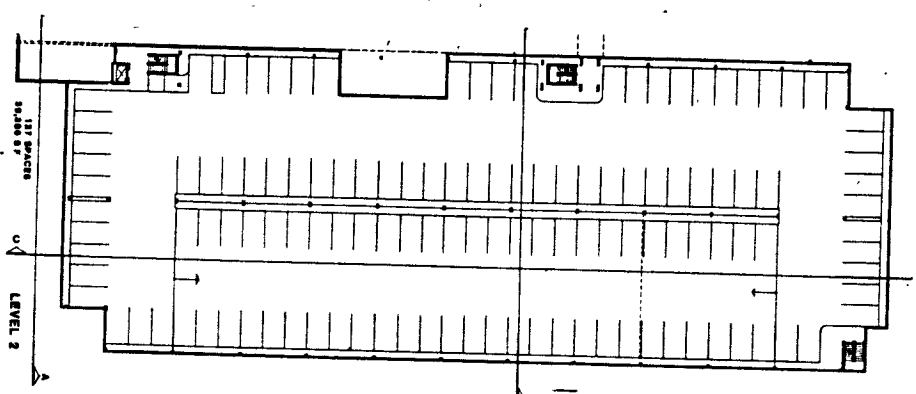
SOUTH ELEVATION


**HENDAK BOBO GROUP ARCHITECTS**  
 ARCHITECTS, PLLC  
 1000 W. 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202

**CONSULTANTS**  
 STRUCTURAL: **ANTHONY J. SPOCKO**  
 ARCHITECT  
 1000 W. 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202

CIVIL CONSULTANTS  
**DEPARTMENT BUILDING PARTNERS INC.**  
 1000 W. 10TH AVENUE, SUITE 1000  
 DENVER, CO 80202

**EXTERIOR ELEVATION**  
 ZONING APPLICATION



**Holiday Inn**  
ADDISON, TEXAS

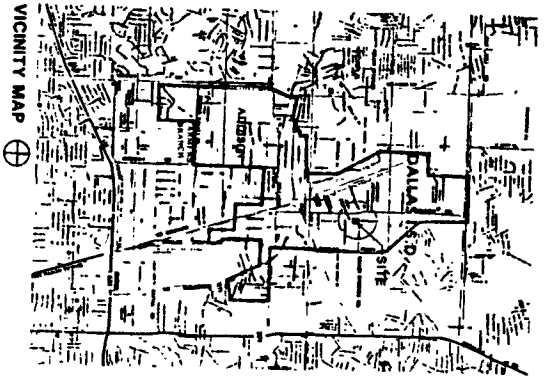
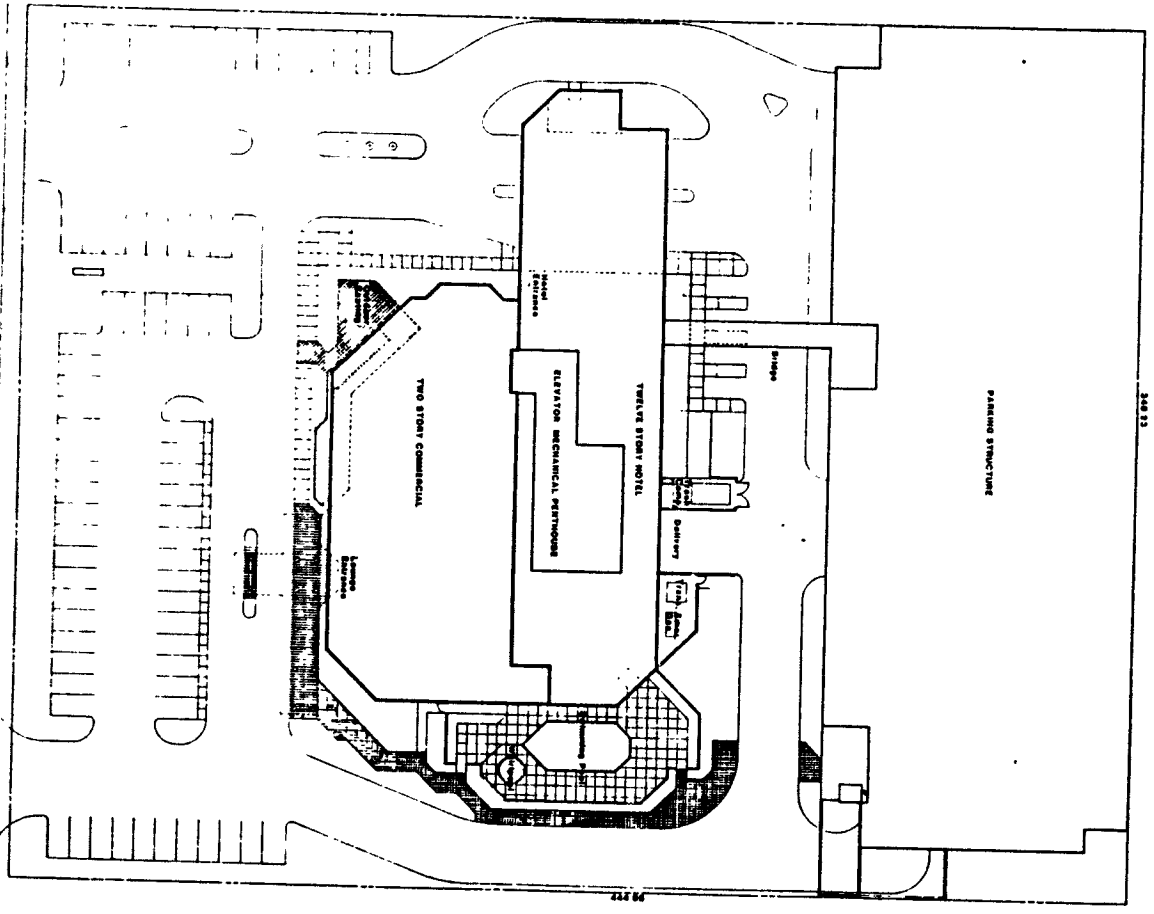
**HNBK BOBO GROUP ARCHITECTS**  
1111 W. WYOMING AVE. SUITE 1000 ADDISON, TEXAS 75001-2000  
PHONE: 972/382-1200

**LONGST LINTS**  
STRUCTURAL ENGINEERS  
ELVIS E. SMITH  
1111 W. WYOMING AVE. SUITE 1000 ADDISON, TEXAS 75001-2000  
PHONE: 972/382-1200

**PARKING GARAGE**  
FLOOR PLAN, ELEVATIONS, BUILDING  
SECTION APPLICATION

APRIL 15, 1986  
1000





**PROJECT DATA**

**QUESTROOM TOWER**

147	LAND EXHAUST	147
148	DISPERSE KING	148
149	SIMC HANDICAP	149
150	SOULTE BOULEVARD	150
<b>TOTAL</b>		<b>594</b>

**2ND OUTSTOODS**

151	CONSTRUCTION AND CONSTRUCTION	151
152	ELECTRICAL ROOMS	152
153	ELECTRICAL ROOMS	153
<b>TOTAL</b>		<b>308</b>

**FOOD AREAS**

154	RESTAURANT	154
155	BARNDIRT HALL	155
156	1 JUNIOR BARNDIRT ROOM	156
157	1 JUNIOR BARNDIRT ROOM	157
158	2 JUNIOR BARNDIRT ROOMS	158
159	1 JUNIOR BARNDIRT ROOM	159
160	1 JUNIOR BARNDIRT ROOM	160
<b>TOTAL</b>		<b>688</b>

**BEVERAGE AREAS**

161	LOUNGE	161
162	PAVILION	162
163	RESTAURANT	163
<b>TOTAL</b>		<b>324</b>

**REMAINING AREAS**

164	MECHANICAL	164
165	MECHANICAL	165
166	MECHANICAL	166
167	MECHANICAL	167
168	MECHANICAL	168
169	MECHANICAL	169
170	MECHANICAL	170
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172	MECHANICAL	172
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197	MECHANICAL	197
198	MECHANICAL	198
199	MECHANICAL	199
200	MECHANICAL	200
<b>TOTAL</b>		<b>14,000</b>

**CONSTRUCTION AND CONSTRUCTION**

201	CONSTRUCTION AND CONSTRUCTION	201
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219	CONSTRUCTION AND CONSTRUCTION	219
220	CONSTRUCTION AND CONSTRUCTION	220
<b>TOTAL</b>		<b>11,943</b>

**PARKING**

221	Garage 1	221
222	Garage 2	222
223	Garage 3	223
224	Garage 4	224
225	Garage 5	225
226	Garage 6	226
227	Garage 7	227
228	Garage 8	228
229	Garage 9	229
230	Garage 10	230
231	Garage 11	231
232	Garage 12	232
233	Garage 13	233
234	Garage 14	234
235	Garage 15	235
236	Garage 16	236
237	Garage 17	237
238	Garage 18	238
239	Garage 19	239
240	Garage 20	240
<b>TOTAL</b>		<b>480</b>

**SITE CRITERIA**

241	SITE AREA	5.18 ACRES
242	CONSTRUCTION FOOTPRINT	124,943 SF
243	GROUND FLOOR	33,775 SF
244	MECHANICAL FLOOR	11,218 SF
245	MECHANICAL FLOOR	12,272 SF
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299	MECHANICAL FLOOR	12,272 SF
300	MECHANICAL FLOOR	12,272 SF
<b>TOTAL</b>		<b>128,887</b>

HEADAK BOBO GROUP ARCHITECTS

CONSULTANTS

STRUCTURE

LANDSCAPE ARCHITECTURE

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

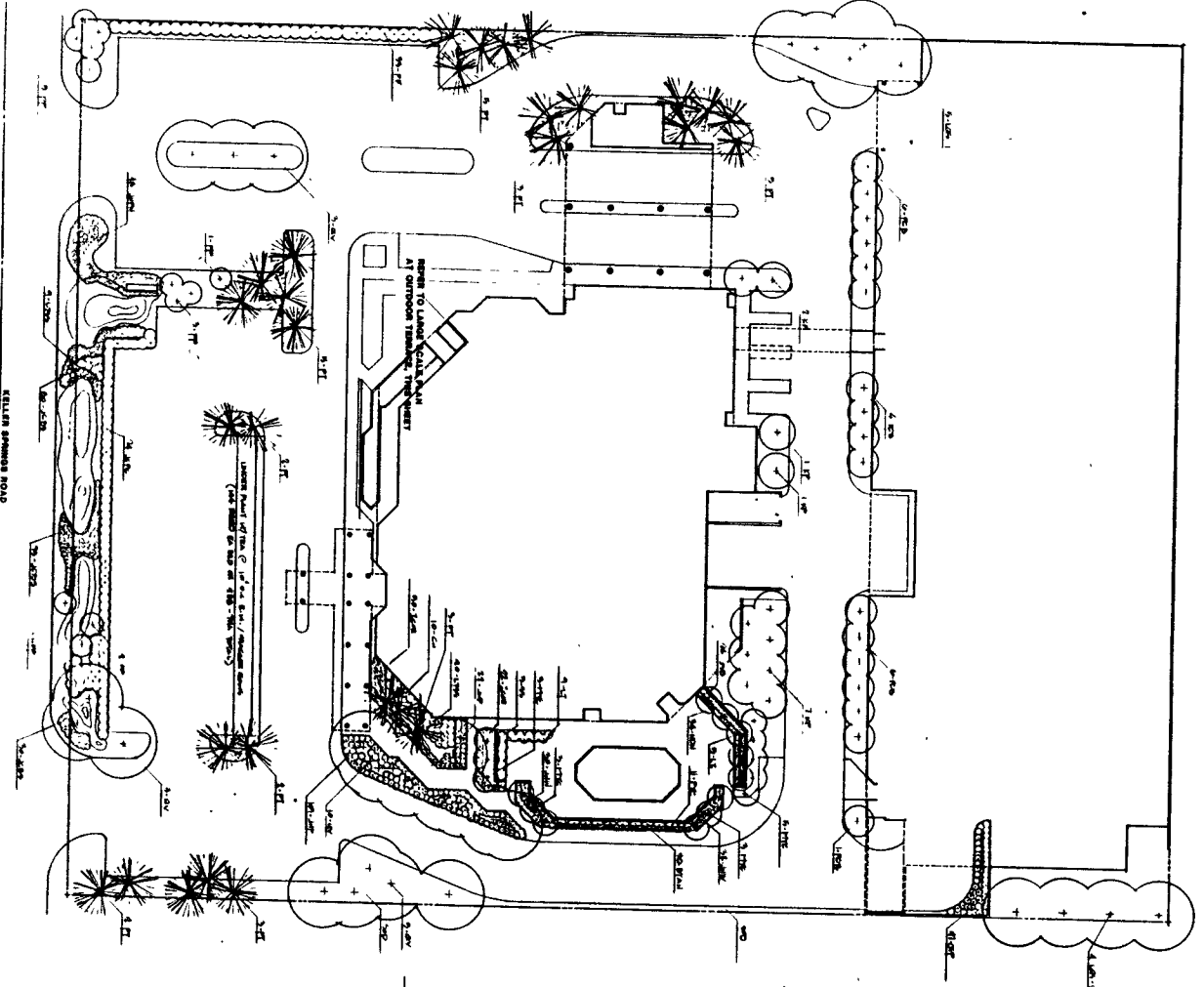
PLUMBING ENGINEERING

DATE: 11.18.88

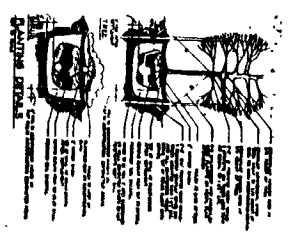
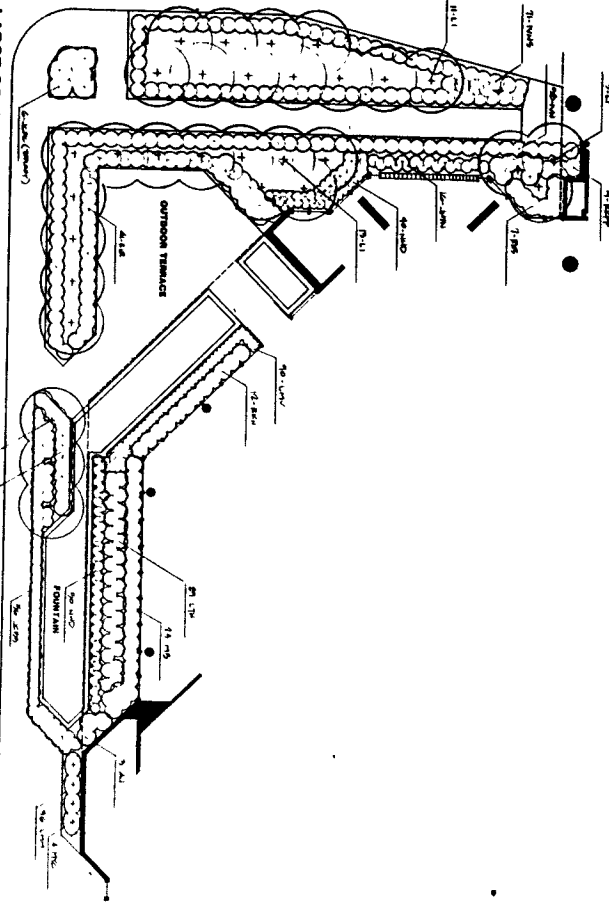
PROJECT: SITE PLAN

SCALE: 1" = 10'

PLANTING PLAN  
1/8" = 1'-0"



LARGE SCALE PLAN AT OUTDOOR TERRACE  
1/8" = 1'-0"



PLANTING SCHEDULE

KEY	SYMBOL NAME	COMMON NAME	QUANTITY	NOTE	COMMENTS
1.0	1.0 FT	1.0 FT	1		
2.0	2.0 FT	2.0 FT	1		
3.0	3.0 FT	3.0 FT	1		
4.0	4.0 FT	4.0 FT	1		
5.0	5.0 FT	5.0 FT	1		
6.0	6.0 FT	6.0 FT	1		
7.0	7.0 FT	7.0 FT	1		
8.0	8.0 FT	8.0 FT	1		
9.0	9.0 FT	9.0 FT	1		
10.0	10.0 FT	10.0 FT	1		
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99.0	99.0 FT	99.0 FT	1		
100.0	100.0 FT	100.0 FT	1		

**HEDAK BOBO GROUP ARCHITECTS**
  
 11111 AVENUE 100 / SUITE 100 / DALLAS, TEXAS 75243

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**CONSULTANTS:**
  
 ELECTRICAL: **EVANS & SWEENEY**
  
 MECHANICAL AND ELECTRICAL: **SMITH SCHEIDT BELL, INC.**
  
 CIVIL: **CONSULTANTS**
  
 LANDSCAPE: **DELUWAT BLUND BARRIS, INC.**
  
 20000 APPLICATION

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**PLANTING PLAN**
  
 DATE: MAY 28, 1988

Published

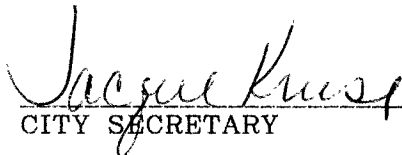
SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

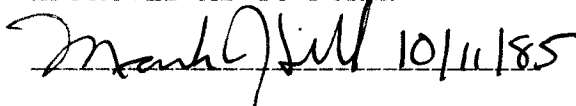
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 8th day of October, 1985.

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

 10/11/85