

ORDINANCE NO. 089-023

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 LIQUOR STORE WITH OFF-PREMISES CONSUMPTION SALES, ON APPLICATION WITH GOURMET UNLIMITED, LOCATED AT 14819 INWOOD 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; PROVIDING FOR A REPEAL 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. 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 the sale of alcoholic beverages as follows:

"Sale of alcoholic beverages and beer and wine for off-premise consumption only." Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

All that certain lot, tract or parcel of land lying and being situated in the City of Addison, Dallas County, Texas, out of the JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146 and being a part of that certain tract described in a Deed to J.R. and Jack Maxfield, filed August 18, 1959 and recorded in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an X cut in concrete for corner in the present West line of Inwood Road (a 60 ft. right-of-way) said point being North 17 degrees, 15 minutes West 332.55 feet from the Southeast corner of said Maxfield tract and South 17 degrees 15 minutes East 1355.45 feet from the Southernmost corner of the visibility clip on the South line of Belt Line Road (a 100 foot right-of-way);

THENCE South 17 degrees 15 minutes East 302.27 feet along the West line of Inwood Road to an existing iron stake for corner;

THENCE South 80 degrees 34 minutes West 221.49 feet to an existing X marked on concrete for corner;

THENCE North 17 degrees 15 minutes West 302.90 feet to an X marked on concrete for corner;

THENCE North 80 degrees 43 minutes 43 seconds, East 221.60 feet to the PLACE OF BEGINNING, and containing 66,396.59 square feet or 1.5243 acres of land more or less.

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 the sale of alcoholic beverages to that portion of the building designated on the site plan attached hereto, as outlined, and encompassing approximately 2,793 square feet. The remaining portion of said building, or said property, shall not be used for selling any kind of alcoholic beverages.
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, as well as the approved elevations of the building. All permitted signs must be shown on the elevation drawings.
4. That if the property for which the special use permit is granted and 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 to be held for the purpose of considering a change of zoning.
5. 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. Said special use permit is hereby granted subject to the following conditions:

- that the owner or leasing agent for the center meet with Slade Strickland to work out needed landscaping improvements prior to the Council hearing on August 8, 1989.

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 Thousand Dollars (\$2,000.00) and not less than Five Hundred Dollars

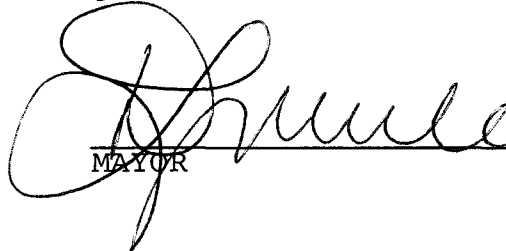
(\$500.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 5. 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. 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 7. 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 August, 1989.

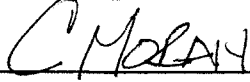
  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1032-SUP

APPROVED AS TO FORM:

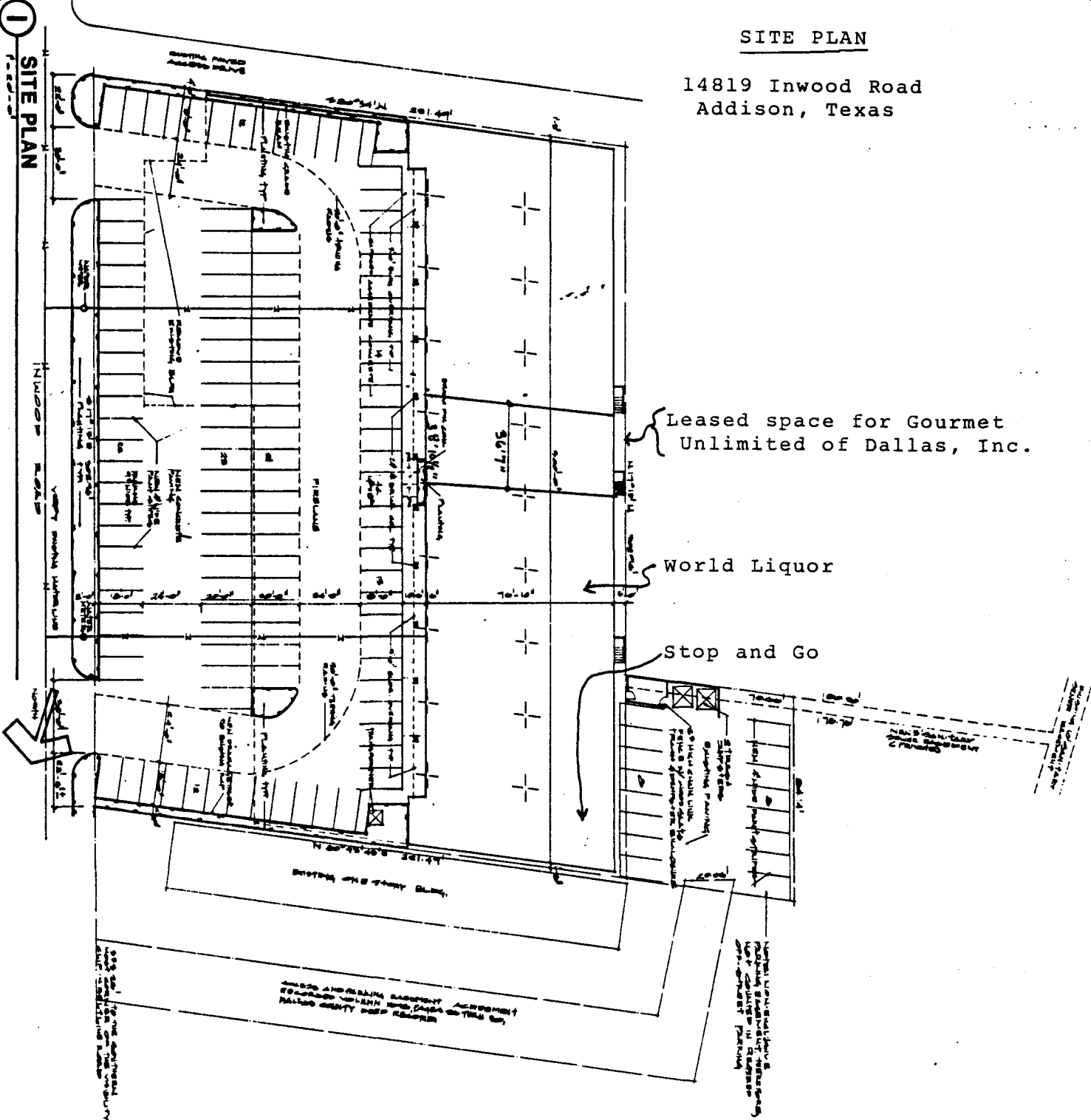
  
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Published 9-23-89



SITE PLAN

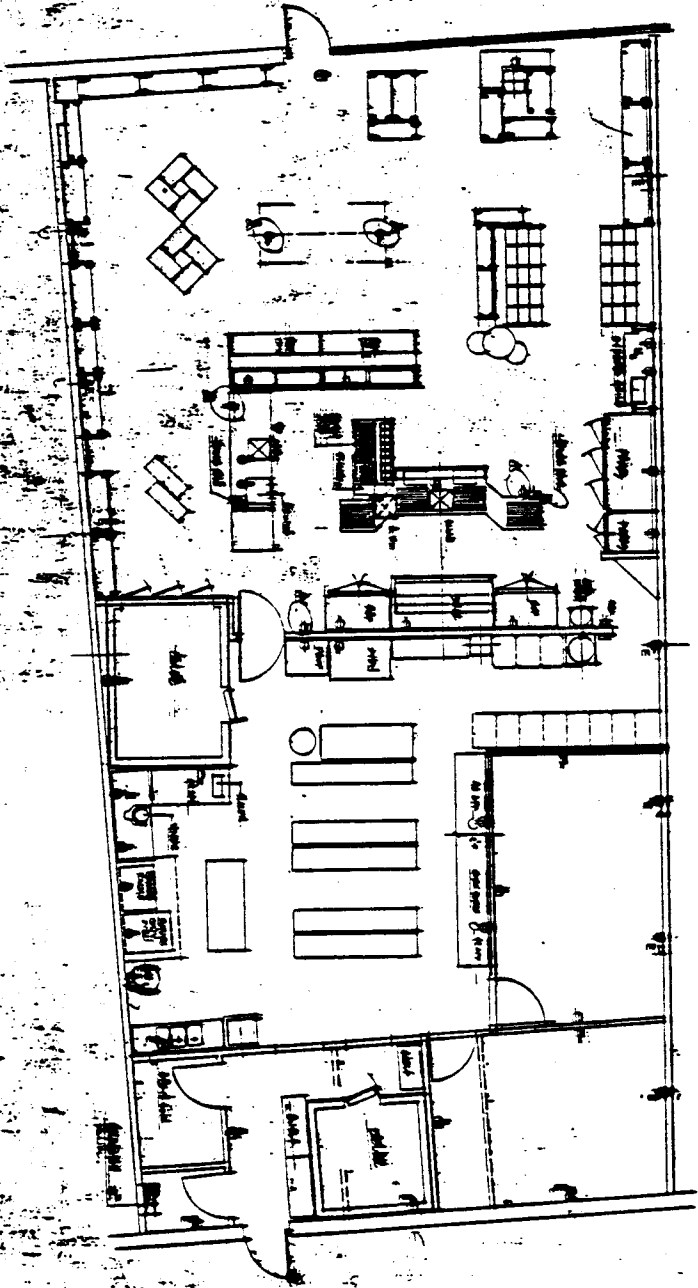
14819 Inwood Road  
Addison, Texas



1 SITE PLAN

GENERAL DATA	
<b>LAND DATA</b>	1.832 ACRES
	80,300 S.F.
<b>BUILDING DATA</b>	
LIQUOR STORE	12,700 S.F.
FUTURE LEASE	10,000 S.F.
TOTAL BUILDING AREA	22,500 S.F.
<b>PARKING DATA</b>	
PARKING REQUIRED AT 1/200 S.F.	119 SPACES
PARKING PROVIDED	119 SPACES
<b>COVERAGE</b>	30.6 PERCENT

**APPROVED**



ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS.

**APPROVED**  
 089-023

SHEET	PROJECT	DESIGNER
089-023	THE CHEESE SHOP	LANDAU INC.
089-023	STRUCTURAL PLAN	3108 CARLISLE ST. SUITE 101 DALLAS, TX 75204 214-468-4400