

ORDINANCE NO. 089-036

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, ON APPLICATION FROM RALPH & KACOO'S, LOCATED AT 4951 BELT LINE 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 PROVIDING FOR A REPEAL CLAUSE.

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 RESOLVED 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 a restaurant and the sale of alcoholic beverages for on-premises consumption to Ralph & Kacoo's. Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

Being portions of a 2.871 acre tract of land in the G.W. Fisher Survey, Abstract No. 482 as conveyed to Consolidated Pension Trust according to Deed filed in Volume 77164, Page 1396 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

TRACT A

BEGINNING at the point of intersection of the north right-of-way line of Belt Line Road (100' R.O.W.) and the west right-of-way line of Quorum Drive (60' R.O.W.), said point also being the southeast corner of said 2.871 acre tract.

THENCE N 89°51'00" W with the north right-of-way line of Belt Line Road for a distance of 209.80 feet to a point for corner;

THENCE North for a distance of 200.34 feet to a point for corner;

THENCE N 89°51'00" W for a distance of 175.00 feet to a point for corner in the west line of said 2.871 acre tract;

THENCE North with said west line for a distance of 124.66 feet to a point for corner, said point being the northwest corner of said 2.871 acre tract;

THENCE S 89°51'00" E with the North line of said 2.871 acre tract for a distance of 284.80 feet to a point for corner in the west right-of-way line of Quorum Drive, said point being the northeast corner of said 2.871 acre tract;

THENCE South with the west right-of-way line of Quorum Drive for a distance of 325.00 feet to the POINT OF BEGINNING and containing 90,000.00 square feet or 2.066 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 new site plan, floor plan, landscape plan, and the elevation drawings showing all 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 a restaurant and the sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the attached floor plan and encompassing a total area not to exceed 11,970 square feet.
3. The applicant may use exposed luminous gas tubing in the allowed attached signage and window signage not to exceed 10% of window area per facade. Any other use of exposed gas tubing which is visible from the exterior must be specifically approved by the Council.
4. 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 the elevation drawings.
5. That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants if hereby defined as establishments which receives at least sixty percent (60%) of their gross revenues from the sale of food.
6. 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 5 are being met.
7. 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.
8. Where the sale or serving of alcoholic beverages is permitted, dancing is hereby prohibited.

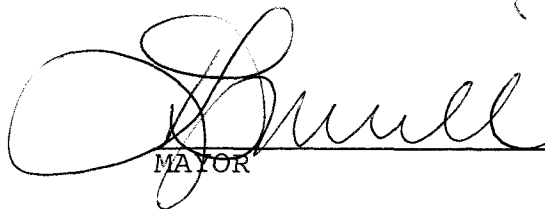
9. Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
10. That if the property for which the special use permit is granted and is not used for 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.
11. 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.
12. Shall not use "Bar" in any signage.
13. That a roadway easement be granted along the entire eastern property line for a right turn lane and for the eventual widening of Quorum Drive. Such easement shall be prepared by the applicant, signed by the city, and filed by the city prior to the issuance of a building permit.
14. That the dumpsters be completely screened with an enclosure made out of the same material as the building.
15. That the ordinance be amended so as to allow a parking ratio of 1 space per 74 square feet.
16. That all signage on the building conform to the requirements of the Addison Sign 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 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 4. 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. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of November, 1989.

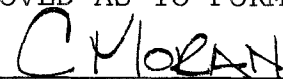

MAYOR

ATTEST:

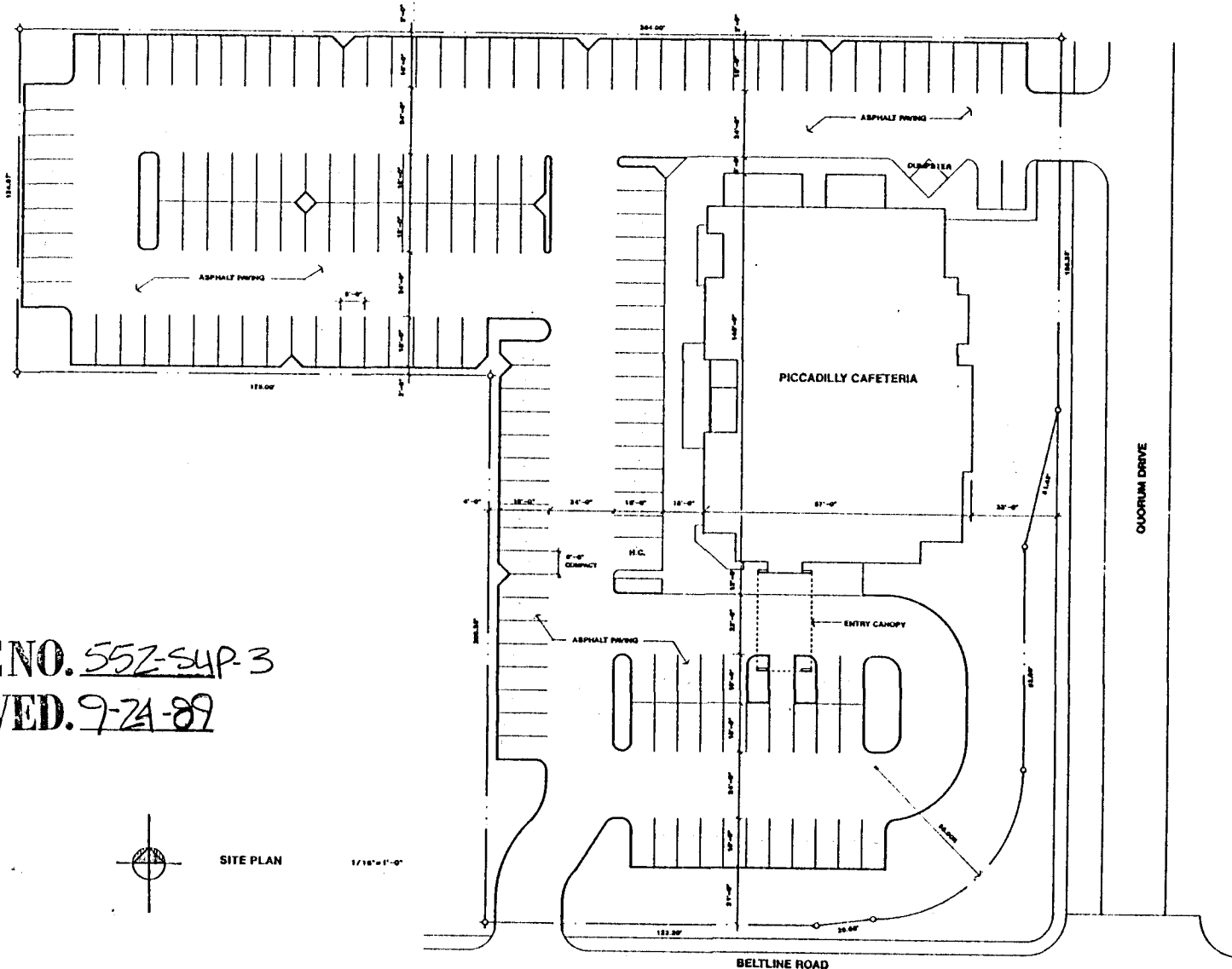

CITY SECRETARY

CASE NO. 552-SUP-2

APPROVED AS TO FORM:



Published 3-1-90



CASE FILE NO. 55Z-SUP-3
 RECEIVED. 9-21-89



Piccadilly Cafeteria

Piccadilly Cafeteria, Inc.
 General Offices:
 P. O. Box 2467
 Baton Rouge, Louisiana 70821

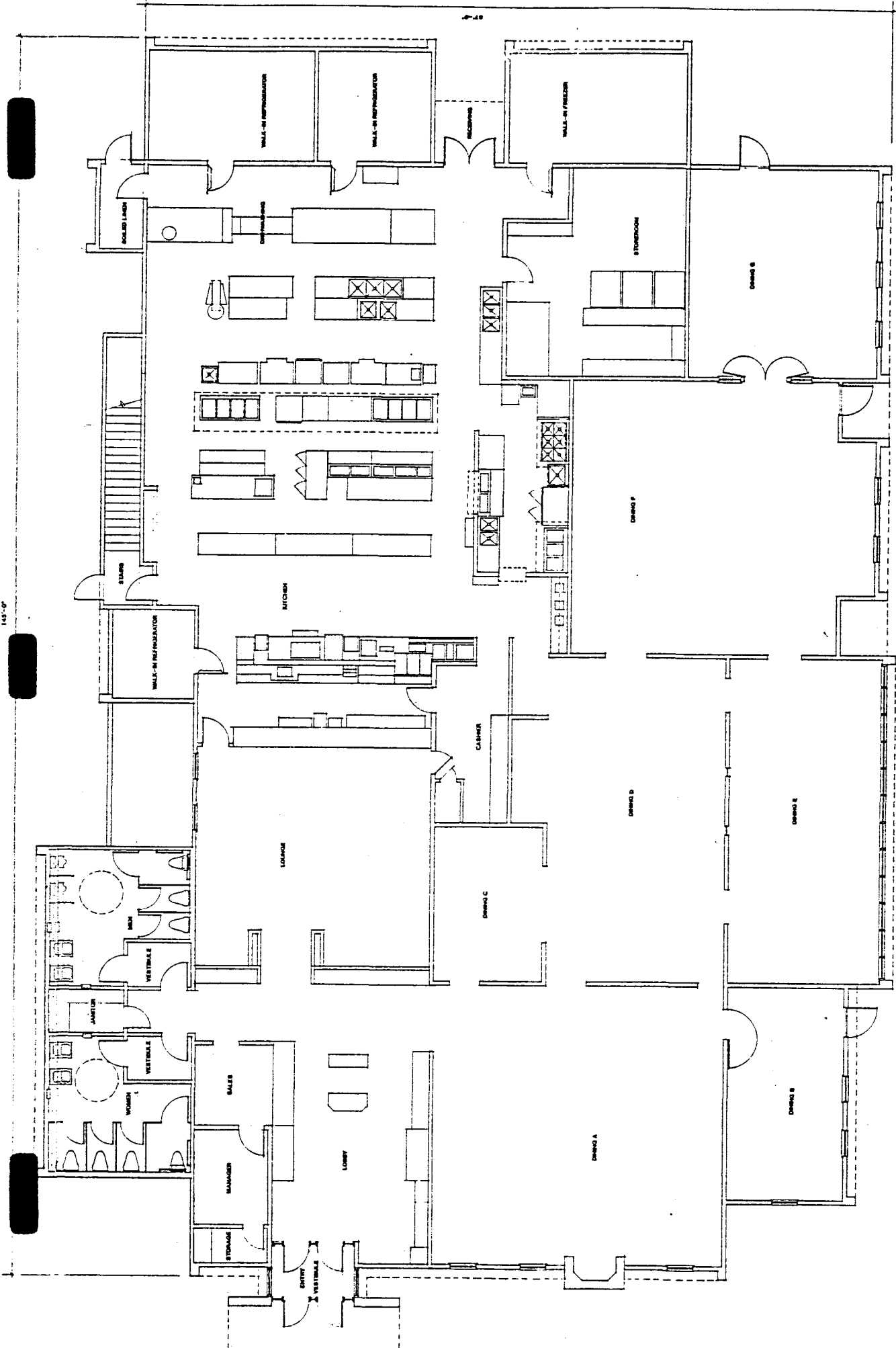


Revisions

Location
 Sheet Title
 Date
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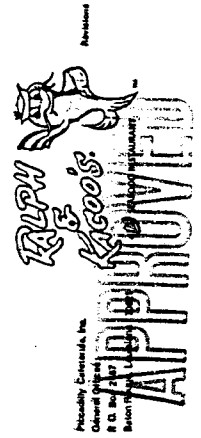
APPROVED

145'-0"



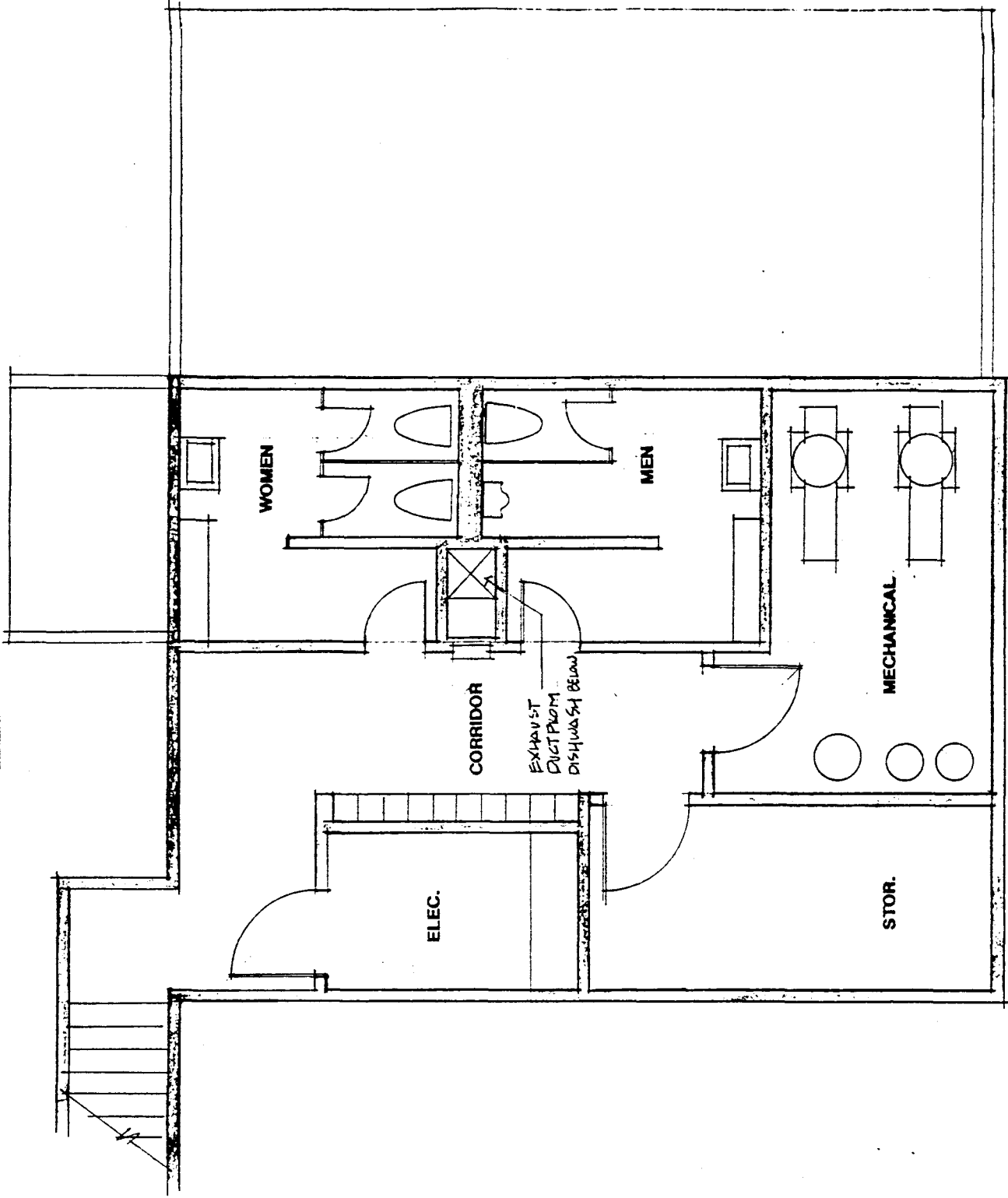
FLOOR PLAN
1/4" = 1'-0"

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Drawn / Checked:



Piccadilly Cafeteria

089-036

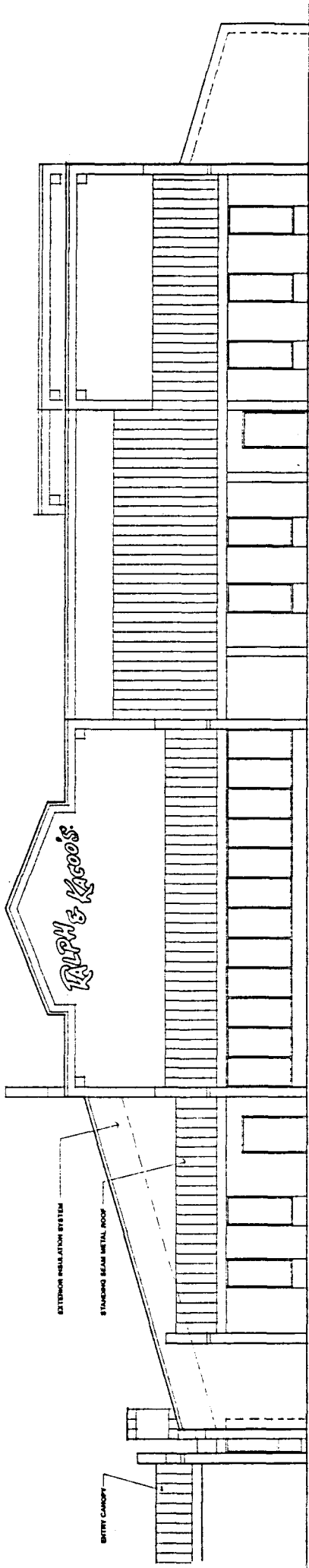


MEZZANINE FLOOR PLAN
RALPH & KACOO'S RESTAURANT
ADDISON, TEXAS

PROVIDE

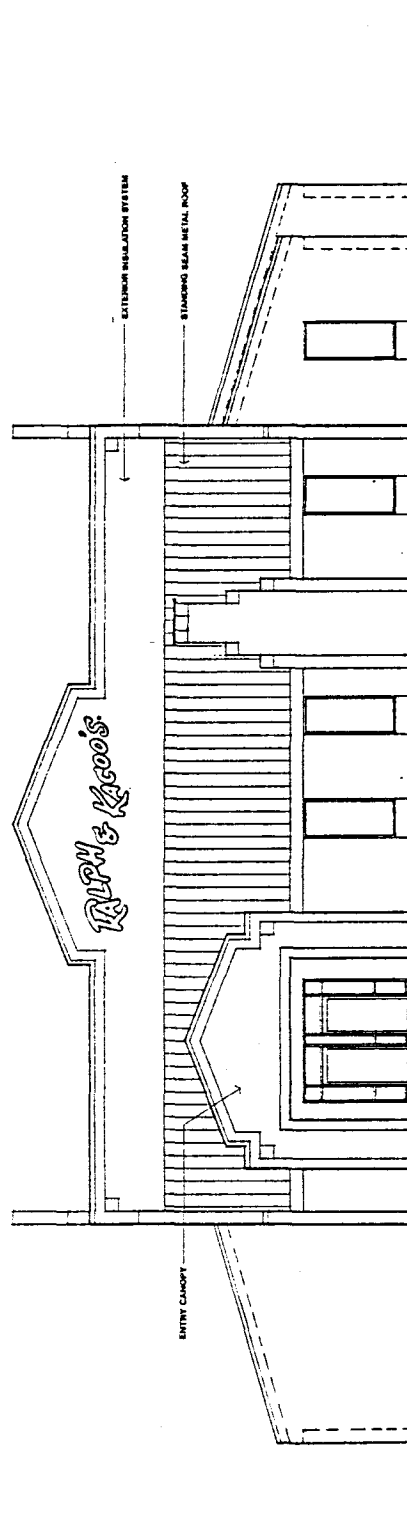
1/4" = 1'-0"





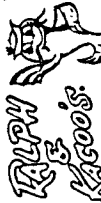
RIGHT SIDE ELEVATION

1/4" = 1'-0"



1/4" = 1'-0"

Piccadilly Cafeteria



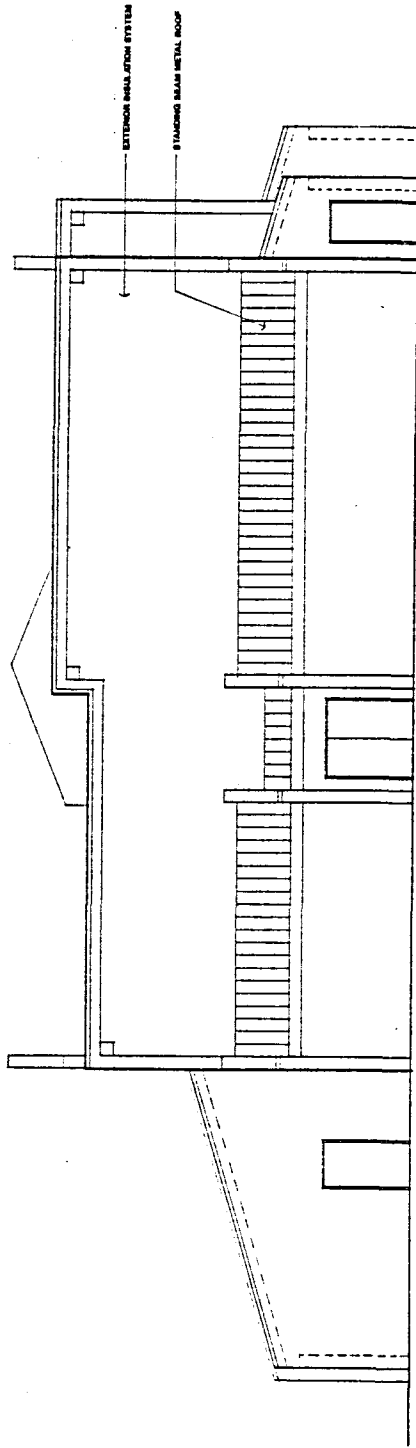
 RALPH & Kaseo's

Piccadilly Cafeterias, Inc.
 General Office:
 P. O. Box 2187
 Birmingham, Alabama 35202

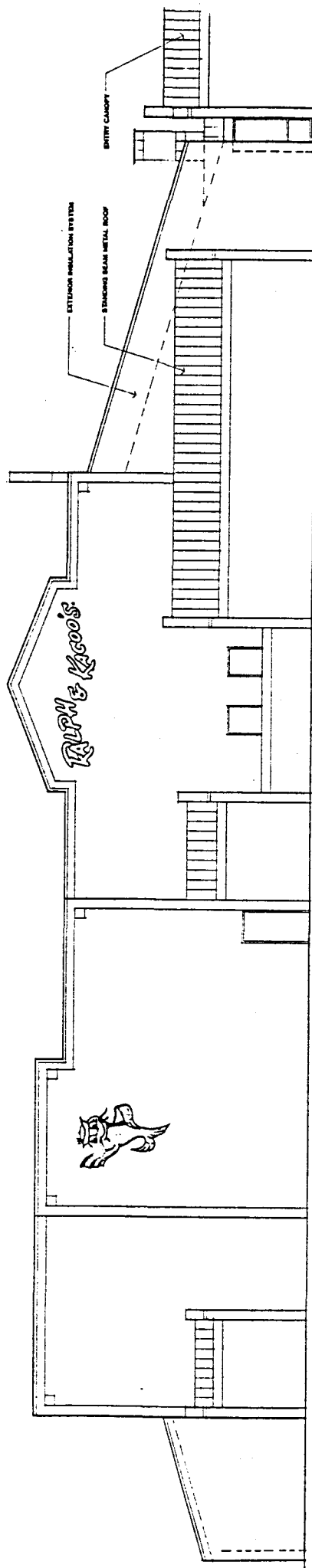
APPROVED

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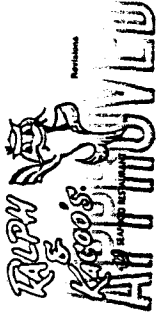


REAR ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"

Piccadilly Cafeteria



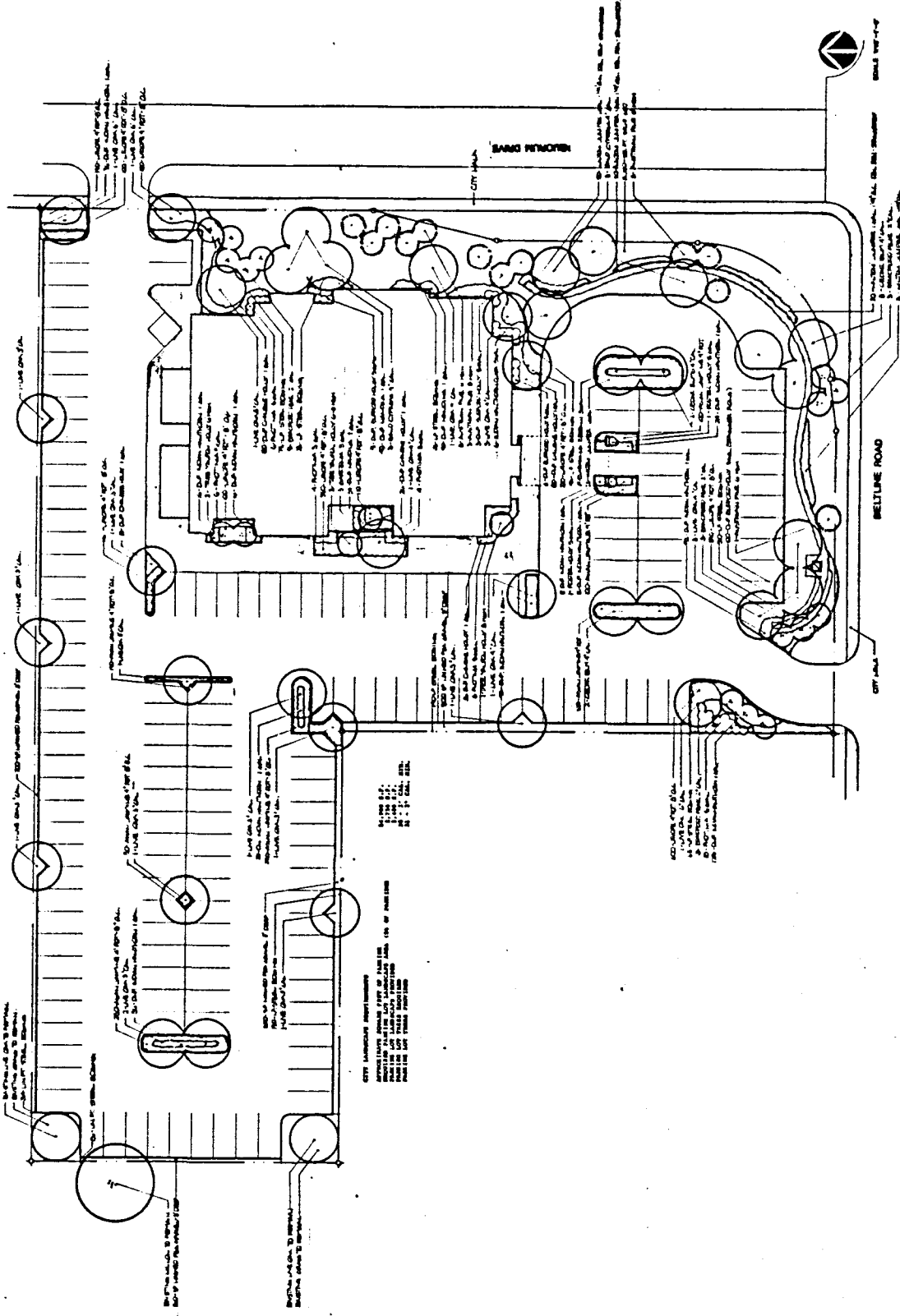
Piccadilly Cafeteria, Inc.
 General Office:
 P. O. Box 5487
 Baton Rouge, Louisiana 70821

Location:
 Sheet Title:
 Date:
 Drawn / Checked:



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089-036



Piccadilly Cafeteria
 1100 Broadway
 New York, N.Y. 10036
 Telephone: (212) 693-1234

Piccadilly Cafeteria

Piccadilly Cafeteria
 1100 Broadway
 New York, N.Y. 10036
 Telephone: (212) 693-1234

GENERAL REQUIREMENTS

1. All materials and workmanship shall conform to the requirements of the specifications herein and the following:
2. All materials shall be of the highest quality and shall be subject to inspection and testing by the Engineer.
3. All work shall be done in accordance with the approved shop drawings and specifications.
4. The Contractor shall be responsible for obtaining all necessary permits and licenses.
5. All materials shall be stored in a dry place and protected from damage.
6. The Contractor shall maintain access to all existing utilities and structures.
7. The Contractor shall be responsible for the safety of all workers and the public.
8. All work shall be completed within the specified time schedule.
9. The Contractor shall provide a detailed schedule of work and progress reports.
10. All materials and workmanship shall be subject to inspection and testing by the Engineer.

TECHNICAL SPECIFICATIONS

1. The Contractor shall provide a detailed schedule of work and progress reports.
2. All materials shall be subject to inspection and testing by the Engineer.
3. The Contractor shall be responsible for the safety of all workers and the public.
4. All work shall be completed within the specified time schedule.
5. The Contractor shall provide a detailed schedule of work and progress reports.
6. All materials and workmanship shall be subject to inspection and testing by the Engineer.
7. The Contractor shall be responsible for the safety of all workers and the public.
8. All work shall be completed within the specified time schedule.
9. The Contractor shall provide a detailed schedule of work and progress reports.
10. All materials and workmanship shall be subject to inspection and testing by the Engineer.

PLANT/MATERIALS LIST

Table with multiple columns listing items, quantities, and specifications. Includes items like 'Cement', 'Sand', 'Gravel', 'Rebar', etc.



Piccadilly Cafeteria

1000 Chestnut Street
Philadelphia, PA 19107
Tel: 215-382-1111

PROJECT: 1111
LOCATION: 1111
DATE: 11/11/11