

ORDINANCE NO. 094-043

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 A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM PAPPADEAUX RESTAURANT, LOCATED ON 3.2 ACRES ON THE SOUTH SIDE OF BELT LINE ROAD, APPROXIMATELY 450 FEET WEST OF SURVEYOR BOULEVARD, 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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-043

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 a special use permit for the sale of alcoholic beverages for on-premises consumption to Pappadeaux Restaurants. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

WHEREAS, PHCG Investments, a Texas General Partnership, are the owners of a tract of land out of the Thomas L. Chenoweth Survey, abstract No. 273, in the Town of Addison, Dallas County, Texas, same tract also being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison according to the Plat recorded in Volume 83064, Page 2724, of the map records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southerly right-of-way of Belt Line Road (having a 100.0 foot wide right-of-way); same point being the original northeast corner of Printemps Addition No. 2, an addition to the Town of Addison, Dallas County, Texas, according to the plat recorded in Volume 92165, Page 2251, of the map records of Dallas County, Texas;

THENCE in an easterly direction along said southerly right-of-way line of Belt Line Road and along a curve to the left having a radius of 1960.00 feet, a central angle of $09^{\circ}22'09''$, a chord distance of 320.15 feet that bears North $76^{\circ}19'50''$ East, for an arc distance of 320.51 feet to an 1/2 inch iron rod found for corner; same point being the intersection of said southerly right-of-way line of Belt Line Road with the westerly line of A.T.P. & L. right-of-way;

THENCE South $25^{\circ}08'43''$ East along the said westerly line of the T.P.& L. right-of-way for a distance of 229.48 feet to an 1/2 inch iron rod found for corner;

THENCE South $00^{\circ}55'55''$ West continuing along the westerly line of the T.P.& L. right-of-way for a distance of 284.37 feet to an 1/2 inch iron rod found for corner, same point being in the north line of a Town of Addison Park as dedicated by Addison Town Center, an addition to the Town of Addison, Dallas County, Texas, according to the plat recorded in Volume 93231, Page 3840, of the map records, Dallas County, Texas;

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 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 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.
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 applicant shall seek Meritorious Exceptions for all signs which do not meet the requirements of the sign ordinance. The applicant shall not use the term "Bar" or any equivalent terms in any exterior signs.
12. The applicant shall screen all mechanical equipment on the roof of the building with a sight-barring screen or parapet wall that completely screens the equipment from view. The screening material shall be architecturally compatible to the building, and the determination of "architecturally compatible" shall be made by the Building Official.
13. The applicant shall submit, for approval, a detailed landscaping plan which conforms to the requirements of the landscaping ordinance and to the Parks Director's recommendation with regard to a screening hedge along the south property line, and shall install landscaping on the site in accordance with the approved plan.
14. The facades shall be 80% "masonry" and the term "masonry" shall include the plaster shown on the proposed elevations.

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

OFFICE OF THE CITY SECRETARY

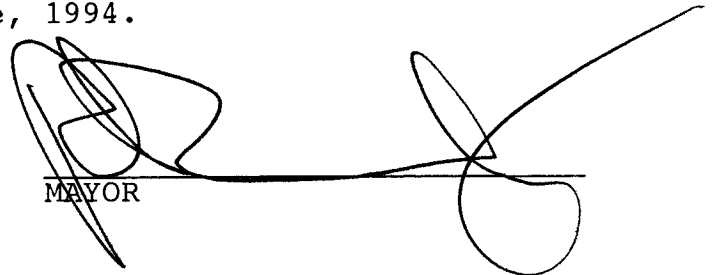
ORDINANCE NO. 094-043

shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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 28th day of June, 1994.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1189-SUP

APPROVED AS TO FORM:

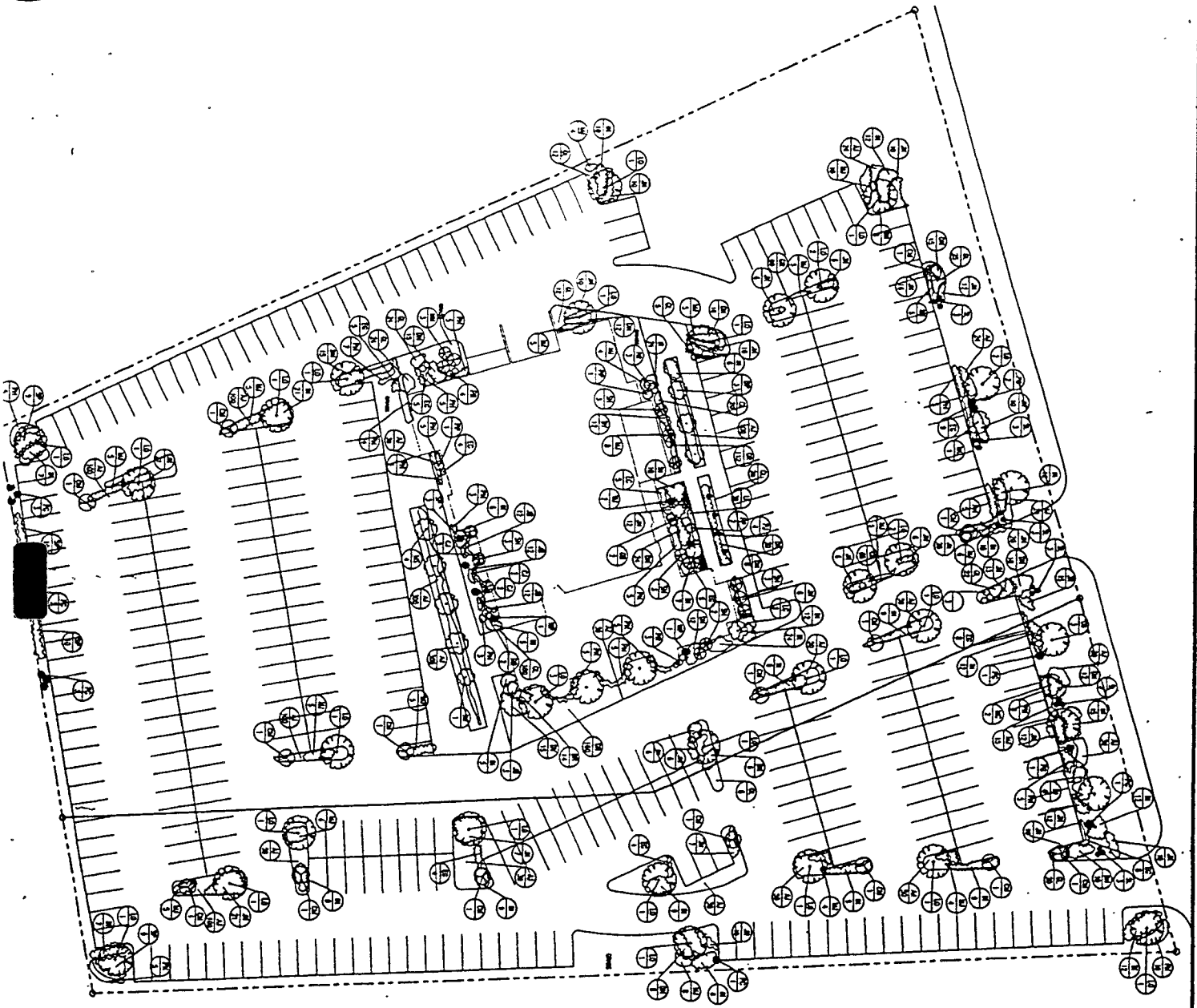

DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-043

Published
1/12/95





GENERAL PLANT LIST

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094-043



PAPPAS RESTAURANT

ADDISON, TX

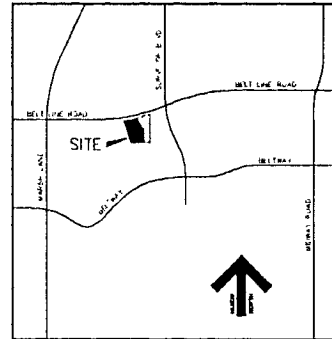
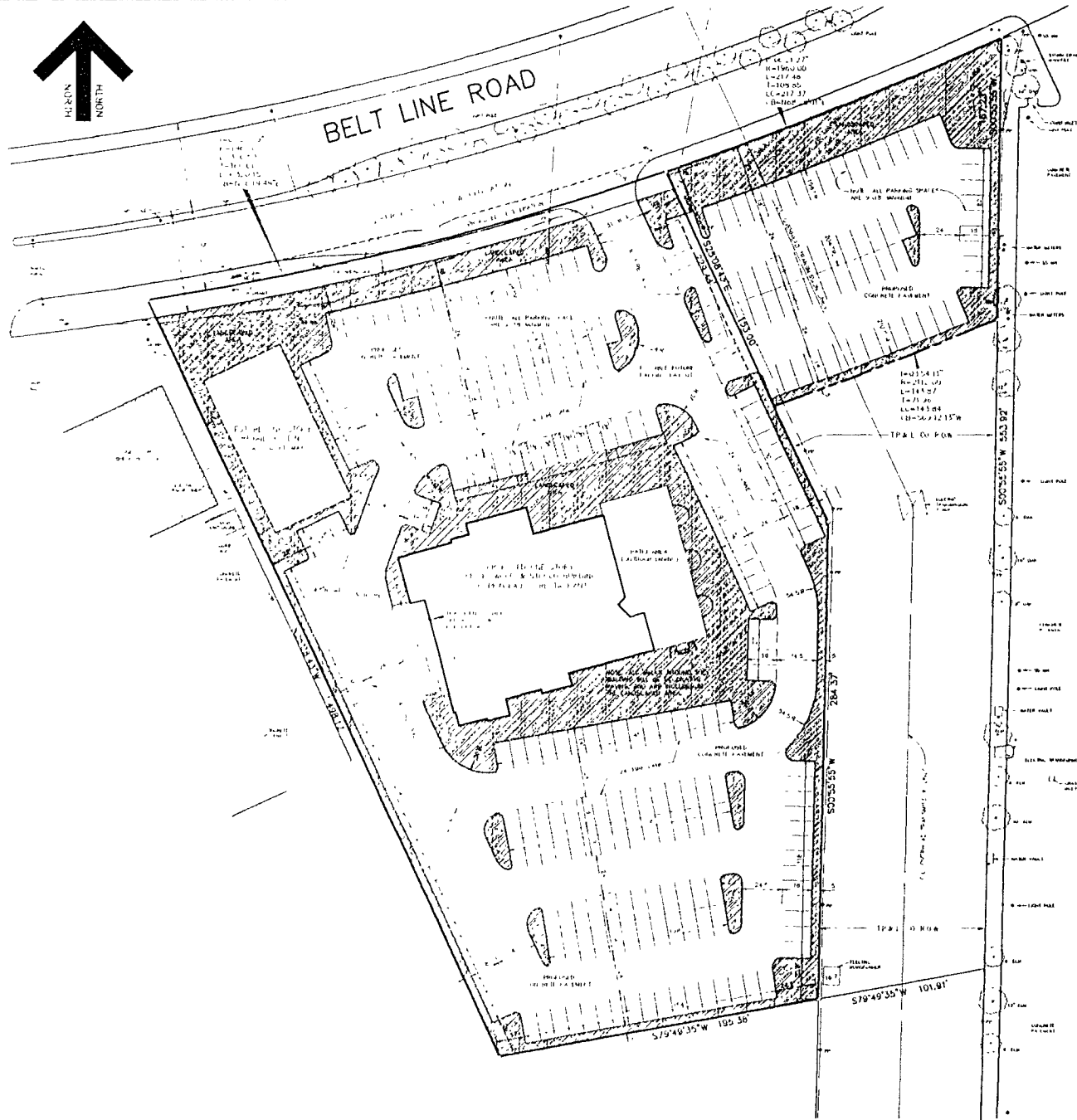
NO.	DATE	REVISION

PAPPAS CONSULTANTS
 642 YALE STREET
 HOUSTON, TEXAS
 77007
 668-0151

Scale: 1" = 20'-0"
 LANSKAP PLAN
 sheet:



BELT LINE ROAD



LOCATION MAP

SITE TABULATIONS

SITE AREAS	
MULTI-UNIT TRACT	140,000 SQUARE FEET
LEASE AREA (T.P. & L. ROW)	27,448 SQUARE FEET
	TOTAL 167,448 SQUARE FEET
BUILDING AREAS	
PAPPADEAUX RESTAURANT (INCLUDING OUTDOOR SEATING)	15,000 SQUARE FEET
FUTURE RETAIL	5,000 SQUARE FEET (MAXIMUM)
PARKING PROVIDED	
RESTAURANT (1 PER 20 SF OF BLDG.)	750 SPACES
RETAIL (1 PER 200 SF OF BLDG.)	25 SPACES
	TOTAL 775 SPACES
PARKING PROVIDED	
TOTAL (INCLUDING LEASE)	309 SPACES
ON-SITE (EXCLUDING LEASE AREA)	740
LANDSCAPING PROVIDED	
TOTAL (INCLUDING LEASE)	36,765 SQUARE FEET (13% OF SITE)
LANDSCAPING PROVIDED (LEASE AREA)	8,115 SQUARE FEET (13% OF SITE)

LEGEND

	PIPELAIN
	LANDSCAPED AREAS

094-043

REVISIONS	
DATE	DESCRIPTION

PREPARED BY
DEWEY & ASSOCIATES
 ENGINEERING & ARCHITECTURE
 LAND PLANNING & DESIGN
 2905 TERRY DRIVE SUITE 110 HOUSTON, TEXAS 77007

D & A

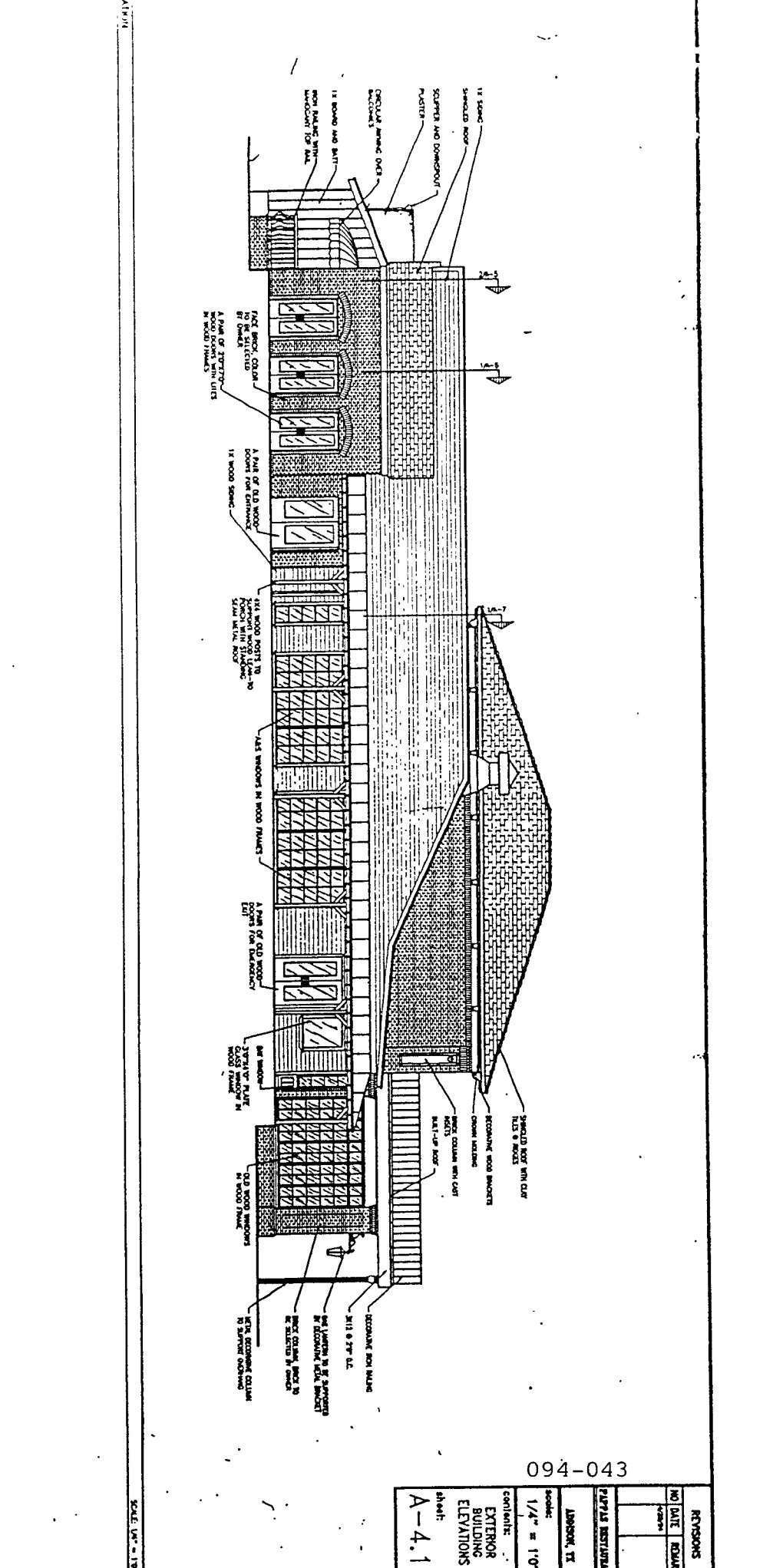
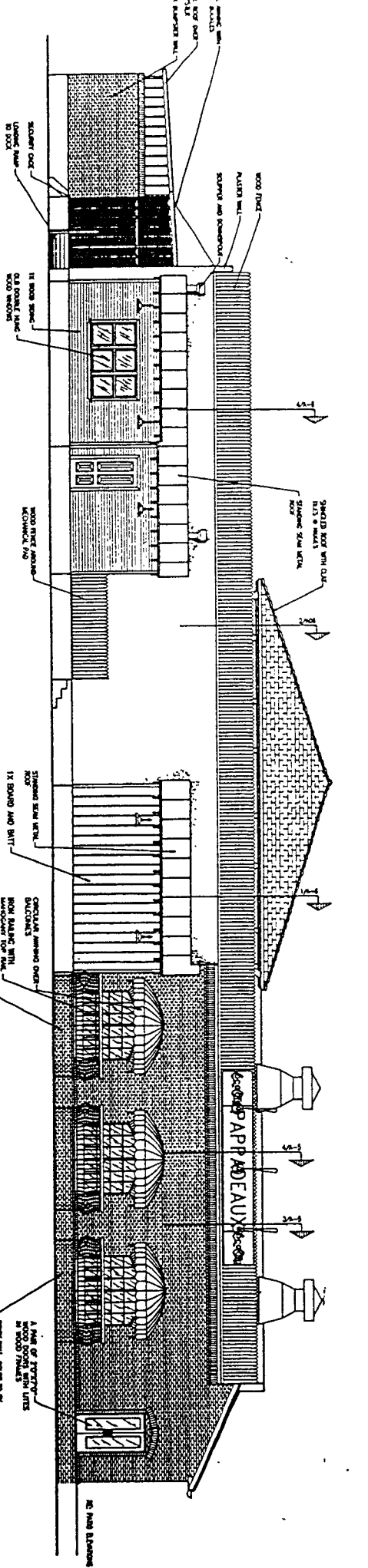
PROJECT:
PAPPADEAUX
 RESTAURANT

OWNER:
PAPPAS COMPANIES, INC.
 642 YALE STREET
 HOUSTON, TEXAS 77007
 (713) 869-0151

BELT LINE ROAD - ADDISON, TEXAS

SHEET TITLE
SITE PLAN
 (FOR ZONING)

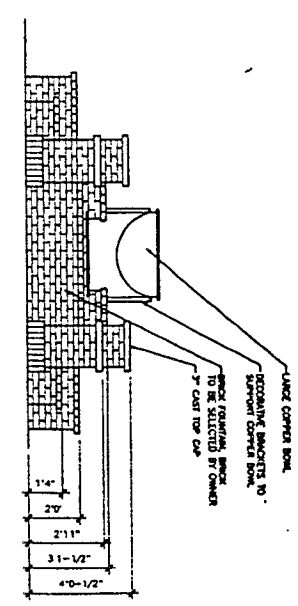
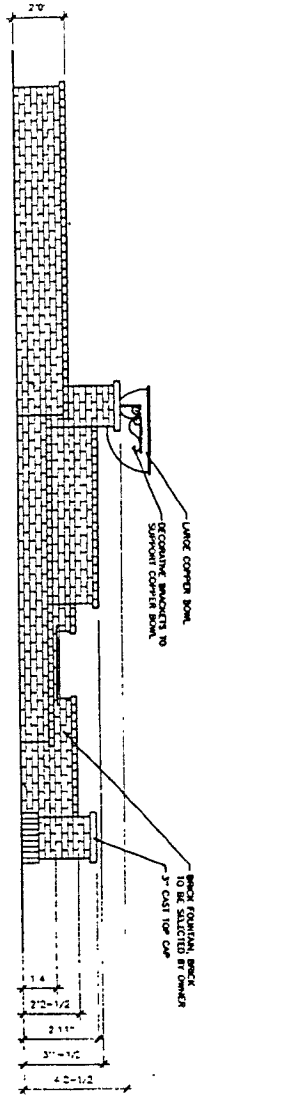
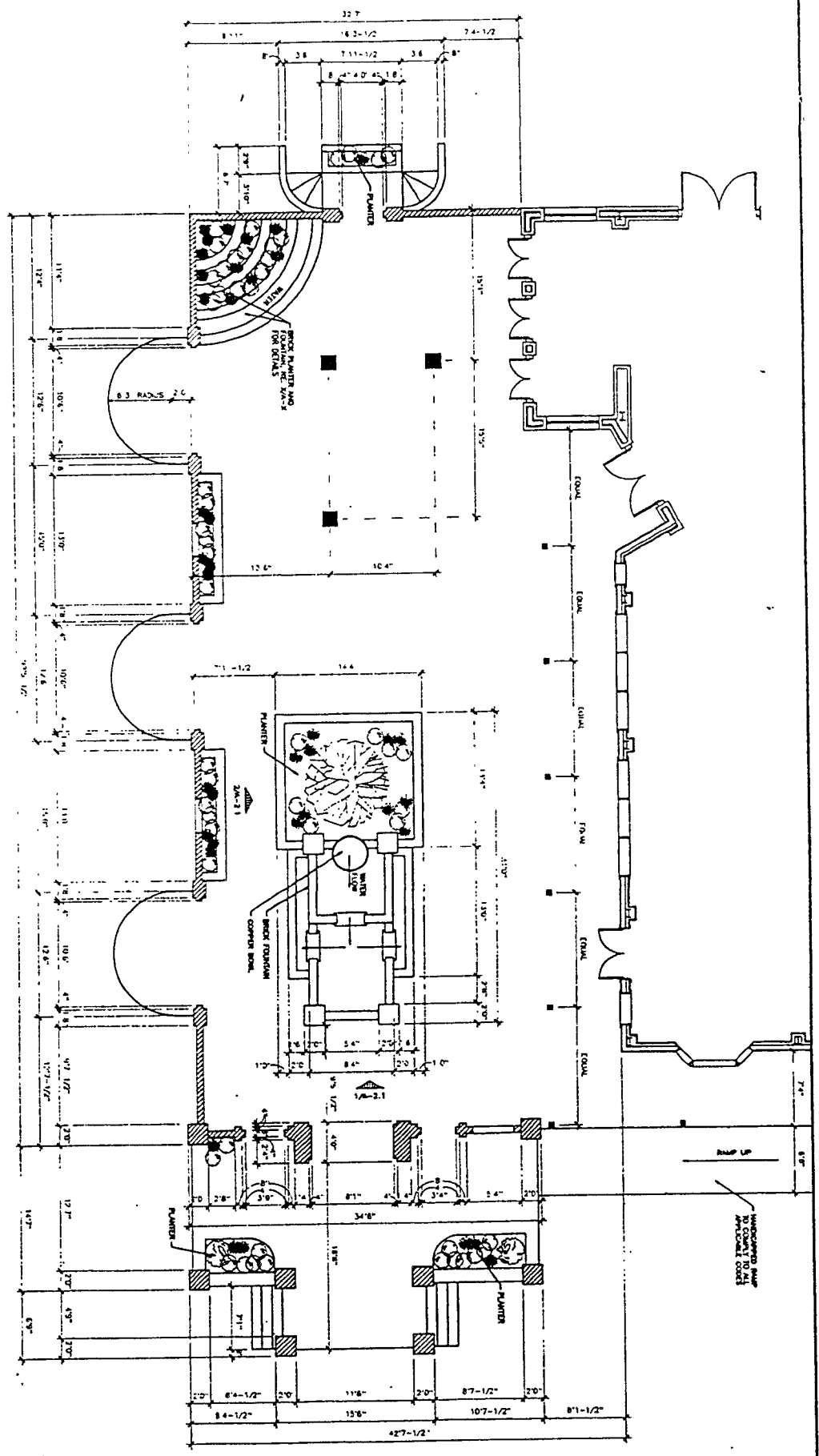
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 SCALE: 1" = 30'
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 SHEET NO.
 1 of 4



094-043

REVISIONS	
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PROJECT RESTAURANT	
LANSING, TX.	
SCALE:	1/4" = 1'-0"
DATE:	
CONF. BY: EXTERIOR BUILDING ELEVATIONS	
DRAWN BY: A-4.1	

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



094-043

SCALE: 1/4\"/>

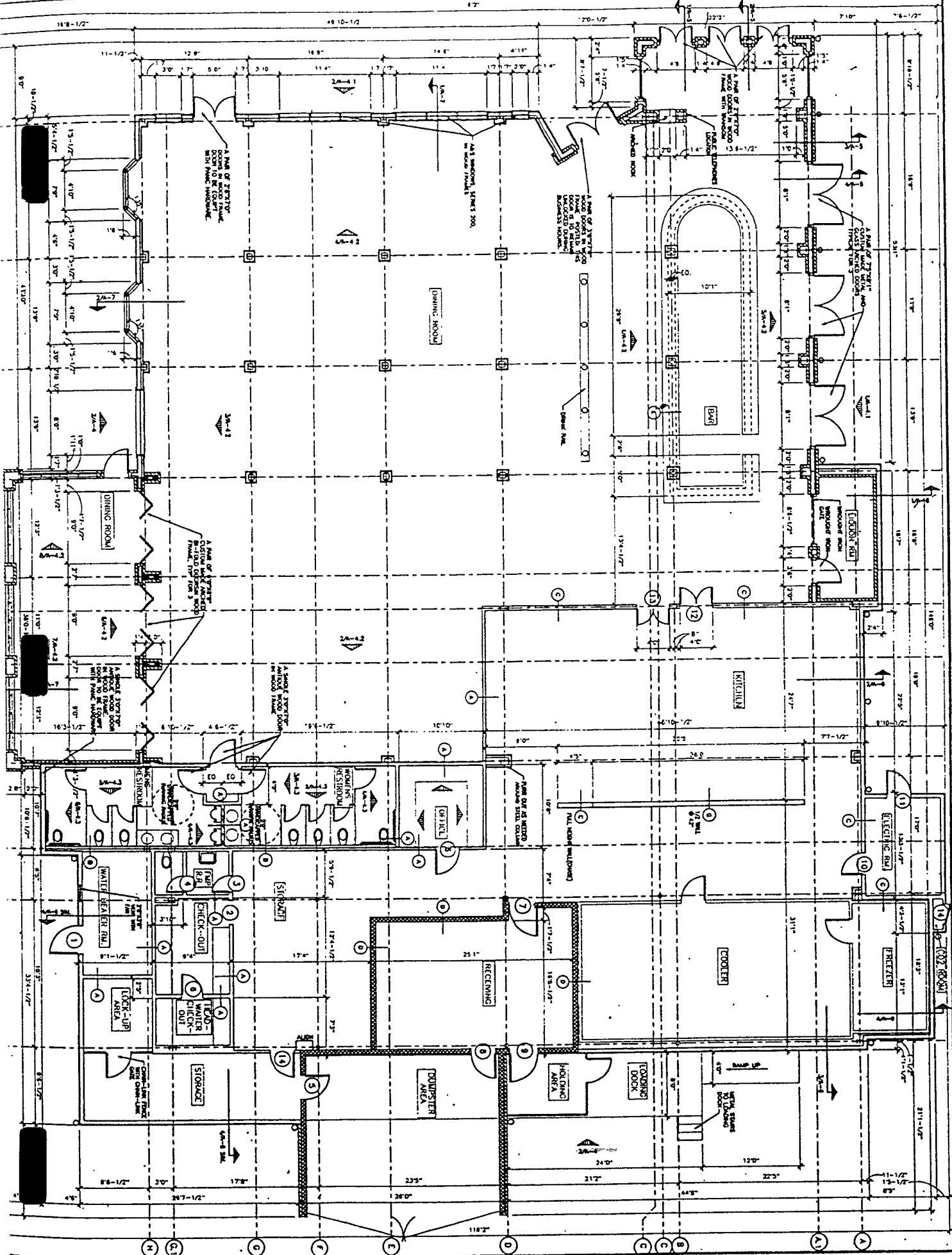
PAPPAS
 PAPPAS RESTAURANT
 642 YALE STREET
 HOUSTON, TEXAS
 77007
 848-0151

scale: AS NOTED
 contact:

PATTIO PLAN
 sheet 1

PAPPAS RESTAURANT
 ADDISON, TX

NO.	DATE	EXPLN.
02/24/94		



094-043

PAPPAS RESTAURANT
 ARCHITECTURAL
 642 YALE STREET
 HOUSTON, TEXAS
 889-0151



PAPPAS RESTAURANT
 ADDISON, TX

NO.	DATE	REVISIONS

Scale: 1/4" = 1'-0"
 Contents:
 CONSTRUCTION PLAN
 Sheet: