

ORDINANCE NO. 094-057

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 RED ROBIN BURGER AND SPIRITS EMPORIUMS, LOCATED ON 1.93 ACRES ON THE NORTHWEST CORNER OF THE INTERSECTION OF BELT LINE ROAD AND COMMERCIAL DRIVE, 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. 094-057

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 Red Robin Burger and Spirits Emporiums. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING all of Lot C, of the Final Replat of Block 3, Belt Line Marsh Business Park, a subdivision of the Town of Addison, recorded in the records of Dallas County on the 12th day of December, 1994, at 10:58 a.m., Volume 94238, Page 01670.

SECTION 2. That the Special Use Permits are 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, floor plan, landscape plan, and the elevation drawings showing four exterior walls, which are attached hereto and made a part hereof for all purposes.
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 encompassing a total area not to exceed 8,652 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.
4. That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants are 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. Where the sale or serving of alcoholic beverages is permitted, dancing is hereby prohibited.
7. 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.
8. 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.
9. 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.
10. Shall not use "Bar" in any exterior signs.
11. The plat and site plans shall be revised to reflect the Business/Belt Line Intersection improvement and the required right turn/deceleration lane tracts A (partial), B and C. This will require the additional dedication of 6 to 11 feet of right-of-way.
12. An additional 10-foot sanitary sewer easement is required long Belt Line Road for the Midway/Belt Line Road Sewer interceptor. The easement shall be clear of existing utilities, and will affect the present location of the building on the site.
13. The site plan shall be revised to reflect the required 11-foot right-turn/deceleration lane on Belt Line Road.
14. The throat length of the driveway off of Belt Line Road shall be a minimum of 50 feet from the proposed curb line.

15. A five-foot sidewalk (back-of-curb) is required along Belt Line, Commercial, Realty and Business as each tract develops. The applicant will be required to install a five-foot sidewalk along the Belt Line Road and Commercial Drive frontages.
16. A revised landscaping plan shall be submitted which indicates plant quantities and percentage of landscaping provided. A 20-foot minimum landscape buffer along Belt Line Road shall be provided after the right-turn/deceleration lane and a 5-foot sidewalk are installed. A 20-foot minimum landscape buffer shall be provided along Commercial Drive. The landscape buffer shall not include the required 5-foot sidewalk.
17. The revised plan shall specify sod that is adapted to North Texas such as Bermuda or fescue.
18. The screening walls for the service yard shall be constructed of the same brick as the restaurant. In addition, the service yard shall be large enough to hold all containers for garbage and recycling.
19. The restaurant 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.

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 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 13th day of September, 1994.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1193-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-057

Published  
5/11/95



094-057

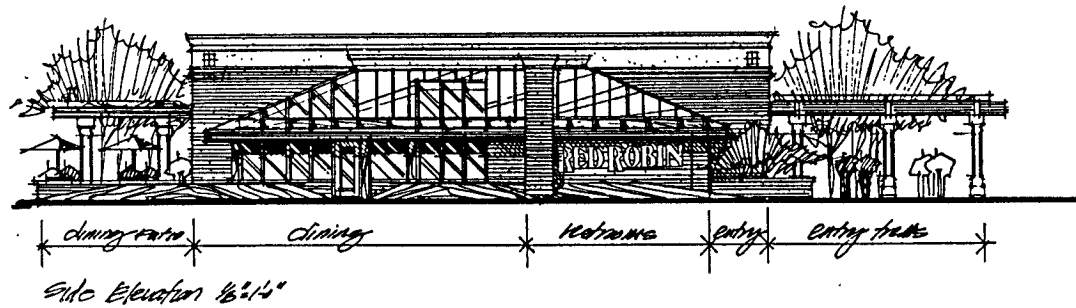
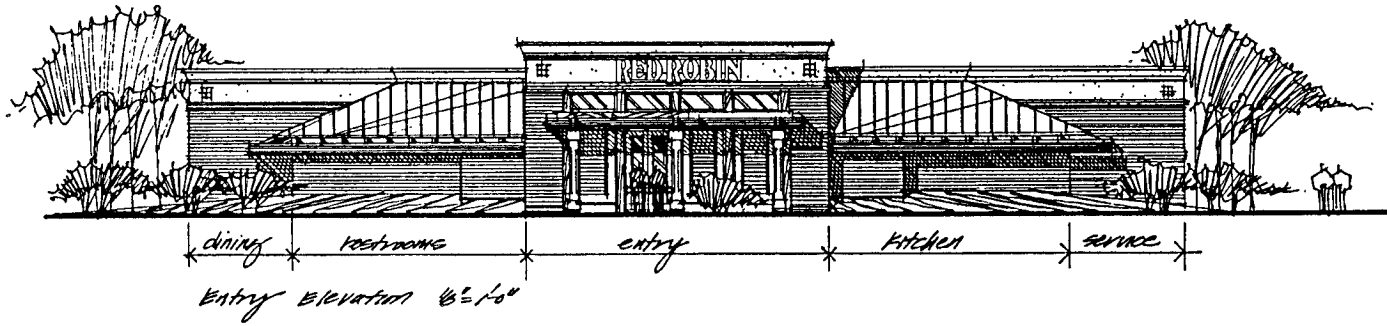


STEVEN LANGFORD ARCHITECTS, INC.

Architecture  
Interior Design  
Food Service

714-833-9066  
714-833-9159 FAX

PROJECT

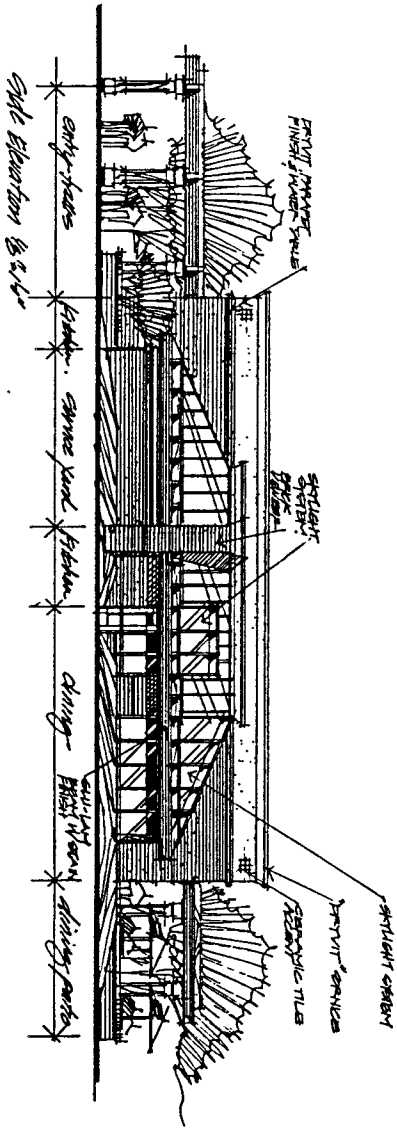
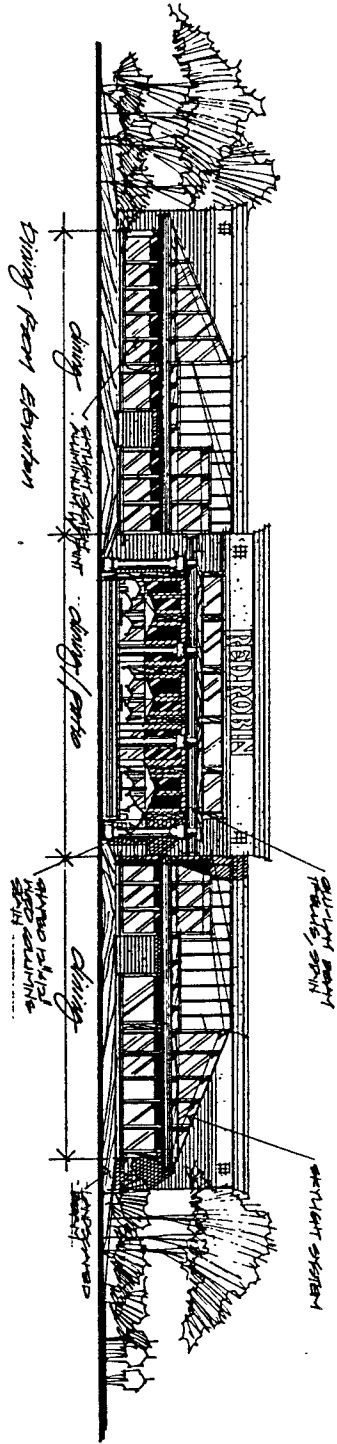


RESTAURANT

RED ROBIN

ADDISON, TEXAS

DRAWING ID  
Project No.  
Date 9/28/11  
Drawn JDS  
Checked  
SHEET NO



STEVEN LANGFORD ARCHITECTS, INC.  
Architecture  
Interior Design  
Food Service



714.433.0006  
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PROJECT

RED ROBIN RESTAURANT

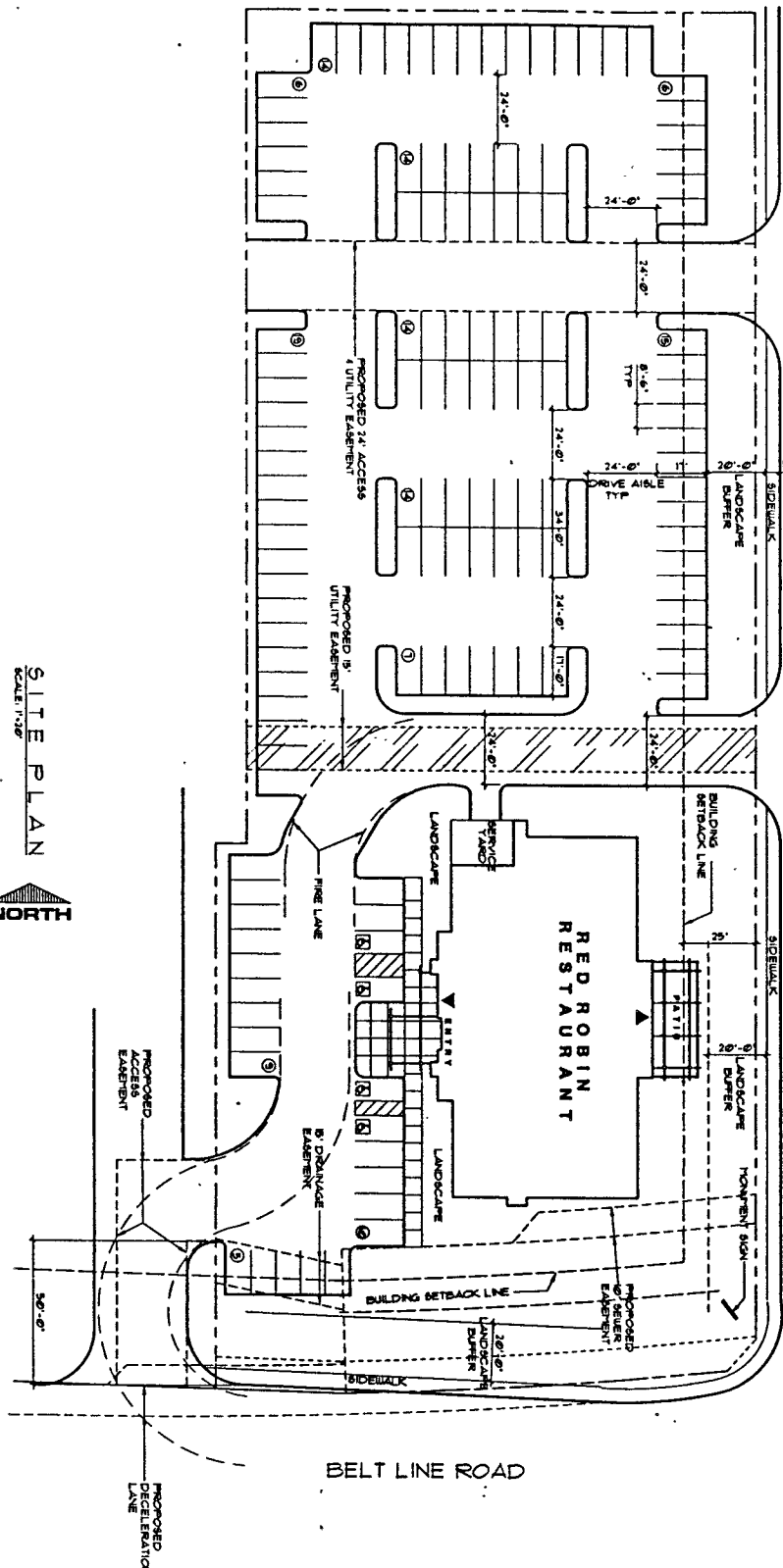
ADDISON, TEXAS

DRAWING ID  
Project No.  
Date 1/28/14  
Drawn by JBS  
Checked by JBS  
SHEET NO.



SITE DATA:

ZONING: P-2  
 PROJECT SQUARE FOOTAGE:  
 BLDG.: 83,648 SF  
 PATIO: 1,448 SF  
 BUILDING LANDSCAPE: 372 SF  
 BUILDING LANDSCAPE INCLUDING BUFFER: 1,520 SF  
 INCLUDING BUFFER: 11,822 SF  
 PARKING CALCULATION SPACE PER 10 SF OF BUILDING PROVIDED: 00  
 REQUIRED: 00  
 PROVIDED: 03  
 AVAILABILITY CRITERIA: 1.95 PER LT OF BUILDING RELATION, NOT TO EXCEED 600 SF PER SIDE OR 200 SF TOTAL.  
 SPACE PROVIDED: ▲ BUILDING SIGN (2)  
 ▲ NONPENETRATION SIGN (1)



RED ROBIN RESTAURANT  
 ADDISON, TEXAS



RED ROBIN RESTAURANT  
 ADDISON, TEXAS

SITE PLAN

NO.	DATE	REVISIONS
▲		
▲		
▲		

DATE: 4/27/04  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: S-SP

SITE PLAN  
 SCALE: 1/8" = 1'-0"

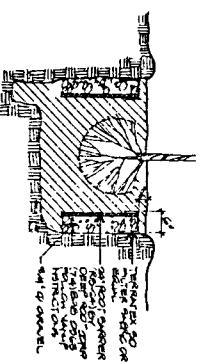


**PLANTING NOTES**

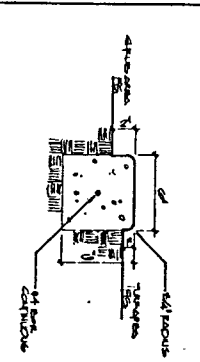
- CONCRETE SHALL VIBRATE THE CORNER DETAIL AND/OR REINFORCEMENT OF PER CONCRETE SPECIFICATION AND SHALL BE PROTECTED AND MAINTAINED UNTIL CURING IS COMPLETE.
- CONCRETE SHALL BE CURED WITH A COVERED CURE CURING METHOD.
- CONCRETE SHALL BE CURED WITH CONCRETE PLACEMENT AND NOT REVERSE PLACEMENT.
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**PLANTING LEGEND**

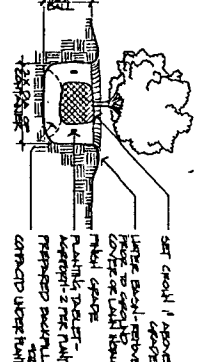
TREES	SPACING	SPACING	SPACING	SPACING	SPACING	SPACING
1 2 3 4 5	6 7 8 9 10	11 12 13 14 15	16 17 18 19 20	21 22 23 24 25	26 27 28 29 30	31 32 33 34 35



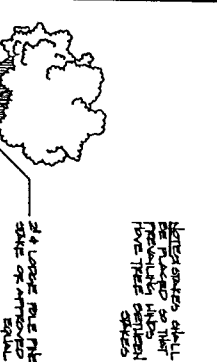
**ROOT BARRIER**



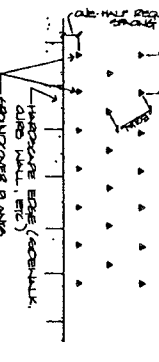
**CONCRETE MOWBAND**



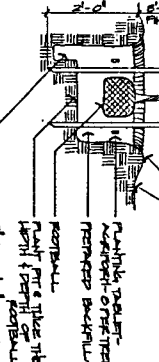
**PLANTING DETAIL**



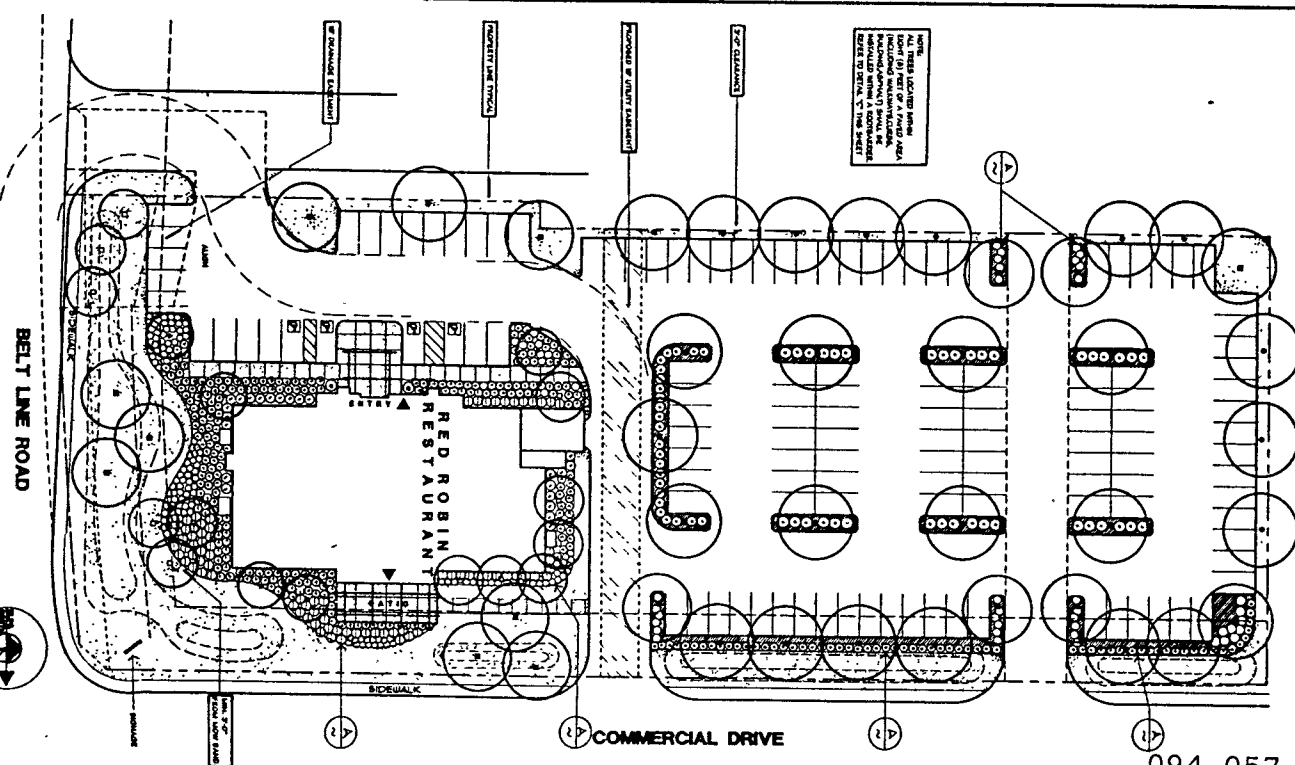
**DOUBLE STAKING DETAIL**



**GROUND COVER SPACING**



**DOUBLE STAKING DETAIL**



094-057

**STEVEN LANGFORD ARCHITECTS, INC.**

Architecture  
Interior Design  
Food Service

Executive Circle  
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**RED ROBIN RESTAURANT**  
N.W. CORNER OF BELTLINE & COMMERCIAL  
ADDISON, TEXAS

**RED ROBIN RESTAURANT**

PLANTING PLAN

L-1

**SUBMITTAL**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_