

ORDINANCE NO. 094-067

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 BOWLING ALLEY, A SPECIAL USE PERMIT FOR A BILLIARD HALL, A SPECIAL USE PERMIT FOR AN ARCADE, 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 TRIANGLE BOWL, LOCATED ON 4.2 ACRES AT REALTY ROAD, BUSINESS AVENUE, 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 ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

OFFICE OF THE CITY SECRETARY

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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 bowling alley, a billiard hall, an arcade, a restaurant and a special use permit for the sale of alcoholic beverages for on-premises consumption to Triangle Bowl. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

WHEREAS Triangle Bowl Associates is the owner of a tract of land situated in the D. MYERS SURVEY, Abstract No. 923, Dallas County, Texas and being all of Lot D of the Final Replat of Block 3 of BELT LINE-MARSH BUSINESS PARK, an addition to the City of Addison according to the plat recorded in Volume 94238, page 1663 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the northerly right-of-way line of BELT LINE ROAD (variable width right-of-way) and the easterly right-of-way line of BUSINESS AVENUE (60 feet right-of-way);

THENCE along the easterly right-of-way line of said BUSINESS AVENUE, North 00°04'38" East, a distance of 809.00 feet to a 3/8 inch iron rod found for the beginning of a curve to the right having a radius of 50.08 feet, chord bearing of North 51°08'20" East and a chord length of 77.91 feet;

THENCE along the said curve to the right through a central angle of 102°07'23" for an arc length of 89.27 feet to a 1/2 inch iron rod set in the southerly right-of-way line of REALTY ROAD (60 feet right-of-way);

THENCE along the southerly right-of-way line of said REALTY ROAD, South 77°47'59" East, a distance of 433.67 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 44.80 feet, a chord bearing of South 38°51'40" East and a chord length of 56.32 feet;

THENCE along said curve to the right through a central angle of 77°52'37" for an arc length of 60.90 feet to a 3/8 inch iron rod found in the westerly right-of-way line of said COMMERCIAL DRIVE (60 feet right-of-way)'

THENCE along the westerly right-of-way line of said COMMERCIAL DRIVE, South 00°04'38" West, a distance of 260.21 feet to a 1/2 inch iron rod set for the northeasterly corner of Lot C of said addition;

THENCE departing the westerly right-of-way of said COMMERCIAL DRIVE, and along the northerly lot line of said lots C, B, and A of said addition respectively, North 89°54'31" West, a distance of 510 feet to a 1/2 inch iron rod set for the northwesterly corner of Lot A;

THENCE North S 00°04'38" East a distance of 443.00 feet to a point;

THENCE South 89°54'31" West a distance of 4.00 feet for a corner;

THENCE South 00°04'38" East a distance of 20.00 feet to a 1/2 inch rod set for corner;

THENCE North 89°54'31" West a distance of 14.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.286 acres or 186,685 square feet of land, more or less.

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 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 bowling-anchored amusement center 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 48,000 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. Where the sale or serving of alcoholic beverages is permitted, dancing is hereby prohibited.
5. 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.

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 11th day of October, 1994.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1198-SUP

APPROVED AS TO FORM:

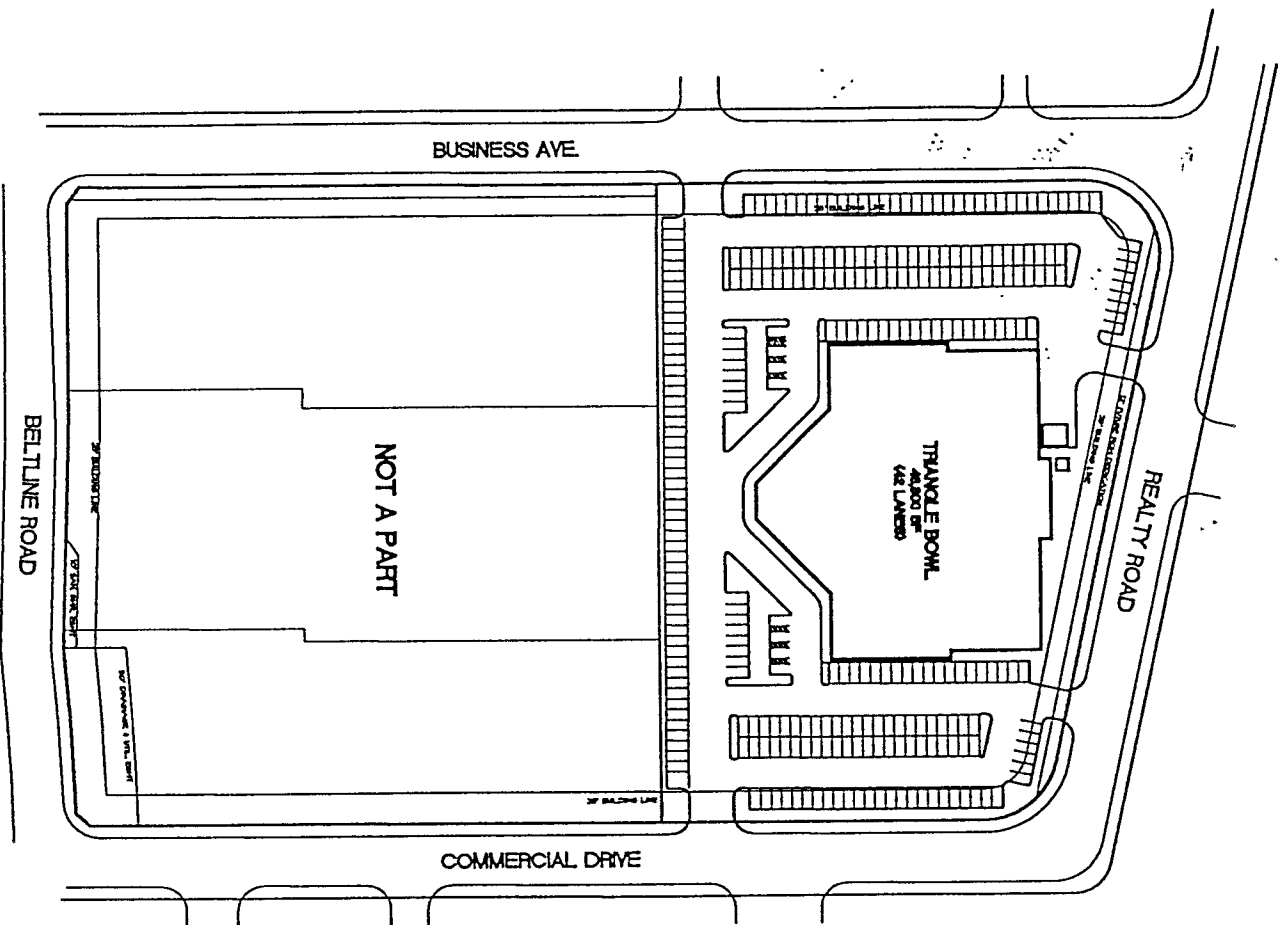

DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 094-067

Published
4/13/95





SITE PLAN

SCALE 1" = 50'



TABULATIONS	SQ. FT.	PRK'G FEEDS
TRIANGLE BOWL	48,000	188 (4/ONE LANE)
TOTAL	48,000	188
PARKING PROVIDED		287
HANDICAP PARKING		7
		1 VAN

PLEASE REFER ANY INQUIRIES OF THE ACTUAL PROJECT TO THE CITY OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1198-54P.

APPROVED

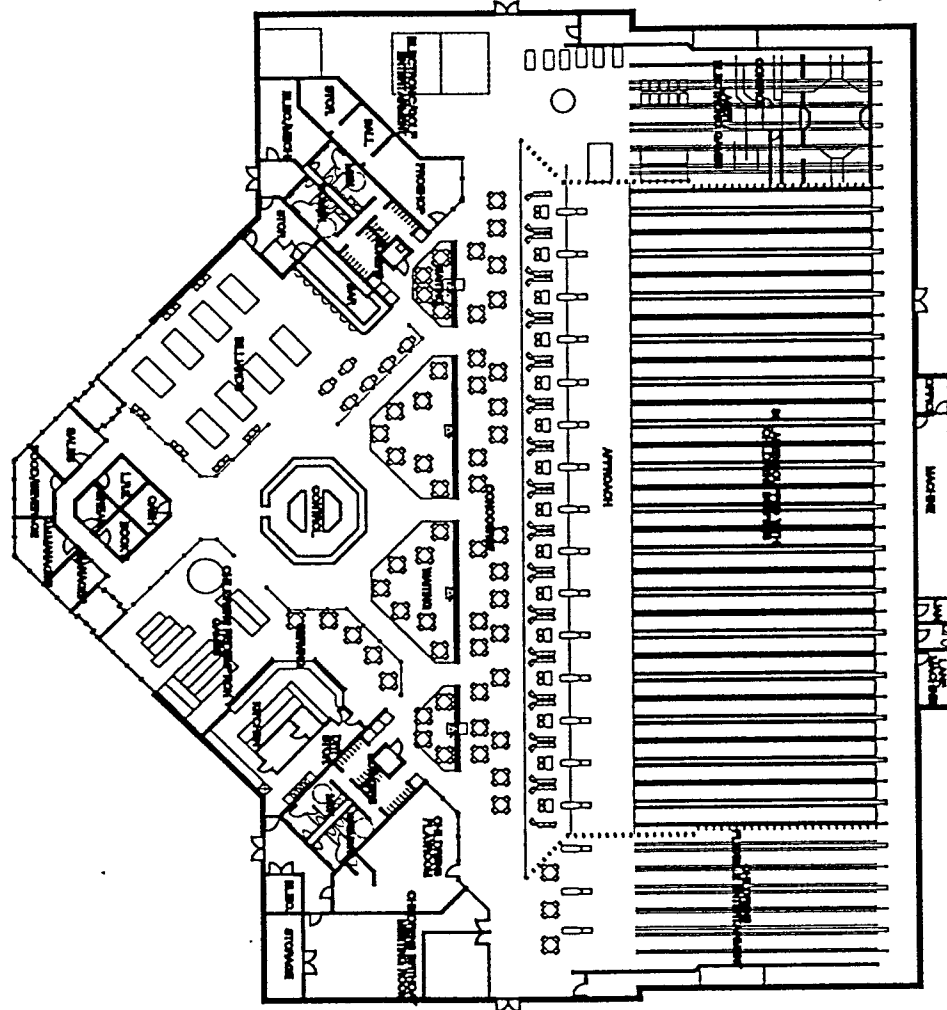
094-067

C-1
 SHEET TITLE
 DATE
 DRAWN BY
 CHECKED BY
 PROJECT NO.
 DATE
 REVISIONS

HODGES & ASSOCIATES
 architecture planning
 18642 Omega Dallas, Texas 75846-4814
 214-387-1000

TRIANGLE BOWL
 BOWLING ANCHORED AMUSEMENT CENTER
 ADDISON, TEXAS

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



094-067

Sheet
A1.1
FLOOR PLAN

Project Name
Date
Scale
Drawing No.
Revision

HODGES & ASSOCIATES
architecture
12642 Omega Dallas, Texas 75244-4814
214-987-1008

planning

Project No.
Date
Scale
Drawing No.
Revision

TRIANGLE BOWL
BOWLING ANCHORED AMUSEMENT CENTER
ADDISON, TEXAS

094-067

SIGNS MUST BE APPROVED
THROUGH SIGN ORDINANCE
PROCESS.

