

ORDINANCE NO. 094-085

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A BREWPUB, ON APPLICATION WITH ROCK BOTTOM BREWERY, LOCATED AT 4050 BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, 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. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a brewpub. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a tract of land situated in the THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273, in the City of Addison, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the southerly line of Belt Line Road (100 foot R.O.W.) with the easterly line of Surveyor Boulevard (60 foot R.O.W.);

THENCE along the southerly R.O.W. of Belt Line Road, in a northeasterly direction along a curve to the right having a central angel of 15°47'42", a radius of 1860.00 feet, a tangent of 258.01 feet, and a chord which bears N 74°41'48" E, 511.13 feet, an arc distance of 512.75 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE continuing along the southerly R.O.W. of Belt Line Road and along a curve to the right having a central angle of 5°26'48", a radius of 1860.00 feet, a tangent of 88.47 feet and a chord which bears N 85°19'03" E, 176.75 feet, an arc distance of 176.82 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract;

THENCE S 00°35'00" W, departing the southerly R.O.W. of Belt Line Road, a distance of 412.00 feet to a 1/2 inch iron rod found for the northeast corner of the Levitz Furniture Company of Texas tract as recorded in Volume 83056, page 1571;

THENCE N 89°25'00" W, along the common line with the Levitz tract, a distance of 176.00 feet to a 1/2 inch iron rod set for corner;

THENCE, N 00°35'00" E, a distance of 395.78 feet to the POINT OF BEGINNING and containing 71,332 square feet or 1.64 acres of land.

SECTION 2. That prior to the issuance of a Certificate of Occupancy for the brewpub, said property shall be improved in

accordance with the site plan, landscaping plan, floor plan and elevation drawings which are attached hereto and made a part hereof for all purposes.

SECTION 3. That the Special Use Permit for a brewpub is granted subject to the following special conditions:

-The floor plan for the restaurant shall be revised to eliminate the pool tables.

-The signs shown on the restaurant do not comply with the requirements of the sign ordinance, and shall not be approved through this process.

-The grain silos on the front of the building shall be enclosed with a screening wall that is "architecturally compatible" with the building. The determination of "architecturally compatible" shall be made by the Building Official.

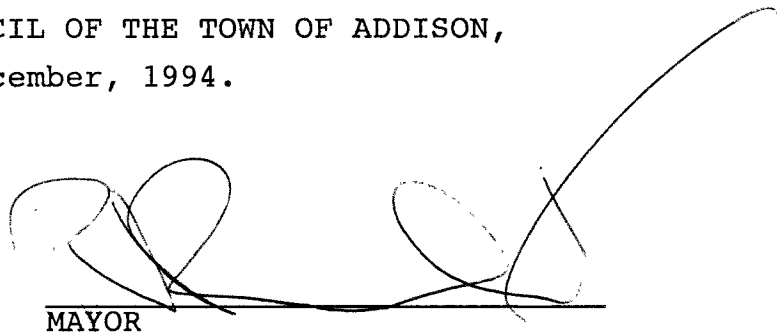
SECTION 4. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed, with the exception of Ordinance #088-036, which is not repealed by this ordinance, all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. 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 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be

adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 13th day of December, 1994.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1018-SUP-1

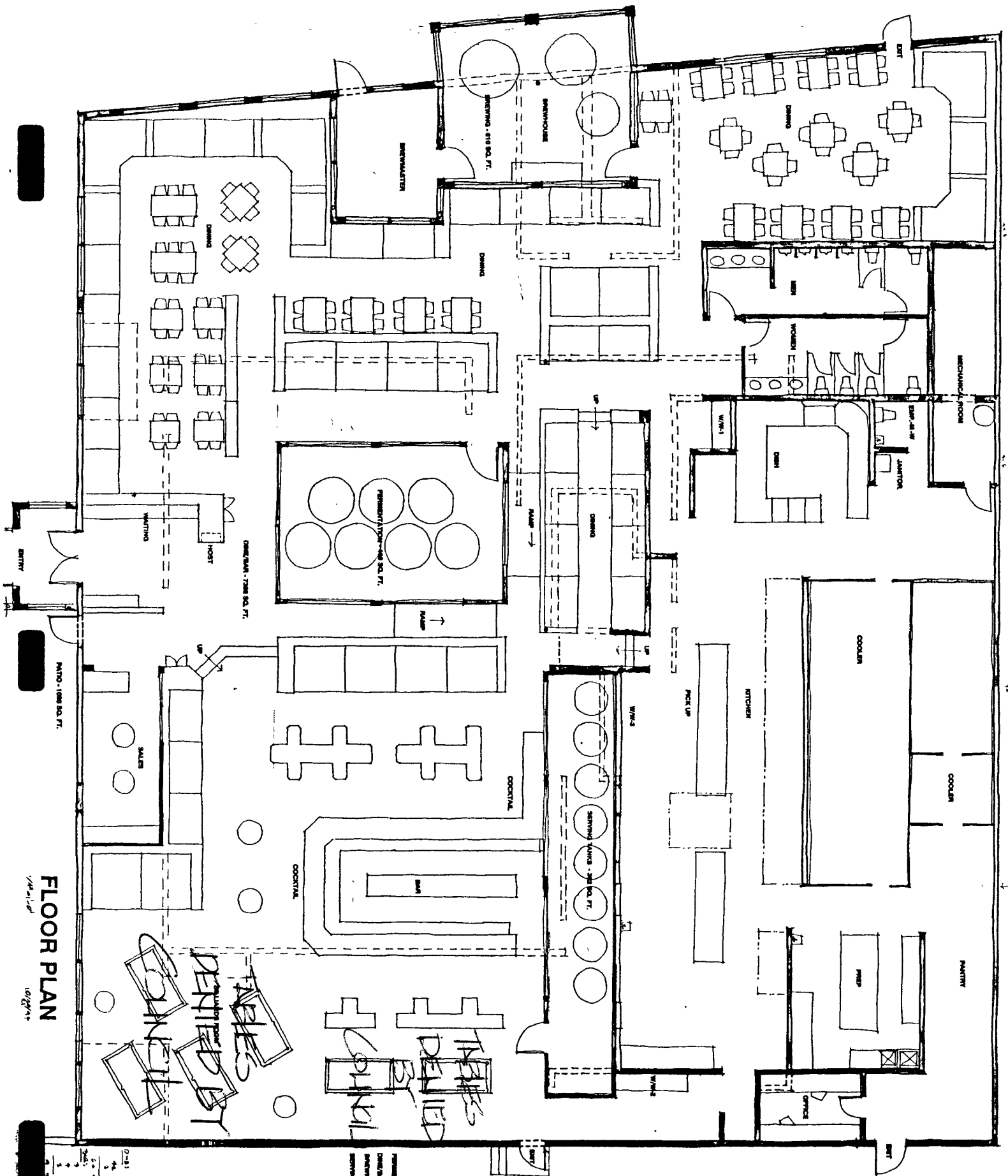
APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

Published
8/3/198





FLOOR PLAN

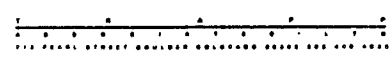
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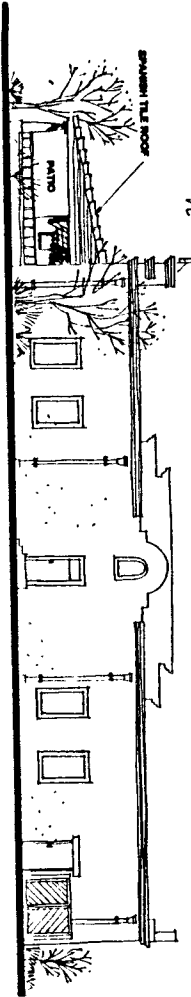
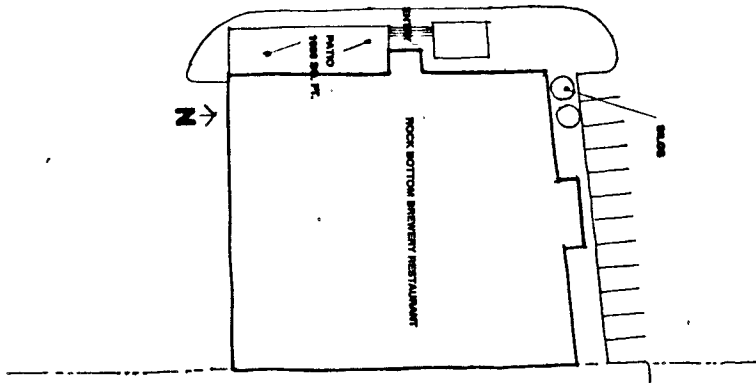
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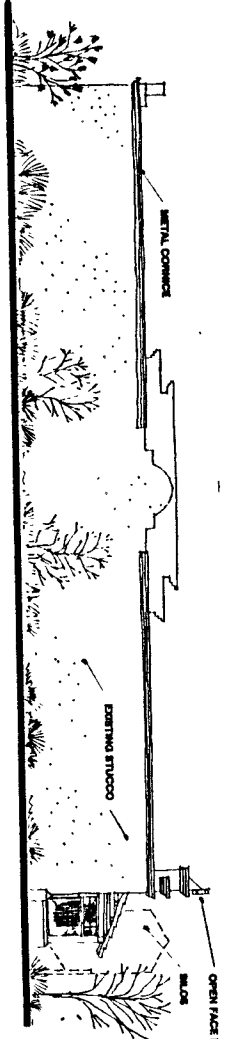


ROCK BOTTOM BREWERY
DALLAS, TEXAS

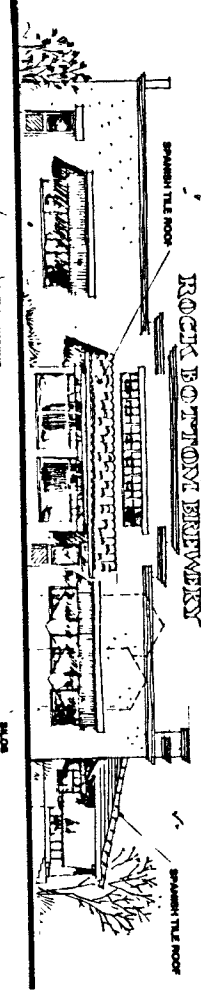




SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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ROCK BOTTOM BREWERY
DALLAS, TEXAS

