

ORDINANCE NO. 096-018

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 VELADI STEAK RANCH, LOCATED AT 3870 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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 096-018

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 Veladi Ranch Steak House. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING a 6,350 square-foot building, addressed as 3870 Belt Line Road, and located on Lot 5R, Block D, a lot of 1.5551 acres, in the Veladi Ranch Steak House Addition, a plat filed with Dallas County on November 4, 1996, Volume 96126, Page 6707.

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, irrigation plan, and the elevation drawings showing all 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 6,350 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. 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.

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 canceled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.
11. The restaurant shall not use the term "Bar", "Tavern", or any equivalent term in any exterior signage.
12. The dumpster enclosure shall be revised so as to be large enough to accommodate all dumpsters for waste and recycling, and shall be constructed out of the same brick as the restaurant.
13. The final landscaping plan shall be submitted to the Parks Department for approval prior to the issuance of a building permit.

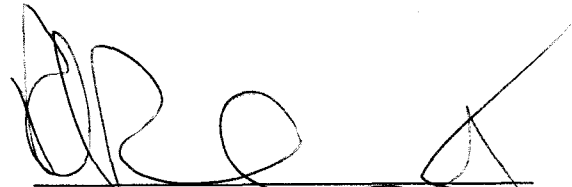
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 14th day of May, 1996.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1255-SUP

APPROVED AS TO FORM:



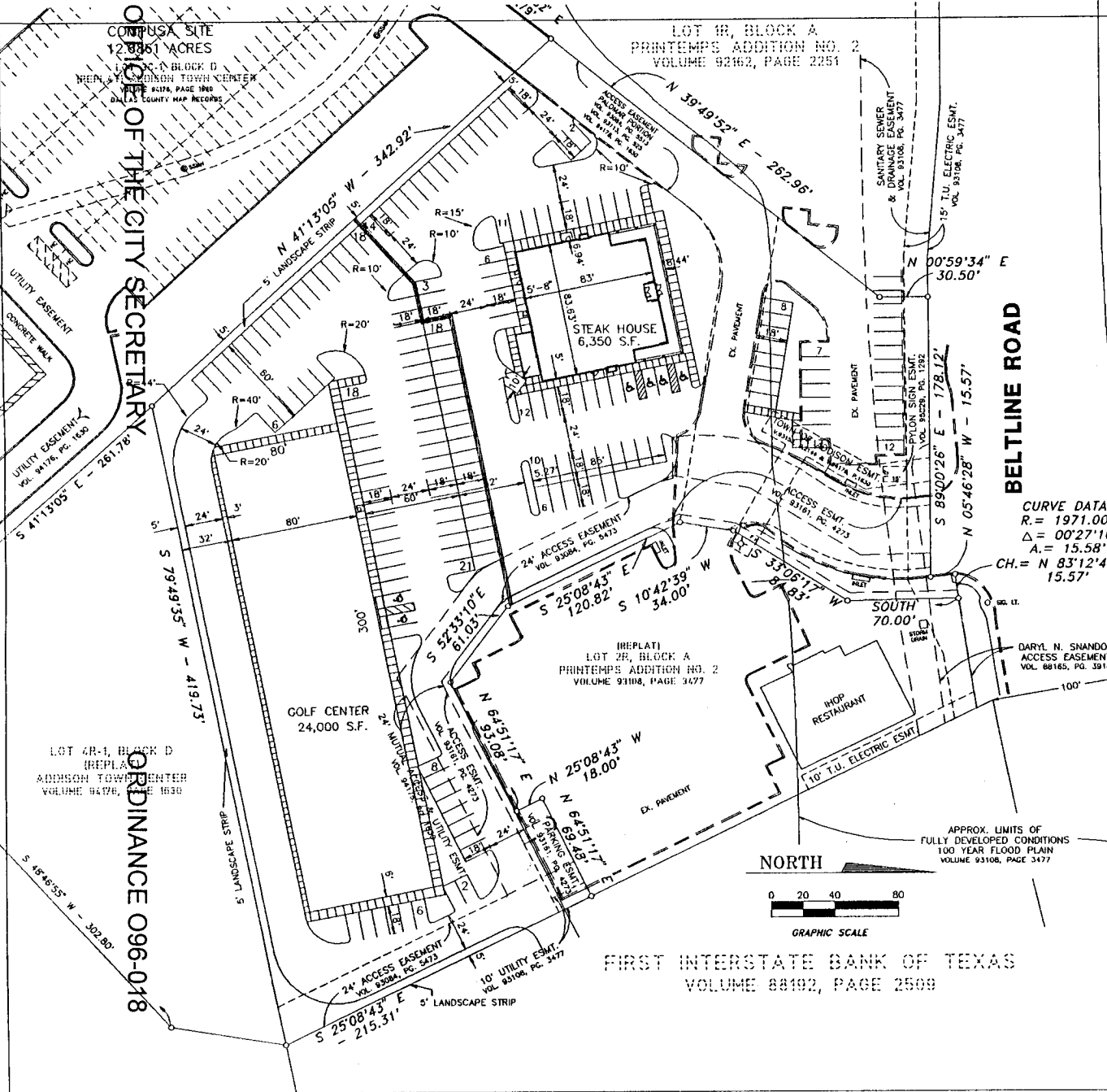
DIRECTOR OF DEVELOPMENT SERVICES

Published
2/13/97



OFFICE OF THE CITY SECRETARY

ORDINANCE 096-018



LOT 1R, BLOCK A
PRINTEMPS ADDITION NO. 2
VOLUME 92162, PAGE 2251

IREPLAT
LOT 2R, BLOCK A
PRINTEMPS ADDITION NO. 2
VOLUME 91104, PAGE 3477

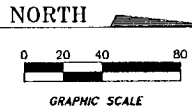
LOT 4R-1, BLOCK D
IREPLAT
ADDISON TOWN CENTER
VOLUME 94176, PAGE 1639

COMPUSA SITE
12.9861 ACRES
N. BLOCK D
IREPLAT
ADDISON TOWN CENTER
VOLUME 94176, PAGE 1640
DALLAS COUNTY MAP RECORD

BELTLINE ROAD

COMMERCIAL DR.

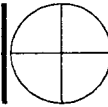
CURVE DATA:
R = 1971.00'
Δ = 00°27'10"
A = 15.58'
CH. = N 83°12'41" E
15.57'



FIRST INTERSTATE BANK OF TEXAS
VOLUME 88192, PAGE 2509

USE	AREA S.F.	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
RESTAURANT	6,350 S.F.	1/70 S.F.	91 SPACES	91 SPACES
GOLF CENTER	24,000 S.F.			
PRO SHOP UNIT	2,000 S.F.	1/200 S.F.	10 SPACES	97 SPACES
	40 UNITS	2/UNIT	80 SPACES	

**VELADI RANCH STEAK HOUSE
THE GOLF CENTER
SITE PLAN**



DATE	3-11-94
DRAWN BY	MMH
CHECKED BY	MMH
SCALE	AS SHOWN

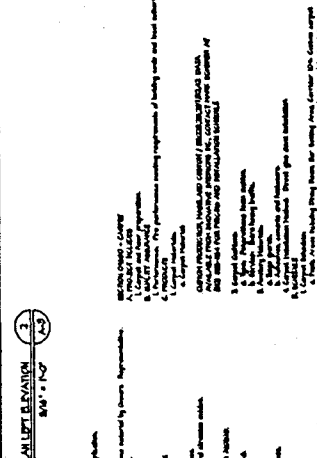
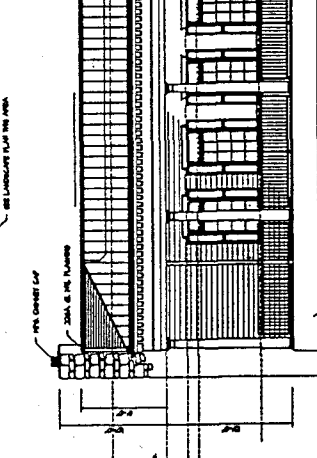
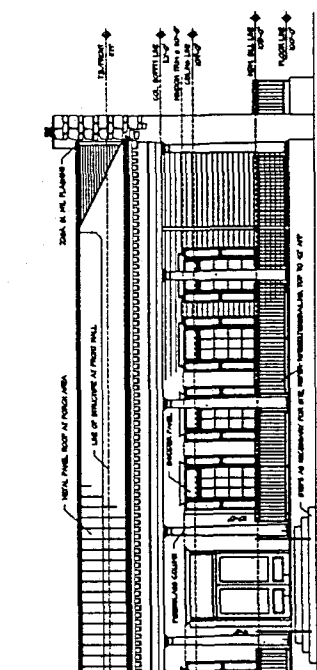
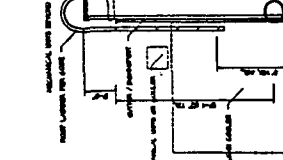
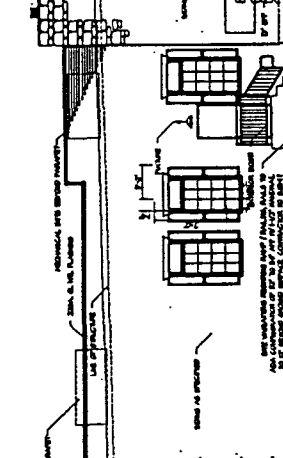
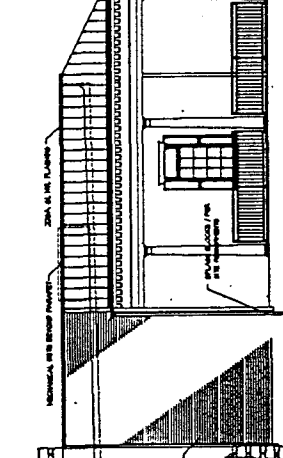
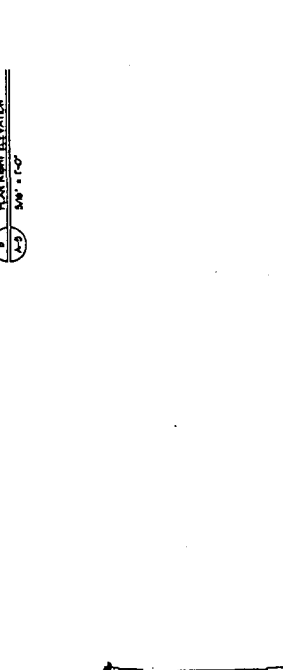
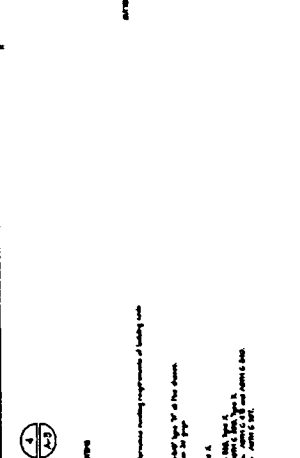
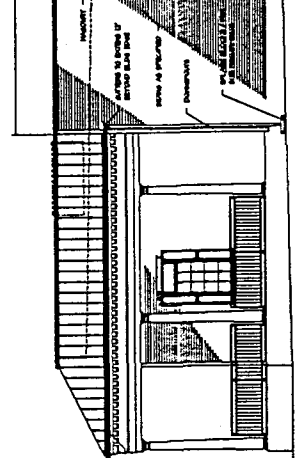
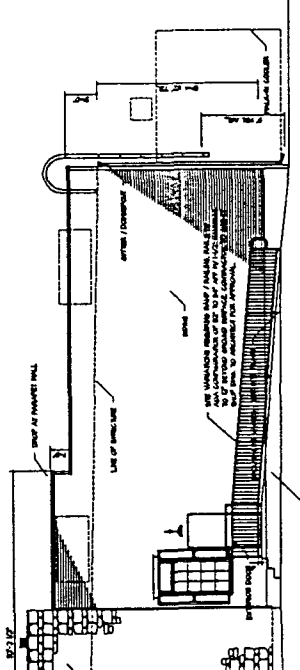
- GENERAL NOTES:**
1. General notes to be read in conjunction with the drawings.
 2. All work to be in accordance with the specifications and standards of the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE).
 3. All materials to be of the highest quality and available in the area.
 4. All work to be completed in a timely manner.
 5. All work to be done in accordance with the applicable codes and regulations.
 6. All work to be done in accordance with the applicable laws and ordinances.

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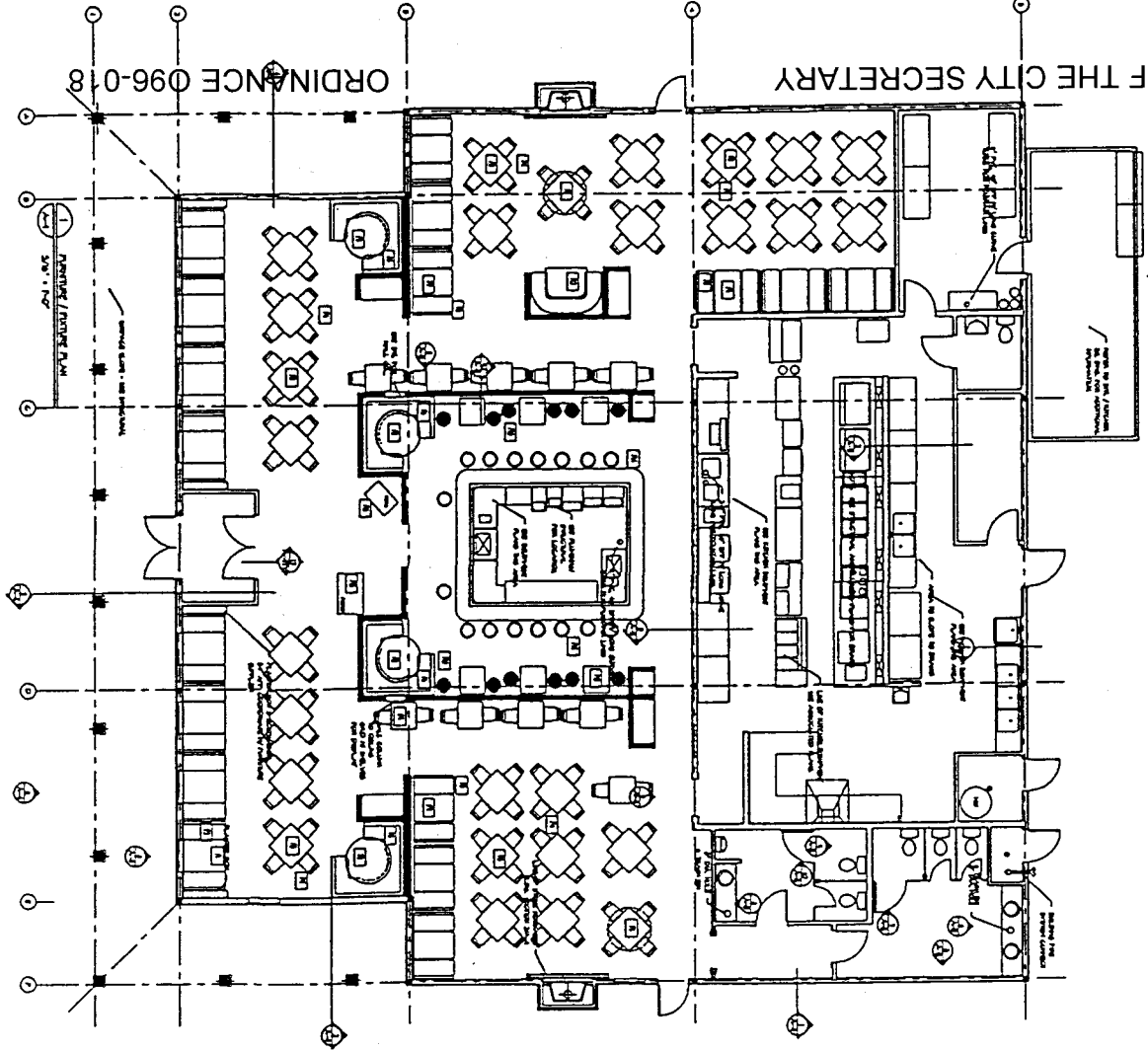
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OFFICE OF THE CITY SECRETARY ORDINANCE

OFFICE OF THE CITY SECRETARY

ORDINANCE 096-0-8



- GENERAL NOTES - SEE CONDITIONS
1. PROJECT INCLUDES:
 - a. Mechanical and electrical systems
 - b. Plumbing
 - c. Fire protection
 - d. Fire alarm
 - e. Security system
 - f. Telephone system
 - g. Data processing system
 - h. Elevator
 - i. Staircase
 - j. Fire escape
 - k. Fire door
 - l. Fire window
 - m. Fire door
 - n. Fire window
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 - q. Fire door
 - r. Fire window
 - s. Fire door
 - t. Fire window
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 - z. Fire window
 2. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE STATE OF TEXAS.
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PAINTING SCHEDULE

NO.	DESCRIPTION	DATE	STATUS	REMARKS
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VELDI RANCH STEAK HOUSE
RESTAURANT
LOT 4-B, BLOCK 1, SUPER 8 MOTEL, 101 ACHS,
HOUSTON, TEXAS

THE ARCHITECTS' OFFICE CORP.
1015 BAY ACADEMIC DRIVE, SUITE 100
HOUSTON, TEXAS 77025
ARCHITECTS' OFFICE CORP.

TAOC

6-V
DATE 1-11-74
BY [Signature]
SCALE 1/8" = 1'-0"