

**ORDINANCE NO. 098-003**

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 DE TAPAS RESTAURANT, LOCATED AT 5100 BELT LINE ROAD, SUITE 764, 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:

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 de Tapas Restaurant. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING a 2,707 square foot portion of a lease space addressed as 5100 Belt Line Road, Suite 764, in a shopping center known as the Village on the Parkway, located on a tract of land out of the Allen Bledsoe Survey, Abstract No. 157, the G.W. Fisher Survey, Abstract No. 482 and the J. Pancoast Survey, Abstract No. 1146, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point being the intersection of the east right-of-way line of Dallas Parkway and the south right-of-way line of Belt Line Road;

THENCE East along said south line, a distance of 241.34 feet to a point for a corner;

THENCE S 65°51'30" E, a distance of 54.24 feet to a point for corner;

THENCE N 48°03'00" E, a distance of 30.0 feet to a point for a corner, said point lying on the centerline of Noell Road;

THENCE S 41°57'00" E along said centerline, a distance of 741.67 feet to an angle point;

THENCE S 23°24'00" E continuing along said centerline, a distance of 907.45 feet to a point for a corner;

THENCE S 85°31'25" W departing said centerline, a distance of 733.4 feet to an angle point;

THENCE N 85°30'06" W a distance of 882.99 feet to a point for a corner said point lying on the east right-of-way of Dallas Parkway;

THENCE Northeasterly along said east line being a circular curve to the right having a central angle of 34°35'34" and whose center bears S 88°39'35" E, 1256.93 feet, an arc distance of 759.25 feet to the point of reverse curve to the left having a central angle of 36°13'00" and a radius of 1014.93 feet;

THENCE Northeasterly along said curve and continuing along said east line, an arc distance of 641.54 feet to its point of tangency;

THENCE N 00°16'01" W, a distance of 65.52 feet to the POINT OF BEGINNING AND CONTAINING 33.967 acres of land more or less.

SECTION 2. That the Special Use Permits are granted subject to the following conditions:

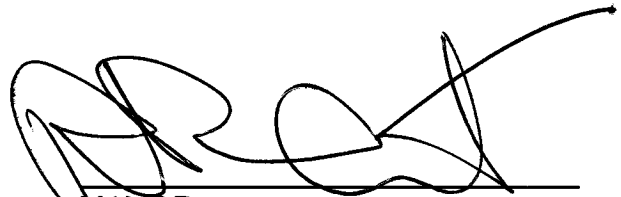
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, floor plan, landscape plan, irrigation plan, and the elevation drawings showing four exterior walls, which are attached hereto and made a part hereof for all purposes.
2. That 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 2,707 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 that 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. 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.
7. 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.
8. 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.
9. Shall not use "Bar", "Tavern", or any equivalent terms, or graphic representations of alcoholic beverages in exterior signs.
10. The trees in the proposed patio area shall be retained and protected at the base with a tree grate or other device.
11. The floor plan shall be revised to add an opaque divider between the bar and dining area. The design of the divider shall be approved by the staff 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 10<sup>th</sup> day of February, 1998.


  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1316-SUP

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES  
PUBLISHED ON: 2/10/98

**GENERAL NOTES**

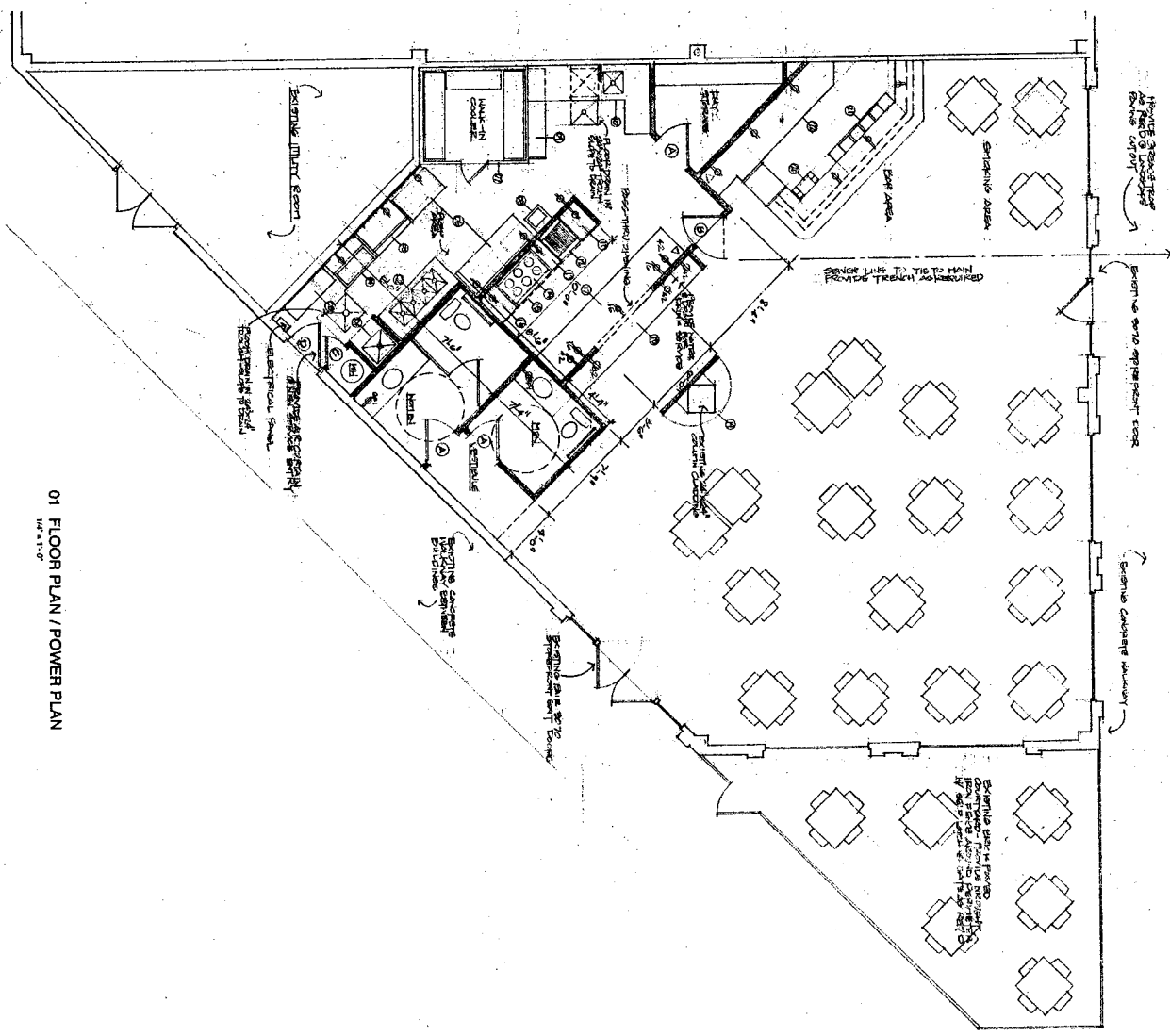
1. WALLS: CONSTRUCT NEW WALLS AS INDICATED BY SHADOWED INTERIOR WALLS. USE STIPPLED 3/8" BY 3/8" SQUARE GRID BRICK.
2. WALL FINISHES: TO BE SETBACK 1/2" FROM SO. - INTERIOR FINISHES OF BAR WALLS TO BE MATCHED TO EXISTING FINISHES. FINISHES TO BE CHANGING THE TO BE MATCHED FROM THE EXISTING FINISH TO THE NEW FINISHES. FINISHES TO BE MATCHED FROM THE EXISTING FINISH TO THE NEW FINISHES.
3. CEILING: MATCH EXISTING DROP CEILING AS SHOWN.
4. FLOOR: REMOVE AND RECONSTRUCT ALL FLOORING REMOVE EXISTING FLOORING AND RECONSTRUCT WITH 4" THICK CONCRETE ON 4" THICK GRANULAR FILL. (REINFORCEMENT ALLOWED WITH CONTRACTOR APPROVAL). ALL FLOORING TO BE SETBACK 1/2" FROM THE EXISTING FINISHES TO BE ADA ACCESSIBLE.
5. FLOORING: REMOVE AND RECONSTRUCT ALL FLOORING REMOVE EXISTING FLOORING AND RECONSTRUCT WITH 4" THICK CONCRETE ON 4" THICK GRANULAR FILL. (REINFORCEMENT ALLOWED WITH CONTRACTOR APPROVAL). ALL FLOORING TO BE SETBACK 1/2" FROM THE EXISTING FINISHES TO BE ADA ACCESSIBLE.
6. HVAC: REMOVE EXISTING SYSTEM FROM ROOMS TO BE RECONSTRUCTED WITH NEW RECONSTRUCTED UNIT (GROUND ONLY) SERVING UTILITY AREA.
7. MILLWORK/TECH: REMOVE EXISTING MILLWORK/TECH (FABRICATED BY TRAVANT'S SOURCE).
8. MISCELLANEOUS: - BRASS BATH, MIRRORS AND MIRROR DISPENSERS / ACCESSORIES AS REQUIRED TO MEET ADA - ACCESSORIES TO BE STIPPLED - METAL PARTITION WITH DOOR UNIT

**EQUIPMENT SCHEDULE**

- NOTE: VERIFY ALL EQUIPMENT REQUIRED WITH TRAVANT AND COORDINATE WITH RFP, EQUIPMENT PURCHASE
- 01 FLOOR MOUNTED MOBILITY SINK
  - 02 4" COMPACT-SHIFT STAINLESS STEEL SINK
  - 03 12" TUBS
  - 04 12" TUBS
  - 05 REAR-LOAD REFRIGERATION TABLES W/CASES
  - 06 WALK-IN FREEZER AND CASE
  - 07 STAINLESS STEEL CLEANING SHELVES
  - 08 STAINLESS STEEL CHANGING W/ SINK & GARBAGE
  - 09 STAINLESS STEEL WORK TABLE
  - 10 STAINLESS STEEL WORK TABLE
  - 11 STAINLESS STEEL WORK TABLE
  - 12 STAINLESS STEEL WORK TABLE
  - 13 STAINLESS STEEL WORK TABLE
  - 14 STAINLESS STEEL WORK TABLE
  - 15 STAINLESS STEEL WORK TABLE
  - 16 STAINLESS STEEL WORK TABLE
  - 17 STAINLESS STEEL WORK TABLE
  - 18 WAIT STATION / FOOD PICKUP COUNTER WITH
  - 19 WAIT STATION / FOOD PICKUP COUNTER WITH
  - 20 WAIT STATION / FOOD PICKUP COUNTER WITH
  - 21 WAIT STATION / FOOD PICKUP COUNTER WITH
  - 22 WAIT STATION / FOOD PICKUP COUNTER WITH

**DOOR SCHEDULE**

1. DOOR REQUIRES TO BE 42" WIDE TO MEET ADA
2. REPAIR STORMDOOR TO MEET ADA
3. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
4. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
5. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
6. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
7. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
8. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
9. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
10. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
11. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
12. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
13. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
14. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
15. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
16. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
17. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
18. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
19. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
20. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
21. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL
22. 3'-0" X 7'-0" DOOR FRAME WITH STAINLESS STEEL



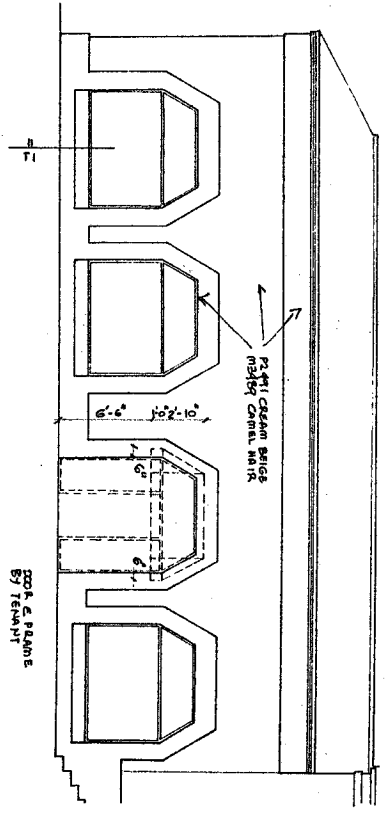
01 FLOOR PLAN / POWER PLAN

OFFICE OF THE CITY SECRETARY  
 SHEET NO. 1 OF 2  
 DATE: 12/22/97  
 REVISED:

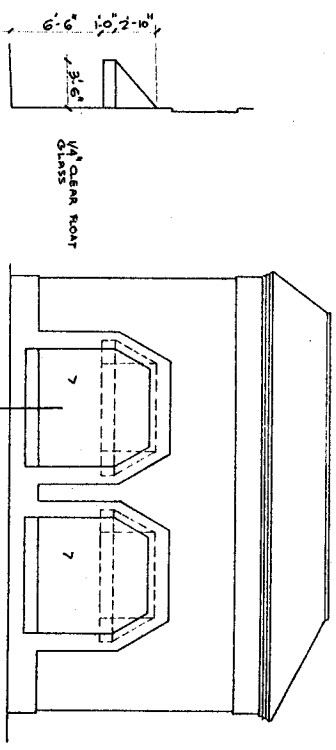
**De Tapas**  
 VILLAGE ON THE PARKWAY SUITE 764 ADDISON, TEXAS  
 CONSTRUCTION DRAWINGS

Architect: **JEPSEN/GUERIN ARCHITECTS**  
 4526 McKinney Ave. Suite 102 Dallas, Texas 75205 214-526-6007 fax 214-526-6002  
**ORDINANCE NO. 098-003**



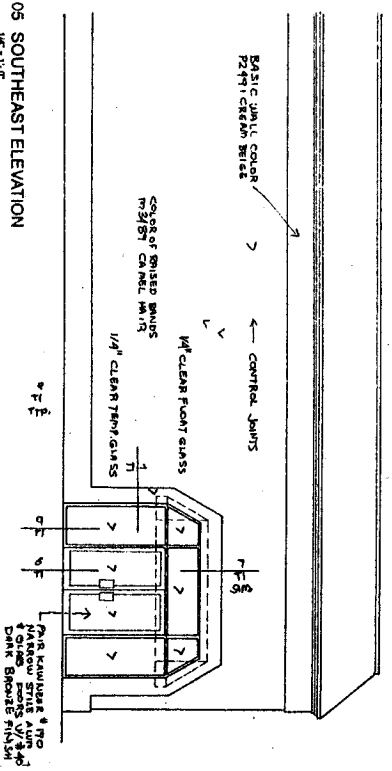


02 NORTH ELEVATION  
1/4" = 1'-0"

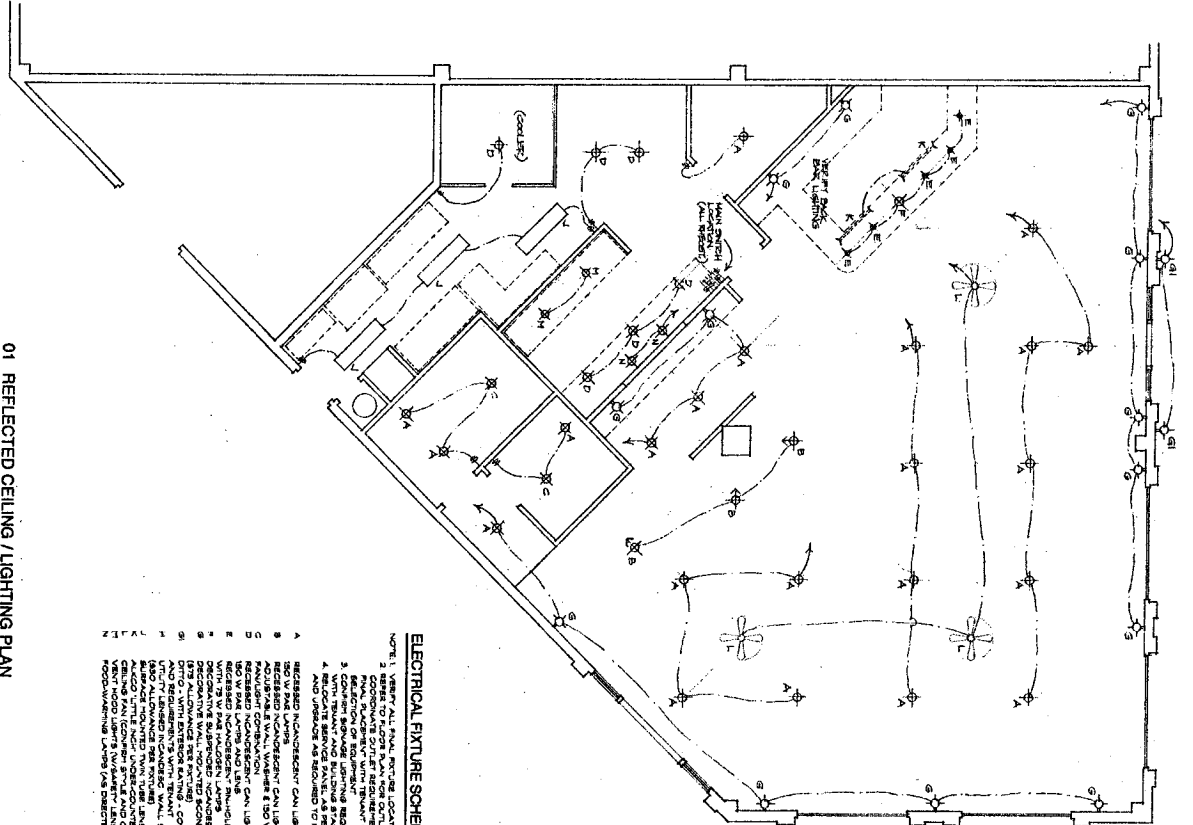


03 SECTION @ AWNING  
1/4" = 1'-0"

04 EAST ELEVATION  
1/4" = 1'-0"



05 SOUTHEAST ELEVATION  
1/4" = 1'-0"



01 REFLECTED CEILING / LIGHTING PLAN  
1/4" = 1'-0"

**ELECTRICAL FIXTURE SCHEDULE**

NOTE: 1. VERIFY ALL FINAL FIXTURE LOCATIONS WITHIN 2. WEEK OF LAST PLAN FOR OCCUPANCY. 3. VERIFY ALL FIXTURES WITH OCCUPANCY. 4. VERIFY ALL FIXTURES WITH OCCUPANCY. 5. VERIFY ALL FIXTURES WITH OCCUPANCY. 6. VERIFY ALL FIXTURES WITH OCCUPANCY. 7. VERIFY ALL FIXTURES WITH OCCUPANCY. 8. VERIFY ALL FIXTURES WITH OCCUPANCY. 9. VERIFY ALL FIXTURES WITH OCCUPANCY. 10. VERIFY ALL FIXTURES WITH OCCUPANCY.

**De Tapas**  
VILLAGE ON THE PARKWAY SUITE 764 ADDISON, TEXAS  
CONSTRUCTION DRAWINGS

Office of the City Secretary

Architect: **JEPSEN/GUERIN ARCHITECTS**  
4528 McKinney

**ORDINANCE NO. 098-003**



Sheet No. **2** of **2**

Date: 12/22/97  
Revised: