

**ORDINANCE NO. 098-043**

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 MICROBREWERY, ON APPLICATION WITH BREW BY YOU, LOCATED AT 14837 INWOOD 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 for a microbrewery. 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 2,873 square foot lease space, addressed as 14837 Inwood Road, being a 80,732 square foot (1.8535 acre) tract of land in the Elisha Pike Survey, Abstract NO. 478 and the Josiah Pancoast Survey, Abstract No. 1146, in the

Town of Addison, Dallas County, Texas and being a portion of Lot 1 of INWOOD WEST, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 91199, page 3395 of the map Records of Dallas County, Texas (M.R.D.C.T.), said 80,732 square foot tract being more particularly described by metes and bounds as follows (with bearings shown hereon being referenced to said plat of Inwood West):

Commencing at a 1/2 inch iron rod found in the westerly right-of-way (R.O.W.) line of Inwood Road (a 60 foot R.O.W.) and marking the common southeast corner of that certain tract conveyed to Inwood/Addison Joint Venture as evidenced by warranty deed recorded in Volume 90150, Page 3614 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and the northeast corner of said Lot 1 of Inwood West, said 1/2 inch iron rod being South 17 degrees 15 minutes 00 seconds East, 1,232.0 feet from visibility clip at Belt Line Road (a 100 foot R.O.W.);

THENCE South 17 degrees 15 minutes 00 seconds East, along the west R.O.W. line of said Inwood Road, a distance of 121.96 feet to the common northeast corner of that certain tract conveyed to Inwood World Joint Venture as evidenced by warranty deed recorded in Volume 90039, Page 1536, D.R.D.C.T. and the northeast corner of the Sullivan Addition, an Addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 81245, page 371, M.R.D.C.T.;

THENCE South 80 degrees 43 minutes 43 seconds West, departing the west R.O.W. line of said Inwood Road and along the north line of said Inwood World Joint Venture tract, a distance of 221.60 feet to the northwest corner of said Inwood World Joint Venture tract;

THENCE South 17 degrees 15 minutes 00 seconds East, along the west line of said Inwood World tract, a distance of 83.94 feet to the northeast corner of that certain tract conveyed to D. Bohrstedt, Inc. as evidenced by warranty deed recorded in Volume 930048, page 4360, D.R.D.C.T.;

THENCE South 80 degrees 34 minutes 00 seconds West, departing the west line of said inwood World tract and along the north line of said D. Bohrstedt tract, a distance of 70.35 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING of the herein described 80,732 square foot tract;

THENCE South 80 degrees 34 minutes 00 seconds West, continuing along the north line of said D. Bohrstedt tract, a distance of 329.38 feet to a 1/2 inch iron rod found in the east line of Beltwood Business park, Second installment, an addition to the Town of Addison, Dallas County, Texas according to the plat thereof recorded in Volume 72054, page 515, M.R.D.C.T. and marking the northwest corner of said Bohrstedt tract;

THENCE North 00 degrees 24 minutes 18 seconds West (called North 00 degrees 26 minutes West), along the east line of said Beltwood Business Park, a distance of 262.87 feet (called 262.91 feet) to a chiseled "X" in concrete set for the southwest corner of Lot 2 of said Inwood West;

THENCE East, departing the east line of said Beltwood Business Park and along the south line of said Lot 2, a distance of 216.86 feet (called 217.24 feet) to a chiseled "X" in concrete found for the southeast corner of said Lot 2;

THENCE North, along the east line of said Lot 2, a distance of 35.00 feet to a "punch mark" in concrete found for the southwest corner of Inwood/Addison Joint Venture tract;

THENCE East, departing the east line of said Lot 2, and along the south line of said Inwood/Addison Joint Venture tract, a distance of 109.94 feet to a chiseled "X" in concrete set for corner;

THENCE South, departing the south line of said Inwood/Addison tract, a distance of 243.87 feet to the POINT OF BEGINNING of the herein described tract containing within the metes recited 80,732 square feet (1.8535 acre) of land, more or less.

SECTION 2. That the Special Use Permit for a microbrewery be approved subject to the following special conditions:

- The property owner shall submit a plan indicating how he plans to upgrade the landscaping on the site before a building permit is issued for the Brew by You space.

SECTION 3. 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.

SECTION 4. 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 5. 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 8th day September , 1998.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1333-SUP

APPROVED AS TO FORM:



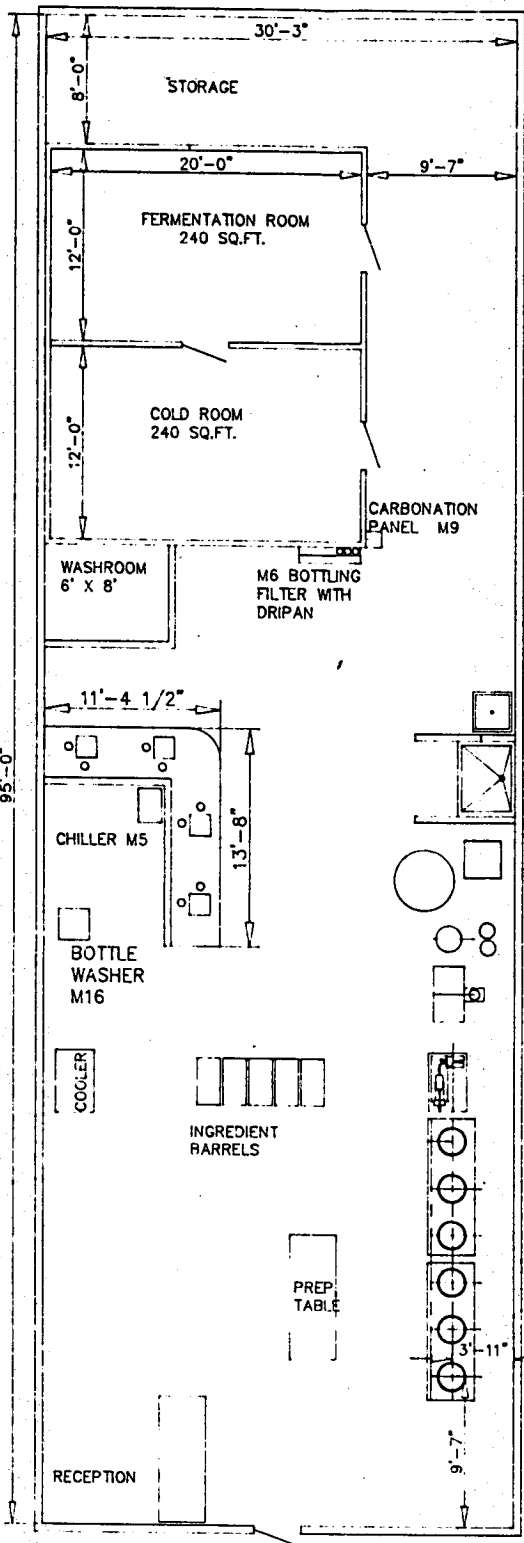
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 1/15/99

NOTE: HOT WATER TANK FOR ONLY. IF WATER TO BE USED ROOM OR WASHING PURPOSES BE COOLED TO MAXIMUM OF 14 FOR SAFETY TO PREVENT SCAL BURNS WITH MIXING VALVE.

NOTE: PROVIDE TEMPERATURE CONTROL EQUIPMENT FOR COLD ROOM (APPROX 34 DEG.F) & FERMENTATION ROOM (APPROX. 72 DEG.F) PLUS EXHAUST FAN FOR FERMENTATION ROOM

BOTTLING M4 WITH FOUR SINKS, FOUR BOTTLING TOWERS, & FOUR FAUCET SETS.



- SINK
- KEG WASHING PAN  
56"X44" S.S. W/  
1 1/2" CPLG OUTLET  
8" FROM WALL
- M11 - CHILLER
- M14 - CHILLER WATER TNK
- M2 - HOT WATER HEATER  
W/WATER TREATER
- B1 - BOILER
- WORT PUMP/FILTER/HEAT EXCHANGER
- SIX - KETTLES, PREASSEMBLED WITH  
DRIP PANS, 2 X 3, LEFT HAND FLOW

NOTE: FOR DIMENSIONAL DETAIL SEE FLOOR PLAN BELOW

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

BOILER VENT STACK THRU CEILING PER CODE & BOILER MANUF. SPECIFICATIONS  
NOTE: THRU ROOF STACK OFFSET FROM BOILER VENT BY 24" MIN.

