

**ORDINANCE NO. 000- 032**

**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 CHIPOTLE MEXICAN GRILL, LOCATED AT 3771 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:**

**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 to the Chipotle Mexican Grill, said special use permits shall be granted subject to the special conditions on the following described property, to-wit:**

BEING a 2,753 square-foot lease space in a shell building addressed at 3771 Belt Line Road, located on Lots 3 and 4 of a plat named Marsh-Belt Line Shopping Center, and described as follows:

COMMENCING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N89 degrees 54'31" West, along the north line of Belt Line Road, a distance of 407.00 feet to an "x" cut found for the POINT OF BEGINNING and being the southwest corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE continuing along the north line of said Belt Line Road the following:

N 89 degrees 54'31" West, a distance of 233.05 feet to a 1/2" iron rod found for corner;

N 89 degrees 52'23" West, a distance of 119.98 feet to a 1/2" iron rod found for corner;

N 89 degrees 49'34" West, a distance of 150.76 feet to a 5/8" iron rod set for corner;

N 85 degrees 56'04" West, a distance of 67.19 feet to a 5/8" iron rod set for corner;

N 89 degrees 49'34" West, a distance of 230.84 feet to a 5/8" iron rod set for corner at the southeast corner of a corner clip at the intersection.

THENCE N 46 degrees 06'57" West, departing said north line of Belt Line Road And along said corner clip, a distance of 22.32 feet to a 5/8" iron rod set for corner in the said east line of Marsh Lane;

THENCE along the east line of said Marsh Lane the following;

N 00 degrees 07'01 West, a distance of 130.02 feet to an iron rod found for corner;

N 89 degrees 49'34" West, a distance of 3.94 feet to an iron rod found for corner;

N 00 degrees 06'34" West, a distance of 50.25 feet to an iron rod found for corner being the point of curvature to the right having a central angle of 14

degrees 48'56", a radius of 1223.24, a tangent of 159.04 feet and a chord that bears N 07 degrees 17'58" East, 315.42;

Along said curve a distance of 316.31 feet to an "x" found for corner;

THENCE S 89 degrees 55'22" East, departing the east line of said Marsh Lane a distance of 1199.66 feet to an "x" found for corner, said "x" being in the west line of said Business Avenue;

THENCE S 00 degrees 04'38" West, along the west line of said Business Avenue a distance of 249.23 feet to a 5/8" iron rod found for corner;

THENCE N 89 degrees 54'31" West, departing the west line of said Business Avenue, a distance of 416.93 feet to an "x" cut found for corner being the northwest corner of said CHICK-FIL-A ADDITION;

THENCE S 00 degrees 05'29" West, along the west line of said CHICK-FIL-A ADDITION, a distance of 265.00 feet to the POINT OF BEGINNING and containing 520,289 square feet or 11.9441 acres of land.

SECTION 2. That the Special Use Permit is 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 floor plan, and the elevation drawings that 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 only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 2,753 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.

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 cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a revocation of the Special Use Permit.
11. The use of the term "bar," "tavern," or any equivalent term or graphic depiction that relates to the sale of alcoholic beverages is prohibited.

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 12 day of September, 2000



\_\_\_\_\_  
MAYOR

ATTEST:



\_\_\_\_\_  
CITY SECRETARY

CASE NO. 1374-SUP

APPROVED AS TO FORM:



\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: \_\_\_\_\_

**Area Calculations**

Work Area	234' 5"
Office	156' 0"
Bar	202' 0"
Service	22' 0"
Storage	11' 0"
Restroom	11' 0"
Staircase	20' 0"
Other	20' 0"
<b>Total (Estimate)</b>	<b>556' 5"</b>
Food Capacity	94

**Seating Capacities**

Bar	14
High Top	11
Stools	17
4 Seater	23
6 Seater	11
8 Seater	11
10 Seater	11
12 Seater	11
14 Seater	11
16 Seater	11
18 Seater	11
20 Seater	11
22 Seater	11
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28 Seater	11
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94 Seater	11

**Materials**

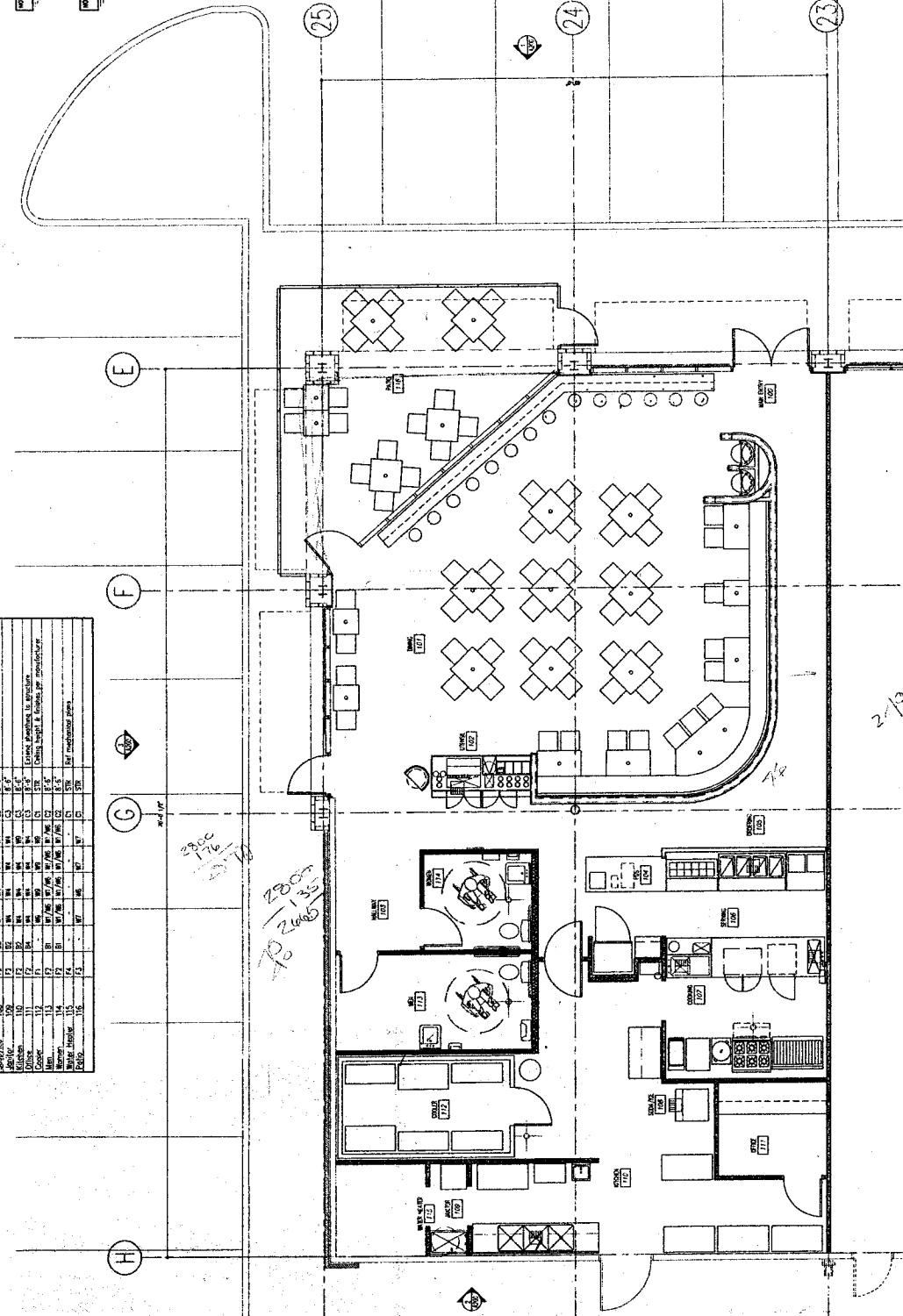
Item	Quantity	Notes
Formwork	1000	1/2" Plywood
Rebar	100	1/2" Diameter
Concrete	1000	4000 PSI
Grout	100	1/2" Diameter
Form Release	100	1/2" Plywood
Form Bracing	100	1/2" Plywood
Form Ties	100	1/2" Diameter
Form Liners	100	1/2" Plywood
Form Screws	100	1/2" Diameter
Form Nails	100	1/2" Diameter
Form Oil	100	1/2" Plywood
Form Paper	100	1/2" Plywood
Form Plastic	100	1/2" Plywood
Form Sand	100	1/2" Plywood
Form Gravel	100	1/2" Plywood
Form Cement	100	1/2" Plywood
Form Water	100	1/2" Plywood
Form Air	100	1/2" Plywood
Form Heat	100	1/2" Plywood
Form Sound	100	1/2" Plywood
Form Vibration	100	1/2" Plywood
Form Other	100	1/2" Plywood

**Room Finish Schedule**

Room Name & No.	Finish	Notes
100	1/2" Plywood	1/2" Plywood
101	1/2" Plywood	1/2" Plywood
102	1/2" Plywood	1/2" Plywood
103	1/2" Plywood	1/2" Plywood
104	1/2" Plywood	1/2" Plywood
105	1/2" Plywood	1/2" Plywood
106	1/2" Plywood	1/2" Plywood
107	1/2" Plywood	1/2" Plywood
108	1/2" Plywood	1/2" Plywood
109	1/2" Plywood	1/2" Plywood
110	1/2" Plywood	1/2" Plywood
111	1/2" Plywood	1/2" Plywood
112	1/2" Plywood	1/2" Plywood
113	1/2" Plywood	1/2" Plywood
114	1/2" Plywood	1/2" Plywood
115	1/2" Plywood	1/2" Plywood
116	1/2" Plywood	1/2" Plywood
117	1/2" Plywood	1/2" Plywood
118	1/2" Plywood	1/2" Plywood
119	1/2" Plywood	1/2" Plywood
120	1/2" Plywood	1/2" Plywood

NOTE: ALL FINISHES TO BE DONE BY THE CONTRACTOR.

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PLAN NORTH  
TRUE NORTH  
ARCHITECTURAL FLOOR PLAN  
1/4" = 1'-0"

2/12/00  
1/10

Market: #8  
Store: #xxxx  
Addison Plaza Shopping Center  
3771 Beltline Road  
Addison, Texas 75001

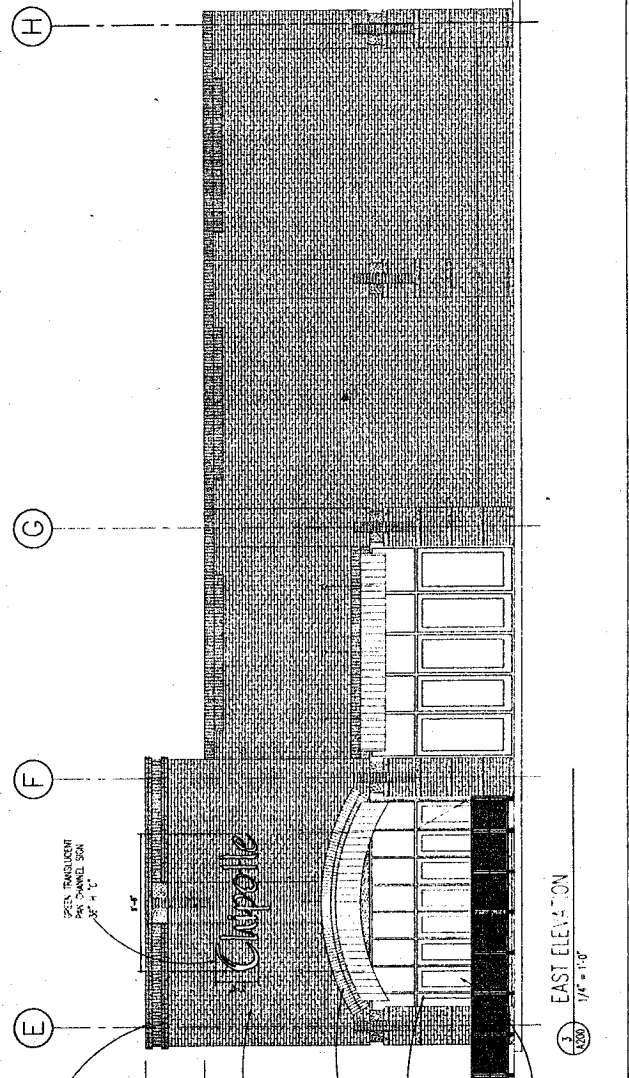
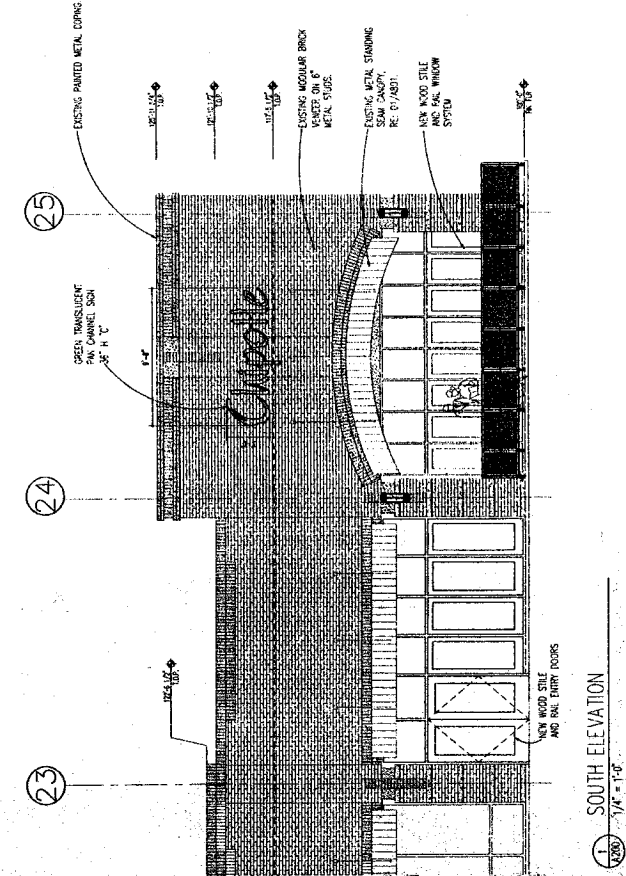
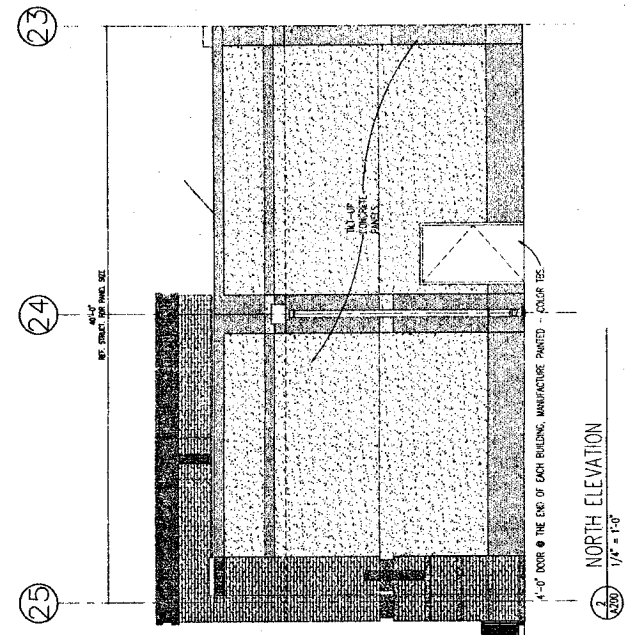
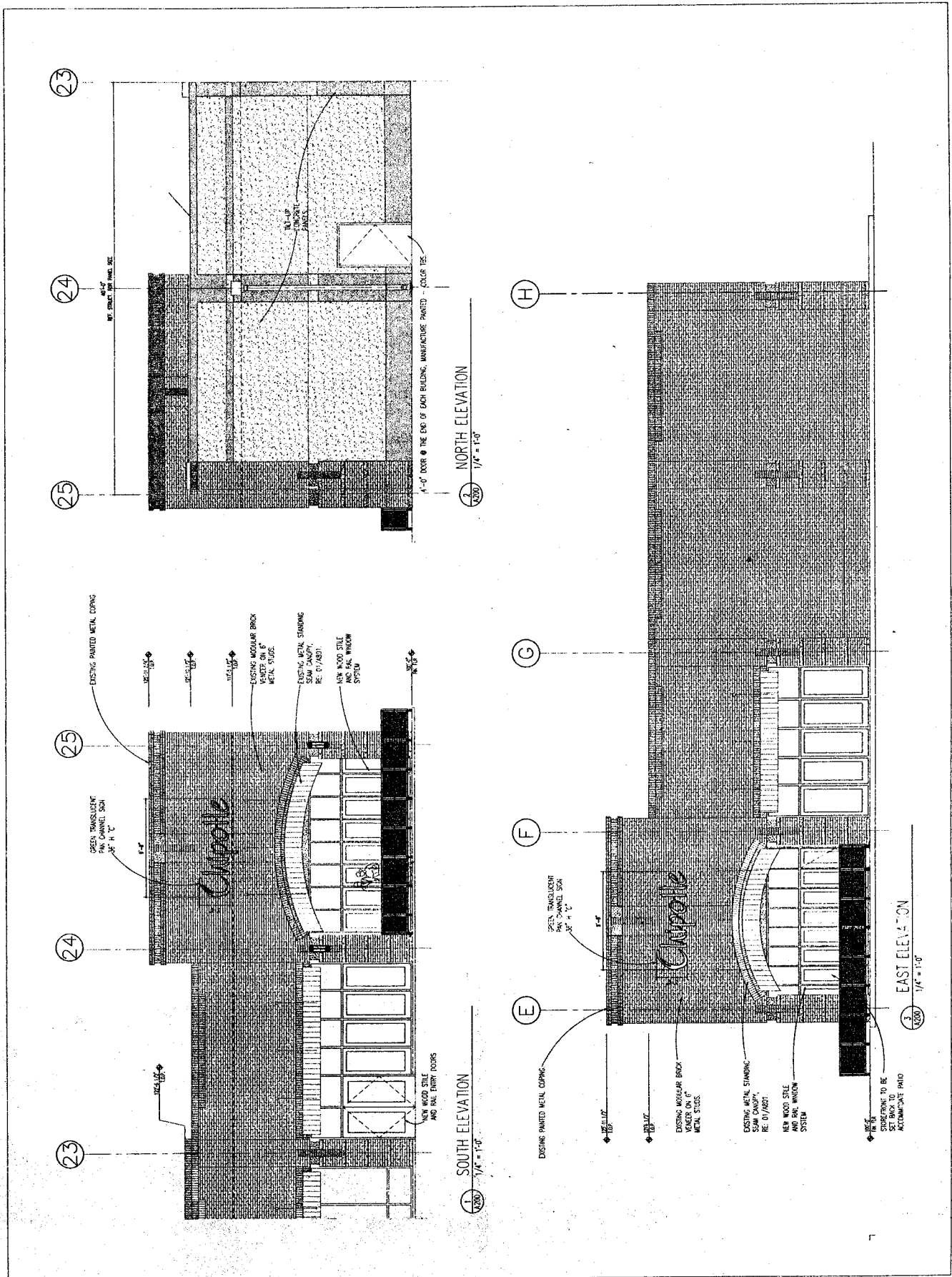
**Chipotle**  
MEXICAN GRILL

CONTRACT NO. 000-032  
SHEET NO. 100-000-000  
DATE: 07/24/00

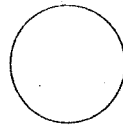
WINGENT

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110  
24 July 2000

Jarred Torrance  
Don Daniels  
000235.00  
S.U.P. Floor Plan



VINCENT  
THE ARCHITECT ASSOCIATION  
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Chipotle  
RESTAURANT  
1445 MARKET STREET  
DENVER, COLORADO 80202  
303.733.9274  
www.chipotle.com

Market: #8  
Store: #xxxx  
Addison Plaza Shopping Center  
Addison, Texas 75001

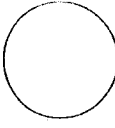
Prepared By:  
Checked By:  
Designed By:  
Drawn By:  
Project No.:

Jared Torrance  
Don Daniels

S.U.P. Elevations

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24 July 2000

VINCENT  
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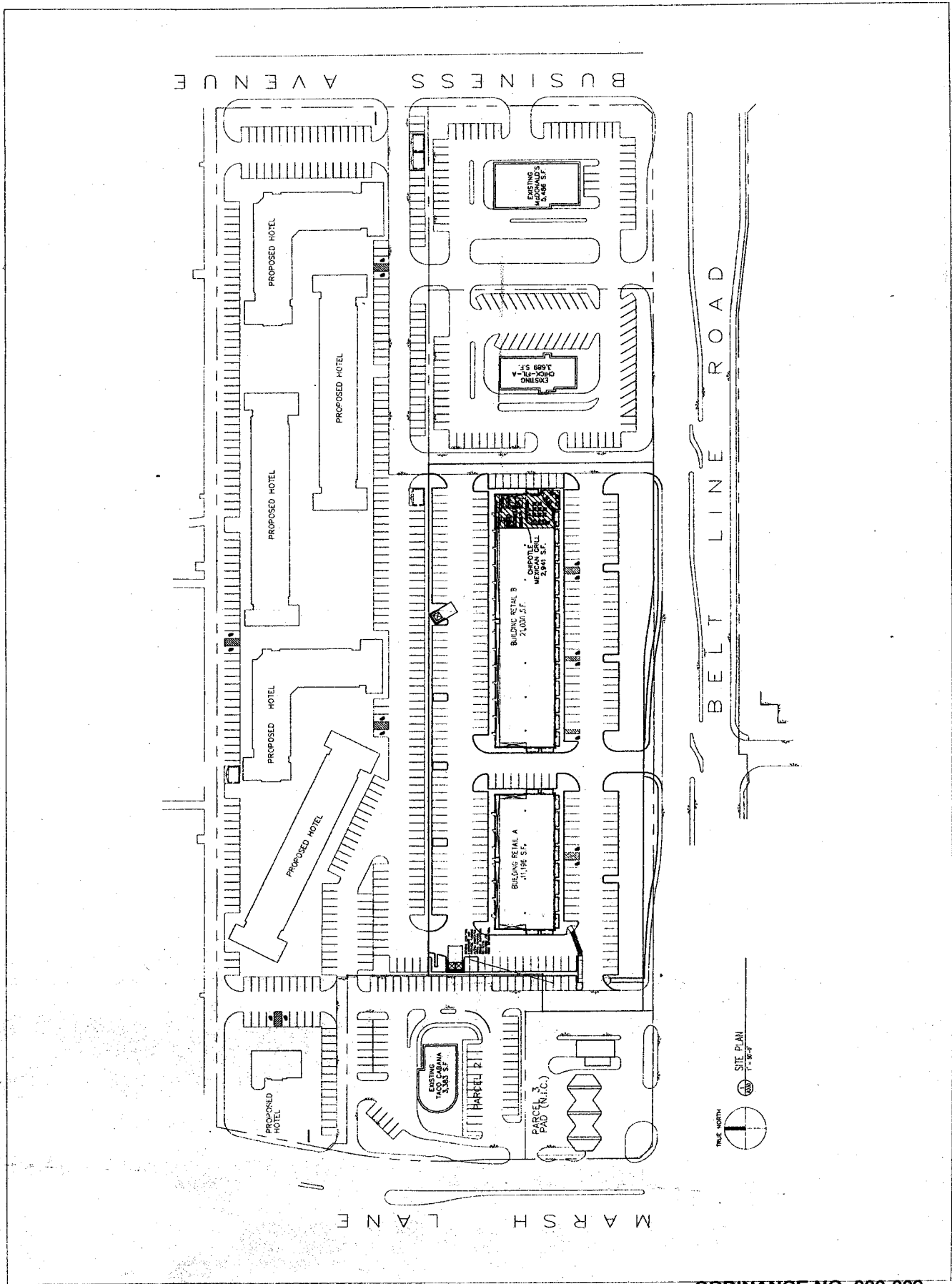
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Market: #8  
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 Addison Plaza Shopping Center  
 3771 Beltline Road  
 Addison, Texas 75001

000235.00  
 S.U.P. Site Plan

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24 July 2000





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