

ORDINANCE NO. 000-050

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 088-036, AS AMENDED BY ORDINANCE 094-085 AND ORDINANCE 095-031, BY AMENDING THE SITE PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPING PLAN, AND BY ADDING A SPECIAL USE PERMIT FOR A BILLIARD HALL, ON APPLICATION WITH TEXAS CHOP HOUSE/ROCK BOTTOM BREWERY, LOCATED AT 4050 BELT LINE ROAD; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A NO 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 Ordinance No. 088-036 passed by the City Council on the 9th day of August, 1988, is hereby amended by amending (Section #2, to read as follows:

1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the revised site plan, floor plan, landscape 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 15,492 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. The plan shall be revised to indicate the location of three red oak trees that are proposed to replace an existing live oak.
10. All Christmas lights, which are tightly wrapped around the trunks of existing live oak trees, must be removed.
11. The landscaping in the street frontage area shall be weeded and mulched and all dead or missing shrubs replaced.
12. The applicant shall submit a more detailed landscaping plan that shows how the planters are to be redeveloped.
13. The applicant shall not use the terms "bar," "tavern," or any equivalent terms in exterior signs, nor graphic depictions that relate to alcoholic beverages, in any exterior signs.

SECTION 2. The Addison City Council does hereby grant a Special Use Permit for a billiard hall to Texas Chop House/Rock Bottom Brewery.

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. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 12th day of December, 2000.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1381-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES
PUBLISHED ON: 1/5/01



10000 BELTLINE ROAD
DALLAS, TEXAS 75243
PH: 972.382.1111
WWW.CHOPHOUSEANDBREWERY.COM



DALLAS CHOP HOUSE & BREWERY
4050 Belt Line Road
Addison, Texas

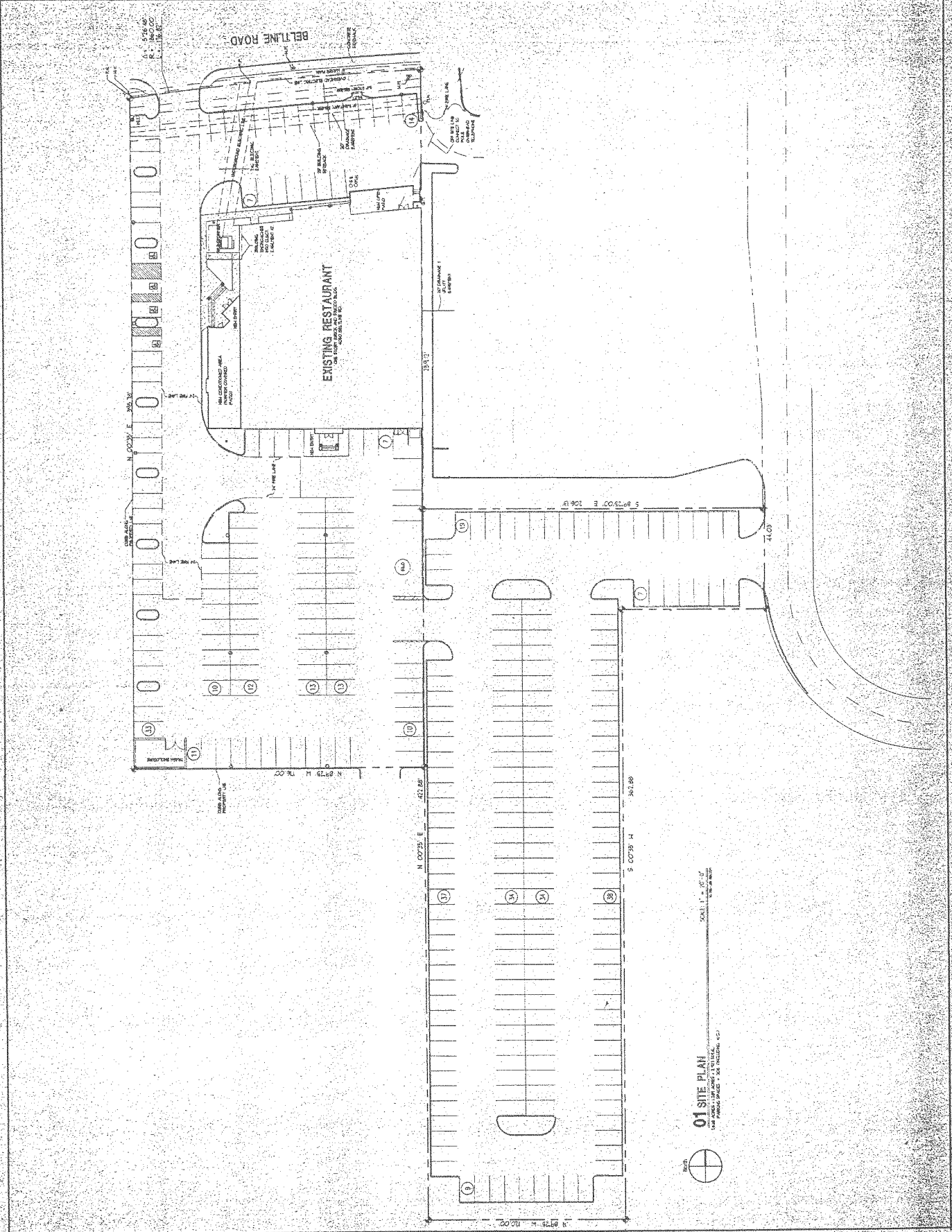
PROJECT NO.: 0411
DATE: 10-16-00



REVISIONS

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SHEET
A11
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01 SITE PLAN
SCALE: 1" = 40'-0"
DATE: 10-16-00
PROJECT NO.: 0411

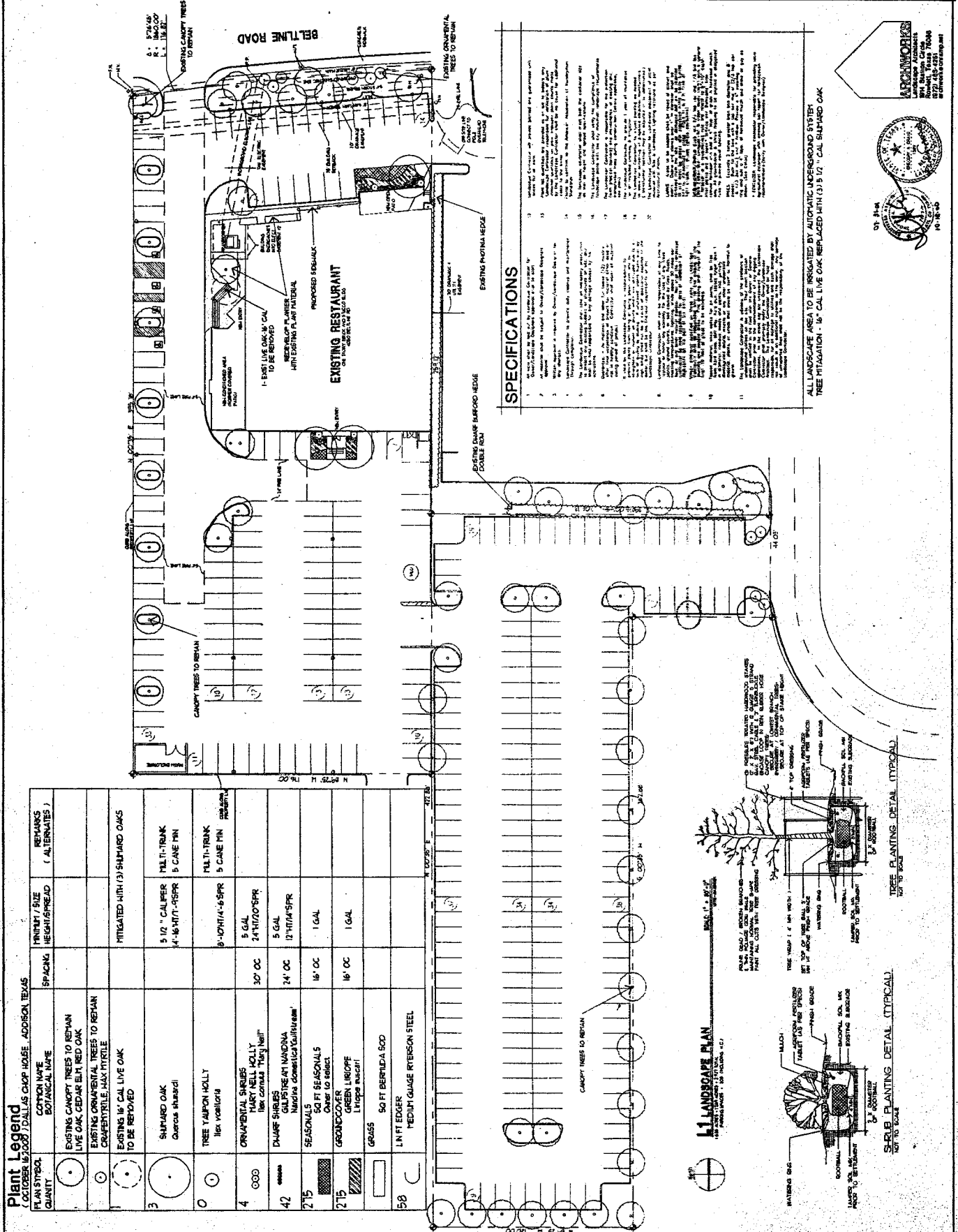




DALLAS CHOP HOUSE & BREWERY
4000 Bell Line Road
Address, Texas

PROJECT NO. 001
DATE: 10/18/00

Checked by: [Signature]
L1
DATE: October 18, 2000

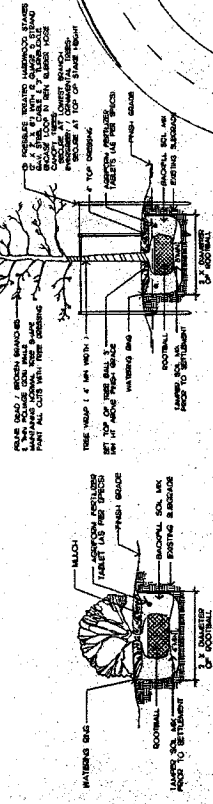


SPECIFICATIONS

1. All trees to be planted in accordance with the following specifications.
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PLANT SYMBOL	QUANTITY	PLANT NAME	SPACING	MINIMUM / SIZE HEIGHT/SPREAD	REMARKS (ALTERNATES)
(Symbol)		EXISTING CANOPY TREES TO REMAIN			
(Symbol)		EXISTING ORNAMENTAL TREES TO REMAIN			
(Symbol)		EXISTING 16" CAL LIVE OAK TO BE REMOVED			
(Symbol)	3	SHARD OAK Quercus muhlenbergii		5 1/2" CALIFOR 14'-16' H/T - 15' SPR	MITIGATED WITH (3) SHARD OAKS
(Symbol)	0	TREE TRUNK HOLLY Ilex vomitoria		10'-10 1/2" H/T - 4' SPR	MULTI-TRUNK 5 CANE MIN
(Symbol)	4	ORNAMENTAL SHUBS HARTY NELL HOLLY Ilex cornuta 'Tiger Nell'	30' OC	5 GAL 24" H/T - 10" SPR	
(Symbol)	42	DUARF SHUBS GALF TREATY NANO NANA Nandina domestica 'Gulfstream'	24' OC	5 GAL 12" H/T - 10" SPR	
(Symbol)	215	SEASONALS 50 FT SEASONALS Over to select	16" OC	1 GAL	
(Symbol)	215	GROUND COVER GREEN LIROPE Liriope muscari	16" OC	1 GAL	
(Symbol)		GRASS 50 FT BERBERIDA 50D			
(Symbol)	58	1 IN FT EDGER MEDIUM GAUGE RYERSON STEEL			

L1 LANDSCAPE PLAN



SHRUB PLANTING DETAIL (TYPICAL)

TREE PLANTING DETAIL (TYPICAL)



A2.1

DATE: October 18, 2000

Sheet No. 04

DATE:

PROJECT NO. 0007



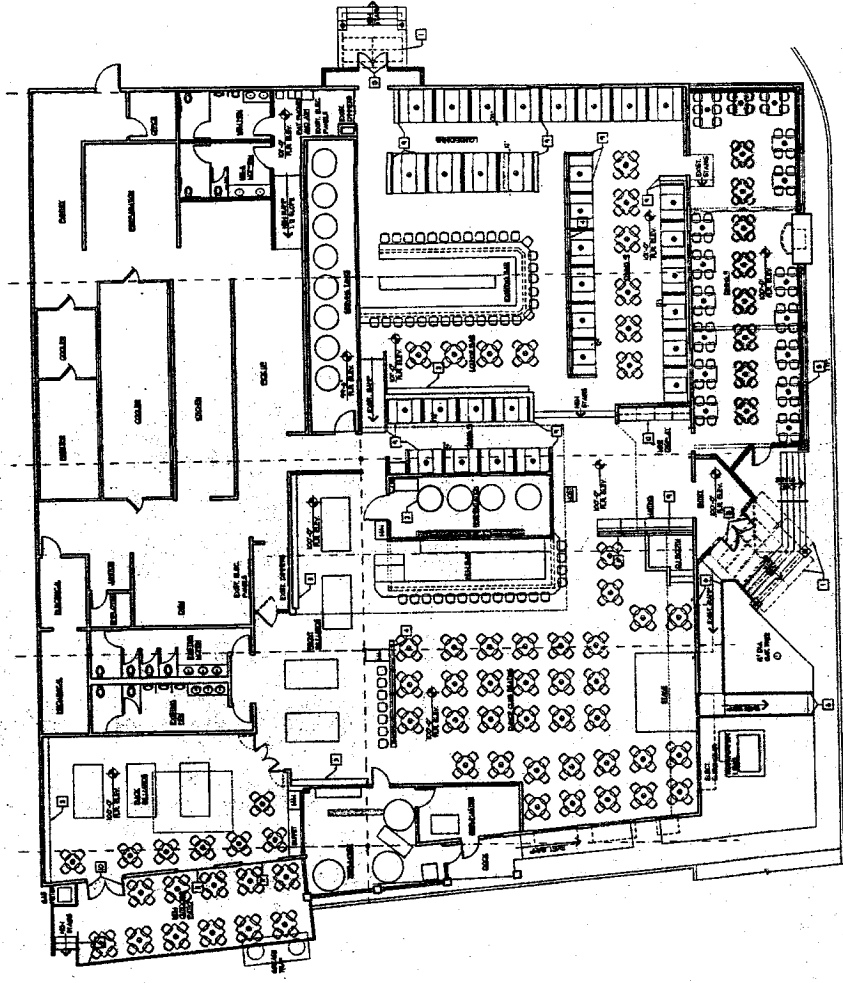
DALLAS CHOP HOUSE & BREWERY
4050 Bell Line Road
Addicks, Texas

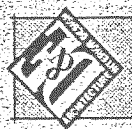


SCALE: 1/8" = 1'-0"

01 FLOOR PLAN

- WALL TYPES**
- 1. MASONRY CONSTRUCTION
 - 2. GYP. CORE BOARD
 - 3. GYP. CORE BOARD WITH INSULATION
 - 4. GYP. CORE BOARD WITH INSULATION AND FINISH
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- PLAN KEY NOTES**
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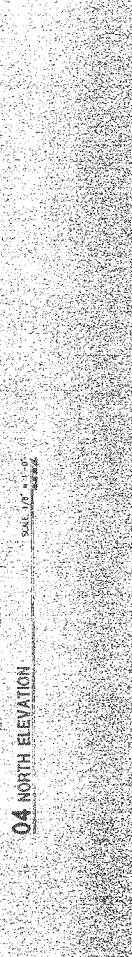
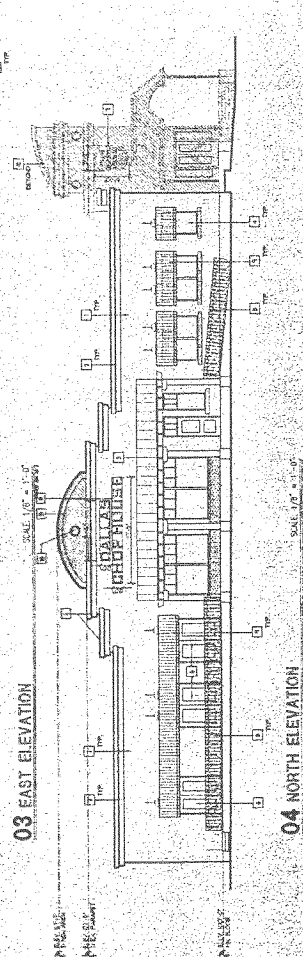
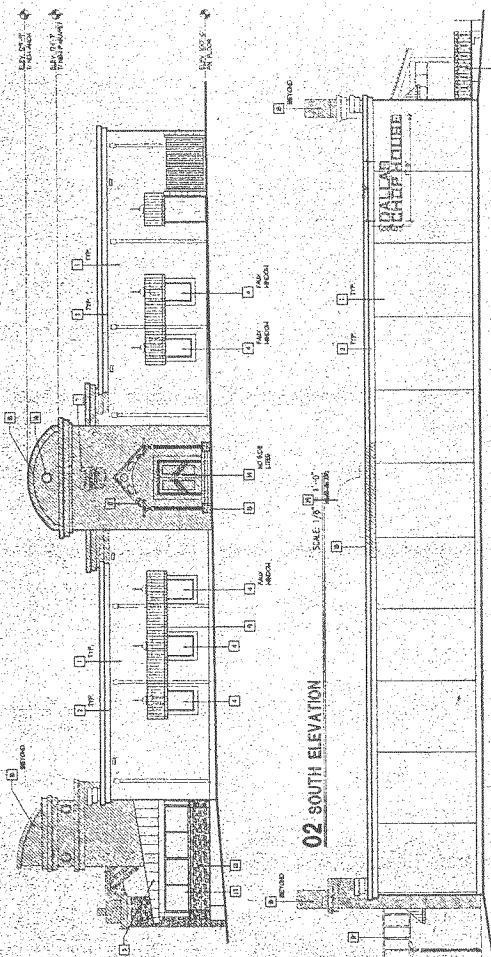
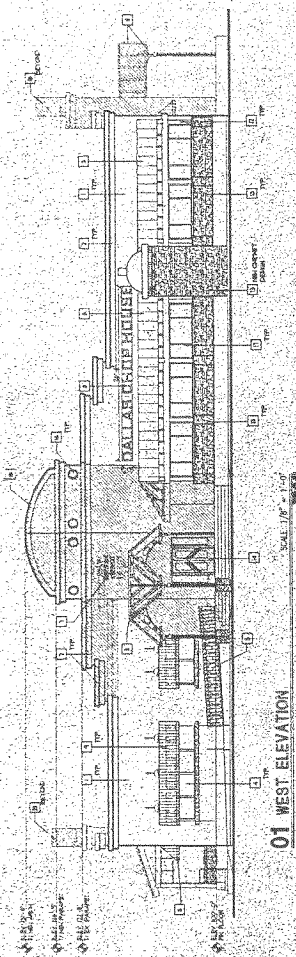


PROJECT NO. 0001
DATE: 10-16-00

CHECKED BY: [Signature]
DATE: 10-16-00

A31

- ELEVATION KEYNOTES**
- 1) See Elevation Keynotes for details - refer to sheet 0001
 - 2) See Elevation Keynotes for details - refer to sheet 0001
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DALLAS CHOP HOUSE & BREWERY
4050 East Line Road
Addicks, Texas

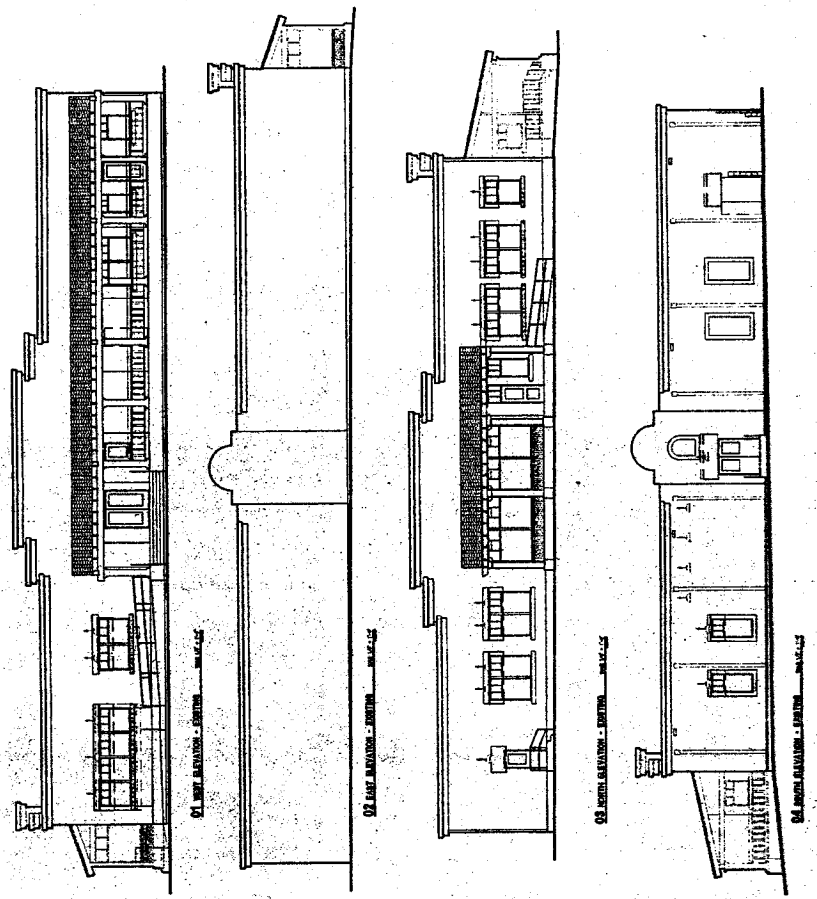
PROJECT NO. 1001



Sheet No. 10

A3.2

DATE: October 18, 2000



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1-05-01

