

ORDINANCE NO. 004-022

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 092-061, AS HERETOFORE AMENDED, SO AS TO PROVIDE FOR A WAITING AREA, LOBBY BAR AND EXPANSION OF A PRIVATE PARTY ROOM, ON APPLICATION FROM TOKYO ONE, LOCATED AT 4350 BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A 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. That Ordinance No. 003-042, passed by the Addison City Council on the 22ND day of September, 1992, is hereby amended by amending Section 2 to read as follows:

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 site plan, floor plan, landscape plan, and the elevation drawings, 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 only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 9,804 square feet.
3. No signs advertising the 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%) or 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 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 purposed 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 canceled by proper authorities, the City Council may authorize hearings to be held for the purpose for considering a change of zoning.
9. The applicant/operator shall not use any terms (such as "bar", "tavern", etc.) or graphic depictions which relate to alcoholic beverages in any exterior signs.
10. Four crape myrtles will be removed when the building is expanded; therefore, four new crape myrtles will need to be planted elsewhere on the site to mitigate these removed trees.
11. Some of the existing trees near the building are wrapped with holiday

lights. The lights need to be removed immediately, as they are affecting the growth of the trees. The crape myrtles that will remain have been severely pruned and need to be allowed to grow back to their natural growth habit. The red oak on the northwest corner of the building will also need the holiday lighting removed.

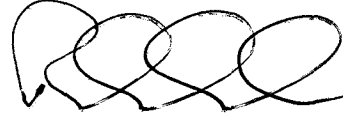
12. The existing 8" caliper red oak underneath the Tokyo One pole sign on Belt Line Road has declined to a point that it needs replacing. This tree will need to be mitigated within the Belt Line Road street frontage with two (2) 4-inch caliper red oaks.
13. The detention area on the south side of the property needs to be mowed and routinely maintained. Three (3) bald cypress are missing and need replacing in this area. In addition, the southeast corner planting bed needs refurbishing with ground cover and new wax myrtle.
14. The applicant will need to submit a revised planting plan showing the location of the new trees.

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.

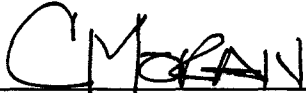
SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 13th day of April, 2004.



MAYOR

ATTEST:



CITY SECRETARY

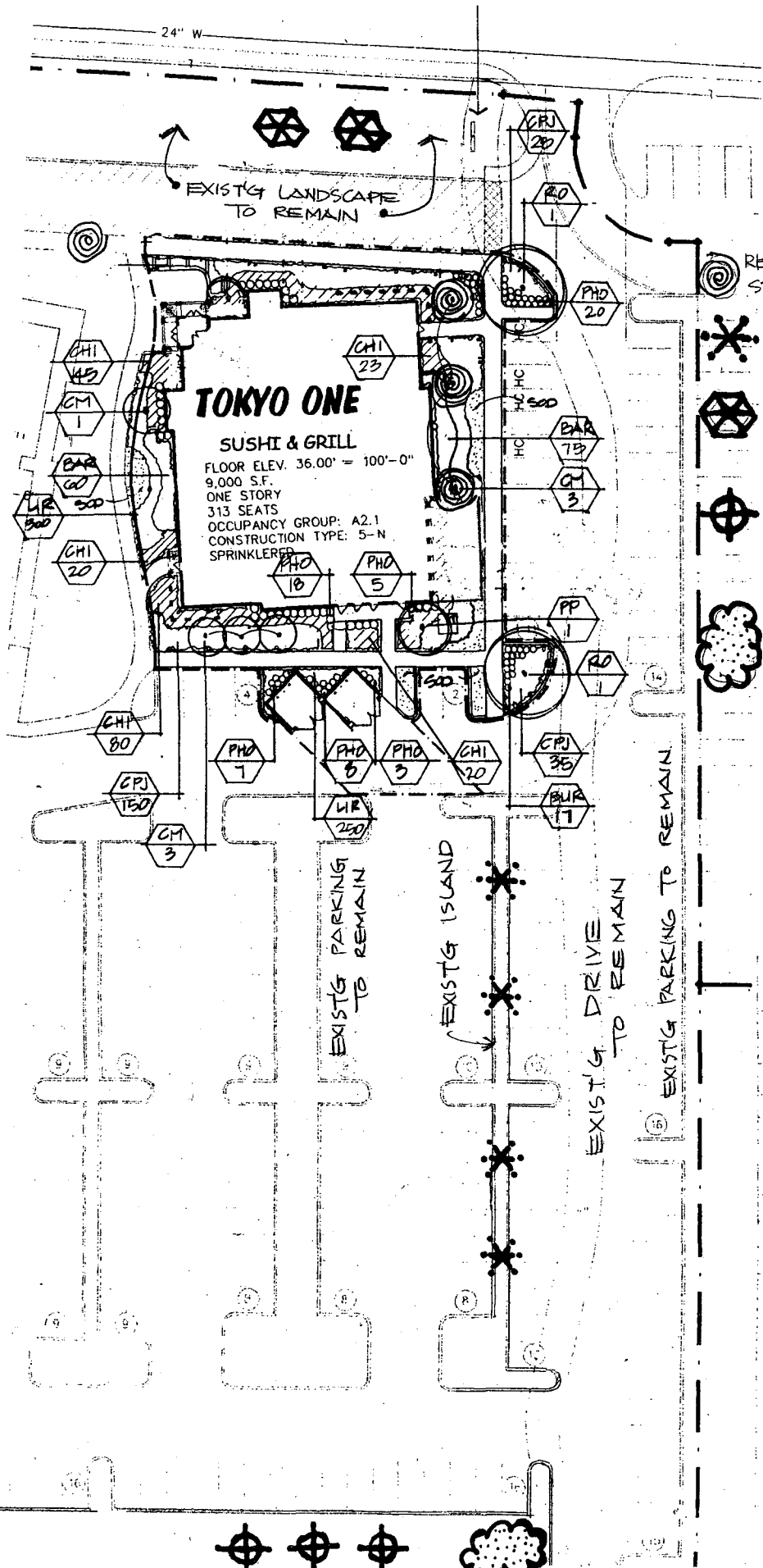
CASE NO. 1452-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: N.W.M. News 6-11-04

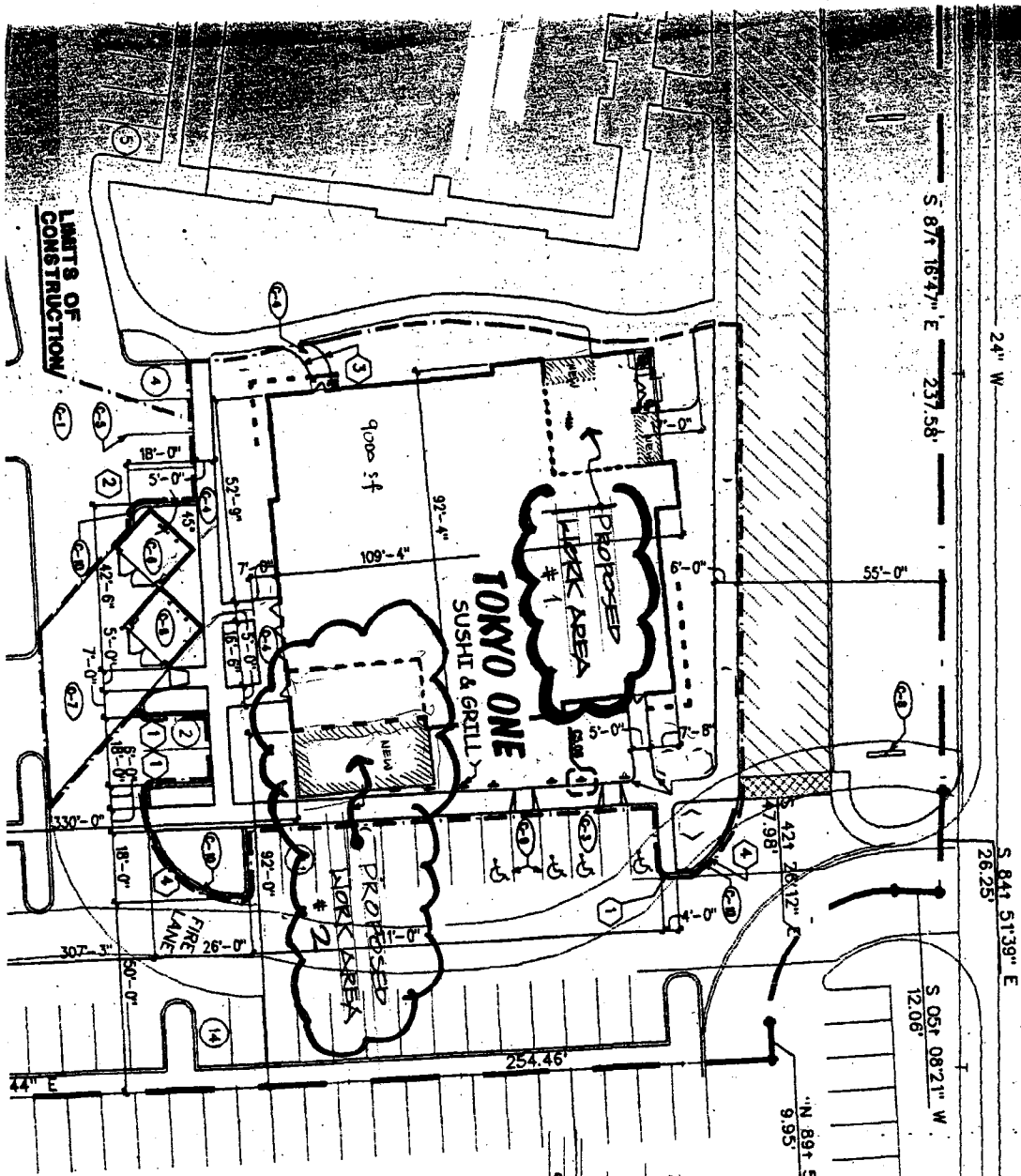


- REMOVE HOLIDAY LIGHT STRINGS ON TREE
- (4) CRAPE MYRTLE (NEW)
- (2) - 4" RED OAK TO REPLACE (1) 8" TREE
- (3) BALD CYPRESS TO MAKEUP MISSING PLANTS
- NEW PLANTG BED W/ GROUND COVER & NEW WAX MRTL.

TOKYO ONE SUSHI & GRILL
 4350 BELTLINE RD. ADDISON, TX 75200

4.8.04
 L-1

102
10/2/09



BELTLINE ROAD

S 87° 18' 47" E 237.58'

24" W

S 84° 51' 39" E 26.25'

S 05° 08' 21" W 12.06'

N 89° 59' 16" 9.95'

254.46'

SITE PLAN

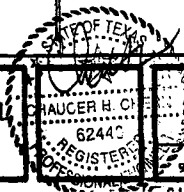


N.T.S.

- 9000 SF ORIGINAL BLDG
- 156 SF NEW LOBBY
- 648 SF NEW PARKING ROOM
- 9804 SF TOTAL
- (142) PARKING NEEDED
- (144) PARKING PROVIDED
- OK

TOKYO ONE SUSHI & GRILL

4350 BELTLINE RD. ADDISON, TX 75200



CHAUCER'S DESIGN STUDIO

949 SIMON DRIVE, PLANO, TX 75025 TEL: 972.849.6848

PROJECT INFOS

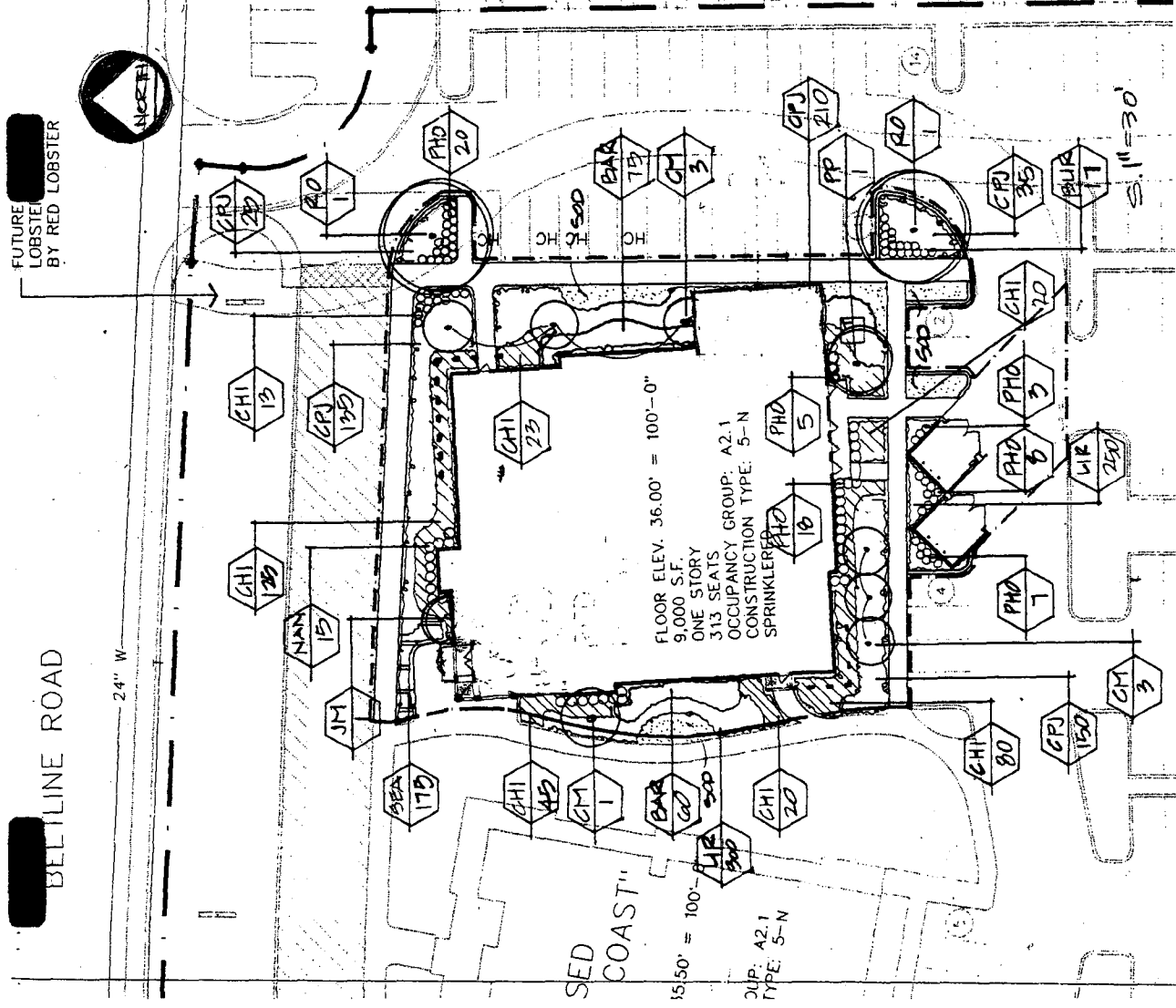
LOT SIZE: 21334 S.F. **USAGE %**
 BUILDING AREA 9004 # 46 %
 IMPERIOUS AREA 5415 # 26 %
 LANDSCAPE AREA 6055 # 28 %
 TOTAL 21334 # 100 %

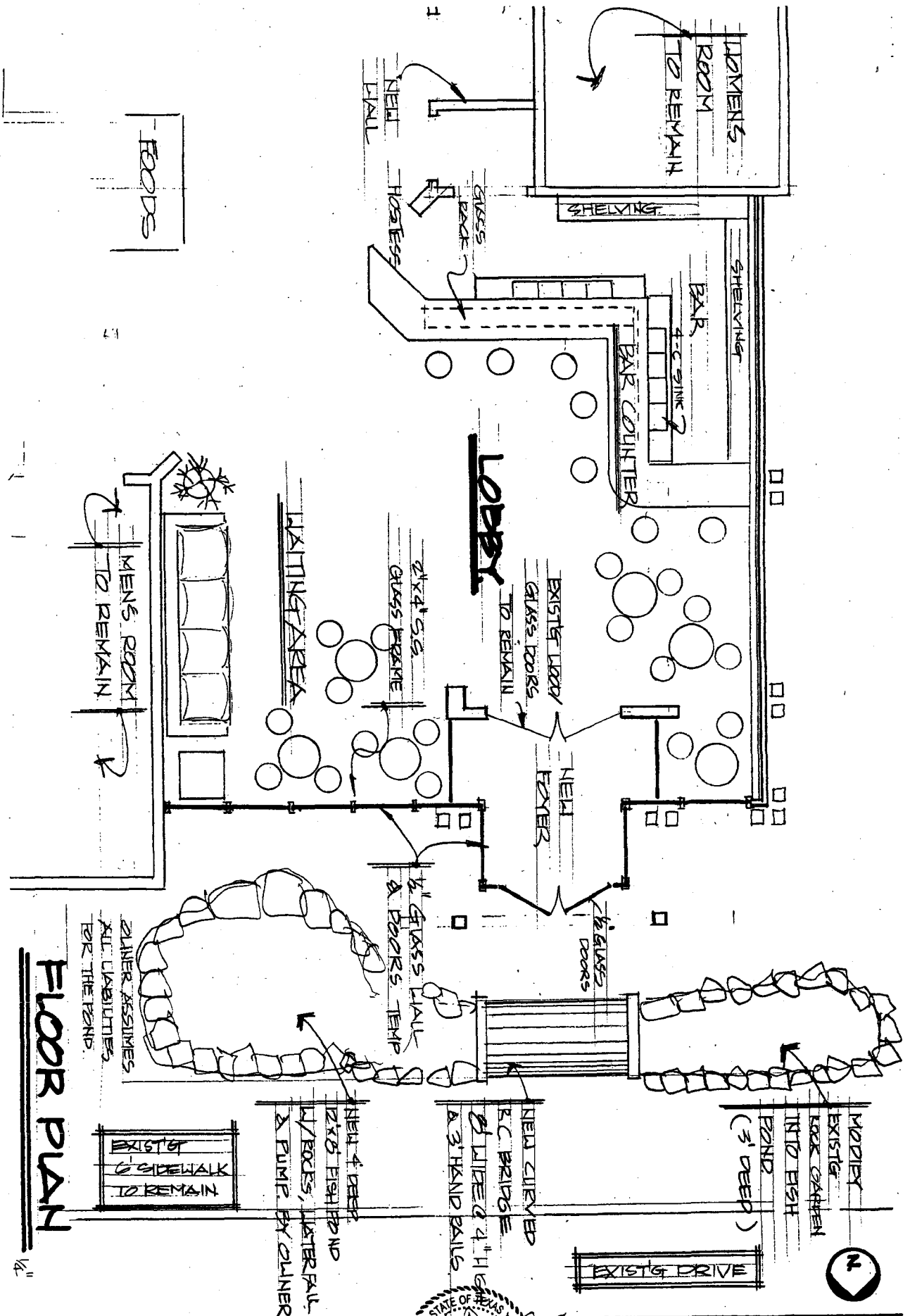
NOTE: COMPARE TO ORIGINAL PLAN, WE WANT TO ADD 804 # FOR BUILDING AND REDUCE 804 # FOR LANDSCAPE PARKING, DRIVE & WALKWAYS STAY THE SAME

PLANT MATERIALS SCHEDULE

TREES	NO	DESCRIPTION	PLANT SPECIFICATIONS
PP	4	Red Oak Quercus shumardii	4-1/2" cal. 18"x7" nursery grown, matched
CH	7	Purple Leaf Plum Prunus cerasifera 'Krauter Vesuvius'	10"x5" container grown
JN	1	Crape Myrtle Lagerstroemia indica 'Cherokee'	10x5' container grown multi-trunk
		Japanese Maple Acer palmatum 'Atropurpureum'	5' hgt. specimen
SHRUBS			
75	PHO	Red Tip Photinia Photinia fraseri	16"x24" 2'-6" o.c.
17	BUR	Dwarf Burford Holly Ilex cornuta	30"x18" 2'-6" o.c.
46	CHI	Dwarf Chinese Holly Ilex cornuta 'rotunda'	5 gal. 18"x24" 2'o.c.
15	NAN	Moombay Nandina Nandina domestica 'Moombay'	5 gal. 24" hgt. 2'o.c.
135	BAR	Japanese Barberry Berberis thunbergii 'sparkle'	5 gal. 18"x24" 2'o.c.
GROUND COVERS			
550	LIR	Liriope Liriope muscari	1 gal. full 1'o.c.
555	CPJ	Creeping Juniper 'Bar Harbor' Juniperus horizontalis	2 gal. 24" spd. 2'o.c.
175	SEA	Seasonal Annuals - selected by manager and installed by the contractor	1 gal. 1'o.c.
SOD		Solid sod Bermuda	
		AS REG'D	

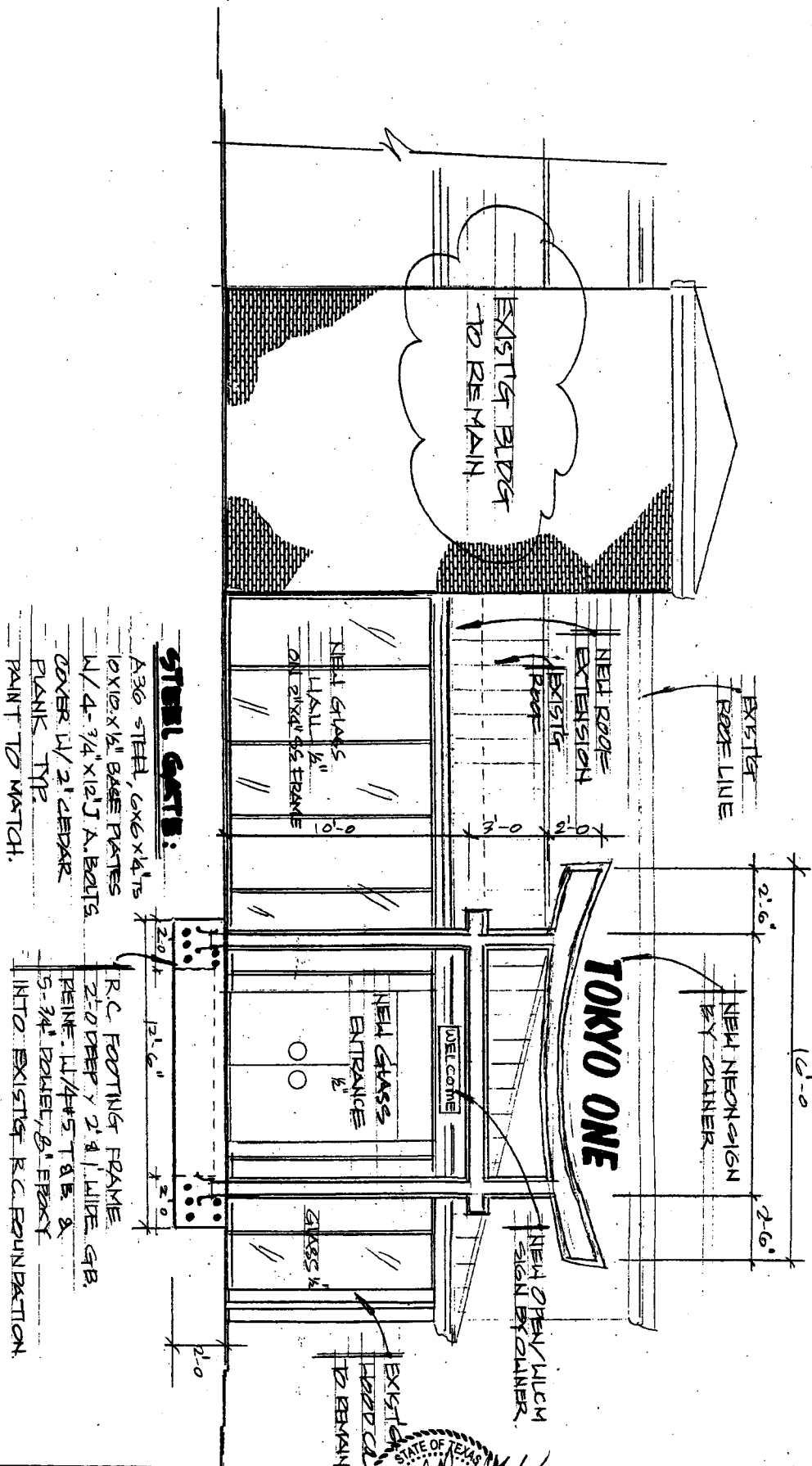
LANDSCAPE PLAN 1" = 30'





FLOOR PLAN

A.2	TOKYO ONE SUSHI & GRILL	3450 BELTLINE RD. ADDISON, TX 75200		CHAUCER'S DESIGN STUDIO	949 SIMON DRIVE, PLANO, TX. 75025 TEL: 972.649.6848
	OFFICE OF THE CITY SECRETARY		ORDINANCE NO. 004-022		



STEEL GATE:
 A36 STEEL, 6x6x4'S
 10x10x1/2" BASE PLATES
 W/ 4-3/4"x12" J.A. BOLTS
 COVER W/ 2" CEDAR
 PLANK TOP
 PAINT TO MATCH.

R.C. FOOTING FRAME
 2'-0" DEEP x 2'-8" WIDE G.B.
 REIN. W/ #5 T&B &
 5-3/4" DIA. NET, 8" EBACK
 INTO EXISTING R.C. FOUNDATION.

NEW STEEL GATE

S-4

<p>TOKYO ONE SUSHI & GRILL 4350 BELTLINE RD. ADDISON, TX 75200</p>	<p>STATE OF TEXAS CHAUCER H. CHAUER 62448 REGISTERED PROFESSIONAL ARCHITECT</p>	<p>CHAUCER'S DESIGN STUDIO 949 BIDON DRIVE, PLANO, TX. 75025 TEL: 972.849.6848</p>	
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EAST ELEVATION

5'-14" = 1'-0"

PRE-USE EXISTING
LINENAILS TO MATCH
EXISTING TYP

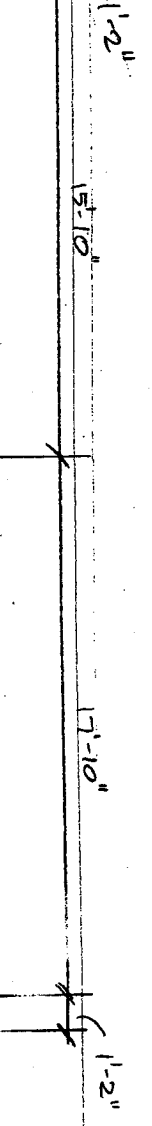
BRICK VENEER
TO MATCH EXISTING TYP

TRIMS TO
MATCH EXISTING

STICKER WALL
TO MATCH EXISTING

175 WATT
HALL LIGHT (4)

EXISTING BUILDING
HALL TO STAY
TYP



A.3	TOKYO ONE SUSHI & GRILL 4350 BELTLINE RD. ADDISON, TX 75200	 CHAUCER R. CHE 62448 REGISTERED PROFESSIONAL ENGINEER	CHAUCER'S DESIGN STUDIO 949 SIMON DRIVE, PLANO, TX 75025 TEL: 972.849.6848	
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