

ORDINANCE NO. 006-029

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 THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION, ON APPLICATION FROM MAJESTIC LIQUOR STORES, LOCATED AT 14741 INWOOD 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 the sale of alcoholic beverages for off-premises consumption to Majestic Liquor Stores. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

Being Lot 2 of a tract platted as Inwood Auto Beverage Addition, and described as follows:

Beginning at a 1/2 inch iron rod set with yellow cap stamped (DC&A, Inc.), and being the most Northeastern Southeast corner of a tract of land conveyed to D. Bohrnstedt, Inc., a Texas corporation by deed recorded in Volume 93048, Page 4360, Deed Records, Dallas County, Texas and being in the Southwest line of Inwood Road (a 60 foot right-of-way);

Thence South 16 Degrees 57 Minutes 55 Seconds East, along the Southwest line of said Inwood Road, a distance of 272.36 feet to a 1/2 inch iron rod set with yellow cap stamped (DC&A Inc.), and being the Northeast corner of a tract of land conveyed to Friday Morning, Inc., a Texas business corporation by deed recorded in Volume 91213, Page 2336, Deed Records, Dallas County, Texas;

Thence South 80 Degrees 36 Minutes 07 Seconds West, along the Northwest line of said Friday Morning, Inc. tract, and along the Northwest line of a tract of land conveyed to Tuesday Morning Partners, LTD., a Texas limited partnership by deed recorded in Volume 99018, Page 07580, Deed Records, Dallas County, Texas, a distance of 310.00 feet to a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 1, Block A, Miniwood No. 1 Addition, an addition to the Town of Addison, Dallas County, Texas, according to the Map thereof recorded in Volume 82194, Page 2965, Map Records, Dallas County, Texas;

Thence North 09 Degrees 29 Minutes 49 Seconds West, along the Northeast line of said Miniwood No. 1 Addition, and along the most Western Northeast line of said D. Bohrnstedt, Inc. tract, a distance of 270.36 feet to a pk nail set for an interior ell corner of said D. Bohrnstedt, Inc. tract;

Thence North 80 Degrees 40 Minutes 48 Seconds East, along the Northern most Southeast line of said D. Bohrnstedt, Inc. tract, a distance of 274.60 feet to the Point of Beginning and containing 78,967.91 square feet or 1.8128 acres of land.

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 sale of alcoholic beverages for off-premises consumption only and to that particular area designated on the final site plan as encompassing a total area not to exceed 12,265 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. 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.
5. 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.
6. The applicant shall submit a revised plan that replaces all bald cypress trees with a tree type with a tighter and more upright growth character such as pond cypress or "Highrise" Live Oak. In addition, the revised plan shall decrease the quantity of bald cypress trees within the Inwood Road frontage from 8 to 6 trees and eliminate the crape myrtles to allow room for the cypress to grow, and to open up visibility into the site. The plan shall also reduce the number of crape myrtles shown on the north side of the property to allow 12-15' spacing between the existing trees and the new trees. This revised plan shall be submitted for review and approval before a building permit is issued.
7. 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.

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 27th day of June, 2006.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1520-SUP/Majestic Liquor Store

APPROVED AS TO FORM:

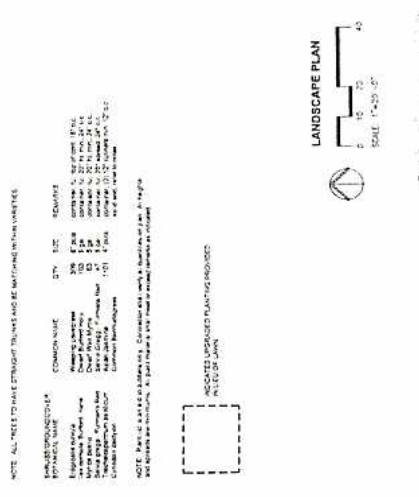

DIRECTOR OF DEVELOPMENT SERVICES

Published on: 07/20/06



- LANDSCAPE NOTES**
1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SPECIFICATIONS.
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- MAINTENANCE NOTES**
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- GENERAL LAWN NOTES**
1. ALL LAWNS SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SPECIFICATIONS.
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- PLANT LIST**
- | ITEM NO. | COMMON NAME | QTY | SIZE | REMARKS |
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| 9 | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... |

- LANDSCAPE TABULATIONS LOT 7**
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- SOLID SOIL NOTES**
1. ALL SOLID SOIL SHALL BE MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SPECIFICATIONS.
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- PLANT LEGEND**
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LANDSCAPE TABULATIONS LOT 7

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PLANT LIST

ITEM NO.	COMMON NAME	QTY	SIZE	REMARKS
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LANDSCAPE TABULATIONS LOT 7

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SOLID SOIL NOTES

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PLANT LIST

ITEM NO.	COMMON NAME	QTY	SIZE	REMARKS
1
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INTERIOR STEEL STUD SCHEDULE

SIZE	SECTION	SPACING	LENGTH	QUANTITY
WIDE	DEPTH	WIDE	LENGTH	WIDE
12" x 12"	12" x 12"	12" x 12"	12" x 12"	12" x 12"
12" x 16"	12" x 16"	12" x 16"	12" x 16"	12" x 16"
12" x 20"	12" x 20"	12" x 20"	12" x 20"	12" x 20"
12" x 24"	12" x 24"	12" x 24"	12" x 24"	12" x 24"
12" x 28"	12" x 28"	12" x 28"	12" x 28"	12" x 28"
12" x 32"	12" x 32"	12" x 32"	12" x 32"	12" x 32"
12" x 36"	12" x 36"	12" x 36"	12" x 36"	12" x 36"
12" x 40"	12" x 40"	12" x 40"	12" x 40"	12" x 40"
12" x 44"	12" x 44"	12" x 44"	12" x 44"	12" x 44"
12" x 48"	12" x 48"	12" x 48"	12" x 48"	12" x 48"
12" x 52"	12" x 52"	12" x 52"	12" x 52"	12" x 52"
12" x 56"	12" x 56"	12" x 56"	12" x 56"	12" x 56"
12" x 60"	12" x 60"	12" x 60"	12" x 60"	12" x 60"
12" x 64"	12" x 64"	12" x 64"	12" x 64"	12" x 64"
12" x 68"	12" x 68"	12" x 68"	12" x 68"	12" x 68"
12" x 72"	12" x 72"	12" x 72"	12" x 72"	12" x 72"
12" x 76"	12" x 76"	12" x 76"	12" x 76"	12" x 76"
12" x 80"	12" x 80"	12" x 80"	12" x 80"	12" x 80"
12" x 84"	12" x 84"	12" x 84"	12" x 84"	12" x 84"
12" x 88"	12" x 88"	12" x 88"	12" x 88"	12" x 88"
12" x 92"	12" x 92"	12" x 92"	12" x 92"	12" x 92"
12" x 96"	12" x 96"	12" x 96"	12" x 96"	12" x 96"
12" x 100"	12" x 100"	12" x 100"	12" x 100"	12" x 100"

TYPICAL MOUNTING HEIGHTS

NAME	DESCRIPTION	HEIGHT
1	CEILING LIGHT FIXTURE	10'-0"
2	CEILING SPRINKLER	10'-0"
3	CEILING EXHAUST FAN	10'-0"
4	CEILING AC UNIT	10'-0"
5	CEILING VENT	10'-0"
6	CEILING SMOKE DETECTOR	10'-0"
7	CEILING THERMIST	10'-0"
8	CEILING PHOTO EYE	10'-0"
9	CEILING SECURITY CAMERA	10'-0"
10	CEILING INTERCOM	10'-0"
11	CEILING TELEPHONE	10'-0"
12	CEILING TV	10'-0"
13	CEILING PROJECTOR	10'-0"
14	CEILING SIGN	10'-0"
15	CEILING ACCESSORY	10'-0"

FLOOR PLAN NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.

2. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC).

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC).

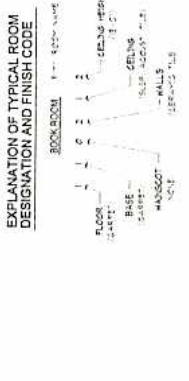
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ELECTRICAL CODE (IEC).

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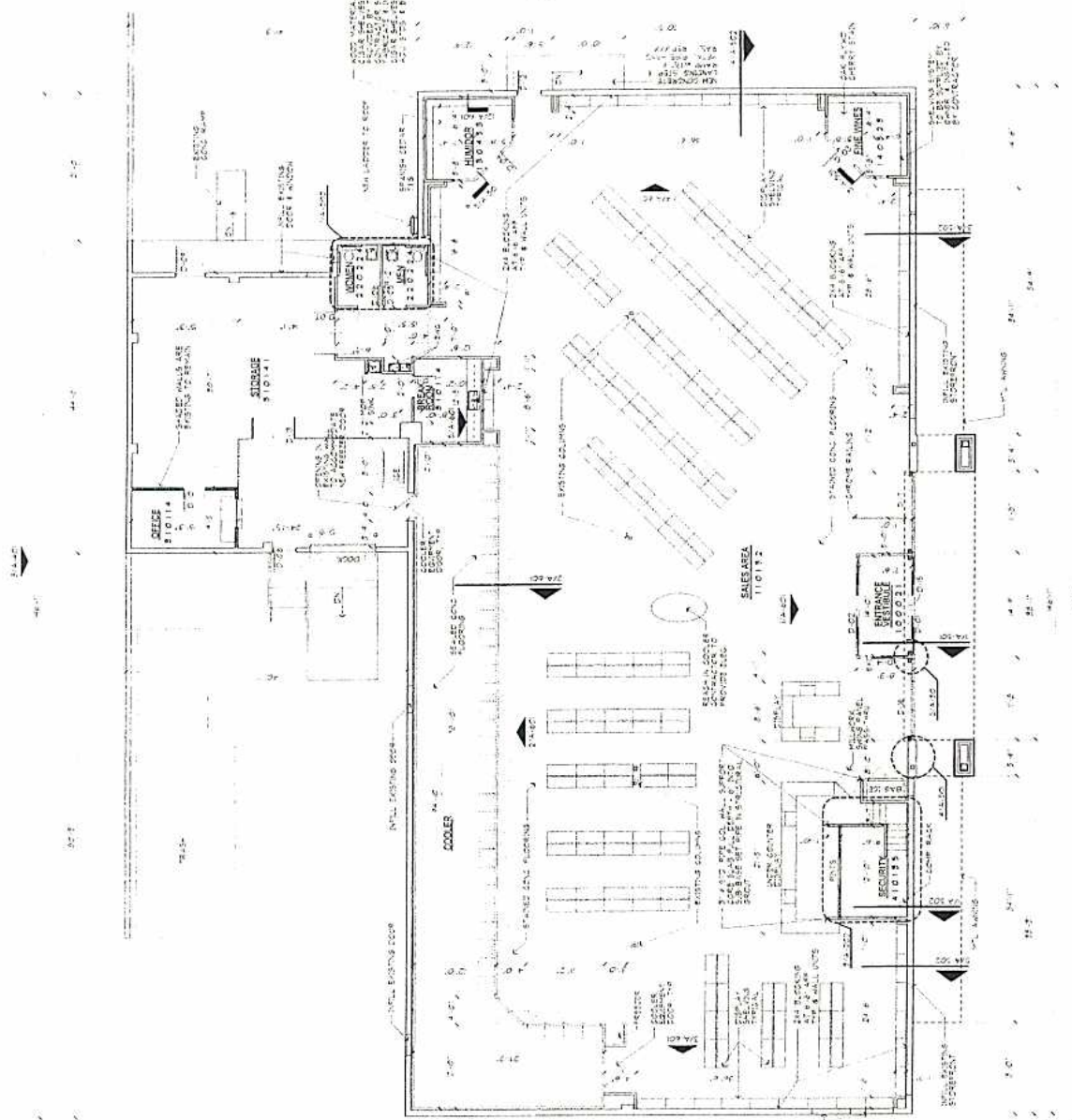
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC).

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ELECTRICAL CODE (IEC).



ROOM FINISH SCHEDULE

NO.	ROOM	FINISH	DESCRIPTION	QTY	UNIT
1	OFFICE	101	CEILING: POP, WALL: GYP, FLOOR: CARPET	100	SQ FT
2	CONFERENCE	102	CEILING: POP, WALL: GYP, FLOOR: CARPET	50	SQ FT
3	RECEPTION	103	CEILING: POP, WALL: GYP, FLOOR: POLISHED CONCRETE	200	SQ FT
4	STORAGE	104	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
5	MECHANICAL	105	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
6	ELECTRICAL	106	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
7	PLUMBING	107	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
8	FIRE	108	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
9	SAFETY	109	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
10	SECURITY	110	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
11	INTERCOM	111	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
12	TELEPHONE	112	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
13	TV	113	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
14	PROJECTOR	114	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
15	SIGN	115	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT
16	ACCESSORY	116	CEILING: POP, WALL: GYP, FLOOR: CONCRETE	100	SQ FT



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

WRIGHT GROUP
ARCHITECTS-PLANNERS, PLLC
1110 S. ELM STREET
CARROLLTON, TEXAS
75006
(972) 242-1016



Majestic Fine Wines & Spirits
Majestic Texas Properties, LP
14733 Inwood
Dallas, Texas 75001

JOB NO. A35110R
DATE: MAY 05, 2006

SHEET NO. **A-201**

