

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 010-024**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 001-021, AS HERETOFORE AMENDED, SO AS TO PROVIDE FOR AN AMENDMENT TO AN EXISTING SPECIAL USE PERMIT FOR A RESTAURANT AND AN AMENDMENT TO AN EXISTING SPECIAL USE PERMIT FOR THE SALE OF ALCOHOL FOR ON-PREMISES CONSUMPTION ONLY, ON APPLICATION FROM BJ'S RESTAURANT AND BREWHOUSE, LOCATED AT 4901 BELT LINE ROAD; 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. 001-021, passed by the Addison City Council on the 11th day of June, 2002, 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 showing four exterior walls, and additional patio, 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 9,289 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. No terms such as "bar", "tavern" or any terms or graphic depictions that relate to the sale of alcoholic beverages shall be used on any signs visible from the exterior of the premises.
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.

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 10th day of August, 2010.


MAYOR-Joe Chow

ATTEST:


CITY SECRETARY-Lea Dunn

CASE NO. 1604-SUP/BJ's Restaurant and Brewhouse

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES
Carmen Moran

PUBLISHED ON: _____

010-024

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P R O J E C T



BJ's Restaurant & Brewhouse
 4901 Belt Line Rd.
 Dallas, TX 75254

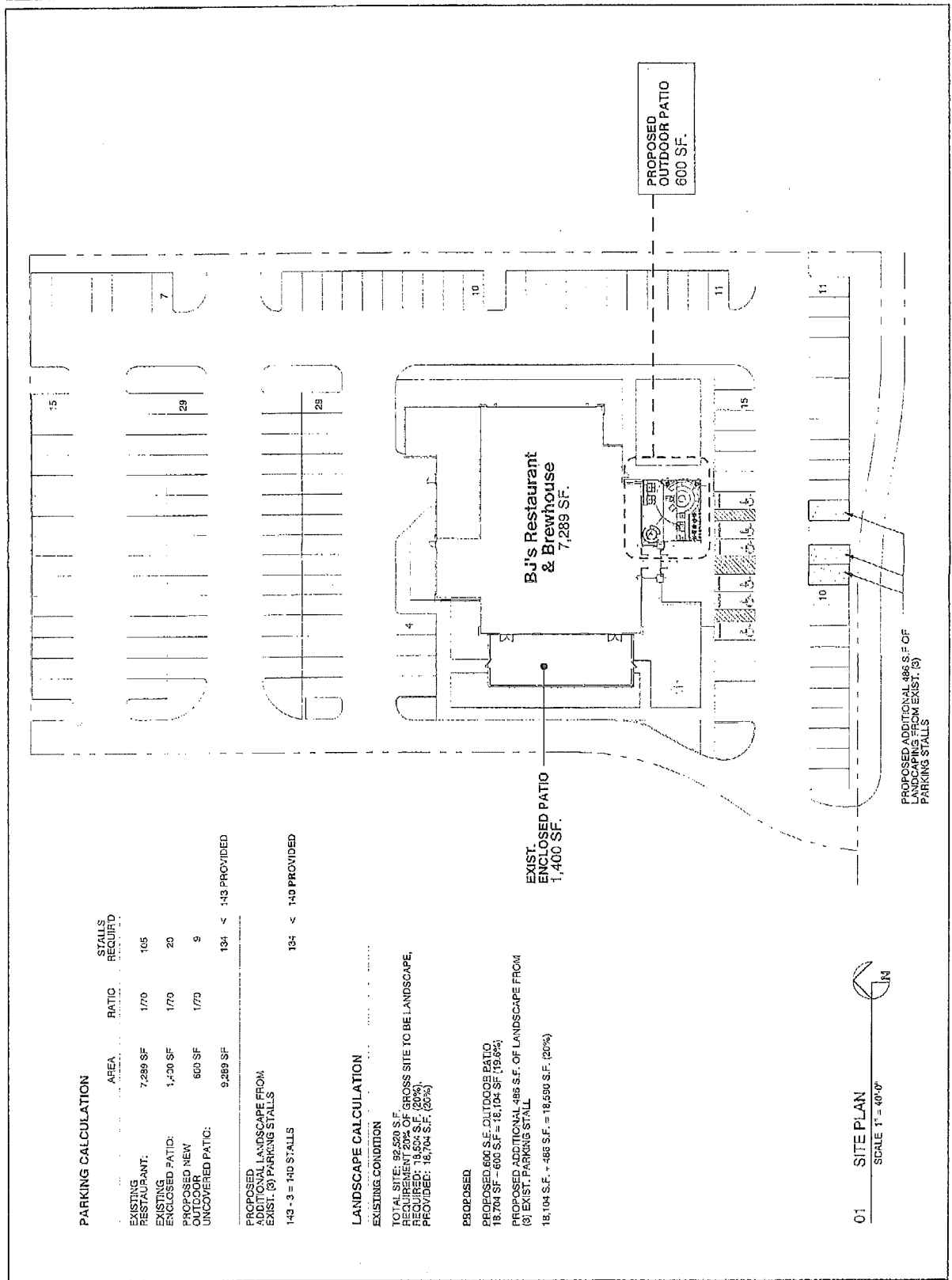
NO.	DATE	DESCRIPTION

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DATE: 7/14/13
 PROJECT NO: 021-10
 SCALE: 1"=40'-0"
 DRAWN BY: JTB
 CAD FILE: 021-A1 Site Plan

Site Plan

A1



PARKING CALCULATION

AREA	RATIO	STALLS REQUIRED
EXISTING RESTAURANT:	1/70	105
EXISTING ENCLOSED PATIO:	1/70	20
PROPOSED NEW OUTDOOR UNCOVERED PATIO:	1/70	9
		134 < 143 PROVIDED

PROPOSED ADDITIONAL LANDSCAPE FROM EXIST. (3) PARKING STALLS

143 - 3 = 140 STALLS
 134 < 140 PROVIDED

LANDSCAPE CALCULATION

EXISTING CONDITION
 TOTAL SITE: 92,520 S.F.
 REQUIREMENT 20% OF GROSS SITE TO BE LANDSCAPE.
 REQUIRED: 18,504 S.F. (20%)
 PROVIDED: 18,704 S.F. (20%)

PROPOSED

PROPOSED 600 S.F. OUTDOOR PATIO
 18,704 SF - 600 SF = 18,104 SF (19.6%)
 PROPOSED ADDITIONAL 486 S.F. OF LANDSCAPE FROM (3) EXIST. PARKING STALL
 18,104 S.F. + 486 S.F. = 18,590 S.F. (20%)

01 SITE PLAN
 SCALE 1" = 40'-0"

PROPOSED ADDITIONAL 486 S.F. OF LANDSCAPE FROM EXIST. (3) PARKING STALLS

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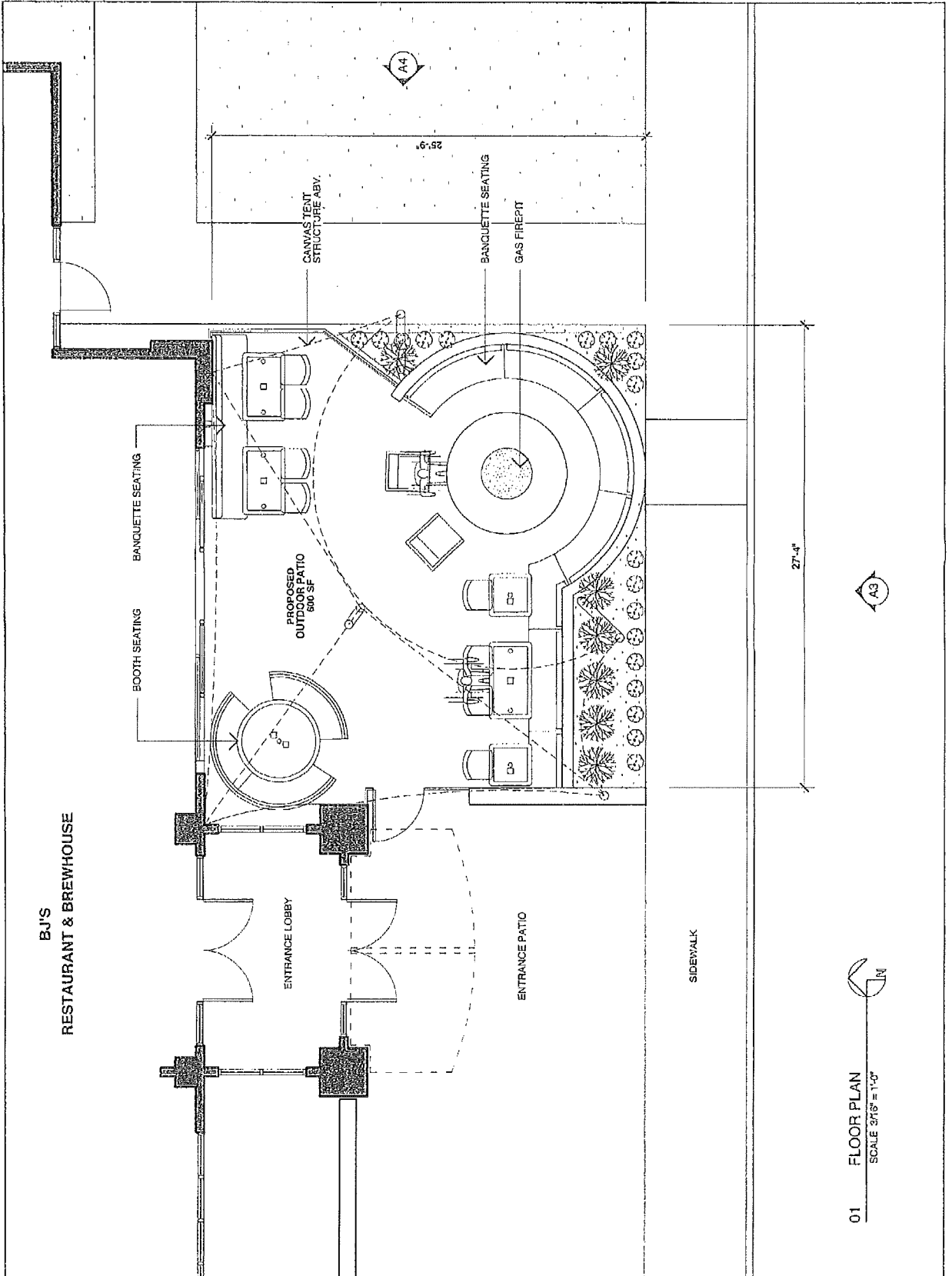


**BJ's Restaurant
 & Brewhouse**
 4901 Bell Line Rd.
 Dallas, TX 75254

NO.	DATE	DESCRIPTION

DATE: 5/26/10
 PROJECT NO.: 000-00
 SCALE: 3/16"=1'-0"
 DRAWN BY: [unintelligible]
 CAD FILE: 021- A2 Floor Plan

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01 FLOOR PLAN
 SCALE 3/16"=1'-0"



Floor Plan

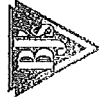
A2

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**S.J.'s Restaurant
 & Brewhouse**
 4801 Belt Line Rd.
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NO. DATE DESCRIPTION

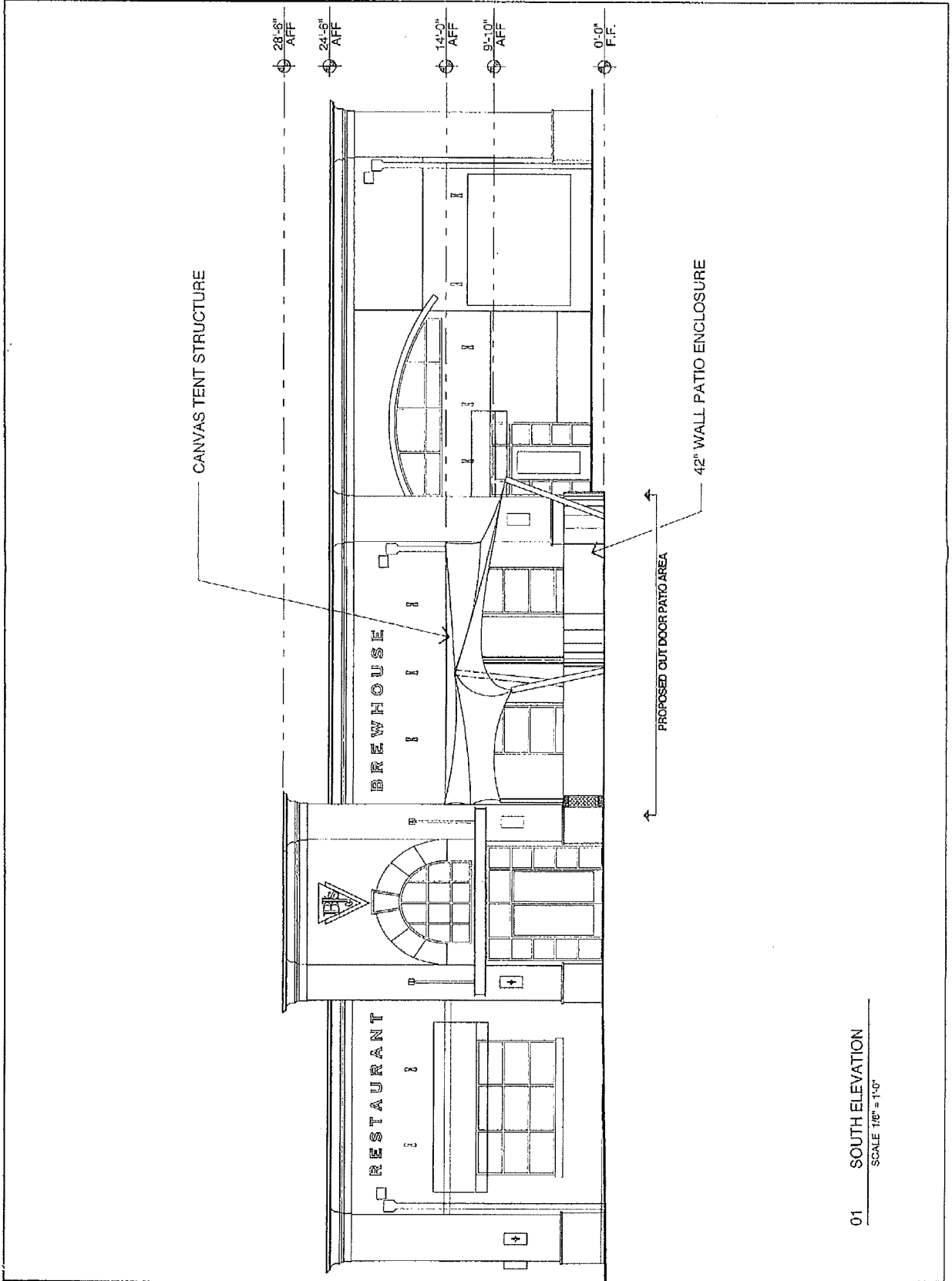
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DATE: 5/29/10
 PROJECT NO.: 000-00
 SCALE: 0.0"=1'-0"
 DRAWN BY: GN
 CPO FILE: 021-A3 Elev

01 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

South Elevation

A3



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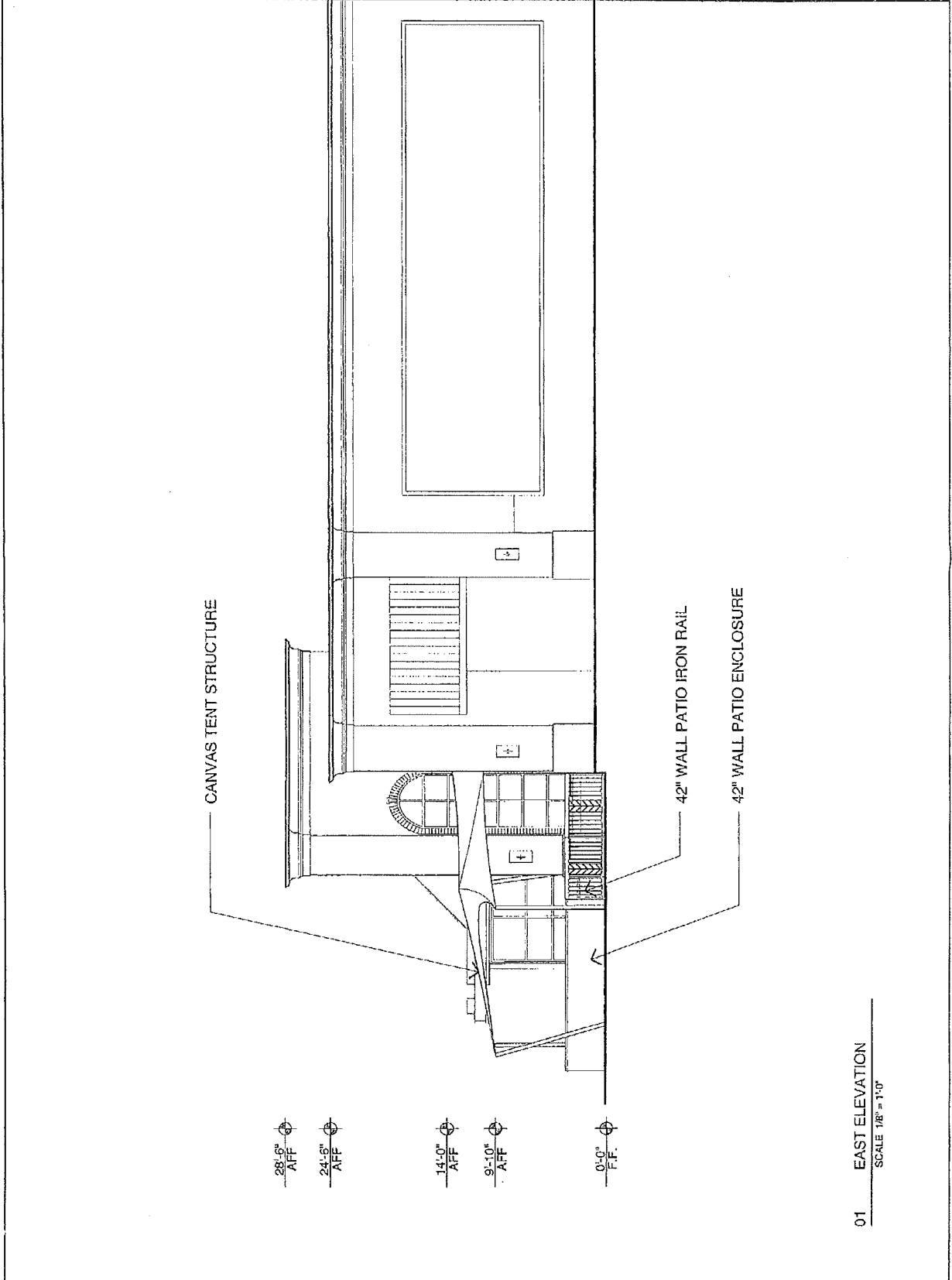
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**BJ's Restaurant
 & Brewhouse**
 4901 Belt Line Rd.
 Dallas, TX 75254

NO.	DATE	DESCRIPTION
DATE:	7/2/10	
PROJECT NO.:	000-00	
SCALE:	1/8"=1'-0"	
DRAWN BY:	GN	
CAD FILE:	021_A4 Elev	

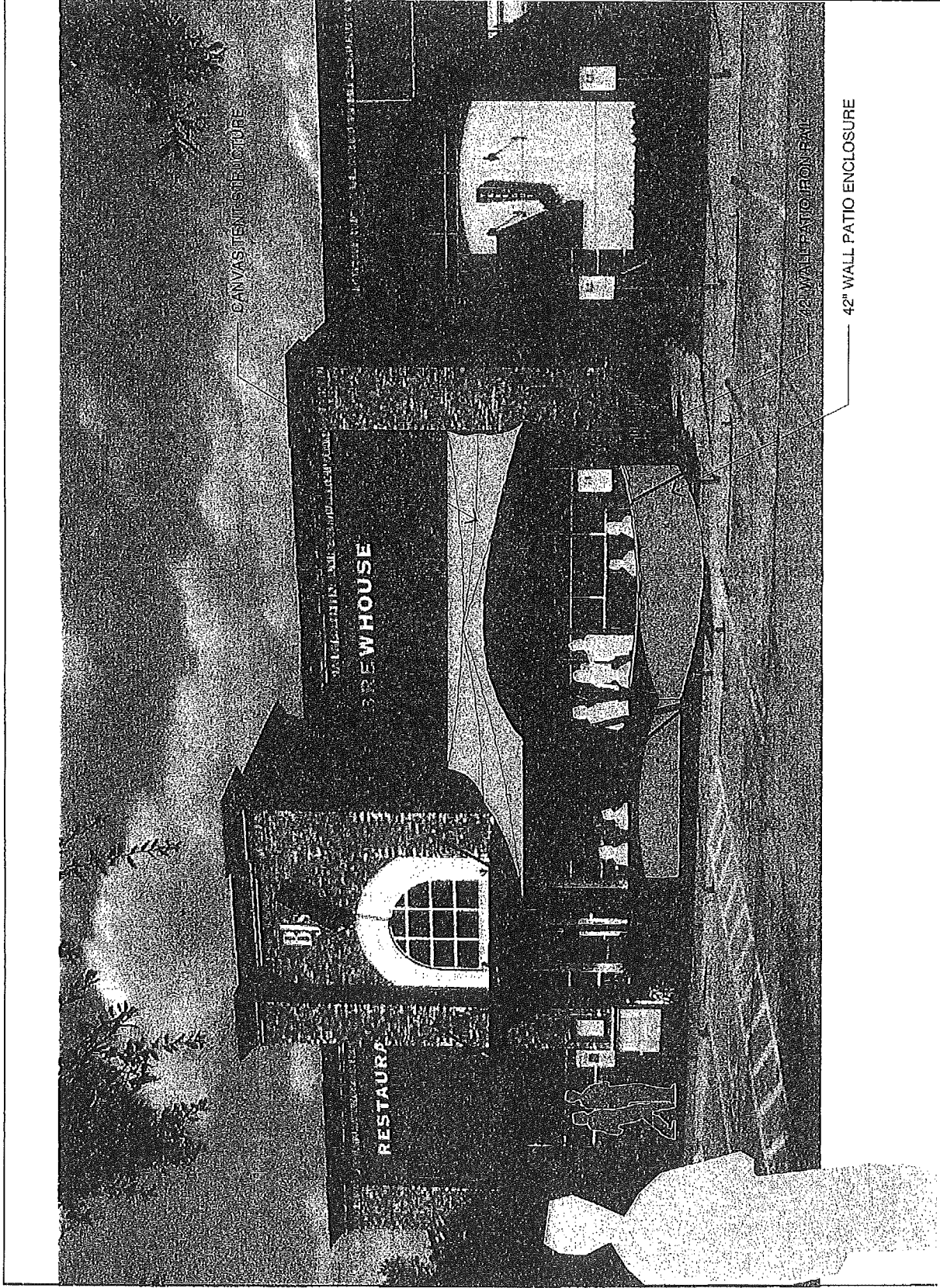
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01 EAST ELEVATION
 SCALE 1/8" = 1'-0"

East Elevation

A4



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DATE: 7/2/10
 PROJECT NO.: 000-00
 SCALE: 1/8"=1'-0"
 DRAWN BY: GN
 CHECKED BY: 021-AS Sketch

42" WALL PATIO ENCLOSURE

Conceptual Sketch
 AF