

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 011- 010**

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING PLANNED DEVELOPMENT ORDINANCE 093-018, SECTION 2. IN ORDER TO ALLOW THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION ONLY, WITH A SPECIAL USE PERMIT, AND APPROVING A SPECIAL USE PERMIT FOR THE SALE OF BEER AND WIN FOR OFF-PREMISES CONSUMPITION ONLY, LOCATED ON THE PROPERTY GENERALLY LOCATED AT 3770 BELT LINE ROAD, ON APPLICATION FROM KROGER FOOD STORES, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A 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 ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Ordinance 093-018, Section 2, in order to read as follows:

SECTION 2. In the hereinabove described land, no land or building shall be used, erected or converted to any use other than:

Antique shop  
Aquarium  
Art gallery  
Automotive goods, retail sales only  
Automotive service, limited to the K-Mart store only  
Bakery, retail sales only  
Bank, office, wholesale sales office or sample room  
Barber and beauty shops  
Bird and pet shops, retail  
Book or stationery store  
Camera shop  
Candy, cigars and tobaccos, retail sales only  
Caterer and wedding service, offices only  
Cleaning, dyeing and laundry pick-up station for receiving and delivery of articles to be cleaned  
Cleaning and pressing shops having an area of not more than 6,000 square feet  
Curtain cleaning shop having an area of not more than 6,000 square feet  
Department store, novelty or variety shop, retail sales only  
Drug store, retail sales only  
Florist, retail sales only  
Furniture store, retail only  
Grocery store, retail sales only  
Hardware, sporting goods, toys, paints, wallpaper, clothing, retail sales only  
Household and office furniture, furnishings, and appliances, retail only  
Job printing  
Jewelry, optical goods, photographic supplies, retail sales only  
Library, rental  
Meat market, retail sales only  
Office building  
Photographers or artists studio  
Parking lot without public garage or automobile facilities for the parking of passenger cars and trucks of less than one (1) ton capacity only  
Professional offices for architect, attorney, engineer, and real estate  
Piano and musical instruments, retail sales only  
Restaurant with or without sale of alcohol for on-premises consumption (subject to Special Use Permit approval)  
Retail store/shop for custom work or the making of articles to be sold for retail on the premises  
Sale of beer and wine for off-premises consumption only (subject to Special Use Permit approval)  
Seamstress, dressmaker or tailor  
Shoe repair shop, retail sales only

Studios, dance, music, drama, health, reducing  
Studio for the display and sale of glass, china, art objects, cloth and draperies  
Taxi stand  
Video stores, sales and rental of video cassettes and players  
Washateria, equipped with automatic washing machines of the type customarily found in a home and where the customers may personally supervise the washing and handling of their laundry  
Wearing apparel, including clothing, shoes, hats, millinery and accessories  
Accessory buildings and uses customarily incident to the above uses.

SECTION 2. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit for the sale of beer and wine for off-premises consumption only, said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

TRACT I

BEING all that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas; and being out of the Thomas L. Chenowith Survey, Abstract No. 273; and being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison as recorded in Volume 83064, Page 2724 of the map records of Dallas County, Texas; and also being part of Printemps Addition No. 1, an addition to the Town of Addison as recorded in Volume 83064, Page 2724 of the map records of Dallas County, Texas; and also being part of Printemps Addition No. 1, an addition to the Town of Addison as recorded in Volume 89013, Page 0827 of the map records of Dallas county, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the southerly right-of-way line of Belt Line Road (100.00 foot right-of-way), said iron being easterly along said southerly line a distance of 460.00 feet from its intersection with the southeasterly cutoff line between the easterly right-of-way line of Marsh Lane (100.00 foot right-of-way) and said southerly line of Belt Line Road;

THENCE: S 88°53'15" E, along said southerly line a distance of 48.54 feet to a ½" iron found for an angle point;

THENCE: S 89°00'26" E, continuing along said southerly line a distance of 464.39 feet to a 5/8" iron rod set for corner in the new right-of-way take line of Belt Line Road;

THENCE: S 82°41'55" E, continuing along said new right-or-way line a distance of 100.11 feet to a 5/8" iron rod set for an angle point;

THENCE: S 89°00'26" E, continuing along the said new right-or-way line a distance of 156.60 feet to an "X" set in concrete for corner in the wets line of a 20' x 260' quit claim tract from the Town of Addison, Texas as recorded in Volume 99205 at page 5407 of the Deed Records of Dallas County, Texas;

THENCE: N 00°59'34" E, a distance of 11.00 feet to the northwest corner of said quit claim tract, said point being in the south line of Belt Line Road (100.00 foot right-of-way at this point);

THENCE: S 89°00'26" E, along the south line of Belt Line Road a distance of 20.00 feet to an "X" set in concrete, said point being the northeast corner of the Printemps Addition No. 1;

THENCE: S 00°59'34" W, a distance of 20.00 feet to a 5/8" iron rod set for corner, said point being the southwest corner of Lot 2-R in Block A of Printemps Addition No. 2, an addition to the Town of Addison as recorded in Volume 92165, Page 2251 of the map records of Dallas County, Texas;

THENCE: S 00°59'34" W, a distance of 32.25 feet to a 5/8" iron set for corner;

THENCE: N 89°00'26" W, a distance of 136.87 feet to a 5/8" iron rod set for corner;

THENCE: S 00°59'34" W, a distance of 857.82 feet to a 5/8" iron rod set for corner;

THENCE: S 85°27'35" W, a distance of 20.51 feet to a 5/8" iron rod set for corner;

THENCE: S 75°01'43" W, a distance of 202.33 feet to a 5/8" iron rod set for corner;

THENCE: N 81°28'21" W, a distance of 275.83 feet to a 5/8" iron rod set for corner;

THENCE: N 72°06'23" W, a distance of 572.16 feet to a 5/8" iron rod set for corner;

THENCE: N 43°29'15" W, a distance of 126.94 feet to a 5/8" iron rod set for corner;

THENCE: N 72°06'23" W, a distance of 27.55 feet to a 5/8" iron rod set for corner | the easterly line of aforesaid Marsh Lane;

THENCE: N 00°56'06" E, along said easterly line of Marsh Lane, a distance of 369.87 feet to a 1/2" iron rod found for corner;

THENCE: S 89°03'57" E, a distance of 248.50 feet to a 1/2" iron rod found for the southwest corner of aforesaid Printemps Addition No. 1;

THENCE: N 00°56'06" E, along the west line of said Printemps Addition No. 1, a distance of 284.73 feet to a 1/2" iron rod found for corner;

THENCE: S 88°53'11" E, along said west line a distance of 230.72 feet to a 1/2" iron rod found for corner;

THENCE: S 88°53'11" E, along said west line a distance of 230.72 feet to a 1/2" iron rod found for corner;

THENCE: N 01°06'45" E, continuing along said west line a distance of 252.35 feet to the place of beginning and containing 25.9430 acres of land, more or less.

## TRACT II

BEING a tract of land situated in the Town of Addison, Dallas County, Texas and being part of the Thomas L. Cenoweth Survey, Abstract No. 273 and also being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison, as recorded in Volume 83064, Page 2724 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the southerly right-of-way line of Belt Line Road (100 feet wide), said point being easterly along said southerly line 1,248.93 feet from its intersection

with the southeasterly cutoff line between the easterly right-of-way line of Marsh Lane (100 feet wide) and said southerly line of Belt Line Road;

THENCE: S 89°00'26" E, continuing along the said southerly line a distance of 358.77 feet to an iron rod and the beginning of a curve to the left;

THENCE: northeasterly continuing along the said southerly line and along said curve to the left having a radius of 1,960.00 feet, a central angle of 9°58'40" and an arc length of 341.32 feet to an iron rod for corner;

THENCE: S 25°08'43" E along the southwesterly line of a tract of land conveyed to First Interstate Bank of Texas by deed as recorded in Volume 88918, page 2509 of the Deed Records of Dallas County, Texas a distance of 498.12 feet to an iron rod for corner;

THENCE: S 79°49'35" W, along a northerly line of a tract of land conveyed to Les Lacs Plaza Joint Venture by deed as recorded in Volume 88125, Page 0467 of the Deed Records of Dallas County, Texas a distance of 535.35 feet to an iron rod for corner;

THENCE: N 14°58'28" W, along the northeasterly line of a tract of land conveyed to Co-Tenancy et.al. by deed as recorded in Volume 88125, Page 0467 of the Deed Records of Dallas County, Texas a distance of 535.35 feet to an iron rod for corner;

THENCE: in a northwesterly direction continuing along said northeasterly line and along said curve to the left having a radius of 260.50 feet, a central angle of 38°46'04" and an arc length of 176.26 feet to an iron rod and the end of said curve and the beginning of a curve to the left;

THENCE: continuing in a northwesterly direction along said northeasterly line and long said curve to the left having a radius of 377.27 feet, a central angle of 35°15'54" and an arc length of 232.21 feet to a point for corner;

THENCE: N 89°00'26" W, along the northerly line of said co-tenance et.al. tract a distance of 60.15 feet to an iron rod for corner;

THENCE: N 00°59'34" East along the easterly line of a tract of land conveyed to Pacwes LTD. by deed as recorded in Volume 88159, Page 4525 of the Deed Records of Dallas County, Texas a distance of 260.00 feet to the POINT OF BEGINNING and containing 329,917 square feet or 7,5738 acres of land, more or less.

### TRACT III

BEING all that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas; and being out of the Thomas L. Chenoweth Survey, Abstract No. 273; and being part of Les Lacs Plaza subdivision, an addition to the Town of Addison as recorded in Volume 83064, Page 2724 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the most westerly southwest corner of the replat of Printemps Addition No. 2, an addition of the Town of Addison as recorded in Volume 92162, page 2251 of the Map Records of Dallas County, Texas; ½" iron rod found for corner;

THENCE: S 89°00'26" E, along the southwesterly line of said addition, a distance of 40.15 feet to a ½" iron rod found at the beginning of a curve to the right having a central angle of 35°15'54" and a radius of 377.27 feet whose center bears S 00°59'32" W;

THENCE: Southeasterly along said curve to the right and said addition line an arc distance of 232.21 feet to a ½" iron rod found for corner at the end of said curve to the right; and the

beginning of a curve to the right having a central angle of 38°46'06" and a radius of 260.50 feet whose center bears S 36°15'26" W;

THENCE: southeasterly along said curve to the right and continuing along said addition line an arc distance of 176.26 feet to a ½" iron rod found for corner at the end of said curve to the right;

THENCE: S 14°58'28" E, passing at 52.99 feet the most southerly southwest corner of said Printemps Addition No. 2, for a total distance of 127.99 feet to a ½" iron rod found for corner at the beginning of a curve to the right having a central angle of 29°37'16" and a radius of 308.05 feet whose center bears S 75°01'32" W;

THENCE: Southerly along said curve to the right an arc distance of 159.26 feet to a ½" iron rod found for corner at the end of said curve to the right; and the beginning of a curve to the right having a central angle of 31°20'46" and a radius of 458.60 feet whose center bears N 75°21'12" W;

THENCE Southwesterly along said curve to the right an arc distance of 250.84 feet to a ½" iron rod found for corner at the end of said curve to the right;

THENCE S: 45°59'34" W, a distance of 224.57 feet to a 5/8" iron rod set for corner;

THENCE S: 85°27'35" W, a distance of 254.33 feet to a 5/8" iron rod set for corner;

THENCE N: 00°59'34" E, a distance of 857.82 feet to a 5/8" iron rod set for corner;

THENCE S: 89°00'26" W, a distance of 136.87 feet to a 5/8" iron rod set for corner;

THENCE N: 00°59'34" E, a distance of 32.25 feet to the PLACE OF BEGINNING and containing 8.9812 acres of land, more or less.

**SECTION 3.** That the Special Use Permit for the sale of beer and wine for off-premises consumption only is granted subject to the following conditions:

1. 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 60,606 square feet.
2. 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.
3. 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.
4. 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.

5. 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 4. 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 5. 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 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 8<sup>th</sup> day of February, 2011

  
MAYOR

ATTEST:

Lea Duan  
CITY SECRETARY

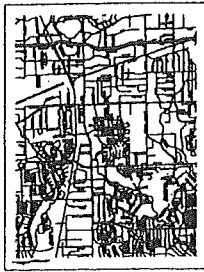
CASE NO.: 1619-SUP/Kroger Food Stores

APPROVED AS TO FORM:

CMORAN  
DIRECTOR OF DEVELOPMENT SERVICES

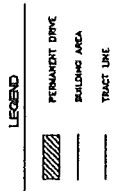
PUBLISHED ON: 416





VICINITY MAP

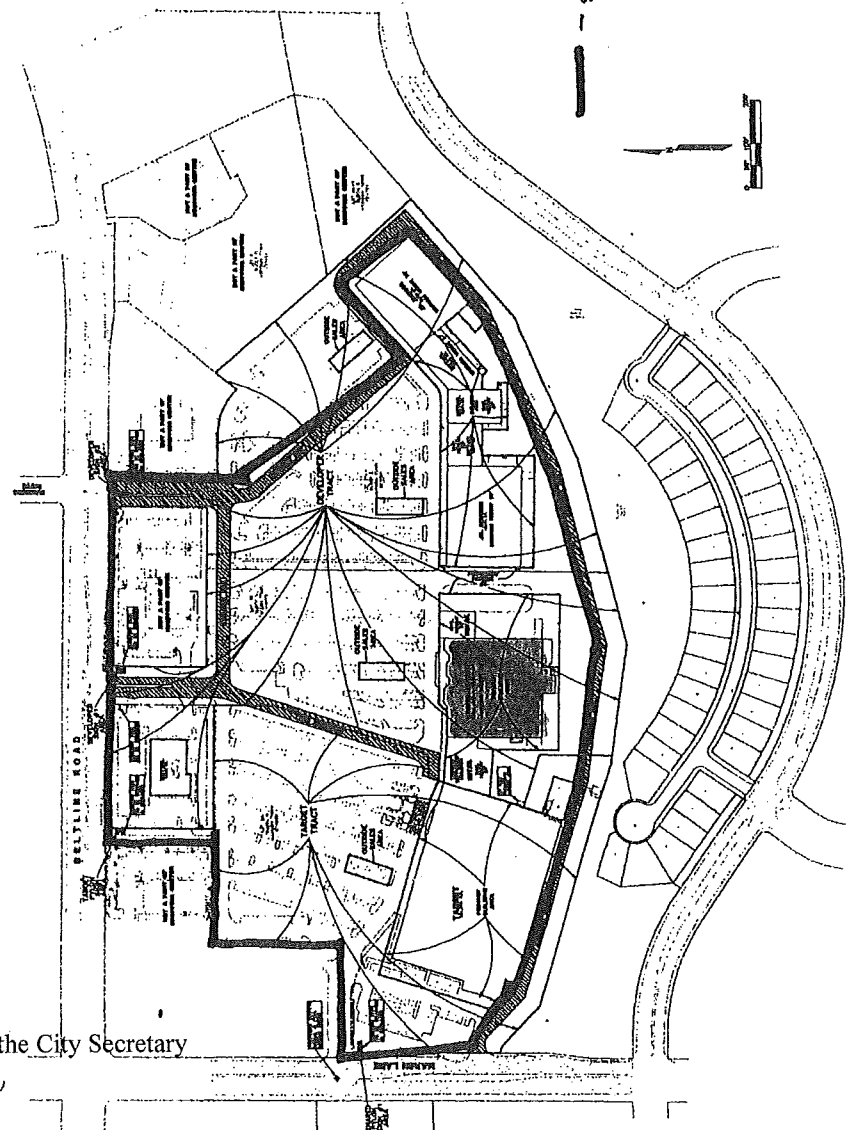
| SITE TABULATIONS |       |               |                 |
|------------------|-------|---------------|-----------------|
| TRACT            | ACRES | BUILDING S.F. | PERMANENT DRIVE |
| TRACT 1          | 1.04  | 17,178        | 0.0             |
| TRACT 2          | 0.51  | 10,400        | 0.0             |
| TRACT 3          | 0.48  | 8,000         | 0.0             |
| TOTAL            | 2.03  | 35,578        | 0.0             |

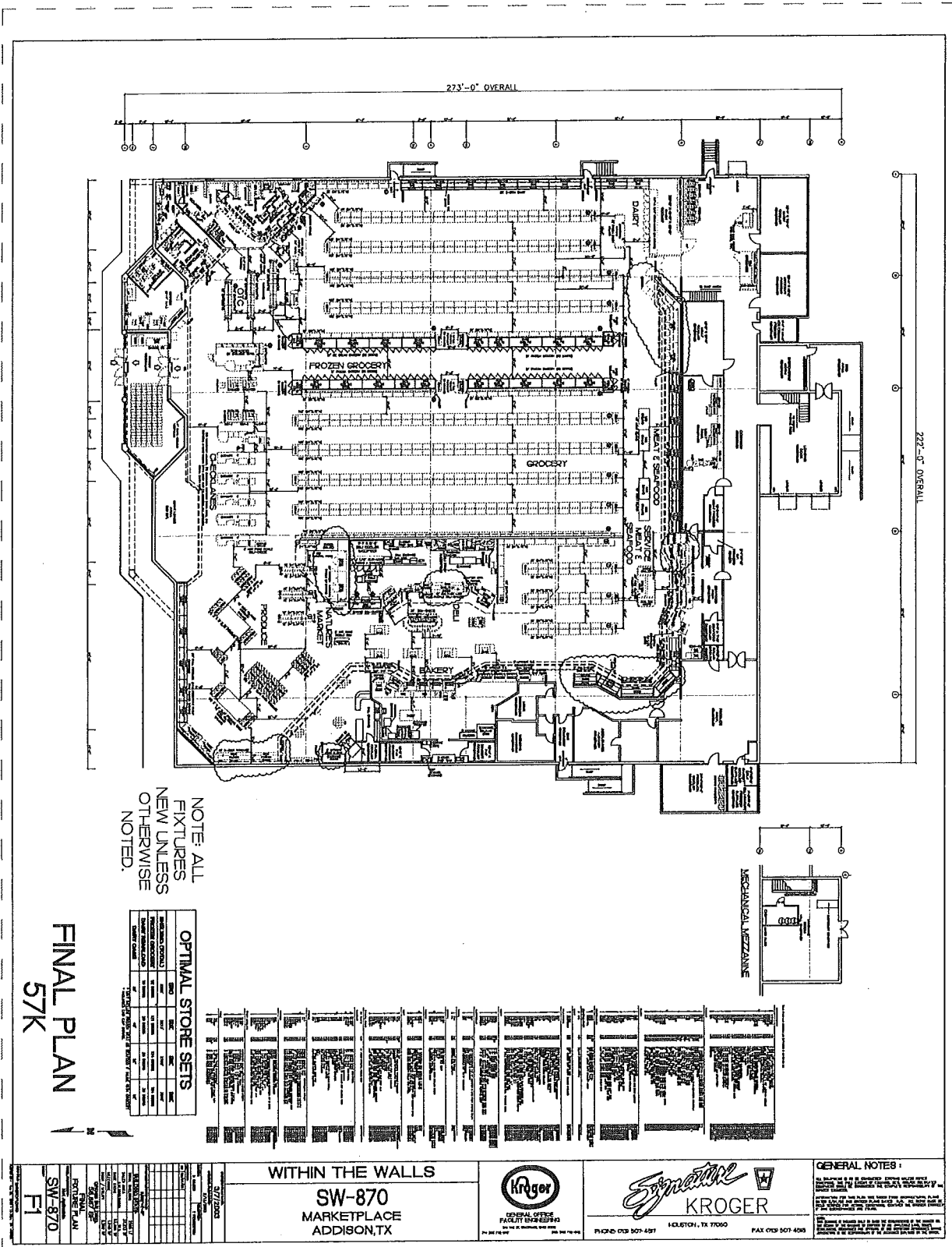


— SHOPPING CENTER

DM-870  
 DEVELOPER:  
 TOWN OF ADDICKS, TEXAS  
 11000 W. ADDICKS ROAD  
 ADDICKS, TEXAS 75001  
 ENGINEER: [Name], P.E.

| EXHIBIT X |      |
|-----------|------|
| TARGET    |      |
| TRACT 1   | 1.04 |
| TRACT 2   | 0.51 |
| TRACT 3   | 0.48 |
| TOTAL     | 2.03 |

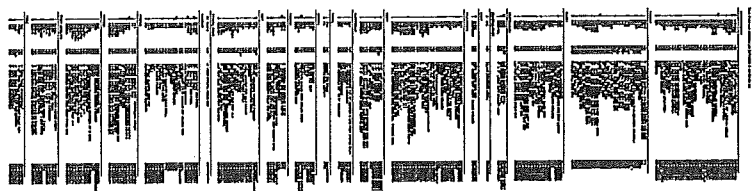




NOTE: ALL  
FIXTURES  
NEW UNLESS  
OTHERWISE  
NOTED.

| OPTIMAL STORE SETS |          |
|--------------------|----------|
| RESTAURANT         | NEW      |
| MEAT & SEAFOOD     | NEW      |
| DAIRY              | NEW      |
| BAKERY             | NEW      |
| GROCERY            | NEW      |
| FROZEN GROCERY     | NEW      |
| RESTAURANT         | EXISTING |
| MEAT & SEAFOOD     | EXISTING |
| DAIRY              | EXISTING |
| BAKERY             | EXISTING |
| GROCERY            | EXISTING |
| FROZEN GROCERY     | EXISTING |

FINAL PLAN  
57K



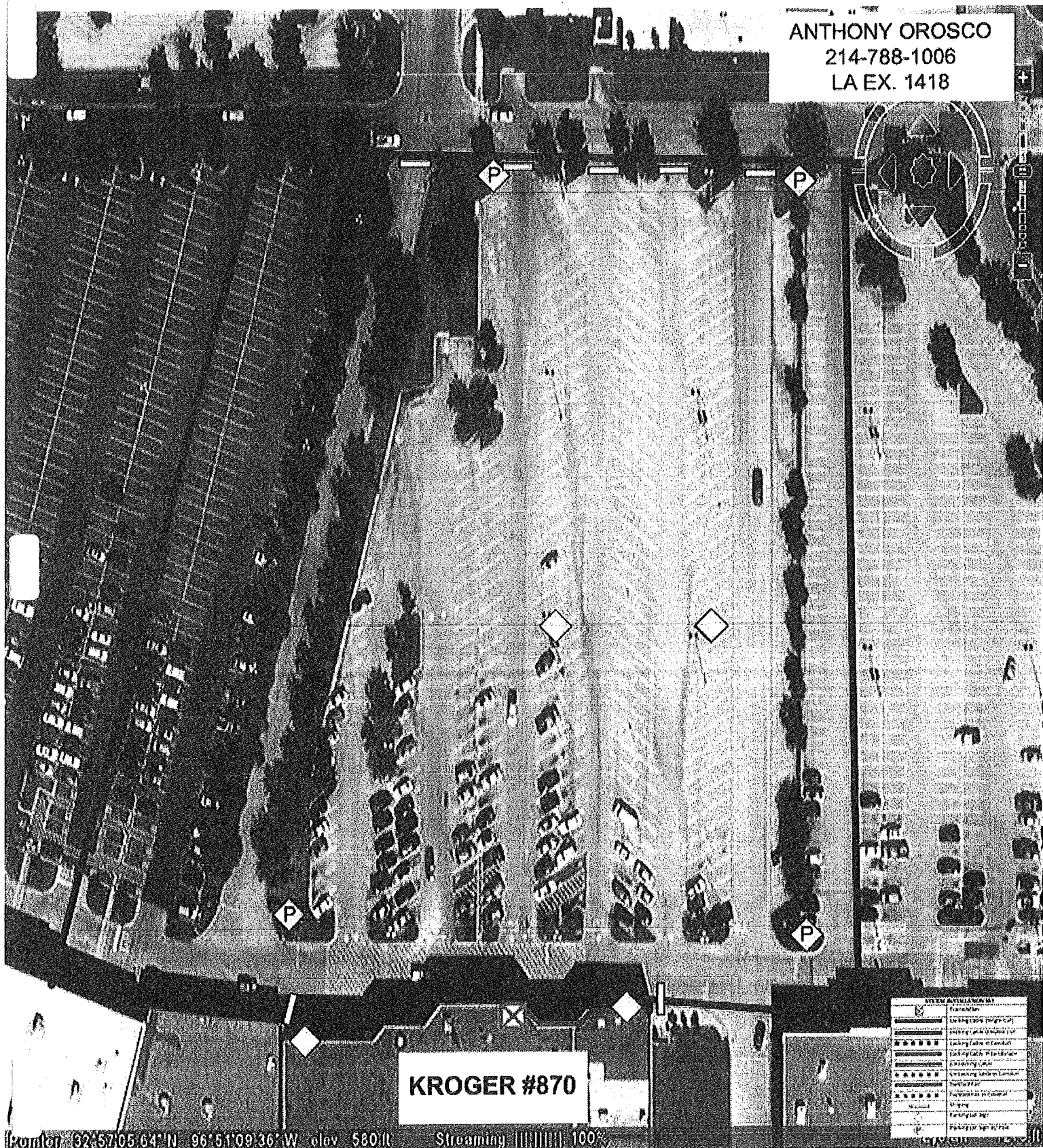
| NO. | DESCRIPTION        | DATE     | BY  |
|-----|--------------------|----------|-----|
| 1   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 2   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 3   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 4   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 5   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 6   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 7   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 8   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 9   | ISSUED FOR PERMITS | 11/11/09 | ... |
| 10  | ISSUED FOR PERMITS | 11/11/09 | ... |

WITHIN THE WALLS  
SW-870  
MARKETPLACE  
ADDISON, TX



GENERAL NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE.

ANTHONY OROSCO  
214-788-1006  
LA EX. 1418



Prompt: 92°57'05.64"N 96°51'09.36"W elev 580ft Streaming 100%