

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 012-027

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 084-088, BY AMENDING THE SITE PLAN TO PROVIDE FOR AN ADDITIONAL PATIO AREA, ON APPLICATION WITH MI PIACI RESTAURANT, LOCATED AT 14854 MONTFORT ROAD; PROVIDING FOR SPECIAL CONDITONS; 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. 084-088, passed by the Addison City Council on the 13th day of November, 1984, 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 12,845 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 in any exterior signs.
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 7 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 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 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 shall no use any term or graphic depiction that relates to alcoholic beverages in any exterior signs.

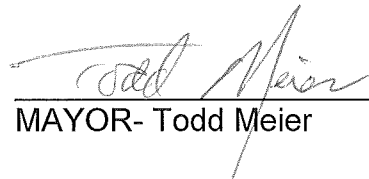
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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

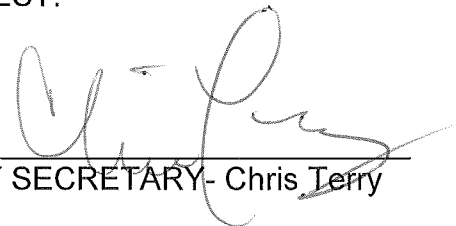
entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or 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 11TH day of September, 2012.


MAYOR- Todd Meier

ATTEST:

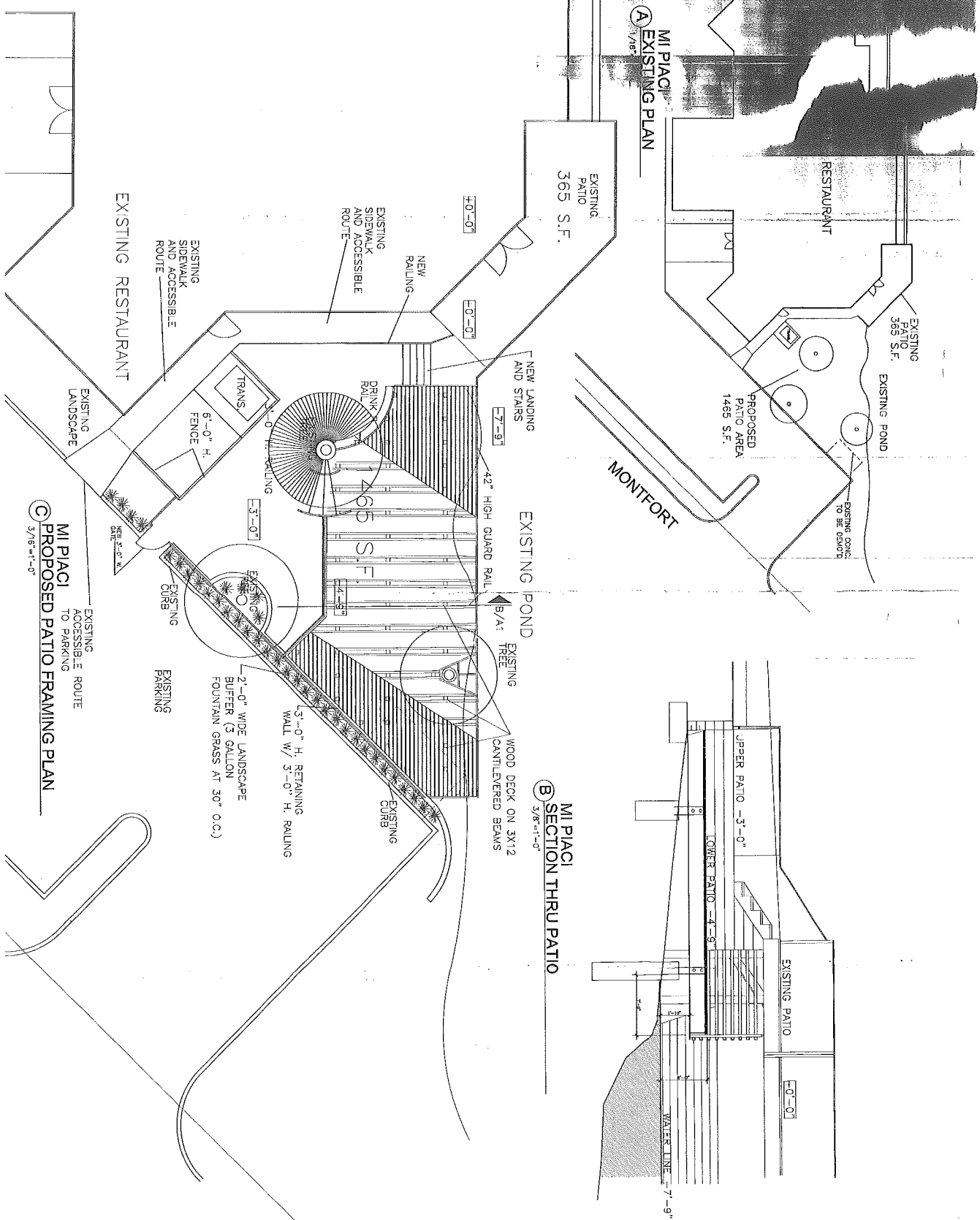

CITY SECRETARY- Chris Terry

CASE NO. 1657-SUP/Mi Piaci Restaurant

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: 12-13-12

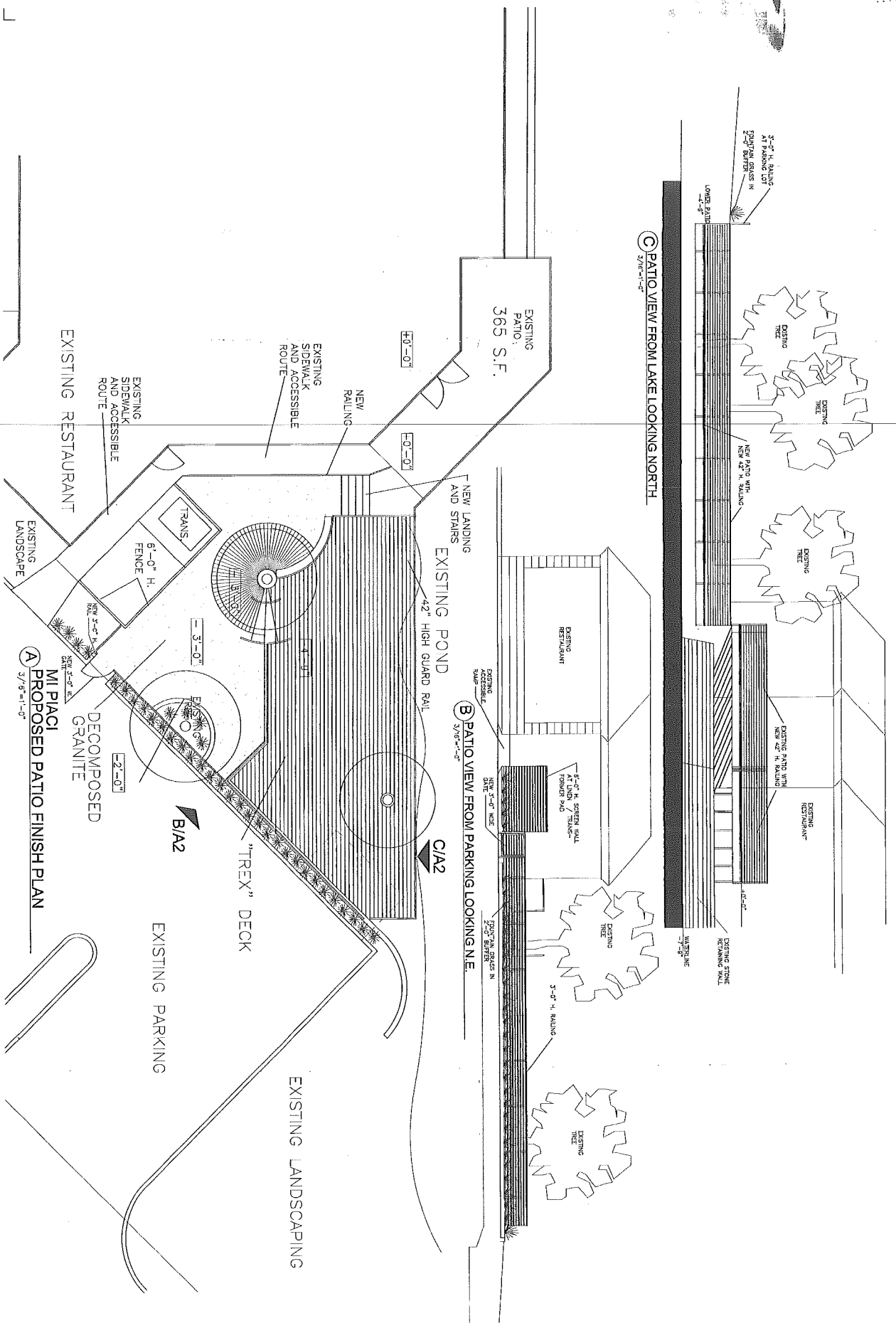


MI Piaci
EXISTING PLAN
 1/8" = 1'-0"

MI Piaci
SECTION THRU PATIO
 3/8" = 1'-0"

MI Piaci
PROPOSED PATIO FRAMING PLAN
 3/16" = 1'-0"

<p>A 1</p>	<p>DATE: 11/11/11 DRAWN: J. H. HARRIS CHECKED: J. H. HARRIS PROJECT: MI Piaci PROPOSED PATIO 214-484-4477</p>	<p>DOD</p>
		<p>CONSULTING ENGINEER DALLAS, TEXAS 214-484-4477</p>
<p>MI Piaci PROPOSED PATIO 14854 MONTFORT ADDISON, TEXAS 75254</p>		



© PATIO VIEW FROM LAKE LOOKING NORTH
3/7/8"=1'-0"

© PATIO VIEW FROM PARKING LOOKING N.E.
3/7/8"=1'-0"

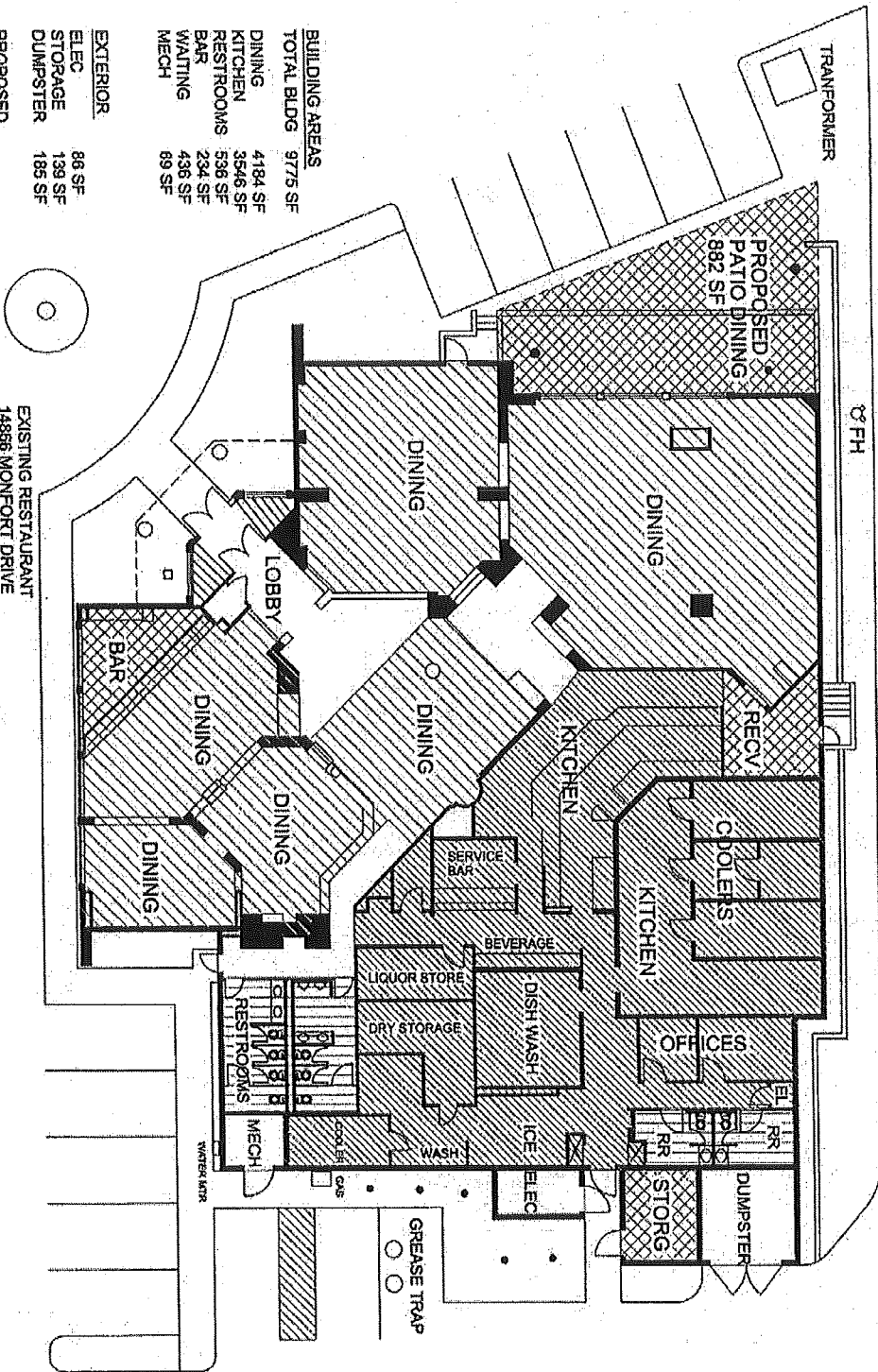
MI Piaci
PROPOSED PATIO FINISH PLAN
3/7/8"=1'-0"

MI Piaci PROPOSED PATIO
14854 MONTFORT
ADDISON, TEXAS 75254

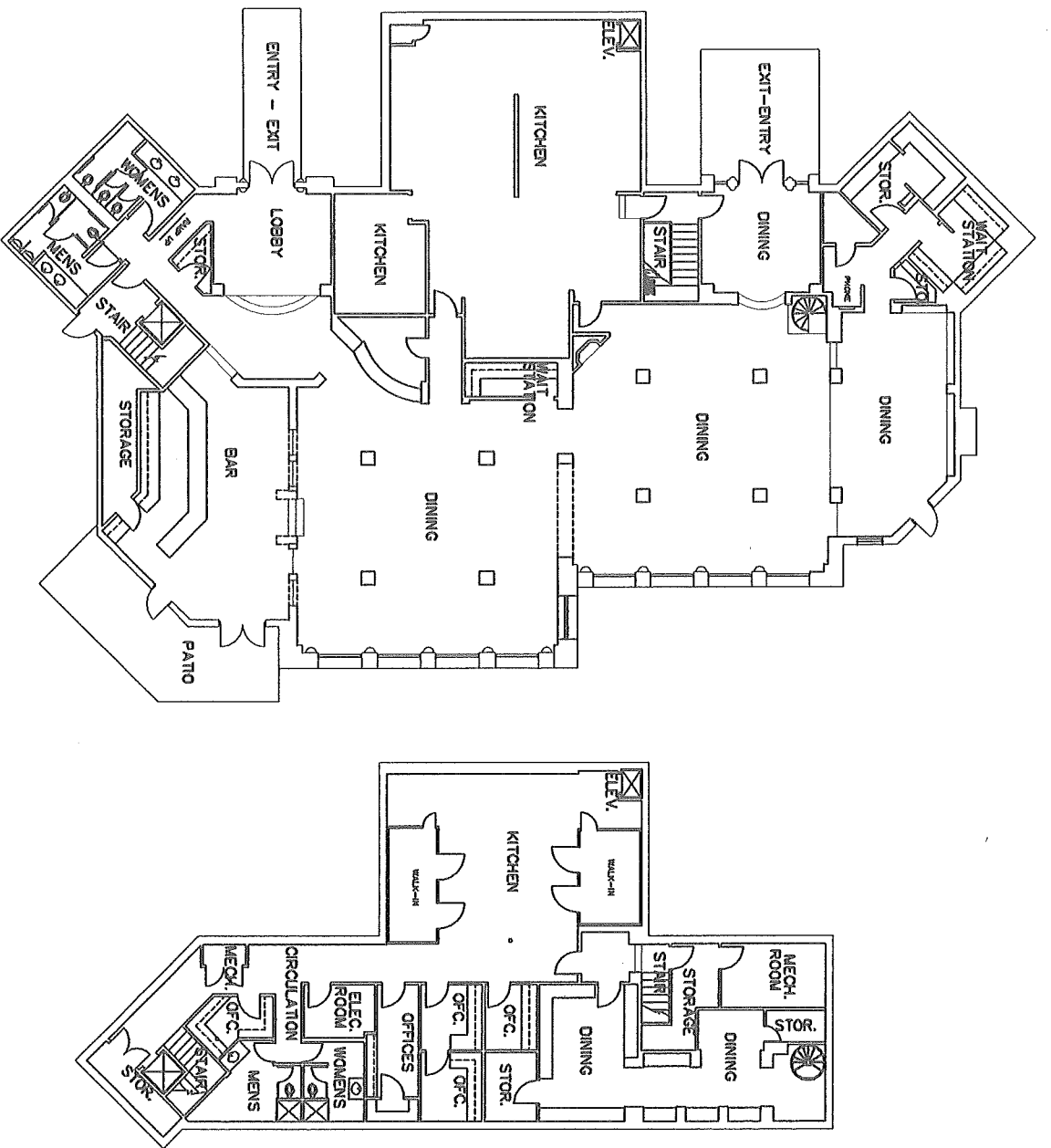
DCD
DESIGN
CONSULTING
INC.
14854 MONTFORT
ADDISON, TEXAS 75254
TEL: 972.382.1234
WWW.DCDDESIGN.COM

A 2

BUILDING AREAS	
TOTAL BLDG	9775 SF
DINING	4184 SF
KITCHEN	3546 SF
RESTROOMS	536 SF
BAR	234 SF
WAITING	436 SF
MECH	89 SF
EXTERIOR:	
ELEC	86 SF
STORAGE	139 SF
DUMPSTER	185 SF
PROPOSED PATIO DINING	882 SF



EXISTING RESTAURANT
 14886 MONTFORT DRIVE
 ADDISON, TX 75254
 OCTOBER 2004



SQUARE FOOTAGE TABULATIONS:

FIRST FLOOR: 7,684 S.F.

DINING: 3,720 S.F.

KITCHEN: 1,580 S.F.

BAR: 690 S.F.

STORAGE: 350 S.F.

WAIT STATIONS: 194 S.F.

INTERNAL COMMON AREAS: 1,150 S.F.

STAIRS/ELEVATORS: 225 S.F.

LOBBY: 540 S.F.

CIRCULATION: 100 S.F.

RESTROOM: 285 S.F.

EXISTING PATIO: 365 S.F.

BASEMENT LEVEL: 3,331 S.F.

DINING: 600 S.F.

KITCHEN: 853 S.F.

OFFICE: 439 S.F.

STORAGE: 291 S.F.

INTERNAL COMMON AREAS: 1,148 S.F.

STAIRS/ELEVATORS: 167 S.F.

ELEC./MECHANIC: 263 S.F.

CIRCULATION: 481 S.F.

RESTROOM: 237 S.F.

TOTAL SQUARE FOOTAGE: 11,015 S.F.

FLOOR: 1ST/BASEMENT - MI PIACI RESTAURANT

DATE: 07/19/12

MI PIACI
DBS INTERIORS ONLY

PRESTONWOOD POND II

DALLAS



14854 Monfort
Dallas, TX
75250

← East Side



North Side →



← South Side



West Side →

