

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 012-040

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO.087-001, BY AMENDING THE SITE PLAN TO PROVIDE FOR A PATIO AREA, ON APPLICATION WITH VERNON'S GRILLE, LOCATED AT 5290 BELT LINE ROAD, SUITE 142; 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. 087-001, passed by the Addison City Council on the 20th day of January, 1987, 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 and floor plan, 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 3,979 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%) 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 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 not 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.

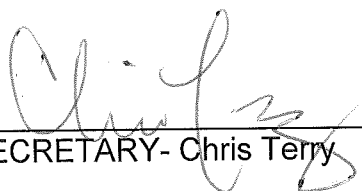
SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11TH day of December, 2012.



MAYOR- Todd Meier

ATTEST:



CITY SECRETARY- Chris Terry

CASE NO. 1658-SUP/Vernon's Grille

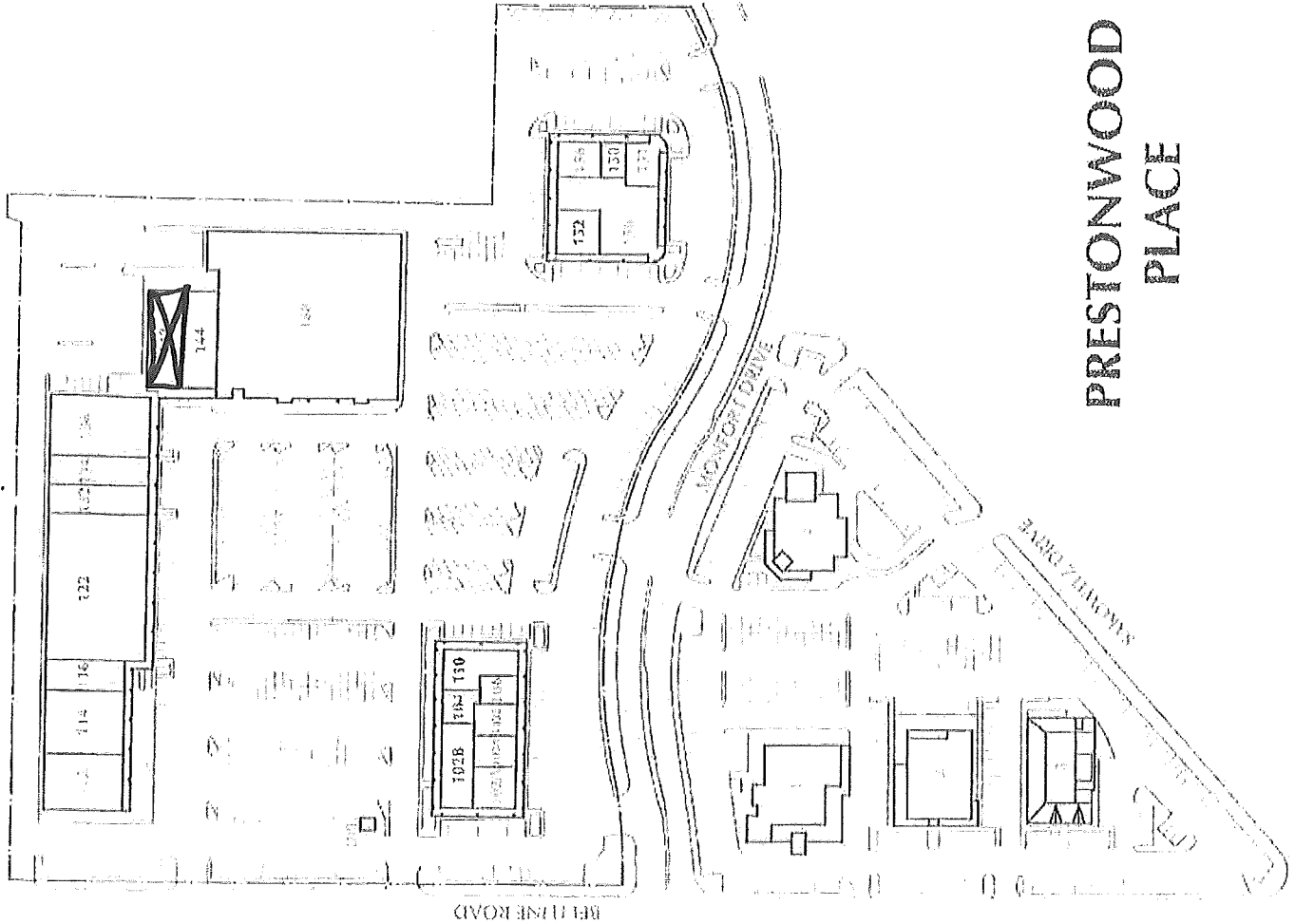
APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: _____

PRESTONWOOD PLACE
Addison, TX

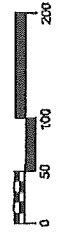


Suite	Tenant	Square Footage
102A	Chipotle	2,582
102B SOHO		1,443
103A	Greenz Salads	1,300
103B	Mille Fleurs	1,112
104	Foot Spa	1,275
100	Alpha Lock / Joe's Keys	168
108	Addison Café	2,000
110	The Great Outdoors	2,300
112	La Madeleine	5,840
114	Kebab N Kurry - India West	5,200
116	Café Gecko	2,440
122	The Consignment Store	14,925
132	Memo's Pasta	3,000
134	Planned Parenthood	3,000
136	VACANT	3,000
138	VACANT	3,000
142	Vernon's Grille	3,500
144	Chow Thai Restaurant	3,500
150	Logan's on the Belt	7,000
152	Raymond Stark Salon	2,010
156	Weight Watchers	1,517
158	VACANT	999
168	SMART Learning Ctr / Frito Lay	29,755
	Adjusting Unit	162
	Shopping Center GLA	101,028

- 5280 Bellline Twin Peaks 7,174
- 5280 Bellline El Fenix 8,700
- 14999 Montfort Flying Saucer 5,500
- 5220 Bellline Original Pancake House 7,397

CENCOR REALTY SERVICES

3102 Maple Avenue, Suite 500
Dallas, TX 75201
Phone: 214-954-0300
Fax: 214-953-0680



Selzer Associates
Architects • Planning • Interior Design

December 10, 2007

PRESTONWOOD PLACE

Selzer Associates
4111 Maple Avenue
Suite 500
Dallas, Texas 75201
214 954-0300
214 953-0680

SCALE
1"=50'

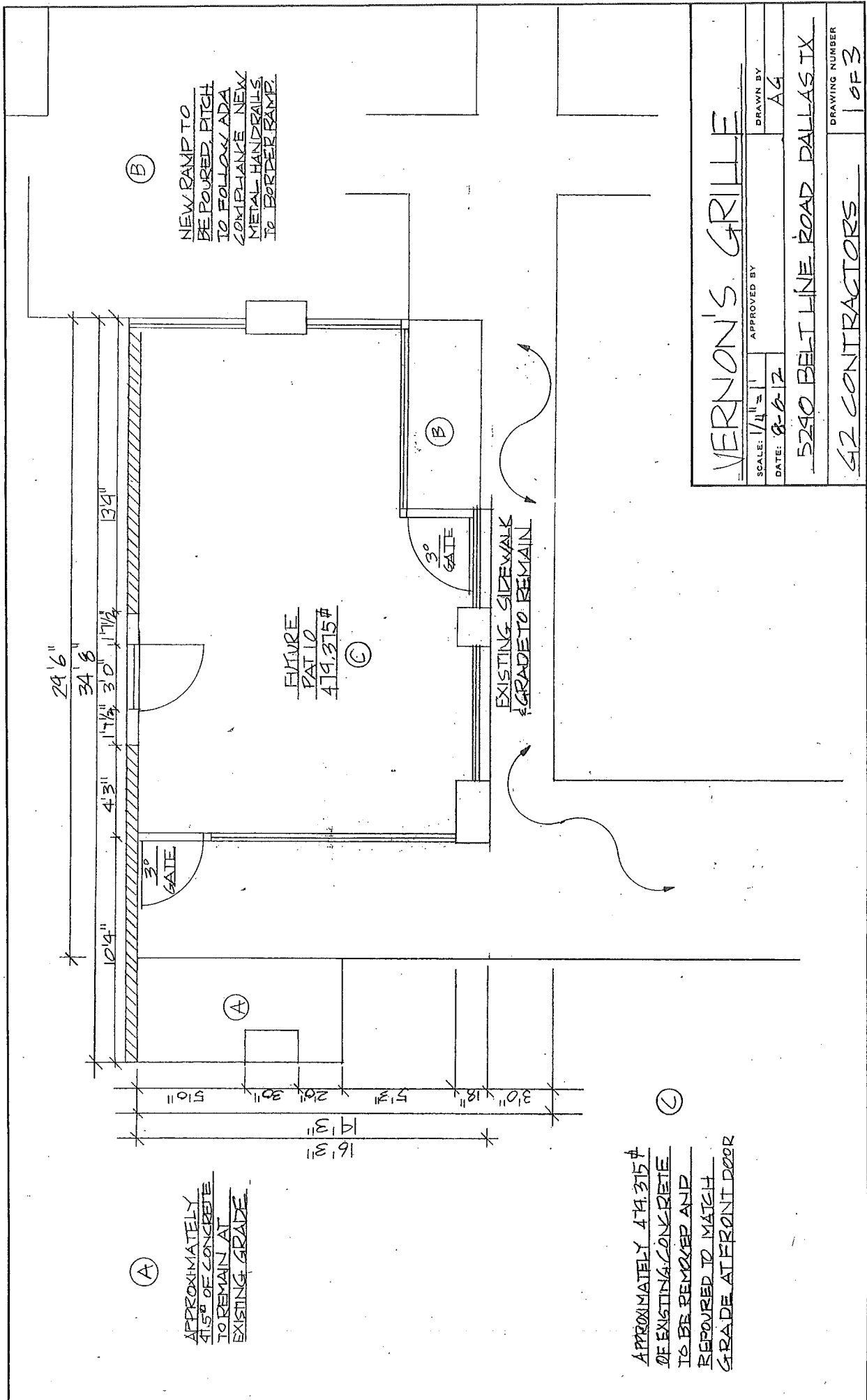
NOT FOR CONSTRUCTION
THIS DRAWING MAY NOT BE USED FOR REGULATION
APPROVAL, PERMITTING, OR CONSTRUCTION
DALE R. BROWN - TEXAS REGISTRATION NO. 2888
JOHN R. BROWN - TEXAS REGISTRATION NO. 8784

Prestonwood Place
Addison, Texas
Leasing Plan

SHEET
LP







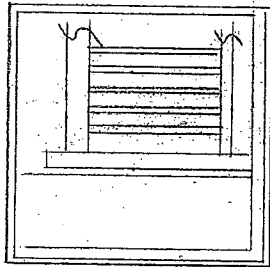
(B)
 NEW RAMP TO BE POURED. FITCH TO FOLLOW ADA COMPLIANCE. NEW METAL HANDRAILS TO BORDER RAMP.

(C)
 EXISTING SIDEWALK GRADE TO REMAIN

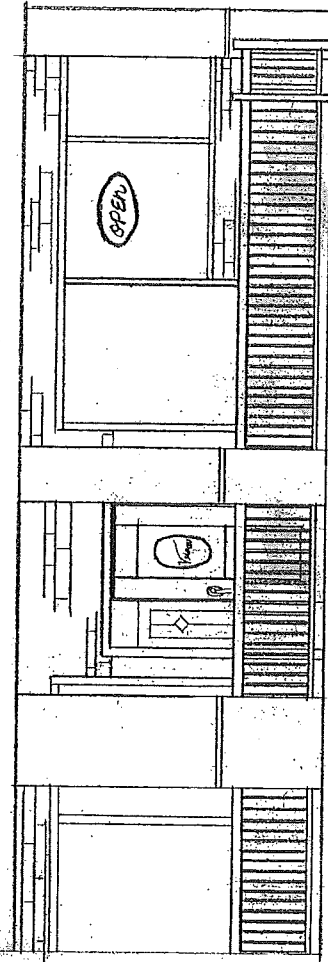
(A)
 APPROXIMATELY 415# OF CONCRETE TO BE REMOVED AND REPOURED TO MATCH GRADE AT FRONT DOOR

(2)
 APPROXIMATELY 414.315# OF EXISTING CONCRETE TO BE REMOVED AND REPOURED TO MATCH GRADE AT FRONT DOOR

VERNON'S GRILLE		APPROVED BY	DRAWN BY
SCALE: 1/4" = 1'	DATE: 8-6-2		AG
5240 BELT LINE ROAD DALLAS TX		DRAWING NUMBER	
G2 CONTRACTORS		1 OF 3	



WHERE HANDRAIL
MEETS WALLS OR
COLUMNS RAIL WILL
BE ANCHORED TO
CONCRETE.



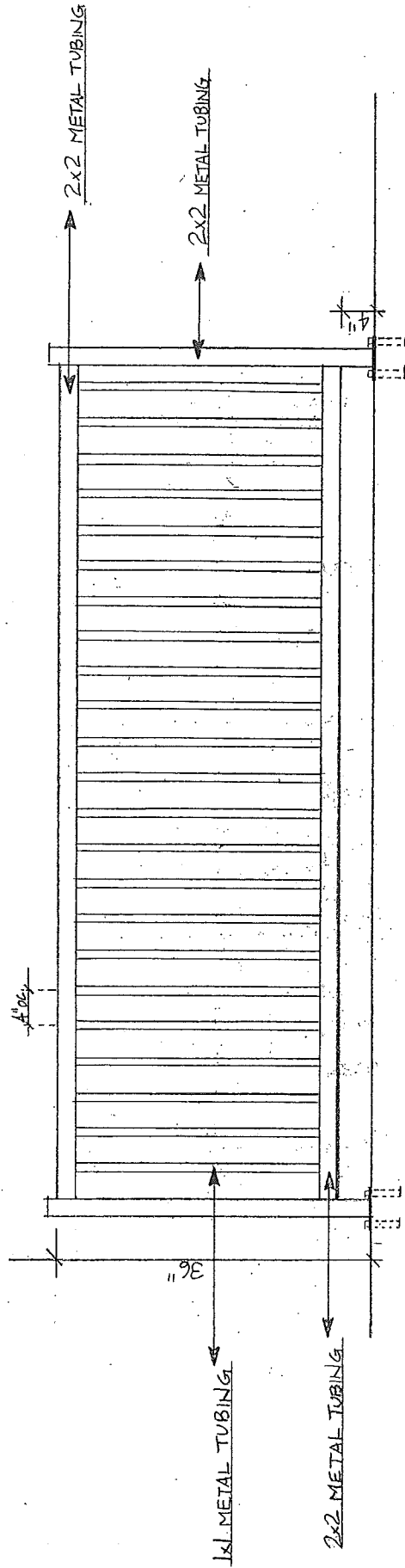
10"
3'0"
7'10"

5'4" x 3'0" x 6'3" x 1'9" x 30'7"
11'4" x 2'11"

VERNON'S GRILLE
SCALE: 1/4" = 1'
DATE: 7-11-12
APPROVED BY: AG
DRAWN BY: AG
5290 BELT LINE ROAD DALLAS TX
G2 CONTRACTORS
DRAWING NUMBER: 2 OF 3

ALL PANELS TO BE BUILT & POWDER-COATED OFF-SITE, DELIVERED & INSTALLED.

POSTS TO BE ANCHORED THROUGH WELD PLATE TO CONCRETE USING WEDGE ANCHORS.



VERNON'S GRILLE

SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 7-11-12		AG
5290 BELT LINE ROAD DALLAS TX		
G2 CONTRACTORS		DRAWING NUMBER
		3 OF 3

Vernon's Grille Interior Floor Plan
Scale 3/8" = 1'

