

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 013-021**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO APPROVE A SPECIAL USE PERMIT FOR A RESTAURANT AND A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM HOT N JUICY CRAWFISH, LOCATED AT 4145 BELT LINE ROAD, SUITE 214, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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. 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 a restaurant and a special use permit for the sale of alcoholic beverages for on-premises consumption only, on application from Hot N Juicy Crawfish. Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

Hot N Juicy Crawfish, being a 4,000 square foot lease space, addressed at 4145 Belt Line Road, Suite 214, located in a retail center that is beginning at an "X" cut set for corner at the southeast corner of said Lot 3A and the southwest corner of Goff Addition as recorded in Volume 80005, Page 3044, D.R.D.C.T., said "X" cut being in the north Right of Way line of Belt Line Road (100' ROW);

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 30.00 feet to a ½ inch iron rod set for corner;

THENCE North 83 degrees 33 minutes 22 seconds West following the north ROW line of said Belt Line Road a distance of 100.12 feet to a ½ inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 152.00 feet to a ½ inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 05 seconds West following the north ROW line of said Belt Line Road a distance of 11.00 feet to a ½ inch iron rod set for corner;

THENCE North 89 degrees 51 minutes 55 seconds West following the north ROW line of said Belt Line Road a distance of 464.64 feet to a 1 inch iron pipe found for corner;

THENCE North 00 degrees 03 minutes 55 seconds West a distance of 350.00 feet to a ½ inch iron rod found for corner in the south Right of Way line of Centurion Way (60' ROW);

THENCE South 89 degrees 51 minutes 55 seconds East following the north ROW line of said Centurion Way a distance of 747.36 feet to a 3/8 inch iron rod found for corner at the northwest corner of said Goff Addition;

THENCE South 00 degrees 08 minutes 05 seconds West a distance of 350.00 feet to the

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 4,000 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.
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.
9. The applicant/operator shall not use any terms (such as "bar", "tavern", etc.) or graphic depictions which relate to alcoholic beverages in any exterior signs.
10. The missing shrub in front of the building shall be replaced, and the worn path in front of The Hub Restaurant shall be restored and replanted prior to the issuance of a Certificate of Occupancy for the space.

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. That this ordinance shall specifically repeal Ordinance

**DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 28<sup>th</sup> day of May, 2013**

  
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Mayor-Todd Meier

ATTEST:

  
\_\_\_\_\_  
City Secretary-Chris Terry

CASE NO. 1669-SUP/Hot N Juicy Crawfish

APPROVED AS TO FORM:

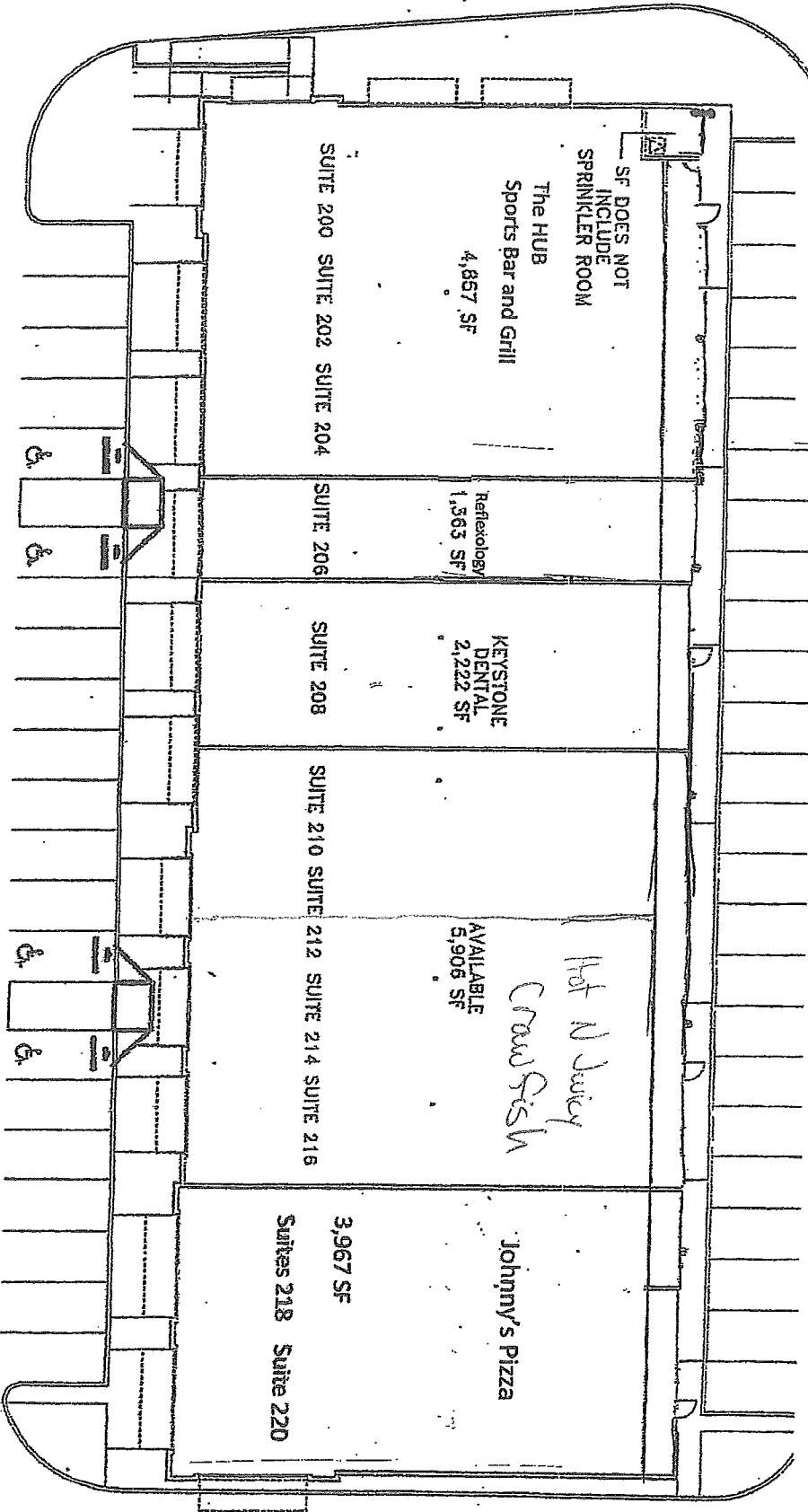
  
\_\_\_\_\_  
Director of Development Services  
Carmen Moran

PUBLISHED ON: \_\_\_\_\_

OFFICE OF THE CITY SECRETARY

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4145 Beltline



SF DOES NOT INCLUDE SPRINKLER ROOM

The HUB Sports Bar and Grill 4,857 SF

4,857 SF

SUITE 200 SUITE 202 SUITE 204

Refekology 1,363 SF

SUITE 206

KEYSTONE DENTAL 2,222 SF

SUITE 208

AVAILABLE 5,906 SF

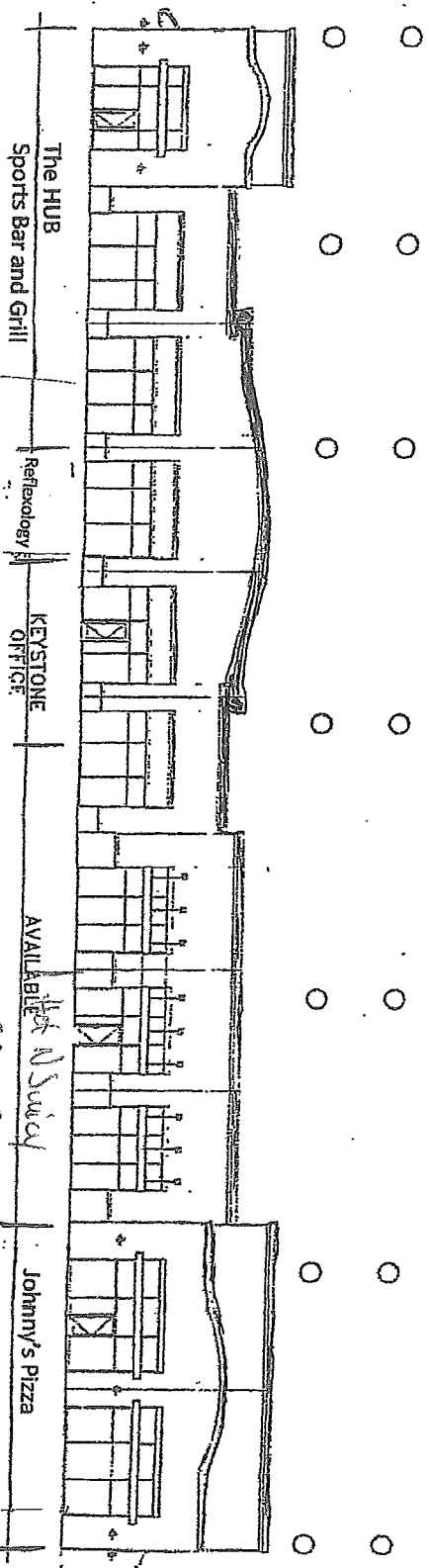
SUITE 210 SUITE 212 SUITE 214 SUITE 216

*Hot N Juicy*  
*Crawfish*

Johnny's Pizza

3,967 SF

Suites 218 Suite 220



The HUB Sports Bar and Grill

Refekology

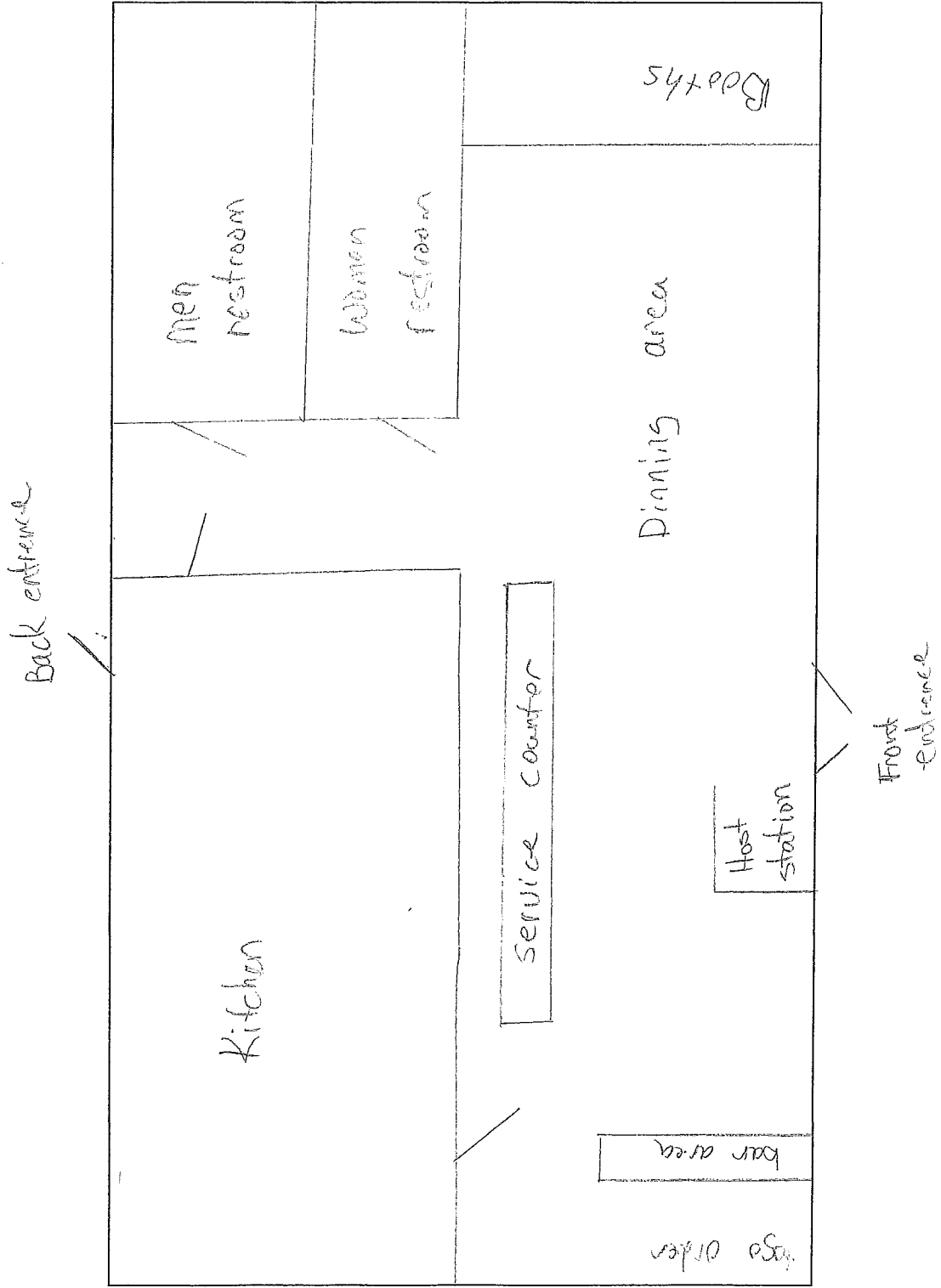
KEYSTONE OFFICE

AVAILABLE  
*Hot N Juicy*  
*Crawfish*

Johnny's Pizza

GUIDE ONLY - MEASUREMENTS ARE APPROXIMATE - SUBJECT TO CHANGE

Hot N Juicy Concessions



*Hot N Juicy Crawfish*

