

TOWN OF ADDISON, TEXAS
ORDINANCE NO. 013-025

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 CHUY'S MEXICAN FOOD, LOCATED AT 4440 BELT LINE ROAD, 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 Chuy's Mexican Food. Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

Being a tract or a parcel of land situated in the City of Addison, Dallas County, Texas; and being part of the Elisha Fike Survey, Abstract 478, and also being a part of a 26.1091 acre tract of land conveyed to Robert W. Collins, Trustee, by deed dated June 21, 1973, and recorded in Volume 73122, page 0836, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south line of Belt Line Road (100 foot wide) said point being the northwest corner of a 1.153 acre tract conveyed to the City of Addison by deed recorded in Volume 71193, Page 1455, of the Deed Records of Dallas County, Texas;

THENCE South 0 degrees 03' East along the west line of said 1.153 acre tract conveyed to the City of Addison, passing at 368.22 feet the southwest corner of said 1.153 acre tract a total distance of 489.51 feet to a point for corner;

THENCE West a distance of 200.60 feet to a point for corner;

THENCE West a distance of 200.60 feet to a point for corner;

THENCE North 0 degrees 48'45" East along the south line of Belt Line Road (100 feet wide) a distance of 176.12 feet to the beginning of a curve to the left;

THENCE in an easterly direction along the south line of Belt Line Road and along said curve to the left having a central angle of 0 degrees 29'51", a radius of 2914.93 feet, and an arc length of 25.31 feet to the POINT OF BEGINNING and containing 100,000 square feet, more or less, or 2.2957 acres.

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 11,556 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 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/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 site plan shall be revised to provide the required parking of one space per 70 square feet, with a total of 165 parking spaces.
11. The applicant shall submit a revised landscaping plan which addresses the following items:

- The design team shall develop a landscape plan for the perimeter of the building. The landscape plan shows the existing foundation plantings to remain, but these plantings will probably be destroyed through the demolition and construction process.

- The irrigation system will need to be modified to a drip irrigation system in all bed areas.

- There are existing trees on the site which are in poor condition and will need to be removed and replaced.

- All shrubs shall be 5-gallon size.

- All ornamental grasses may be 3-gallon size.

- Trees shall be staked below grade.

- The Town recommends the use of native plant material where possible.

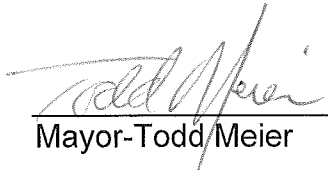
- Shrubs and plant material may be grouped to create areas of interest and increase visibility to the building in lieu of hedgerows.

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 9th day of July, 2013.



Mayor-Todd Meier

ATTEST:



City Secretary-Chris Terry

CASE NO. 1671-SUP/Chuy's Mexican Food

APPROVED AS TO FORM:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 013-025

C MORAN

Director of Development Services
Carmen Moran

PUBLISHED ON: _____



Chuy's Addison
4400 Bell Lane Road
Addison, TX

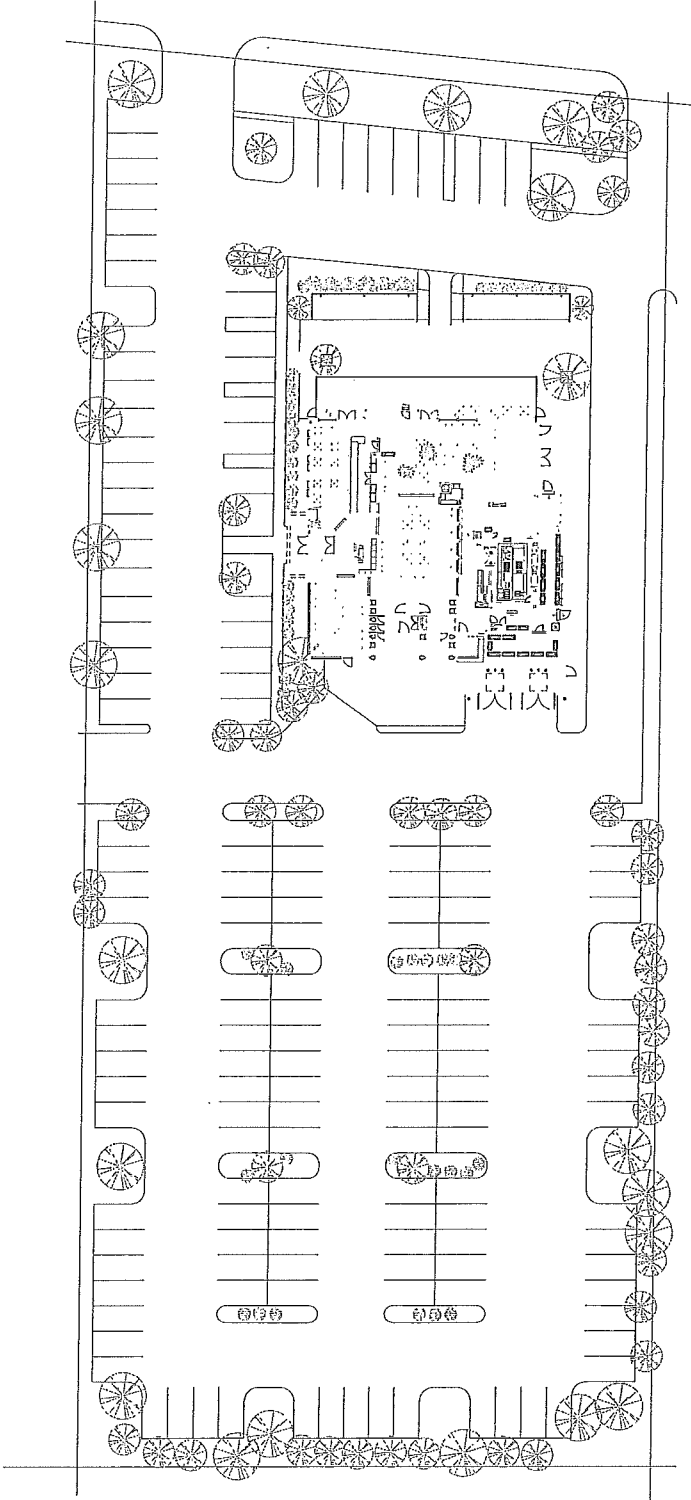
Drawn: J. P. ...
Check: ...
Date: ...

NOT FOR CONSTRUCTION
APPROVAL, PERMITTING OR
CONSTRUCTION
Architect Approval

No.	Description	Date

04-13364
Site Plan
Site

GENERAL CONTRACTOR • ARCHITECTURE



Site Plan
Scale: 1" = 20'-0"



1800 CIVIC CIRCLE
LEWISVILLE, TEXAS 75057
972-271-1573
PARKWAYCONSTRUCTION.COM



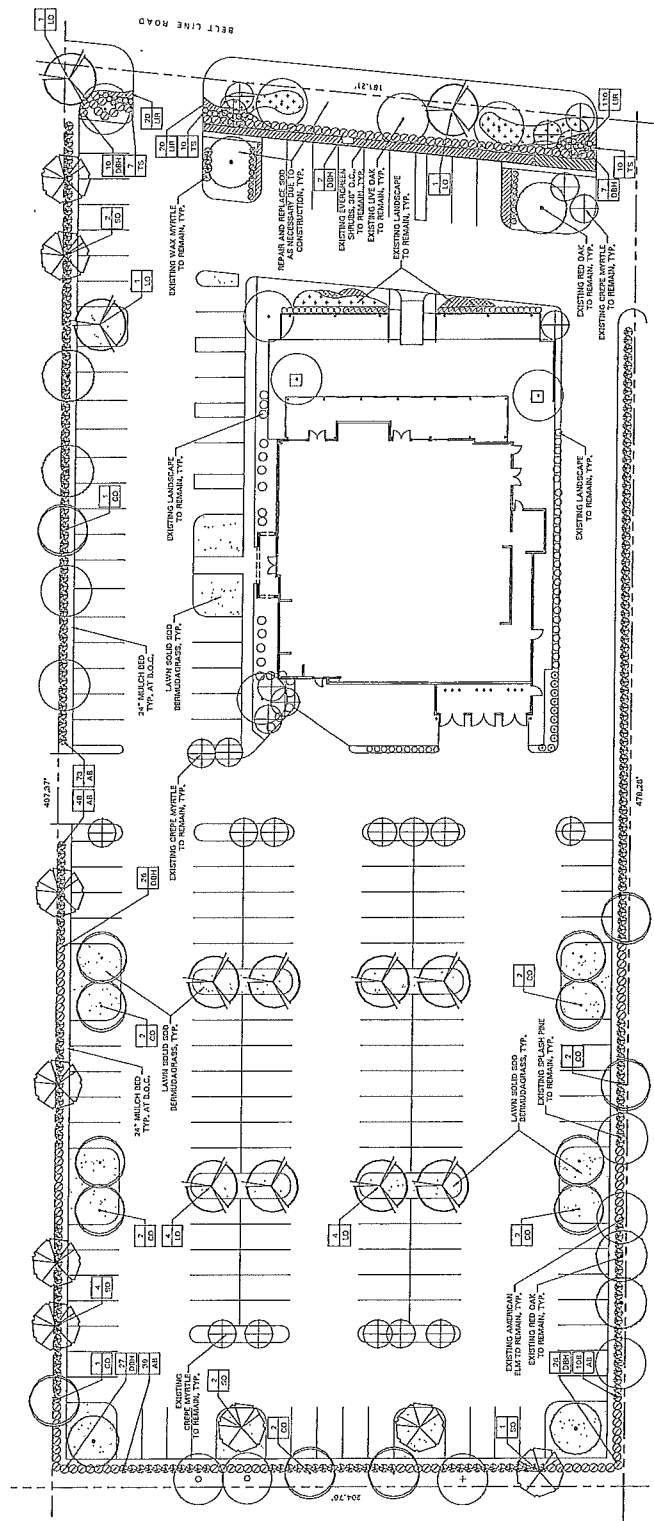
Chuy's Addison
4440 Bell Line Road
Addison, TX

Owner: Camp Wilkinsons
1202 Tenny Road
Addison, TX 75001
Phone: 972-732-7200
Contract Reference Number:
Architect:
1500 One Oaks
Ft. Worth, TX 76104
Phone: 817-357-7174
Consulting Engineer:
L.S.13



No.	Description	Date

Scale
Landscape Plan
L1.01
1"=30'



LANDSCAPE TABULATIONS

THE CITY OF ADDISON, TEXAS

ITEM	DESCRIPTION	QTY.	SIZE	REMARKS
1	14' x 14' red oak	14	14' x 14'	14' x 14' red oak
2	12' x 12' red oak	12	12' x 12'	12' x 12' red oak
3	10' x 10' red oak	10	10' x 10'	10' x 10' red oak
4	8' x 8' red oak	8	8' x 8'	8' x 8' red oak
5	6' x 6' red oak	6	6' x 6'	6' x 6' red oak

PLANT LIST

SYM.	BTANICAL NAME	QTY.	SIZE	REMARKS
CO	Cherry	14	4" cal.	14' x 14' red oak
LO	Orange	12	4" cal.	12' x 12' red oak
EO	Orange	10	4" cal.	10' x 10' red oak
FO	Orange	8	4" cal.	8' x 8' red oak
GO	Orange	6	4" cal.	6' x 6' red oak

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. ARCHITECT SHALL VERIFY AND CORRECT ANY DISCREPANCIES. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
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SOLID SOIL NOTES

- PAVING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS AND SHALL BE COMPACTED TO THE REQUIRED DENSITY AND FINISH.
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4245 North Central Expy
Suite 2300
Ft. Worth, TX 76106
214.865.7192



SCALE: 1" = 30'-0"
0 10 20 30 40



15' 10 15 20 25 30 35 40

15' 10 15 20 25 30 35 40

15' 10 15 20 25 30 35 40

15' 10 15 20 25 30 35 40

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15' 10 15 20 25 30 35 40

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15' 10 15 20 25 30 35 40

15' 10 15 20 25 30 35 40



Chuy's Addison
4400 Rock Lane Road
Addison, TX

OWNER:
Chuy's Mexican Food
1808 Civic Center
Lubbock, TX 79401

ARCHITECT:
Parkway Construction & Associates
1808 Civic Center
Lubbock, TX 79401

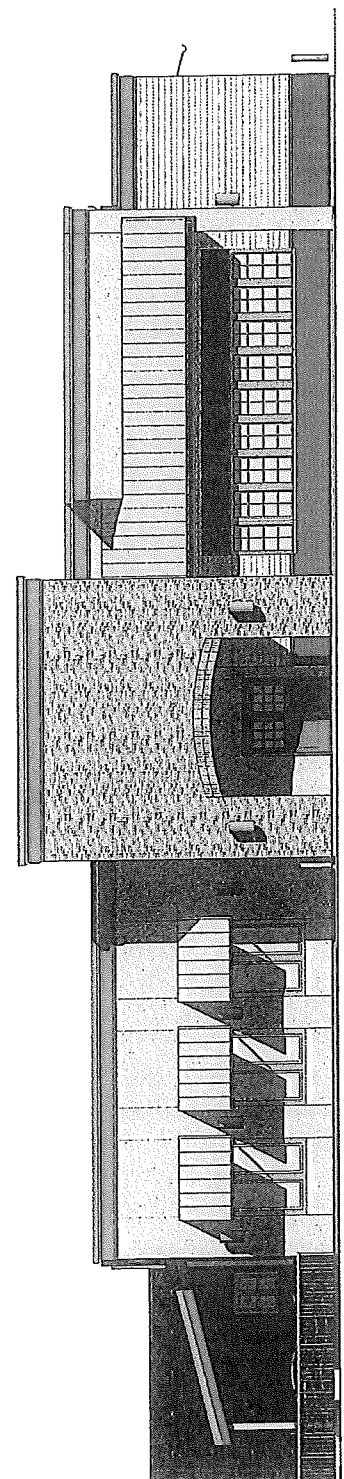
DATE:
10/15/2010

PROJECT:
Chuy's Mexican Food
4400 Rock Lane Road
Addison, TX 75010

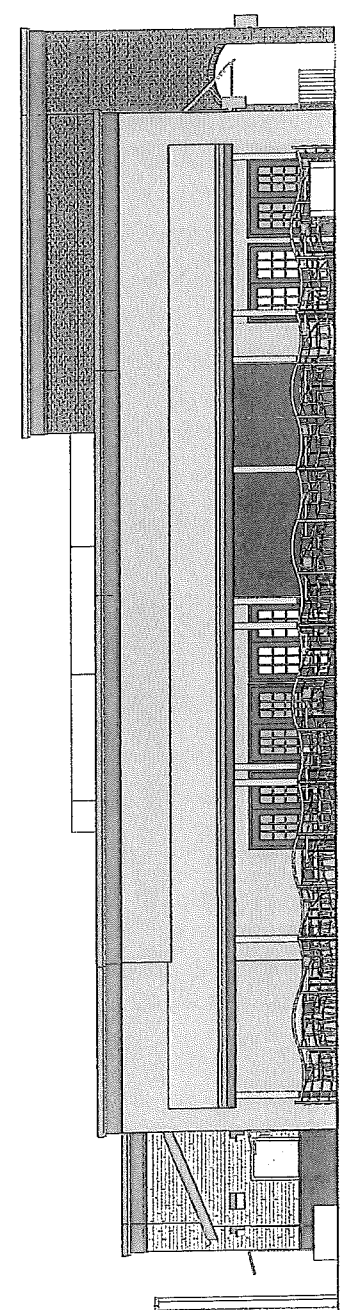
DESIGNER:
Parkway Construction & Associates
1808 Civic Center
Lubbock, TX 79401

DATE:
10/15/2010

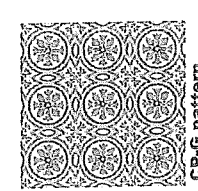
Architect: William Perdue, AIA



1 West Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



CP-G pattern

Key Name	Manufacturer	Color	Color #
PA-01	Concrete	Light Gray	1010
PA-02	Concrete	Dark Gray	1020
PA-03	Concrete	Medium Gray	1030
PA-04	Concrete	White	1040
PA-05	Concrete	Black	1050
PA-06	Concrete	Red	1060
PA-07	Concrete	Blue	1070
PA-08	Concrete	Green	1080
PA-09	Concrete	Yellow	1090
PA-10	Concrete	Purple	1100
PA-11	Concrete	Pink	1110
PA-12	Concrete	Orange	1120
PA-13	Concrete	Brown	1130
PA-14	Concrete	Gold	1140
PA-15	Concrete	Silver	1150
PA-16	Concrete	Black	1160
PA-17	Concrete	White	1170
PA-18	Concrete	Light Gray	1180
PA-19	Concrete	Dark Gray	1190
PA-20	Concrete	Medium Gray	1200
PA-21	Concrete	White	1210
PA-22	Concrete	Black	1220
PA-23	Concrete	Red	1230
PA-24	Concrete	Blue	1240
PA-25	Concrete	Green	1250
PA-26	Concrete	Yellow	1260
PA-27	Concrete	Purple	1270
PA-28	Concrete	Pink	1280
PA-29	Concrete	Orange	1290
PA-30	Concrete	Brown	1300

Application	Finish Code (1)	Top Coat (2)
Interior wall surfaces	1010	1010
Interior ceiling surfaces	1010	1010
Interior floor surfaces	1010	1010
Exterior wall surfaces	1010	1010
Exterior ceiling surfaces	1010	1010
Exterior floor surfaces	1010	1010
Interior wall surfaces	1010	1010
Interior ceiling surfaces	1010	1010
Interior floor surfaces	1010	1010
Exterior wall surfaces	1010	1010
Exterior ceiling surfaces	1010	1010
Exterior floor surfaces	1010	1010

Material	Description	Color	Responsibility
PA-01	Concrete	Light Gray	1010
PA-02	Concrete	Dark Gray	1020
PA-03	Concrete	Medium Gray	1030
PA-04	Concrete	White	1040
PA-05	Concrete	Black	1050
PA-06	Concrete	Red	1060
PA-07	Concrete	Blue	1070
PA-08	Concrete	Green	1080
PA-09	Concrete	Yellow	1090
PA-10	Concrete	Purple	1100
PA-11	Concrete	Pink	1110
PA-12	Concrete	Orange	1120
PA-13	Concrete	Brown	1130
PA-14	Concrete	Gold	1140
PA-15	Concrete	Silver	1150
PA-16	Concrete	Black	1160
PA-17	Concrete	White	1170
PA-18	Concrete	Light Gray	1180
PA-19	Concrete	Dark Gray	1190
PA-20	Concrete	Medium Gray	1200
PA-21	Concrete	White	1210
PA-22	Concrete	Black	1220
PA-23	Concrete	Red	1230
PA-24	Concrete	Blue	1240
PA-25	Concrete	Green	1250
PA-26	Concrete	Yellow	1260
PA-27	Concrete	Purple	1270
PA-28	Concrete	Pink	1280
PA-29	Concrete	Orange	1290
PA-30	Concrete	Brown	1300



Chuy's Addison

4400 South Loop East
Addison, TX

Architect:
Chuy's Construction & Associates, Inc.
1800 Civic Circle
Lawrence, TX 75247
Fax: (972) 221-1475

General Contractor:
Parkway Construction & Associates
1800 Civic Circle
Lawrence, TX 75247
Fax: (972) 221-1475

Interior Finish:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Exterior Finish:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Roofing:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Paint:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Electrical:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Plumbing:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Mechanical:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Structural:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

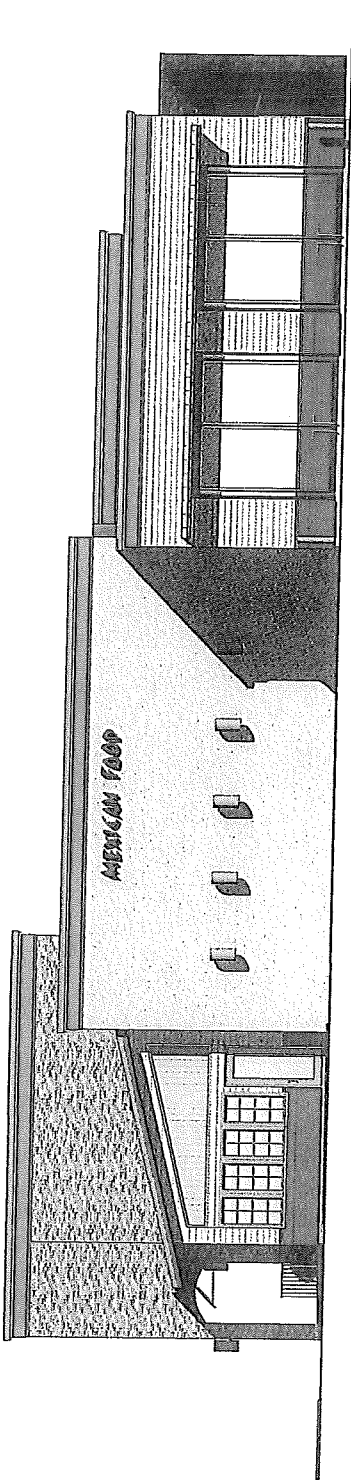
Other:
Chuy's Construction & Associates, Inc.
4400 South Loop East
Addison, TX 75247
Fax: (972) 221-1475

Architect: William Perini, P.C.

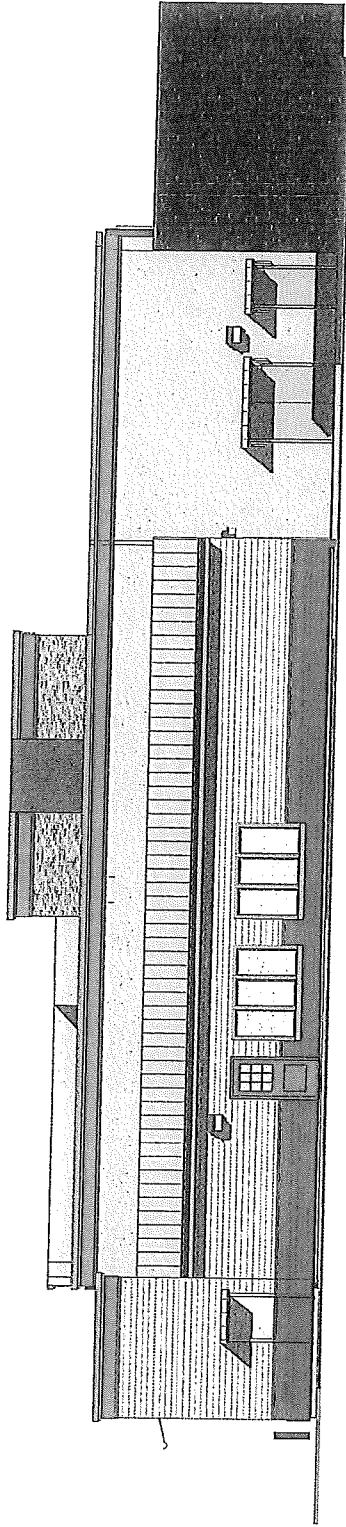
No.	Description	Quantity	Unit	Material	Color
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Exterior Elevations
A202

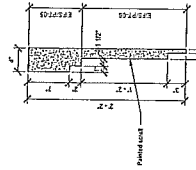
GENERAL CONTRACTOR • ARCHITECTURE



1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 BIFS Profile for Socril
1 1/2" = 1'-0"

ROW	AREA	PAINT COLORS	PAINT SPEC BY MATERIAL	PAINT SPEC BY MATERIAL	ROOF STYLE SCHEDULE
1
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Chuy's Addison
 4460 Bell Line Road
 Addison, TX

Client: Chuy's
 4401 West Loop West
 Suite 200
 Dallas, TX 75240

Project: Chuy's Mexican Food
 4460 Bell Line Road
 Addison, TX 75001

Architect: Construction & Associates
 1620 Cline Circle
 Houston, TX 77057

Interior Designer: Chuy's
 4401 West Loop West
 Suite 200
 Dallas, TX 75240

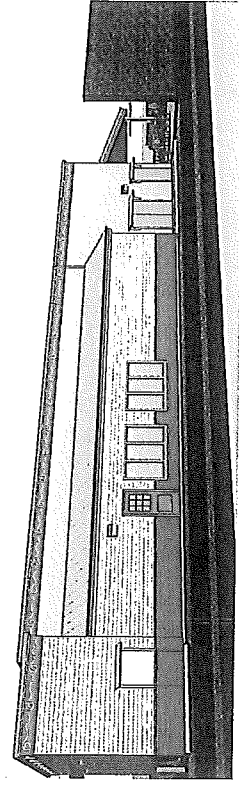
Contractor: Parinay
 1620 Cline Circle
 Houston, TX 77057

Approval: City of Addison
 Construction Department
 Address: 1620 Cline Circle, Houston, TX

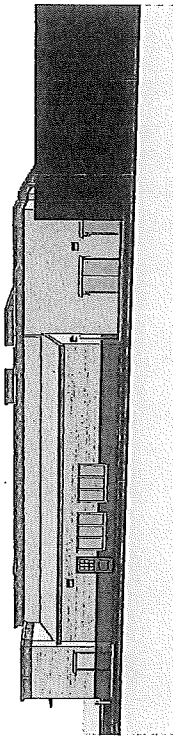
No.	Revisions	By	Date

Scale: 1/4" = 1'-0"
 P.L. 1/25/07
 P.L. 1/25/07

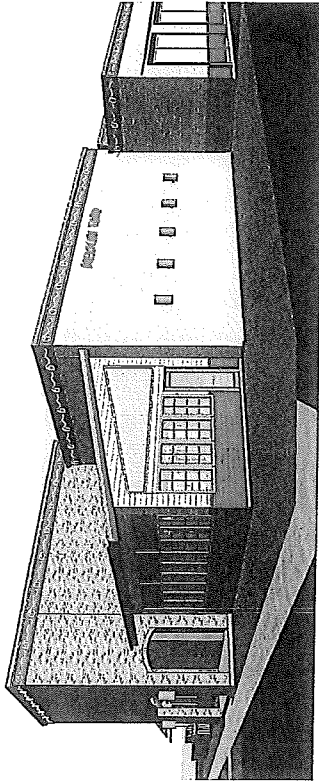
Exterior Perspectives



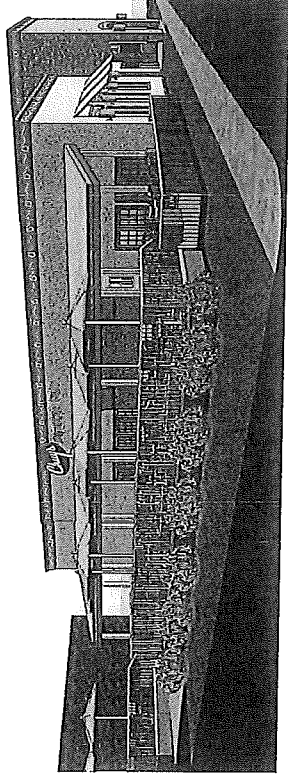
1 Exterior Perspective



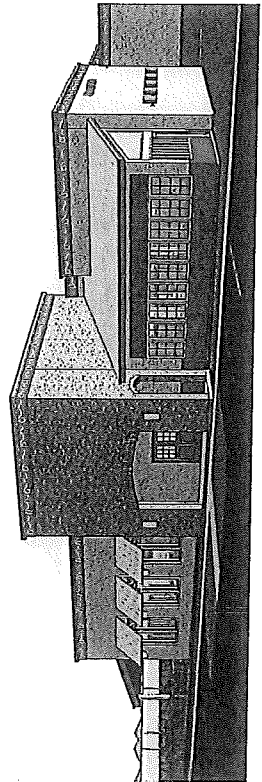
2 Exterior Perspective



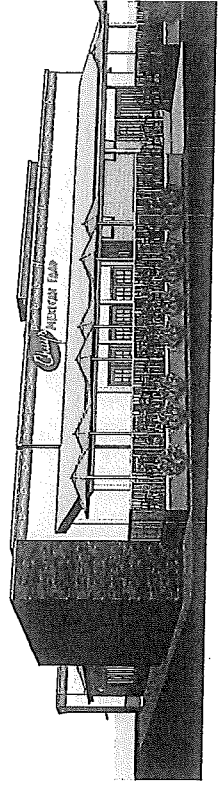
3 Exterior Perspective



4 Exterior Perspective



5 Exterior Perspective



6 Exterior Perspective