

**ORDINANCE NO. 014-002**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, 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, ON APPLICATION FROM TGI FRIDAYS, LOCATED AT 4951 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 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 ORDAINED 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 to TGI Fridays.

Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

Being portions of a 2.871 acre tract of land in the G.W. Fisher Survey, Abstract No. 482 as conveyed to Consolidated Pension Trust according to Deed filed in Volume 77164, Page 1396 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

TRACT A

BEGINNING at the point of intersection of the north right-of-way line of Belt Line Road (100' R.O.W.) and the west right-of-way line of Quorum Drive (60' R.O.W.), said point also being the southeast corner of said 2.871 acre tract.

THENCE N 89°51'00" W with the north right-of-way line of Belt Line Road for a distance of 209.80 feet to a point for corner;

THENCE North for a distance of 200.34 feet to a point for corner;

THENCE N 89°51'00" W for a distance of 175.00 feet to a point for corner in the west line of said 2.871 acre tract;

THENCE North with said west line for a distance of 124.66 feet to a point for corner, said point being the northwest corner of said 2.871 acre tract;

THENCE S 89°51'00" E with the North line of said 2.871 acre tract for a distance of 284.80 feet to a point for corner in the west right-of-way line of Quorum Drive, said point being the northeast corner of said 2.871 acre tract;

THENCE South with the west right-of-way line of Quorum Drive for a distance of 325.00 feet to the POINT OF BEGINNING and containing 90,000.00 square feet or 2.066 acres of land, more or less.

SECTION 2. That the Special Use Permits are 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, irrigation plan, and the elevation drawings showing four exterior walls, 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 and the sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the final site plan as encompassing a total area not to exceed 4,000 square feet.
3. 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.
4. That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which 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 4 are being met.
8. 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.
9. 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.
10. 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 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 14th day of January, 2014.**

  
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Todd Meier, MAYOR

ATTEST:

  
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Matt McCombs, CITY SECRETARY

CASE NO. 1681-SUP/TGI Fridays

APPROVED AS TO FORM:

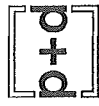
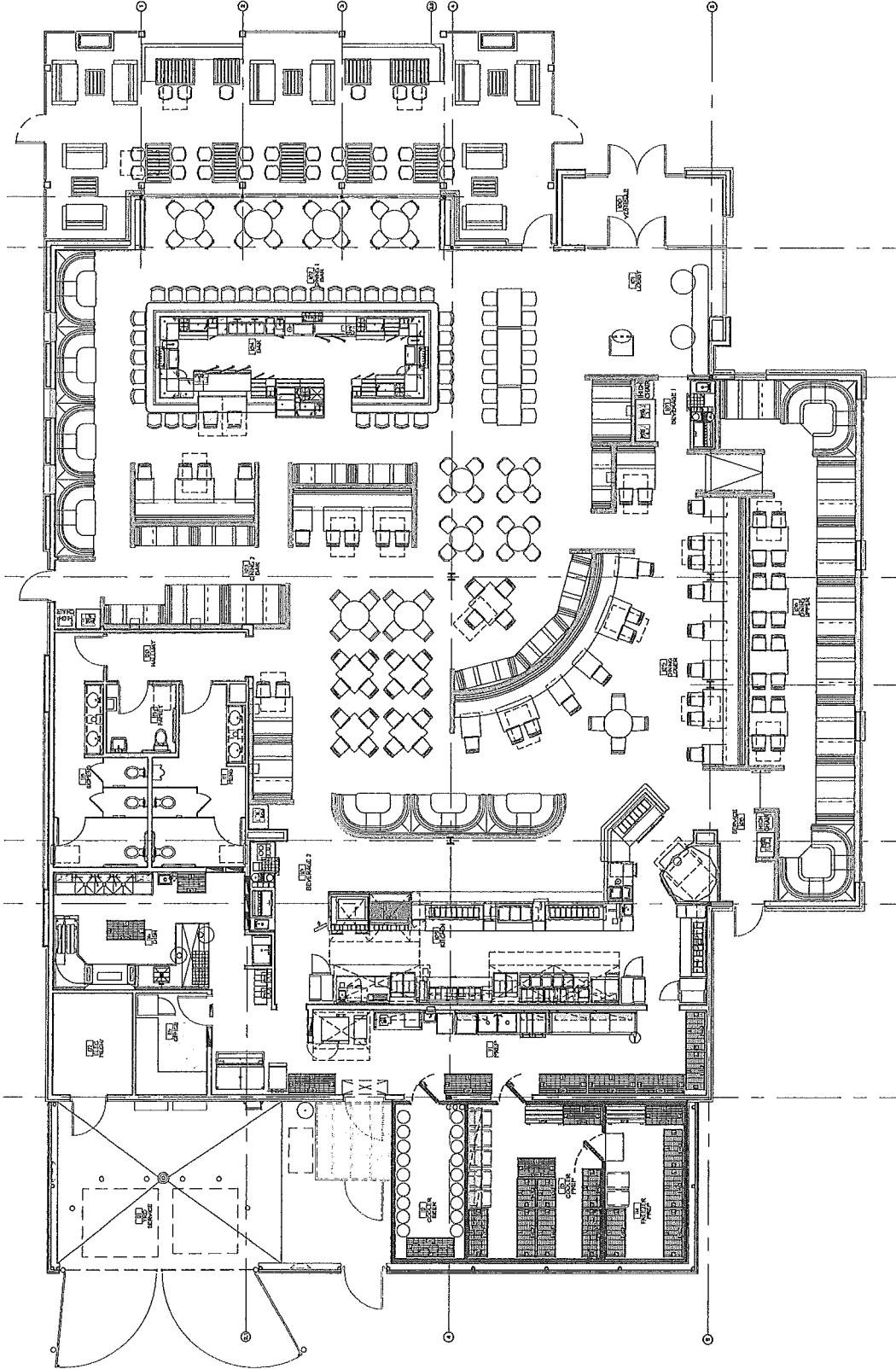
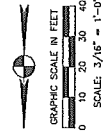
  
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PUBLISHED ON: \_\_\_\_\_



INTERIOR SEATING COUNT	
DINING	
2 TOPS	16
4 TOPS	35
6 TOPS	14
8 TOPS	6
TOTAL	71
BAR DINING	
2 TOPS	5
4 TOPS	15
6 TOPS	6
8 TOPS	0
TOTAL	26
COMBINATION	
BAR STOOLS	3
TOTAL SEATING	97
TOTAL OCCUPANCY	
144 SQ/FS NET	
25	
345	
BUILDING AREA	
FRONT OF HOUSE	
5,160 SF	
BACK OF HOUSE	
2,173 SF	
TOTAL	
7,333 SF	
NET CRENSONER	
3,044 SF	

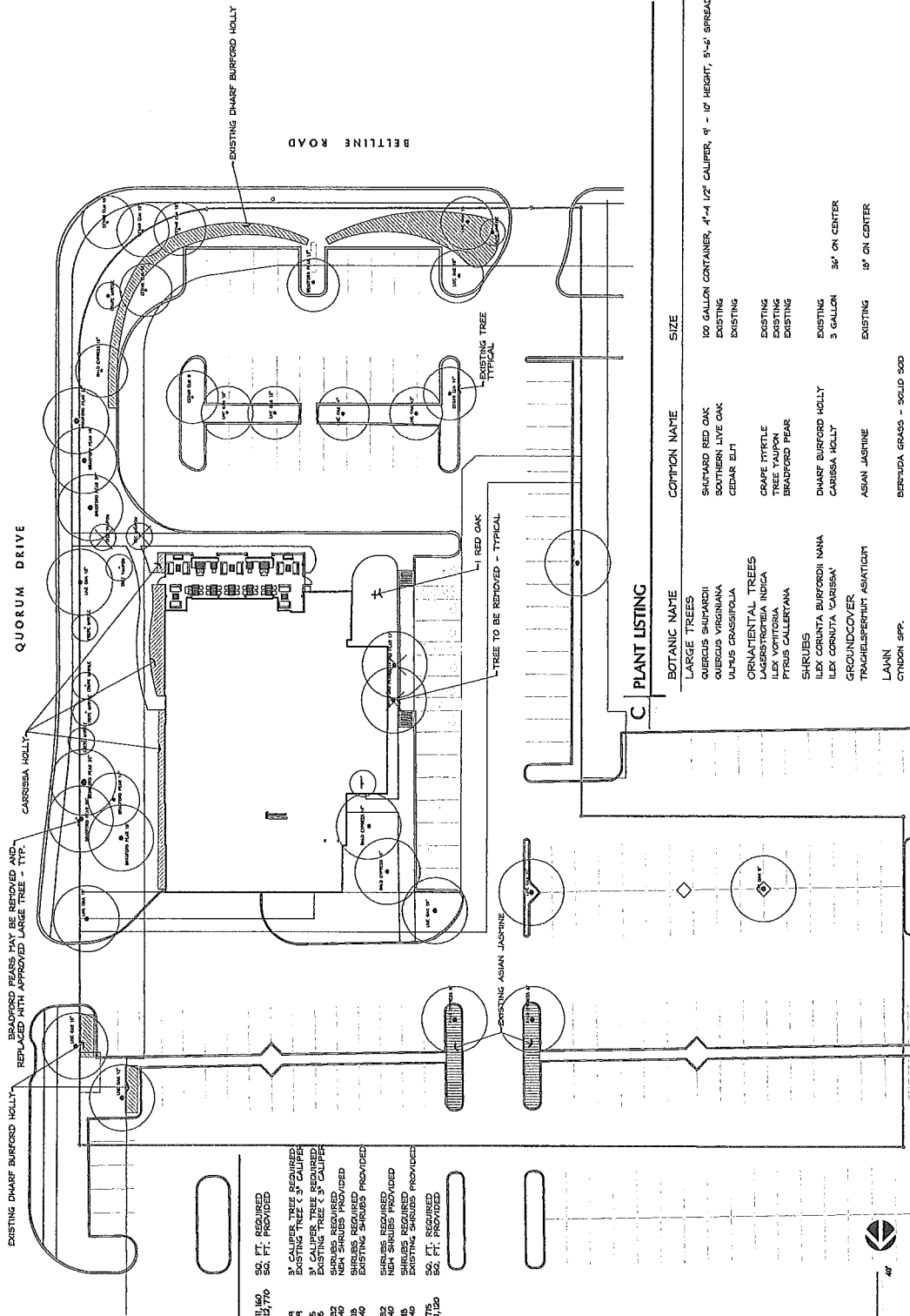
PATIO SEATING COUNT	
2 TOPS	2
4 TOPS	1
6 TOPS	0
8 TOPS	0
TOTAL	3
TOTAL OCCUPANCY	
PATIO AREA	
152 SF	



BUILDING PLAN  
NOVEMBER 25, 2013

**4951 BELTLINE ROAD**





**B ORDINANCE REQUIREMENTS - ADDISON**

1. 2% OPEN SPACE	55,000 ± 20	1/20	50 FT. REQUIRED
2. STREET BUFFER			50 FT. PROVIDED
QUORUM - 1 TREE PER 30' LINEAR FEET	270 / 30'	4	3" CALIPER TREE REQUIRED
BELTLINE - 1 TREE PER 30' LINEAR FEET	150 / 30'	5	EXISTING TREE & 3" CALIPER
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	270 / 30'	32	EXISTING TREE & 3" CALIPER
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	150 / 30'	42	SHRUBS REQUIRED
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	150 / 30'	42	NEAR SHRUBS PROVIDED
3. PARKING LOT SCREENING			EXISTING SHRUBS PROVIDED
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	270 / 30'	32	NEW SHRUBS PROVIDED
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	150 / 30'	15	SHRUBS REQUIRED
QUORUM - 3 1/2 SHRUB PER 30' LINEAR FEET	150 / 30'	40	EXISTING SHRUBS PROVIDED
4. INTERIOR PARKING	14,300 ± .05	7/50	50 FT. REQUIRED
			50 FT. PROVIDED

**A LANDSCAPE PLAN**

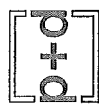
1" = 20' 0' 30' 60'

**C PLANT LISTING**

BOTANIC NAME	COMMON NAME	SIZE
LARGE TREES		
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING
ULMUS CRASSIFOLIA	CEDAR ELT	EXISTING
ORNAMENTAL TREES		
LAGERSTROMIA INDICA	GRAPE MYRTLE	EXISTING
ILEX VERTICILLATA	TREE TAUPON	EXISTING
PTERIS CALLERYANA	BRADFORD PEAR	EXISTING
SHRUBS		
ILEX CORUNTA BURFORDII MANA	DHARF BURFORD HOLLY	EXISTING
ILEX CORUNTA 'CARISA'	CARISA HOLLY	3 GALLON 36" ON CENTER
GROUNDCOVER		
TRACHELPERNUM ASIATICUM	ASIAN JASSTINE	EXISTING 36" ON CENTER
LAWN		
CYDOD SPP.	BERMUDA GRASS - SOLID 500	

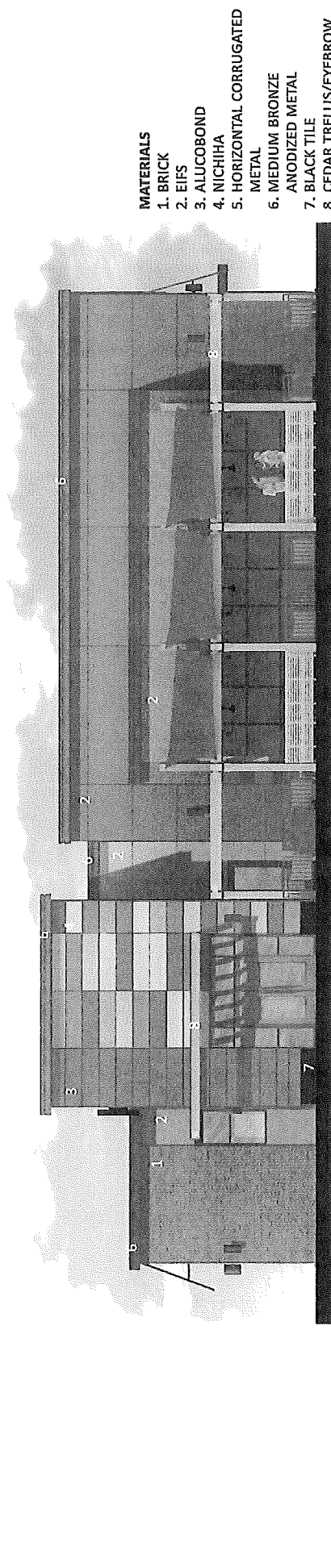


4951 BELTLINE ROAD





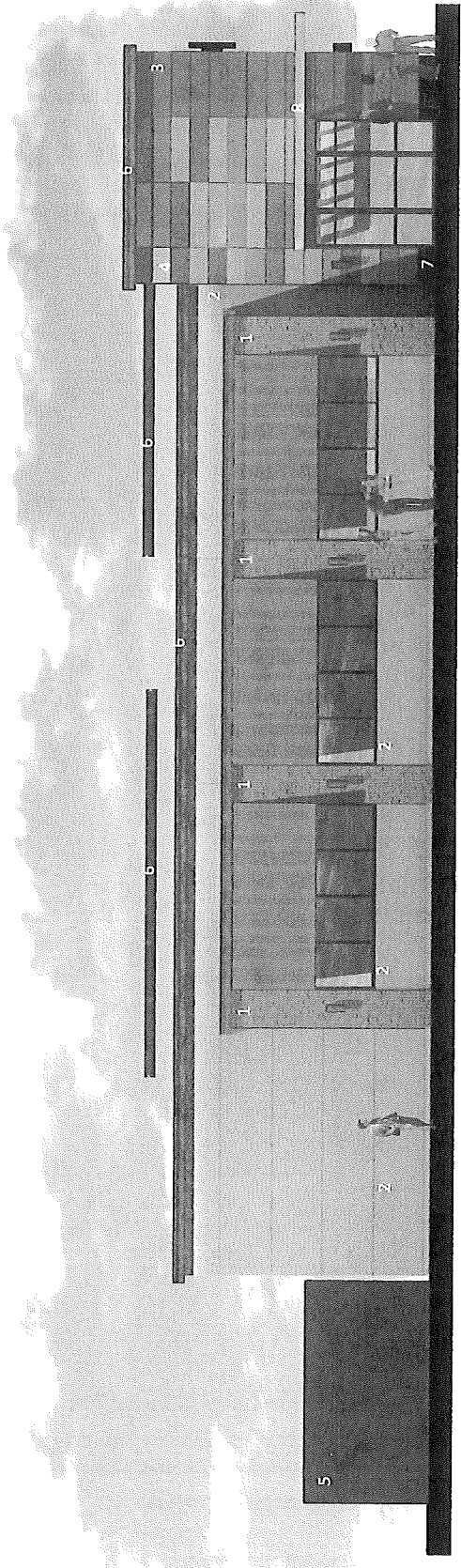
LEFT



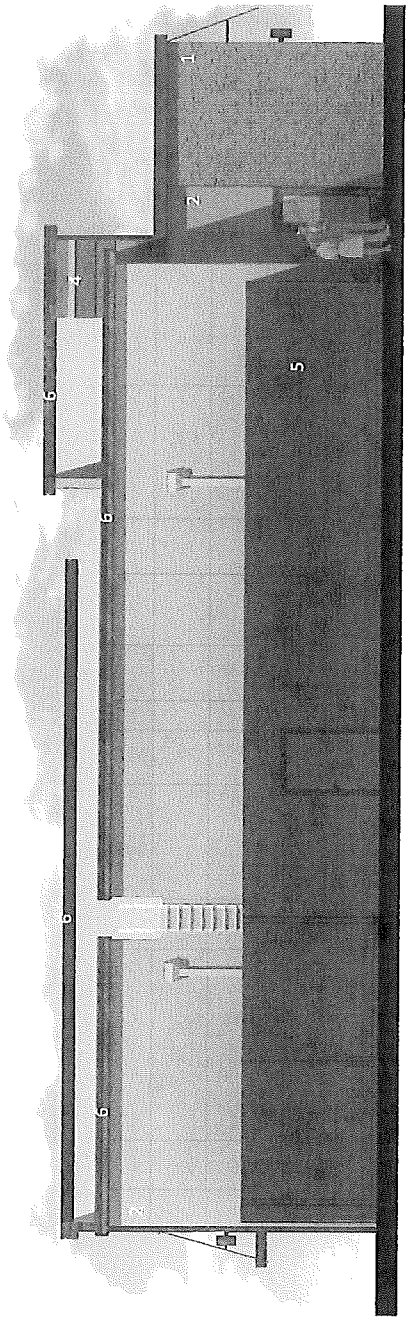
FRONT

- MATERIALS**
- 1. BRICK
  - 2. EIFS
  - 3. ALUCOBOND
  - 4. NICHUHA
  - 5. HORIZONTAL CORRUGATED METAL
  - 6. MEDIUM BRONZE ANODIZED METAL
  - 7. BLACK TILE
  - 8. CEDAR TRELLIS/EYEBROW





RIGHT



REAR

- MATERIALS**
- 1. BRICK
  - 2. EIFS
  - 3. ALUCOBOND
  - 4. NICHHA
  - 5. HORIZONTAL CORRUGATED METAL
  - 6. MEDIUM BRONZE ANODIZED METAL
  - 7. BLACK TILE

