

ORDINANCE NO. 021-19

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT LOCATED AT 5290 BELT LINE ROAD, SUITE 112B; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5290 Belt Line Road, Suite 112B, is zoned PD, Planned Development, through Ordinance Number O19-22; and

WHEREAS, at its regular meeting held on April 20, 2021 the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant (Case No.1826-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes 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. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. That a Special Use Permit authorizing a restaurant, on the property located at 5290 Belt Line Road, Suite 112B, is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) The Special Use Permit granted herein for a restaurant shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 2,467 square feet.
- (c) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were 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 and repeal of the Special Use Permits granted herein.

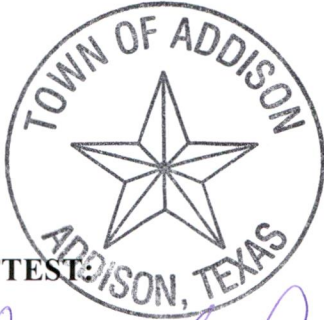
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance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

SECTION 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

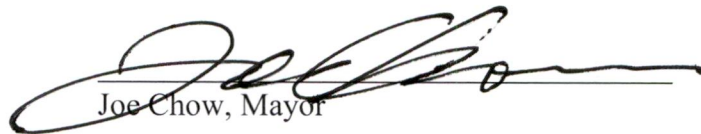
PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 25TH day of MAY 2021.



ATTEST


Irma G. Parker, City Secretary

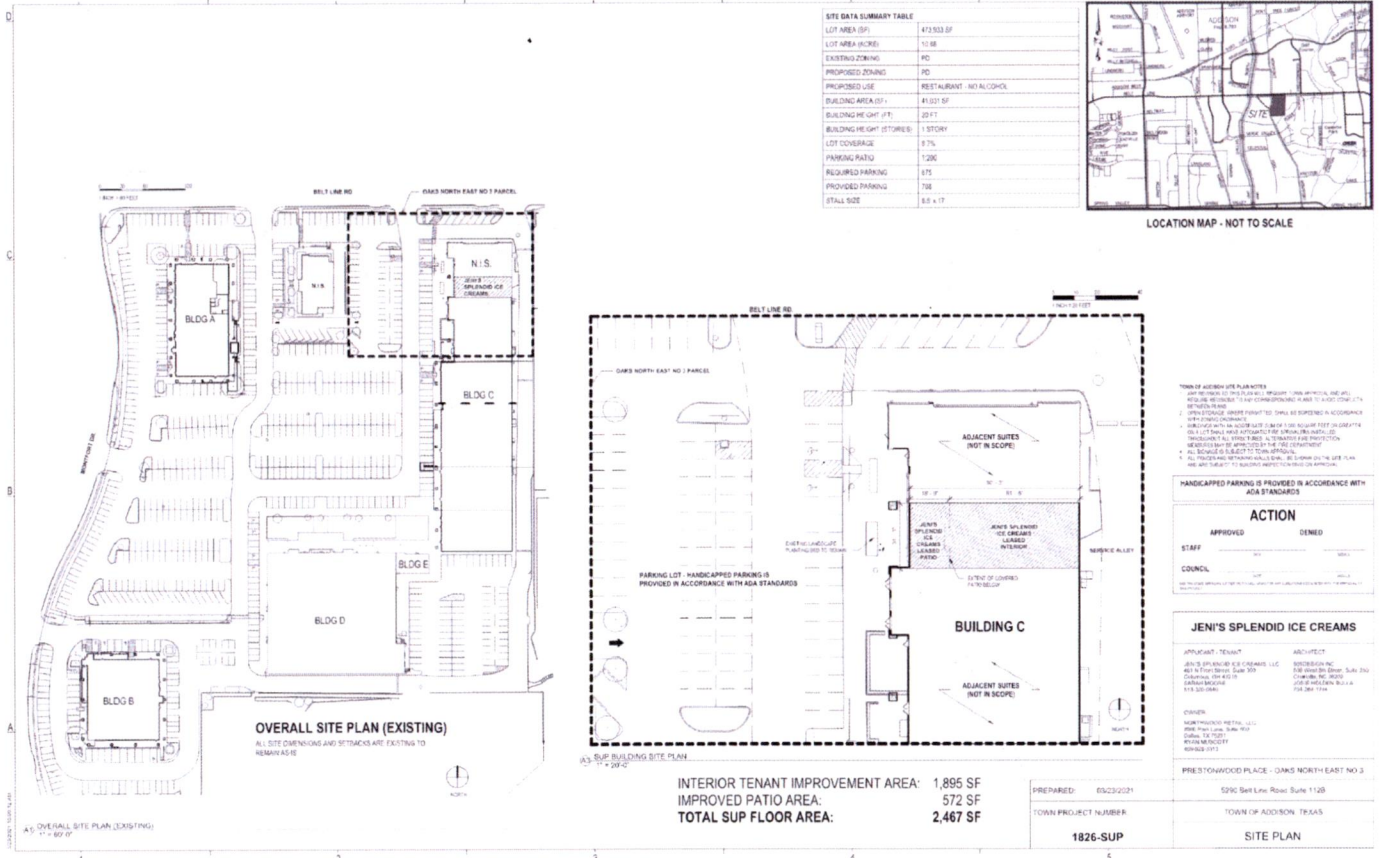
TOWN OF ADDISON


Joe Chow, Mayor

APPROVED AS TO FORM:

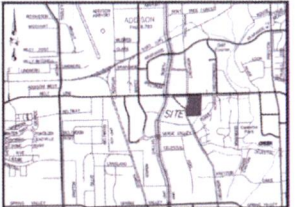
Brenda N. McDonald, City Attorney

Published in the Dallas Morning News: June 2, 2021



SITE DATA SUMMARY TABLE

LOT AREA (SQ. FT.)	472,933 SF
LOT AREA (ACRES)	10.88
EXISTING ZONING	MC
PROPOSED ZONING	PD
PROPOSED USE	RESTAURANT - NO ALCOHOL
BUILDING AREA (SQ. FT.)	41,031 SF
BUILDING HEIGHT (FT.)	20 FT.
BUILDING HEIGHT (STORIES)	1 STORY
LOT COVERAGE	8.7%
PARKING RATIO	1:200
REQUIRED PARKING	175
PROVIDED PARKING	708
STALL SIZE	8.5 x 17



TOWN OF ADDISON SITE PLAN NOTES

1. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND TO ADHERE TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE PROPOSED WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. ALL WORK SHALL BE SUBJECT TO THE TOWN'S INSPECTION AND APPROVAL.
4. ALL WORK SHALL BE SUBJECT TO THE TOWN'S INSPECTION AND APPROVAL.
5. ALL WORK SHALL BE SUBJECT TO THE TOWN'S INSPECTION AND APPROVAL.

HANDICAPPED PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

ACTION

APPROVED	DENIED
STAFF	
COUNCIL	

JENI'S SPLENDID ICE CREAMS

PROJECT: 1826-SUP ADDRESS: 11826 BELT LINE ROAD, SUITE 112B, ADDISON, TX 75002

JENI'S SPLENDID ICE CREAMS, LLC 8002020 INC. 8002020 INC. 8002020 INC.

481 N. FORT STREET, SUITE 300 481 N. FORT STREET, SUITE 300 481 N. FORT STREET, SUITE 300 481 N. FORT STREET, SUITE 300

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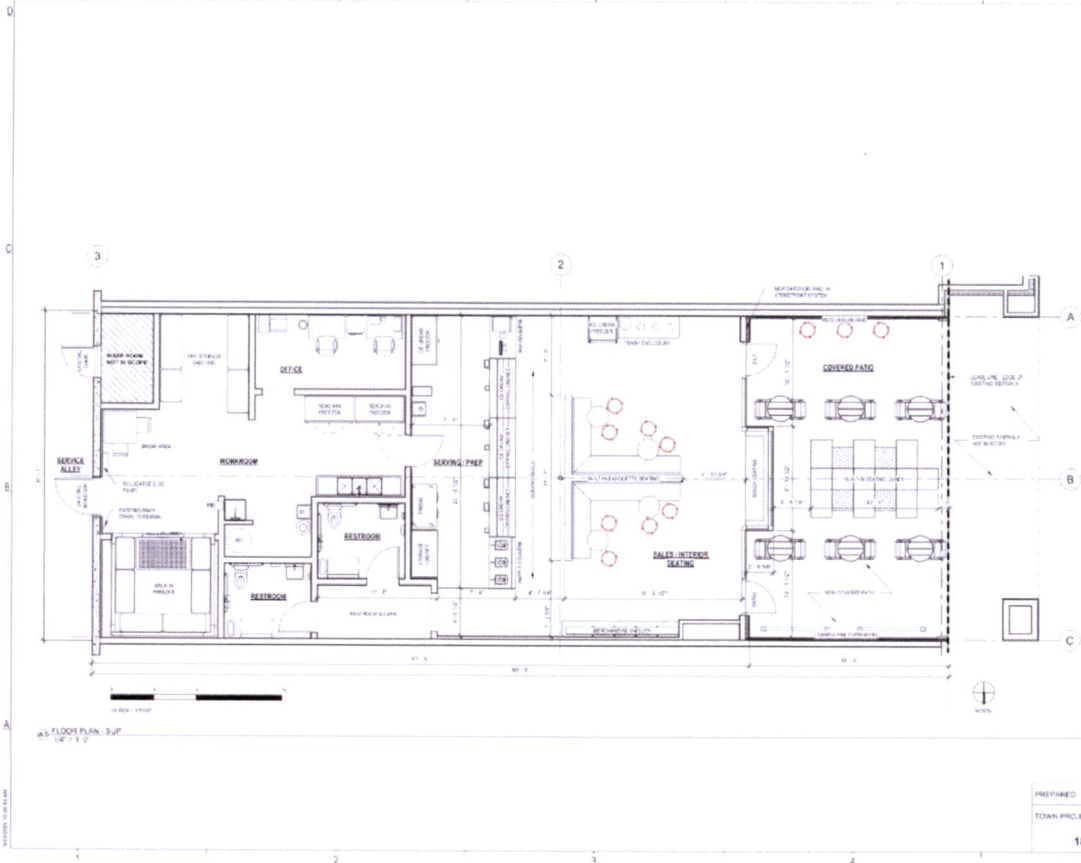
972.335.0000 972.335.0000 972.335.0000 972.335.0000

OWNER: CONTACT: PHONE: FAX: EMAIL: WEBSITE:

NORTHWOOD METALS, LLC JOHN P. HARRIS 972.335.0000 972.335.0000 JPHARRIS@NORTHWOODMETALS.COM WWW.NORTHWOODMETALS.COM

1826-SUP 11826 BELT LINE ROAD, SUITE 112B ADDISON, TX 75002

PREPARED BY: DATE: PROJECT NUMBER: TOWN OF ADDISON, TEXAS



INTERIOR FLOOR AREA
 FRONT OF HOUSE: 1,153 SF
 BACK OF HOUSE: 742 SF
 TOTAL: 1,895 SF

PATIO
 572 SF

TOTAL SUP AREA
 2,467 SF

SEATING COUNT
 DINING: 32
 PATIO: 23
 TOTAL: 55

JEN'S SPLENDID ICE CREAMS	
OWNER	OWNER
JEN'S SPLENDID ICE CREAMS, LLC	JEN'S SPLENDID ICE CREAMS, LLC
101 W. Park Dr., Suite 101	101 W. Park Dr., Suite 101
Garland, TX 75042	Garland, TX 75042
972-266-8888	972-266-8888
OWNER	OWNER
PRESTONWOOD PLACE, LLC	PRESTONWOOD PLACE, LLC
1200 Bell Line Road, Suite 112B	1200 Bell Line Road, Suite 112B
Garland, TX 75042	Garland, TX 75042
972-266-8888	972-266-8888
PREPARED: 03/23/2021	TOWN PROJECT NUMBER
1826-SUP	1826-SUP
1200 Bell Line Road, Suite 112B	TOWN OF ADDISON, TEXAS
	FLOOR PLAN

