

ORDINANCE NO. O22-4

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT(SUP) FOR A RESTAURANT FOR THE PROPERTY LOCATED AT 5294 BELT LINE ROAD, SUITE 110; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on December 21, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1845-SUP) for a restaurant at the property located at 5294 Belt Line Road, Suite 110 (the “Subject Property”); and

WHEREAS, the Subject Property is zoned PD, Planned Development, through Ordinance No. O19-22; and

WHEREAS, this change of zoning is in conformance 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. 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. A Special Use Permit authorizing a restaurant on the Subject Property is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, the Subject 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 (SUP) 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 1,522 square feet.
- (c) If the Subject Property 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 Permit granted herein.

SECTION 3. 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, Section 1-7 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. 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. 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.

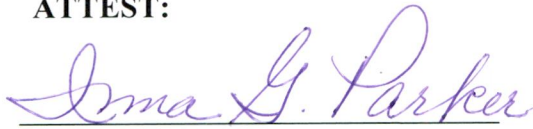
PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on ~~the~~ the 11TH day of JANUARY 2022.



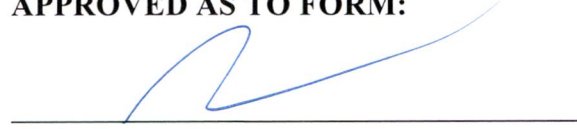
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

APPROVED AS TO FORM:


Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Tuesday, January 18, 2022

EXHIBIT A

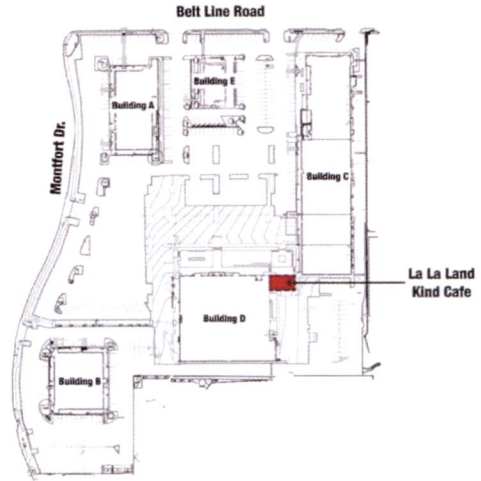


Site Area

Vicinity Map (NTS)

Site Data

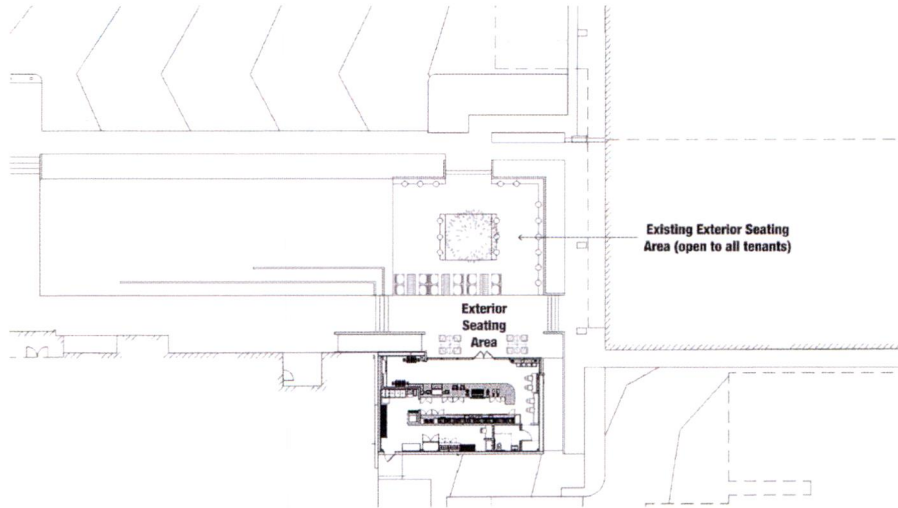
Lot Area - 75,571 SF (10.88 AC)
Existing Zoning - Planned Development (PD) District 019-22
Total Building Area - 135,000 SF
Parking Ratio - 1 space / 200 SF
Required Parking - 675
Provided Parking - 768



Property Owner	Applicant	Compiled By	Legal Description & Address
Northwood Fiscal, LLC 8080 Park Lane, Suite 600 Dallas, TX 75251 469.828.3313 Ryan Muscott	La La Land Kind Cafe 10505 Shady Trail Dallas, TX 75220 972.741.0868 Dario Ferdows	ZIMMERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery	Prestonwood Place Lots A,B,C & D, BLOCK 2, 5294 Belt Line Road Suite 110 Town Project Number 1845-SLP

SUP SITE PLAN

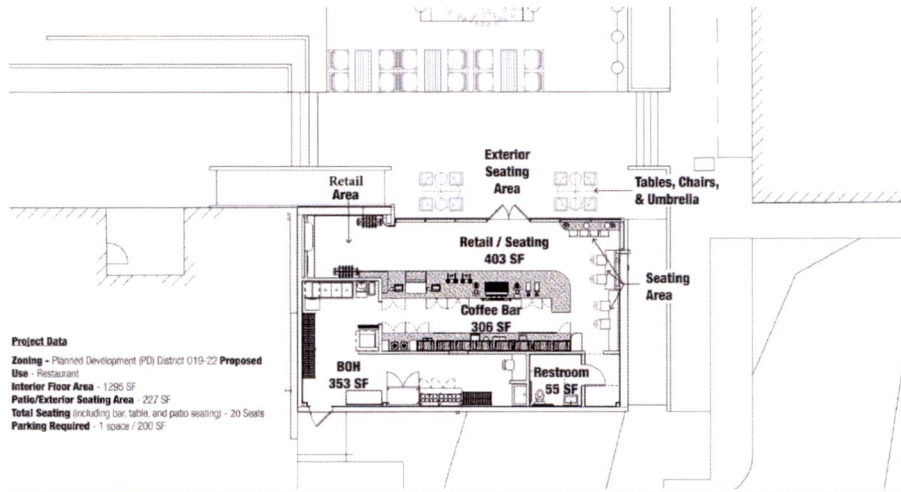




Property Owner Northwood Retail, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 469.828.3313 Ryan Muscott	Applicant La La Land Kind Cafe 10505 Shady Trail Dallas, TX 75220 972.741.0868 Dario Fardoux	Complied By ZMDWERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery	Legal Description & Address Prestonwood Place Lots A,B,C & D, BLOCK 2, 5294 Belt Line Road Suite 110 Town Project Number 1845-SUP
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**SUP ENLARGED
SITE PLAN**

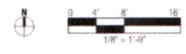


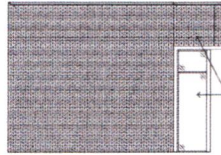


Project Data
Zoning - Planned Development (PD) District 019-22 **Proposed**
Use - Restaurant
Interior Floor Area - 1295 SF
Patio/Exterior Seating Area - 227 SF
Total Seating (including bar, table, and patio seating) - 20 Seats
Parking Required - 1 space / 200 SF

Property Owner	Applicant	Complied By	Legal Description & Address
Northwood Retail, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 469.628.3313 Ryan Muscott	La La Land Kind Cafe 10005 Shady Trail Dallas, TX 75220 972.741.0868 Dario Ferdows	ZNDWERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery	Pristonwood Place Lots A, B, C, & D, BLOCK 2, 5294 Spill Line Road Suite 110 Town Project Number 1845-SUP

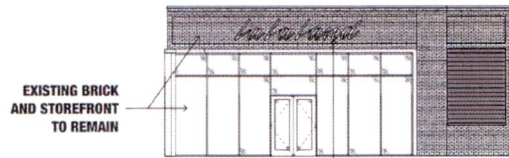
SUP FLOOR PLAN





EXISTING BRICK
AND STOREFRONT
TO REMAIN

EAST ELEVATION



EXISTING BRICK
AND STOREFRONT
TO REMAIN

NORTH ELEVATION

NEW SIGNAGE

Property Owner	Applicant	Compiled By	Legal Description & Address
Northwood Retail, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 469.828.3313 Ryan Muscott	La La Land Kind Cafe 10505 Shady Trail Dallas, TX 75220 972.741.0968 Dano Ferdows	ZMOWERY Architecture 550 Reserve Street, Suite 190 Southlake, TX 76092 817.223.2804 Zac Mowery	Prestonwood Place Lots A,B,C.&D. BLOCK 2, 5294 Belt Line Road Suite 110 Town Project Number 1845 SUP

**SUP BUILDING
ELEVATIONS**

