

ORDINANCE NO. O22-16

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O16- 042 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A PORTION OF THE BUILDING TO BE USED AS A RESTAURANT FOR THE PROPERTY LOCATED AT 5280 BELT LINE ROAD; 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 April 19, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1847-SUP) for a portion of the building to be used as a restaurant at the property located at 5280 Belt Line Road (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned Local Retail (LR); 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. Ordinance No. O16-042, as amended by Ordinance No. O18-007, granting a Special Use Permit to Meso Maya, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.

SECTION 3. A Special Use Permit authorizing a restaurant for a portion of the building 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, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) The SUP granted herein for a restaurant, shall be limited to that particular area encompassing a total area not to exceed 3,200 square feet as designated on the final site plans attached hereto as **Exhibit A**.

(c) If the Subject Property 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 and repeal of the Special Use Permit granted herein.

SECTION 4. 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 5. 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 6. 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 7. 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 ADOPTED by the City Council of the Town of Addison, Texas on this the 16th day of MAY 2022.



TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney

EXHIBIT A

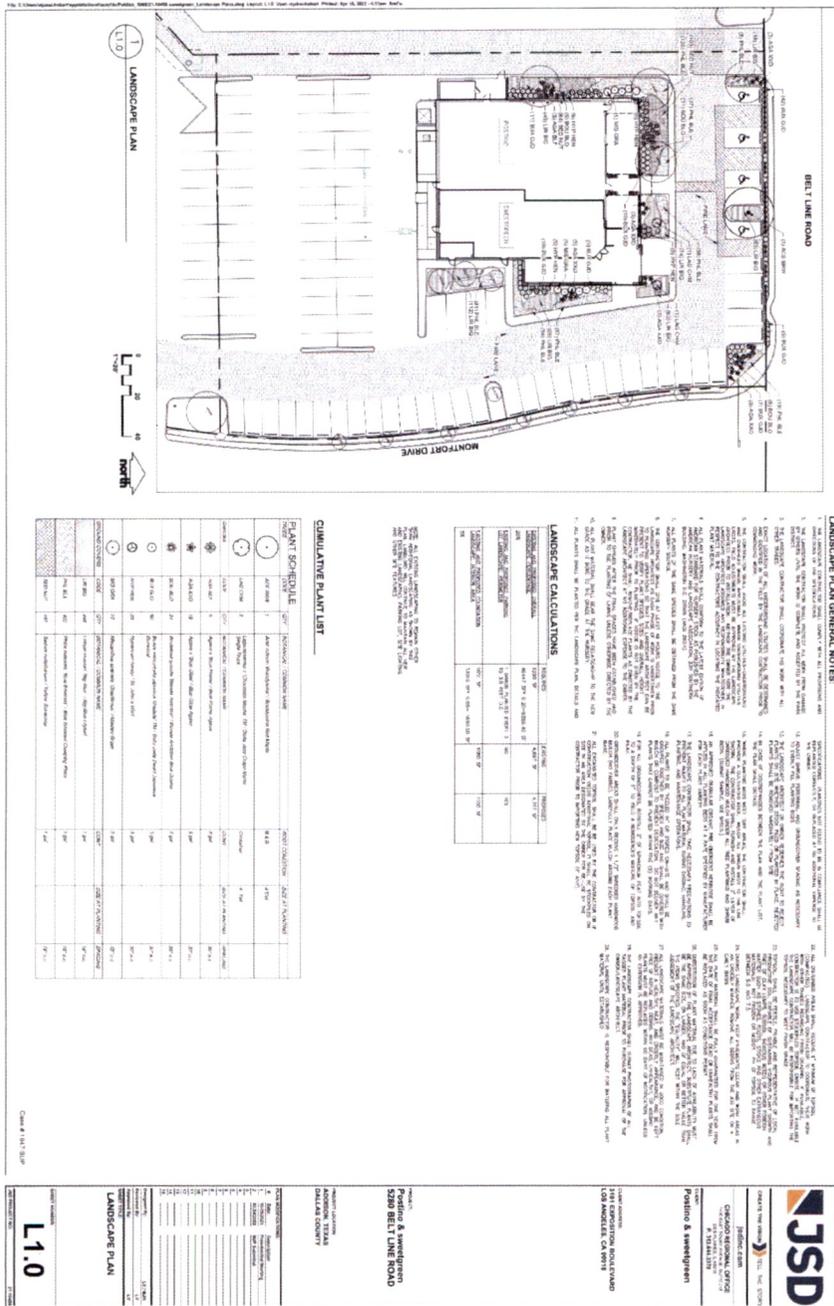


EXHIBIT A



NORTHEAST VIEW



NORTH VIEW



SOUTH VIEW



EAST VIEW

sweetgreen

5280 Belt Line Road, Addison, TX

CASE # 1847-SUP

DATE: 03/25/2022

