

**ORDINANCE NO. O22-49**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR INDOOR ENTERTAINMENT (MINIATURE GOLF), A RESTAURANT, AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 600; 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 November 15, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1864-SUP) for indoor entertainment (miniature golf), a restaurant, and for the sale of alcoholic beverages for on-premises consumption at the property located at 5100 Belt Line Road, Suite 600 (the "Subject Property"); and

**WHEREAS**, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O12-002, as amended by Ordinance No. O20-08; 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 indoor entertainment (miniature golf), a restaurant, and authorizing the sale of alcoholic beverages for on-premises consumption for the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and façade plans which are attached hereto as **Exhibit A** and made a part hereof for all purposes, and inclusive of the following occupancy conditions:
  - (i) The six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.

- (ii) A minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.
- (b) The SUP granted herein for indoor entertainment (miniature golf), restaurant, and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area encompassing a total area not to exceed 30,000 square feet as designated on the final site plans attached hereto as **Exhibit A**.
- (c) 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 (hereinafter “City”).
- (d) The sale of alcoholic beverages under this SUP shall be permitted for an indoor entertainment facility with miniature golf, restaurant and bar areas and total alcohol sales shall not exceed 40% of total facility gross sales.
- (e) Said establishment shall, upon request by the City, make available to the City or its agents, during reasonable hours its bookkeeping records for inspection to ensure that the conditions of subparagraph (d) above are being met.
- (f) Any nonconforming use of the Subject Property that is not considered a legal nonconforming use under the City’s Comprehensive Zoning Ordinance shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (g) 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.
- (h) If a license or permit to sell alcoholic beverages on the Subject Property is revoked, terminated, or cancelled by any authority with jurisdiction over the same, 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.
- (i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.

**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.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby,

be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

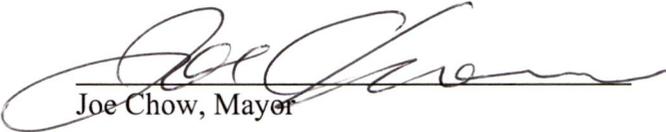
**SECTION 5.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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 this the **13<sup>TH</sup>** day of **DECEMBER 2022**.

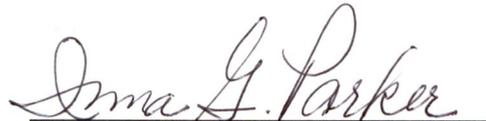


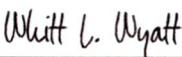
**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

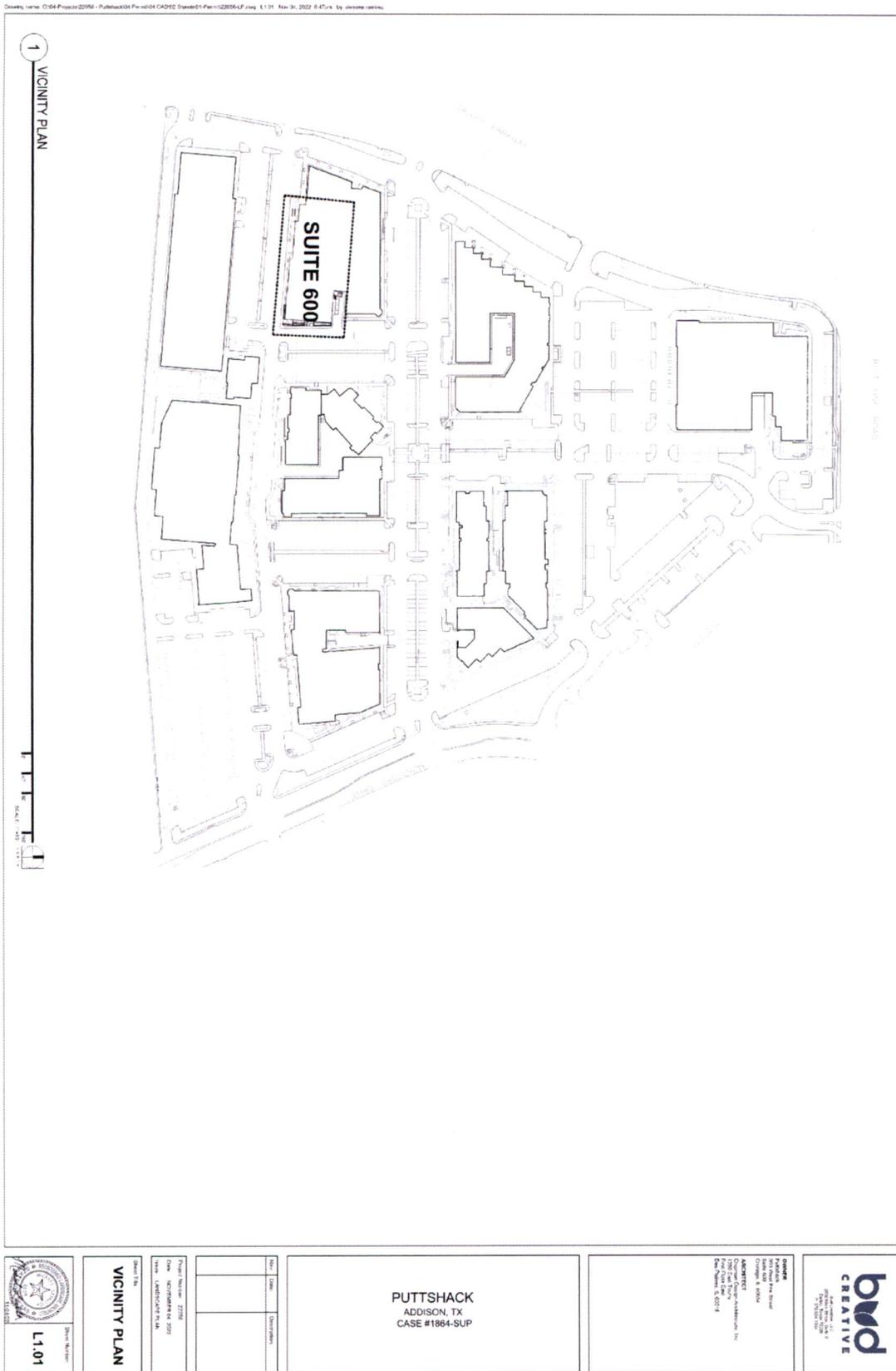
**ATTEST:**

**APPROVED AS TO FORM:**

  
Irma Parker, City Secretary

DocuSigned by:  
  
Whitt Wyatt, City Attorney

# EXHIBIT A



**VICINITY PLAN**

Project No. 0228

Date: November 14, 2023

By: LANDSCAPE P.L.L.C.

NO.	DATE	DESCRIPTION

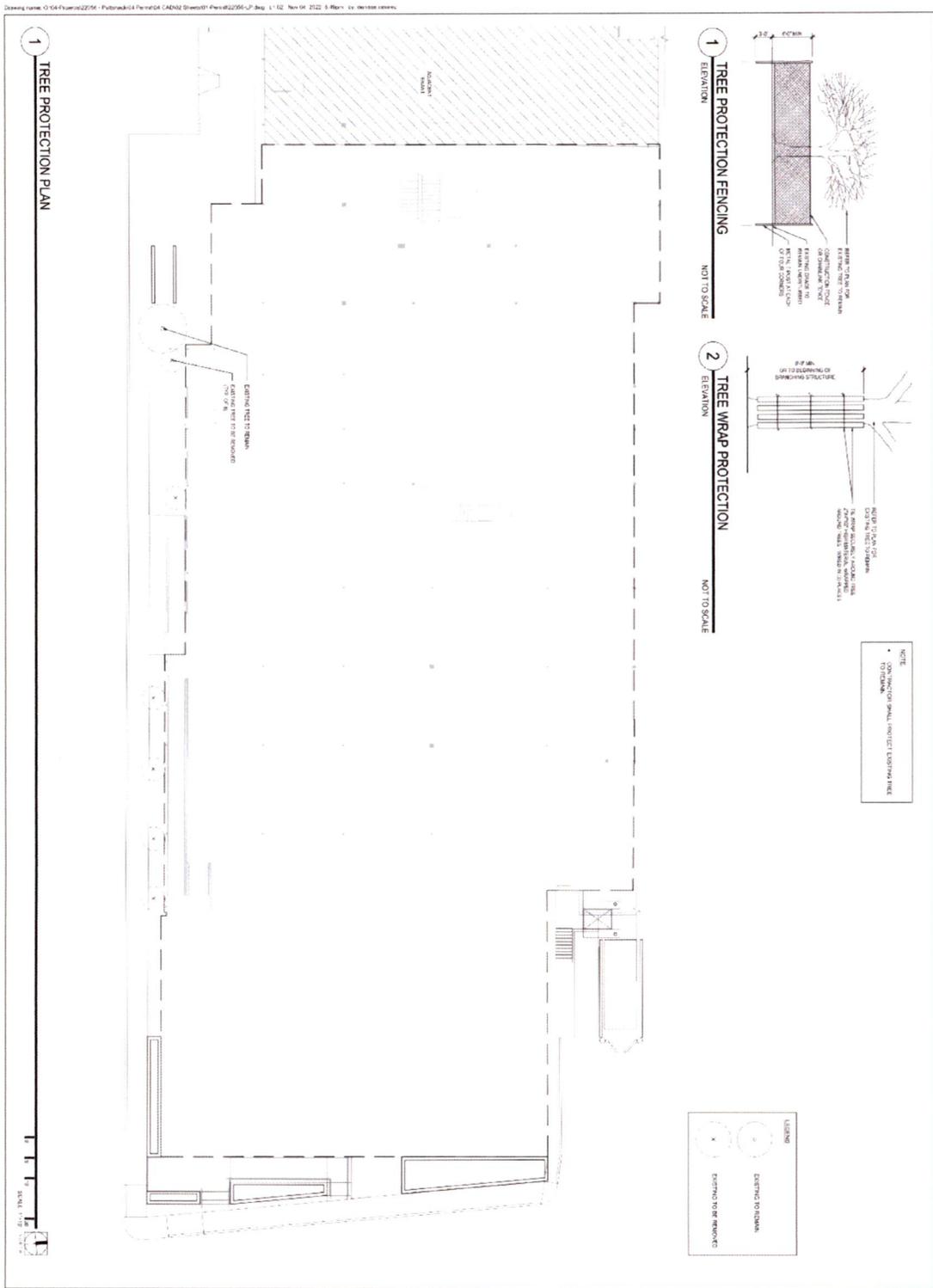
**PUTTSHACK**  
ADDISON, TX  
CASE #1864-SUP

**OWNER:**  
Puttshack  
5100 Belt Line Road, Suite 600  
Addison, TX 75001

**ARCHITECT:**  
Creative Design Collaborative, Inc.  
10000 Preston Road, Suite 1000  
Dallas, TX 75240

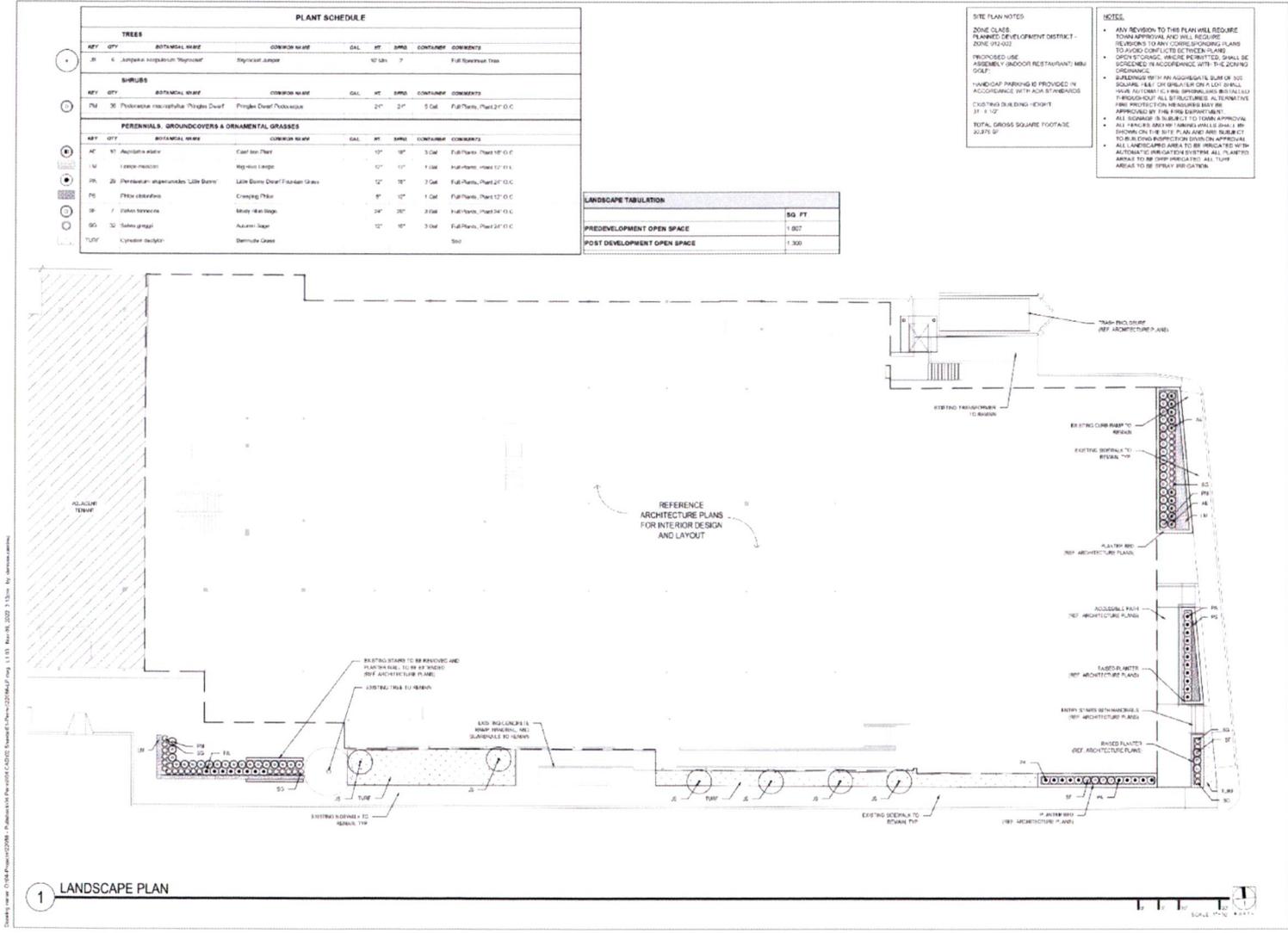


# EXHIBIT A



 <p>DATE: 11/10/2020</p> <p><b>L1:02</b></p>	<p><b>TREE PROTECTION PLAN</b></p>	<p>PROJECT NUMBER: 22000</p> <p>DATE: NOVEMBER 14, 2020</p> <p>NAME: LANDSCAPE PLAN</p>	<p><b>PUTTSHACK</b> ADDISON, TX CASE #1864-SUP</p>		<p><b>BYD CREATIVE</b> 11000 W. HIGHTWAY 113 SUITE 600 ADDISON, TX 75010 972.483.8888 BYDCREATIVE.COM</p>
			<p>DATE: 11/10/2020</p> <p>TIME: 10:00 AM</p>	<p>DATE: 11/10/2020</p> <p>TIME: 10:00 AM</p>	

**EXHIBIT A**



**bud CREATIVE**

OWNER: Puttshack, 201 West 8th Street, Suite 600, Chicago, IL 60604

ARCHITECT: Ostrom Design Architecture Inc., 1300 Elm Street, Fort Worth, TX 76104

PROJECT: PUTTSHACK ADDRESS, TX CASE #1864-SUP

DATE: NOVEMBER 04, 2022

SCALE: 1" = 10'-0"

PROJECT NUMBER: 2208

DATE: NOVEMBER 04, 2022

ISSUE: LANDSCAPE PLAN

Sheet Title: **LANDSCAPE PLAN**

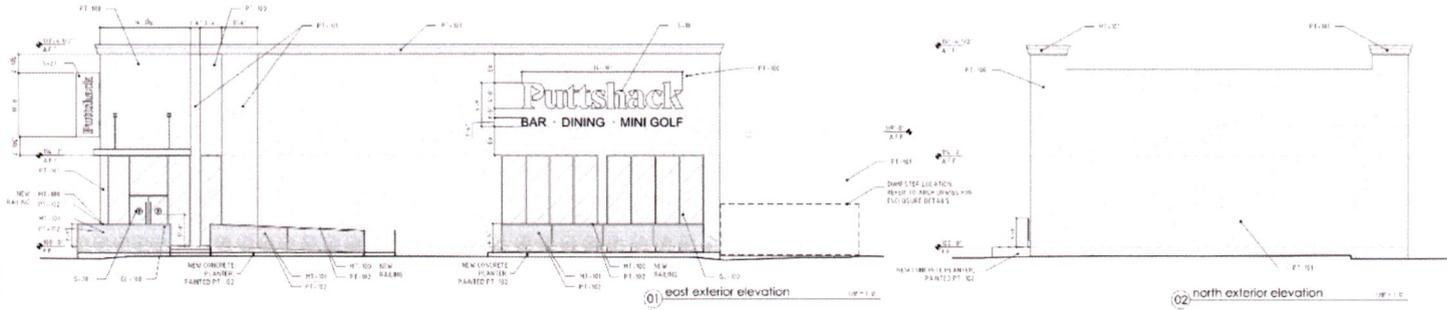
Sheet Number: **L1.03**





**EXHIBIT A**

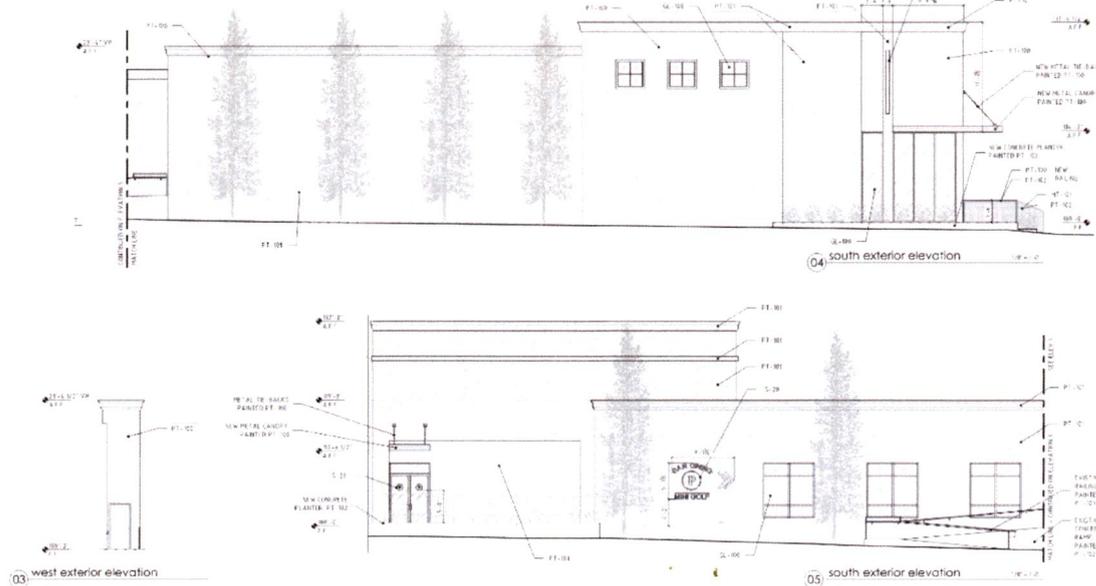
SIGNAGE IS NOT APPROVED VIA ZONING AND APPLICANT ACKNOWLEDGES THAT A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR SIGNAGE



FINISH LEGEND	
	existing storefront glass
	new storefront glass (GL 024)
	NOR EX-02
	new vinyl mids. vinyl, painted (VT 100, PT 100)
	new vinyl mids. mids. vinyl, painted (VT 100, PT 100)
	existing brick, painted (PT 100)
	existing concrete, colored (PT 402)
	new concrete, painted (PT 100)
	new metal, painted (PT 100)

BUILDING MATERIAL CALCULATIONS	
EAST EXTERIOR ELEVATION	
GLASS (STOREFRONT)	CALCULATION %
BRICK	0%
METAL	1%
NORTH EXTERIOR ELEVATION	
GLASS (STOREFRONT)	CALCULATION %
BRICK	0%
METAL	0%
WEST EXTERIOR ELEVATION	
GLASS (STOREFRONT)	CALCULATION %
BRICK	0%
METAL	0%
SOUTH EXTERIOR ELEVATION	
GLASS (STOREFRONT)	CALCULATION %
BRICK	0%
METAL	1%

- FACADE PLAN NOTES**
1. This facade plan is a preliminary plan only. All building plans require review and approval by Development Services.
  2. All mechanical units shall be concealed from public view as required by the zoning Ordinance.
  3. Where applicant proposes utility lines and conduits, they shall be concealed to match the building. All signage and advertisements are subject to approval by Development Services.
  4. Equal access shall be provided to all entrances unless otherwise determined by the local building Official.



**PROJECT TEAM**

**OWNER**  
 18664-SUP-5100 Belt Line Road, Suite #600  
 Dallas, TX 75248  
 214.342.8000  
 www.puttshack.com

**ARCHITECT**  
 COEVAL  
 1000 Ross St. Suite 200  
 Dallas, TX 75208  
 214.802.7900  
 www.coeval.com

**DATE**  
 12.01.2022

These drawings and specifications are the intellectual property of COEVAL. They may not be used for projects other than the intended design without the prior written consent of COEVAL.

**COEVAL**

www.coeval.com  
 info@coeval.com  
 214.802.7900

**Puttshack Addition**  
 5100 Belt Line Road  
 Addition, Texas  
 Town Case #1864-SUP  
 All of Lots 1A, 1B and 2A, of Amended Plat of Addition to the Town of Puttshack, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 2022010, Page 514, of the Map Records of Dallas County, Texas.

**PROJECT NUMBER**  
 22013

**REVISIONS**

**ISSUE DATE**  
 12.01.2022

**EXTERIOR ELEVATIONS**  
**ID4.0**