

**ORDINANCE NO. 023-22**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 15175 QUORUM DRIVE; 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 March 21, 2023, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1878-SUP) for a restaurant and for the sale of alcoholic beverages for on-premises consumption at the property located at 15175 Quorum Drive (the “Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O92-020, as amended by Ordinance No. O92-066; 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. 094-019 granting a Special Use Permit to Lexi’s Restaurant and Ordinance No. 010-023 granting a Special Use Permit to Arthur’s Restaurant, shall be repealed in their entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.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 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, the Subject 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.

- (b) The SUP granted herein for a 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 4,550 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 in restaurants. For the purposes of this ordinance, the term “restaurant” means an establishment which receives at least sixty percent (60%) of its gross revenues from the sale of food.
- (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 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.** 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.

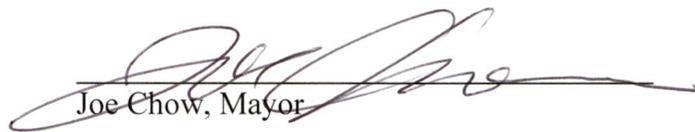
**SECTION 6.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**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 APPROVED** by the City Council of the Town of Addison, Texas, on this the 11<sup>TH</sup> day of APRIL 2023.



**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

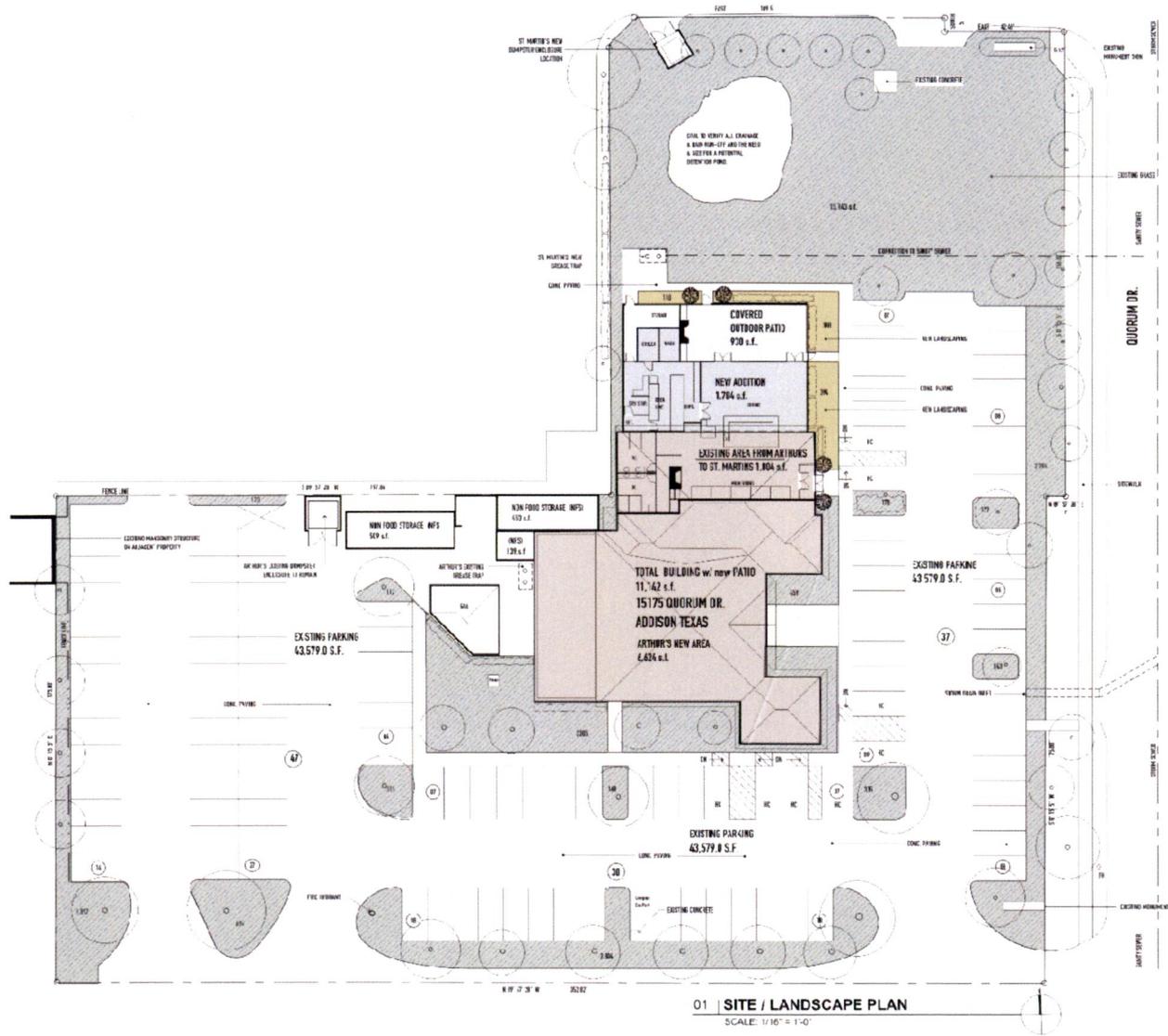
**APPROVED AS TO FORM:**

  
Irma G. Parker, City Secretary

  
Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Friday, April 14, 2023

**EXHIBIT A**



**01 SITE / LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

**AREA TABULATION**

88,297.9 S.F.	EXISTING SITE AREA
58,756.9 S.F.	IMPERVIOUS AREA
29,561.0 S.F.	PERVIOUS AREA
17,659.6 S.F.	20% OPEN SPACE REQ'D
29,561.0 S.F.	OPEN SPACE/LANDSCAPE PROVIDED
28,649.0 S.F.	EXISTING LANDSCAPE AREA
852.0 S.F.	PROPOSED LANDSCAPE AREA
43,579.0 S.F.	PARKING AREA

**PARKING TABULATION**

8,426	EXISTING BLDG AREA (ARTHUR S)
4,624 s.f.	ARTHUR'S NEW AREA
4,516 s.f.	ST. MARTIN'S AREA w/ Patio
2,714 s.f.	ST. MARTIN'S NEW ADDITION AREA w/PATIO
1,804 s.f.	EXISTING BUILDING AREA ALLOCATED FOR ST. MARTIN'S
1,784 s.f.	BUILDING ADDITION AREA
930 s.f.	BUILDING ADDITION PATIO AREA
11,142 s.f.	TOTAL BUILDING AREA = 112 SPACES
PARKING REQUIRED 112	
PARKING PROVIDED 114 SPACES	

**LANDSCAPE LEGEND**

[Hatched Box]	EXISTING LANDSCAPE
[Solid Box]	NEW LANDSCAPE Plants per Addison City Code
[Yellow Box]	1. GROUND COVER - Asian Jasmine 82b s.f.
[Green Box]	2. SHRUBS - (4) Azalea & Spot Lamba
[Circle with X]	3. PITTED TREES - (4) Topiary Boxwood
[Circle with O]	4. EXISTING TREES TO REMAIN (NONE TO BE REMOVED)

Project shall comply with the 2018 IEC including Chapter 17, 2017 NEC, 2012 TAS and associated codes and ordinances of the Town of Addison.

**AGAMANN**  
ARCHITECT

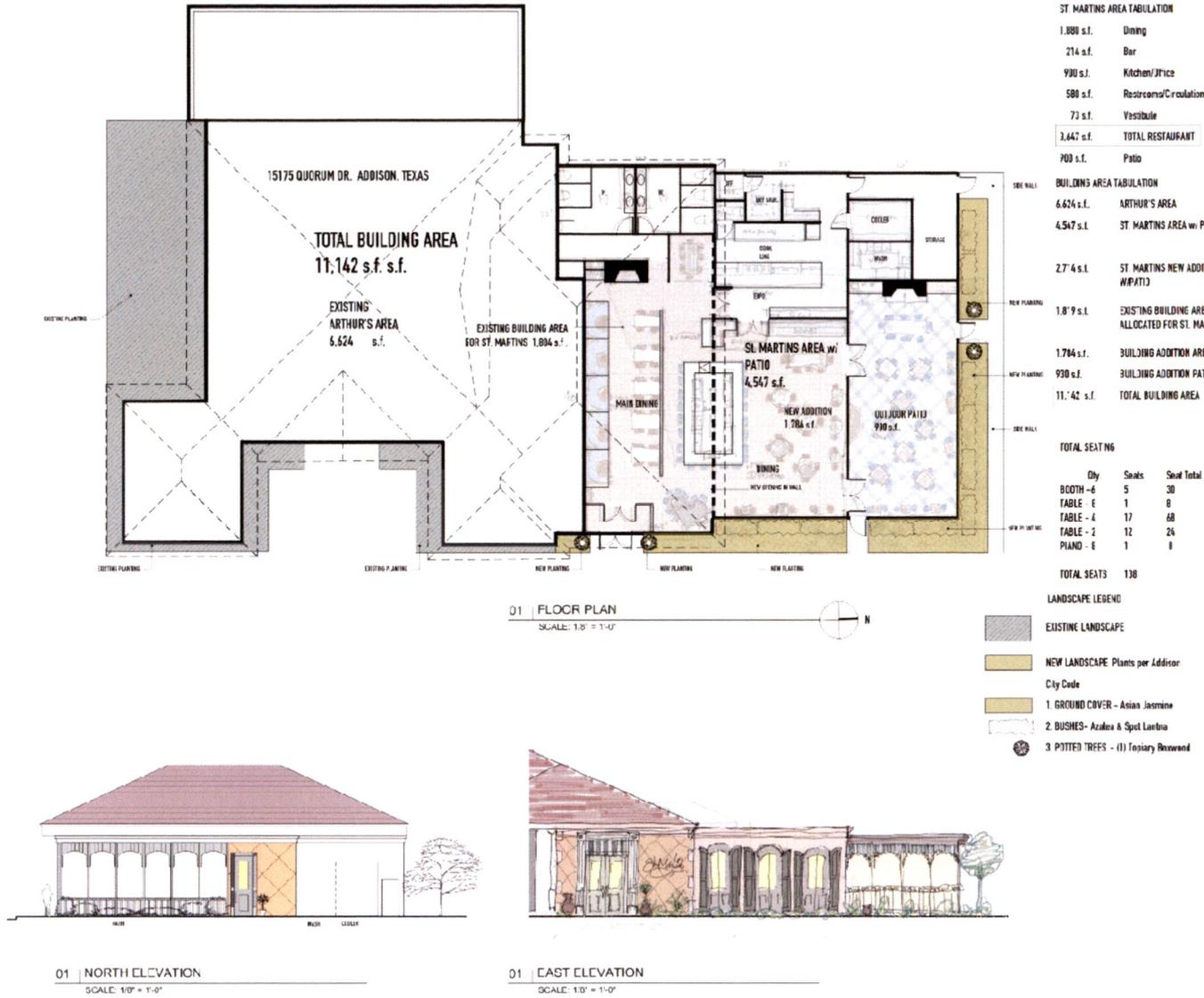
PROJECT NO. 18-001

15175 QUORUM DRIVE, ADDISON, TEXAS 75001

**ST. MARTIN'S SITE PLAN & LANDSCAPE PLAN**

DATE: 10/18/2018

**SUP A-1**



**ST MARTINS AREA TABULATION**

1,880 s.f.	Dining
214 s.f.	Bar
930 s.f.	Kitchen/Office
580 s.f.	Restrooms/Circulation
73 s.f.	Vestibule
<b>3,647 s.f.</b>	<b>TOTAL RESTAURANT</b>
700 s.f.	Patio

**BUILDINGS AREA TABULATION**

6,624 s.f.	ARTHUR'S AREA
4,547 s.f.	ST. MARTINS AREA w/ Patio
2,746 s.f.	ST. MARTINS NEW ADDITION AREA w/PATIO
1,819 s.f.	EXISTING BUILDING AREA ALLOCATED FOR ST. MARTINS
1,784 s.f.	BUILDING ADDITION AREA
930 s.f.	BUILDING ADDITION PATIO AREA
<b>11,142 s.f.</b>	<b>TOTAL BUILDING AREA</b>

**TOTAL SEATING**

Dty	Seats	Seat Total
BOOTH - 6	5	30
TABLE - 4	1	8
TABLE - 4	17	68
TABLE - 2	12	24
PIANO - 4	1	8
<b>TOTAL SEATS</b>	<b>138</b>	

**I H ASHMAN**  
ARCHITECT

PROJECT NAME  
DETAILS AND ELEVATIONS

PROPERTY LOCATION ARCHITECT  
1815 QUORUM DR., ADDISON, TEXAS 75001  
Tel: 214.828.7575  
www.ihashman.com

PROPERTY OWNER  
MORNING STAR  
11111 Quorum Dr., Addison, TX 75001  
morningstar@quorumdr.com  
Tel: 214.304.3033

REVISED  
1 - MAR 07, 2023  
2 - JAN 8, 2020  
3 - MAY 14, 2021

**ST. MARTINS  
PLAN & ELEVATIONS**  
15175 QUORUM DR., ADDISON TEXAS 75001

PROJECT  
NO. 22178400  
FLOOR PLAN ELEVATIONS

**SUP A-2**