

ORDINANCE NO. 085-099

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT, ON APPLICATION FROM YOUNG H. PARK; SUBJECT TO SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas as required by State Statutes and the zoning ordinance of the Town of Addison, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps promote 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, be amended by amending the Zoning Map of the Town of Addison, Texas, so as to grant a special use permit for a restaurant on application from Young H. Park. Said special use permit shall be granted, subject to the special conditions on the following described property, to-wit:

EXHIBIT "A"

Tract 1:

BEING a tract being situated in Dallas County, Texas and being part of the Josiah Pancoast Survey, Abstract 1146 and being identified as a partial replat of Block 3 of QUORUM, a 71.9 acre addition to the Town of Addison, as recorded in Volume 79100, Page 1895, Deed Records, Dallas County, Texas, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of said Quorum, said point being on the West right of way line of Dallas Parkway (120 foot right of way), 622.05 feet South 01 degrees 39 minutes 54 seconds East of South right of way line of Quorum Drive (variable right of way);

THENCE South 89 degrees 19 minutes 01 seconds West, along the South line of said Quorum, a distance of 280.00 feet to the Point of Beginning;

THENCE South 89 degrees 19 minutes 01 seconds West, along said South line of Quorum, a distance of 378.56 feet to a point for corner;

THENCE North 01 degrees 39 minutes 54 seconds West, a distance of 327.84 feet to a point for corner;

THENCE South 89 degrees 19 minutes 01 seconds West, a distance of 68.30 feet to a point for corner;

THENCE North 01 degrees 39 minutes 54 seconds West, a distance of 203.50 feet to a point on the said South right of way line of Quorum Drive, said point being on a curve to the right of which the central angle is 33 degrees 01 minutes 33 seconds and the radius is 257.28 feet and the chord bears South 88 degrees 19 minutes 54 seconds East;

THENCE Easterly along said curve and said right of way line, a distance of 148.30 feet to the point of reverse curvature of a curve to the left of which the central angle is 33 degrees 50 minutes 47 seconds and the radius is 239.92 feet;

THENCE Easterly along said curve and said right of way line, a distance of 141.73 feet to the point of compound curvature of a curve to the left of which the central angle is 15 degrees 30 minutes 43 seconds and the radius is 334.28 feet and the chord bears North 66 degrees 34 minutes 45 seconds East;

THENCE Northeasterly along said curve and said right of way line, a distance of 90.50 feet to a point for corner, said point being the Northwest corner of Tract A in Block 3, a portion of Block 3;

THENCE South 01 degrees 39 minutes 54 seconds East, along the West line of said Tract A, a distance of 200.48 feet to a point for corner;

THENCE North 89 degrees 19 minutes 01 seconds East, along said West line of Tract A, a distance of 77.50 feet to a point for corner;

THENCE South 01 degrees 39 minutes 54 seconds East, along said West line of Tract A, a distance of 355.00 feet to the POINT OF BEGINNING and CONTAINING 200,183 square feet or 4.60 acres of land.

EXHIBIT A

Tract 2:

Easement estate created pursuant to Easement recorded in Volume 82034, Page 0845, Deed Records, Dallas County, Texas in the following described real property:

BEING a tract of land situated in Dallas County, Texas, and being in the Josiah Pancoast Survey, Abstract No. 1146, and the G.W. Fisher Survey, Abstract No. 482, and being identified as Tract A, Block 3, a partial replat of Block 3 as recorded in Volume 82010, Page 312 in Quorum, a 71.90 acre addition to the Town of Addison as recorded in Volume 79100, Page 1895, Deed Records, Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at the point, said point being the point of curvature of a curve to the left whose delta is 2 degrees 29' 36", whose radius is 334.28 feet, whose tangent is 7.28 feet and whose chord bearing is N 57 degrees 34' 35" E, said point also being the Northwest corner of Tract A, Block 3, a partial replat of Block 3, as recorded in Volume 82010, Page 312, Deed Records, Dallas, County, Texas;

THENCE Northeasterly, along said curve to the left for a distance of 14.55 feet to a point;

THENCE S 01 degrees 39' 54" E, for a distance of 228.30 feet to a point;

THENCE S 62 degrees 04' 05" W, for a distance of 13.94 feet to a point;

THENCE S 67 degrees 50' 12" W, for a distance of 13.35 feet to a point;

THENCE N 12 degrees 52' 06" W, for a distance of 24.04 feet to a point, said point also being the point of curvature of a curve to the left, whose delta is 89 degrees 01' 05", whose radius is 4.67 and whose tangent is 4.59 feet;

THENCE Northerly, along said curve to the left for a distance of 7.26 feet to a point of tangency;

THENCE N 01 degrees 39' 54" W, for a distance of 196.80 feet to a point, said point also being the point of curvature of a curve to the left whose delta is 2 degrees 26' 04", whose radius is 334.28, whose tangent is 7.10 feet and whose chord bearing is N 60 degrees 02' 25" E;

THENCE Northeasterly, along said curve to the left for a distance of 14.20 feet to the POINT OF BEGINNING:

CONTAINING 5724.24 square feet or 0.131 acres of land.

SAVE AND EXCEPT any portion of the above-described easement tract included in Tract 1 above.

SECTION 2. That the Special Use Permit is granted subject to the following special conditions to-wit:

1) That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, landscape plan, and the elevation drawings showing four exterior walls which are attached hereto and made a part hereof for all purposes. The landscaping of such property will be maintained in such condition as approved prior to the certificate of occupancy.

2) That the special use permit granted herein shall be limited to a restaurant only and to that particular area designated on the final site plan as being outlined in red and encompassing a total area not to exceed 805 sq. ft.

3) All permitted signs must be shown on elevation drawings.

4) The use of gaming devices, such as billiards (pool) tables, pinball machines, marble tables, and other coin operated amusement machines, other than machines for music are hereby prohibited.

5) Where the sale or serving of food is permitted, dancing is hereby prohibited.

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 not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 4. That should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 5. Whereas, the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City and creates an urgency and an emergency for the preservation of public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

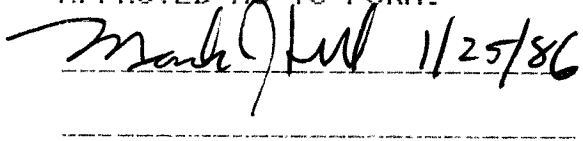
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS on this the 10th day of December, 1985.


MAYOR

ATTEST:

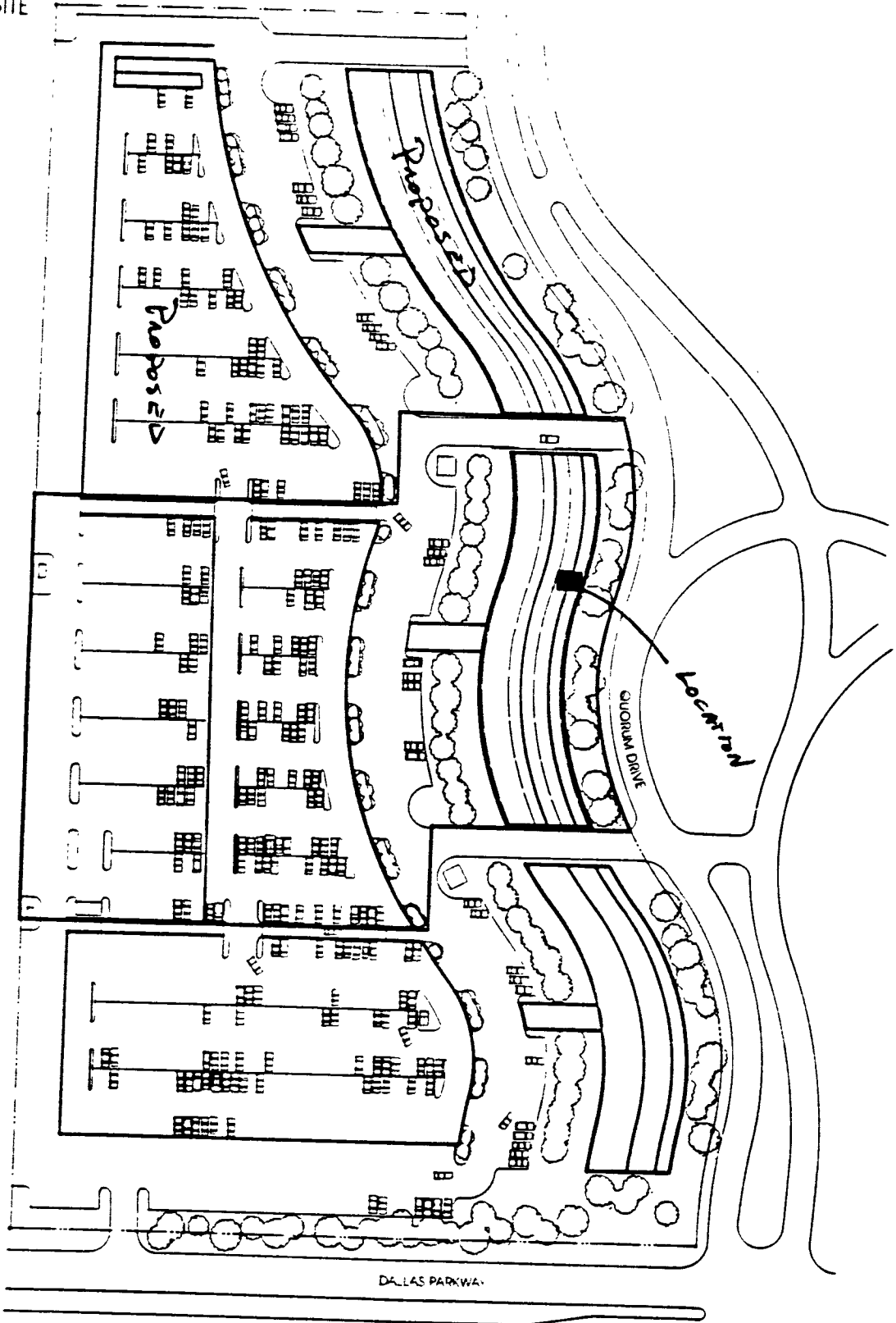

CITY SECRETARY

APPROVED AS TO FORM:



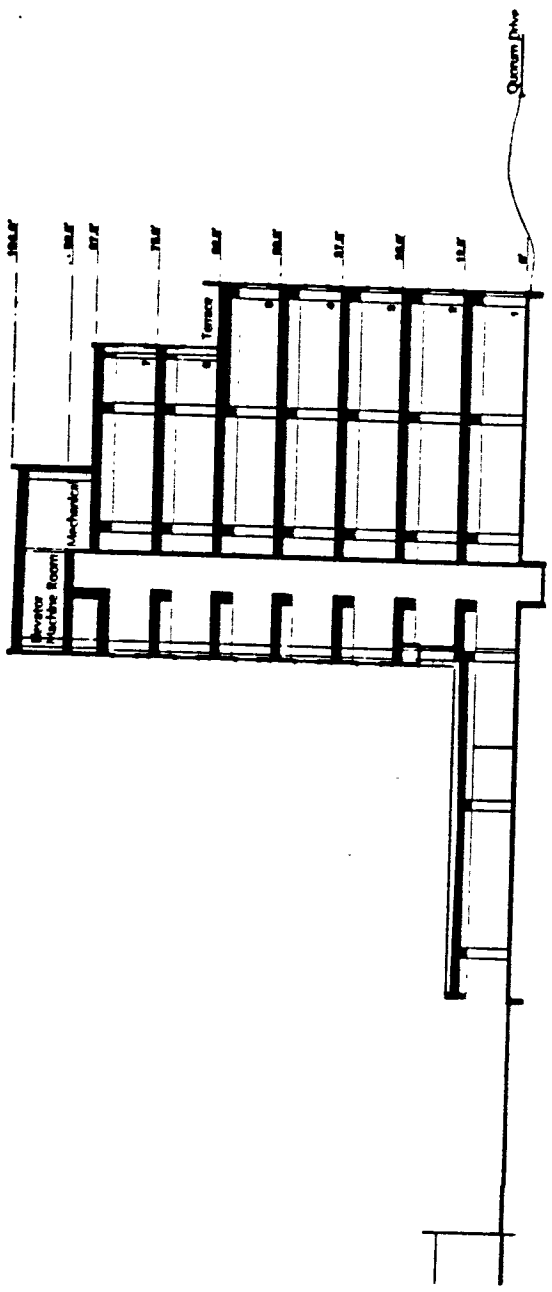
Pub. 2-7-86

THE SITE

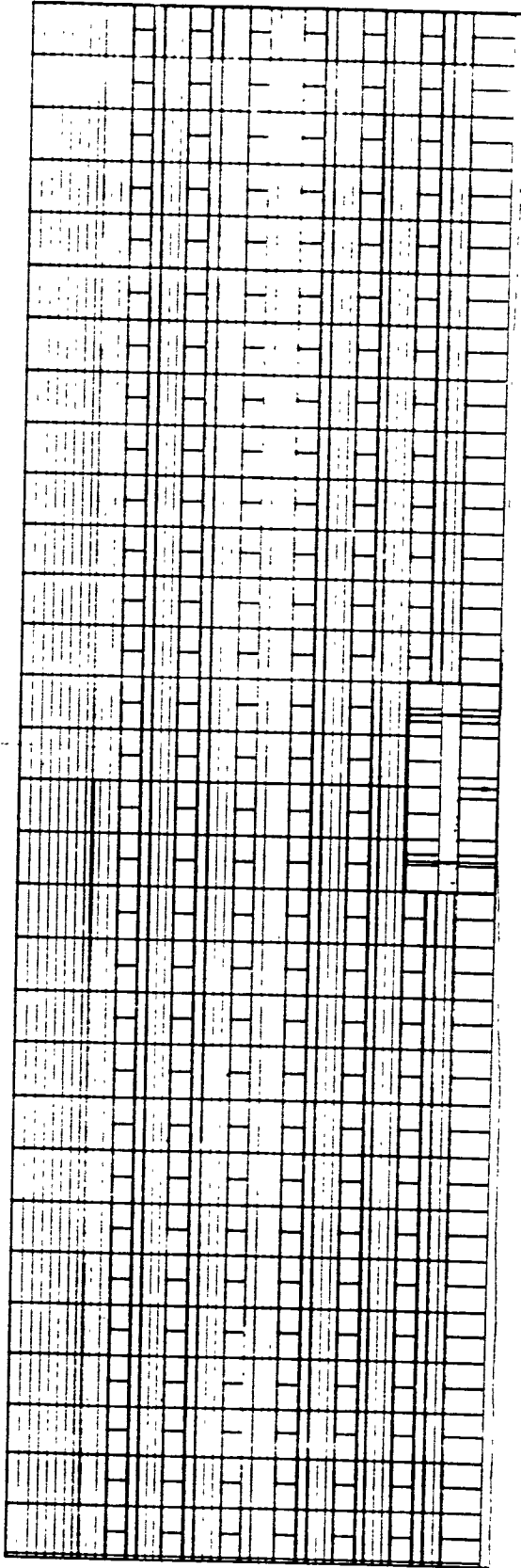


CASE FILE NO. 947-SUP
 RECEIVED. 10/25/85

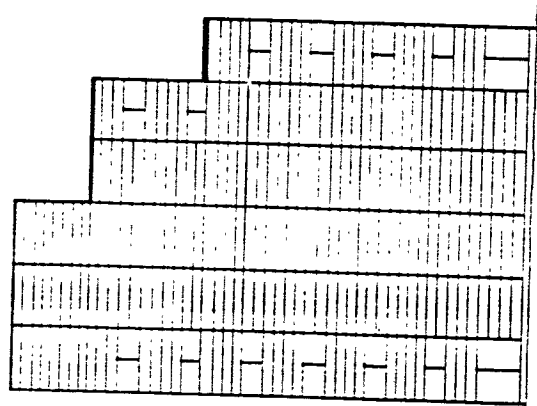
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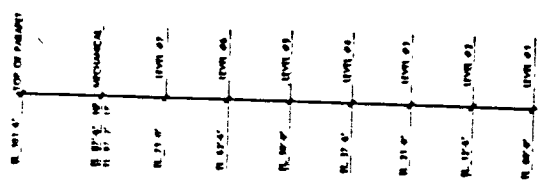
SECTION



SOUTH

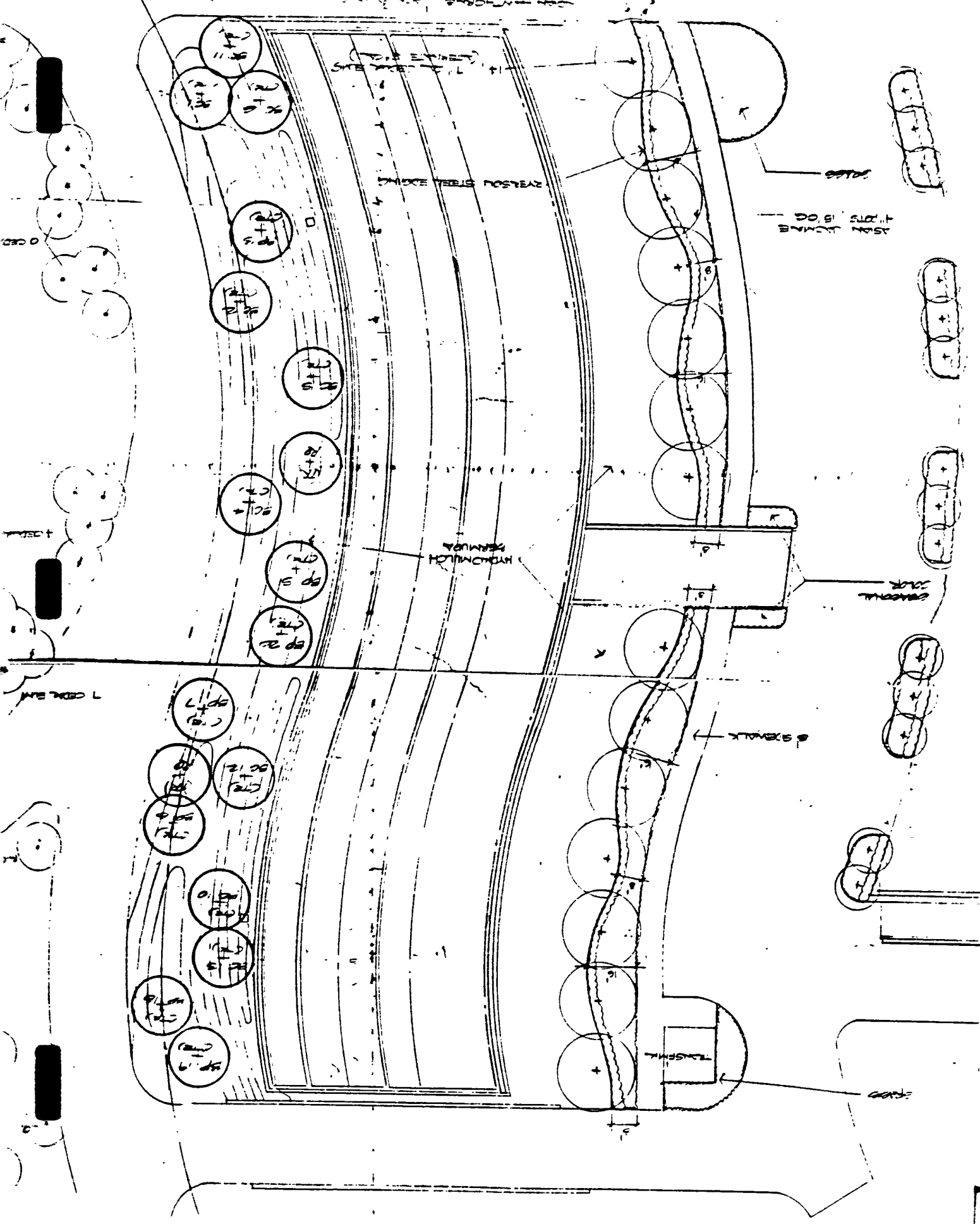


EAST



ELEVATIONS
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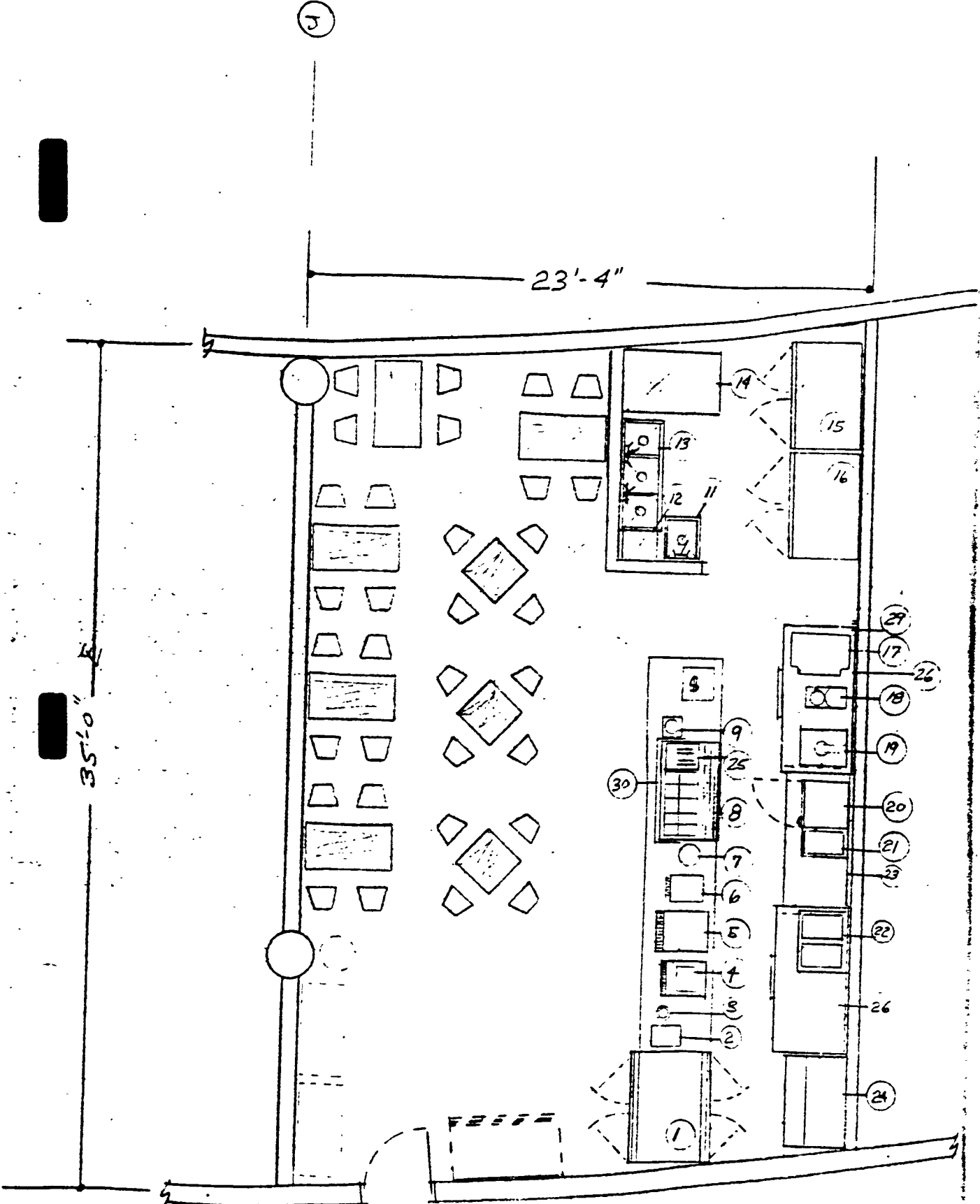
100.00 = THE
STANDARD



5

23'-4"

35'-0"



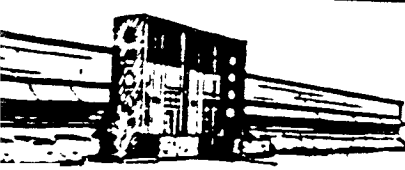
CORRIDOR

WATSON FOOD SERVICE INDUSTRIES, INC.
 Primary Dealer Fountain & Fixture and General Hotel Supply

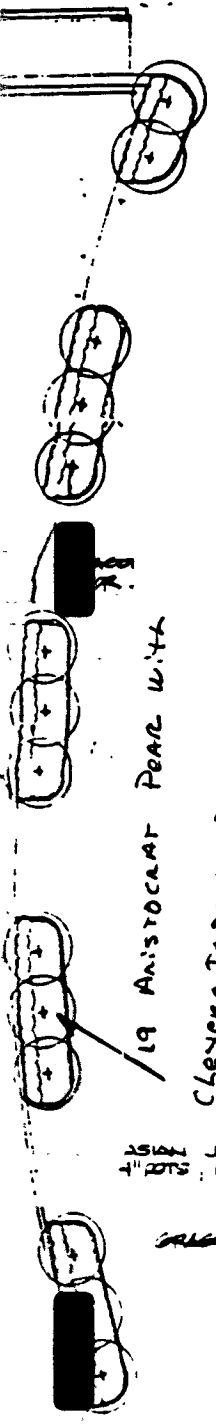
- COMPLETE FOOD SERVICE EQUIPMENT
- PLANNING — ENGINEERING — CONSULTING
- RESTAURANT AND INSTITUTIONAL FOOD SERVICE EQUIPMENT AND SUPPLIES



NOTICE. THIS SERVICE IS AND R FOUNTAIN & FIXTL THIS PLAN SHALL PRELIMINARY PLAN



PLAN APPROVED

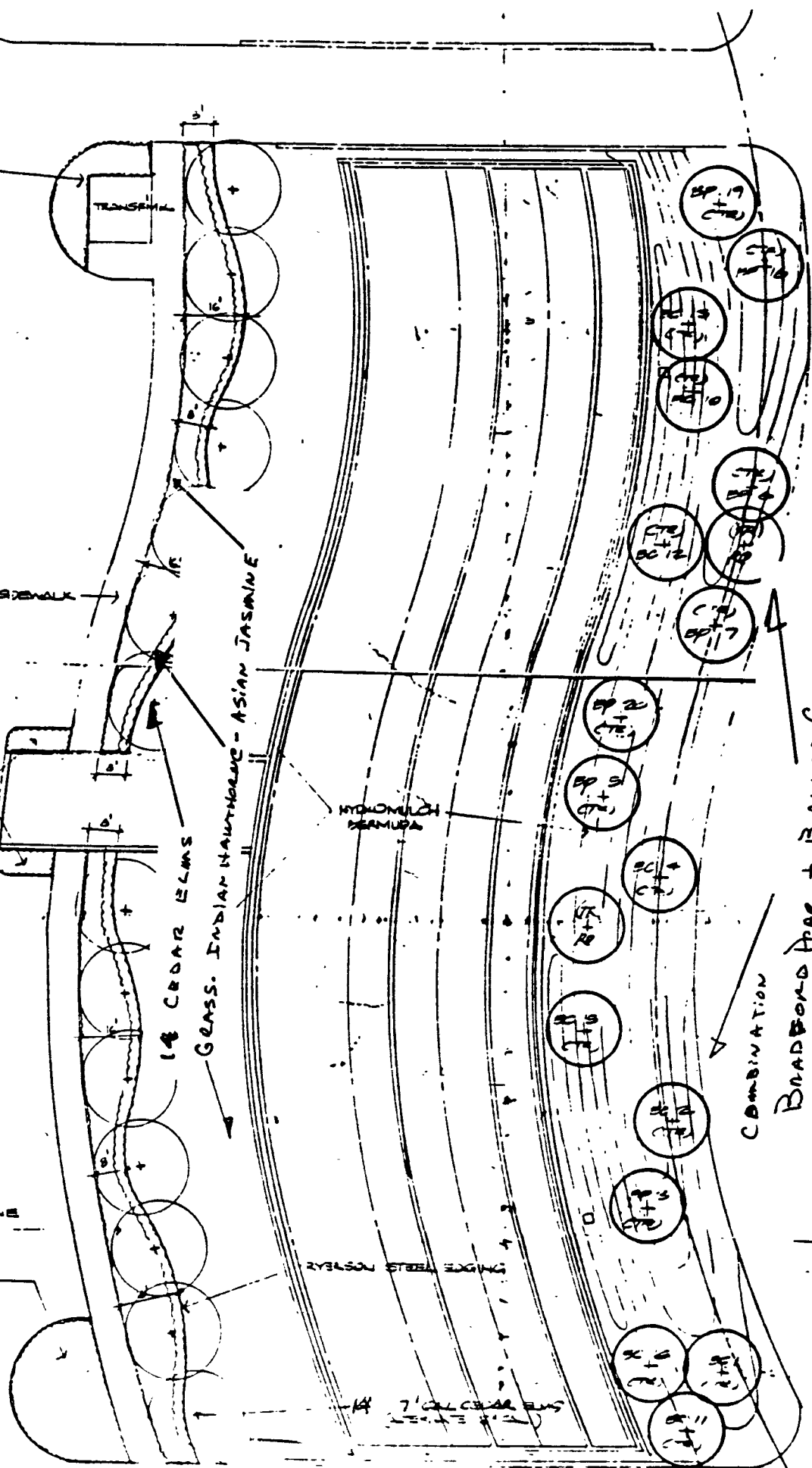


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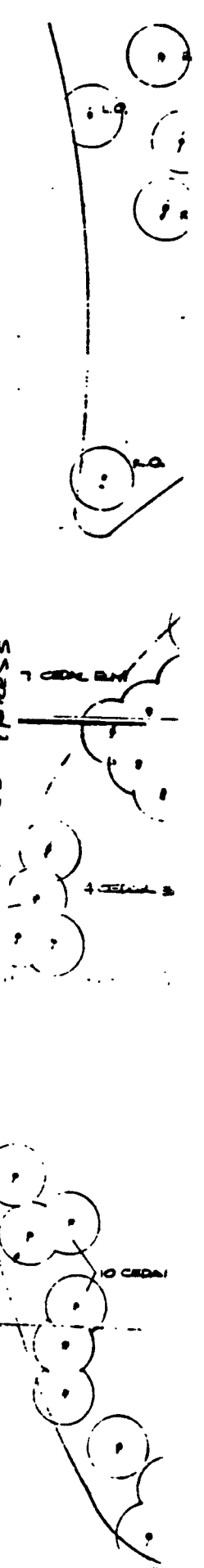
19 ANISTOCAR PEAR WITH

CLEYERA JAPONICA BACKGROUND AND ASIANTASMINUE

SIDEWALK



BRADBOND PEAR + BALLED CYPRUS



THE GROUND FLOOR

