

ORDINANCE NO. 085-100

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM INDUSTRIAL TO PLANNED DEVELOPMENT, ON LAND LOCATED AT THE NORTHWEST CORNER OF QUORUM DRIVE AND DALLAS PARKWAY AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM ABERDEEN VENTURE; PROVIDING FOR SPECIAL CONDITIONS; 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, Texas, 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, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to wit: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land out of the JOSIAH PANCOAST SURVEY, ABSTRACT NO. 482, Dallas County, Texas, and being out of Quorum, a 71.90 acre addition to the Town of Addison as recorded in Volume 79100, Page 1895, Plat Records, Dallas County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the present West Right-of-Way of Dallas Parkway (200 foot R.O.W.) and the present North Right-of-Way of Quorum Drive (variable R.O.W.), a found iron rod;

THENCE North 86 degrees 39 min 54 sec West, a distance of 60.00 feet to a point of curvature, a found iron:

THENCE along a curve to the left, said curve having a central angle of 25 deg 01 min 48 sec, a radius of 470.90 feet, and an arc length of 205.72 feet (Chord bears South 80 deg 49 min 12 sec West, a distance of 204.70 feet.) to a point of reverse curvature, a found iron rod:

THENCE along a curve to the right, said curve having a central angle of 19 deg 15 min 33 sec, a radius of 238.00 feet, and an arc length of 80.00 feet (Chord bears South 77 deg 56 min 04 sec West, a distance of 79.62 feet.) to a set P.K. nail for corner:

THENCE North 02 deg 24 min 31 sec West, a distance of 192.97 feet to a set P.K. nail for corner:

THENCE due East, a distance of 136.00 feet to a set P.K. nail for corner:

THENCE due North, a distance of 353.82 feet to a set P.K. nail for corner:

THENCE North 89 deg 46 min 47 sec East, a distance of 197.56 feet to a found iron rod for corner:

THENCE South 01 deg 39 min 54 sec East, a distance of 501.93 feet to the POINT OF BEGINNING:

CONTAINING 126,323.47 square feet or 2.900 acres of land.

SECTION 2. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. The following special conditions are placed on the above described property:

1. All restaurant uses comply with all plumbing and health code requirements.
2. The landscaping along Quorum Drive be full-size Indian Hawthorn.

SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

SECTION 5. 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 6. 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 7. Whereas, the above described property requires 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 the 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.

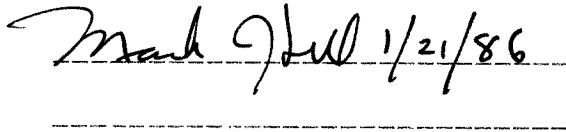
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 10th day of December, 1985.


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:



Pub. 2-7-86

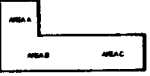
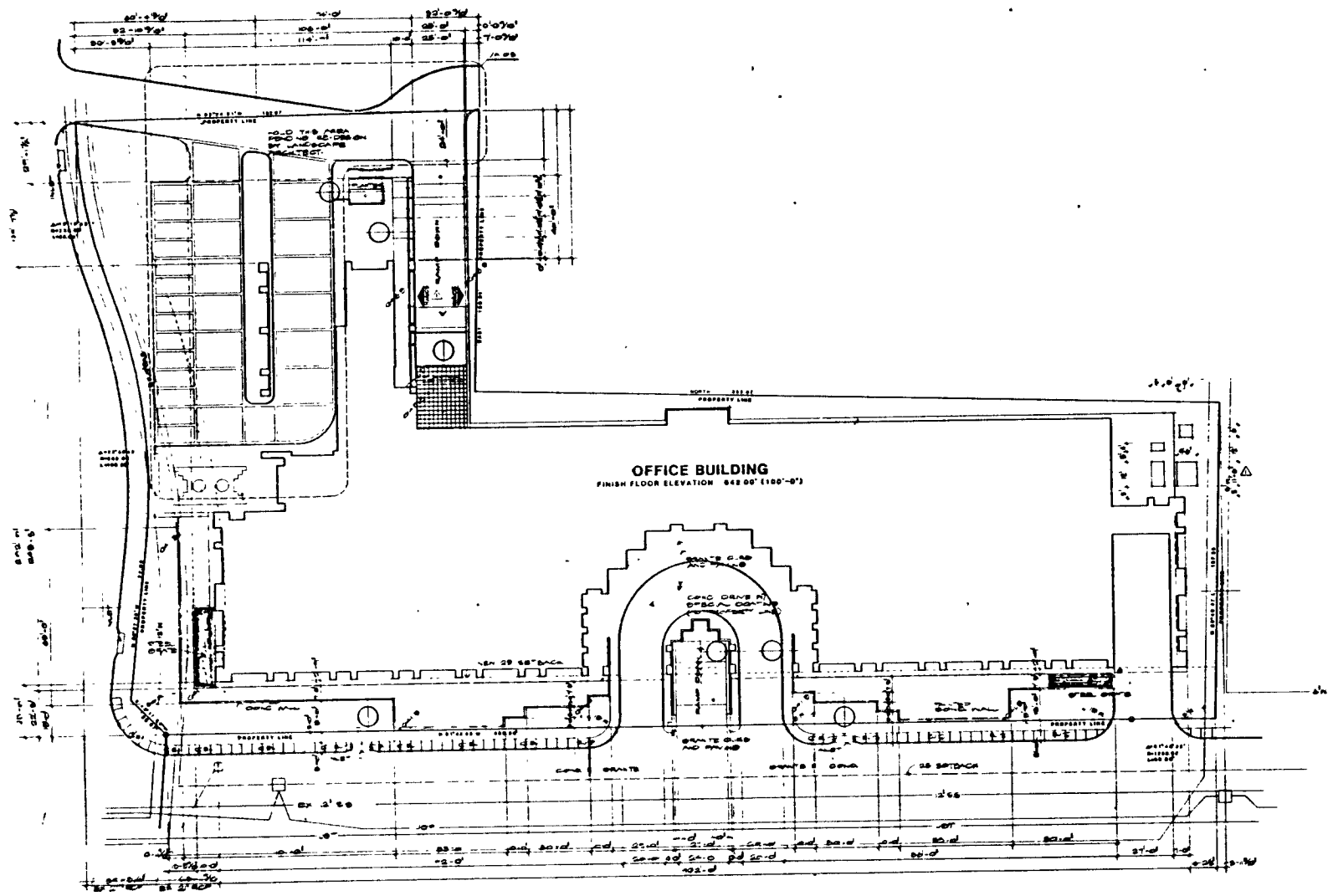
948-7



Taylor-Hewlett, Inc.
ARCHITECTURE
PLANNING
INTERIORS

Plot Scale: 1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"

001-530



KEY PLAN

*Prepared by
J. Johnson*

ABERDEEN

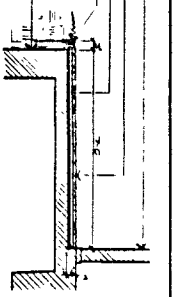
1001
1001 BENTLEY AVENUE
SANTA ANA, CALIFORNIA 92701

DATE	REVISION	BY

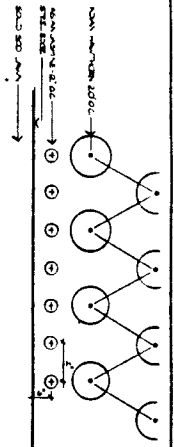
SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT 831018
SHEET A101

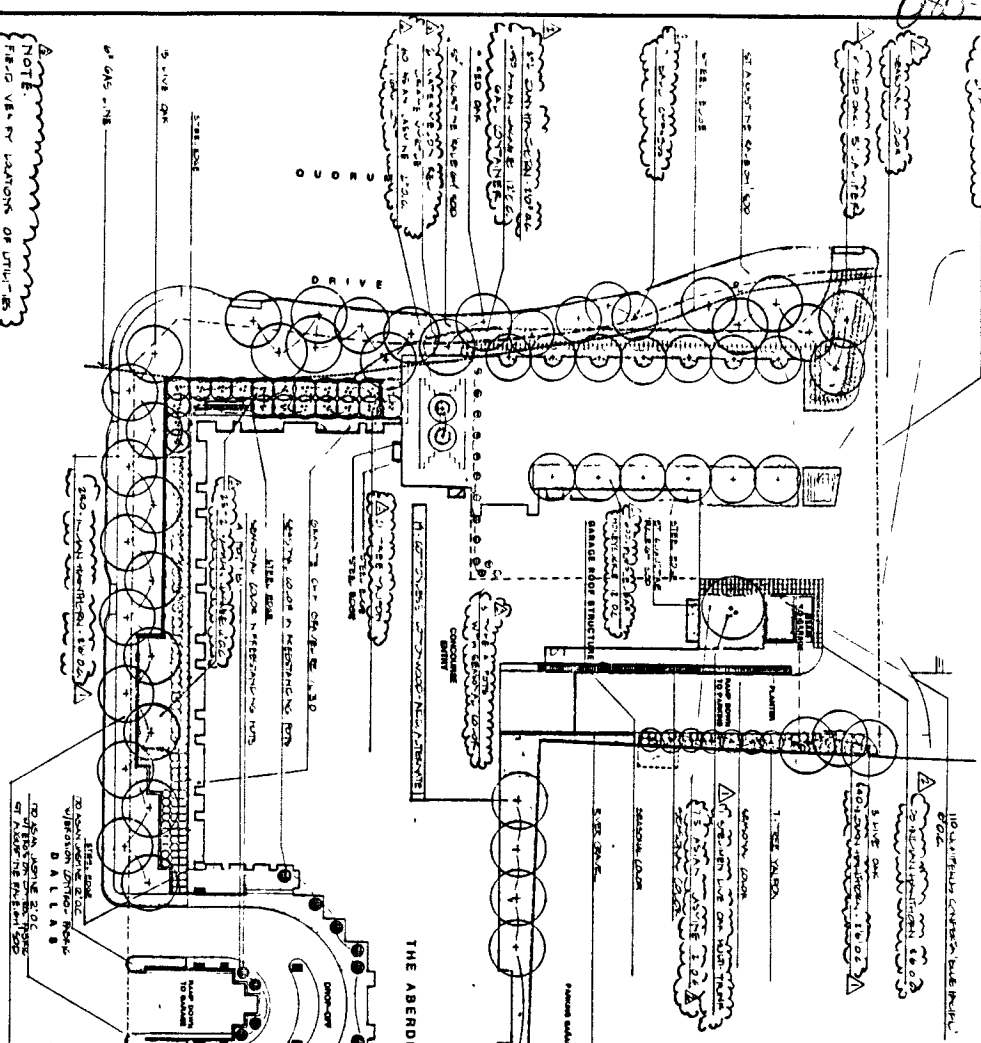


1 GRANITE CHIP MOW STRIP
NTS



2 SINGLE ROW LAYOUT OF ASIAN JASMINE
NTS

NOTE: FIELD VISIT LAYOUTS OF UTILITIES TO BE MADE TO CONSTRUCTION



PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	SIZE / REMARKS
1	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
2	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
3	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
4	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
5	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
6	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
7	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
8	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
9	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
10	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
11	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
12	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
13	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
14	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
15	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
16	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
17	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
18	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
19	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
20	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
21	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
22	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
23	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
24	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
25	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
26	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
27	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
28	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
29	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL
30	1	ASIAN JASMINE	PLUMERIA KAWAIIANA	1 1/2" DIA. 1 1/2' TALL

PLANTING PLAN



ARCHITECT: [Logo]
 PROJECT: [Project Name]
 DATE: [Date]
 SHEET: L3.0
 3

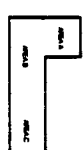
ABERDEEN
 ARCHITECTURE
 PLANNING
 INTERIORS

MIND
 MINDYK • NEWMAN • BARKER & PARTNERS, INC.



Taylor-Hewitt, Inc.
ARCHITECTURE
PLANNING
INTERIORS

144 East Main
Suite 200
1000 East Main
Decorah, IA 52003

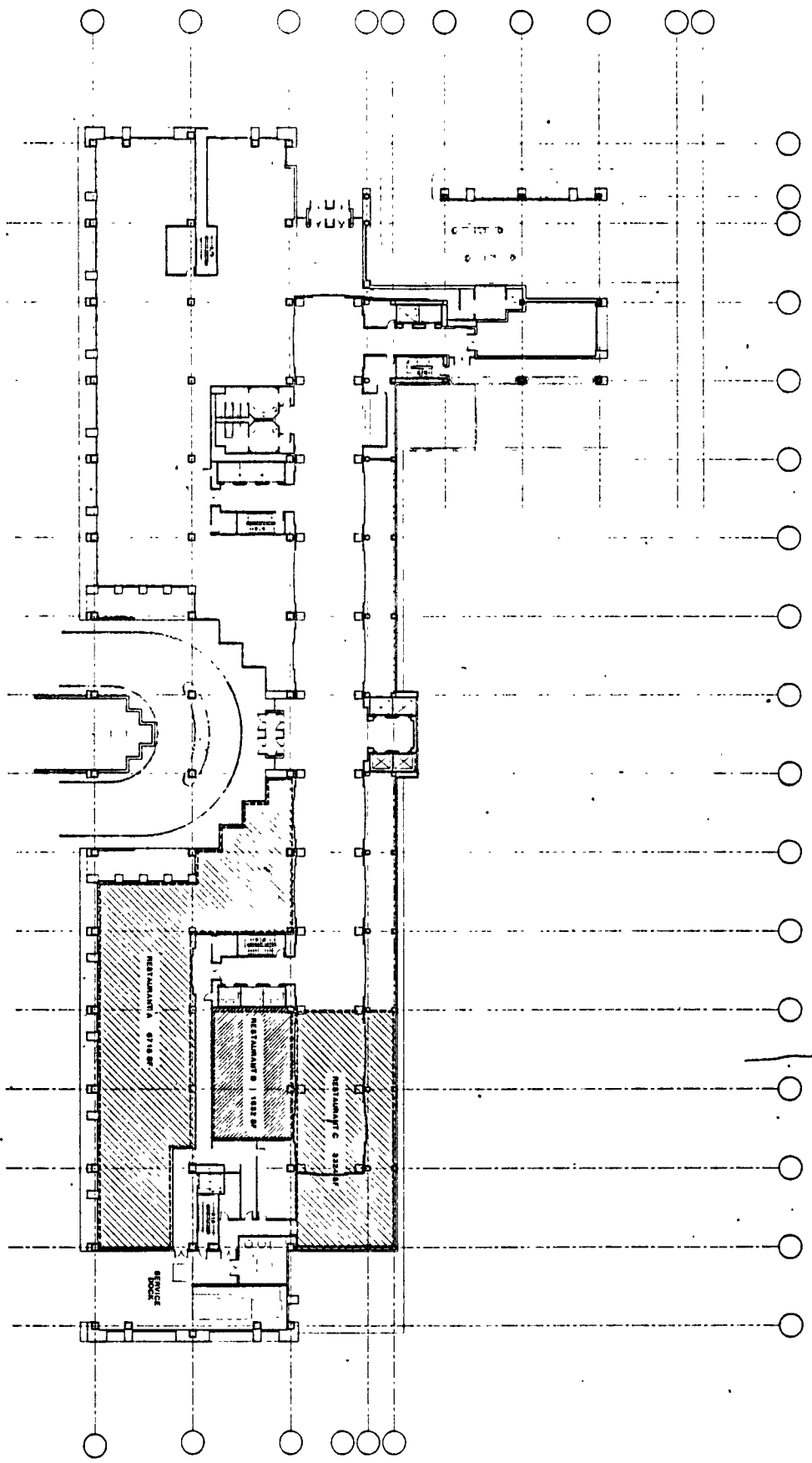


KEY PLAN

ABERDEEN
HOLIDAY HOMES

DATE	REVISION
11/11/10	1.0
11/11/10	2.0
11/11/10	3.0
11/11/10	4.0
11/11/10	5.0
11/11/10	6.0
11/11/10	7.0
11/11/10	8.0
11/11/10	9.0
11/11/10	10.0

PROJECT 831018



AREA OF SPECIAL USE

RESTAURANT A	8718 SF
RESTAURANT B	1388 SF
RESTAURANT C	3234 SF
TOTAL	13340 SF

GROUND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



