

ORDINANCE NO. 086-019

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 AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM RESTAURANT JASMINE, LOCATED IN THE FORUM OFFICE BUILDING AT THE SOUTHWEST CORNER OF BELT LINE ROAD AND SURVEYOR BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR NO 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

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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, as heretofore amended, is hereby amended so as to grant a special use permit for a restaurant and the sale of alcoholic beverages for on-premises consumption to Restaurant Jasmine. Said special use permit shall be granted, subject to the special conditions, on the following described property, to wit:

Tract\_A

BEING a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the Southerly line of Belt Line Road (a 100' R.O.W.), with the Westerly line of Surveyor Blvd. (a 60' R.O.W.), an iron stake for corner;

THENCE along the said Westerly line of Surveyor Blvd. the following:

S 24 deg 07' 30" E, a distance of 49.76 feet to the beginning of a curve to the left having a central angle of 14 deg 19' 26", and a radius of 630.0 feet, an iron stake for corner;

Southerly, around said curve, a distance of 157.50 feet to an iron stake for corner;

S 38 deg 26' 56" E, a distance of 60.86 feet, to the beginning of a curve to the right, having a central angle of 38 deg 38' 30", and a radius of 570.0 feet, an iron stake for corner;

Southerly around said curve, a distance of 384.42 feet to an iron stake for corner;

S 0 deg 11' 34" W, a distance of 321.34 feet to a point on the North line of Beltway Drive (a 60' R.O.W.), an iron stake for corner;

THENCE S 89 deg 52' 20" W, along said North line of Beltway Drive, a distance of 470.0 feet to a point on the East line of a 100' Texas Power & Light Co. R.O.W., an iron stake for corner;

THENCE N 0 deg 11' 34" E, leaving said North line of Beltway Drive, and along said East line of a 100' Texas Power & Light Co. R.O.W., a distance of 507.65 feet to an iron stake for corner;

THENCE S 89 deg 48' 26" E, a distance of 98.22 feet to an iron stake for corner;

THENCE N 0 deg 11' 34" E, a distance of 345.67 feet to a point on the above-mentioned Southerly line of Belt Line Road, an iron stake for corner;

THENCE along the said Southerly line of Belt Line Road the following:

N 63 deg 06' 10" E, a distance of 59.07 feet to the beginning of a curve to the right, having a central angle of 1 deg 50' 54", and a radius of 1860.0 feet, an iron stake for corner;

Easterly around said curve, a distance of 60.0 feet to the PLACE OF BEGINNING, and containing 7.421 acres of land.

#### Tract B

BEING a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the point of intersection of the Southerly line of Belt Line Road (a 100' R.O.W.), with the Westerly line of Surveyor Blvd. (a 60' R.O.W.), an iron stake for corner;

THENCE, along said Belt Line Road and around a curve to the left having a central angle of 1 deg 50' 54" and a radius of 1860.0 feet, a distance of 60.0 feet to an iron stake for corner;

THENCE S 63 deg 06' 10" W, continuing along said Belt Line Road, a distance of 59.07 feet to the PLACE OF BEGINNING, an iron stake for corner;

THENCE S 0 deg 11' 34" W, a distance of 345.67 feet to an iron stake for corner;

THENCE N 89 deg 48' 26" W, a distance of 98.22 feet to a point on the East line of 100' Texas Power & Light Co. R.O.W., an iron stake for corner;

THENCE N 0 deg 11' 34" E, along said East line of a 100' Texas Power & Light Co. R.O.W., a distance of 296.25 feet to a point on the above-mentioned Southerly line of Belt Line Road, an iron stake for corner;

THENCE, Easterly, along said Southerly line of Belt Line Road, and around a curve to the left having a back tangent bearing of N 64 deg 36' 37" E, a central angle of 1 deg 30' 27", and a radius of 1960.08 feet, a distance of 51.37 feet to an iron stake for corner;

THENCE N 63 deg 06' 10" E, continuing along said Southerly line of Belt Line Road, a distance of 58.43 feet to PLACE OF BEGINNING and containing 0.723 acres of land.

BEING a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the Southerly line of Belt Line Road (a 100' R.O.W.), with the Westerly line of Surveyor Blvd. (a 60' R.O.W.), an iron stake for corner;

THENCE along the said Westerly line of Surveyor Blvd. the following:

S 24 deg 07' 30" E, a distance of 49.76 feet to the beginning of a curve to the left having a central angle of 14 deg 19' 26", and a radius of 630.0 feet, an iron stake for corner;

Southerly, around said curve, a distance of 157.50 feet to an iron stake for corner;

S 38 deg 26' 56" E, a distance of 60.86 feet, to the beginning of a curve to the right, having a central angle of 38 deg 38' 30", and a radius of 570.0 feet, an iron stake for corner;

Southerly around said curve, a distance of 384.42 feet to an iron stake for corner;

S 0 deg 11' 34" W, a distance of 321.34 feet to a point on the North line of Beltway Drive (a 60' R.O.W.), an iron stake for corner;

THENCE S 89 deg 52' 20" W, along the said North line of Beltway Drive, a distance of 470.0 feet to a point on East line of a 100' Texas Power & Light Co. R.O.W., an iron stake for corner;

THENCE N 0 deg 11' 34" E, leaving said North line of Beltway Drive, and along said East line of a 100' Texas Power & Light Co. R.O.W., a distance of 803.90 feet to a point on the above-mentioned Southerly line of Belt Line Road, an iron stake for corner;

THENCE along the said Southerly line of Belt Line Road the following:

Easterly around a curve to the left, having a back tangent bearing of N 64 deg 36' 37" E, a central angle of 1 deg 30' 27", and a radius of 1960.08 feet, a distance of 51.57 feet to an iron stake for corner;

N 63 deg 06' 10" E, a distance of 117.50 feet to the beginning of a curve to the right, having a central angle of 1 deg 50' 54", and a radius of 1860.0 feet, an iron stake for corner;

Easterly around said curve, a distance of 60.0 feet to THE PLACE OF BEGINNING, and containing 354,747 square feet or 8.144 acres of land.

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

1. The comments and recommendations of the Addison Landscape Department.
2. The comments and recommendations of the Environmental Services Department.

SECTION 3. That 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 4. 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 One Thousand Dollars (\$1,000.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 5. That 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. Whereas, the above described 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 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.

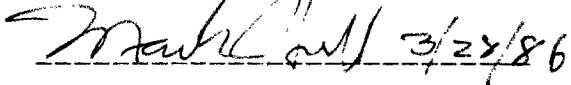
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 11th day of March, 1986.

  
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MAYOR

ATTEST:

  
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CITY SECRETARY

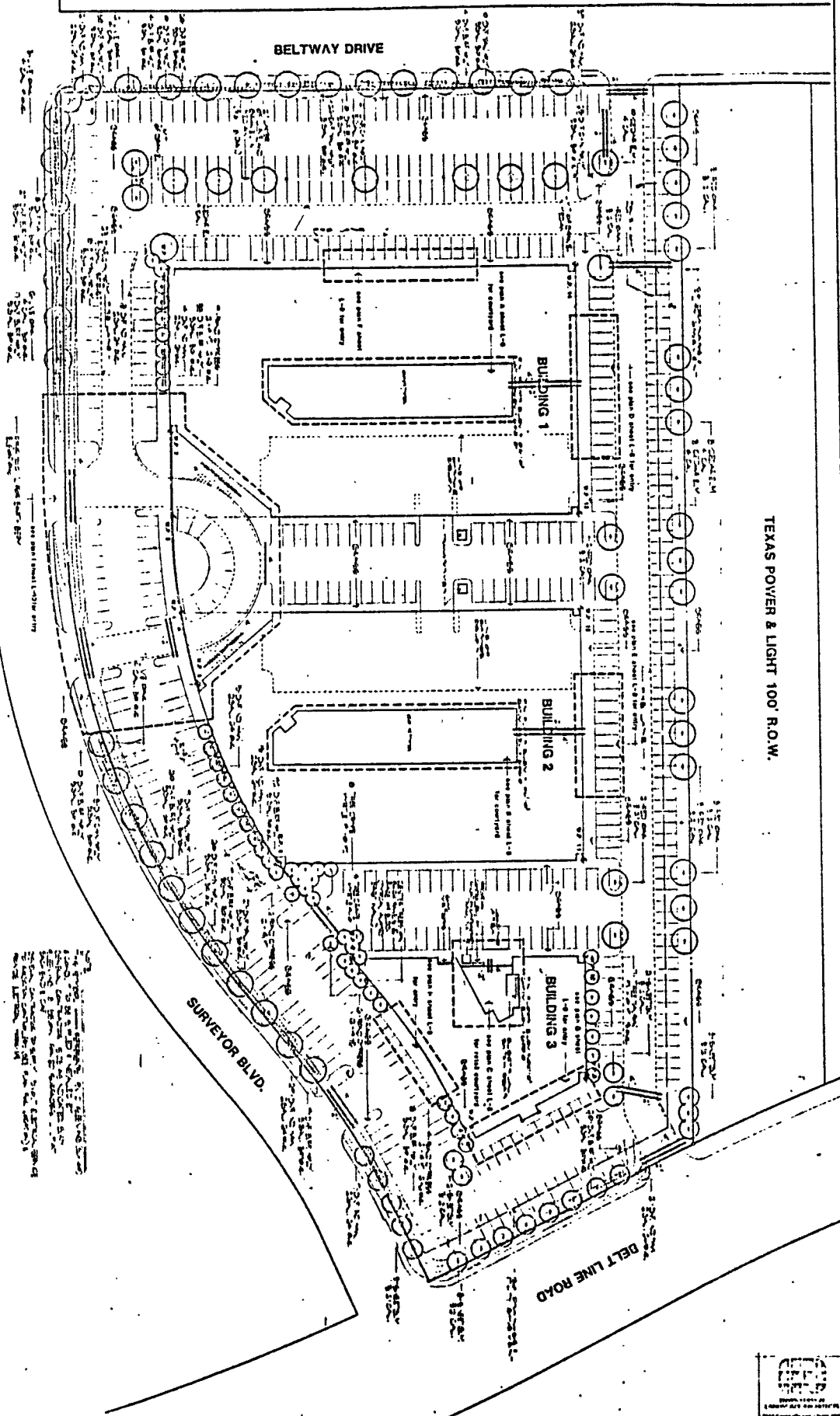
APPROVED AS TO FORM:

  
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01 SITE PLAN



TEXAS POWER & LIGHT 100' R.O.W.

GENERAL NOTES:  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.  
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
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PLANT LIST (SEE SHEETS FOR COURTYARD PLANT LIST)

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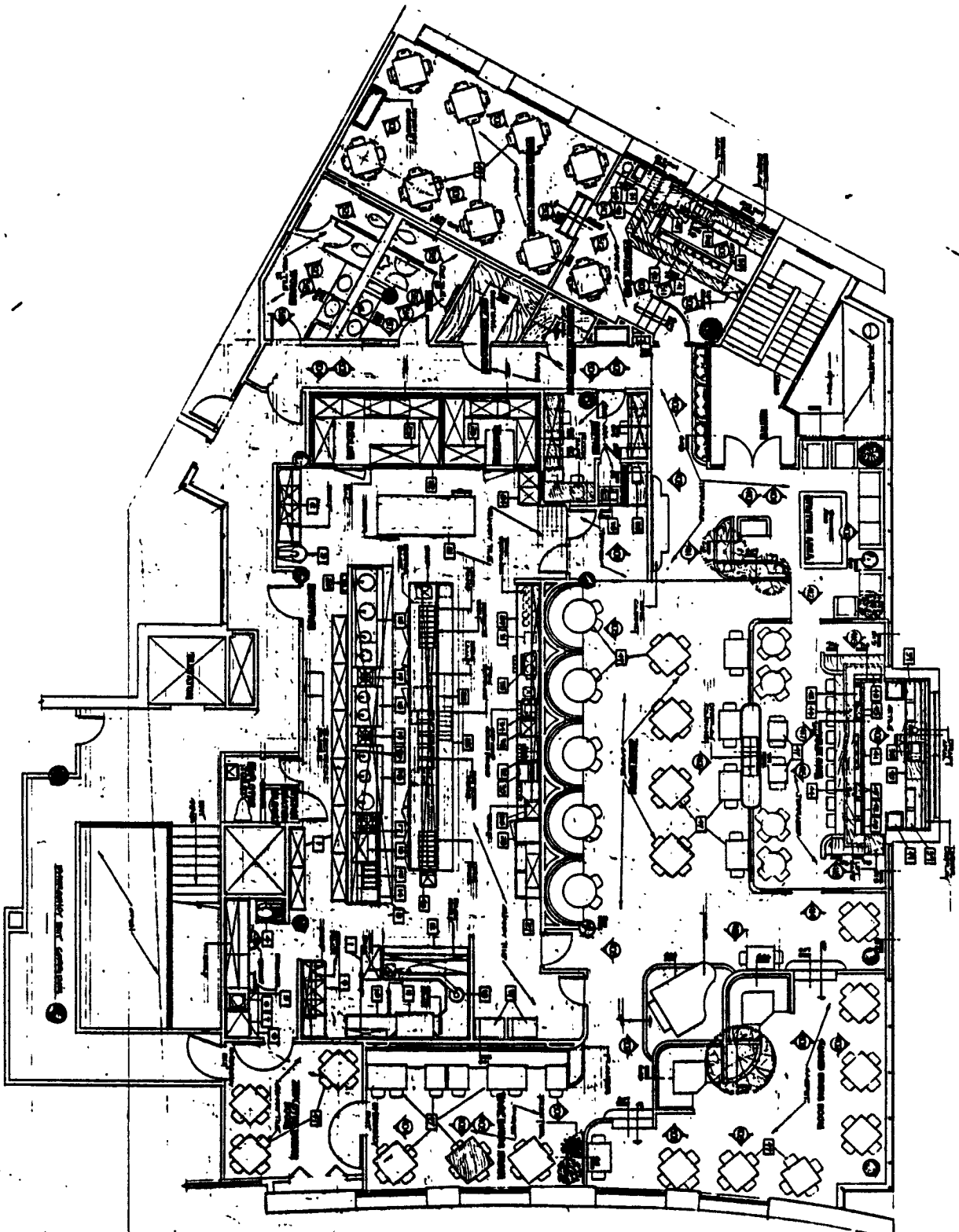
A COMMERCIAL AND OFFICE COMPLEX IN ADDISON TEXAS  
**SAC / DELTLINE**  
 SOUTHWEST AMERICAN COMPANY, INC.



**HKS**

HARWOOD K. SHREVE PARTNERS  
 ARCHITECTS  
 1515 FLORENCE ST. SUITE 1000, DALLAS, TEXAS 75201  
 DALLAS OFFICE: 214-748-5201





**SEATING & EQUIPMENT PLAN**

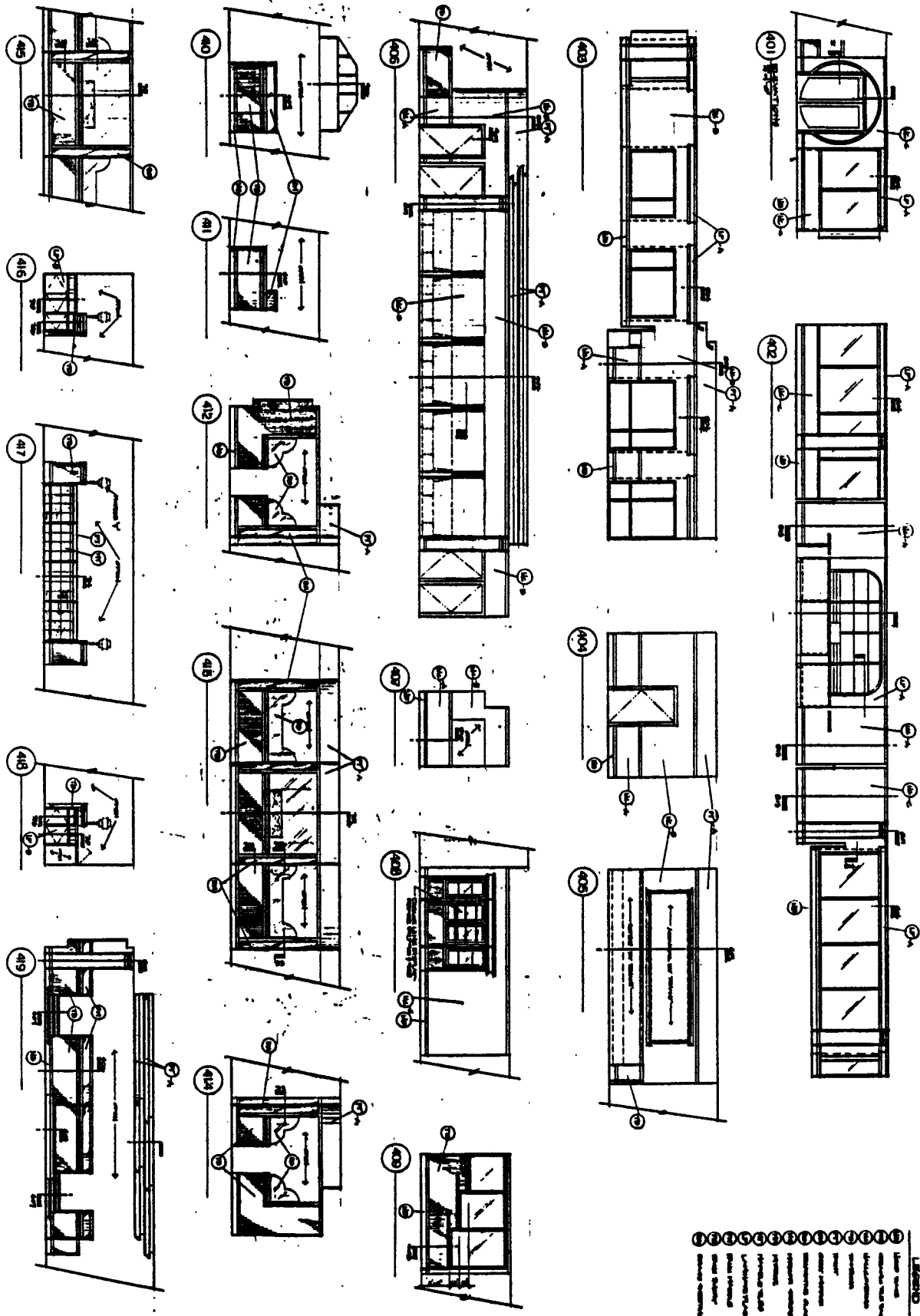
RESTAURANT FLOOR PLAN (SEE DRAWING)

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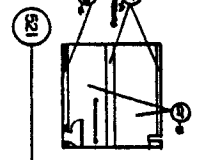
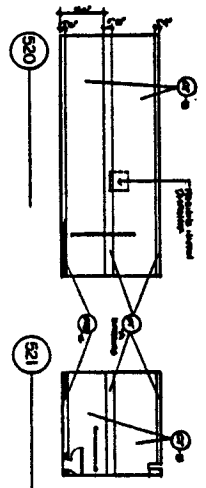
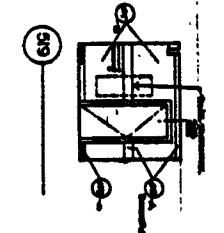
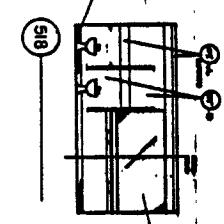
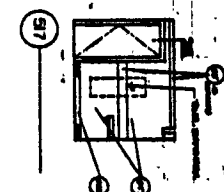
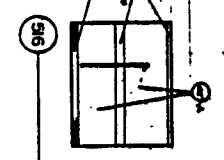
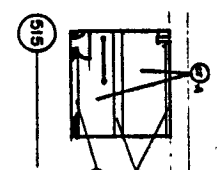
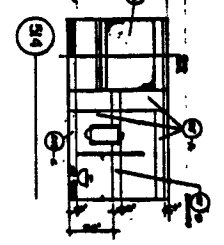
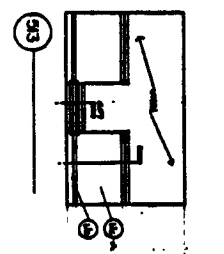
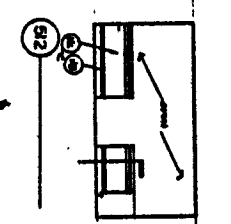
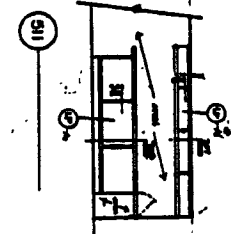
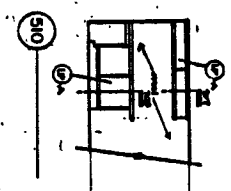
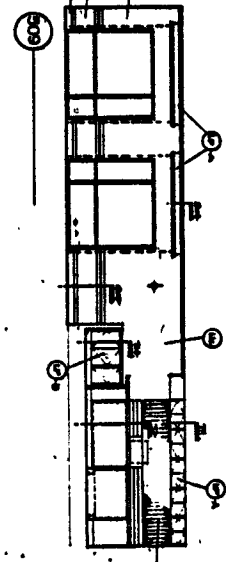
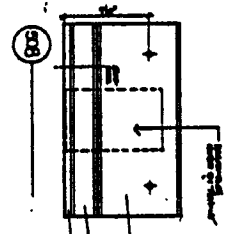
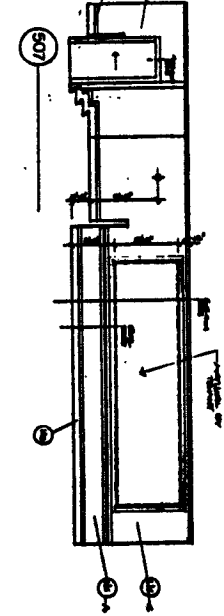
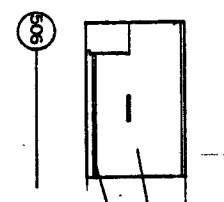
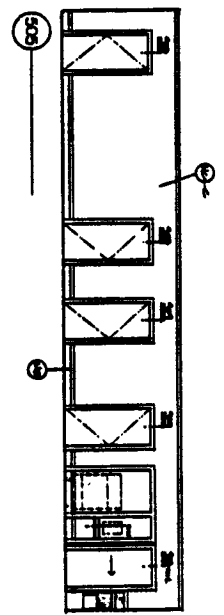
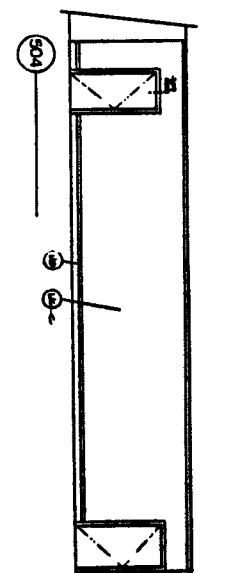
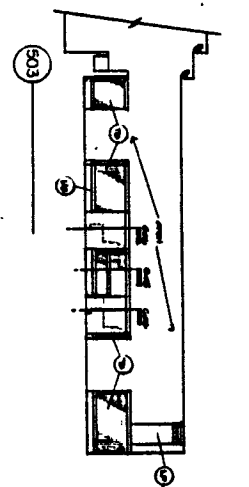
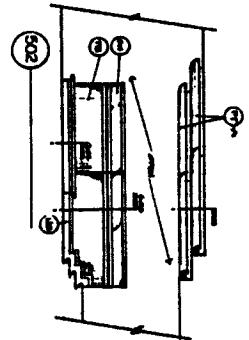
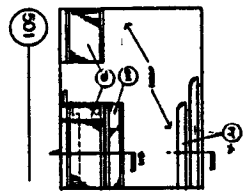
**EQUIPMENT SCHEDULE**

**JASMINE**  
ARCHITECTS

Sheet No. **IF-2**

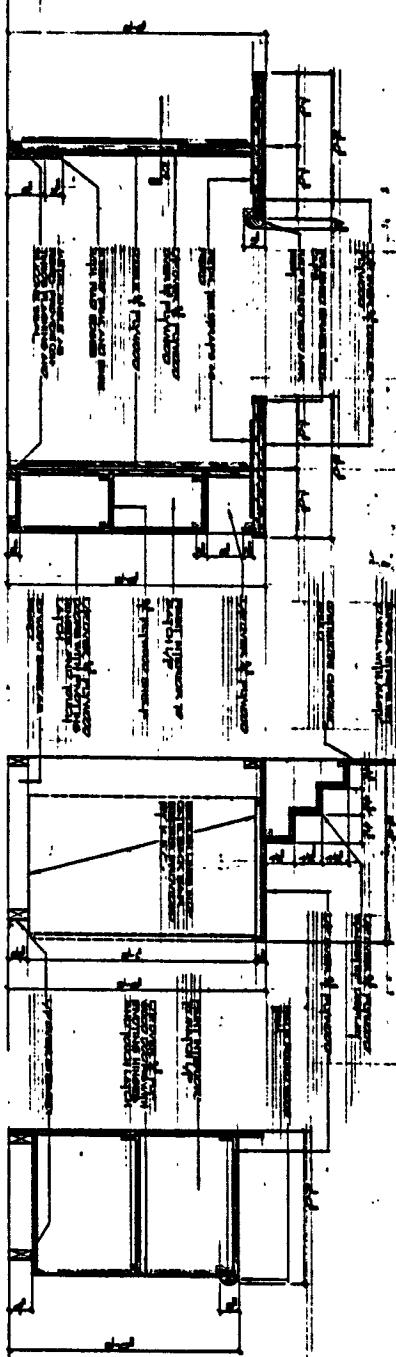


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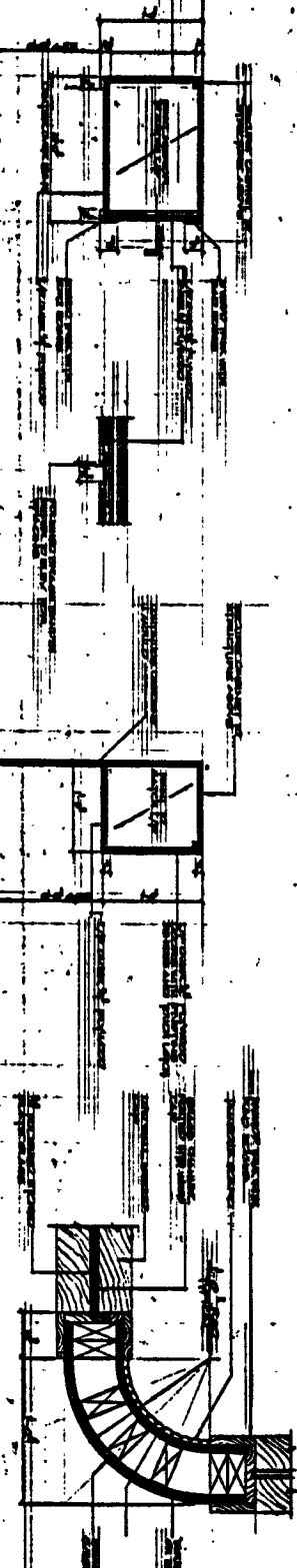




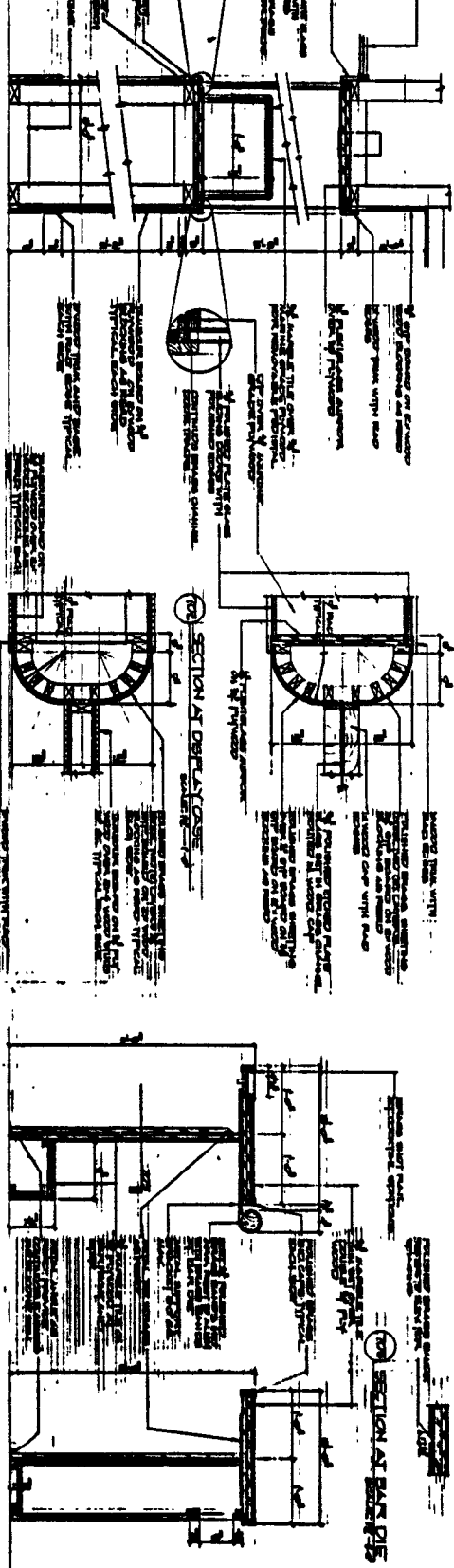
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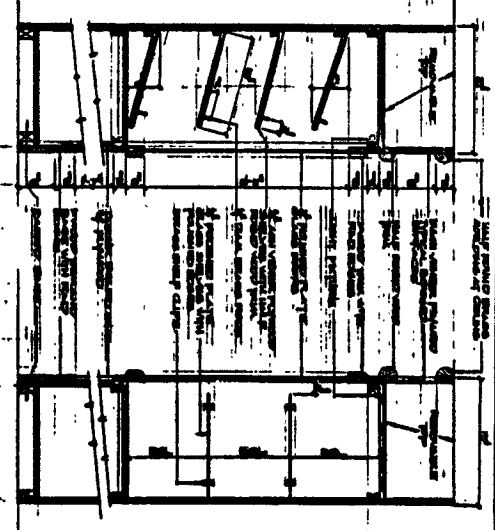
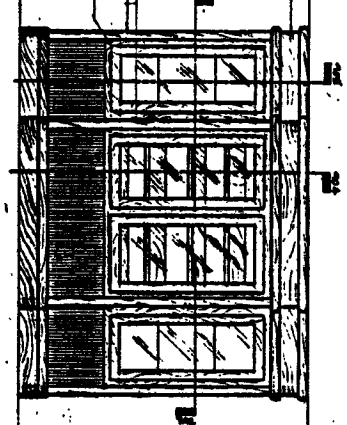
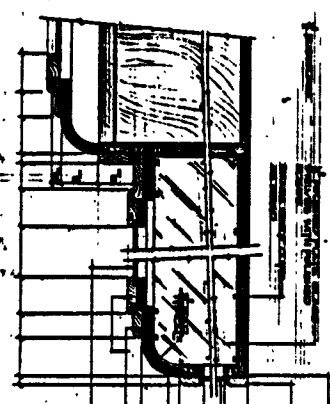
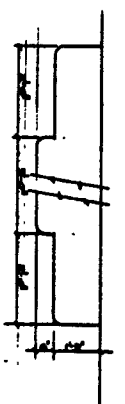
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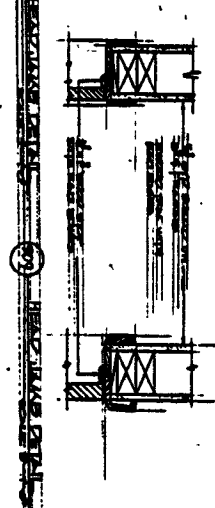
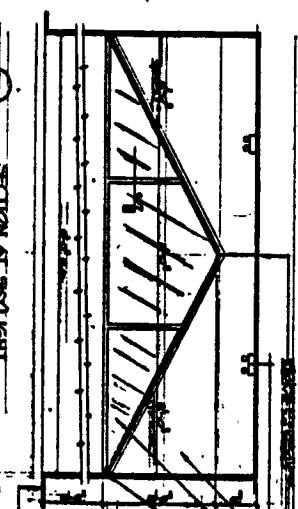




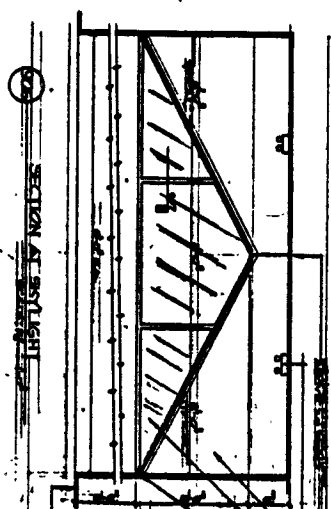
PLAN VIEW A WINE CABINET



SECTION A WINE CABINET



SECTION A WINE CABINET



NOTES  
1. ALL DIMENSIONS ARE IN INCHES  
2. SEE DRAWING FOR MATERIALS

LASERLINE  
MASONRY TILES

Architectural title block containing project information, scale, and drawing details.