

ORDINANCE NO. 086-020

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 MCLEAN PROPERTIES, LOCATED AT THE OFFICE BUILDING AT THE NORTHEAST CORNER OF QUORUM DRIVE AND ARAPAHO ROAD; 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,

Pub. 3/21/86

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 to McLean Properties. Said special use permit shall be granted, subject to special conditions, on the following described property, to-wit:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection point of the west right-of-way of Spectrum Drive, (80 foot R.O.W.) and the north right-of-way of Arapaho Road (60 foot R.O.W.)

THENCE S. 89 deg 56' 04" W., along said North R.O.W., a distance of 355.00 feet to a point for corner;

THENCE N 45 deg 03' 56" W., for a distance of 21.34 feet to a point:

THENCE N 00 deg 25' 00" W., for a distance of 26.92 feet to a point, said point being the point of curvature of a curve to the right, said curve having a central angle of 18 deg 40' 18", a 110.00 foot radius, and a chord bearing of N 08 deg 55' 09" E., 35.69 feet;

THENCE, along arc of said curve a distance of 35.85 feet to a point, said point being the point of reverse curvature on a curve to the left, said curve having a central angle of 18 deg 40' 18", a 460.00 foot radius, and a chord bearing of N 08 deg 55' 09" E., 149.24 feet;

THENCE, along arc of said curve for a distance of 149.91 feet to the point of tangency of said curve;

THENCE N 00 deg 25' 00" W., for a distance of 140.57 feet to a point for corner;

THENCE N 89 deg 35' 00" E., for a distance of 213.93 feet to a point for corner;

THENCE S 60 deg 25' 00" E., for a distance of 179.64 feet to a point, said point being located in the west R.O.W. line of Arapaho Road (80 foot R.O.W.) and also located in a curve to the left, said curve having a central angle of 27 deg 01' 07" a 270.43 foot radius, and a chord bearing of S 13 deg 05' 33" W., 127.34 feet;

THENCE, along arc of said curve for a distance of 127.52 feet to the point of tangency of said curve;

THENCE S 00 deg 25' 00" E., along said West R.O.W., for a distance of 154.66 feet to the POINT OF BEGINNING;

CONTAINING 124,692.91 square feet or 2.863 acres of land.

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

1. 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. 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 425 square feet.
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 One Thousand Dollars (\$1,000.00) and not less than Five Hundred Dollars (\$500.00) 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, subdivision, 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 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 case provides.

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



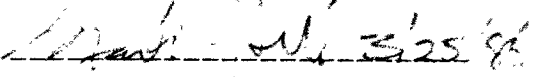
MAYOR

ATTEST:

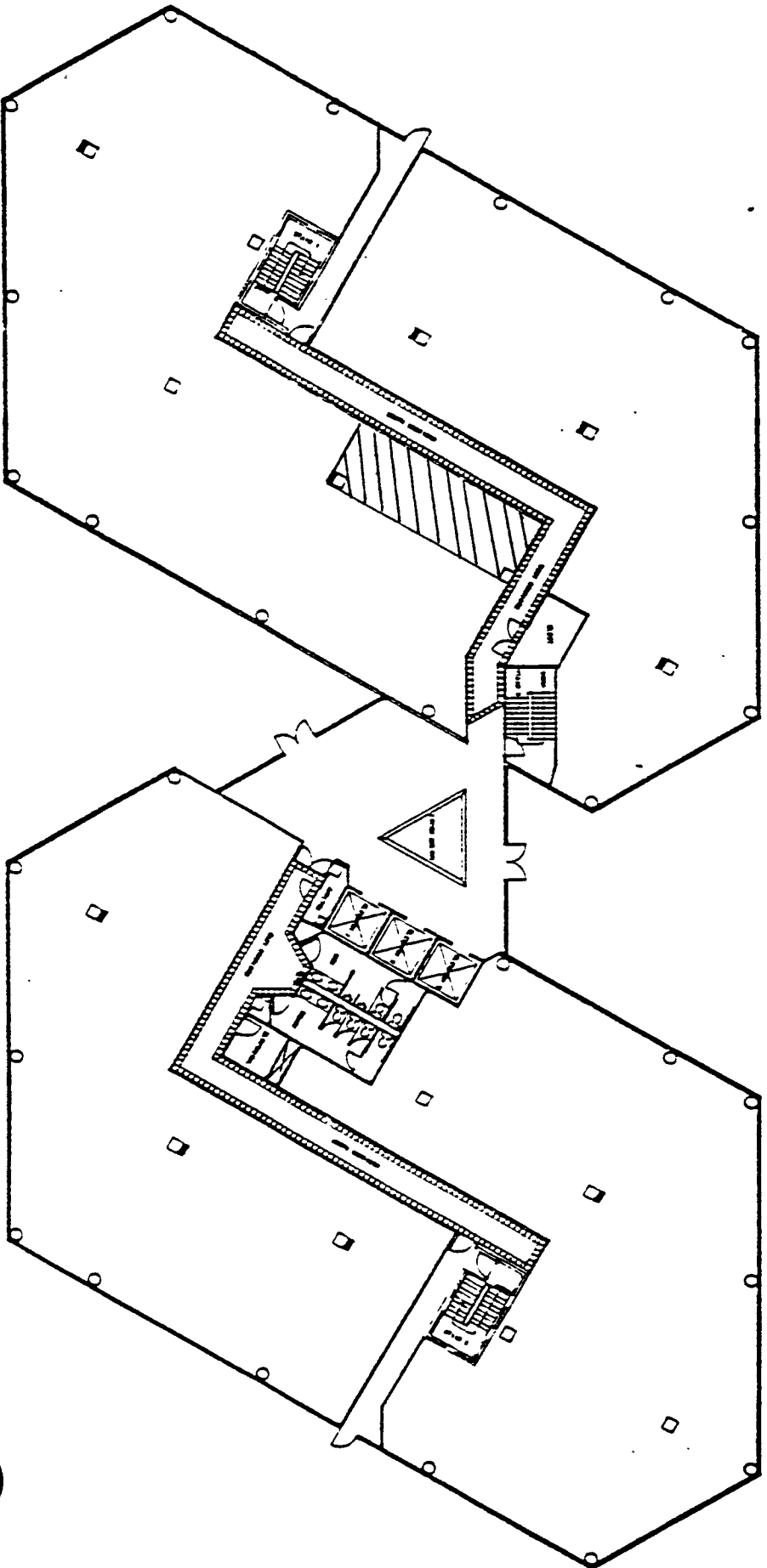


CITY SECRETARY

APPROVED AS TO FORM:



FIRST FLOOR MASTER



PALMER CENTER - PHASE ONE

SCALE
1/8" = 1'-0"



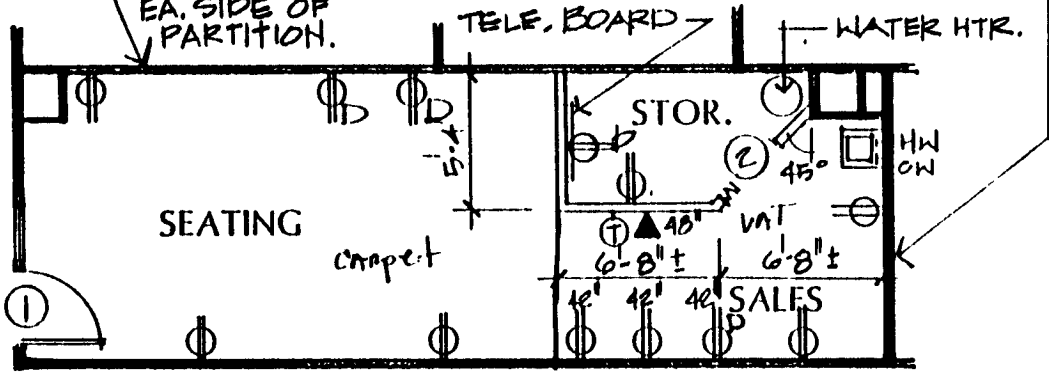
086-020

CASE FILE NO. 960-5UP
RECEIVED. 1/29/86

NOTES: 1. NEW PARTITIONS SHALL BE 2 1/2" MTL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. EA. SIDE. PARTITION SHALL BE FROM FLOOR TO CLG.

2. ALL WALLS TO BE TAPED, BEDDED, TEXTURED & PAINTED. REFER TO ROOM FINISH & COLOR SCHEDULE SHEET A2.

EXTEND 2 1/2" MTL. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. EA. SIDE TO STRUCTURE ON NORTH AND EAST DEMISING WALLS. WALL SHALL HAVE BATT INSUL. W/ BATT INSUL. ON ACOUS. LAYIN CLG. 4'-0" EA. SIDE OF PARTITION.

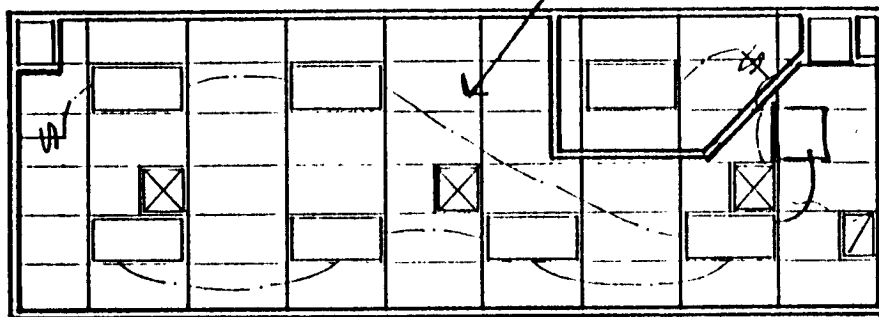


BUILDING CORRIDOR

FLOOR PLAN

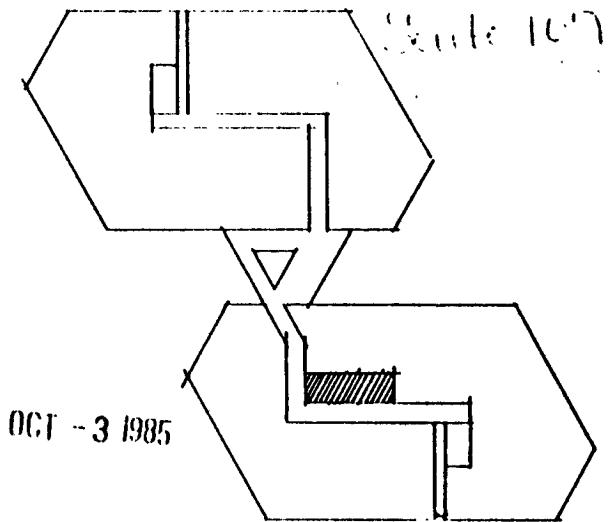
SCALE: 1/8"=1'-0"

EXIST'G CLG. TO REMAIN



REFLECTED CEILING PLAN

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



KEYPLAN

OCT - 3 1985

LEGEND

- == NEW PART.
- █ EXIST. WALL
- ⊕ DUPLEX OUTLET
- ⊕ DEDICATED CIRCUIT
- ⊕ DUPLEX OUTLET
- 42" ⊕ DUPLEX OUTLET 42" AFF.
- ⊙ DOOR NO
- ⊕ THERMO STAT
- ▼ 48" TELE. OUTLET 48" AFF.
- ↙ COLD WATER SUPPLY
- ↘ HOT WATER SUPPLY
- ▭ 2x4 FLOOR. FIXTURE BULD. STANDARD
- ⊗ SUPPLY AIR DIFF'R.
- ▭ RETURN AIR GRILLE
- ⊕ SINGLE POLE SWITCH

FAISAL SHAIKH SANDWICH SHOP
FIRST FLOOR PALMER CENTER
442.8 S.F. LEASABLE

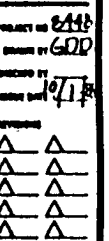


SCOTT DYE ARCHITECTS

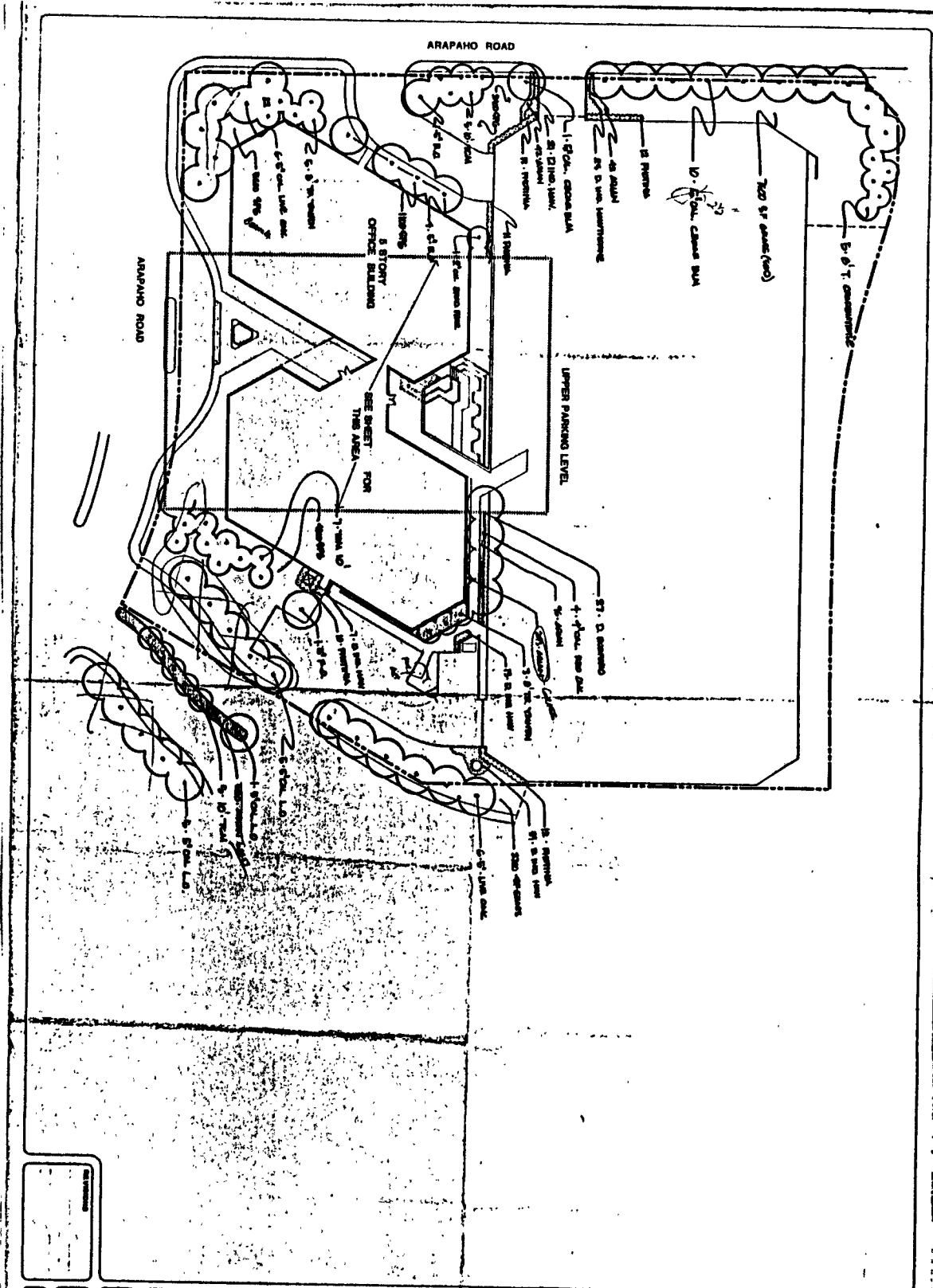
5025 Arapaho, Suite 110
Dallas, Texas 75248
214/991-2200





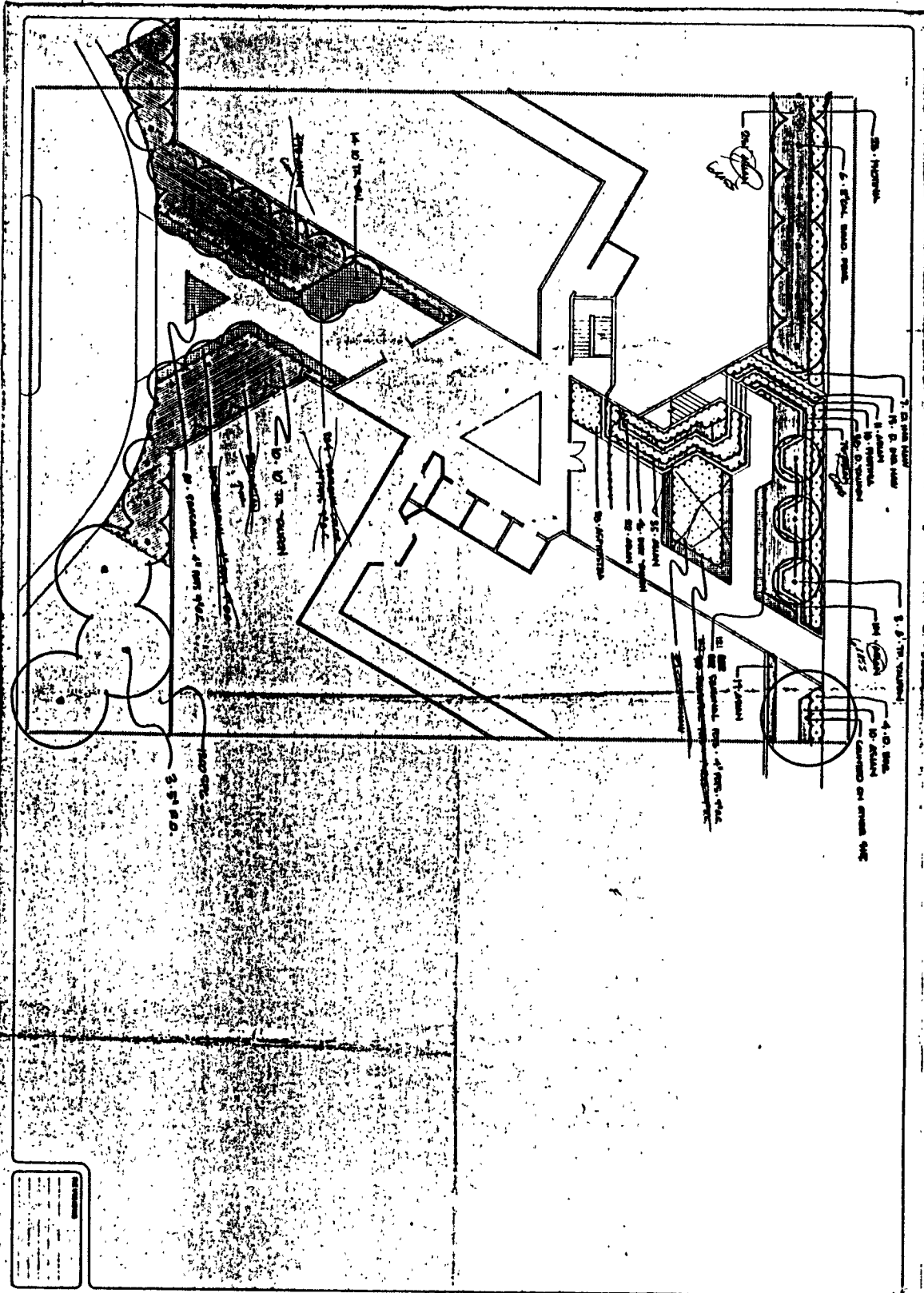
MCLEAN PROPERTIES
5025 ARAPAHO DALLAS
PALMER CENTER TEXAS



1-2
A1



SHRT. OF SCALE 1" = 50'-0" DATE		<p align="center">PALMER CENTER - PHASE I McLean and Webster ADDISON TEXAS</p>	SHEET TITLE		
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REVISIONS

SCALE
1/4" = 1'-0"

DATE
10-12-84



PALMER CENTER - PHASE I
 McLean and Webster
 ADDITION TO EXISTING BUILDING - TEXAS

SHEET TITLE
 FLOOR PLAN



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