

ORDINANCE NO. 086-036

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; LOCATED AT THE EXISTING OFFICE BUILDING AT 14850 QUORUM DRIVE; AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM MR. FRED GILANI; 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, and 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,

*Park.*

5/8/86



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, 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 1.753 acre tract of land out of the Josiah Pancoast Survey, Abstract No. 1146, and the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas and being out of Quorum, a 71.90 acre addition to the City of Addison as recorded in Volume 79100, Page 1895, Plat Records, Dallas County, Texas, and being a portion of the property conveyed by Daon-Texas to Quorum Investors, &2, Ltd. by deed filed July 22, 1980, in Volume 80144, Page 764 Deed Records.

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. The proposed restaurant space in this "PD" District be limited to 2,330 square feet of inside space and 640 square feet of patio dining area with the parking ratio for the restaurant space being set at (1) space for every (300) square feet of restaurant floor area with verification from the applicant of spaces available in the parking structure.
2. The property owner allow this office building's parking structure and the parking structure of the adjoining building be connected with the extra parking for the use of the restaurant patrons: with all this being done in a recordable document which becomes a deed restriction or covenant to this property.

3. The applicant submit a detailed landscaping plan for review and recommendation to the Council.
4. Subject to the Council's later approval of color palat of exterior colors.

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 One Thousand (\$1,000.00) and not less then (\$500.00) Five Hundred 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, 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 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 22nd day of April, 1986.

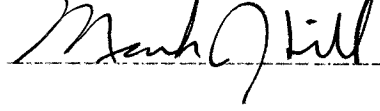
  
-----  
MAYOR

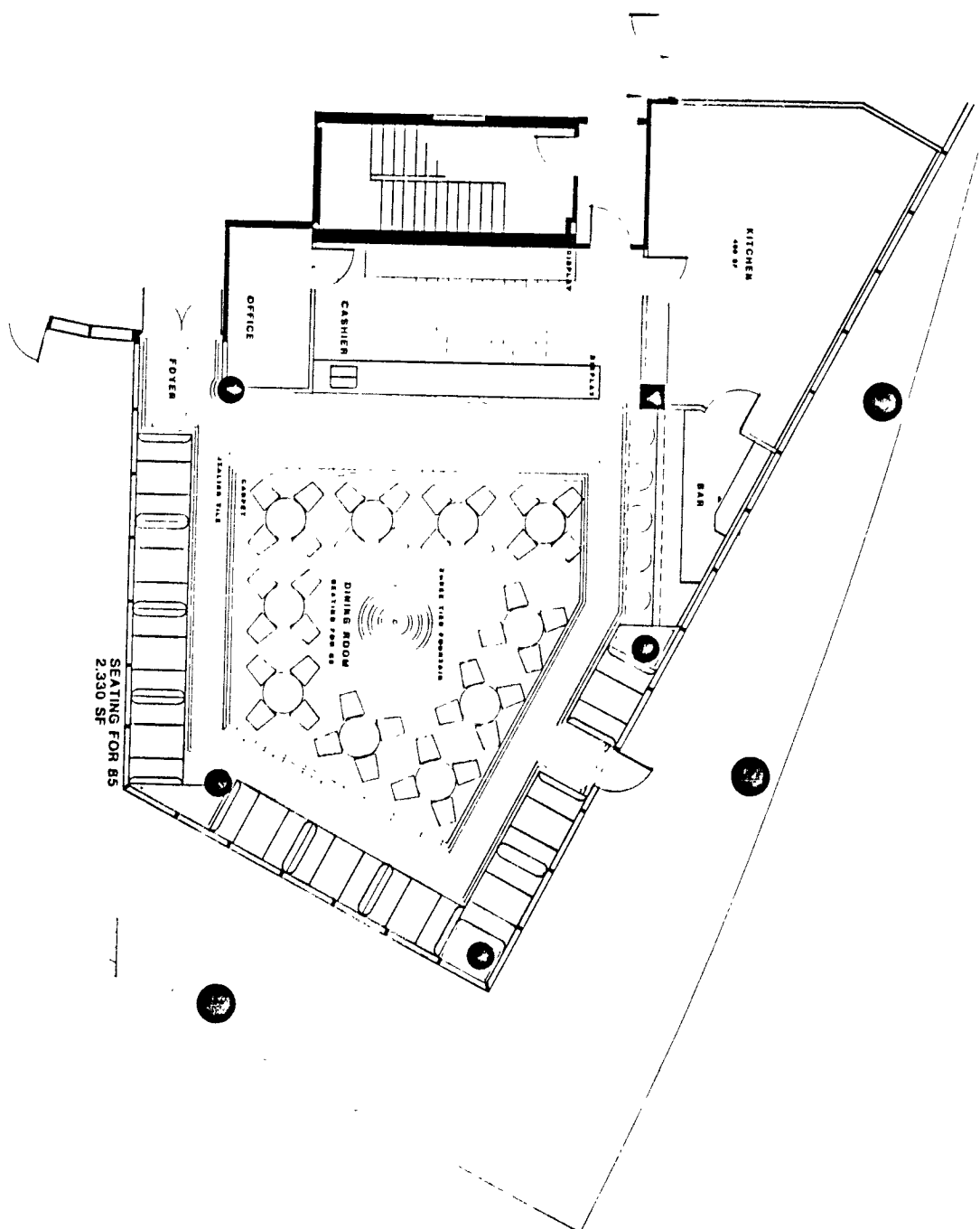
ATTEST:

  
-----  
CITY SECRETARY

CASE NO. 975-Z

APPROVED AS TO FORM:

  
-----  
-----

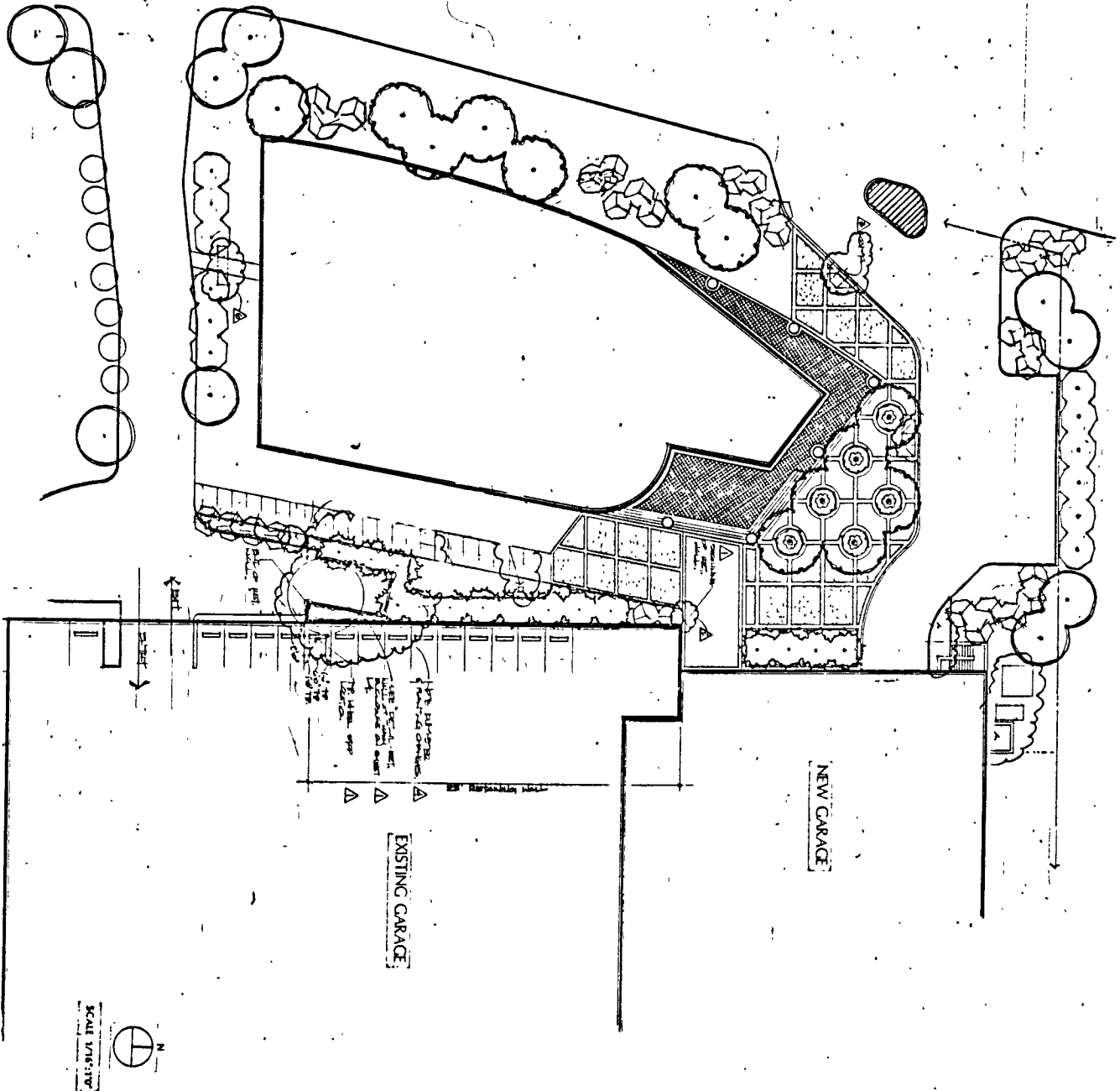


FLOOR PLAN  
1/4" = 1'-0"

SEATING FOR 85  
2,330 SF

CASE FILE NO. 975-2  
RECEIVED. 9/6-82

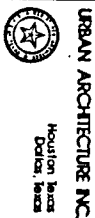
SHEET NUMBER	DATE			<b>MIDWAY ARCHITECTURAL PLANNING</b> DALLAS • HOUSTON • SAN ANTONIO • FORT WORTH EL PASO • TULSA • OKLAHOMA CITY • DENVER	A SPACE PLAN FOR: <b>CAFE DE FRANCE</b> 14850 QUORUM DR. ADDISON, TEXAS



SUBMISSIONS

NO	DATE	DESCRIPTION
1	8-2-07	FINAL PLAN
2	8-2-07	CONTRACT
3	8-2-07	PERMITS
4	8-2-07	CONSTRUCTION
5	8-2-07	AS-BUILT
6	8-2-07	MAINTENANCE

14850 QUORUM DRIVE  
 ADDISON TEXAS,  
 LANDSCAPE ARCHITECTURAL PLANS

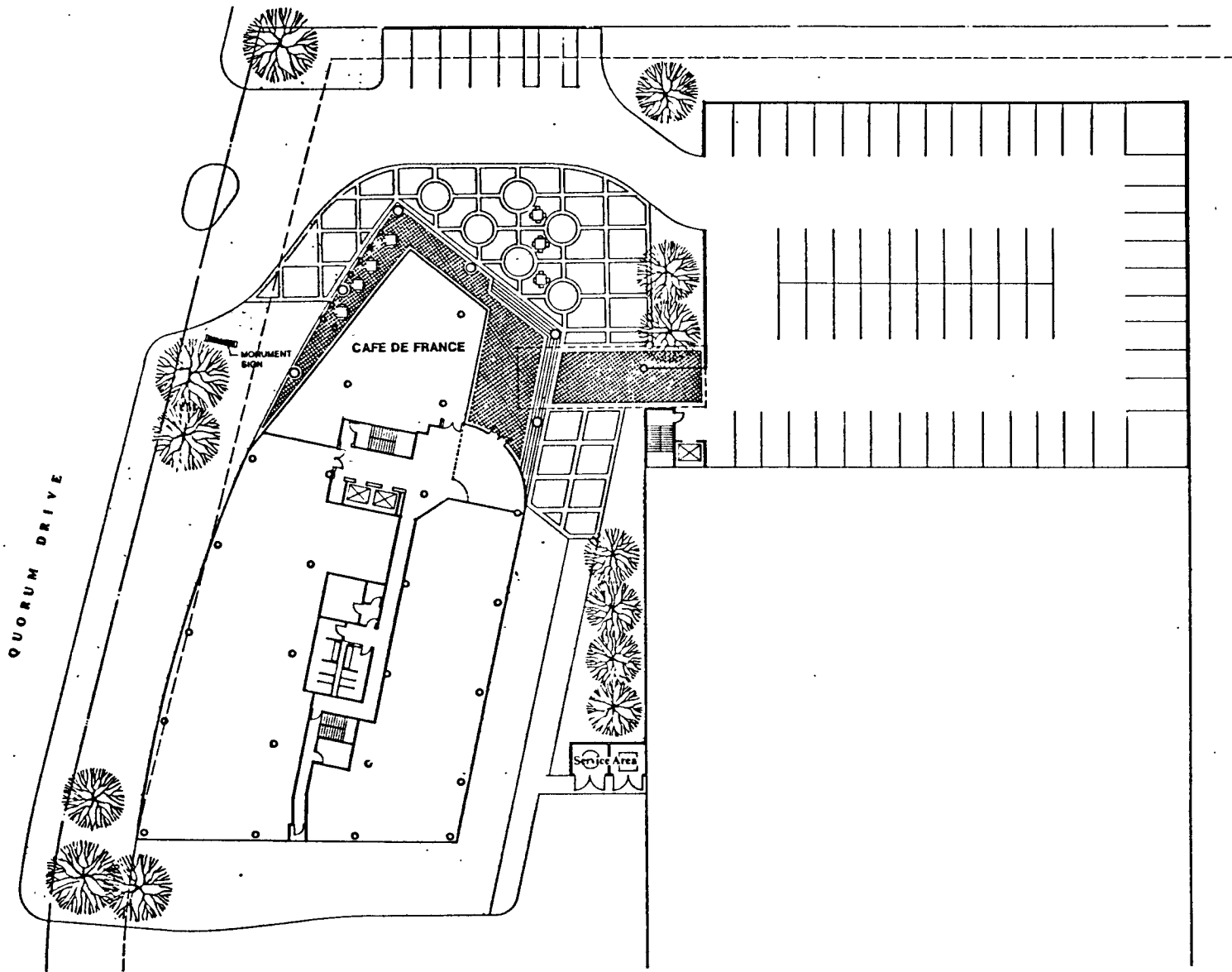


WHEEL STOP and  
 RETAINING WALL LAYOUT



**MESA**  
 DESIGN GROUP

COMMISSION NO. D10/5 [1]



S I T E P L A N



SUBMISSIONS		
NO	DATE	DESCRIPTION

HANDICAPPED	4
COVERED PARKING	240
UNCOVERED PARKING	7

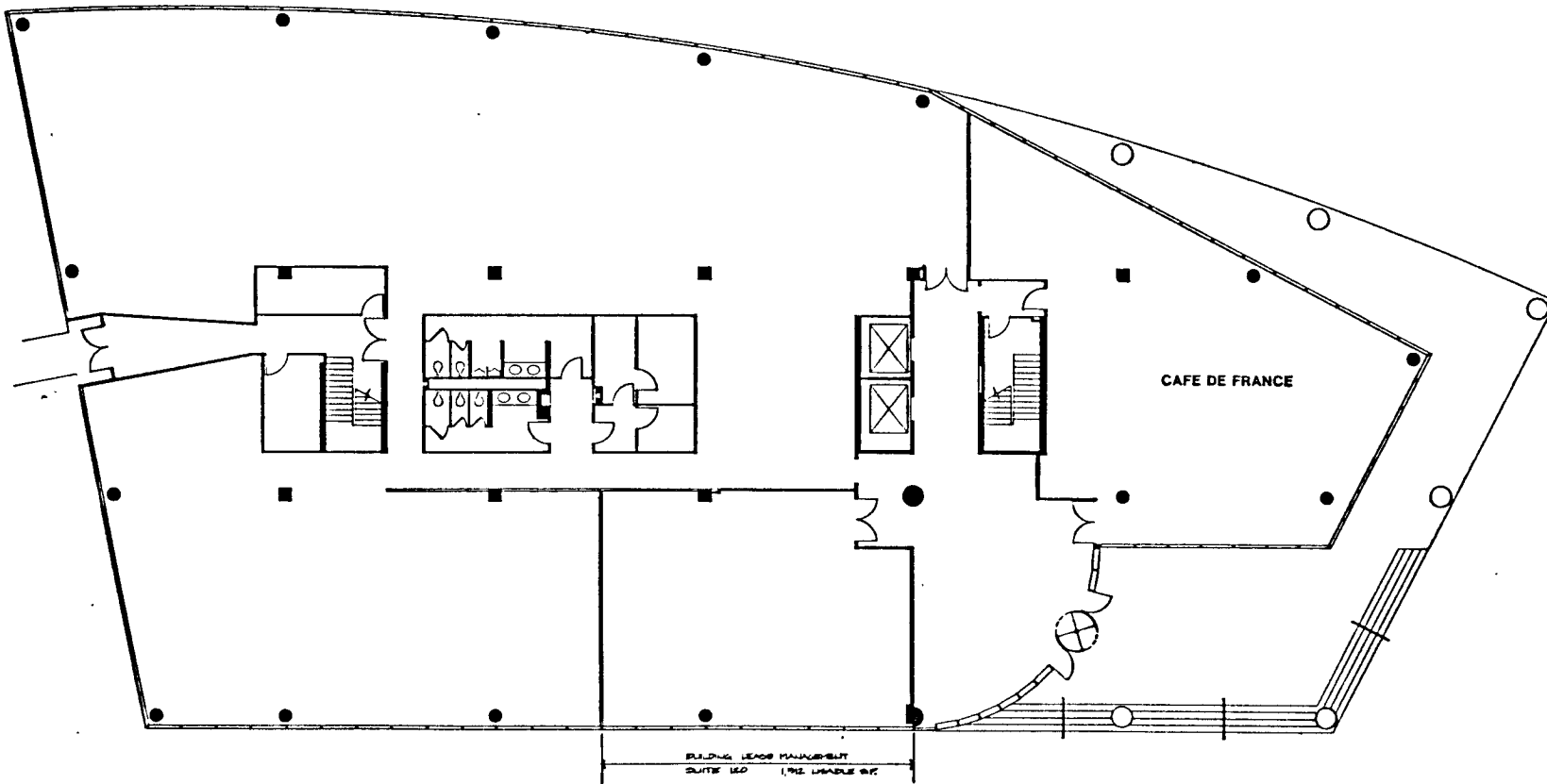
URBAN ARCHITECTURE  
DALLAS, TEXAS



CAFE DE FRANCE

COMMISSION NO  
88448





SUBMISSIONS		
NO	DATE	DESCRIPTION

NET USABLE 12,429 SF

URBAN ARCHITECTURE  
DALLAS, TEXAS



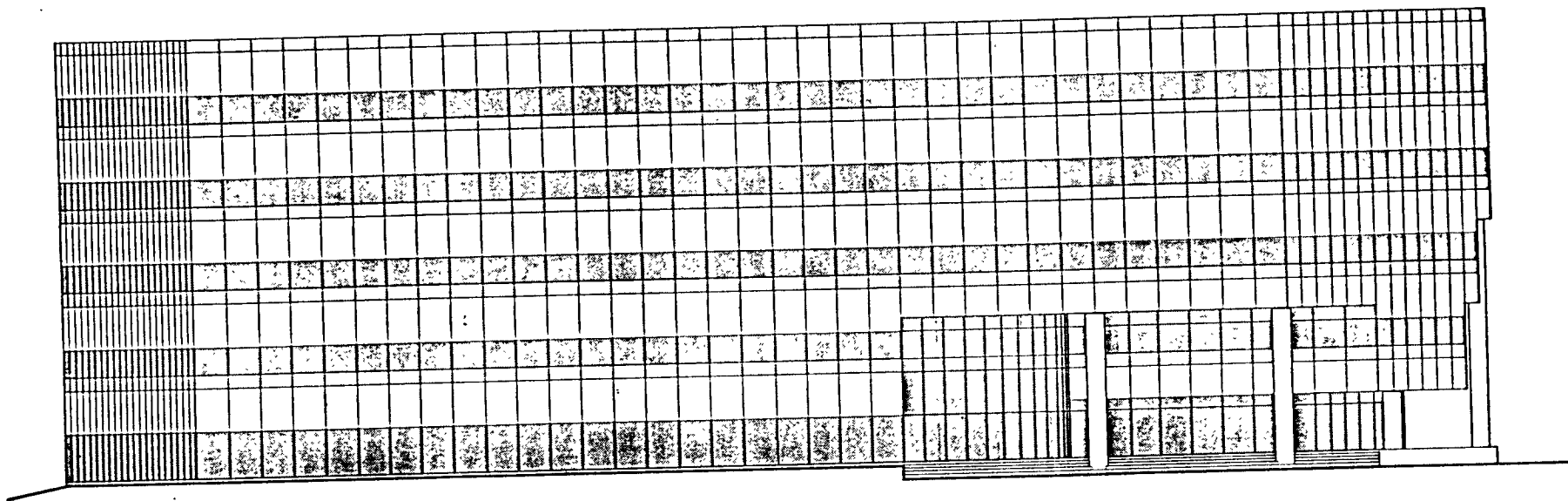
FIRST FLOOR

located at  
14850 QUORUM DR.  
ADDISON, TEXAS

CAFE DE FRANCE

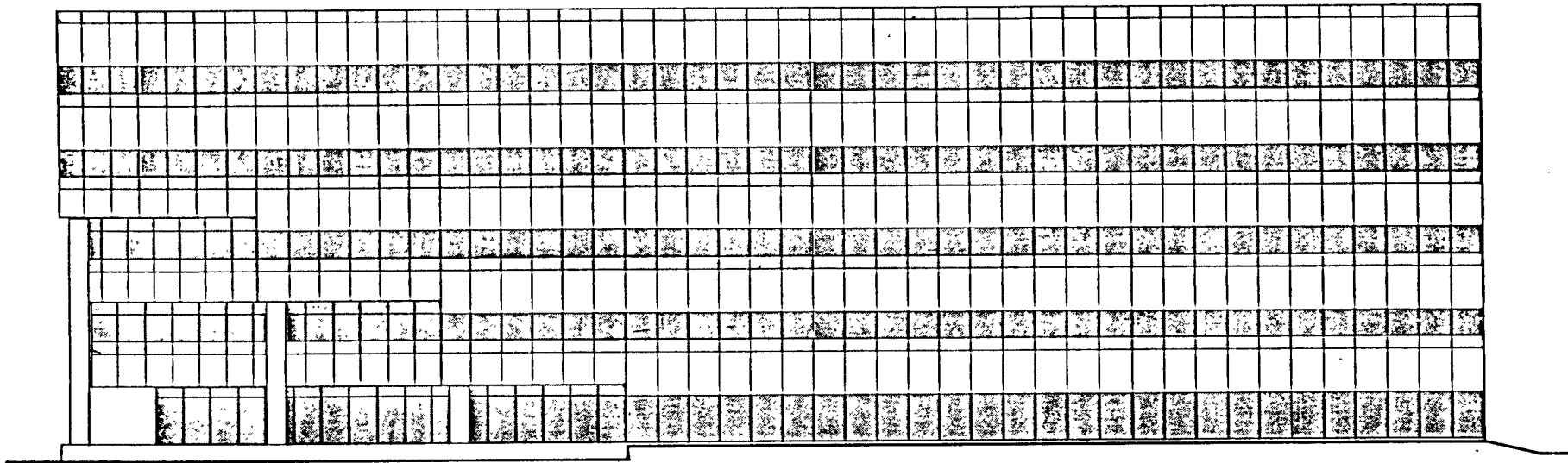
COMMISSION NO  
08-448

1



E A S T E L E V A T I O N

scale 0 5 10 15 20 25 30 35 feet



WEST ELEVATION

scale 0 5 10 15 20 25 30 35 feet