

ORDINANCE NO. 086-067

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 483 OF THE TOWN OF ADDISON, TEXAS, BY AMENDING THE SITE PLAN TO CONVERT PART OF THEIR BAR AREA TO RESTAURANT AREA, ON APPLICATION FROM EL FENIX, LOCATED AT 5280 BELT LINE 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, and helps promote the general welfare and safety of this community, now, therefore,

*published*  
9/25/84



BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS:

SECTION 1. That Ordinance No. 483 passed by the City Council on the 13th day of March, 1979, is hereby amended by amending Section 2.1 to provide for the approval and adoption of an amended site plan and an amended landscape plan which are attached hereto and made a part hereof for all purposes.

SECTION 2. That Ordinance No. 483 passed by the City Council on the 13th day of March, 1979, is hereby amended by deleting Section 2.7.

SECTION 3. The following Special Conditions are made a part of Ordinance 483:


1. Said establishment shall install a 3' sidewalk along the Belt Line Road and Monfort Drive frontage.

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) 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 5. 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 6. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this 9th day of September, 1986.

  
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MAYOR

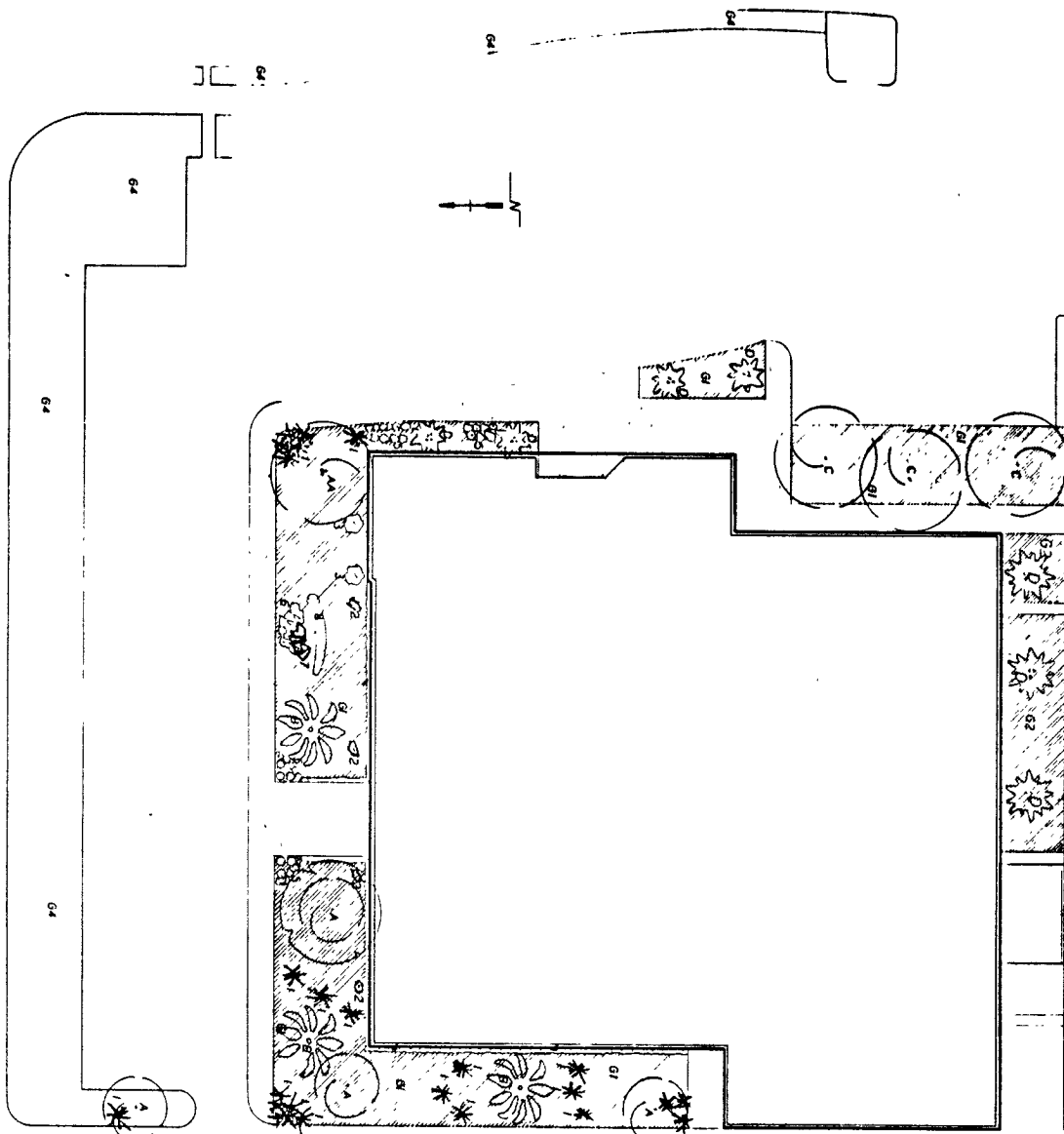
ATTEST:

  
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CITY SECRETARY

APPROVED AS TO FORM:

  
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**LEGEND**

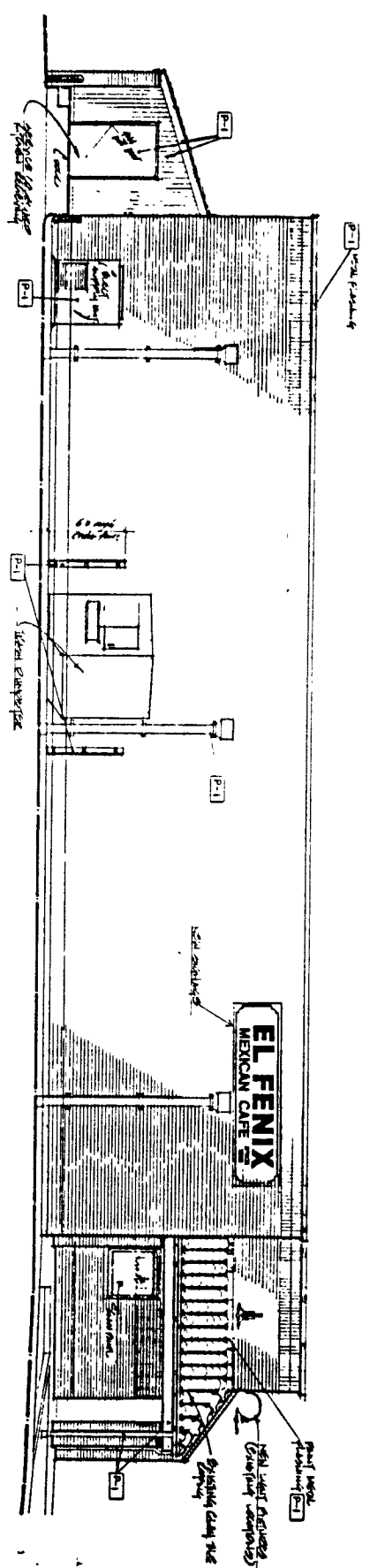
QTY	KEY	TREES	QTY	KEY	SHRUBS	QTY	KEY	GROUND COVER
4	A	LIVE OAK 4-6"	24	1	YUCCA PENDULA	61	G1	ASIAN JASMINE
1	AA	LIVE OAK M/T	4	2	PODOCARPUS	62	G2	EUC COLORATUS
4	B	LOQUAT	2	3	CLEYERA	64	G4	BERMUDA GRASS
3	C	SWEET GUM 4-6"	4	4	DWF YAUPON HOLLY	7		BOULDERS
7	D	CREPE MYRTLE	5	5	IND HAWTHORNE	8		BURN
			6	6	NANDINA NANA			

EVERGREEN SPECIES - DALLAS

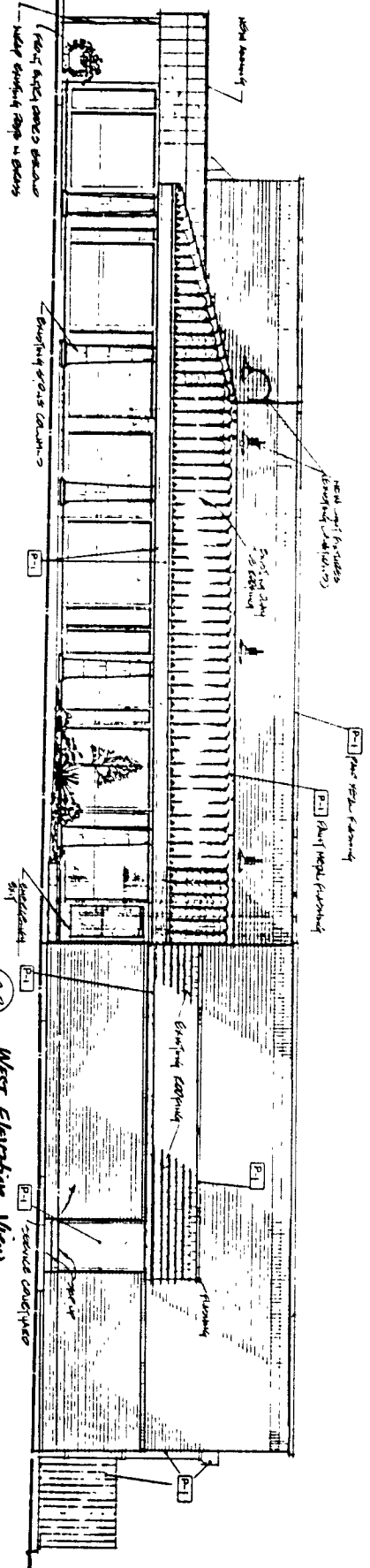
A LANDSCAPE DEVELOPMENT FOR  
DON MIGUEL RESTAURANT & BAR

140  
1-27-71  
Lepore





101 South Elevation View (Rear of Shop)  
 Scale: 1/8" = 1'-0"



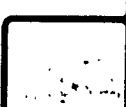
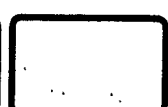
102 West Elevation View  
 Scale: 1/8" = 1'-0"



Charles E. Fenix  
 4255 LIBBY SUITE 100  
 DALLAS, TEXAS 75224  
 (214) 387-4345

**CHARLES E. FENIX**  
 4255 LIBBY SUITE 100  
 DALLAS, TEXAS 75224  
 (214) 387-4345

A Division of  
 El Fenix  
 Restaurant & Bar  
 American Food



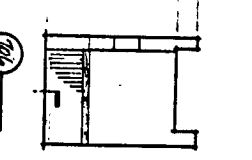
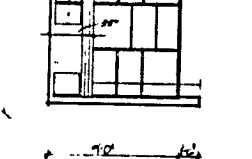
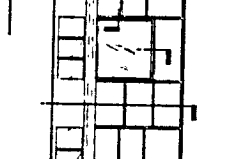
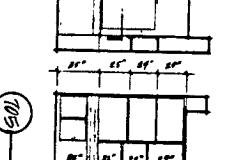
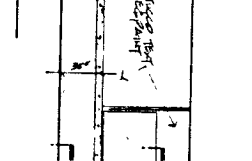
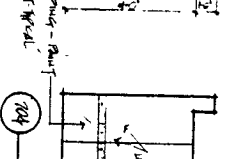
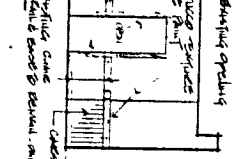
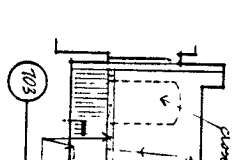
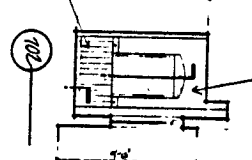
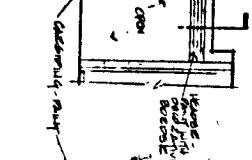
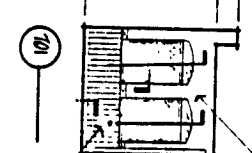
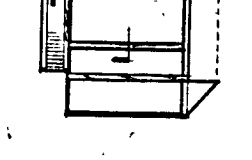
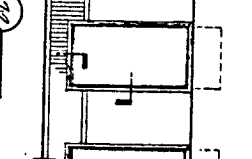
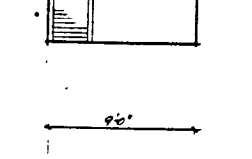
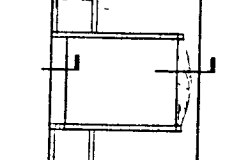
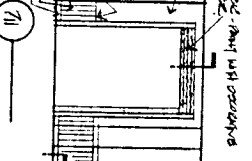
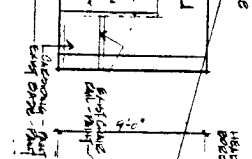
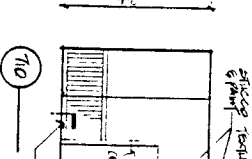
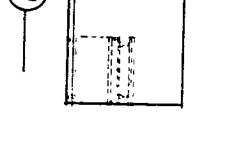
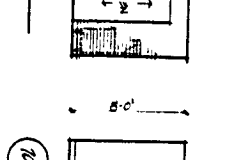
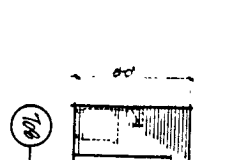
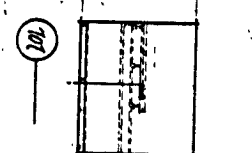
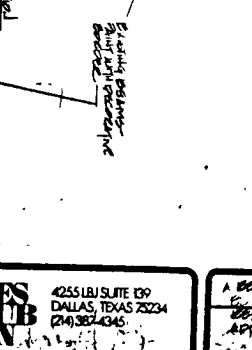
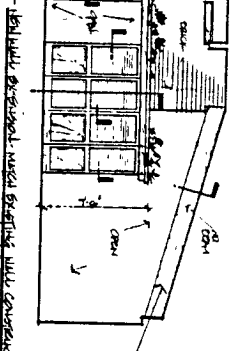
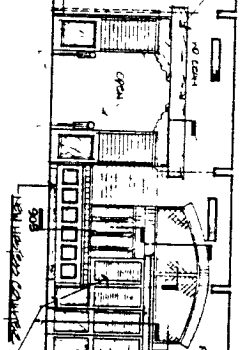
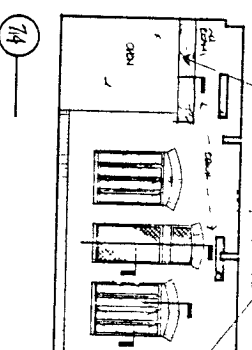
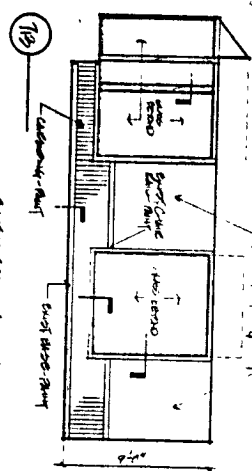
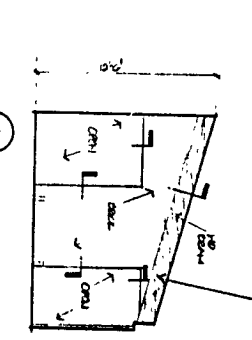
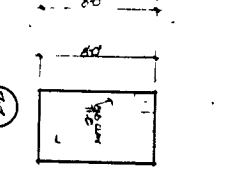
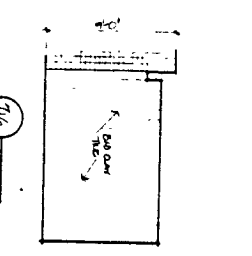
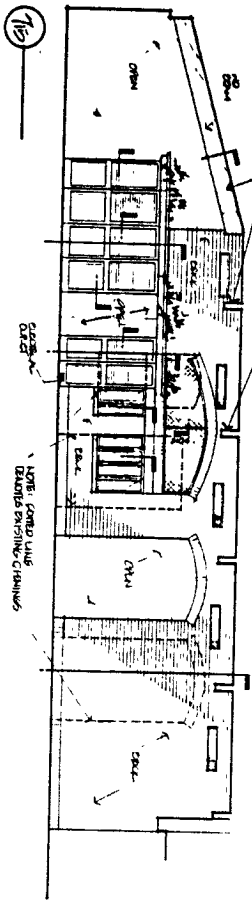












NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL WALLS ARE 1/2\"/>

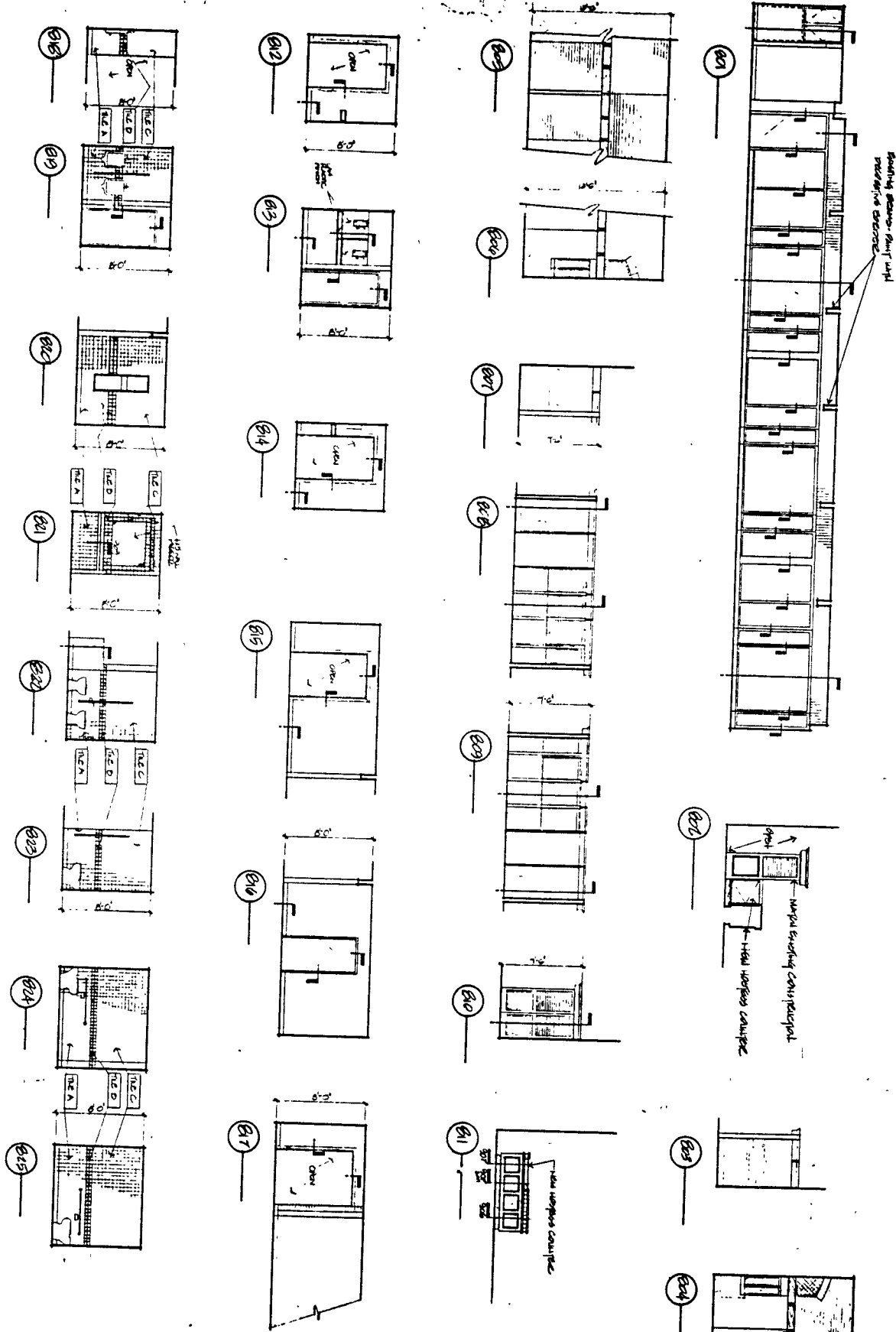
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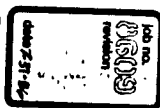
4255 LBJ SUITE 130  
DALLAS, TEXAS 75224  
(214) 382-4345

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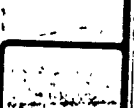
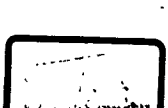


1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

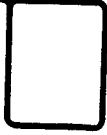


**CHARLES S. SMITH, INC.**  
 4255 LBJ SUITE 139  
 DALLAS, TEXAS 75244  
 (214) 354-0405

A COMPANY OF  
**CH2M HILL**  
 1700 MICHAEL  
 DALLAS, TEXAS 75201  
 (214) 761-1000





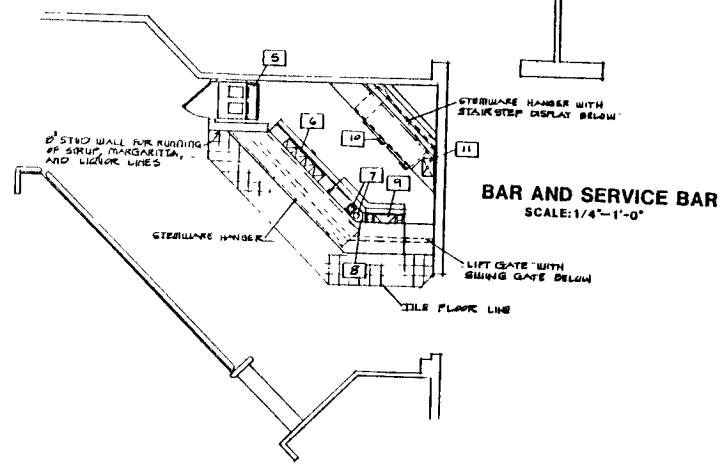
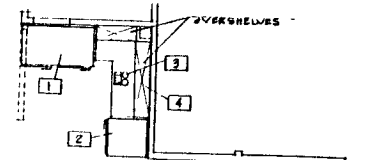


**DON MIGUELS**  
ADDISON, TEXAS

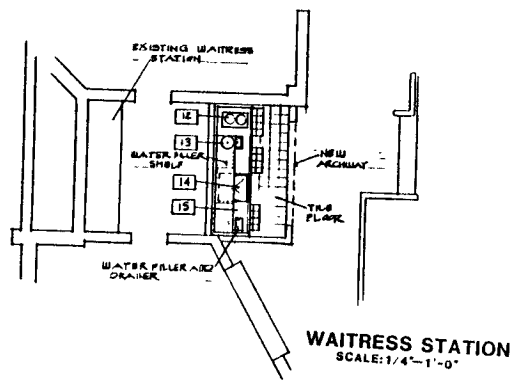
**DESIGN SERVICES LTD.**  
BRUCE ABRAHAM  
13740 HILLCREST, SUITE #200  
DALLAS, TEXAS 75230

job no.  
revision  
date 4/1/83

sheet no.  
**FS-1.1**  
of  
3



**BAR AND SERVICE BAR**  
SCALE: 1/4"=1'-0"



**WAITRESS STATION**  
SCALE: 1/4"=1'-0"

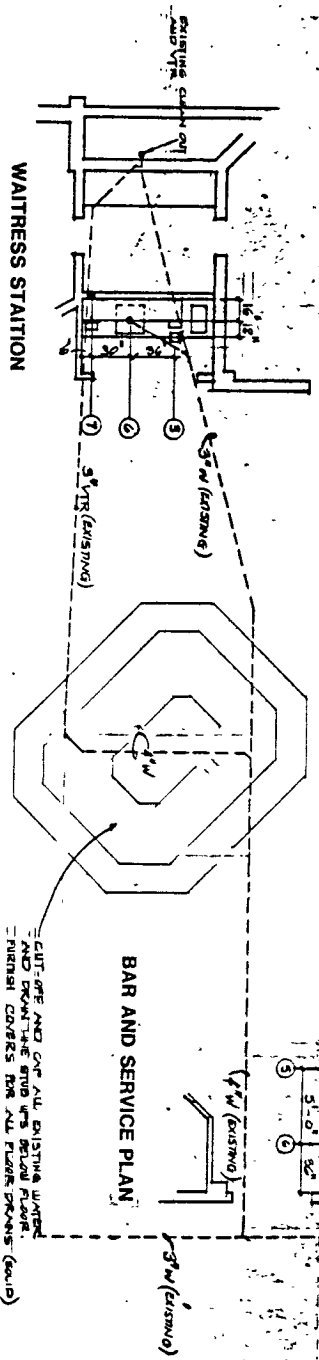
**EQUIPMENT SCHEDULE**

- 1 FREEZER
- 2 REFRIGERATOR
- 3 DRAFT ARMS AND DRAINER
- 4 COUNTER
- 5 MARGARITA MACHINE
- 6 BAR SINKS
- 7 MIXER AND BLENDER
- 8 DRINK GUARD
- 9 COCKTAIL STATION
- 10 BACK BAR REFRIGERATOR
- 11 HAND SINK
- 12 COFFEE WARMER
- 13 TEA URN
- 14 ICE BIN
- 15 WAITRESS STATION

**FOOD SERVICE EQUIPMENT PLAN**  
SCALE: 1/4"=1'-0"



MECHANICAL	
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PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES**

1. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES AND ALL APPLICABLE REGULATIONS.

2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES AND ALL APPLICABLE REGULATIONS.

3. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES AND ALL APPLICABLE REGULATIONS.

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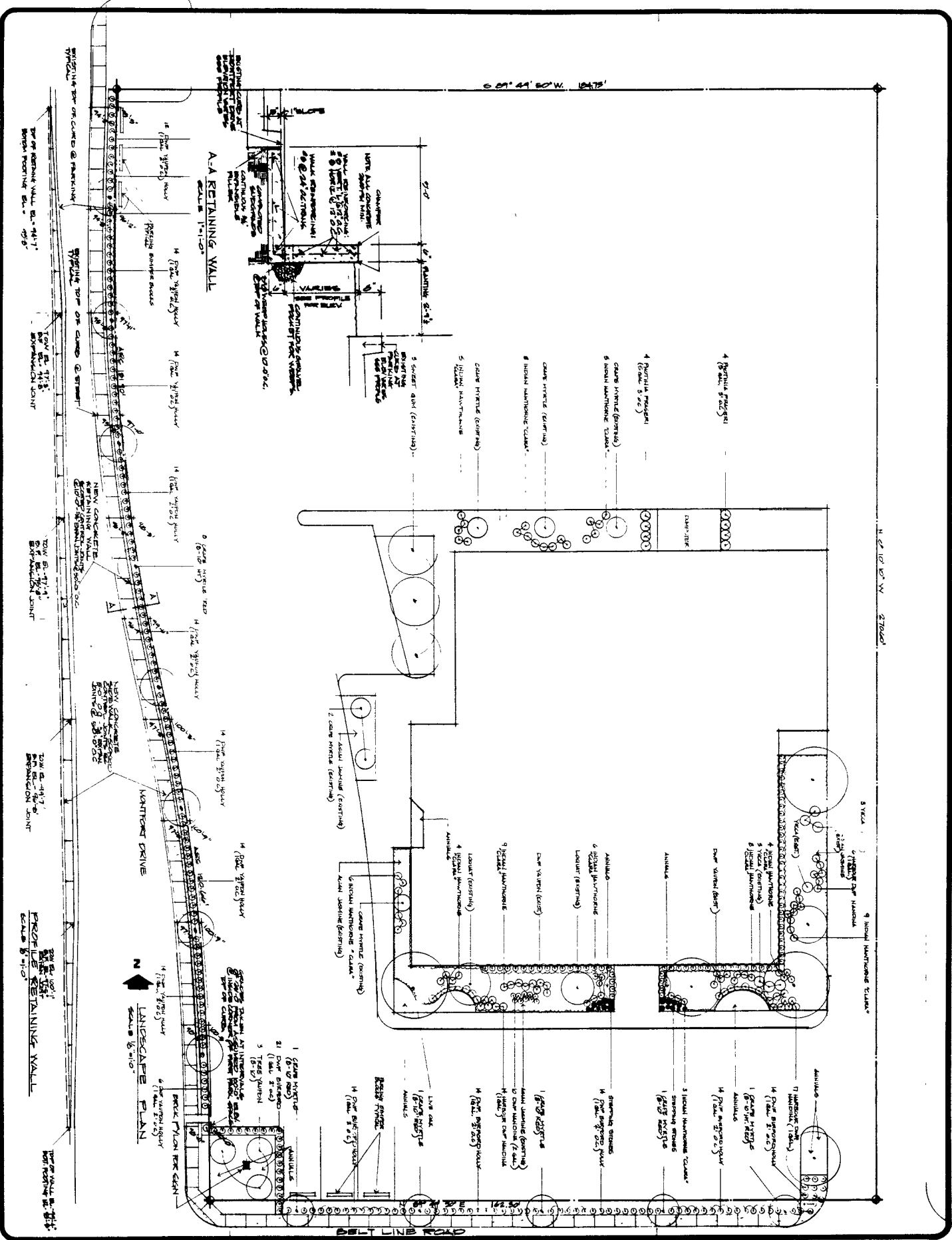
10. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES AND ALL APPLICABLE REGULATIONS.

**PLUMBING SCHEDULE**

1	1/2" DIA. COPPER WATER PIPING
2	1/2" DIA. AND 3/4" DIA. BRASS WATER PIPING
3	1/2" DIA. AND 3/4" DIA. BRASS WATER PIPING
4	1/2" DIA. AND 3/4" DIA. BRASS WATER PIPING
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50	1/2" DIA. AND 3/4" DIA. BRASS WATER PIPING

DESIGN SERVICES LTD. BRANCH ADDRESS 1740 WILLOWBENT, SUITE 6000 DALLAS, TEXAS 75206	DON MIGUELS ARCHITECT ADDRESS, TEXAS	Job no. revision date 7/1/84	sheet no. FS-2.1 of 2
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SHEET  
1

LANDSCAPING PLAN  
FOR  
**EL FENIX RESTAURANT**  
ADDISON TEXAS



**wcs inc.**  
dallas, texas



DATE	2-25-2010
PROJECT	EL FENIX RESTAURANT
CLIENT	EL FENIX RESTAURANT
LOCATION	ADDISON, TEXAS
SCALE	AS SHOWN
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	2-25-2010