

ORDINANCE NO. 091-057

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 RYAN'S STEAK HOUSE, LOCATED ON 2.1396 ACRES OF LAND AT THE NORTHEAST CORNER OF THE INTERSECTION OF MARSH LANE AND SPRING VALLEY ROAD; AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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 RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 091-057

SECTION 1. 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 and the sale of alcoholic beverages for on-premises consumption to Ryan's Steak House. Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

BEGINNING at a point for corner in the east right-of-way line of Marsh Lane (100.00 feet wide) said point being northerly 150.9 feet from the north right-of-way line of Spring Valley Road (60 feet wide), said point also being the northwesterly corner of a tract of land as conveyed to William J. Harrell by deed dated April 12, 1971;

THENCE N 0°06'17"W, along the said east line of Marsh Lane 255.70 feet to a point for a corner, said point being in the south line of Marsh Lane Apartments as recorded in Volume 77023, Page 1272 of Deed Records Dallas County, Texas;

THENCE S 89°50'E, along the said south line of Marsh Lane Apartments 150.00 feet to a point for corner;

THENCE S 0°06'17"E. 255.70 feet to a point for corner, said point being the most northeasterly corner of the William J. Harrell tract;

THENCE N89°50'W along the North line of above said William J. Harrell tract 150.00 feet to the POINT OF BEGINNING and CONTAINING 38,355 square feet or 0.8805 acres of land.

TRACT II

BEGINNING at a point for a corner in the north right-of-way line of Spring Valley Road (60 feet wide), said point being S 89°50'E, 150.00 feet from the east right-of-way line of Marsh Lane (100 feet wide), said point being the most southeasterly corner of a tract of land as conveyed to William J. Harrell by deed dated April 12, 1971;

THENCE N 0°06'17"W along the east line of said Harrell tract, 406.60 feet to a point for corner in the South line of the Marsh Lane Apartments as recorded in Volume 76203 Page 1272 of the Deed Records of Dallas County, Texas;

THENCE S 89°50'E, along the said South line of the Marsh Lane Apartment, 229.61 feet to a point for corner;

THENCE S 0°00'15"W, 406.60 feet to a point for corner in the above referenced Spring Valley Road;

THENCE N 89°50'W, along the said north line of Spring Valley Road 228.84 feet to the POINT OF BEGINNING and CONTAINING 93,200 square feet or 2.1396 acres of land.

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

1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, floor plan, landscaping plan, irrigation plan, and elevations of all sides which is attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a restaurant and to that particular area designated on the final floor plan and encompassing a total area not to exceed 10,480 square feet.
3. 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.
4. That if the property for which the special use permit is granted and is not used for the purposes for which said permit was granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.
5. That prior to the issuance of a building permit, the applicant shall submit a landscaping and irrigation plan which shall be approved by the Landscape Director. The landscaping on the site shall be installed in accordance with the plan, and shall be approved by the Landscape Director prior to the issuance of a certificate of occupancy for the building.

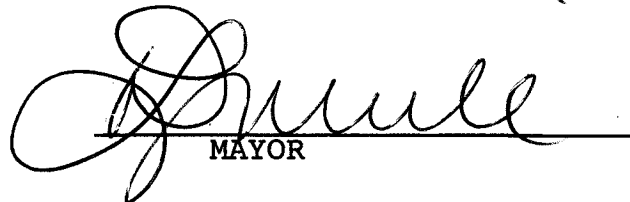
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand

Dollars (\$2,000.00) 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. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 8th day of October, 1991.


MAYOR

ATTEST:

CITY SECRETARY

CASE NO. 1079-SUP

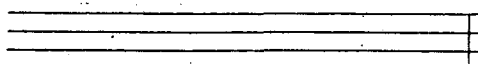
APPROVED AS TO FORM:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 091-057

Published
5-15-92





MARSH LANE

- GENERAL NOTES:
1. TYPE AND LOCATION OF UTILITY SHALL BE DETERMINED BY THE OWNER AND CONTRACTOR.
 2. POWER SHALL BE UNDERGROUND SERVICE.
 3. ALL UTILITY LINES OUT FROM UNDERGROUND SERVICE SHALL BE UNDERGROUND.
 4. TELEPHONE SERVICE SHALL BE UNDERGROUND.
 5. OWNER SHALL PROVIDE SCHEDULED MAINTENANCE OF UTILITY LINES AND SERVICE.
 6. DESIGN OF EXISTING STRUCTURE SHALL BE UNDERGROUND.
 7. DESIGN OF EXISTING STRUCTURE SHALL BE UNDERGROUND.
 8. ALL UTILITY CONTRACTORS TO PROVIDE POWER SHALL BE UNDERGROUND.

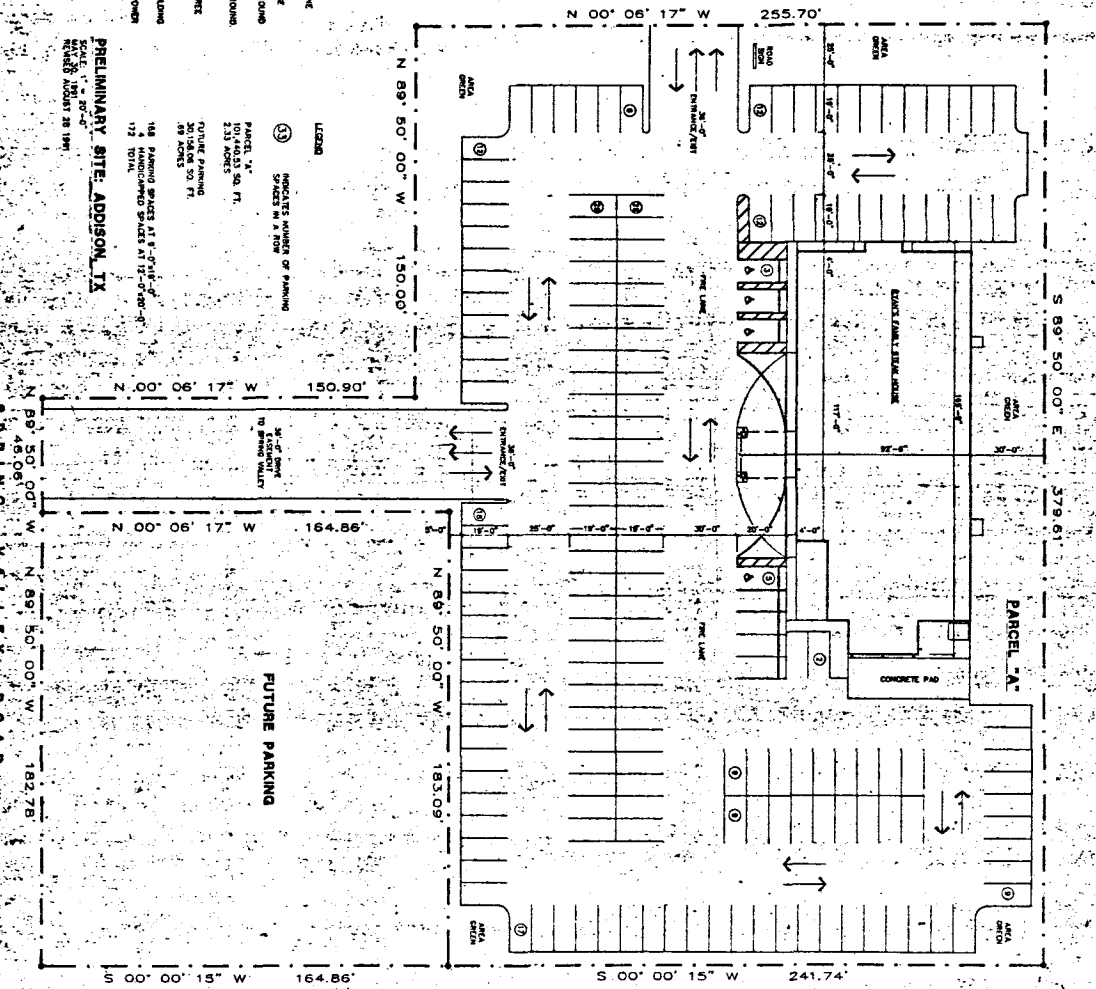
LEASER
 INDICATES NUMBER OF PARKING SPACES IN A ROW

PARCEL 7A
 101,443.33 SQ. FT.
 233 ACRES

OTHER PARKING
 20,158.00 SQ. FT.
 89 SPACES

148 PARKING SPACES AT 12'-0" X 24'-0" DIMENSIONS
 172 TOTAL

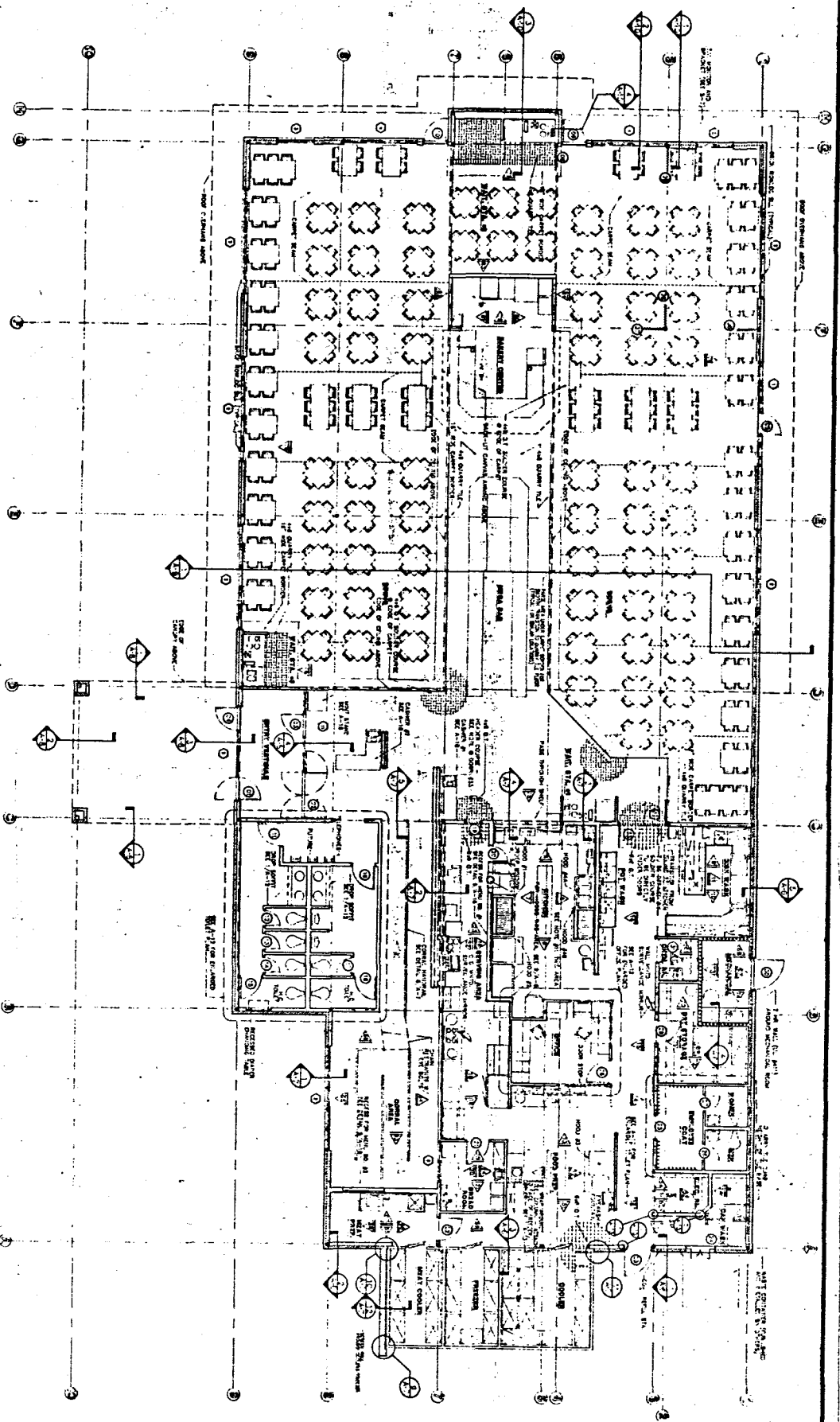
PRELIMINARY SITE: ADDISON, TX
 SCALE: 1" = 50'-0"
 REVISION: AUGUST 28, 1991



PRELIMINARY SITE: ADDISON, TX
 MAY 30, 1991

AMDG

DEPICTIVE FLOOR PLAN
SHEET NO. A-2



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

DRAWING LEGEND:

- 1. METAL STUD PARTITION
- 2. 1/2" Gypsum Board
- 3. 1/2" Gypsum Board
- 4. 1/2" Gypsum Board
- 5. 1/2" Gypsum Board
- 6. 1/2" Gypsum Board
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- 11. 1/2" Gypsum Board
- 12. 1/2" Gypsum Board
- 13. 1/2" Gypsum Board
- 14. 1/2" Gypsum Board
- 15. 1/2" Gypsum Board
- 16. 1/2" Gypsum Board
- 17. 1/2" Gypsum Board
- 18. 1/2" Gypsum Board
- 19. 1/2" Gypsum Board
- 20. 1/2" Gypsum Board

REVISIONS:

NO.	DATE	BY	DATE

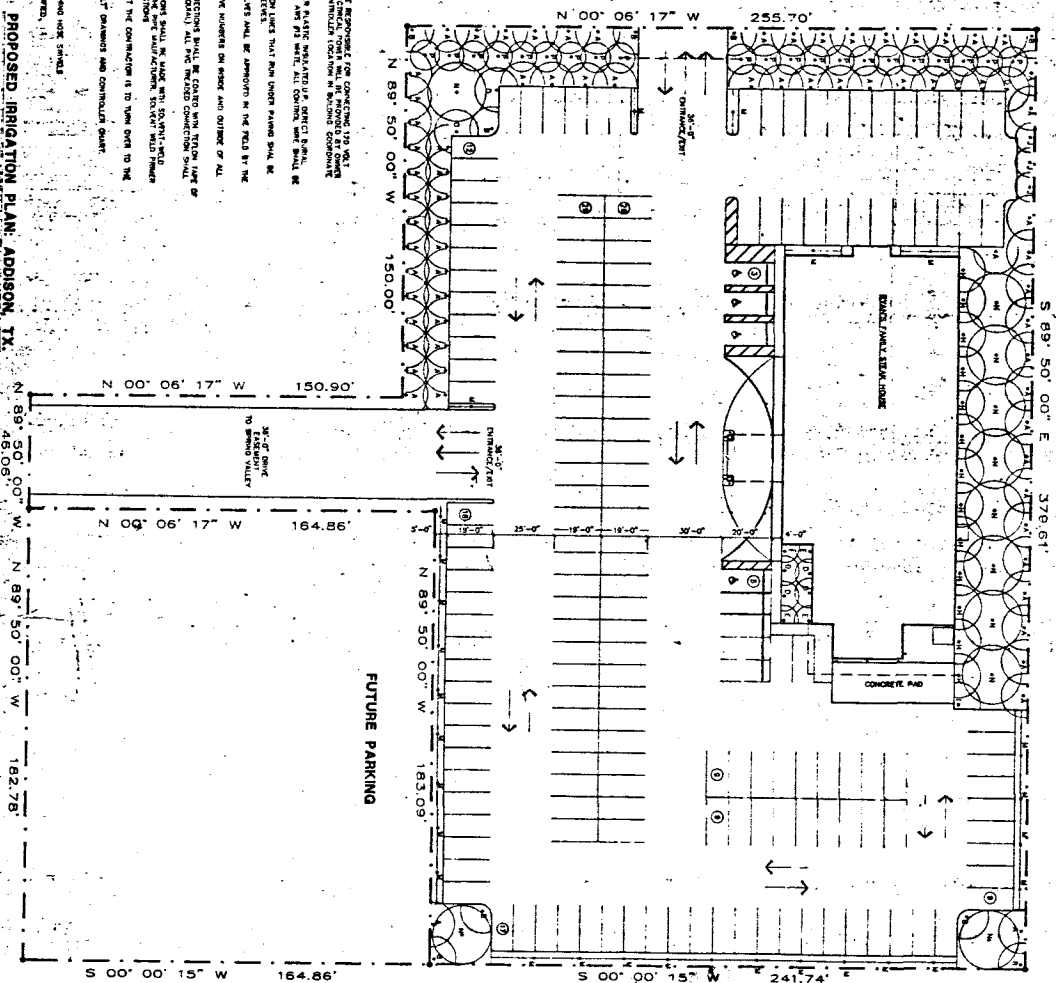
RYAN'S FAMILY STEAK HOUSE, INC.

DEPICTIVE FLOOR PLAN

DESIGNED BY	JAMES H. HARRIS
CHECKED BY	JAMES H. HARRIS
DATE	JAN. 1970
SCALE	AS SHOWN
DRAWING NO.	A-2

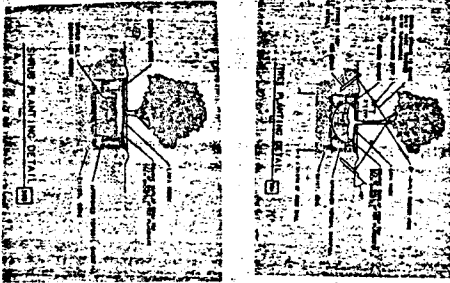
NO.	DESCRIPTION	AMOUNT	DATE
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MARSH LANE

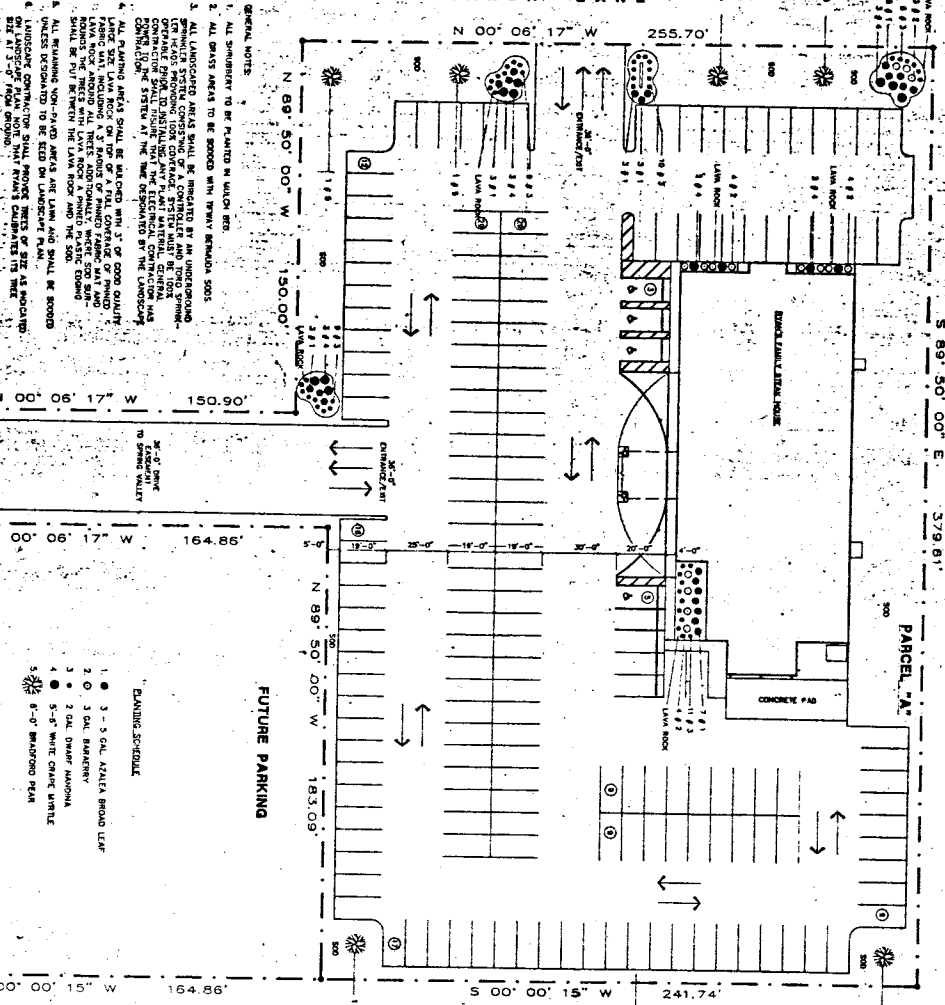


- PROPOSED IRRIGATION PLAN, ADDISON, TX
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.
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 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.

PROPOSED IRRIGATION PLAN, ADDISON, TX



MARSH LANE



- GENERAL NOTES:**
1. ALL SHRUBS TO BE PLANTED IN MARCH 2002.
 2. ALL LANDSCAPES TO BE SLOPED WITH STRAIN REMOVAL SOOTS.
 3. ALL LANDSCAPES TO BE SLOPED AS INDICATED BY AN UNDERGROUND DRAINAGE SYSTEM. DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ADDISON, TEXAS, DRAINAGE SYSTEMS DESIGN SPECIFICATIONS. THE ELECTRICAL CONNECTIONS SHALL BE MADE AT THE TIME DESIGNED BY THE LANDSCAPE ARCHITECT.
 4. ALL PLANTING AREAS SHALL BE SLOPED WITH 1" OF 5000 QUALITY FINE SAND LAVA ROCK ON TOP OF A FULL COVERAGE OF PAVED LAVA ROCK. ANDING ALL TREES, ADDITIONALLY, WHERE 500 SAND SHALL BE PLACED WITH LAVA ROCK AND 1" OF 5000 QUALITY FINE SAND.
 5. ALL REMAINING NON-PAVED AREAS ARE LAVA AND SHALL BE SLOPED AS INDICATED TO BE USED ON LANDSCAPE PLAN.
 6. LANDSCAPE CONTRACTOR SHALL PROVIDE TREES OF SIZE AS INDICATED SIZE AT 1" OF 5000 QUALITY FINE SAND.

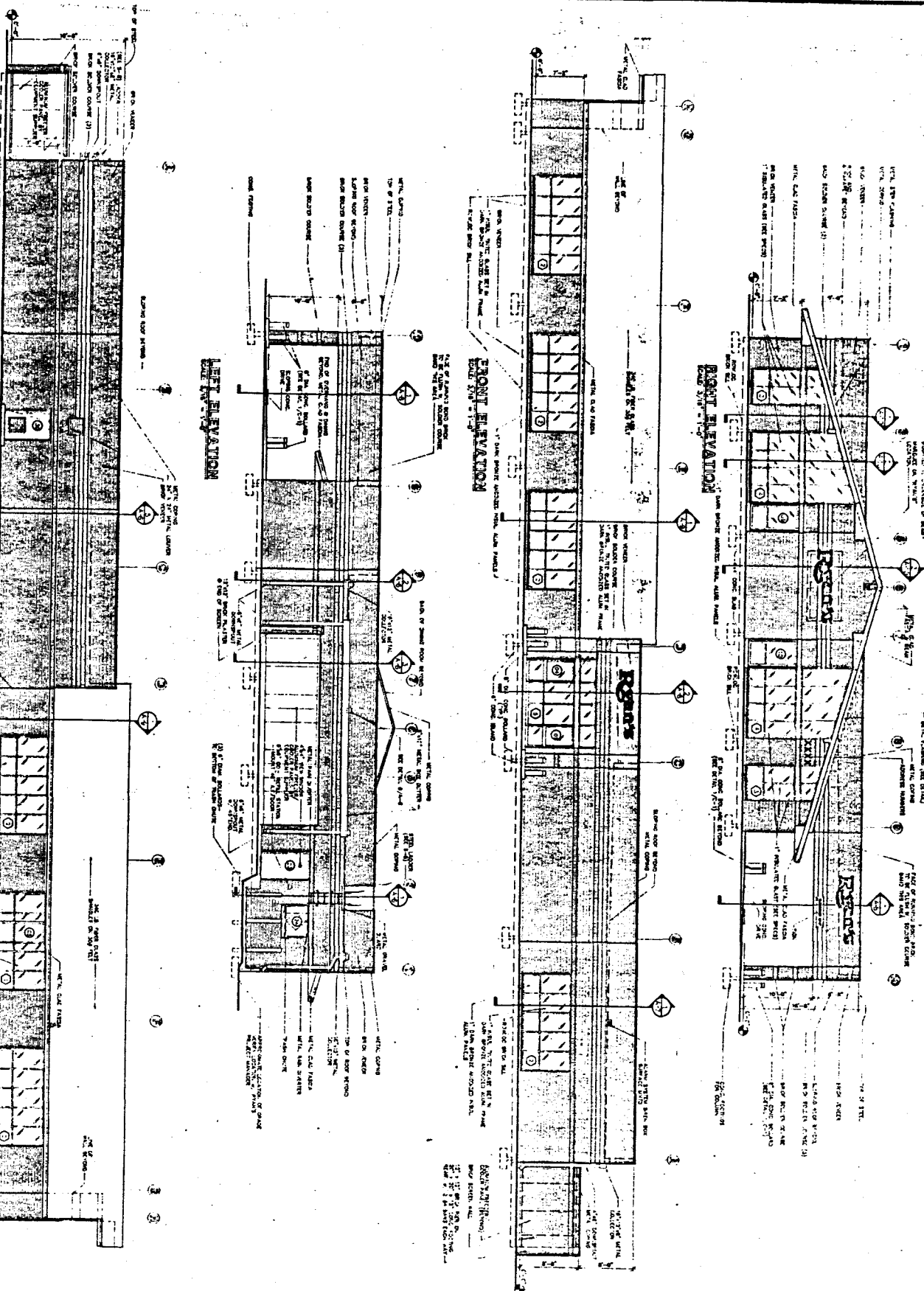
LANDSCAPE PLAN ADDISON, TX

SPRING VALLEY ROAD

- PLANTING SCHEDULE**
- 1. 3 - 3' O.C. AZALEA BROAD LEAF
 - 2. 3' O.C. DWARF AMELANCHIER
 - 3. 3' O.C. DWARF AMELANCHIER
 - 4. 5'-0" WHITE OAK WHITE
 - 5. 5'-0" BRANDED PEAR

LANDSCAPE PLAN: ADDISON, TX.

AUGUST 28 1991



GENERAL NOTES:

1. SEE PLAN FOR LOCATION OF ALL WALLS AND PARTITIONS.
2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS TO BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK TO BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	1/15/24	JLS	ISSUED FOR PERMIT
2	2/10/24	JLS	REVISED TO REFLECT CHANGES
3	3/05/24	JLS	REVISED TO REFLECT CHANGES

RYAN'S
FAMILY
STEAK HOUSE, INC.

EXTERIOR
ELEVATIONS

DESIGNED BY	JAMES L. SMITH
SCALE	1/8" = 1'-0"
DATE	1/15/24
DRAWING NO.	A-5