

ORDINANCE NO. 092-043

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 091-044 BY AMENDING THE SITE PLAN, FLOOR PLAN, LANDSCAPING PLAN, AND ELEVATIONS, ON APPLICATION WITH DEEP ELLUM CAFE NORTH, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF QUORUM DRIVE AND BELT LINE ROAD; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A NO SEVERABILITY 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, 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 Ordinance No. 091-044 passed by the City Council on the 13th day of August, 1991, is hereby amended by amending Section 2, Paragraph 1 to read as follows:

1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, floor plan, landscape plan, irrigation plan, and the elevation drawings showing four exterior walls, which are attached hereto and made a part hereof for all purposes. The landscaping shall be maintained in the condition as set forth in such drawings.

SECTION 2. That Section 2 shall be further amended by adding new paragraphs, paragraphs 12, 13, 14, 15, and 16, which shall read as follows:

12. The building shall be redesigned to conform to the requirements of Addison's fire code with respect to exits and sliding gates.
13. The plan shall be revised to indicate a 25-foot setback from the back of the property line on Belt Line Road and Quorum Drive.
14. The property for the off-site parking shall be platted in accordance with Addison's subdivision ordinance, and as a part of the platting process, 12 feet of right-of-way shall be dedicated to the city for the future widening of Quorum Drive.
15. The property for the off-site parking shall be deed restricted so as to require that the site continue to furnish parking to the restaurant, even if the site is sold to another owner.
16. All air condition units shall be screened from all sides.

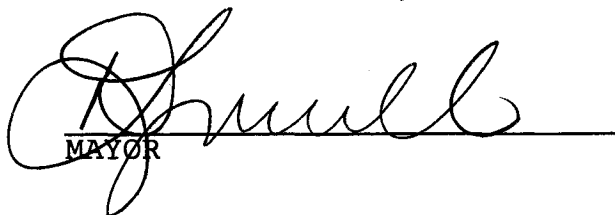
SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations

of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 5. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of July, 1992.

  
MAYOR

ATTEST  
  
CITY SECRETARY

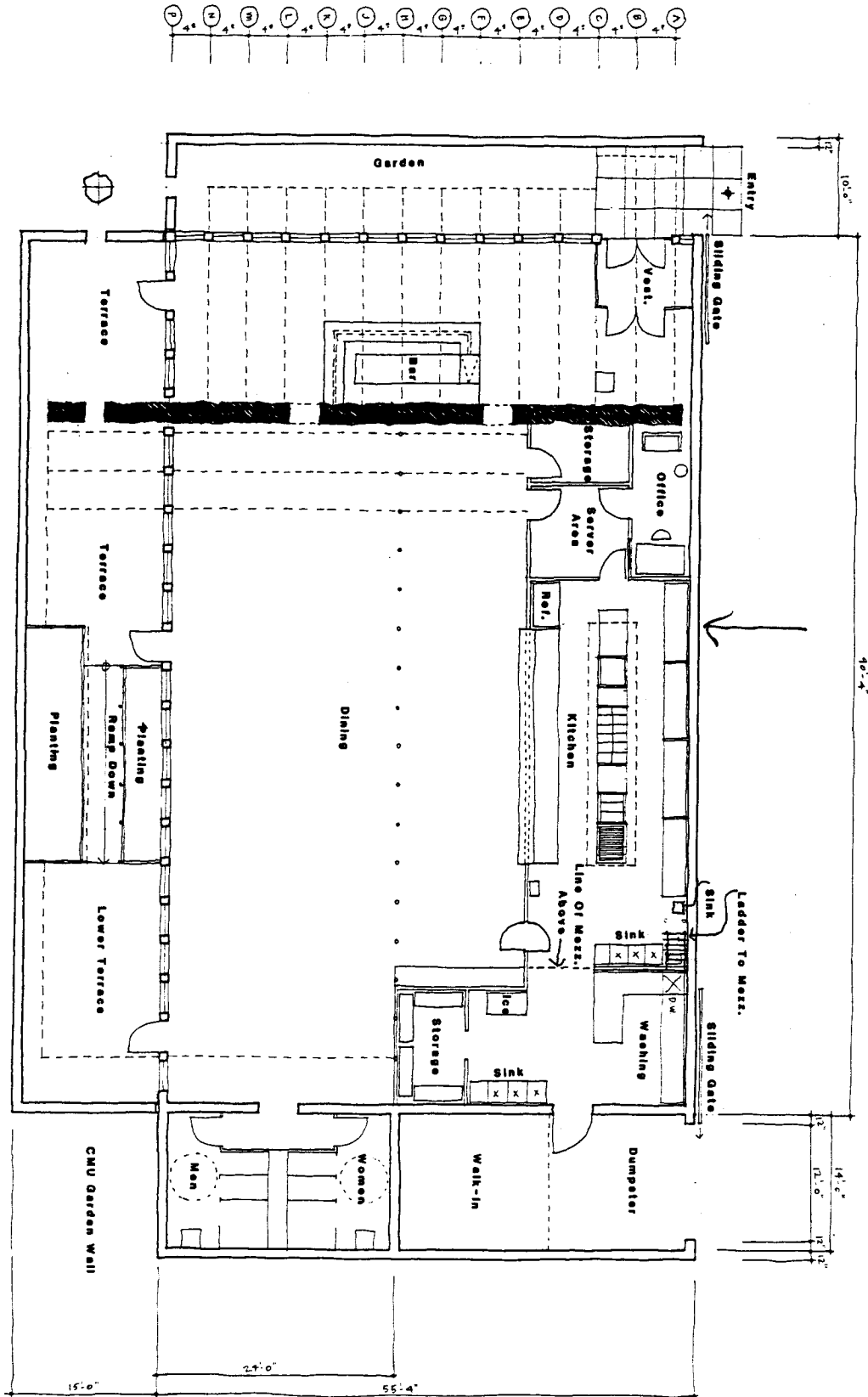
CASE NO. 861-SUP-8

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES

Published  
4-8-93

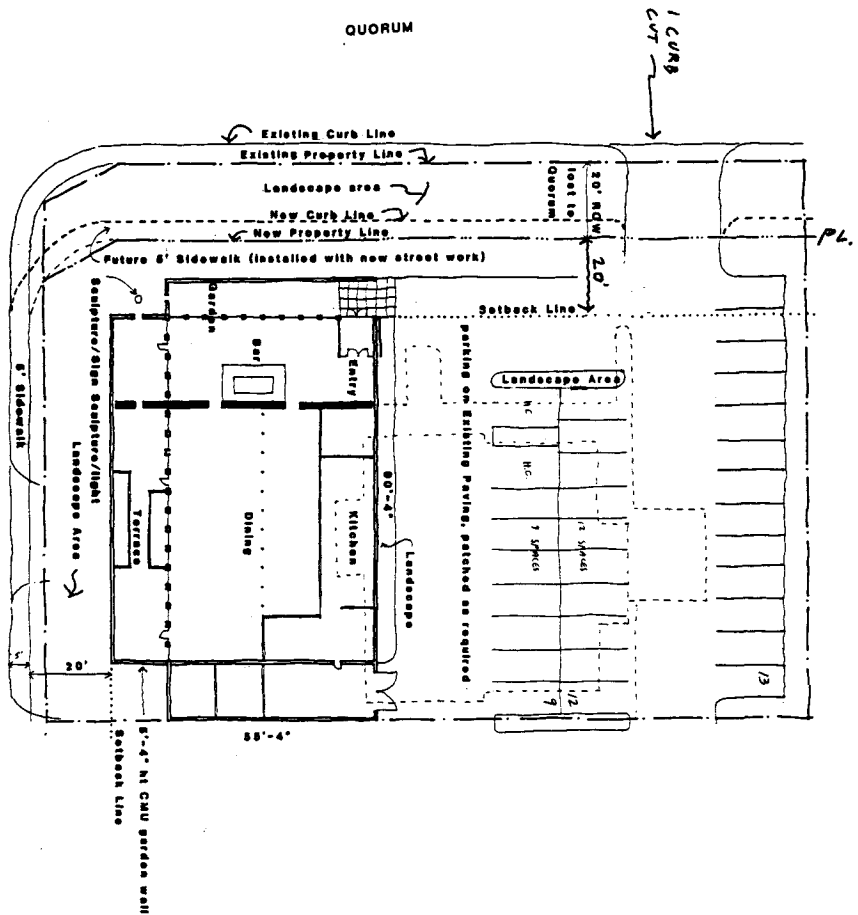
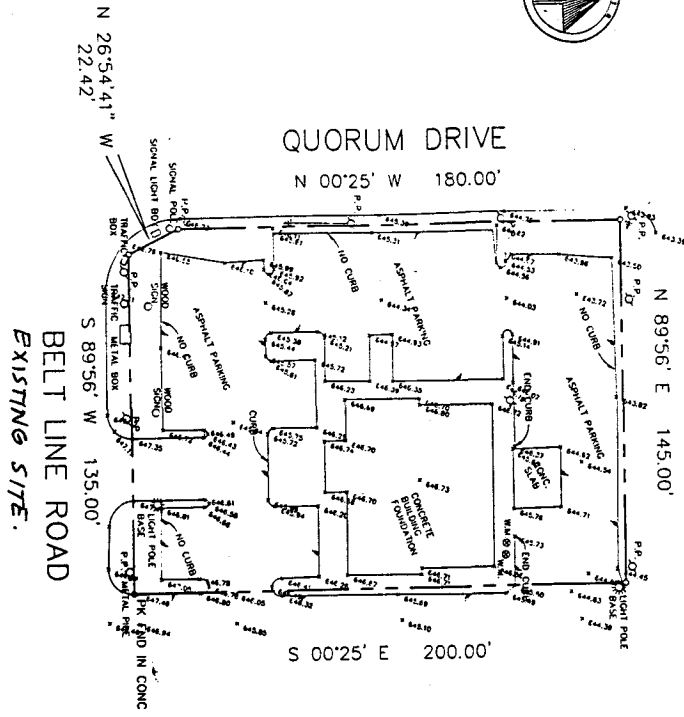
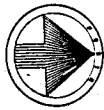




Deep Ellum North Restaurant  
 Quorum @ Bellline, Addison Texas  
 Cunningham Architects  
 2700 Fairmount #200  
 Dallas, Texas 75201  
 214 855 5272



**FLOOR PLAN**



**SITE PLAN**

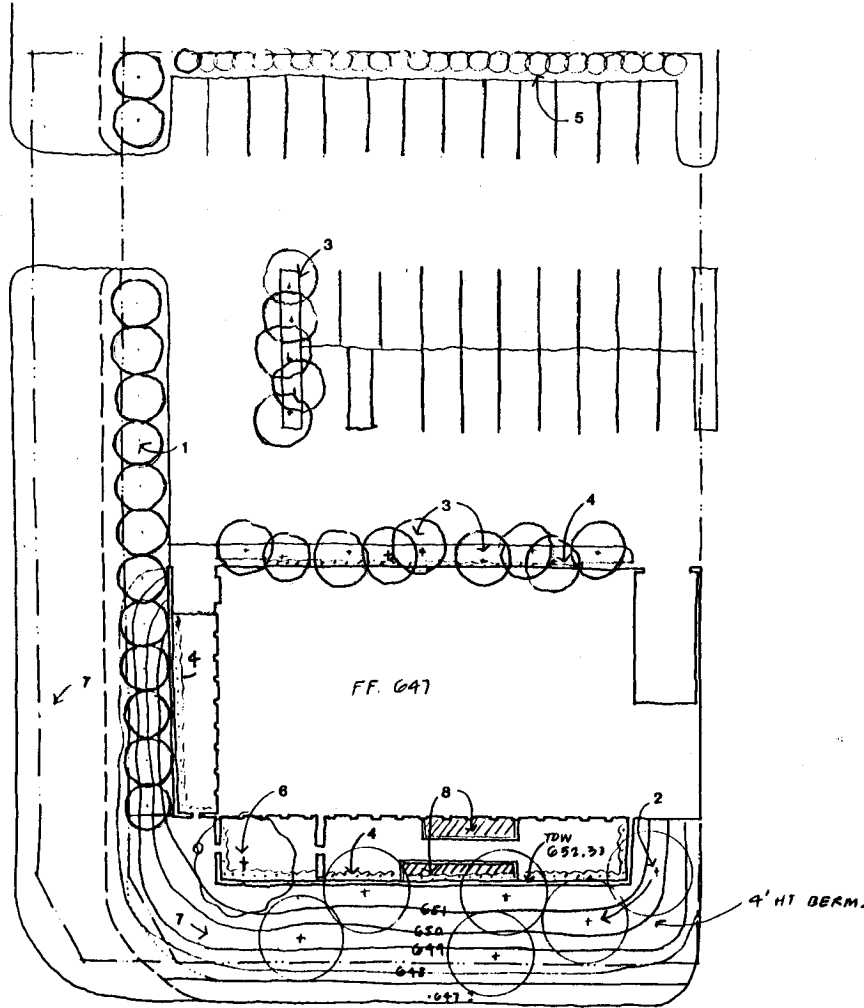
Deep Ellum North Restaurant  
 Quorum @ Beltline, Addison, Texas

Quantigiam Architects  
 2706 Fairmount, #200  
 Dallas, Texas 75201  
 214 855 5272

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Building	5300 s.f.
Mezzanine Storage	400 s.f.
Outdoor Seating	1125 s.f.
Total Restaurant Area	6825 s.f.
Excluded Building Area	107 s.f.
Spaces Provided in Site	31
Spaces Provided Adjacent Site	58

QUORUM

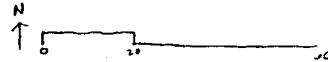


BELTLINE

**Planting Plan**

1. 14 ea Yaupon Tree, *Ilex vomitoria*, 4-6' ht foliage to ground, shrub shape, bark mulch dressing
2. 6 ea Bald Cypress, *Taxodium disticum*, 4" caliper
3. 14 ea Black Locust, *Robinia pseudo-acacia*, field dug, 2"-3" caliper
4. 200 ea Boston Ivy "Vechi", *Parthenocissus tricuspidata*, 4" pots 18" o.c
5. Existing Red Tip Photinia and Irrigation system on adjoining property
6. Specimen Deciduous Yaupon Tree, *Ilex decidua*, 14'-16' ht.
7. *Cynodon dactylon* "Texturf 10", hydroseeded
8. Seasonal planting in raised bed

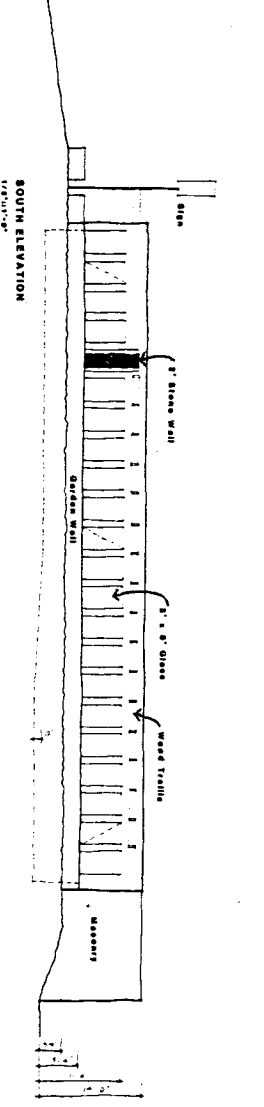
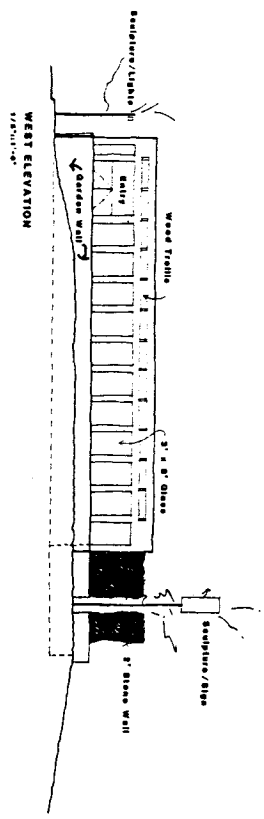
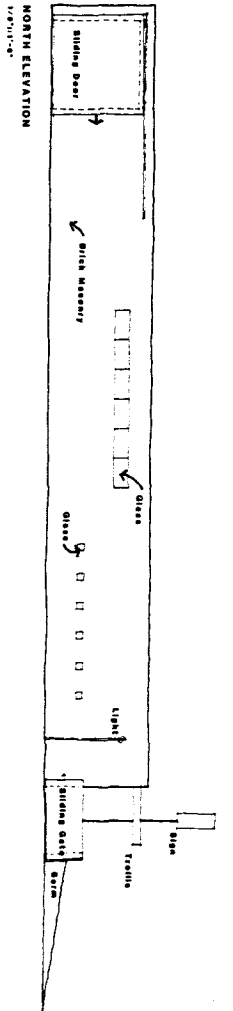
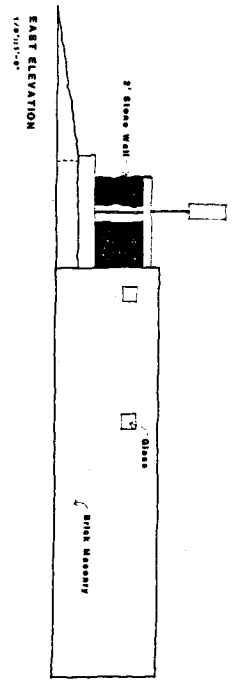
All planting to be irrigated with fully automatic and approved irrigation system.



**PLANTING PLAN**

Deep Ellum North Restaurant  
 Quorum @ Beltline, Addison Texas

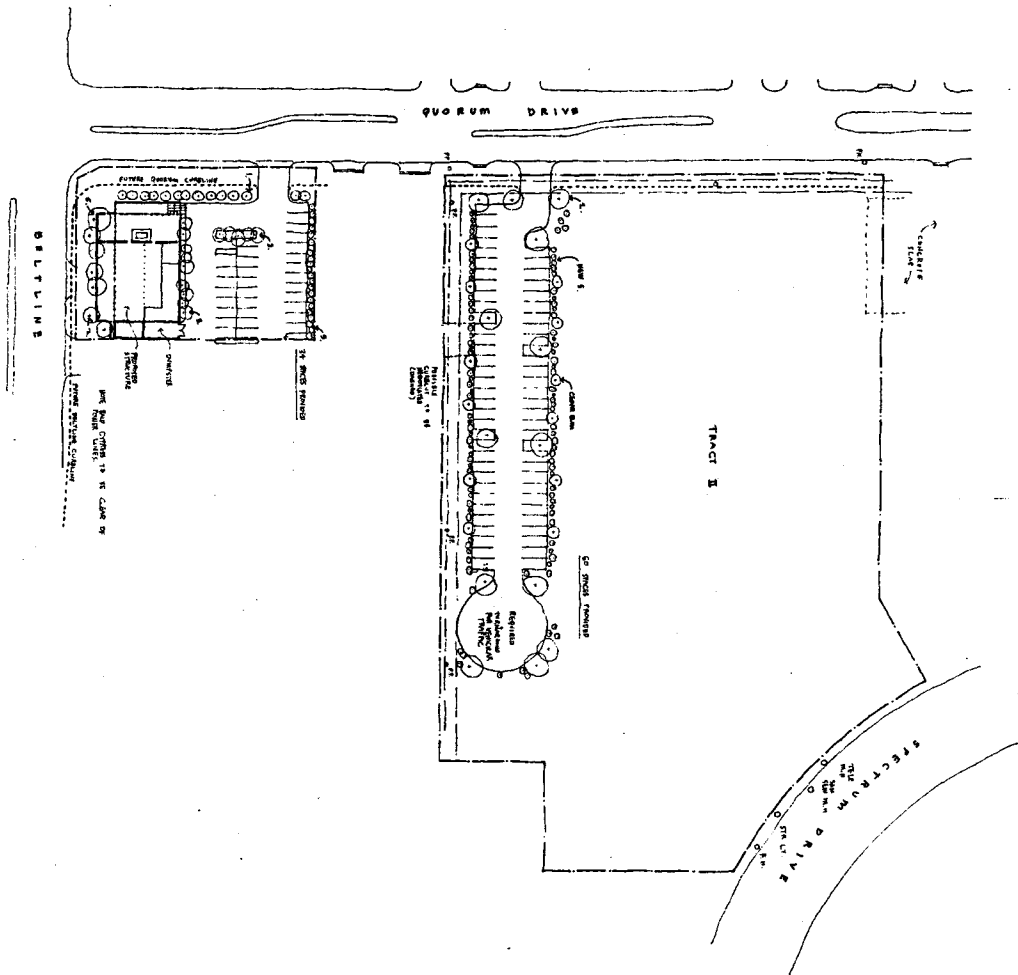
Cunningham Architects  
 2700 Fairmount #200  
 Dallas, Texas 75201  
 214 856 5272



**ELEVATIONS**

Design: Elum Architects  
 12345 Main Street  
 Austin, TX 78701  
 Phone: 512-555-1234  
 Fax: 512-555-5678





**Planting Plan**

1. 14 ea Yucca Tree, 18" x 18" to ground, shrub shape, 30% main planting
2. 8 ea Shrub Cypress, Taxodium disticum, 4" caliper
3. 14 ea Black Locust, Robinia pseudo-acacia, 1/2" dia, 3"-3" caliper
4. 250 ea Boston Ivy "Vinci", Parthenocarpus viticarpa, 4" pots 18" oc
5. Existing 1/2" Top Prunella and Irrigation system on adjoining property
6. Specimen deciduous Taxop Tree, live decidua, 14"-18" in.
7. Cyonodon dactylon "Tastur" 18" hydroseeded
8. Seasonal planting in raised bed

All planting to be irrigated with fully automatic and approved irrigation system.



**PARKING PLAN**

Deep Ellum North Restaurant  
 Quorum @ Britten, Addison Texas  
 Cunningham Architects  
 Dallas, Texas 75201  
 214 835 8272