

ORDINANCE NO. 092-061

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 AND A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM RED LOBSTER RESTAURANT, LOCATED ON THE SOUTH SIDE OF BELT LINE ROAD, APPROXIMATELY 370 FEET EAST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR NO 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. 092-061

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 a special use permit for the sale of alcoholic beverages for on-premises consumption to Red Lobster Restaurant. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING a tract of land situated in the Elisha Fike Survey, Abstract Number 478, in the City of Addison, Dallas County, Texas and being a portion of Beltway Office Park, Tract III, an addition to the City of Addison as recorded in Volume 77086, Page 0026 of Deed Records, Dallas County, Texas. Also being a portion of that tract of land as recorded in Volume 86038, Page 1711 of said Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap, found at the northerly end of a corner clip at the intersection of the southerly right-of-way of Belt Line Road (a variable width right-of-way at this point) and the easterly right-of-way of Midway Road (a variable width right-of-way at this point):

THENCE N 84°52'24" E, 100.45 feet along the southerly right-of-way line of Belt Line Road;

THENCE S 89°41'54" E, 99.83 feet along said right-of-way line, the beginning of a curve to the right;

THENCE 107.65 feet along the arc of said curve, and along said right-of-way line, through a central angle of 02°11'28", whose radius is 2814.79 feet, the long chord of which bears S 88°36'10" E, 107.64 feet to the POINT OF BEGINNING;

THENCE continuing 130.00 feet along said curve and along said right-of-way line, through a central angle of 02°38'47", whose radius is 2814.79 feet, the log chord of which bears S 86°11'03" E, 130.00 feet;

THENCE S 84°51'39" E, 26.25 feet along said right-of-way line;

THENCE 53.97 feet along the arc of said curve, through a central angle of 95°09'05", whose radius is 32.50 feet, the log chord of which bears S 42°26'12" E, 47.98 feet;

THENCE N 89°59'16" E, 9.95 feet;
THENCE S 00°00'44" E, 471.16 feet;
THENCE S 90°00'00" W, 176.80 feet;
THENCE N 90°00'00" W, 295.00 feet;
THENCE S 90°00'00" W, 20.00 feet;
THENCE N 00°05'49" W, 234.58 feet to the POINT OF BEGINNING
and containing 2.19 acres of land, more or less.

SECTION 2. That the Special Use Permits are 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, landscape plan, irrigation plan, and the elevation drawings showing four exterior walls, which are 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 the sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the final site plan as encompassing a total area not to exceed 9,310 square feet.
3. No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.
4. That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.
5. Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to insure that the conditions of Paragraph 4 are being met.
6. 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.

7. Where the sale or serving of alcoholic beverages is permitted, dancing is hereby prohibited.
8. Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
9. 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.
10. That if a license or permit to sell alcoholic beverages on property covered by this special use permit is revoked, terminated or canceled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.
11. Shall not use "Bar" "Club" or any equivalent term in any exterior signage.
12. The site plan should be revised to indicate a right-turn lane at the eastern drive.
13. The landscaping plan should be revised to reflect a 25-foot landscaping buffer (5-foot sidewalk, 20-foot landscaping) along the length of the turn lane.
14. The eastern drive should be widened to 36 feet, and the offset removed.

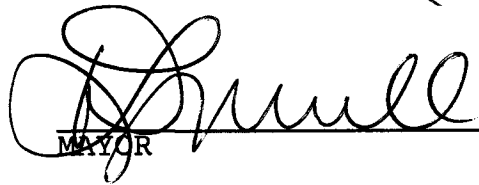
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 4. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance,

and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

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 22nd day of September, 1992.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1118-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

Published
2-11-93



PROVIDE FOR RECEL LANE

WIDEN TO 36' AND
MOVE EAST

- GENERAL NOTES :**
1. SEE DRAWING C-1 FOR COMPLETE BIDDING OF EXISTING CONDITIONS.
 2. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR SITE UTILITIES PLAN.
 3. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR PARKING/RECYCLING PLAN.
 4. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR LANDSCAPE SITE DETAILS.
 5. SEE DRAWING C-4 FOR LANDSCAPE PLANS AND DETAILS.
 6. SEE DRAWING C-5 FOR LANDSCAPE IRRIGATION PLAN AND DETAILS.
 7. SEE DRAWING B-1 FOR PLUMBING SITE PLAN AND INFORMATION.
 8. SEE DRAWING B-2 FOR ELECTRICAL SITE PLAN AND INFORMATION.
 9. SEE CONCRETE SHEETS FOR PROJECT DATA INFORMATION.
 10. DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND RECORD THEM FOR BOTH CONSTRUCTION AND MAINTENANCE PURPOSES AND TOPOGRAHY SURVEY PRIOR TO CONSTRUCTION.

- CONSTRUCTION NOTES :**
- C-1. NEW ASPHALT PAVED ACCESS DRIVE BY OTHERS.
 - C-2. CENTER OF DRIVE FOR DRIVE/BLVD TO BE LOCATED 50' IN FROM DRIVE W/IN TO CENTERLINE (IT WOULD BE 100' IN FROM DRIVE W/IN TO CENTERLINE).
 - C-3. PROVIDE CONCOURSE PARKING SPACE BY OTHERS. SEE OLIVE GARDEN REFERENCE DRAWINGS.
 - C-4. TYPICAL 4" INCH CONCRETE SIDEWALK (BY RED LOBSTER) PARALLEL WITH DRIVE. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR DETAILS.
 - C-5. PARKING STRIPWAY BY OTHERS.
 - C-6. EXISTING EXHAUSTOR, IF REMOVED CONCRETE BLOCK CONSTRUCTION WITH WOOD FORMS. EXTERIOR FINISH TO MATCH EXISTING. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR DETAILS.
 - C-7. 6" CONCRETE SLAB WITH REINFORCED CONCRETE. SEE DETAIL C-10. (BY RED LOBSTER).
 - C-8. NEW RED LOBSTER DRIVEWAY (UNPAVED SIDEWALK). SEE OLIVE GARDEN REFERENCE DRAWINGS FOR DETAILS.
 - C-9. STRIPWAY FOR LANDSCAPE PARKING STRIPWAY.
 - C-10. NEW CONCRETE CURB BY RED LOBSTER. SEE OLIVE GARDEN REFERENCE DRAWINGS FOR DETAILS.
 - C-11. TAKE OUT PARKING SIGN (S-1) (THREE PLACES).

PARKING

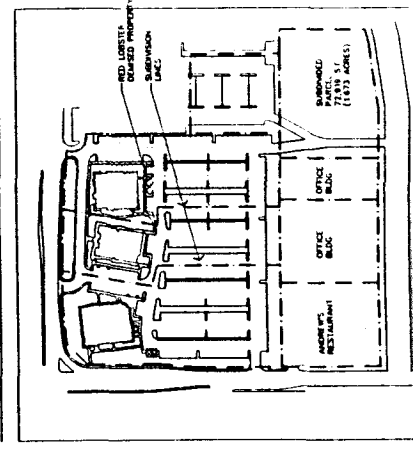
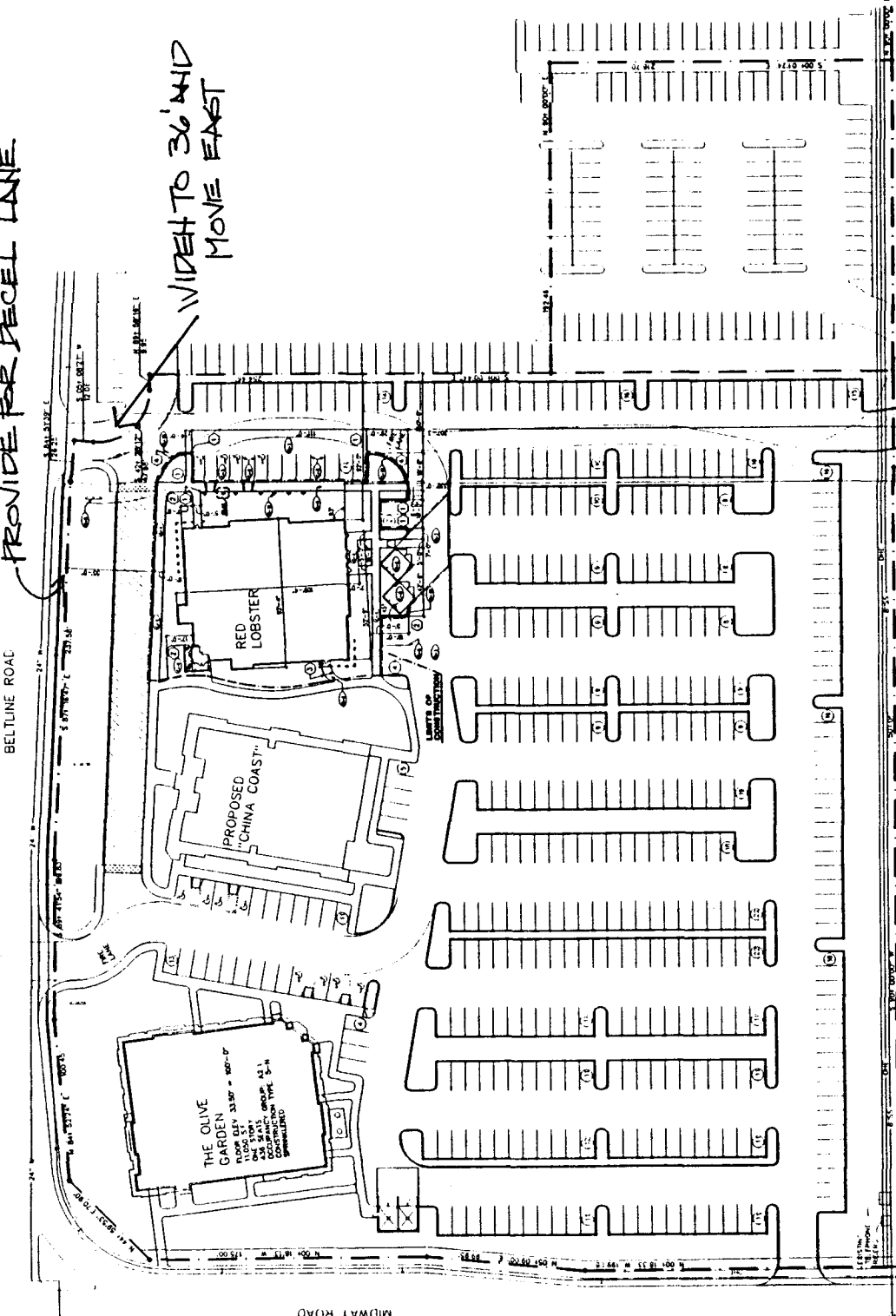
FORMULA: ONE SPACE PER EACH 75 S.F. OF GROSS BUILDING AREA.

PROPOSED	REQUIRED
TABLE 104	79
TOTAL	79

LOT COVERAGE

BUILDING AREA	5,000 S.F.
ASPHALT AREA	5,175 S.F.
LANDSCAPE AREA	5,000 S.F.
TOTAL	15,175 S.F.

- CURVE LEGEND :**
- ① 2'-0" RADIUS
 - ② 4'-0" RADIUS
 - ③ 10'-0" RADIUS
 - ④ 20'-0" RADIUS



① SITE DEVELOPMENT PLAN
1" = 30'-0"

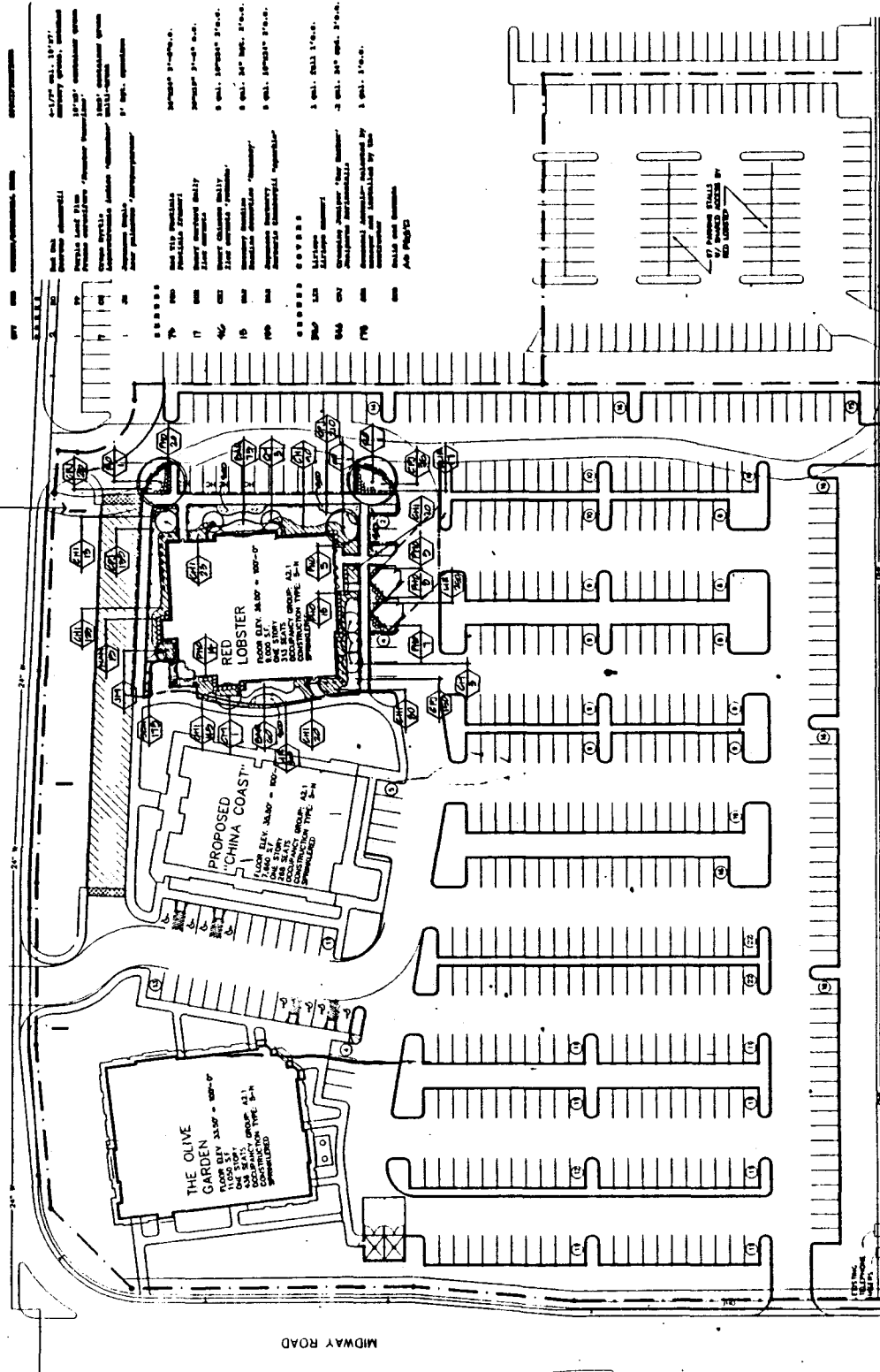
GENERAL

PLANT MATERIALS SCHEDULE

PAVING AND OTHER LOCATED PER RED LINED

BELTLINE ROAD

MIDWAY ROAD



1. ALL PLANT MATERIALS TO BE SPECIFIED BY TRADE NAME AND COMMON NAME, WITH VARIETAL NAME WHERE APPLICABLE. THE COMMON NAME SHALL BE LISTED FIRST, THE TRADE NAME SECOND, AND THE VARIETAL NAME THIRD. THE COMMON NAME SHALL BE UNDERLINED. THE TRADE NAME SHALL BE IN ALL CAPS. THE VARIETAL NAME SHALL BE IN ALL CAPS. THE COMMON NAME SHALL BE UNDERLINED. THE TRADE NAME SHALL BE IN ALL CAPS. THE VARIETAL NAME SHALL BE IN ALL CAPS.

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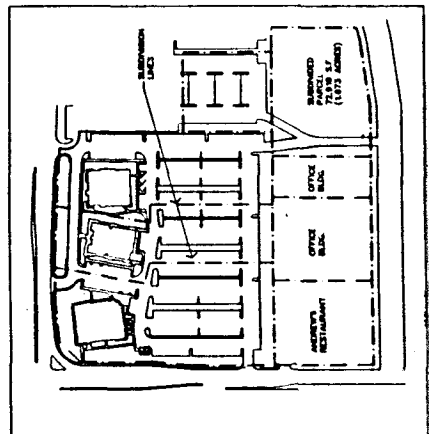
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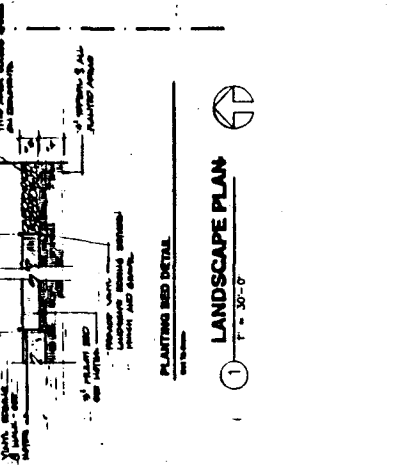
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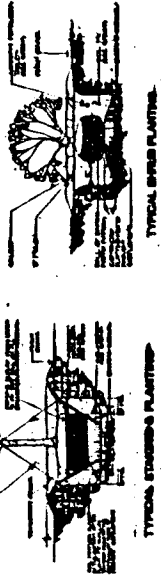
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KEY MAP



LANDSCAPE PLAN
1/8" = 3'-0"



MICHAEL S. GOULOFF
 ARCHITECTURE INTERIOR DESIGN
 208 E. Madison Street, Suite 200
 Chicago, Illinois 60601
 Phone: 312-427-2222
 Fax: 312-427-2222
 Note: For Bid Requirements Call
 Central Hills Restaurant, Inc.
 Construction Department
 Phone: 1-800-662-7537

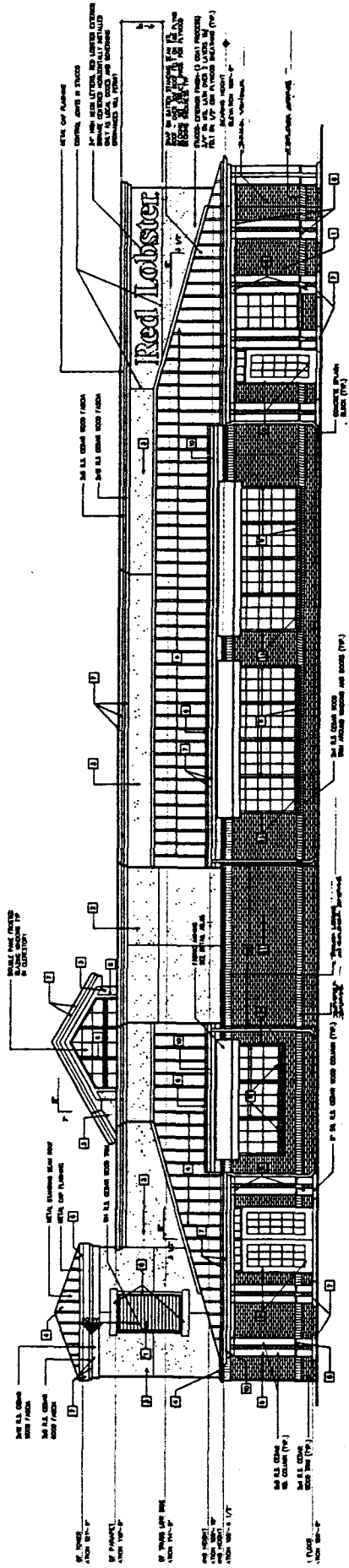
S.E. CORNER OF BELTLINE
 ROAD AND MIDWAY ROAD
 ADDISON, TEXAS



DATE: 11/10/01
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

A-4

EXTERIOR BUILDING ELEVATIONS & DETAILS

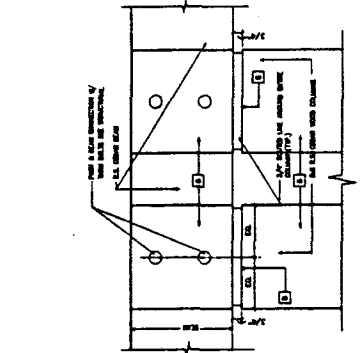
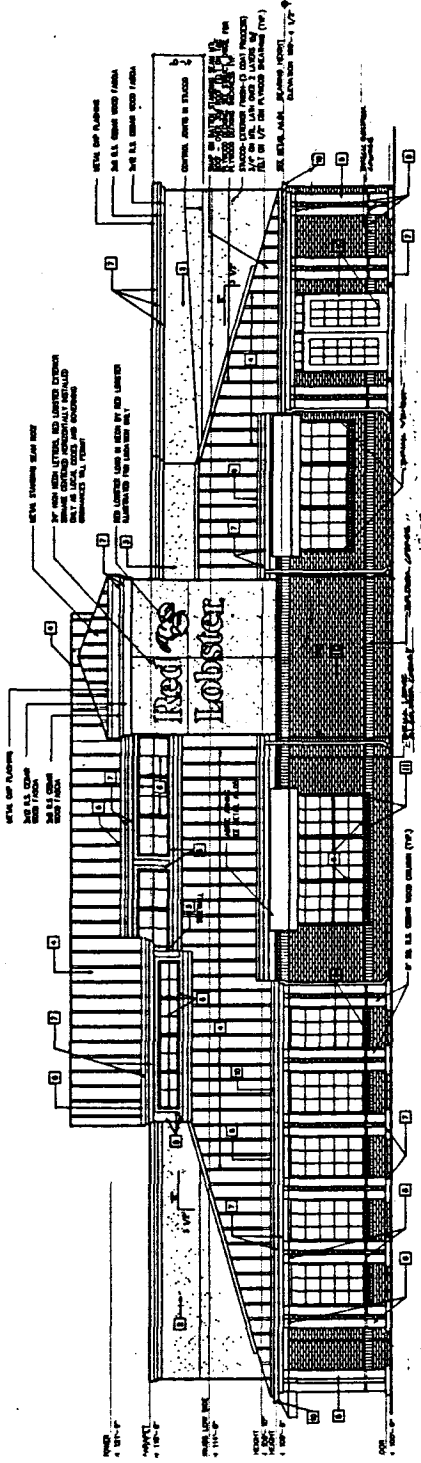


A4.01 RIGHT ELEVATION
 VP - 1-P

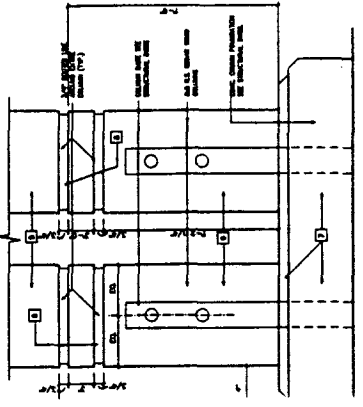
EXTERIOR COLOR SCHEDULE

MARK	FINISH	NAME	COLOR
1	PAINT	TRACER	TRACER
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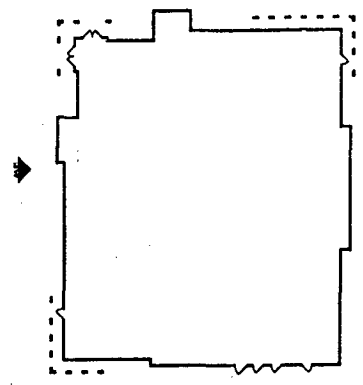
A4.02 FRONT ELEVATION
 VP - 1-P



A4.04 COLUMN TOP DETAIL
 1/2" = 1'-0"

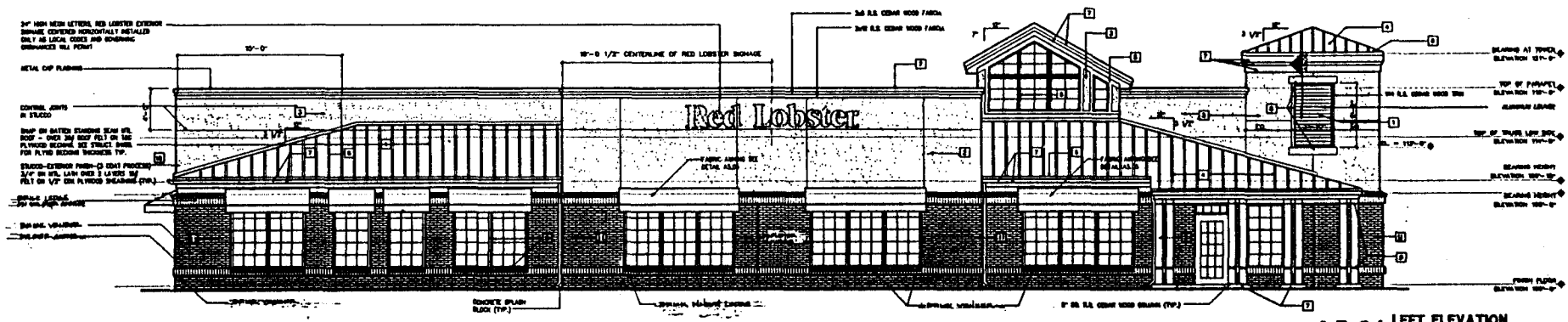


A4.03 COLUMN BASE DETAIL
 1/2" = 1'-0"

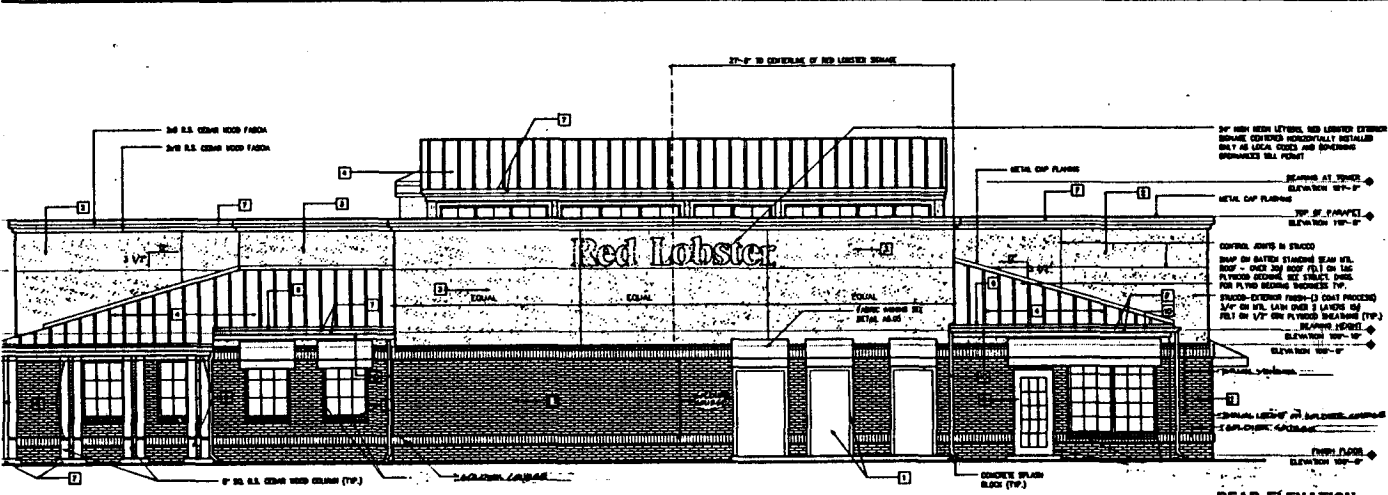


KEY PLAN
 NO SCALE

A4.05 NOT USED



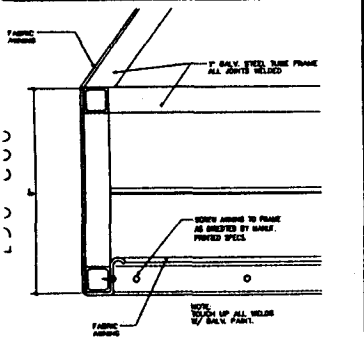
A5.01 LEFT ELEVATION
1/4" = 1'-0"



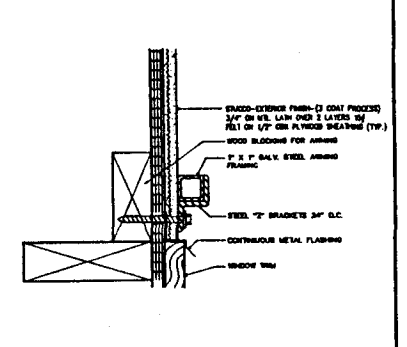
A5.02 REAR ELEVATION
1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE			
MARK	ITEM	MPG	COLOR
1	METAL DOORS AND FRAMES	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
2	STUCCO FINISH	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
3	STUCCO FINISH	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
4	SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	MPG	COVER FINISH
5	WOOD SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
6	WOOD SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
7	WOOD SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
8	WOOD SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
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13	WOOD SHIP ON BATTEN STANDING SEAM METAL ROOF - OVER 20' ROOF PITCH ON THE FLUVED SECTIONS SEE STRUCTURAL FOR FLUVE BEAMS SCHEDULE TP.	EXTERIOR COATS	WOOD GRAY FOR METAL COAT PAINT FOR
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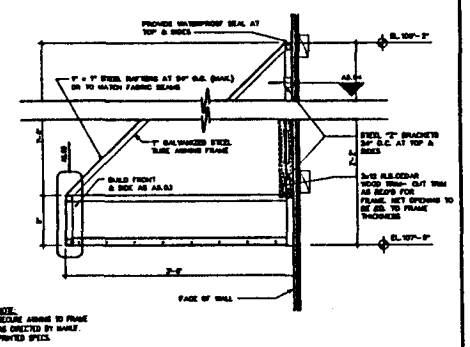
GENERAL NOTES:
 1. FABRIC AWNING TO BE 1/2" MINIMUM THICKNESS (40' MAX) PANELS ON FLUVE AT 10' MAX SPACING.
 2. OTHER NOTES:
 - AWNING AND AWNING JAMB TO HAVE 1/2" MINIMUM THICKNESS AND BEING 1/2" MINIMUM THICKNESS.
 - AWNING AND AWNING JAMB TO HAVE 1/2" MINIMUM THICKNESS.
 - AWNING AND AWNING JAMB TO HAVE 1/2" MINIMUM THICKNESS.



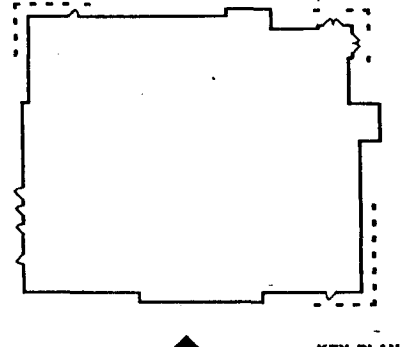
A5.03 AWNING FASCIA DETAIL
1/4" = 1'-0"



A5.04 AWNING JAMB DETAIL
1/4" = 1'-0"



A5.05 FABRIC AWNING DETAIL
1/4" = 1'-0"

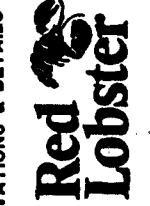


KEY PLAN
NO SCALE

MICHAEL S. GOULOFF
 ARCHITECTURE INTERIOR DESIGN
 NOTE: FOR BID PROPOSERS CALL
 CENTRAL TEXAS DEVELOPMENT, INC.
 1-800-562-7837

EXTERIOR BUILDING ELEVATIONS & DETAILS

S.E. CORNER OF BELTLINE ROAD AND MIDWAY ROAD ADDISON, TEXAS



1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
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