

ORDINANCE NO. 092-063

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 CHINA COAST RESTAURANT, LOCATED ON A 1,80 ACRE TRACT ON THE SOUTH SIDE OF BELT LINE ROAD, APPROXIMATELY 220 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. 092-063

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 China Coast 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, 58.00 feet along said right-of-way line to the POINT OF BEGINNING;

THENCE S 89°41'54" E, 41.83 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;

THENCE S 00°05'49" E, 234.58 feet leaving said right-of-way line;

THENCE N 90°00'00" E, 20.00 feet;

THENCE S 00°00'00" E, 295.00 feet;

THENCE S 90°00'00" W, 142.00 feet;

THENCE N 00°00'00" W, 302.00 feet;

THENCE N 76°00'00" W, 45.00 feet;

THENCE N 04°07'29" E, 220.11 feet to the POINT OF BEGINNING and containing 1.808 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 7,660 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.

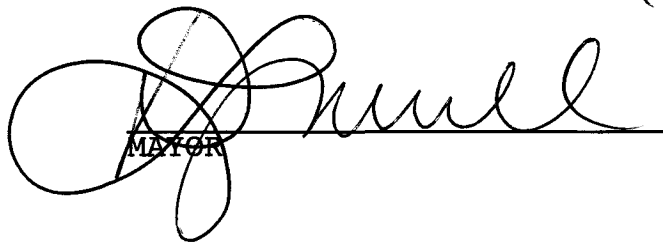
8. Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
9. That if the property for which the special use permit is granted and is not used for the 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 shall be revised to reflect the right-hand-turn lane and right-of-way dedication requested by staff.

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

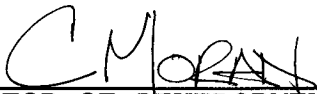
ATTEST:



CITY SECRETARY

CASE NO. 1120-SUP

APPROVED AS TO FORM:



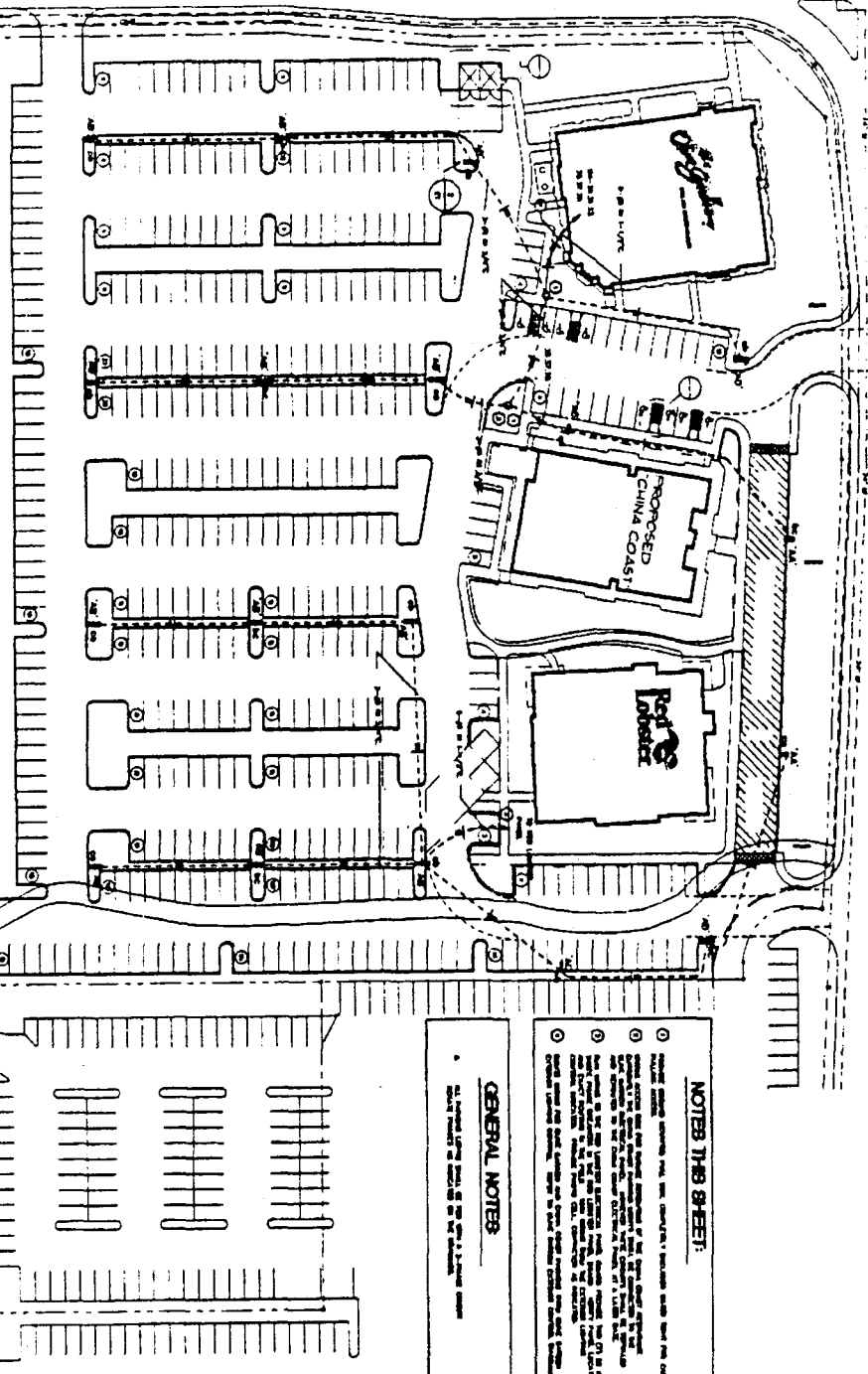
DIRECTOR OF DEVELOPMENT SERVICES

Published  
4-8-93



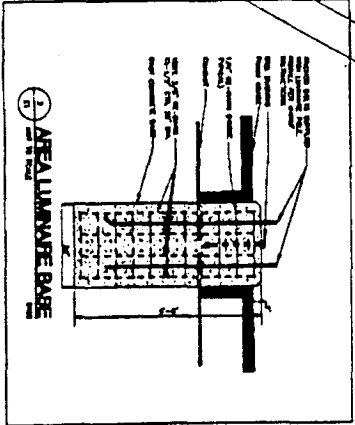
MIDJAY ROAD

BELTLINE ROAD



**FIXTURE SCHEDULE**

|         |   |
|---------|---|
| NO. 14  | 1-1/2" Dia. Fluorescent Light Fixture   |
| NO. 15  | 2-1/2" Dia. Fluorescent Light Fixture   |
| NO. 16  | 4-1/2" Dia. Fluorescent Light Fixture   |
| NO. 17  | 6-1/2" Dia. Fluorescent Light Fixture   |
| NO. 18  | 8-1/2" Dia. Fluorescent Light Fixture   |
| NO. 19  | 10-1/2" Dia. Fluorescent Light Fixture  |
| NO. 20  | 12-1/2" Dia. Fluorescent Light Fixture  |
| NO. 21  | 14-1/2" Dia. Fluorescent Light Fixture  |
| NO. 22  | 16-1/2" Dia. Fluorescent Light Fixture  |
| NO. 23  | 18-1/2" Dia. Fluorescent Light Fixture  |
| NO. 24  | 20-1/2" Dia. Fluorescent Light Fixture  |
| NO. 25  | 22-1/2" Dia. Fluorescent Light Fixture  |
| NO. 26  | 24-1/2" Dia. Fluorescent Light Fixture  |
| NO. 27  | 26-1/2" Dia. Fluorescent Light Fixture  |
| NO. 28  | 28-1/2" Dia. Fluorescent Light Fixture  |
| NO. 29  | 30-1/2" Dia. Fluorescent Light Fixture  |
| NO. 30  | 32-1/2" Dia. Fluorescent Light Fixture  |
| NO. 31  | 34-1/2" Dia. Fluorescent Light Fixture  |
| NO. 32  | 36-1/2" Dia. Fluorescent Light Fixture  |
| NO. 33  | 38-1/2" Dia. Fluorescent Light Fixture  |
| NO. 34  | 40-1/2" Dia. Fluorescent Light Fixture  |
| NO. 35  | 42-1/2" Dia. Fluorescent Light Fixture  |
| NO. 36  | 44-1/2" Dia. Fluorescent Light Fixture  |
| NO. 37  | 46-1/2" Dia. Fluorescent Light Fixture  |
| NO. 38  | 48-1/2" Dia. Fluorescent Light Fixture  |
| NO. 39  | 50-1/2" Dia. Fluorescent Light Fixture  |
| NO. 40  | 52-1/2" Dia. Fluorescent Light Fixture  |
| NO. 41  | 54-1/2" Dia. Fluorescent Light Fixture  |
| NO. 42  | 56-1/2" Dia. Fluorescent Light Fixture  |
| NO. 43  | 58-1/2" Dia. Fluorescent Light Fixture  |
| NO. 44  | 60-1/2" Dia. Fluorescent Light Fixture  |
| NO. 45  | 62-1/2" Dia. Fluorescent Light Fixture  |
| NO. 46  | 64-1/2" Dia. Fluorescent Light Fixture  |
| NO. 47  | 66-1/2" Dia. Fluorescent Light Fixture  |
| NO. 48  | 68-1/2" Dia. Fluorescent Light Fixture  |
| NO. 49  | 70-1/2" Dia. Fluorescent Light Fixture  |
| NO. 50  | 72-1/2" Dia. Fluorescent Light Fixture  |
| NO. 51  | 74-1/2" Dia. Fluorescent Light Fixture  |
| NO. 52  | 76-1/2" Dia. Fluorescent Light Fixture  |
| NO. 53  | 78-1/2" Dia. Fluorescent Light Fixture  |
| NO. 54  | 80-1/2" Dia. Fluorescent Light Fixture  |
| NO. 55  | 82-1/2" Dia. Fluorescent Light Fixture  |
| NO. 56  | 84-1/2" Dia. Fluorescent Light Fixture  |
| NO. 57  | 86-1/2" Dia. Fluorescent Light Fixture  |
| NO. 58  | 88-1/2" Dia. Fluorescent Light Fixture  |
| NO. 59  | 90-1/2" Dia. Fluorescent Light Fixture  |
| NO. 60  | 92-1/2" Dia. Fluorescent Light Fixture  |
| NO. 61  | 94-1/2" Dia. Fluorescent Light Fixture  |
| NO. 62  | 96-1/2" Dia. Fluorescent Light Fixture  |
| NO. 63  | 98-1/2" Dia. Fluorescent Light Fixture  |
| NO. 64  | 100-1/2" Dia. Fluorescent Light Fixture |
| NO. 65  | 102-1/2" Dia. Fluorescent Light Fixture |
| NO. 66  | 104-1/2" Dia. Fluorescent Light Fixture |
| NO. 67  | 106-1/2" Dia. Fluorescent Light Fixture |
| NO. 68  | 108-1/2" Dia. Fluorescent Light Fixture |
| NO. 69  | 110-1/2" Dia. Fluorescent Light Fixture |
| NO. 70  | 112-1/2" Dia. Fluorescent Light Fixture |
| NO. 71  | 114-1/2" Dia. Fluorescent Light Fixture |
| NO. 72  | 116-1/2" Dia. Fluorescent Light Fixture |
| NO. 73  | 118-1/2" Dia. Fluorescent Light Fixture |
| NO. 74  | 120-1/2" Dia. Fluorescent Light Fixture |
| NO. 75  | 122-1/2" Dia. Fluorescent Light Fixture |
| NO. 76  | 124-1/2" Dia. Fluorescent Light Fixture |
| NO. 77  | 126-1/2" Dia. Fluorescent Light Fixture |
| NO. 78  | 128-1/2" Dia. Fluorescent Light Fixture |
| NO. 79  | 130-1/2" Dia. Fluorescent Light Fixture |
| NO. 80  | 132-1/2" Dia. Fluorescent Light Fixture |
| NO. 81  | 134-1/2" Dia. Fluorescent Light Fixture |
| NO. 82  | 136-1/2" Dia. Fluorescent Light Fixture |
| NO. 83  | 138-1/2" Dia. Fluorescent Light Fixture |
| NO. 84  | 140-1/2" Dia. Fluorescent Light Fixture |
| NO. 85  | 142-1/2" Dia. Fluorescent Light Fixture |
| NO. 86  | 144-1/2" Dia. Fluorescent Light Fixture |
| NO. 87  | 146-1/2" Dia. Fluorescent Light Fixture |
| NO. 88  | 148-1/2" Dia. Fluorescent Light Fixture |
| NO. 89  | 150-1/2" Dia. Fluorescent Light Fixture |
| NO. 90  | 152-1/2" Dia. Fluorescent Light Fixture |
| NO. 91  | 154-1/2" Dia. Fluorescent Light Fixture |
| NO. 92  | 156-1/2" Dia. Fluorescent Light Fixture |
| NO. 93  | 158-1/2" Dia. Fluorescent Light Fixture |
| NO. 94  | 160-1/2" Dia. Fluorescent Light Fixture |
| NO. 95  | 162-1/2" Dia. Fluorescent Light Fixture |
| NO. 96  | 164-1/2" Dia. Fluorescent Light Fixture |
| NO. 97  | 166-1/2" Dia. Fluorescent Light Fixture |
| NO. 98  | 168-1/2" Dia. Fluorescent Light Fixture |
| NO. 99  | 170-1/2" Dia. Fluorescent Light Fixture |
| NO. 100 | 172-1/2" Dia. Fluorescent Light Fixture |



**NOTES THIS SHEET:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
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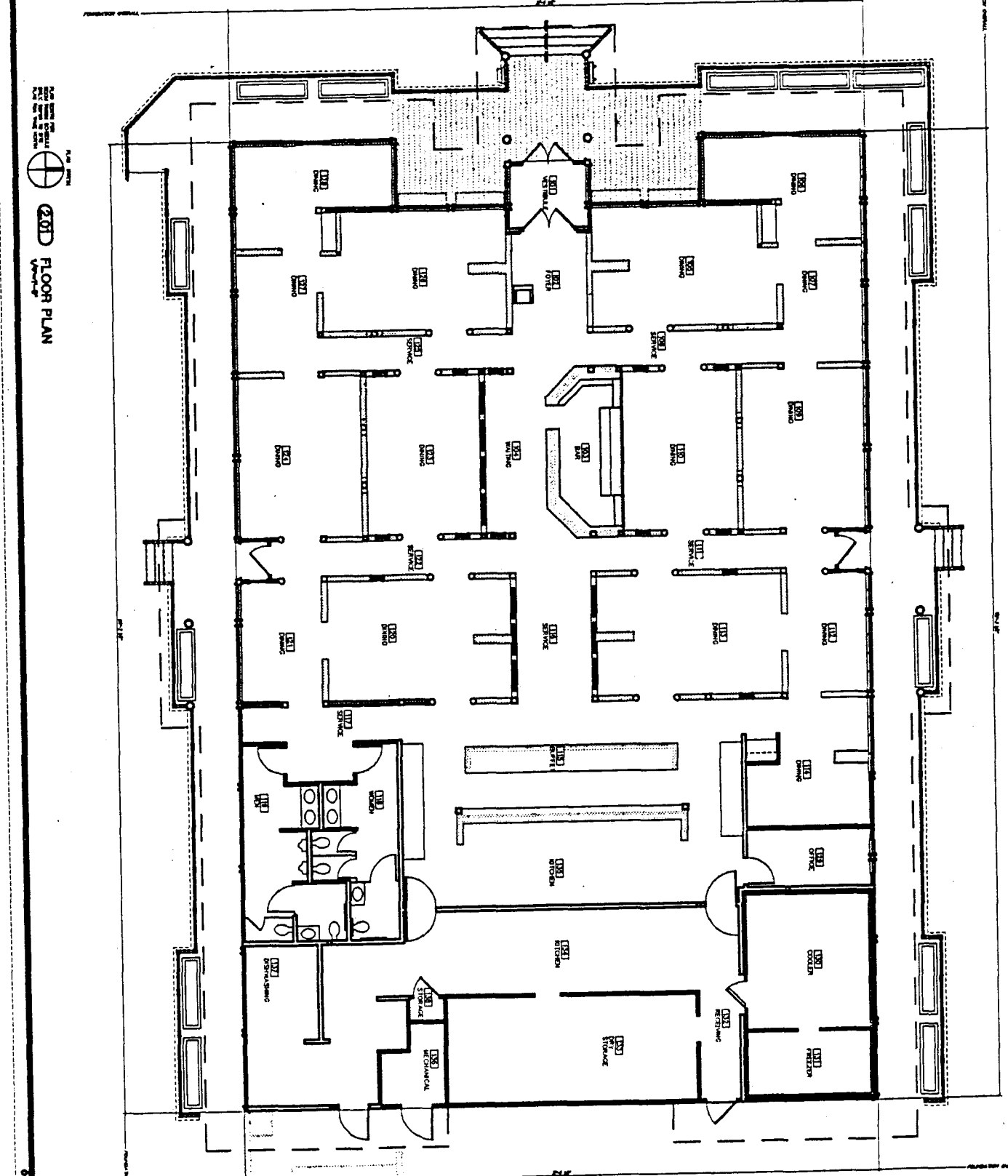
**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
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**ELECTRICAL SYMBOL LEGEND**

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| ⊕ | 40 Amp. Single Phase Panel   |
| ⊖ | 20 Amp. Single Phase Panel   |
| ⊙ | 10 Amp. Single Phase Panel   |
| ⊚ | 5 Amp. Single Phase Panel  |
| ⊛ | 2.5 Amp. Single Phase Panel  |
| ⊜ | 1.25 Amp. Single Phase Panel   |
| ⊝ | 0.625 Amp. Single Phase Panel  |
| ⊞ | 0.3125 Amp. Single Phase Panel   |
| ⊠ | 0.15625 Amp. Single Phase Panel  |
| ⊡ | 0.078125 Amp. Single Phase Panel   |
| ⊣ | 0.0390625 Amp. Single Phase Panel  |
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| ⊹ | 0.000000000000000000000000016155871338926511250021720128125 Amp. Single Phase Panel                      |
| ⊺ | 0.0000000000000000000000000080779356694632562500108600640625 Amp. Single Phase Panel                     |
| ⊻ | 0.00000000000000000000000000403896783473162812500054300328125 Amp. Single Phase Panel                    |
| ⊼ | 0.0000000000000000000000000020194839173658140625000271501640625 Amp. Single Phase Panel                  |
| ⊽ | 0.000000000000000000000000001009741958682907031250001357508203125 Amp. Single Phase Panel                |
| ⊾ | 0.0000000000000000000000000005048709793414535625000067875410625 Amp. Single Phase Panel                  |
| ⊿ | 0.000000000000000000000000000252435489670726781250000339377053125 Amp. Single Phase Panel                |
| ⊠ | 0.00000000000000000000000000012621774483536339062500001696885265625 Amp. Single Phase Panel              |
| ⊡ | 0.0000000000000000000000000000631088724176816953125000008484426328125 Amp. Single Phase Panel            |
| ⊣ | 0.000000000000000000000000000031554436208840847656250000042422131640625 Amp. Single Phase Panel          |
| ⊥ | 0.00000000000000000000000000001577721810442042382812500000212110658203125 Amp. Single Phase Panel        |
| ⊦ | 0.00000000000000000000000000000788860905221021191406250000010605532915625 Amp. Single Phase Panel        |
| ⊧ | 0.0000000000000000000000000000039443045261051059687500000053027664578125 Amp. Single Phase Panel         |
| ⊨ | 0.000000000000000000000000000001972152263052525484375000000265138322890625 Amp. Single Phase Panel       |
| ⊩ | 0.00000000000000000000000000000098607613152626274218750000001325691614453125 Amp. Single Phase Panel     |
| ⊪ | 0.0000000000000000000000000000004930380657631313710937500000006628458072265625 Amp. Single Phase Panel   |
| ⊫ | 0.00000000000000000000000000000024651903288156668554687500000033142290361328125 Amp. Single Phase Panel  |
| ⊬ | 0.000000000000000000000000000000123259516440783342773437500000165711451806640625 Amp. Single Phase Panel |
| ⊭ | 0.00000000000000000000000000000006162975822039167  |

2000 FLOOR PLAN  
 2000 FLOOR PLAN



092-063

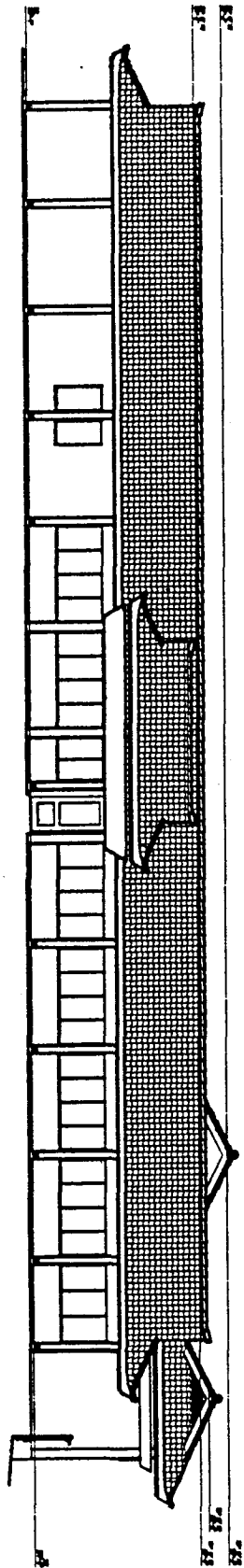
A2  
 2/10/06 00

CHINA COAST

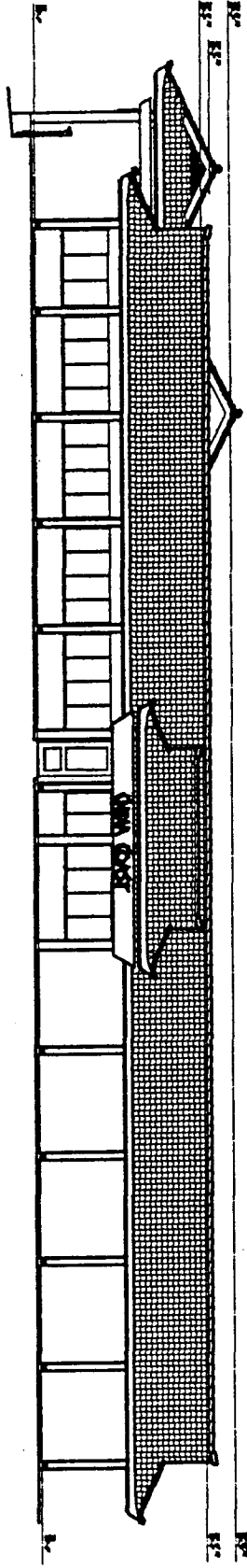
2000 FLOOR PLAN  
 2000 FLOOR PLAN



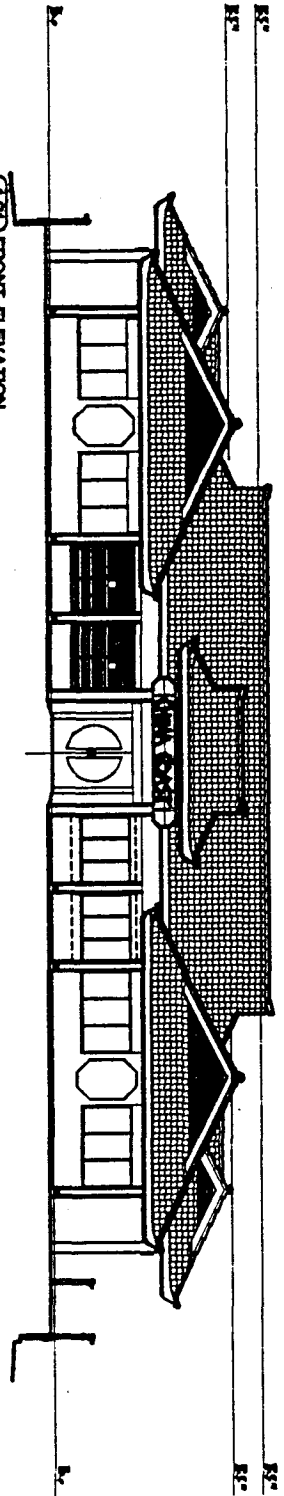
(A08) LEFT ELEVATION  
W-1-14



(A09) RIGHT ELEVATION  
W-1-14



(A10) FRONT ELEVATION  
W-1-14

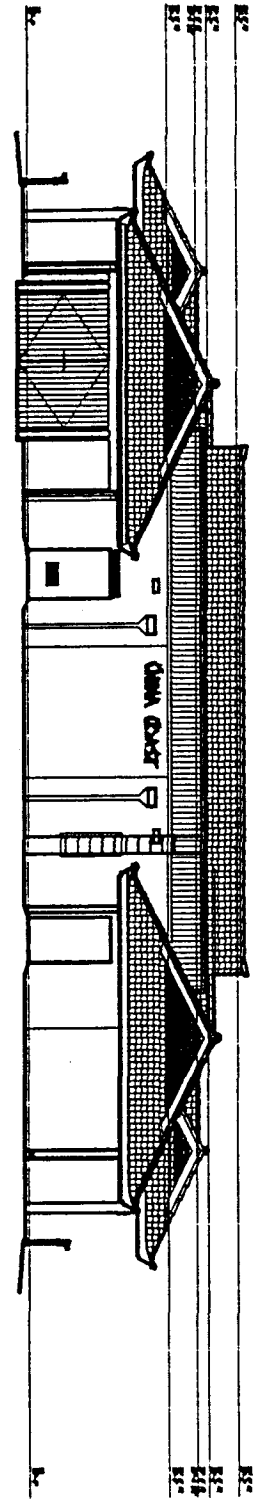


092-063

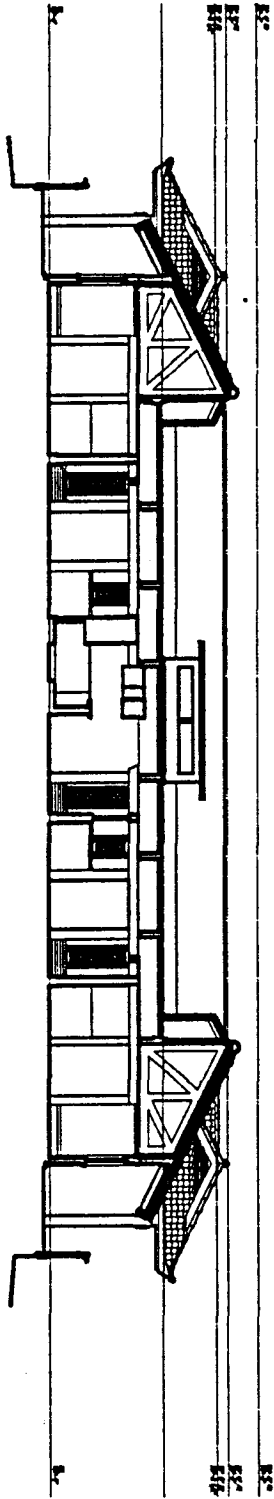
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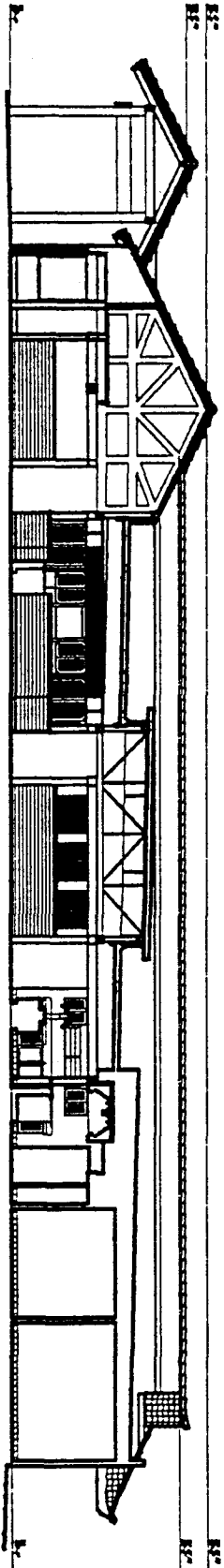
DATE: 11/11/11  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
SCALE: 1/8" = 1'-0"



(60D) REAR ELEVATIONS



(60E) BUILDING SECTION

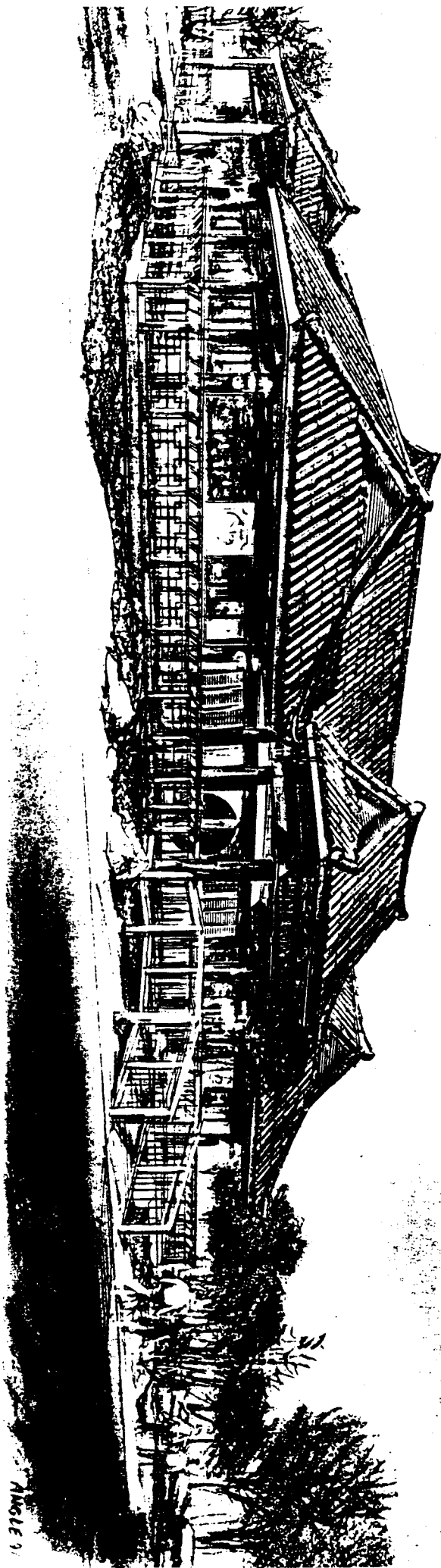


092-063

ADDRESS: 72  
500 N. W. 10TH

**CHINA COAST**

AS  
92165.00

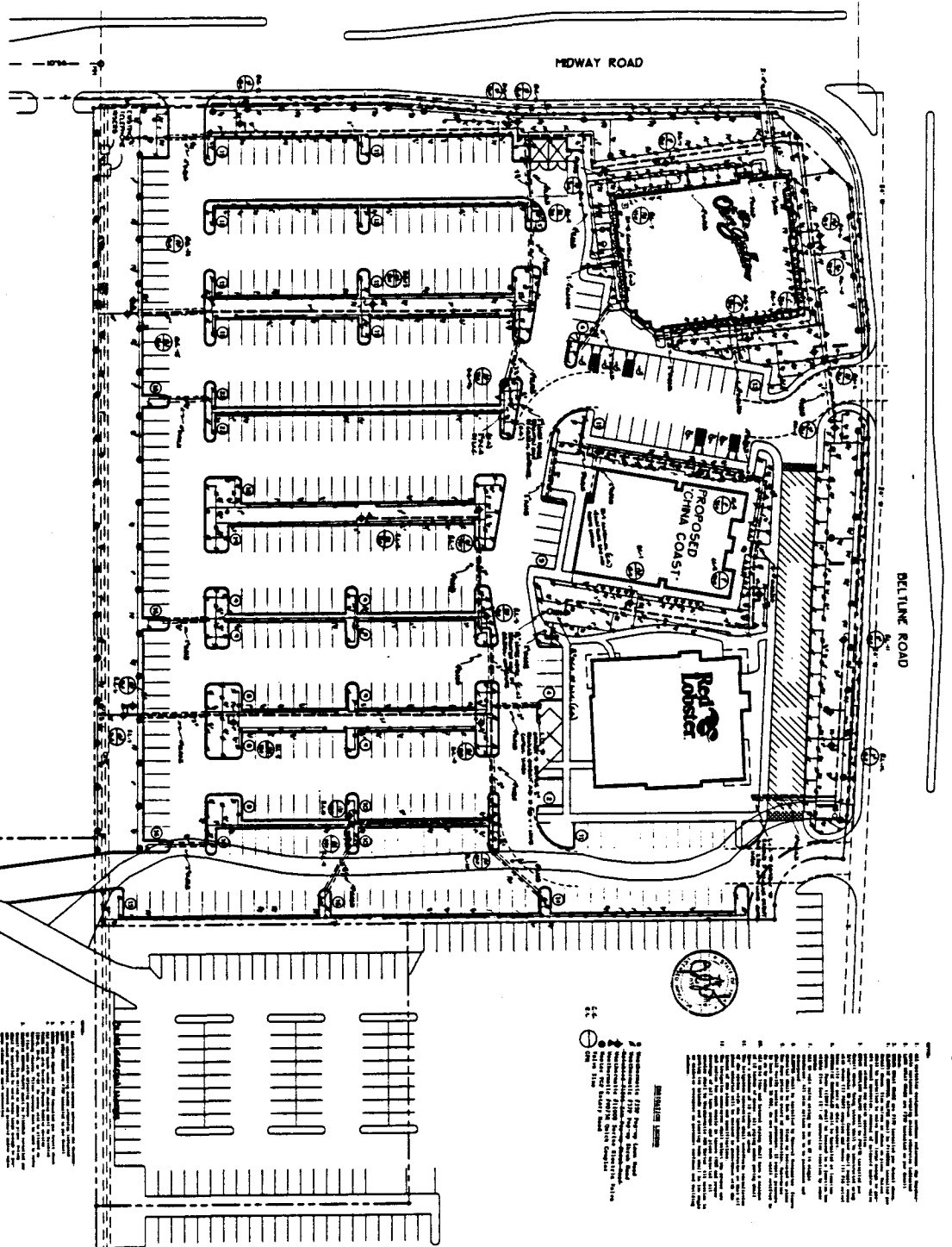


ANGLE 1

092-063



1 SITE PLAN  
L2.01 IRRIGATION PLAN  
SCALE: 1"=20'



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

**GENERAL NOTES**

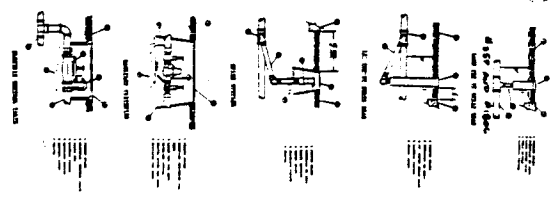
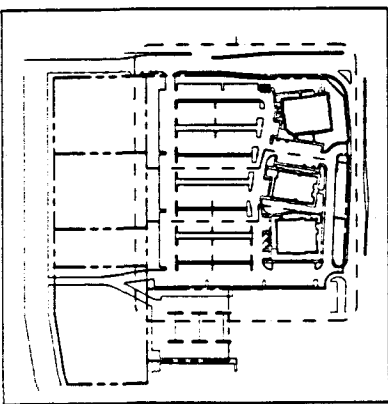
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**Red Lobster and  
Cash Carry Notes**

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KEY MAP



092-063

|           |    |
|-----------|----|
| Job No.   |    |
| Date      |    |
| Rev.      |    |
| Sheet No. | L2 |



S.E. CORNER OF BELTLINE ROAD  
AND MIDWAY ROAD

ARCHITECTS  
VAN LOM /  
EDWARDS