

ORDINANCE NO. 092-067

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 KAMAL DIDES/ROTH INVESTMENTS, LOCATED ON 1.21 ACRES ON THE WEST SIDE OF QUORUM DRIVE, NORTH OF OFFICE DEPOT, 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. 092-067

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 Kamal Dides/Roth Investments. 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 G.W.Fisher Survey, Abstract No. 482, Dallas County, Texas, and being part of QUORUM CENTRE ADDITION, an addition to the City of Addison as recorded in Volume 84067, Page 5718, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner situated in the west line of Quorum Drive (80' R.O.W.) said iron rod being N 00°15'05" West a distance of 275.00 feet from the most easterly southeast corner of said QUORUM CENTRE ADDITION;

THENCE N 89°57'28" West departing the west line of said Quorum Drive and along the north line of Lot 1 of Belt Line-Quorum Addition as recorded in Volume 91077, Page 4068, Map records, Dallas County, Texas, a distance of 303.03 feet to an iron rod set for corner;

THENCE N 00°15'05" West departing the north line of said Lot 1 a distance of 175.00 feet to an iron rod set for corner;

THENCE S 89°57'28" East a distance of 303.03 feet to an iron rod set for corner situated in the west line of said Quorum Drive;

THENCE S 00°15'05" East along the west line of said Quorum Drive a distance of 175.00 feet to the POINT OF BEGINNING and containing 53,030 square feet of land.

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, 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 5,000 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", "Tavern", "Club", or any equivalent term in any exterior signage.
12. The restaurant shall not install a satellite earth station on the building or the property.
13. All partitions which separate dining and bar areas shall be at least 42" in height.

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 10th day of November, 1992.


MAYOR

ATTEST:


CITY SECRETARY

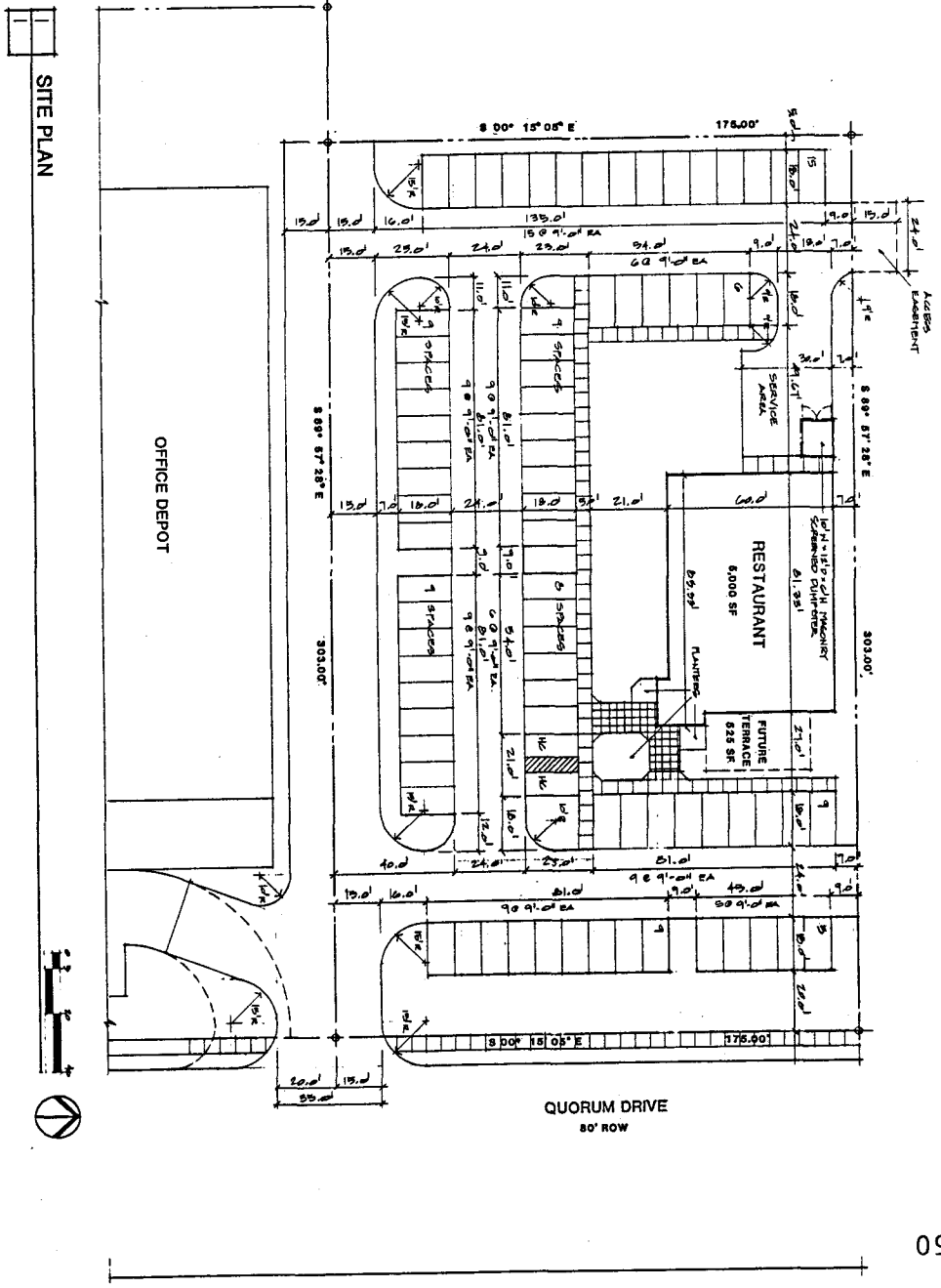
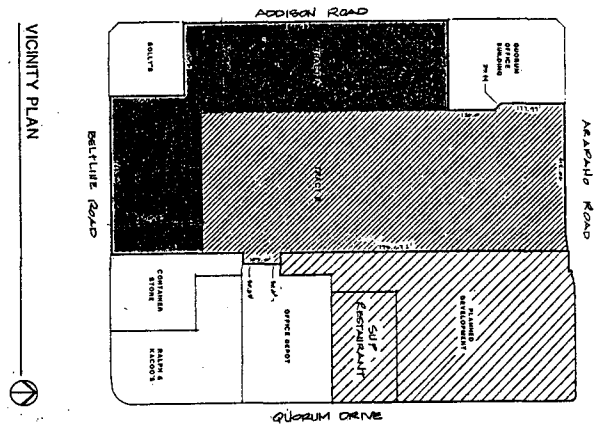
CASE NO. 1123-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

Published
2-11-93



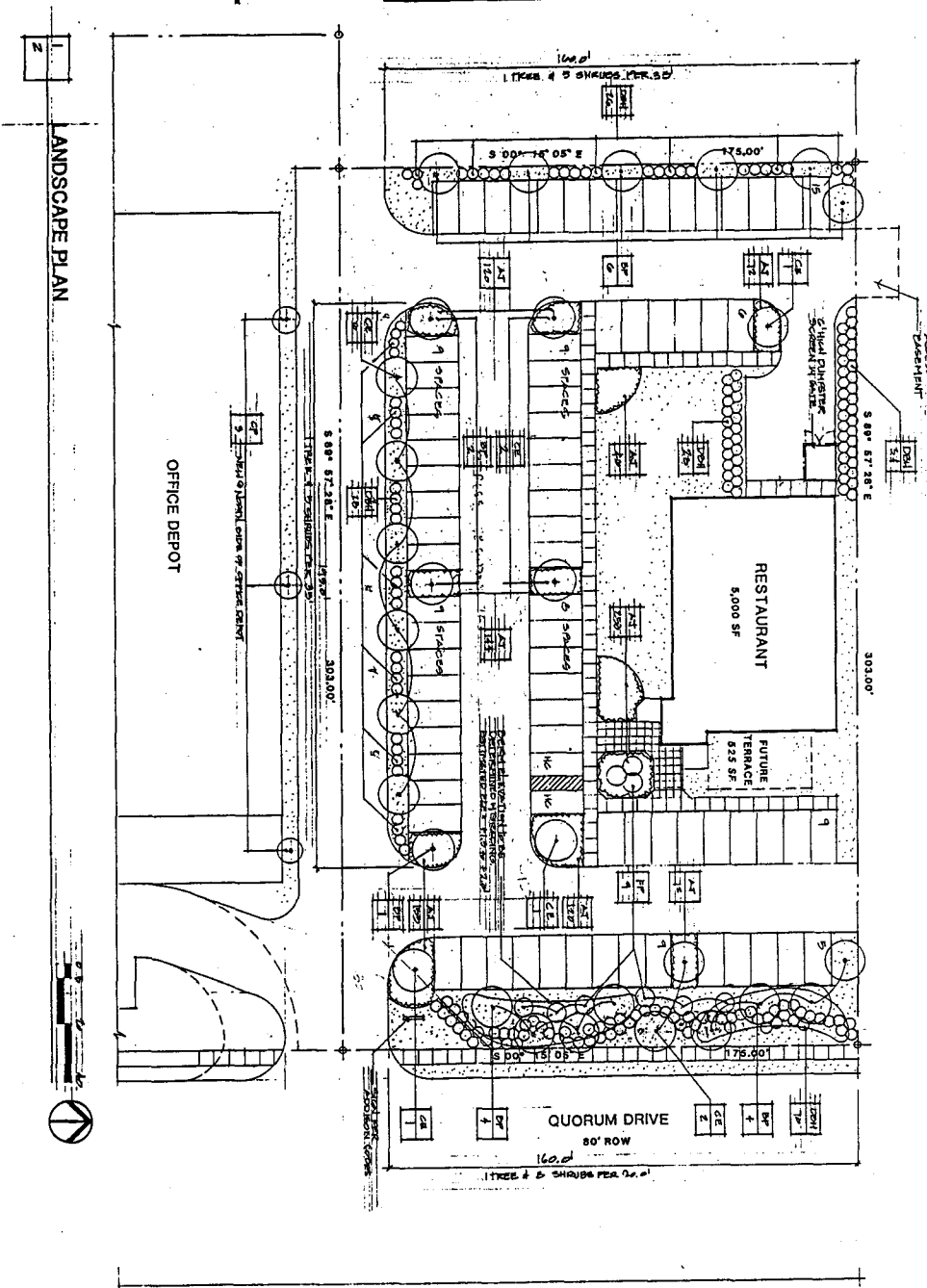


092-067

Key	Quantity	Common Name	Standard Name	Size
BT	11	BRANCHED YUCCA	Yucca filifera	Standard
CT	3	CACTUS PAD	Yucca filifera	Standard
FT	9	FERTILE PROTONIA (TREPONIA)	Protonia fraxinea	Standard
CE	3	CELANIA BUSH	Celastrus scandens	Standard
DM	18	DRYAD BURNING	Quercus agrifolia	Standard
AM	48	AGAVE MEXICANA	Agave americana	Standard

PLANT LIST

- GENERAL NOTES:**
- Quantity shown on Plan is to be installed by the contractor. Landscaping Contractor shall be responsible for planting and providing quantity of plants specified in notes adjacent to each plant and installation details as shown.
 - Landscaping Contractor shall provide appropriate water (including 1 inch watering) at each and every week for the duration of the project. Landscaping Contractor shall provide water for the duration of the project.
 - Landscaping Contractor shall provide appropriate water (including 1 inch watering) at each and every week for the duration of the project. Landscaping Contractor shall provide water for the duration of the project.
 - Contractor to ensure existing trees to be retained and not to be removed. Existing trees to be retained shall be marked with a red 'X' and a note indicating the tree to be retained. Existing trees to be removed shall be marked with a red 'R' and a note indicating the tree to be removed. Existing trees to be retained shall be marked with a red 'X' and a note indicating the tree to be retained. Existing trees to be removed shall be marked with a red 'R' and a note indicating the tree to be removed.



092-067

5,000 SQ FT RESTAURANT
QUORUM DRIVE
ADDISON, TEXAS

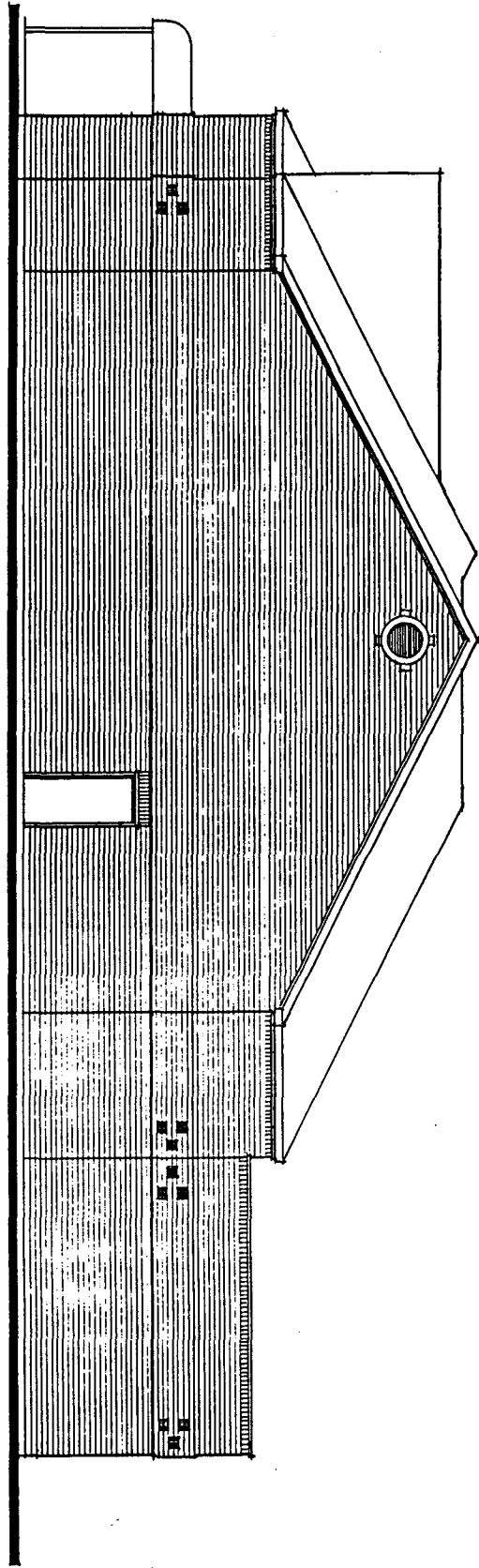


1680 Addison Road Suite 300 Dallas, Texas 75248 (214) 961-6885

08-09-02
 SHEET 2

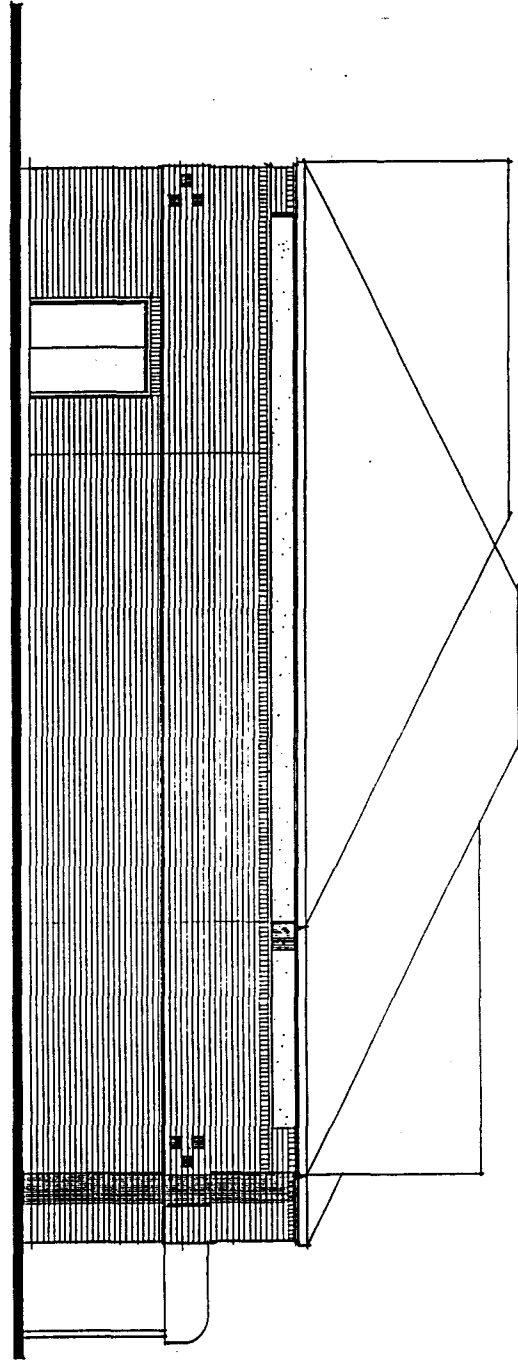
1
5

NORTH ELEVATION



2
4

WEST ELEVATION



092-067

09-09-82
SHEET 5

5,000 SQ FT RESTAURANT
QUORUM DRIVE
ADDISON, TEXAS



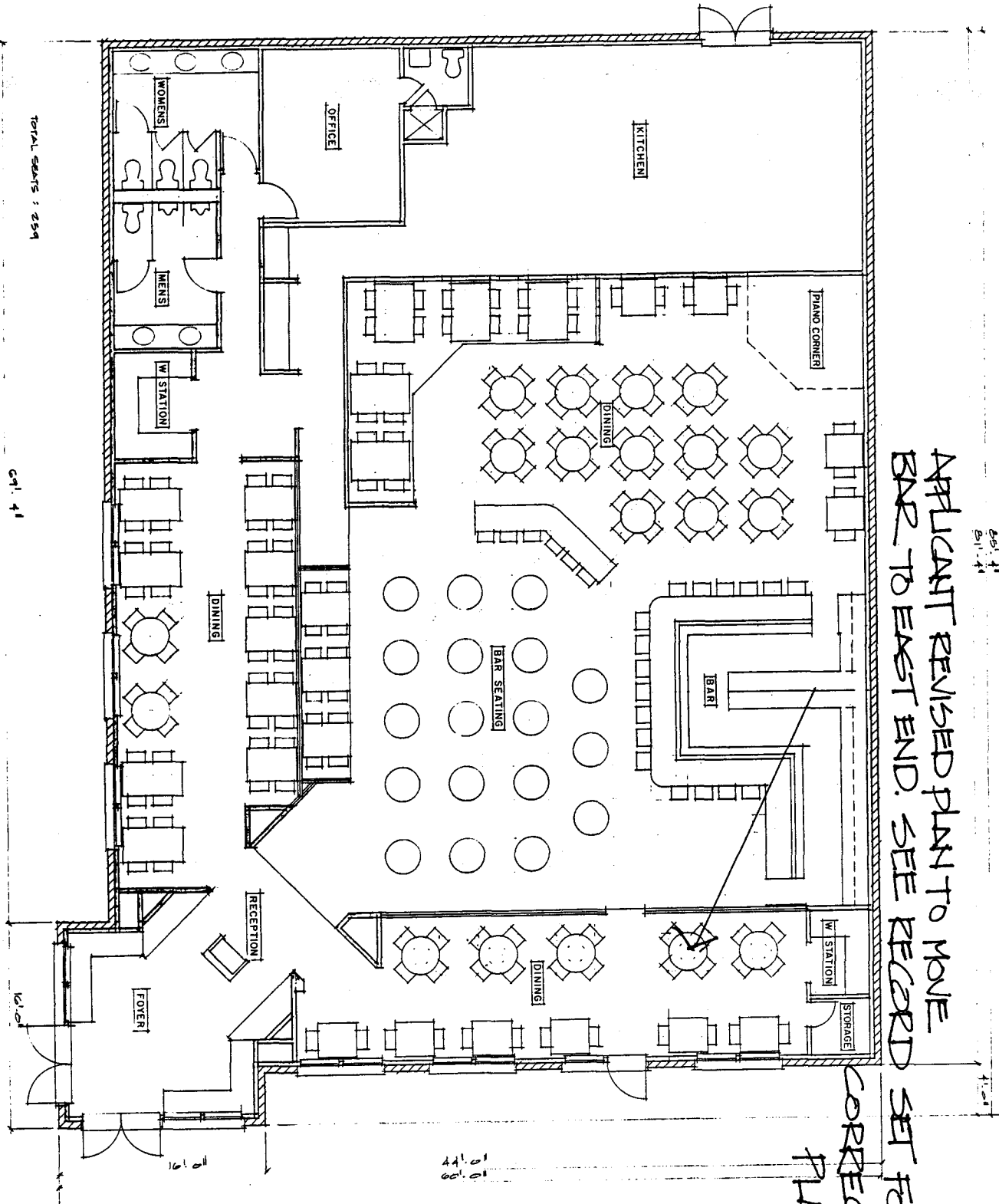
Compression
Management
Technology, Inc.

TEL: 972-202-0200
C/O T&E/CM
1401 W. 14th St.

14001 Addison Road, Suite 900, Dallas, Texas 75248 (972) 202-0200

TOTAL SEATS: 254

091.41



APPLICANT REVISED PLAN TO MOVE
 BAR TO EAST END. SEE RECORD SET FOR
 CORRECT PLAN.

091.41
 091.41

44.01
 00.01

092-067

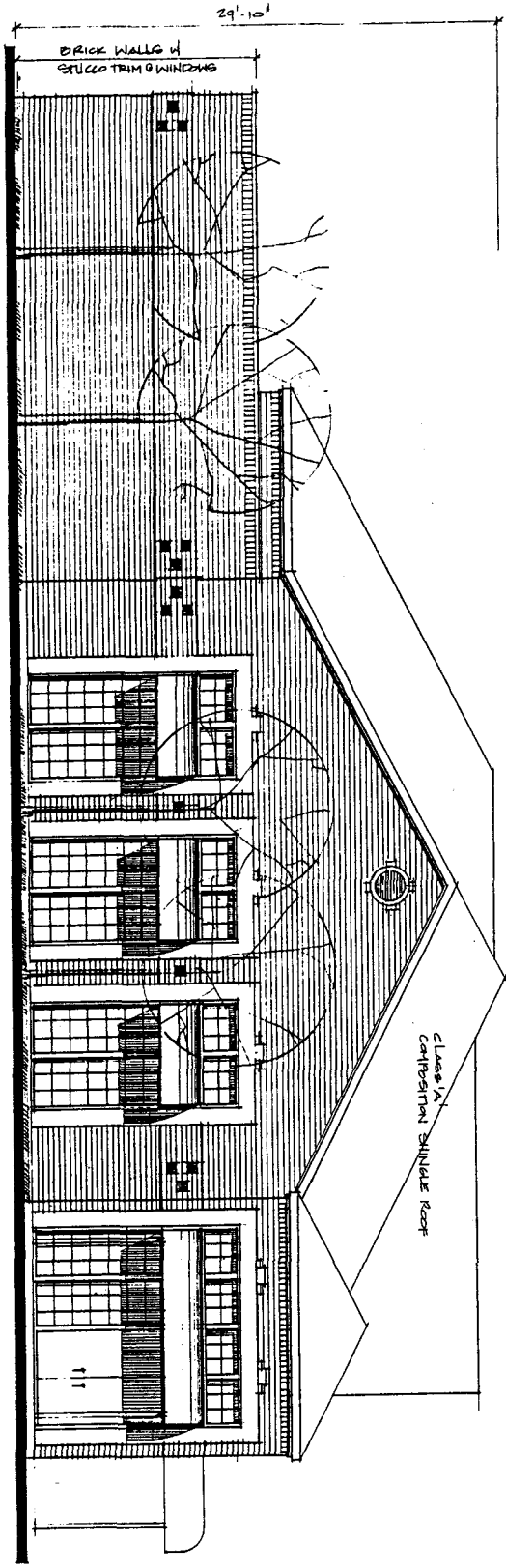
5,000 SQ FT RESTAURANT
 QUORUM DRIVE
 ADDISON, TEXAS



Construction Management Technology, Inc.
 15280 Addison Road Suite 300 Dallas, Texas 75248 (714) 861-7575

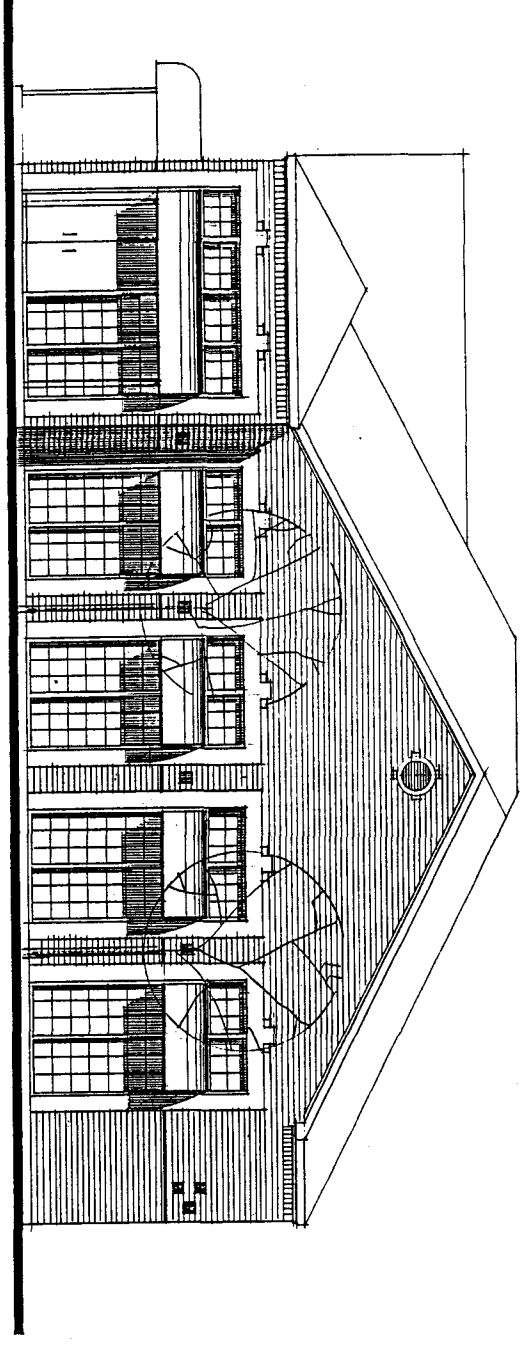
1
4

SOUTH ELEVATION



2
4

EAST ELEVATION



092-067

08-09-92
SHEET 4

5,000 SQ FT RESTAURANT
QUORUM DRIVE
ADDISON, TEXAS



Construction
Management
Technology, Inc.

Phone 817-250-0828
C/O 11204 DAL
P.O. Box 113390

12000 Addison Road Suite 200 Dallas, Texas 75249 (414) 801-4200