

ORDINANCE NO. 093-020

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 THE INTERNATIONAL HOUSE OF PANCAKES, LOCATED ON 1.14 ACRES ON THE SOUTH SIDE OF BELT LINE ROAD, APPROXIMATELY 900 FEET WEST OF THE INTERSECTION OF BELT LINE ROAD AND SURVEYOR DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A 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:

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. Said Special Use Permit shall be granted subject to the special conditions on the following described property, to-wit:

BEGINNING at an iron rod found at the northeast corner of a 765.5 square foot tract of land quit claimed by the Town of Addison as recorded in Volume , Page of the deed records of Dallas County, Texas; said point being in the south line of Belt Line Road (100 foot R.O.W. at this point);

THENCE S 25°08'43" E, with the east line of said Lot 2R, a distance of 285.00 feet to an iron rod set for corner;

THENCE S 64°51'17" W, a distance of 112.00 feet to an iron rod set for corner;

THENCE S 25°08'43" E, a distance of 18.00 feet to an iron rod set for corner;

THENCE S 64°51'17: W, a distance of 50.55 feet to an iron rod set for corner;

THENCE N 52°33'10" W, a distance of 61.03 feet to an iron rod set for corner;

THENCE N 25°08'43" W, a distance of 120.82 feet to an iron rod set for corner;

THENCE N 10°42'39" E, a distance of 34.00 feet to an iron rod set for corner;

THENCE N 33°06'17" E, a distance of 94.83 feet to an iron rod set for corner;

THENCE North a distance of 11.08 feet to an iron rod found for corner; in the south line of Belt Line Road (100 foot R.O.W. at this point) and the beginning of a curve to the left;

THENCE along said curve to the left and along the south line of Belt Line Road having a radius of 1,960.00 feet and a central angle of 01°57'45" and an arc length of 67.13 feet to the POINT OF BEGINNING and containing 1.0767 acres (46,902 square feet) of land, more less.

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, landscape plan, irrigation plan, and the elevation drawings showing all 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 only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 4,543 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. Drawings shall be revised to show at least 80% brick on exterior walls.
5. The deceleration Lane on Belt Line Road, which is a part of the plan for the shopping center, shall be constructed in conjunction with this restaurant, and shall be built prior to a Certificate of Occupancy for the restaurant.
6. The drainage design shall meet current Addison standards for both the site and the access drive.
7. The landscape plan shall be revised to be consistent with the landscaping for Spaghetti Warehouse. The plan shall also be revised to change unsuitable materials, and to show steel edging between turf areas and beds.
8. The landscape plan shall be revised to show plantings and irrigation for the center island in the drive west of IHOP and for the street frontage between IHOP and Spaghetti Warehouse. This landscaping must be installed with the landscaping for the IHOP, and must be completed prior to the Certificate of Occupancy for IHOP.

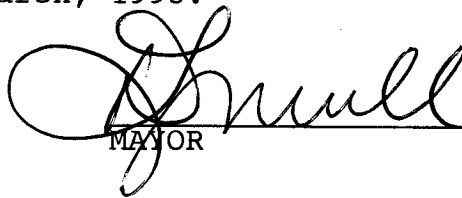
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject

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 9th day of March, 1993.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1137-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 093-020

Published
5/6/93



SITE PLAN NOTES

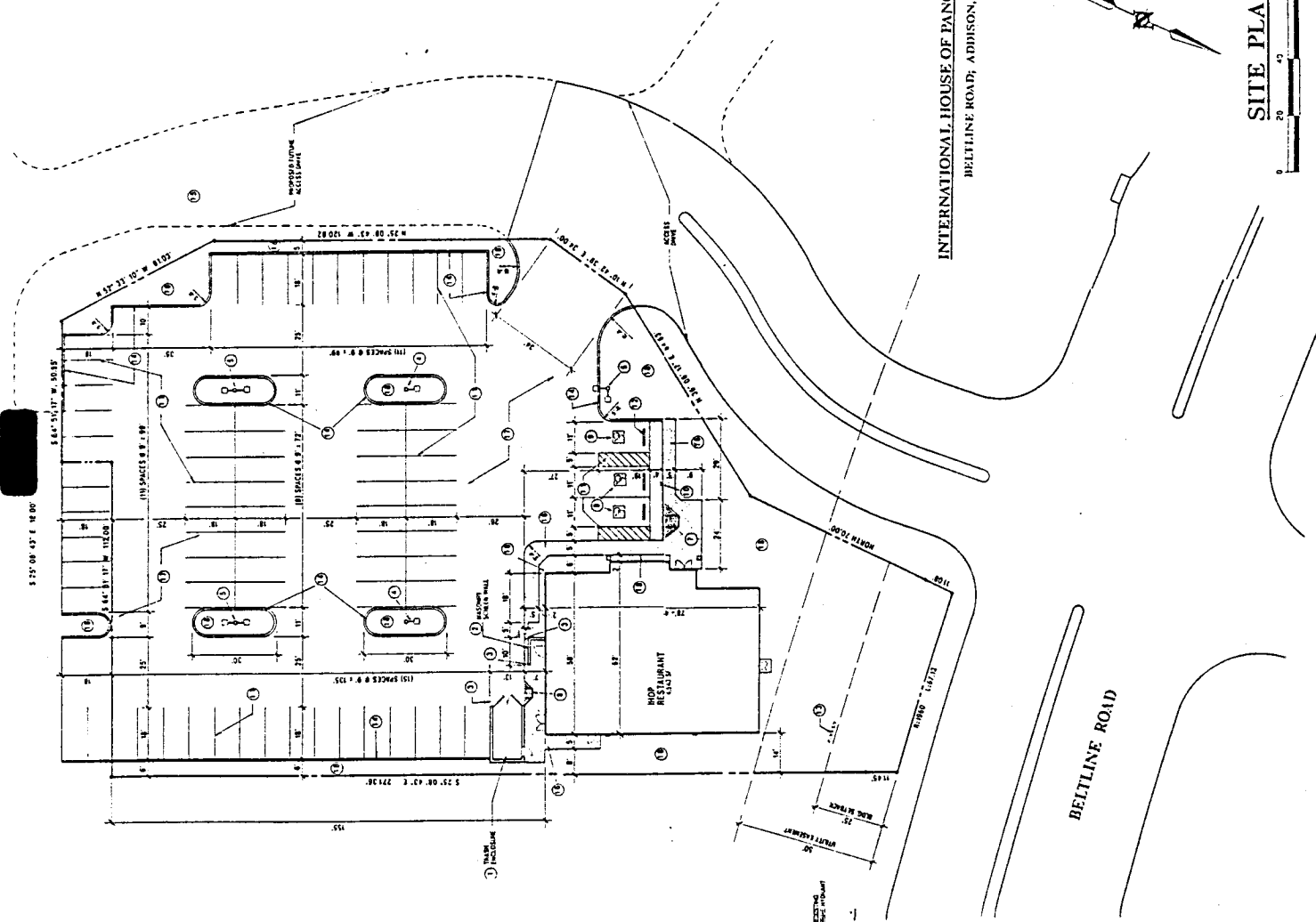
1. WAER ENCLOSURE: SEE DETAILS ON SHEET SD-4.
2. SCREEN WALL: CONSTRUCTION SAME AS DETAIL 1/280-4.
3. 6" STEEL PIPE GUARD POST: SEE DETAIL 1/280-4.
4. TOP LIGHT (STUBS) SEE DETAIL 1/280-5. FITTINGS: STEINER "LEKOR".
5. TOP LIGHT (ROUNDS) SEE DETAIL 1/280-5. FITTINGS: STEINER "LEKOR".
6. TOP LIGHT (ROUNDS) SEE DETAIL 1/280-5. FITTINGS: STEINER "LEKOR".
7. TOP LIGHT (ROUNDS) SEE DETAIL 1/280-5. FITTINGS: STEINER "LEKOR".
8. TOP LIGHT (ROUNDS) SEE DETAIL 1/280-5. FITTINGS: STEINER "LEKOR".
9. CONCRETE WHEEL CHAIR RAMP: SEE DETAIL 1/280-4.
10. SIGN: "VAN ACCESSIBLE". SEE DETAIL 1/280-5.
11. TRAFFIC PAINT STRIPES: "TRAFFIC YELLOW".
12. 6" LONG PRE-CAST CONCRETE WHEEL STOPS W/ 1/2" DOWEL PINS TO PAVEMENT.
13. PROJECT TEMPORARY SIGN BY CONTRACTOR. SEE DETAIL 1/280-5.
14. NEW 6" CONCRETE CURB. SEE DETAIL 1/280-4.
15. FINISH 4" CONC. CURB BY OTHERS. IRON CONTRACTOR SHALL PROVIDE FINISH-ED PAVEMENT TO THIS LINE W/ METAL EDGING.
16. NEW 4" THICK CONCRETE SIDEWALK W/ 4" x 4" IS WALK & EXP. JTS. @ 5' O.C. SHALL BE FINISHED WITH 1/4" FINISH.
17. CONCRETE PAVEMENT TO BE AS SPECIFIED BY THE ARCHITECT. CONCRETE SHALL BE PROPORTIONED TO HAVE A MINIMUM STRENGTH OF 3000 P.S.I. THE CONCRETE SHALL BE UNIFORM & WORKABLE & OF SUCH CONSISTENCY AS TO BE COMPACTED TO THE FULL DEPTH OF 4 INCHES AS DETERMINED BY THE CURRENT STANDARD SLUMP TEST.
18. CONCRETE PAVEMENT SHALL BE A MIN. OF 3" THICK THROUGHOUT. FINISH FOR EXACT LOCATION OF 4" FINISH THROUGHOUT.
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INTERNATIONAL HOUSE OF PANCAKES RESTAURANT
 BELTLINE ROAD; ADDISON, TEXAS

SACREY & ASSOCIATES, ARCHITECTS
 100 W. TROCELL SQUARE, SUITE 400
 WASHINGTON, TEXAS 75702
 (714) 231-1411 (FAX) (972) 494-804

SITE PLAN

0 20 40 60



LEGAL DESCRIPTION

Being of that certain 1/2 acre tract of land, situated in the County of Tarrant, State of Texas, and being out of the Thomas Churchwell Survey, Abstract No. 271, and being a part of the land of Addison, Tarrant County, Texas, according to the map thereof as recorded in Volume 97127 of Deeds, Tarrant County, Texas, and being more particularly described by means and bounds as follows:

BEGINNING at an iron rod set for the Northeast corner of Lot 29, new subdivision of the 1/2 acre tract of land, and being 5.25' 00" 43' E, a distance of 114.45 feet from the original Northeast corner of said road which is 100 feet wide at this point;

THENCE, S 25° 00' 43' E, along the East line of said Lot 29, a distance of 271.36 feet to an iron rod set for corner;

THENCE, S 64° 51' 17" W, a distance of 112.00 feet to an iron rod set for corner;

THENCE, S 25° 00' 43' E, a distance of 18.00 feet to an iron rod set for corner;

THENCE, S 64° 51' 17" W, a distance of 50.55 feet to an iron rod set for corner;

THENCE, N 57° 33' 10" W, a distance of 81.03 feet to an iron rod set for corner;

THENCE, N 25° 00' 43' W, a distance of 120.85 feet to an iron rod set for corner;

THENCE, N 10° 42' 39" E, a distance of 24.00 feet to an iron rod set for corner;

THENCE, N 32° 06' 17" E, a distance of 44.83 feet to an iron rod set for corner;

THENCE, a distance of 70.00 feet to an iron rod found in the west south line of said flat low flood and continuing 11.08 feet, in all a distance of 81.08 feet to an iron rod set for corner, and then to the center of a circular curve of 01°27'45", a radius of 1,950, whose center bears N 07°03'27" W;

THENCE, Easterly along said curve to the left bearing a arc length of 61.13 feet to an iron rod set for corner;

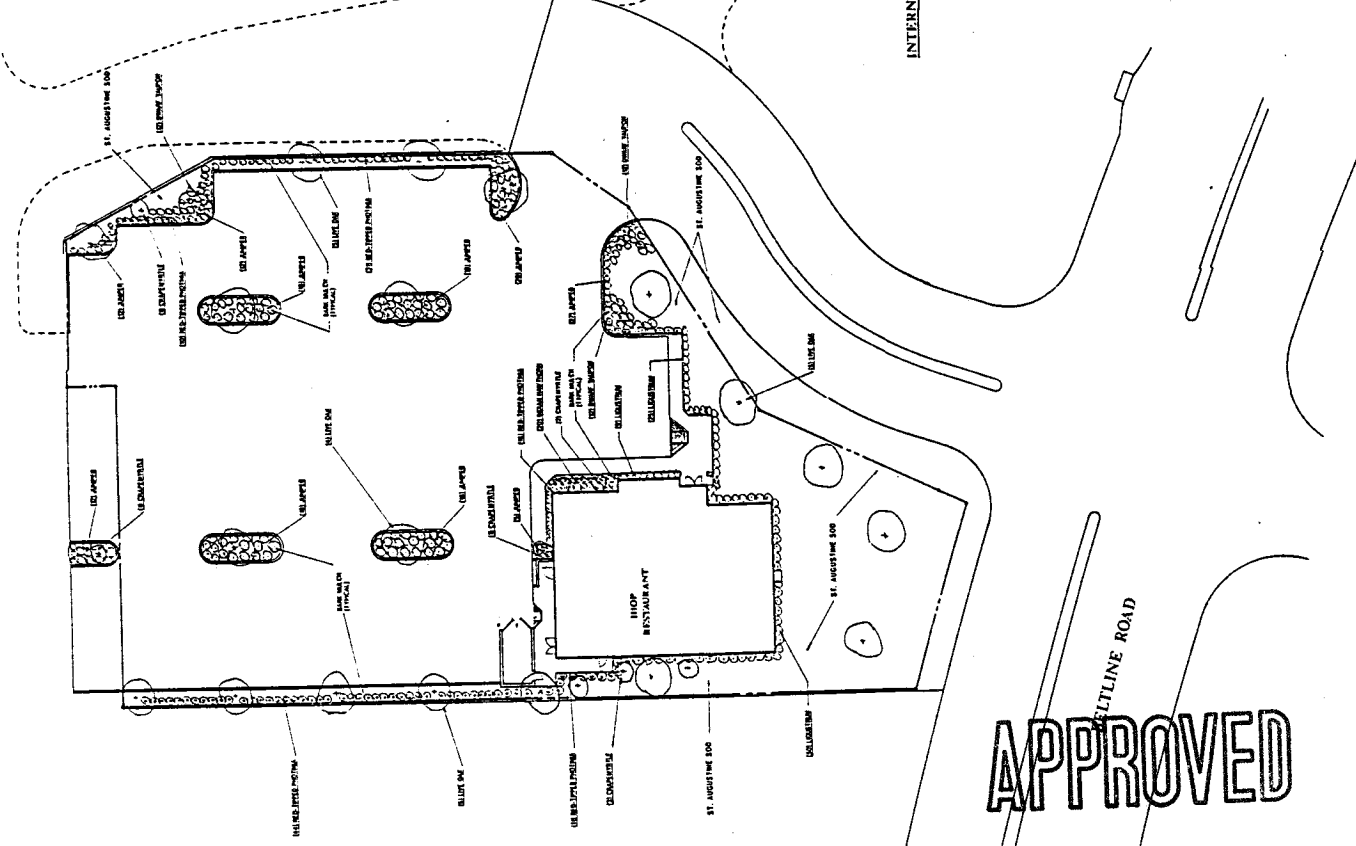
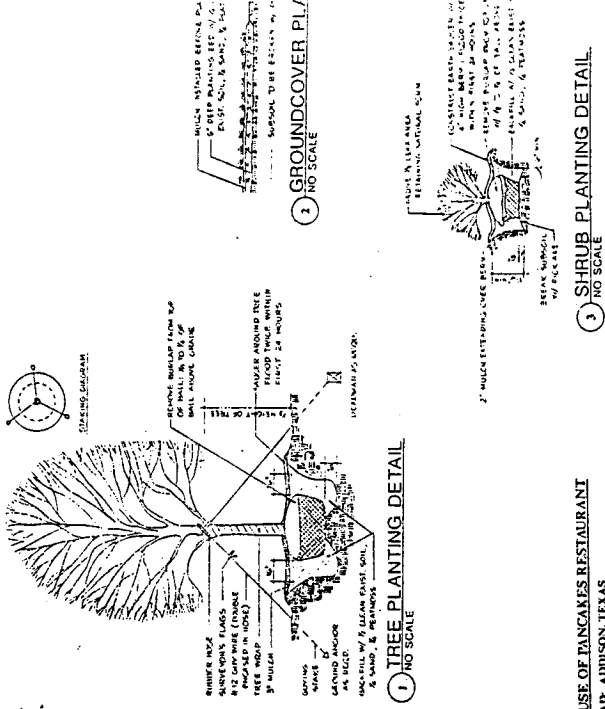
THENCE, S 25°00'43' E, a distance of 45.45 feet to the PLACE OF BEGINNING OF THE 1/2 ACRE TRACT OF LAND, W/2 CORNER, 1/2 ACRES, TARRANT COUNTY, TEXAS.

THESE PLANS ARE REDUCTIONS OF THE ACTUAL "AS-BUILT" OF PLANS WHICH ARE FILED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CASE FILE 1137-544

APPROVED

093-020

PLANT LIST			
QNTY.	COMMON NAME	BOTANICAL NAME	REMARKS
10	LIVE OAK	QUERCUS VIRGINICA	3" CAL.
5	CORONILLA	LAGERSTRÖMIA SPECIOSA	5" - 8" HT.
10	LOOSESTRIFE (MILLIFL)	LOOSESTRIFE LUCIDA	24" HT.
10	MID-SIZED PHOTHIA	PHOTIA SERRATA	3" CAL.
20	DRUM MAJON	DRUM MAJON	2" CAL.
100	SMALL BIRCH	BETULA PUMILA	2" CAL.
10	SMALL BIRCH	BETULA PUMILA	3" CAL.



INTERNATIONAL HOUSE OF PANCAKES RESTAURANT
BRIETLINE ROAD, AIRBORNE, TEXAS

SACREY & ASSOCIATES,
ARCHITECTS
7800 W. BEAUREGARD BLVD.
DALLAS, TEXAS 75225-1400
TEL: 214-343-5500

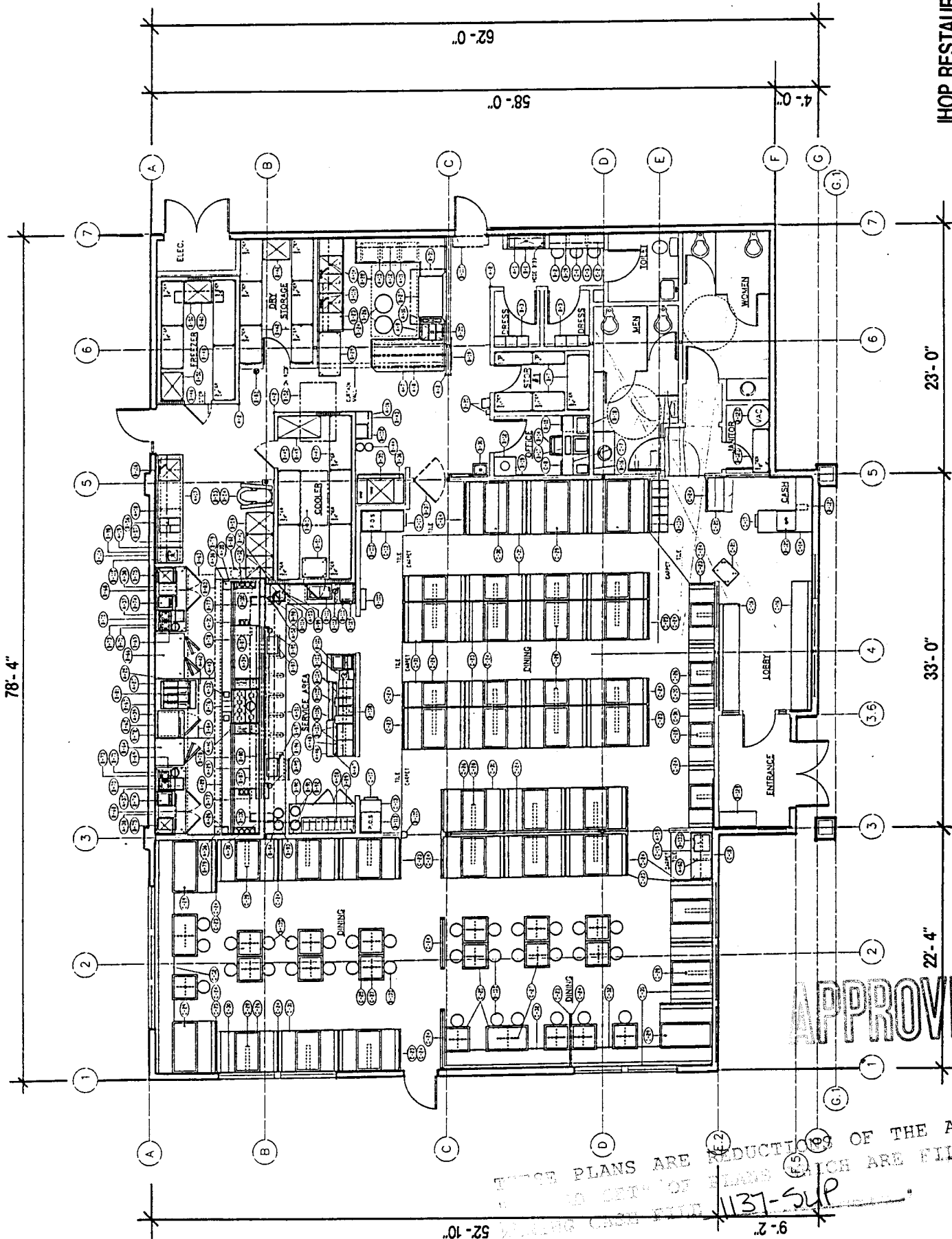
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

NOTES

- ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED AREAS.
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THIS SET IS A REDUCTION OF THE ORIGINAL RECORD SET OF PLANS WHICH ARE FILED IN THE PUBLIC WORKS DIVISION CASE FILE 1137-SUP.

APPROVED

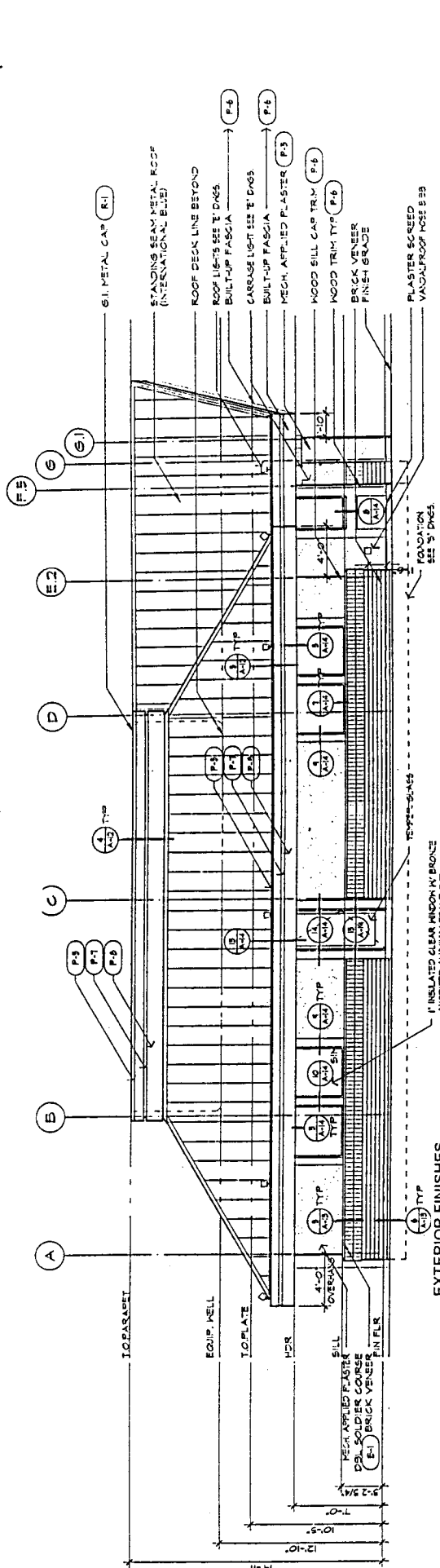


IHOP RESTAURANT
FLOOR PLAN



APPROVED

THESE PLANS ARE REDUCTIONS OF THE ACTUAL
 ORIGINAL SET OF PLANS WHICH ARE FILED IN
 RECORD CASE FILE 1137-54P

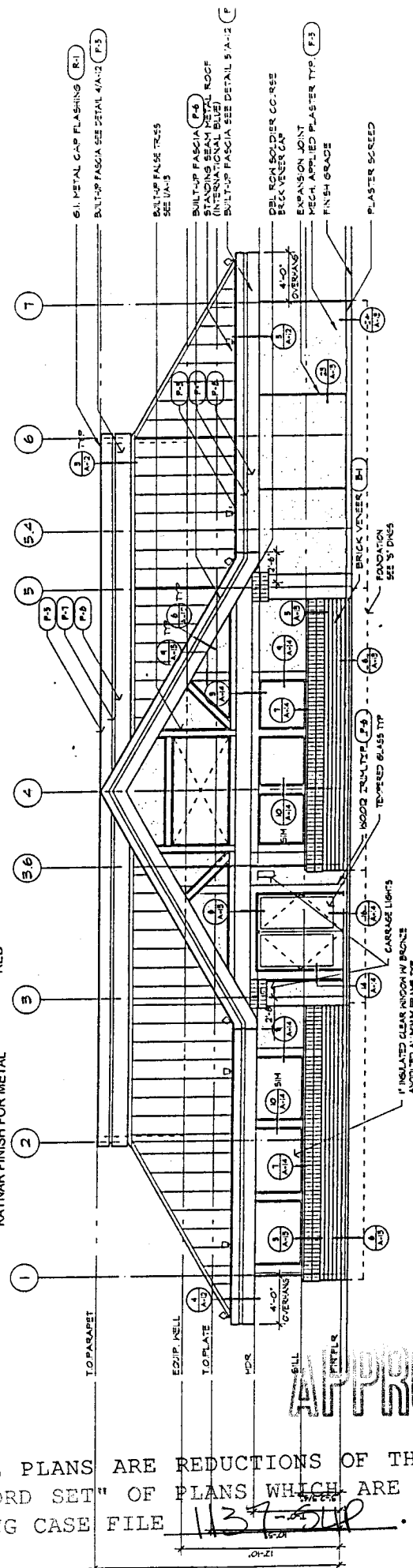


LEFT ELEVATION

SCALE 1/4" = 1'-0"
SEE FINISH SCHEDULE ON SHEET A-B.

EXTERIOR FINISHES

- P-5 BENJAMINI MOORE #79 "ATRIUM WHITE" FORMUL (#105-1A-1 10Y 10G 8GY) #105 MOORLIFE FLAT HOUSE PAINT EXTERIOR STUCCO
- P-6 BENJAMINI MOORE "BLUE #796" ACRYLIC ENAMEL EXTERIOR TRIM
- P-7 BENJAMINI MOORE "RED #1315" KATYAR FINISH FOR METAL
- R-1 STANDING SEAM T-PANEL (SMOOTH) 24 GA. 17-1/2" WIDE PANELS BY BERRIDGE MFG. 1720 MAURY, HOUSTON, TX. 77026 (713-223-4971) COLOR: CAYMAN BLUE NUBELAR (GLIDDEN 618-A-206)
- B-1 PACIFIC CLAY PRODUCTS, "SUNSET RED"



FRONT ELEVATION

SACREY & ASSOCIATES,
ARCHITECTS

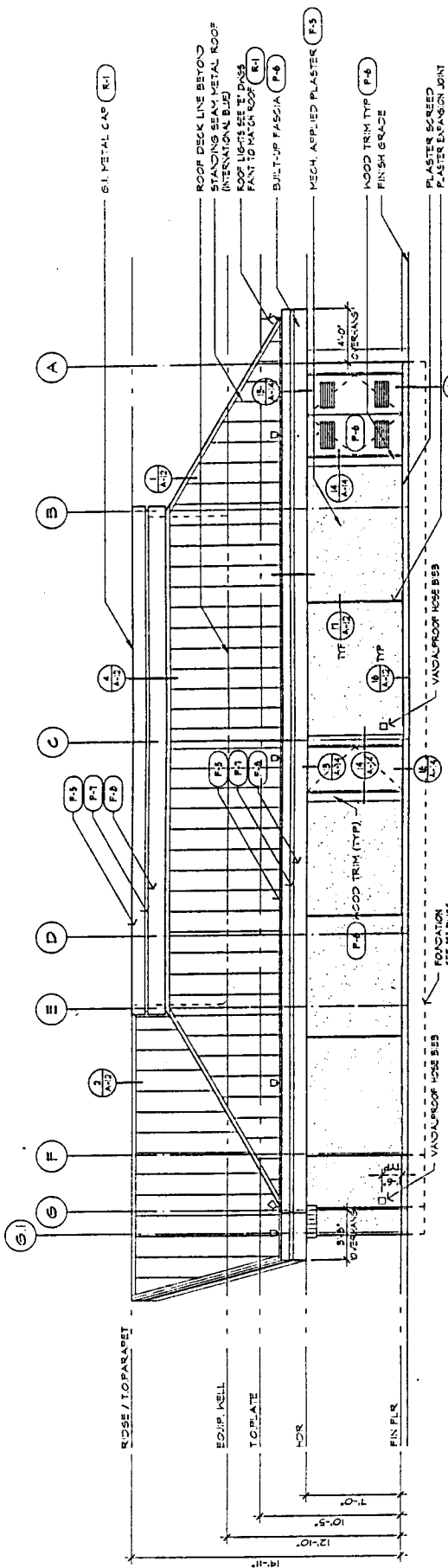
IHOP RESTAURANT



7035 W. TIDWELL, SUITE 1-103
HOUSTON, TEXAS 77032
(713) 462-2351 - FAX (713) 462-6543

THESE PLANS ARE REDUCTIONS OF THE ACTUAL "RECORD SET" OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1137-5111.

APPROVED



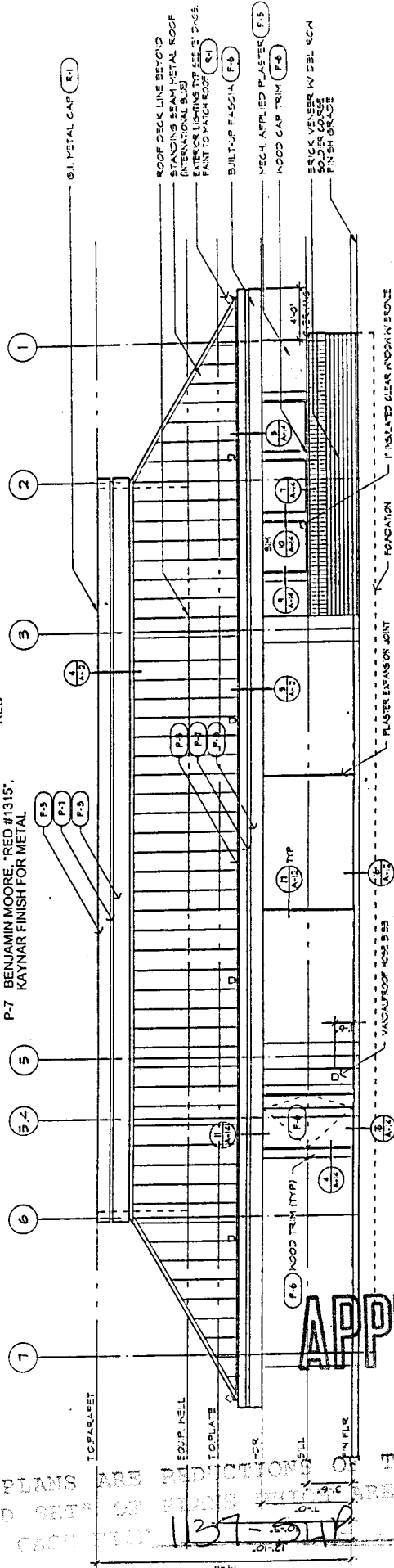
RIGHT ELEVATION

SCALE 1/4" = 1'-0"
SEE FINISH SCHEDULE SHEET A-B

R-1 STANDING SEAM T-PANEL
(SMOOTH) 24 GA., 17-1/4" WIDE
PANELS BY BERRIDGE MFG. 1720
MAURY, HOUSTON, TX. 77026
(713-223-4871) COLOR: CAYMEN
BLUE NUBELAR (GLIDDEN 618-A-
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EXTERIOR FINISHES

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10Y 10G 9GY, #105 MOORELIFE
FLAT HOUSE PAINT EXTERIOR
STUCCO
- P-6 BENJAMIN MOORE, "BLUE #796",
ACRYLIC ENAMEL EXTERIOR TRIM
- P-7 BENJAMIN MOORE, "RED #1315",
KAYNAR FINISH FOR METAL
- B-1 PACIFIC CLAY PRODUCTS, "SUNSET
RED"



REAR ELEVATION

SCALE 1/4" = 1'-0"
SEE FINISH SCHEDULE SHEET A-B

SACREY & ASSOCIATES,
ARCHITECTS

7035 W. TIDWELL, SUITE J-103
HOUSTON, TEXAS 77092
(713)462-2351 - FAX (713)462-6543

IHOP RESTAURANT

APPROVED

THESE PLANS ARE REDUCTIONS OF THE ACTUAL
RECORD SET OF THESE PLANS ARE FILED IN
CASE NO. 1137-5112