

ORDINANCE NO. 097-021

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A HOTEL, A SPECIAL USE PERMIT FOR A RESTAURANT, AND A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION WITH WESTERN INTERNATIONAL/ MARRIOTT COURTYARD, LOCATED ON 3.76 ACRES ON THE EAST SIDE OF QUORUM DRIVE, 450 FEET NORTH OF BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; 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:

OFFICE OF THE CITY SECRETARY

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SECTION 1. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a hotel, a special use permit to a restaurant, and a special use permit for the sale of alcoholic beverages for on-premises consumption. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a 3,760 acre tract and being a portion of Block 3, Quorum North, an 80005, page 1768, Map Records of Dallas County, Texas. Said tract is more particularly described as follows:

Beginning at a 1/2" iron for found at the most northerly northwest corner of Tract I, Block 3, Spectrum Center/Quorum North, an addition to the Town of Addison as shown by the map recorded in Volume 84062, page 5890, said Map Records, and being on the southwesterly right-of-way of Spectrum Drive (an 80'wide R.O.W.);

Thence S 00 degrees 19 minutes 22 seconds E, with a westerly line of said Tract I, 154.25 feet to a 1/2" iron found;

Thence S 89 degrees 31 minutes 55 seconds W, with a northerly line of said Tract I, 89.85 feet to a 1/2" iron found;

Thence S 00 degrees 34 minutes 57 seconds E, with a westerly line of said Tract I, 23.90 feet to a 5/8" iron with cap found, at the northeast corner of Tract 2, Meyerson I Addition, an addition to the Town of Addison as shown by the map recorded in Volume 93134, Page 3515, said Map Records;

Thence S 89 degrees 55 minutes 18 seconds W, with the northerly line of said Tract 2, 490.15 feet to a 5/8" iron with cap found in the east line of Quorum Drive (a 70' wide right-of-way) as taken by right-of-way dedication recorded in Volume 82019, Page 3352, said Map Records;

Thence N 00 degrees 17 minutes 40 seconds W, with the east line of Quorum Drive, 298.95 feet to an "X" cut in concrete, being the southwest corner of that tract of land described as the Joseph W. McCarthy Trust, as described by deed recorded in Volume 92113, Page 4563, said Map Records;

Thence N 89 degrees 56 minutes 00 seconds E, with a southerly line of said McCarthy Tract 349.51 feet to a 1/2" iron found;

Thence N 60 degrees 45 minutes 44 seconds E, with a southerly line of said McCarthy Tract 349.51 feet to a 1/2" iron found;

Thence along a non-tangent curve to the left having a radius of 415.19 feet and an arc length of 228.74 feet, being subtended by a chord of 2 45 degrees 03 minutes 03 seconds E, for a distance of 225.86 feet to the point of beginning and containing 3.760 acres or 163,786 square feet, more or less.

SECTION 2. That the special use permit is granted to the specific development plans proposed, and the above-described property shall be developed in accordance with the plans attached hereto and a part hereof for all purposes.

SECTION 3. That the special use permit for the hotel, the special use permit for the restaurant, and the special use permit for the sale of alcoholic beverages for on-premises consumption shall be granted subject to the following special conditions:

-The Town's design standards require a minimum driveway spacing of 200 feet along both Quorum Drive and Spectrum Drive. At least one of the driveways should line up with a median opening on Quorum Drive. The existing medians on both Quorum Drive and Spectrum Drive need to be added to the plan. Joint access driveways with the adjacent properties to the north and/or south may be required based on the location of the median openings and the required driveway spacing.

-An air space study is required. The applicant needs to coordinate the study with the F.A.A.

-This property is located within the 65 LDN noise contour for Addison Airport. Prior to development, the property owner shall provide an aviation easement to the Town.

-The applicant shall provide certification, by an acoustical expert, that a noise level reduction of 25dB is provided through the proposed construction. The certification shall be provided prior to the issuance of a building permit.

-Detention of the storm water is required on this site.

-The site shall be platted prior to the issuance of a building permit. That plat should show a 12-foot right-of-way dedication along Quorum Drive.

-Detailed water, wastewater, grading, drainage and erosion control plans are required.

-The applicant shall revise the plan to leave a 20' wide landscape buffer behind the curb along Quorum Drive.

-A fire lane shall be provided on all sides of the structure, and fire hydrants shall be located at 300-foot intervals along the fire lane.

-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 5,168 square feet.

-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.

-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.

-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.

-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.

-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.

-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.

- The establishment shall not use "Bar", "Tavern" or any equivalent term in any exterior signs.

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.

SECTION 6. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 27th day of May, 1997.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1297-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 10/31/97
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 097-021

QUORUM DRIVE

1607'7" 47' 298.32'

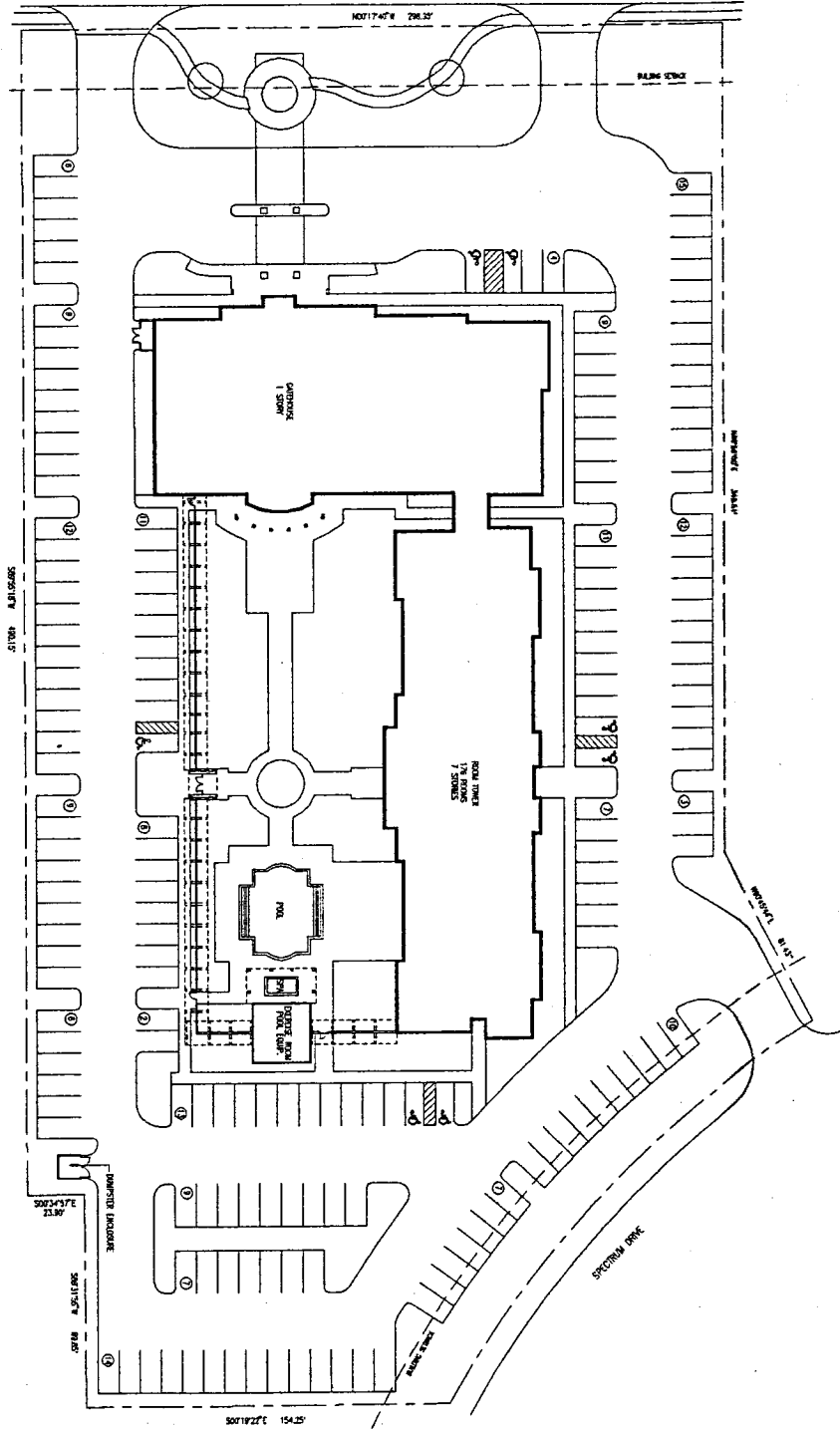
BLIND DRIVE

MANHATTAN BLVD

SPRING BLVD

SPRING BLVD

500'12" 22' 154.25'



PARKING:
 NUMBER REQUIRED : 176
 NUMBER PROVIDED : 194

395'0" 44.15'

27'4" 2.92'

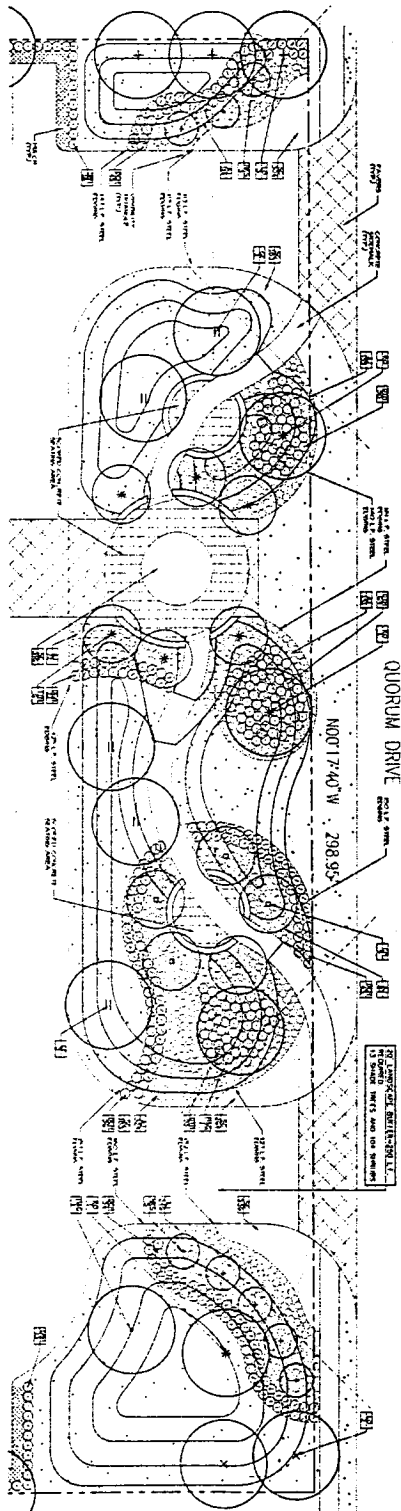
307'15" 8.85'



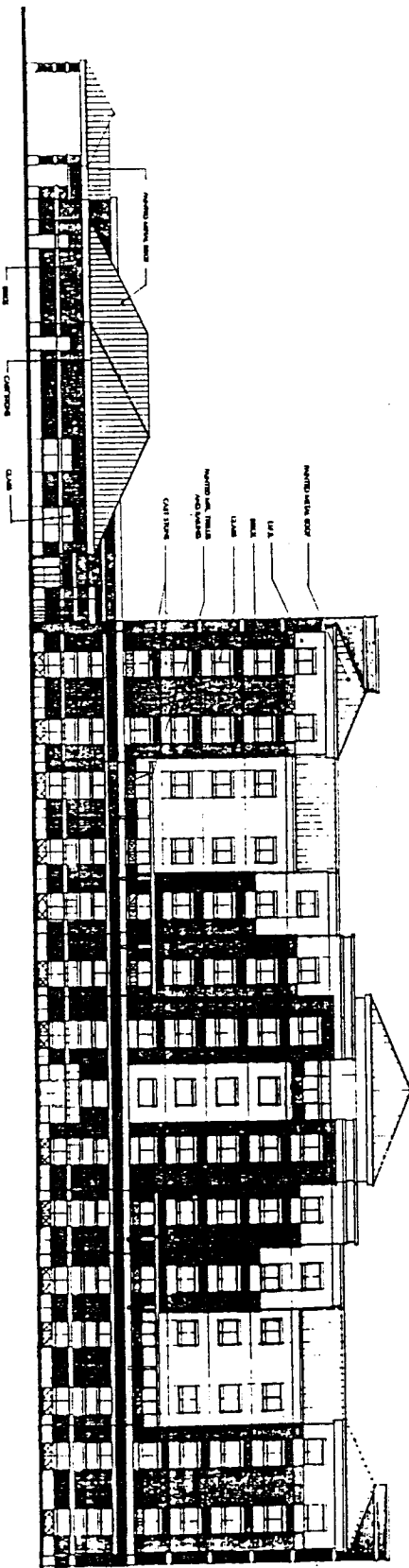
ARCHITECTURAL SITE PLAN
 SCALE 1" = 30'-0"

OFFICE OF THE CITY SECRETARY COURTYARD ORDINANCE NO. 097-021
 QUORUM DRIVE
 ADDISON, TEXAS
 WESTERN INTERNATIONAL

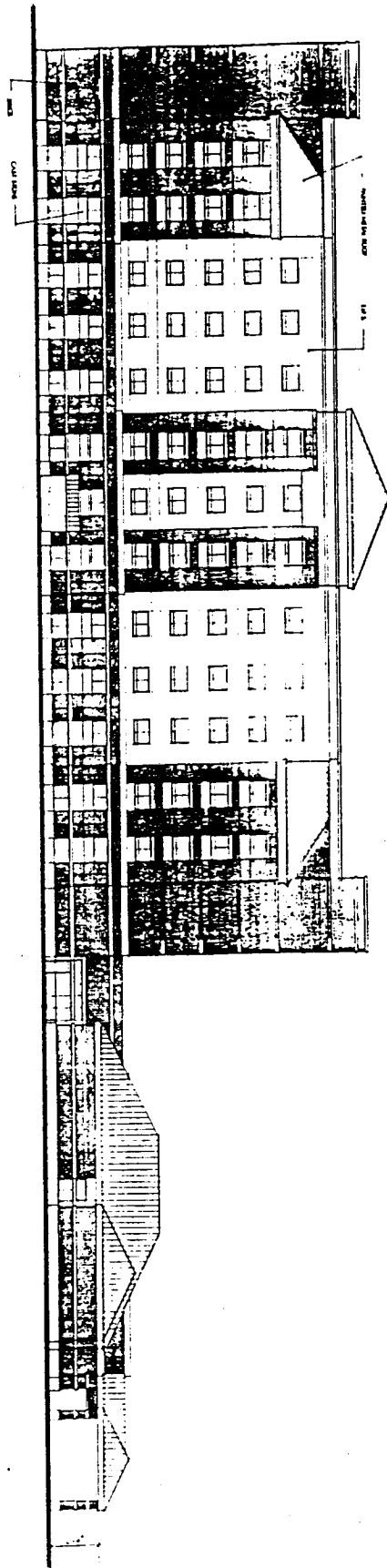
A1.1



A LANDSCAPE PLAN-QUORUM DRIVE
SCALE: 1"=10'



SOUTH ELEVATION
SCALE 3/32" = 1'-0"



NORTH ELEVATION
SCALE 3/32" = 1'-0"

OFFICE OF THE CITY SECRETARY

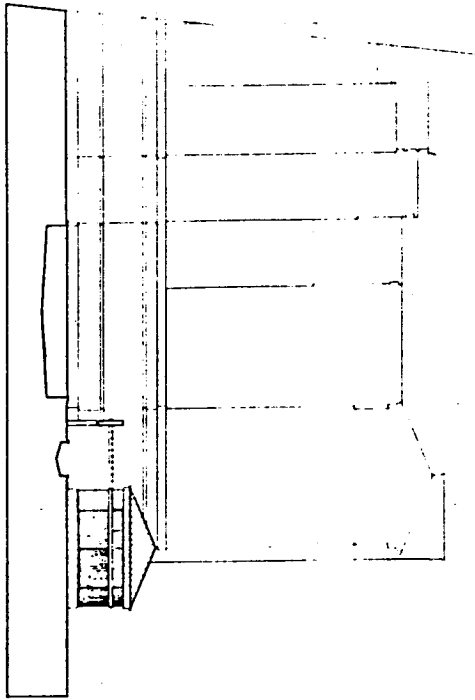
ORDINANCE NO. 097-021

MARRIOTT COURTYARD

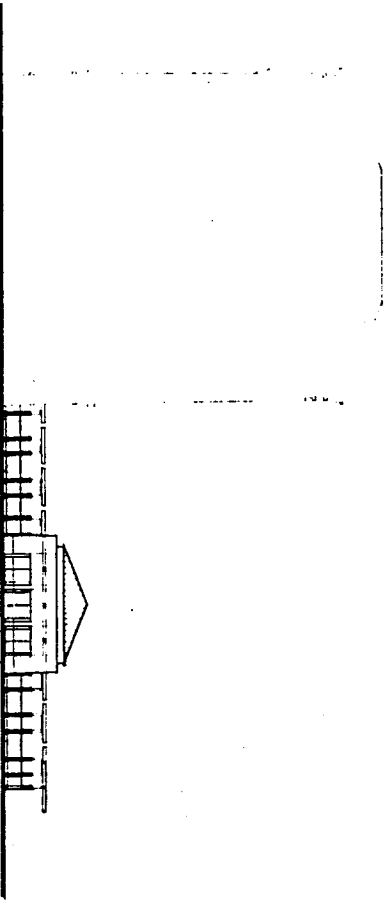
QUORUM DRIVE
ADDISON, TEXAS
WESTERN INTERNATIONAL

SPECIAL USE
PERMIT
SUBMITTAL
3/28/97

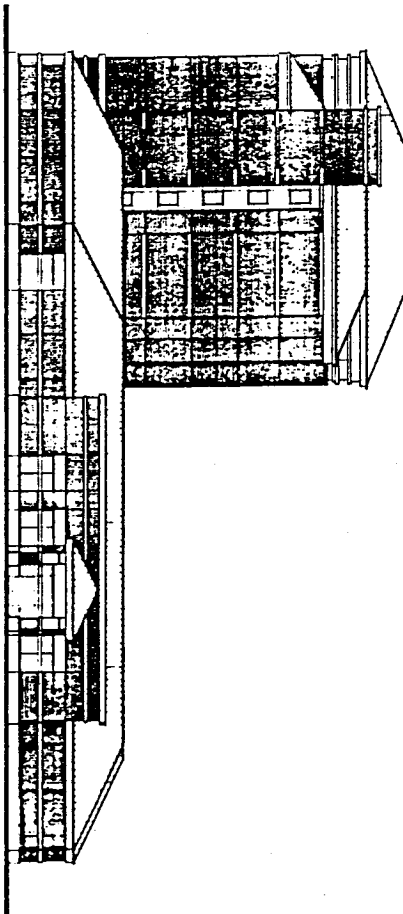
MVA
MARRIOTT ASSOCIATES / ARCHITECTS, INC.
3000 WESTERN BLVD.
SUITE 200
ADDISON, TEXAS 75001
PHONE: (972) 382-1111
FAX: (972) 382-1112



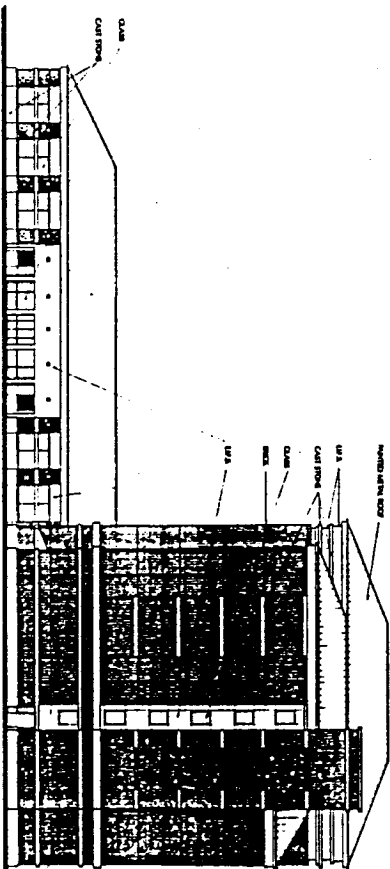
NORTH COURT ELEVATION WITH EXERCISE ROOM
SCALE 3/32" = 1'-0"



EAST COURT ELEVATION WITH EXERCISE ROOM
SCALE 3/32" = 1'-0"



WEST ELEVATION AT QUORUM DRIVE
SCALE 3/32" = 1'-0"



WEST COURT ELEVATION
SCALE 3/32" = 1'-0"

OFFICE OF THE CITY SECRETARY
MARRIOTT COURTYARD

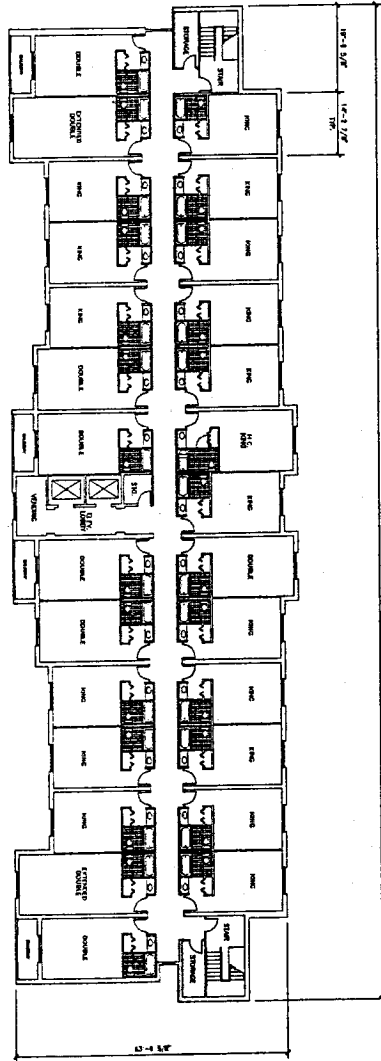
ORDINANCE NO. 097-021

QUORUM DRIVE
ADDISON, TEXAS
WESTERN INTERNATIONAL

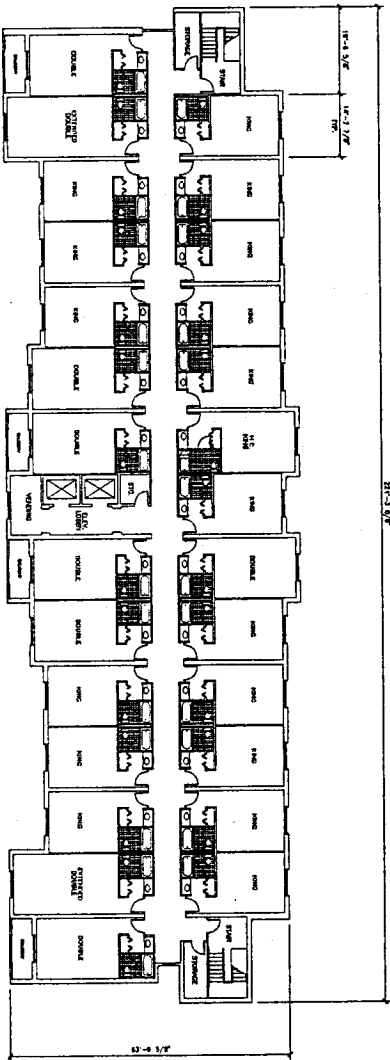
MAYA
WESTERN ASSOCIATES ARCHITECTS, PC

SPECIAL USE
PERMITS
3/28/97

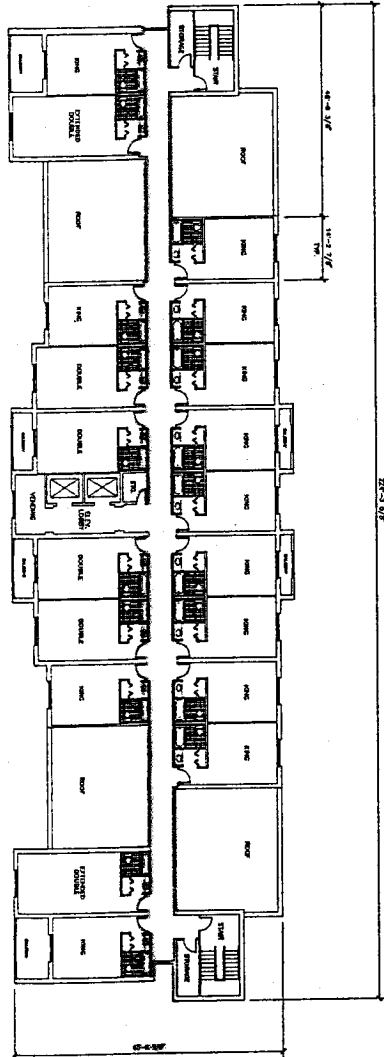
A99



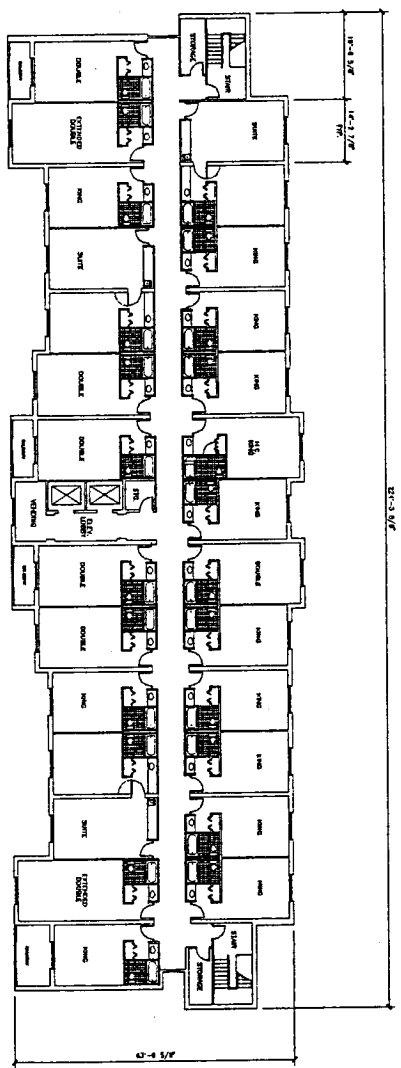
FIFTH FLOOR PLAN
SCALE 3/32" = 1'-0"



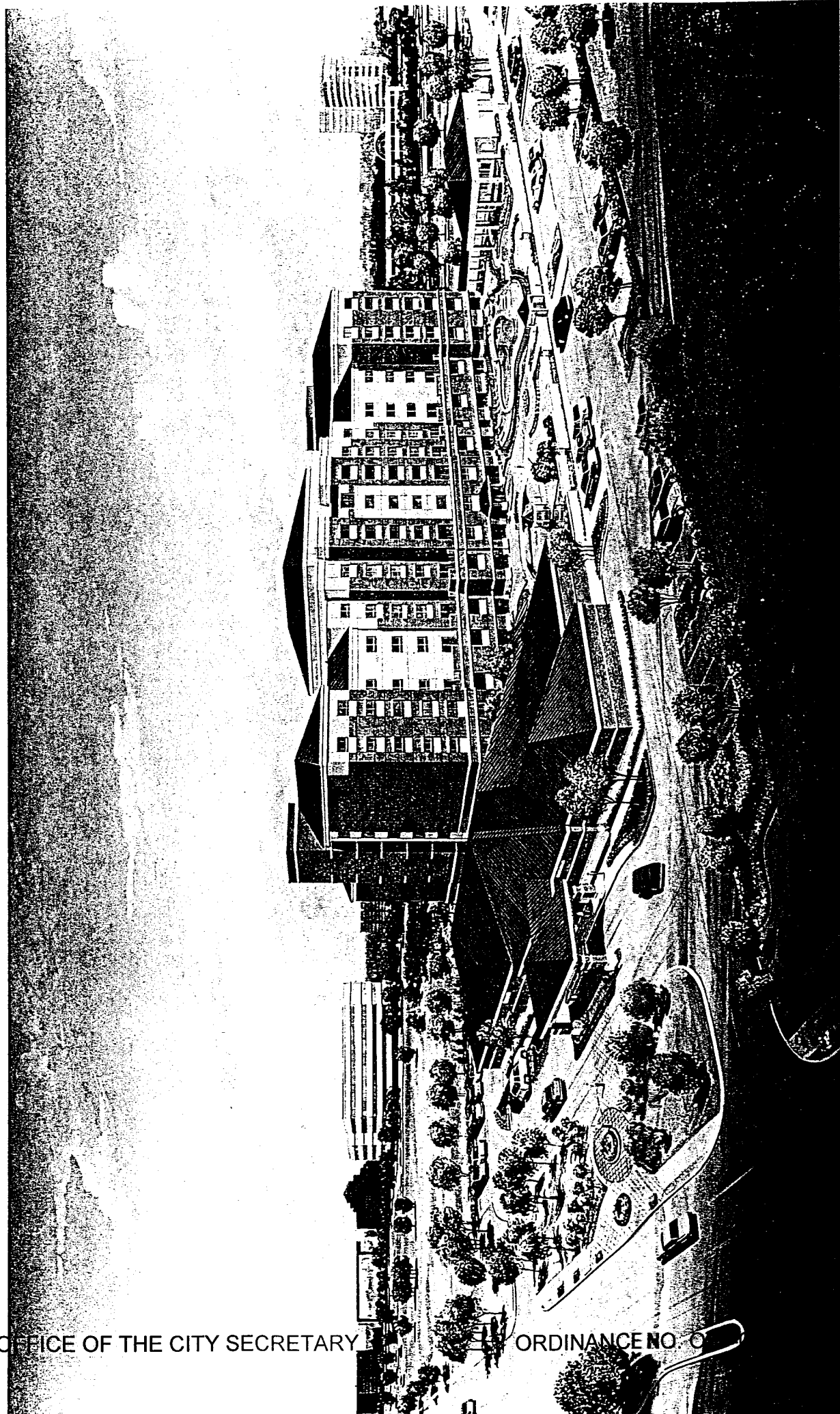
FOURTH FLOOR PLAN
SCALE 3/32" = 1'-0"



SEVENTH FLOOR PLAN
SCALE 3/32" = 1'-0"



SIXTH FLOOR PLAN
SCALE 3/32" = 1'-0"



OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 0