

ORDINANCE NO. 098- 028

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 Z-TECA RESTAURANTS, LOCATED ON .84 ACRES AT 3900 BELT LINE ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A 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:

WHEREAS, SEC Beltline and Marsh Partners, L.P. and Exxon Corporation, a New Jersey corporation, are the owners of a tract or parcel of land situated in the

Thomas L. Chenowith Survey, Abstract Number 273, in the Town of Addison, Dallas County, Texas, and being all of a 2.5434 acre tract (Tract 1) and part of a 0.9127 acre tract of land conveyed to SEC Beltline and Marsh partners, L.P. by Deeds recorded in Volume 93239, Page 3855 and Volume 94105 Page 2492 (respectively) Deed Records, Dallas County, Texas, and being all of that tract of land conveyed to Exxon Corporation a New Jersey corporation, by Deed recorded in Volume 96024, page 1398, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING a 1,600 square foot lease space, addressed as 3900 Belt Line Road located on a tract identified as follows:

BEGINNING at a "+" cut set for corner at the south end of a corner-clip at the intersection of the East right-of-way line of Marsh Lane (100 foot wide right-of-way) and the South right-of-way line of Belt Line Road (100 foot wide right-of-way);

THENCE North 46 degrees 08'26" East along said corner clip, a distance of 28.18 feet to a "+" cut set for corner in the South right-of-way line of said Belt Line Road;

THENCE South 88 degrees 53'15" East along the south right-of-way line of said Belt Line Road and along the East line of said 2.5434 acre tract, a distance of 252.35 feet to a P.K. nail found for the southeast corner of said 2.5434 acre tract and the northeast corner of Lot 3, Block D of Town Center Addition, an addition to the Town of Addison according to the plat recorded in volume 93237, page 3848 of the Map Records of Dallas County, Texas;

THENCE North 88 degrees 53'11" West along the south line of said 2.5434 acre tract and the North line of said Lot 3, a distance of 230.72 feet to a "+" cut found for an ell corner in the south line of said 2.5434 acre tract and the northwest corner of said Lot 3 and being in the East line of Lot 1, Block A of Boston Chicken Addition, an addition to the Town of Addison according to the plat recorded in volume 94102, page 1418 of the Map Records of Dallas County, Texas;

THENCE North 00 degrees 56'06" East along a west line of said 2.5434 acre tract and along the East line of said Boston Chicken Addition, a distance of 28.77 feet to a ½ inch iron rod with red plastic cap stamped USA INC RPLS 2026" set for the northeast corner of said Boston Chicken Addition;

THENCE North 89 degrees 03'54" West leaving the said West line of said 2.5434 acre tract and along the North line of said Boston Chicken Addition, a distance of 248.50 feet to a "+" cut set for corner in the east right-of-way line of said Marsh lane and being the northwest corner of said Boston Chicken Addition;

THENCE North 00 degree 56'06" East along the east right-of-way line of said marsh Lane and the West line of the 0.9127 and 2.5434 acre tracts, a distance of 204.43 feet to the POINT OF BEGINNING and containing 113,775 square feet or 2.6119 acres of land, more or less.

SECTION 2. That the Special Use Permit is granted subject to the following conditions:

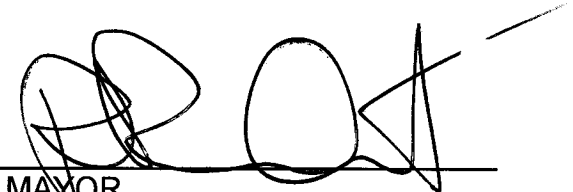
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the floor plan, and the elevation drawings which are attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a restaurant only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 2,000 square feet.
- 3.

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 June, 1998.



MAYOR

ATTEST:



CITY SECRETARY

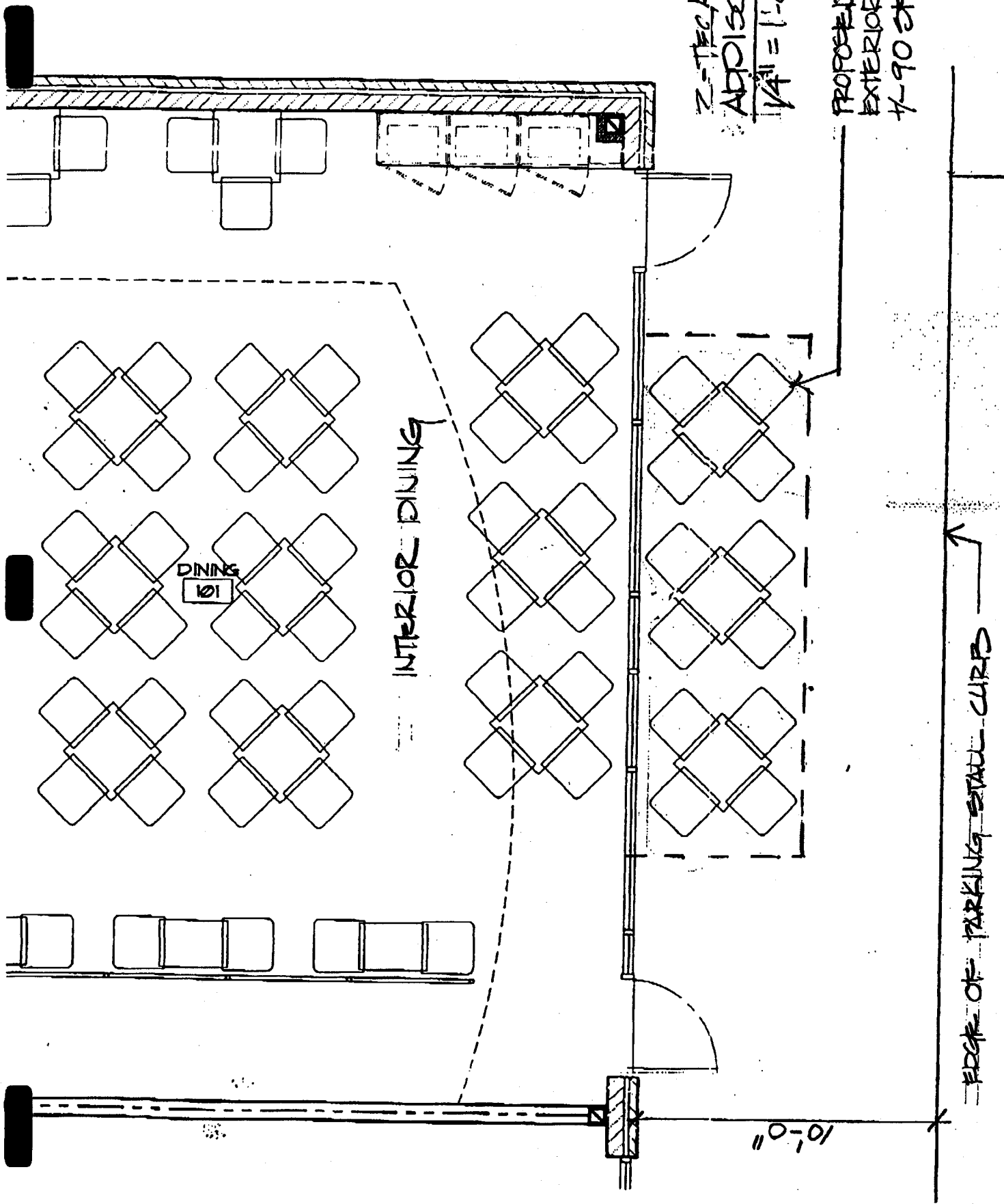
CASE NO. 1329-SUP

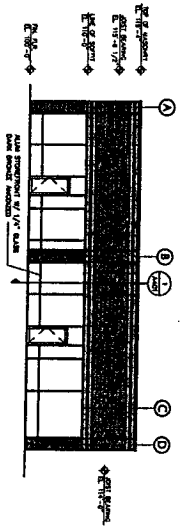
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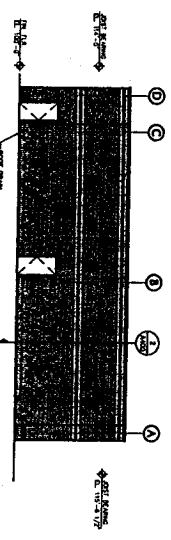
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: Published 7/10/98

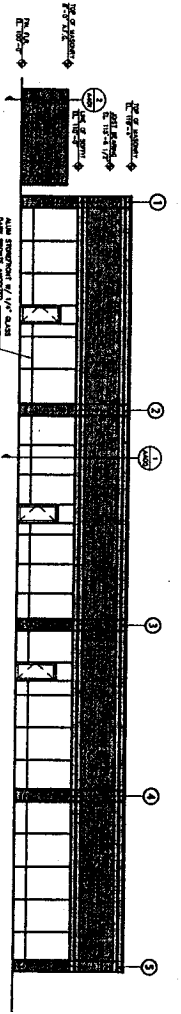




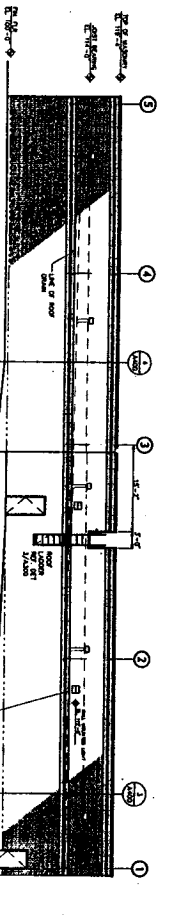
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



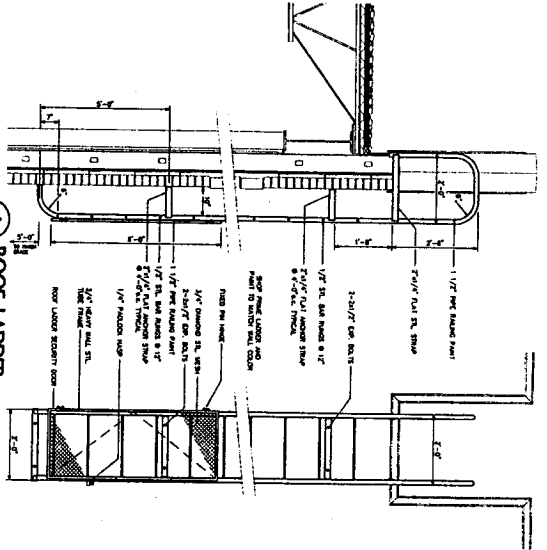
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



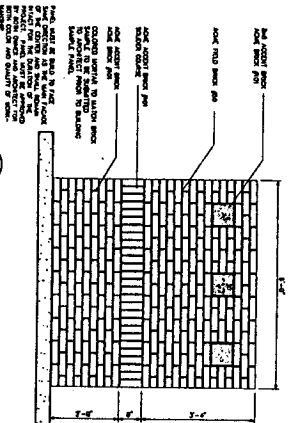
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



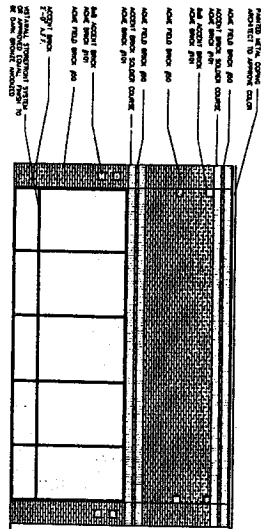
REAR ELEVATION
SCALE: 1/8" = 1'-0"



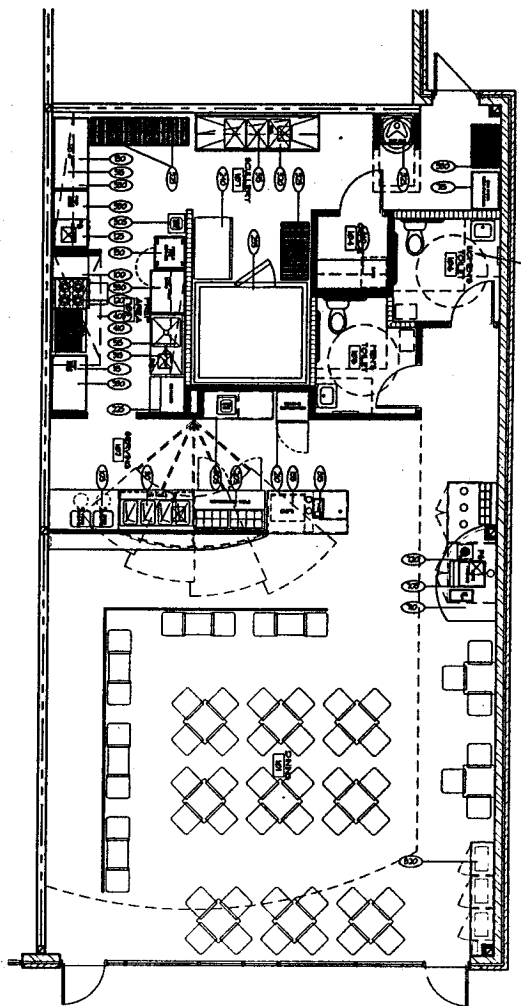
3 ROOF LADDER
SCALE: 3/4" = 1'-0"



2 SAMPLE MASONRY PANEL
SCALE: 3/4" = 1'-0"



1 ELEVATION
SCALE: 1/4" = 1'-0"



8 EQUIPMENT FLOOR PLAN

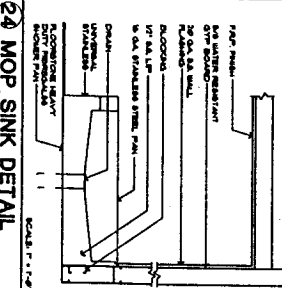
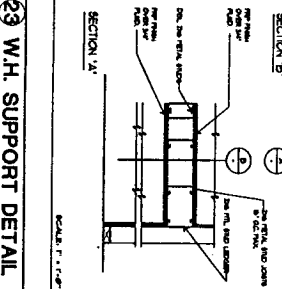
SCALE: 1/4" = 1'-0"

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	MARKET PRICE	TOTAL PRICE
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11 EQUIPMENT SCHEDULE

PROJECT DATA

PROJECT LOCATION: ...
 PROJECT OWNER: ...
 PROJECT ARCHITECT: ...
 PROJECT CONTRACTOR: ...
 PROJECT START DATE: ...
 PROJECT END DATE: ...
 PROJECT ADDRESS: ...
 PROJECT CITY: ...
 PROJECT STATE: ...
 PROJECT ZIP: ...
 PROJECT PHONE: ...
 PROJECT FAX: ...
 PROJECT EMAIL: ...
 PROJECT WEBSITE: ...
 PROJECT DESCRIPTION: ...
 PROJECT NOTES: ...



18) EQUIPMENT NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS ACCESSIBLE TO SERVICE PERSONNEL.

3. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM PHYSICAL DAMAGE.

4. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE HEAT AND MOISTURE.

5. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE VIBRATION.

6. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE NOISE.

7. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE LIGHT.

8. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE AIR POLLUTION.

9. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE RADIATION.

10. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE ELECTROMAGNETIC INTERFERENCE (EMI).

11. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE ELECTROSTATIC DISCHARGE (ESD).

12. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE STATIC DISCHARGE (SD).

13. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE CHARGE (SC).

14. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE POTENTIAL (SP).

15. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE RESISTANCE (SR).

16. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE CONDUCTANCE (SC).

17. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE CAPACITANCE (SC).

18. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE INDUCTANCE (SI).

19. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE RESONANCE (SR).

20. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE OSCILLATION (SO).

21. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE VIBRATION (SV).

22. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE NOISE (SN).

23. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE LIGHT (SL).

24. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE RADIATION (SR).

25. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE EMI (EMI).

26. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE ESD (ESD).

27. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SD (SD).

28. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SC (SC).

29. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SP (SP).

30. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SR (SR).

31. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SC (SC).

32. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SI (SI).

33. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SR (SR).

34. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SO (SO).

35. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SV (SV).

36. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SN (SN).

37. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SL (SL).

38. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SR (SR).

39. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE EMI (EMI).

40. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE ESD (ESD).

41. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SD (SD).

42. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SC (SC).

43. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SP (SP).

44. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SR (SR).

45. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SC (SC).

46. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SI (SI).

47. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SR (SR).

48. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SO (SO).

49. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SV (SV).

50. ALL EQUIPMENT SHALL BE INSTALLED IN A LOCATION THAT IS PROTECTED FROM EXCESSIVE SURFACE SN (SN).

OFFICE OF THE CITY CLERK

A-4

2) Z TECA

ADDISON TOWN CENTER

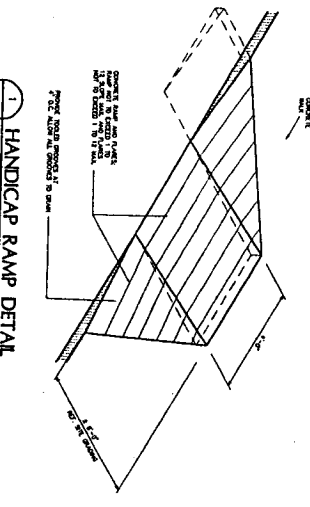
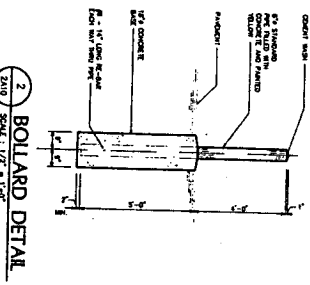
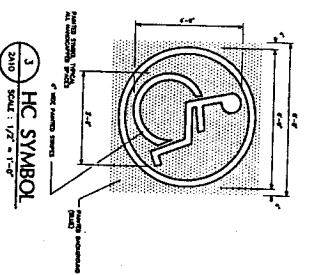
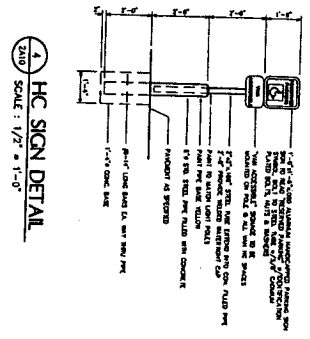
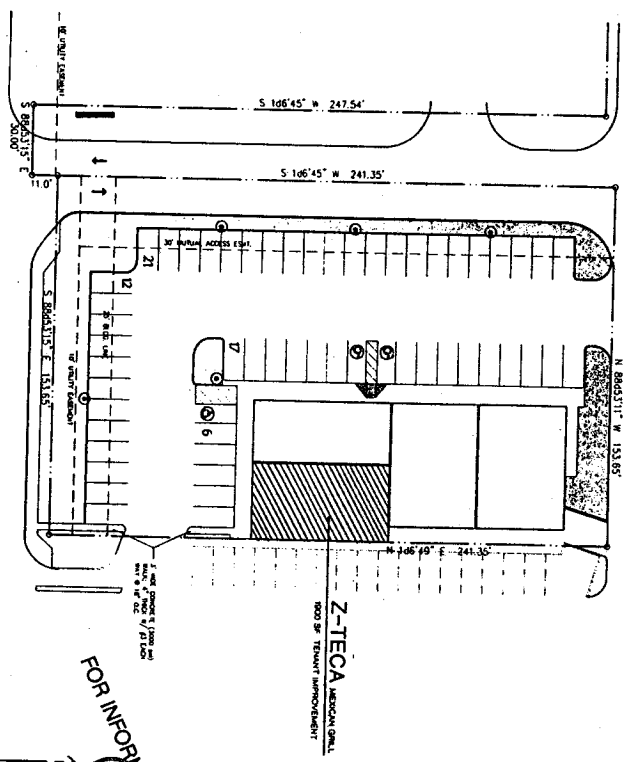
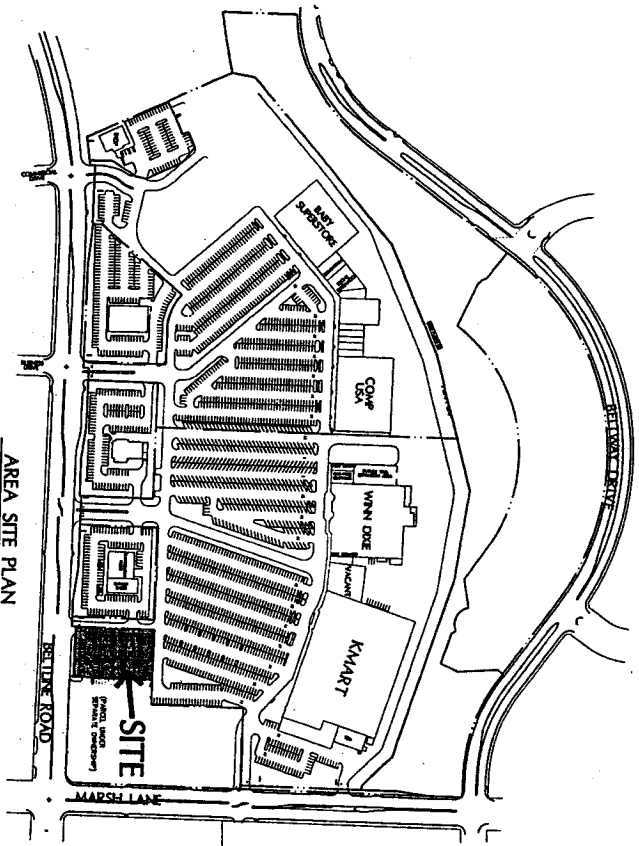
3712 BELTLINE ROAD

ADDISON, TEXAS

ARCHICON, L.C.

Architecture & Interiors

ORDINANCE NO. 09-028



SITEPLAN
SCALE: 1" = 20'



BELTLINE ROAD

FOR INFORMATION ONLY