

**ORDINANCE NO. 000- 003**

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 HANOVER PARK SANDWICH SHOP, LOCATED AT 16633 DALLAS PARKWAY; PROVIDING FOR SPECIAL CONDITIN; 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:

BEING a 1,122 square-foot lease space, located in a building addresses as 16633 Dallas Parkway, and further described as a 17.691 acre tract of land

situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas and being all of that called 9.464 acre tract of land known as "Tract I", and all of that called 8.229 acre tract of land known as "Tract II" as described to FM Properties Operating Co. By deed recorded in Volume 92114, Page 4032, Deed Records of Dallas County, Texas, (DRDCT), said 17.691 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the point of intersection of the southerly right-of-way line of Bent Tree Plaza Parkway (an 80-foot right-of-way) with the easterly right-of-way line of Addison Road (a 60-foot right of way);

THENCE North 89 degrees 36 minutes 35 seconds East, along said southerly right-of-way line of Bent Tree Plaza Parkway, a distance of 493.03 feet to a 5/8-inch iron rod set for corner in the westerly right-of-way line of Dallas North Tollway (a 200-foot right-of-way) and being in a non-tangent curve to the left having a radius point which bears North 64 degrees 48 minutes 39 seconds East, a distance of 1600.0 feet;

THENCE along said westerly right-of-way line of Dallas North Tollway the following:

Southeasterly with said non-tangent curve to the left through a central angle 22 degrees 48 minutes 05 seconds for an arc distance of 636.73 feet, a chord bearing of South 36 degrees 35 minutes 24 seconds East and a chord distance of 632.54 feet to a 5/8-inch iron rod set for the point of tangency;

South 47 degrees 59 minutes 26 seconds East a distance of 579.01 feet to a 5/8-inch iron rod set for the most northerly corner of TWO BENT TREE TOWER an addition to the Town of Addison described by plat recorded in Volume 80232, Page 982, DRDCT;

THENCE South 42 degrees 00 minutes 34 seconds West along the common line of said 9.464-acre tract of land and said TWO BENT TREE TOWER, a distance of 636.69 feet to a 1/2-inch iron rod found for corner in the northerly right-of-way line of Westgrove Drive (a 60-foot right-of-way) and being in a non-tangent curve to the left having a radius point which bears South 22 degrees 49 minutes 35 seconds West, a distance of 805.00 feet;

THENCE northwesterly with said non-tangent curve to the left through a central angle of 15 degrees 16 minutes 41 seconds for an arc distance of 214.66 feet, a chord bearing of North 74 degrees 48 minutes 46 seconds West and a chord distance of 214.02 feet to a 1/2-inch iron rod found for the southeast corner of Lot 1, Block 1 of BENT TREE OAKS an addition to the Town of Addison described by plat recorded in Volume 78004, Page 7, DRDCT, same being the southwest corner of Lot 2, Block 1 of said BENT TREE OAKS;

THENCE along the common line of said Lot 1 and Lot 2, Block 1 of BENT TREE OAKS the following:

North 07 degrees 34 minutes 37 seconds East, a distance of 464.85 feet to a 5/8-inch iron rod found for corner;

North 48 degrees 01 minutes 15 seconds West, a distance of 317.52 feet to a 1/2-inch iron rod with cap stamped "RPS 2509" found for the northwest corner of said Lot 2;

THENCE South 89 degrees 36 minutes 17 seconds West, along the north line of said Lot 1 at a distance of 98.97 feet passing a 1/2-inch iron rod found for the southeast corner of the aforementioned 8.229 acre tract of land, at a distance of 478.94 feet passing a 1/2 inch iron rod with cap stamped "RPS 2509" found for the northeast corner of a 10-foot wide strip dedicated for the widening of Addison Road as described by said plat of BENT TREE OAKS, continuing in all for a total distance of 488.83 feet to a 1/2-inch iron rod found for corner in the aforementioned easterly right-of-way line of Addison Road;

THENCE North 00 degrees 21 minutes 56 seconds West, along said easterly right-of-way line of Addison Road, a distance of 639.26 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 770,624 square feet or 17.691 acres, more or

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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 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 only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 1,122 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.

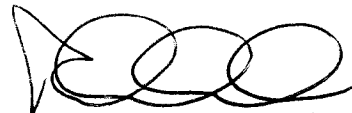
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 11th day of January, 2000.



MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1362-SUP

APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: \_\_\_\_\_

REVISIONS	DATE

Simco Design Company  
 Food Facilities Design Consultants  
 2750 TRINITY HILLS ROAD, #1704  
 CARROLLTON, TEXAS 75006-2146  
 972-418-2015 phone & fax

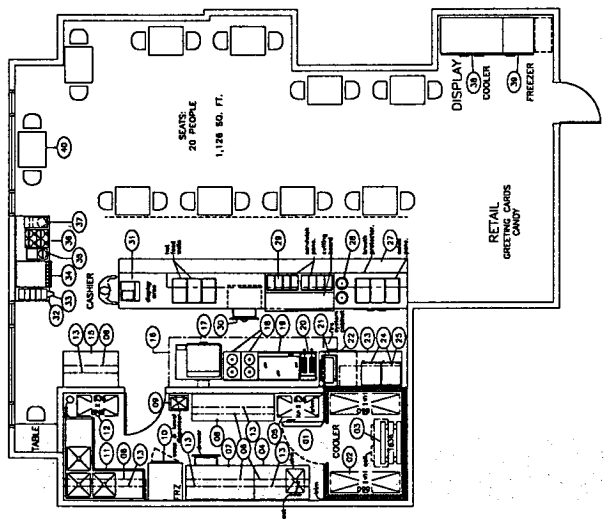
SANDWICH DELI  
 DALLAS, TX

DATE: 11-22-99  
 SCALE: AS NOTED  
 DESIGNED BY: S. L. M. O.  
 DRAWN BY: S. L. M. O.  
 CAD FILE: 131-ELBRR  
 JOB NO.

SHEET NO. **K-1**  
 OF SHEETS

EQUIPMENT SCHEDULE

- 01 WALK-IN COOLER
- 02 WALK-IN SHELVING
- 03 DUNNAGE RACK
- 04 WORKTABLE WITH SINK
- 05 STORAGE SHELVING
- 06 WIRE WALL SHELVING
- 07 WORKTABLE
- 08 HAND SINK
- 09 REACH-IN FREEZER
- 10 POT SINK
- 11 BAG N BOX SYSTEM & RACK
- 12 WALL SHELVING
- 13 SPARE NUMBER
- 14 WORK TABLE
- 15 EXHAUST HOOD WITH FIRE PROTECTION SYSTEM
- 16 ELECTRIC CONVECTION OVEN
- 17 ELECTRIC COUNTER HOT PLATES
- 18 ELECTRIC COUNTER GRIDDLE
- 19 ELECTRIC COUNTER FRYER
- 20 FRENCH FRY WARMER
- 21 UNDERCOUNTER FREEZER
- 22 WORK TABLE
- 23 MICROWAVE OVENS (2)
- 24 CEILING MOUNTED SEWING
- 25 SPARE NUMBER
- 26 SEWING COUNTER
- 27 SOLID WELLS
- 28 SANDWICH REFRIGERATOR
- 29 WARMER DRAWERS
- 30 CASH REGISTER
- 31 BEVERAGE COUNTER
- 32 CUP/COMPONENT DISPENSER
- 33 SDA/WATER/AZE MAKER-DISPENSER
- 34 COFFEE MAKER
- 35 AIR POTS WITH STAND
- 36 TEA MAKER/DISPENSER
- 37 DISPLAY COOLER CASE
- 38 DISPLAY FREEZER CASE
- 39 SEWING PACKAGE
- 40



1 FLOOR PLAN  
 K1 SCALE: 1/4" = 1'-0"

**GENERAL FOODSERVICE HEALTH DEPARTMENT NOTES**

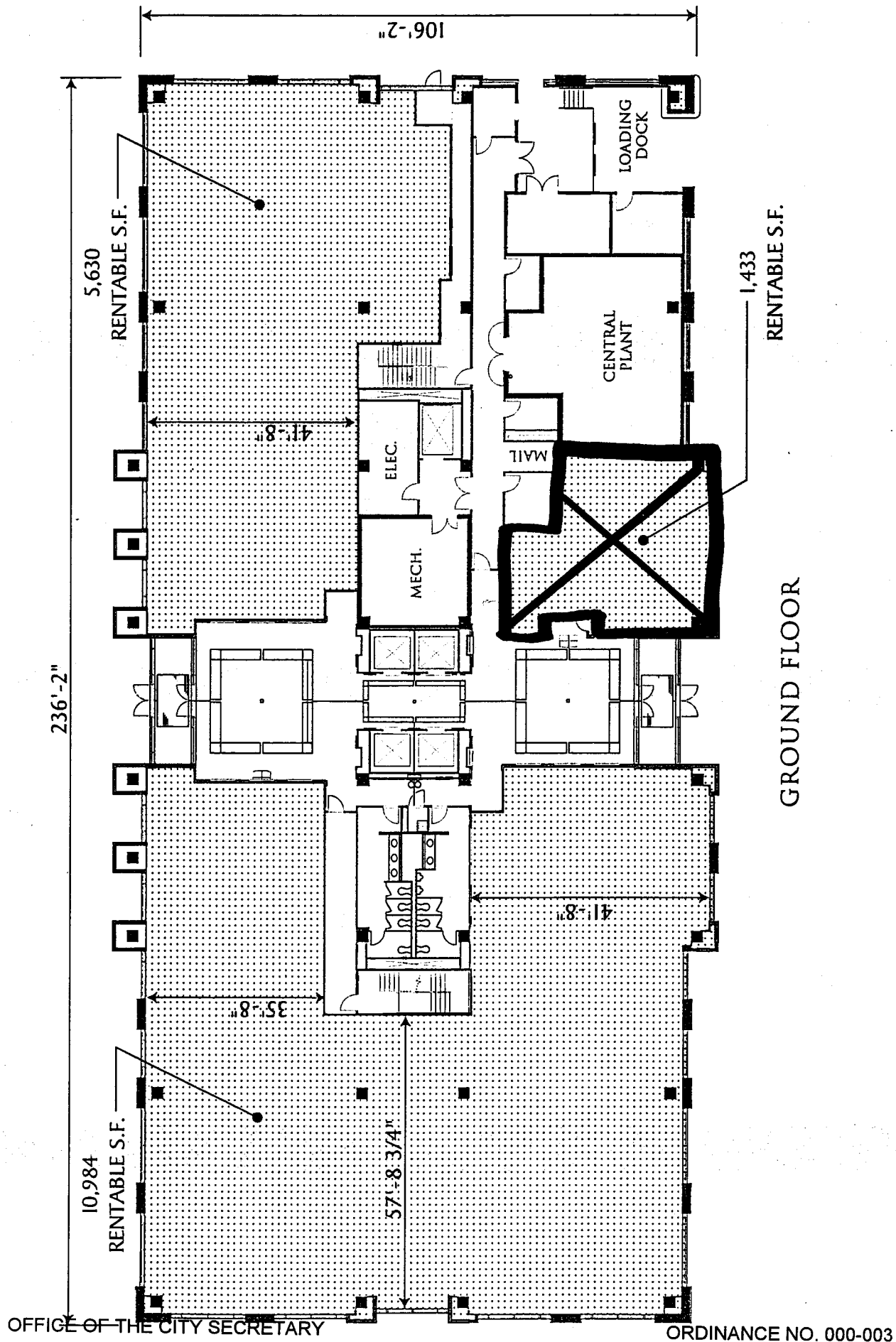
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE HEALTH DEPARTMENT.

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OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 000-003

ONE HANOVER PARK  
INTEREST COMPANIES

OMNIPLAN  
ARCHITECTS

TRANSWESTERN  
PROPERTY COMPANY

Published  
5-26-00