

ORDINANCE NO. 000-027

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 GOLDEN CHICK RESTAURANT , LOCATED AT 14450 MARSH LANE; 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:

BEGINNING at a 3/8 inch iron for found in the east right-of-way line of Marsh Lane, a 100.00 foot right-of-way) and being the southwest corner of said Lot 1A, Block 1, same being the northwest corner of a tract of land conveyed to William J. Herrell as recorded on Volume 71071, Page 1082 of the Deed records of Dallas County, Texas;

THENCE N 00 degrees 06'17" W, along the west line of said Lot 1A, Block 1, and the east right-of-way line of said Marsh Lane a distance of 255.70 feet to a 3/8 inch iron rod found for corner, said point being the northwest corner of said Lot 1A, Block 1, same being the southwest corner of Marsh Lane Apartments as recorded in Volume 7620, Page 1272 of the Map Records of Dallas County, Texas;

THENCE S 89 degrees 50'00" E, along the common line of said Lot 1A and Marsh Lane Apartments, a distance of 379.61 feet to a 3/8 inch iron rod found for corner;

THENCE S 00 degrees 06'17" E, along the east line of said Lot 1A, Block 1, and west line of McNeil Real Estates Fund IX tract as recorded in Volume 800010, Page 2766, of the Deed Records of Dallas County, Texas, a distance of 241.29 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 2A, Block 1, same being the southeast corner of said Lot 1A, Block 1,

THENCE N 89 degrees 56'50" W, along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 183.62 feet to an "X" cut in concrete found for corner, said point being the northwest corner of said Lot 2A, and an interior corner of said Lot 1A, Block 1;

THENCE S 00 degrees 07'11" E along the common line of said Lot 1A, and said Lot 2A, Block 1 a distance of 14.05 feet to an "C" cut in concrete found for corner;

THENCE N 89 degrees 50'00" W, along the common line of said Lot 1A, Block 1, passing the most westerly northwest corner of said Lot 2A, same being the northeast corner of the said William J. Herrell tract of land at a distance of 46.06 and continuing along the common line of said William Herrell tract and Lot 1A, Block 1 a total distance of 196.06 feet to the POINT OF BEGINNING and containing 94,462 square feet or 2.17 acres of land.

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

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.

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 1,605 square feet.

A five-foot sidewalk is required along all street frontages.

Sanitary sewer in the proposed area is shallow. Therefore, the applicant/developer must check sanitary sewer locations and site elevations to assure that the proposed building elevation will allow flow to the existing sewer main without pumping. If pumping is required, it will be at the expense of the applicant/developer.

The development requires a master drainage, sanitary sewer, and water Utility plan, prepared by an engineer registered in the State of Texas.

The irrigation system for Golden Chick and Brilliance Pre-School needs to be separated as stand-alone systems since the property is undergoing a replat.

The bald cypress trees shown on the Marsh Lane street frontage need to be changed to live oaks to match the existing trees on the frontage.

-All new trees shall be full and well-branched, with symmetrical crowns.

-The building shall be fully sprinklered in accordance with the Fire and Building codes.

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.

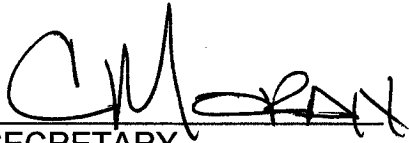
SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 27th day of June, 2000



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1369-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 9/15/00

DATE: 04/27/00
SCALE: 1" = 30'
DRAWN BY: KJC
CHECKED BY: KJC
DESIGNED BY: KJC

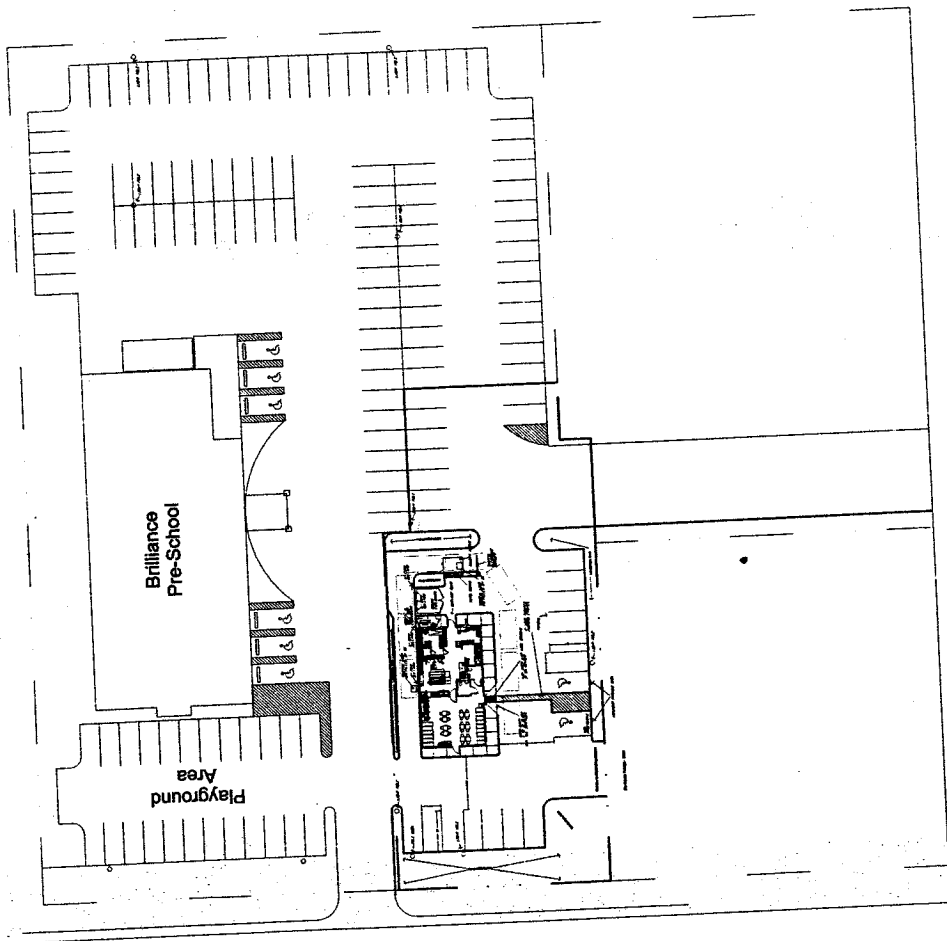
Golden Chick
Prototype - Marsh & Spring Valley
Dallas, Texas

DESIGNED FOR:
Golden Chick Restaurants
Dean Culliam



1601 ROYAL LAKE # 607
DALLAS, TEXAS 75229
PHONE: (972)-821-0311
FAX: (972)-821-0401

NO DIMENSIONS
SHOWN ON THIS
DRAWING ARE
TO BE CONSIDERED
AS APPROVED BY
THE CITY OF
DALLAS. THE
OWNER SHALL
VERIFY ALL
DIMENSIONS
AND CONDITIONS
BEFORE
CONSTRUCTION.
THE CITY OF
DALLAS IS NOT
RESPONSIBLE
FOR ANY
MISTAKES
OR OMISSIONS
ON THIS
DRAWING.



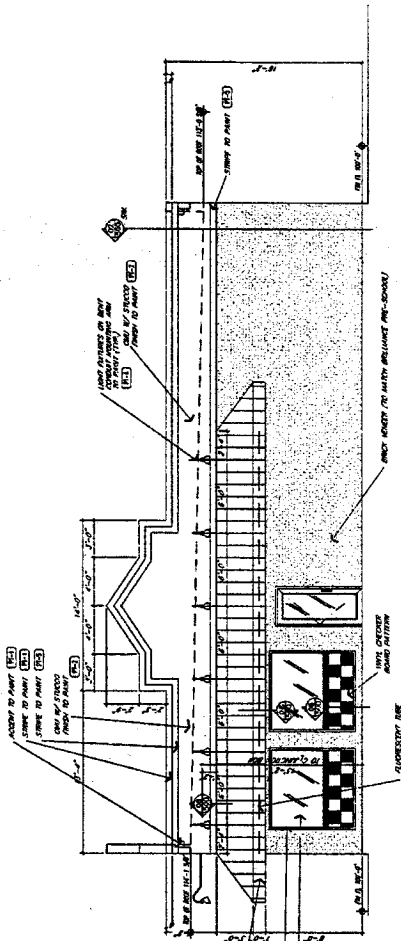
SPRING VALLEY ROAD
(60' FOOT RIGHT-OF-WAY)

MARSH LANE
(100' FOOT RIGHT-OF-WAY)

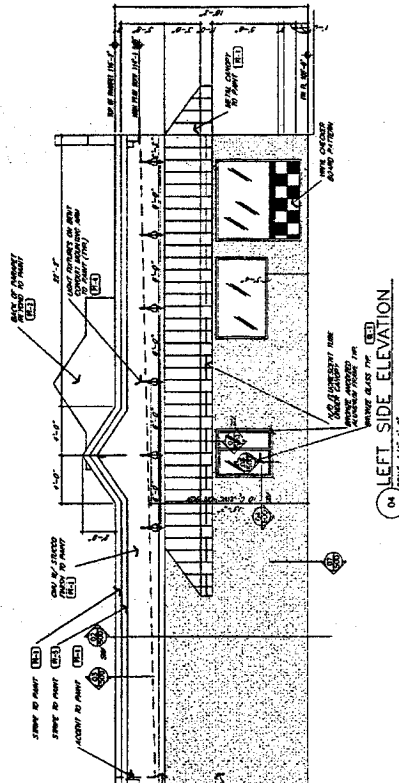


FINISH SCHEDULE

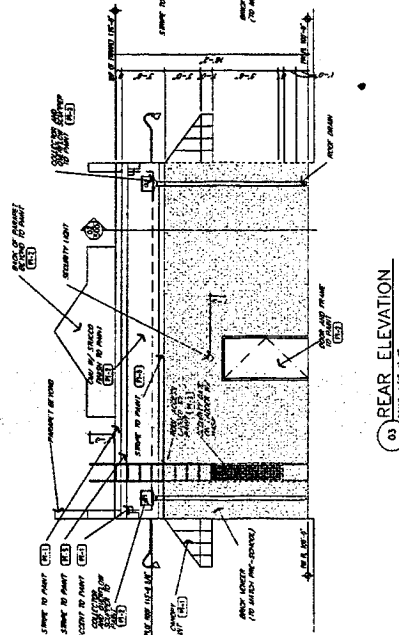
NO.	FINISH DESCRIPTION
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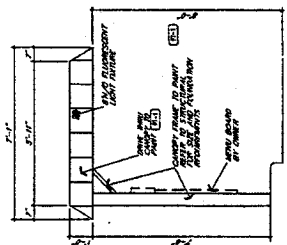
01 FRONT ELEVATION
SCALE 1/4\"/>



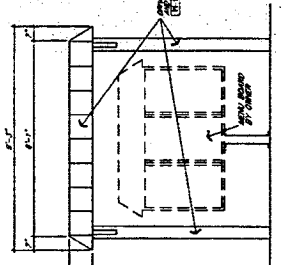
02 RIGHT SIDE ELEVATION
SCALE 1/4\"/>




03 LEFT SIDE ELEVATION
SCALE 1/4\"/>

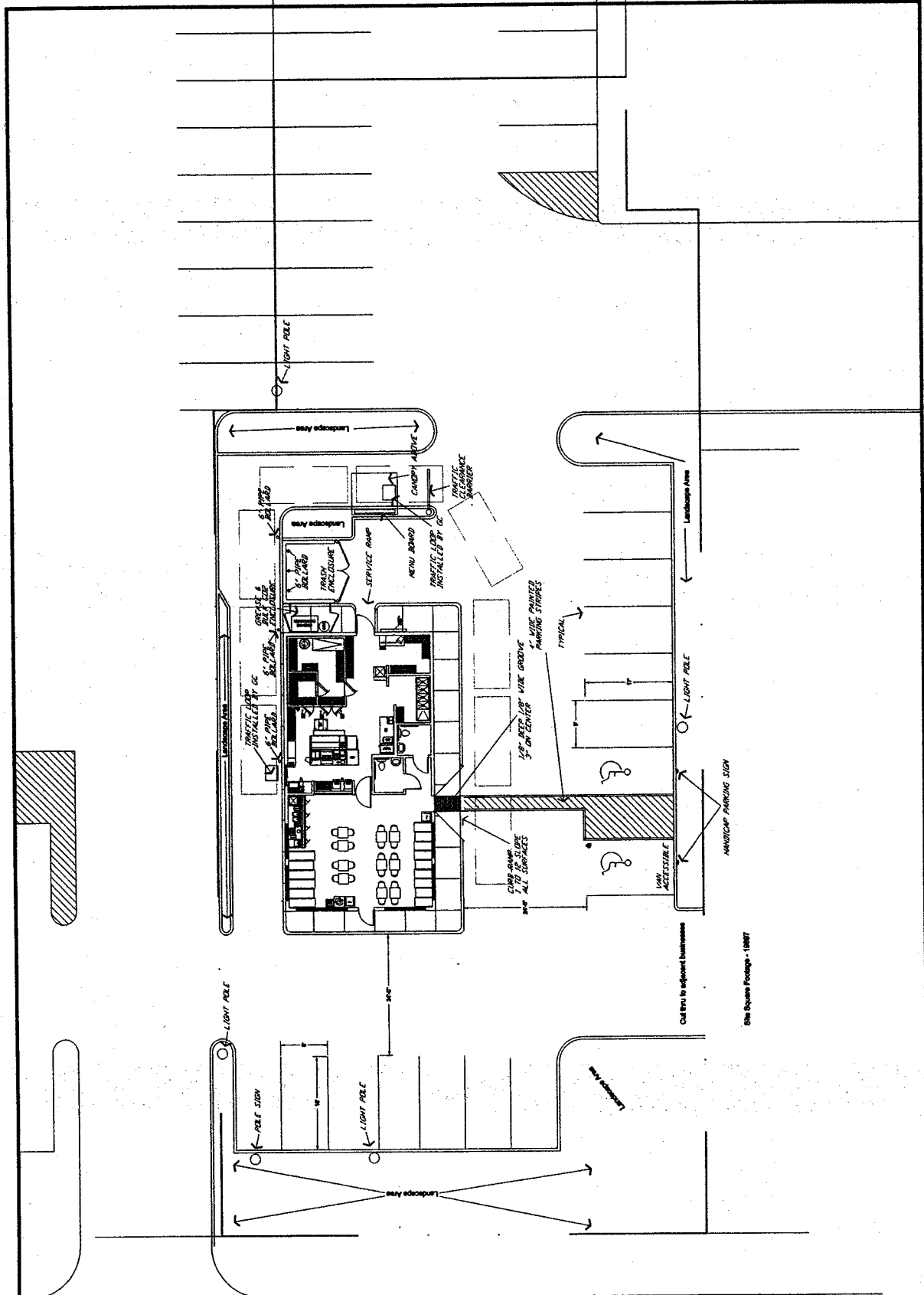


04 REAR ELEVATION
SCALE 1/4\"/>



05 EXTERIOR ELEVATION
SCALE 1/4\"/>

JOB NAME: Golden Chick Prototype - North & Spring Valley Dallas, Texas DESIGNED FOR: Dean Williams Golden Chick Restaurants	 GFC GOLDEN CHICK RESTAURANTS 1801 ROYAL LAKE # 807 DALLAS, TEXAS 75239 PHONE: (972) 831-0911 FAX: (972) 831-0917	SHEET NO.: 10 DATE: 04/11/07 SCALE: 1" = 10' DRAWN BY: J. WOODS CHECKED BY: J. WOODS APPROVED BY: J. WOODS	OF 30
		10' MIN. WIDE 5' MIN. HIGH 10' MIN. CLEARANCE USE OF REFLECTOR LIGHTS OR OTHER LIGHTING DEVICES IS PROHIBITED. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SIGNAGE AND LIGHTING DEVICES. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SIGNAGE AND LIGHTING DEVICES. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL SIGNAGE AND LIGHTING DEVICES.	





T.M. PRICHETT & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS AND PLANNERS
 207 E. UNIVERSITY AVENUE, SUITE 200
 DALLAS, TEXAS 75202
 PHONE: (972) 431-0811
 FAX: (972) 431-0411

Golden Chick Restaurants
 Dean Culham
 1801 ROYAL LANE # 207
 DALLAS, TEXAS 75229
GFC
 207 E. UNIVERSITY AVENUE
 DALLAS, TEXAS 75202
 PHONE: (972) 431-0811
 FAX: (972) 431-0411

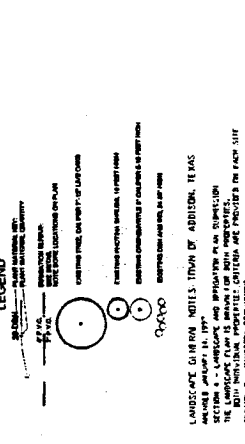
Golden Chick
 Prototype - North & Spring Valley
 Dallas, Texas
 DESIGNED FOR:
Golden Chick Restaurants
 Dean Culham

DATE: 08/25/00
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: 1" = 20'-0"

PROJECT NO.: 000-021
 SHEET NO.: 1 OF 1

PLANT LIST - ADDISON, TEXAS

PLANT TYPE	SYMBOL	PLANT NAME	QUANTITY	NOTES
Tree	(Symbol)	Large Tree	10	...
Shrub	(Symbol)	Medium Shrub	20	...
Planting	(Symbol)	Planting



LANDSCAPE NOTES - TOWN OF ADDISON, TEXAS

SECTION 4 - CONCEPT AND PRELIMINARY PLAN SUBMISSION

1. THE CITY OF ADDISON HAS REVIEWED THE LANDSCAPE PLAN AND APPROVES THE CONCEPT AND PRELIMINARY PLAN SUBMISSION.

2. THE CITY OF ADDISON HAS REVIEWED THE LANDSCAPE PLAN AND APPROVES THE CONCEPT AND PRELIMINARY PLAN SUBMISSION.

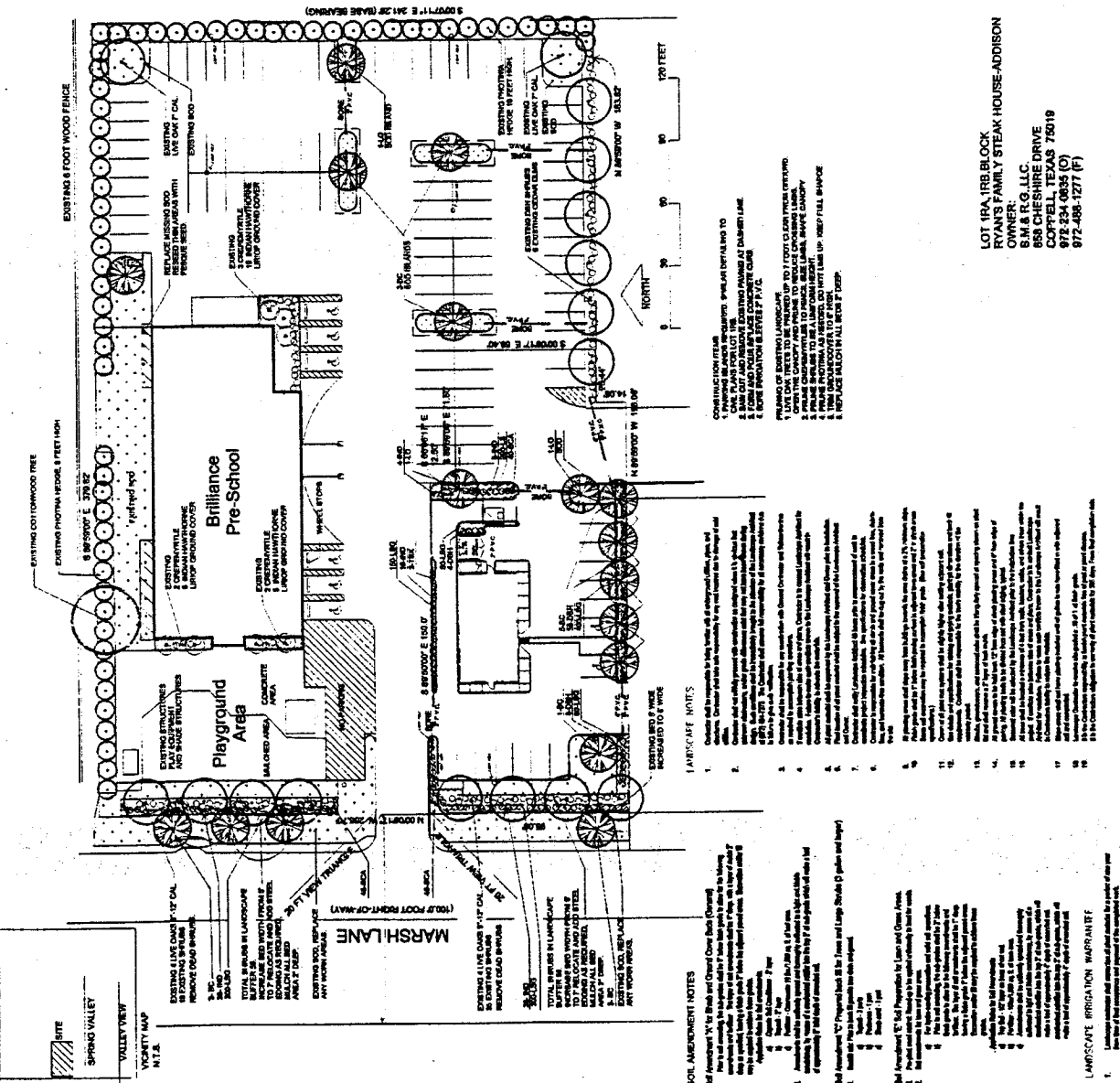
3. THE CITY OF ADDISON HAS REVIEWED THE LANDSCAPE PLAN AND APPROVES THE CONCEPT AND PRELIMINARY PLAN SUBMISSION.

LANDSCAPE IRRIGATION REQUIREMENTS

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AT ALL TIMES.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AT ALL TIMES.

3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AT ALL TIMES.



SOIL AMENDMENT NOTES

1. THE SOIL AMENDMENT SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AT ALL TIMES.

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OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 000-021

Published
9-15-00