

**ORDINANCE NO. 000- 033**

**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 CC'S COFFEE COMPANY, LOCATED AT 3725 BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR 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 to the CC's Coffee House. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:**

BEING a 2,100 square-foot lease space in a shell building addressed at 3725 Belt Line Road, located on Lots 3 and 4 of a plat named Marsh-Belt Line Shopping Center, and described as follows:

COMMENCING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 100' R.O.W.) and the west line of Business Avenue (a 60' R.O.W.);

THENCE N89 degrees 54'31" West, along the north line of Belt Line Road, a distance of 407.00 feet to an "x" cut found for the POINT OF BEGINNING and being the southwest corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE continuing along the north line of said Belt Line Road the following:

N 89 degrees 54'31" West, a distance of 233.05 feet to a 1/2" iron rod found for corner;

N 89 degrees 52'23" West, a distance of 119.98 feet to a 1/2" iron rod found for corner;

N 89 degrees 49'34" West, a distance of 150.76 feet to a 5/8" iron rod set for corner;

N 85 degrees 56'04" West, a distance of 67.19 feet to a 5/8" iron rod set for corner;

N 89 degrees 49'34" West, a distance of 230.84 feet to a 5/8" iron rod set For corner at the southeast corner of a corner clip at the intersection.

THENCE N 46 degrees 06'57" West, departing said north line of Belt Line Road And along said corner clip, a distanct of 22.32 feet to a 5/8" iron rod set for corner in the said east line of Marsh Lane;

THENCE along the east line of said Marsh Lane the following;

N 00 degrees 07'01 West, a distance of 130.02 feet to an iron rod found for corner;

N 89 degrees 49'34" West, a distance of 3.94 feet to an iron rod found for corner;

N 00 degrees 06'34" West, a distance of 50.25 feet to an iron rod found for corner being the point of curvature to the right having a central angle of 14

degrees 48'56", a radius of 1223.24, a tangent of 159.04 feet and a chord that bears N 07 degrees 17'58" East, 315.42;

Along said curve a distance of 316.31 feet to an "x" found for corner;

THENCE S 89 degrees 55'22" East, departing the east line of said Marsh Lane a distance of 1199.66 feet to an "x" found for corner, said "x" being in the west line of said Business Avenue;

THENCE S 00 degrees 04'38" West, along the west line of said Business Avenue a distance of 249.23 feet to a 5/8" iron rod found for corner;

THENCE N 89 degrees 54'31" West, departing the west line of said Business Avenue, a distance of 416.93 feet to an "x" cut found for corner being the northwest corner of said CHICK-FIL-A ADDITION;

THENCE S 00 degrees 05'29" West, along the west line of said CHICK-FIL-A ADDITION, a distance of 265.00 feet to the POINT OF BEGINNING and containing 520,289 square feet or 11.9441 acres of land.

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

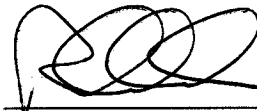
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the floor plan, and the elevation drawings that are attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a restaurant only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 2,100 square feet.
3. The dining area shall be revised to provide a second exit out of the restaurant that does not go through the kitchen.

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 12<sup>th</sup> day of September, 2000.



MAYOR

ATTEST:

  
CITY SECRETARY

CASE NO. 1375-SUP

APPROVED AS TO FORM:

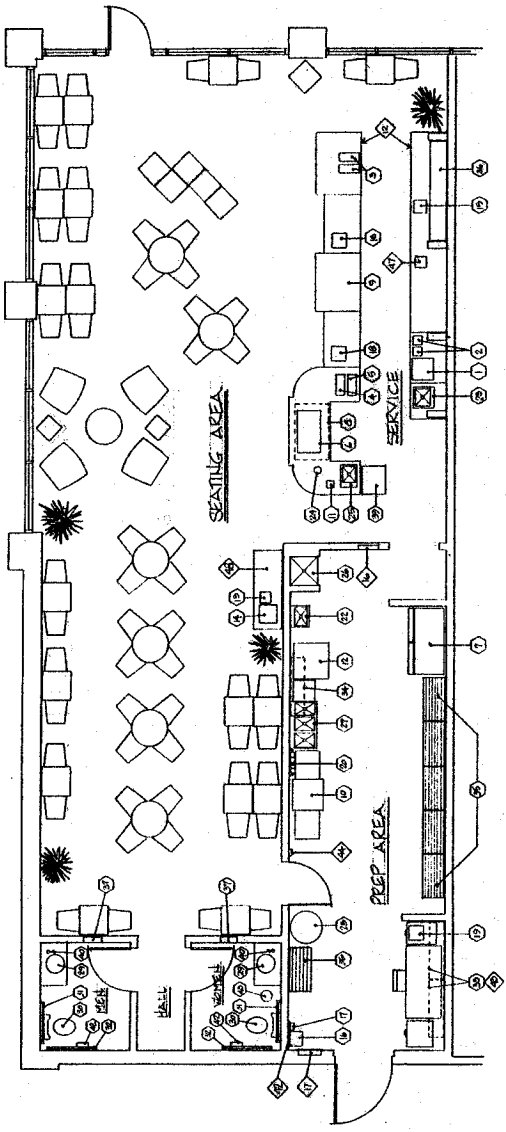
  
DIRECTOR OF DEVELOPMENT SERVICES

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

**GENERAL CONSTRUCTION NOTES**  
 1. ALL CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.  
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.  
 10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 14. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.  
 15. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.  
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES.  
 18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 19. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

# Equipment Schedule

| NO. | ITEM          | DESCRIPTION   | QTY | UNIT | MANUFACTURER       | MODEL              | FINISH             | INSTALLATION       | OWNER |
|-----|---------------|---------------|-----|------|--------------------|--------------------|--------------------|--------------------|-------|
| 1   | Water         | Water         | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 2   | Washing Sinks | Washing Sinks | 2   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 3   | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 4   | Stove         | Stove         | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 5   | Range Hood    | Range Hood    | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 6   | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 7   | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 8   | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 9   | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 10  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 11  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 12  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 13  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 14  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 15  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 16  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 17  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 18  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 19  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 20  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 21  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 22  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 23  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 24  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 25  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 26  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 27  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 28  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 29  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 30  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 31  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 32  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 33  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 34  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 35  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 36  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 37  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 38  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 39  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 40  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 41  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 42  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 43  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |
| 44  | Refrigerator  | Refrigerator  | 1   | EA   | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | 1/2" x 1/2" x 1/2" | OWNER |



2001 ARCHITECTURE  
 SHEETS 2.01-3.73  
 2001 ARCHITECTURE  
 11411 W. 30th Street  
 Suite 200  
 Fort Worth, TX 76116  
 (817) 332-7111

URBAIN  
 ARCHITECTURE

| LEGEND OF SYMBOLS |                           |
|-------------------|---------------------------|
| (A)               | COLUMN MARKER             |
| (B)               | BUILDING ELEVATION MARKER |
| (C)               | BUILDING SECTION MARKER   |
| (D)               | DETAIL MARKER             |
| (E)               | DETAIL MARKER             |
| (F)               | SECTION ELEVATION MARKER  |

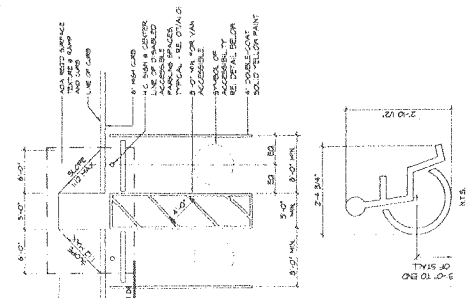
License No. 3718  
 JUL 31 2000  
 10.10.07

NO. DATE SUBMISSION  
 08.05.04 50% FOR CONCRETE REVIEW  
 07.20.04 50% FOR PERMIT  
 08.18.04 50% FOR PERMIT  
 09.25.04 50% FOR CONSTRUCTION  
 08.25.04 50% FOR CONSTRUCTION

ADDISON PLAZA  
 SHOPPING CENTER  
 ADDISON, TEXAS  
 BMI

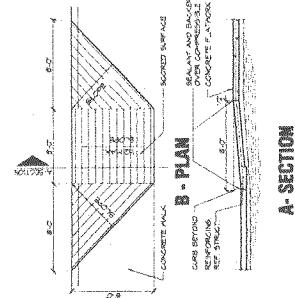
ARCHITECTURAL  
 SITE PLAN

9/20/01.50  
 25% FC  
**A1.01**  
 SHEET

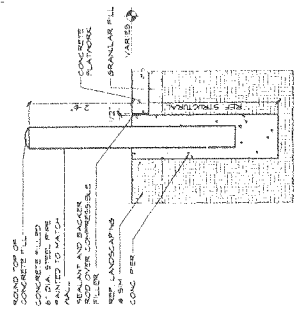


03 H.C. PARKING STALL 1/8"=1'-0"

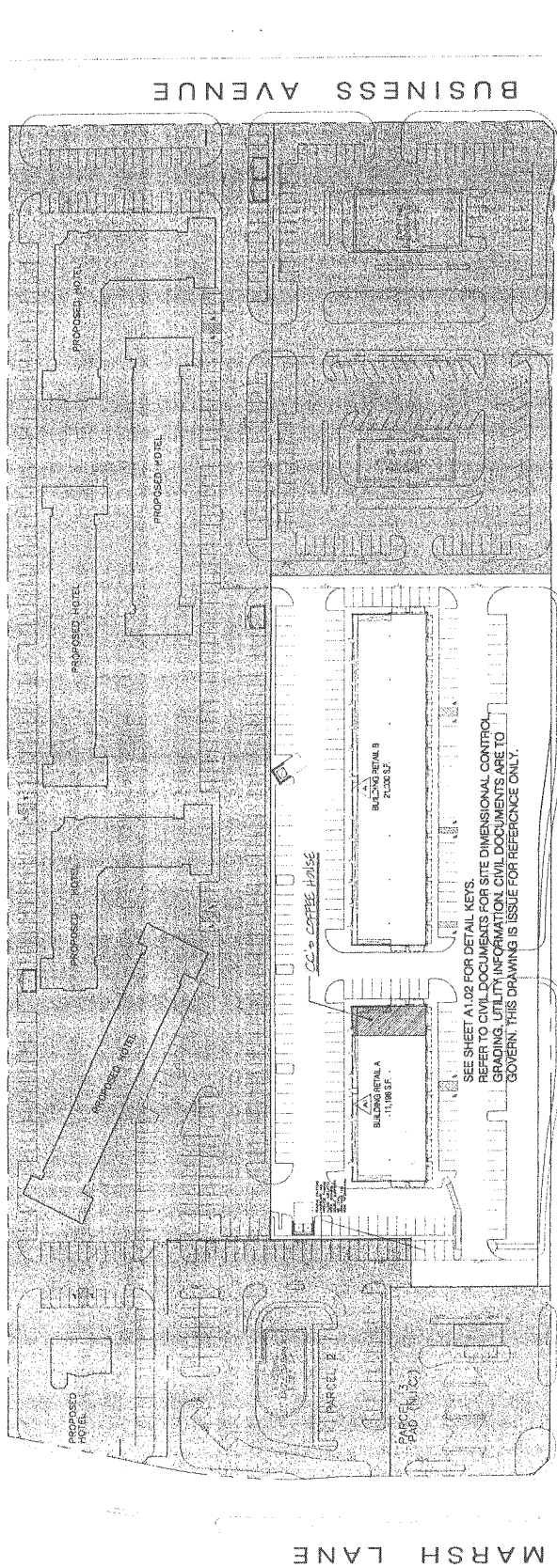
07 H.C. SIGN SECTION 3/4"=1'-0"



12 H.C. CURB RAMP DTL. 3/4"=1'-0"



16 BOLLARD DETAIL 3/4"=1'-0"



BELT LINE ROAD

MARSH LANE



1"=50'

17 ARCHITECTURAL SITE PLAN

Published  
1-5-01