

ORDINANCE NO. 001 - 038

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 WITH A DRIVE-THROUGH WINDOW, ON APPLICATION FROM JACK IN THE BOX CORPORATION, LOCATED ON 33,390 SQUARE FEET APPROXIMATELY 200 FEET EAST OF THE INTERSECTION OF KELLER SPRINGS ROAD AND ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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 with a drive-through window to Jack in the Box Corporation. Said special use permit shall be granted subject to the special conditions on the following described property, to-wit:

BEING a 0.9384 acre tract of land situated in the G. W. FISHER SURVEY, ABSTRACT NO. 482, City of Addison, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the southerly right-of-way line of Keller Springs Road (a 60' R.O.W.) said point bearing S 89 deg. 37 min. 15 sec. E, a distance of 270.00 feet from the intersection of the southerly right-of-way line of said Keller Springs Road with the easterly right-of-way line of Addison Road (a variable width R.O.W.);

THENCE S 89 deg. 37 min. 15 sec. E, along the southerly right-of-way line of said Keller Springs Road, a distance of 141.00 feet to a 1/2" iron rod set for corner;

THENCE S 00 deg. 22 min. 45 sec. W, a distance of 289.91 feet to a 1/2" iron rod set for corner;

THENCE N 89 deg. 37 min. 15 sec. W, a distance of 141.00 feet to a 1/2" iron rod set for corner;

THENCE N 00 deg. 22 min. 45 sec. E, a distance of 289.91 feet to the POINT OF BEGINNING and containing 40,877 sq. ft. or 0.9384 acres of land.

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

1. The final intersection alignment must be formally approved by NTTA.
2. The applicant/developer shall pay for the cost of pavement improvements along Addison Road and Keller Springs Road. However, the construction cost of one lane along Keller Springs may be borne by the Town through an agreement with the developer.
3. The applicant must build both driveways on Addison Road and both driveways on Keller Springs (and paved access to them) with the construction of the Jack in the Box and 7-11. The southernmost driveway on the Addison Road requires a deceleration lane that will extend onto the State Farm Insurance property to the south. The Town will secure the property for the deceleration lane and will reimburse the developer for the cost of the lane that is off his property.
4. Landscaping, consisting of irrigated turf only, shall be provided along both street frontages when the access drives and driveways are built, which must be done in conjunction with the 7-11, and Jack in the Box construction.
5. Water transmission lines exist in Addison Road and Keller Springs Road. An 8-inch water main must be constructed and looped through the overall

development site to ultimately serve the 7-11, Jack in the Box, and the remaining future commercial parcels.

6. Five-foot wide sidewalks are required along Addison Road and Keller Springs Road. Each sidewalk section must be located away from the curb to provide a "green" area. The sidewalks cannot be counted as part of the required 20-foot greenway.
7. The site is not currently served by sanitary sewer. An off-site sanitary sewer main must be extended to serve the site. An easement must be dedicated to the Town by separate instrument. On-site utility easements may be established through the platting process.
8. On-site storm water detention is required of all new development within the site master plan. A drainage analysis is necessary in order to address recognized drainage problems and to construct associated infrastructure improvements in this area.
9. No structures may be constructed over drainage and utility easements.
10. The site must be platted prior to the issuance of any building permits.

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. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

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 13th day of November, 2001.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1386-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: _____

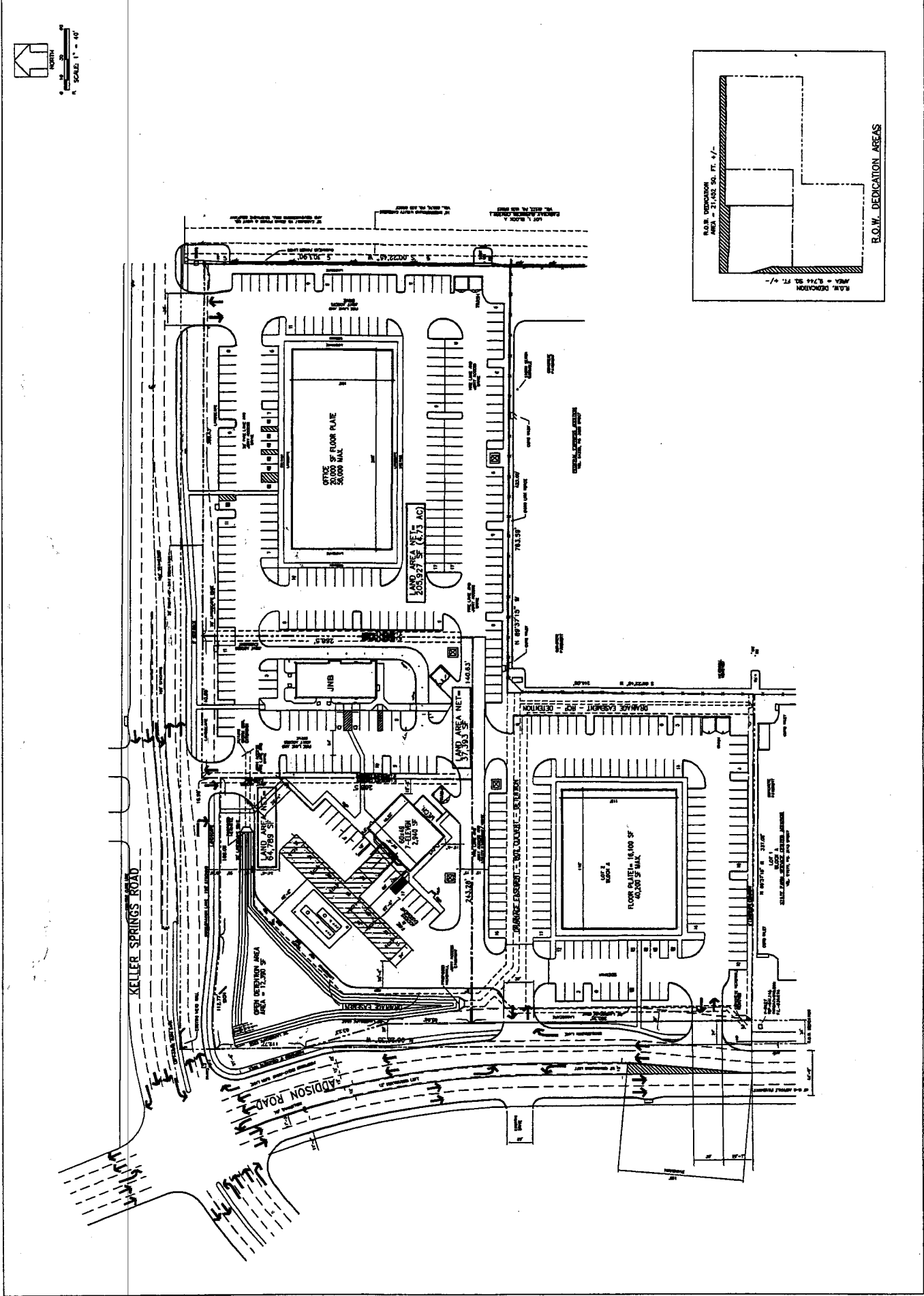
THE DIMENSION GROUP
 15000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 TEL: (303) 751-8800
 FAX: (303) 751-8801

DATE	DESCRIPTION
12/08/00	DESIGNING CIVIL #1
04/22/01	ZONING #1
04/22/01	ZONING #2
04/27/01	LAND CHANGES FOR CITY COUNCIL
10/17/01	ZONING #3

SITE MASTER PLAN
 S.E.C. ADDISON RD. AND KELLER SPRINGS
 ADDISON, TEXAS

THE DIMENSION GROUP
 CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE

PROJECT NO.
 00111
 SHEET NO.
 2-1



Architecture
Associates
 8300 BALBOA AVENUE
 SAN DIEGO, CA 92123
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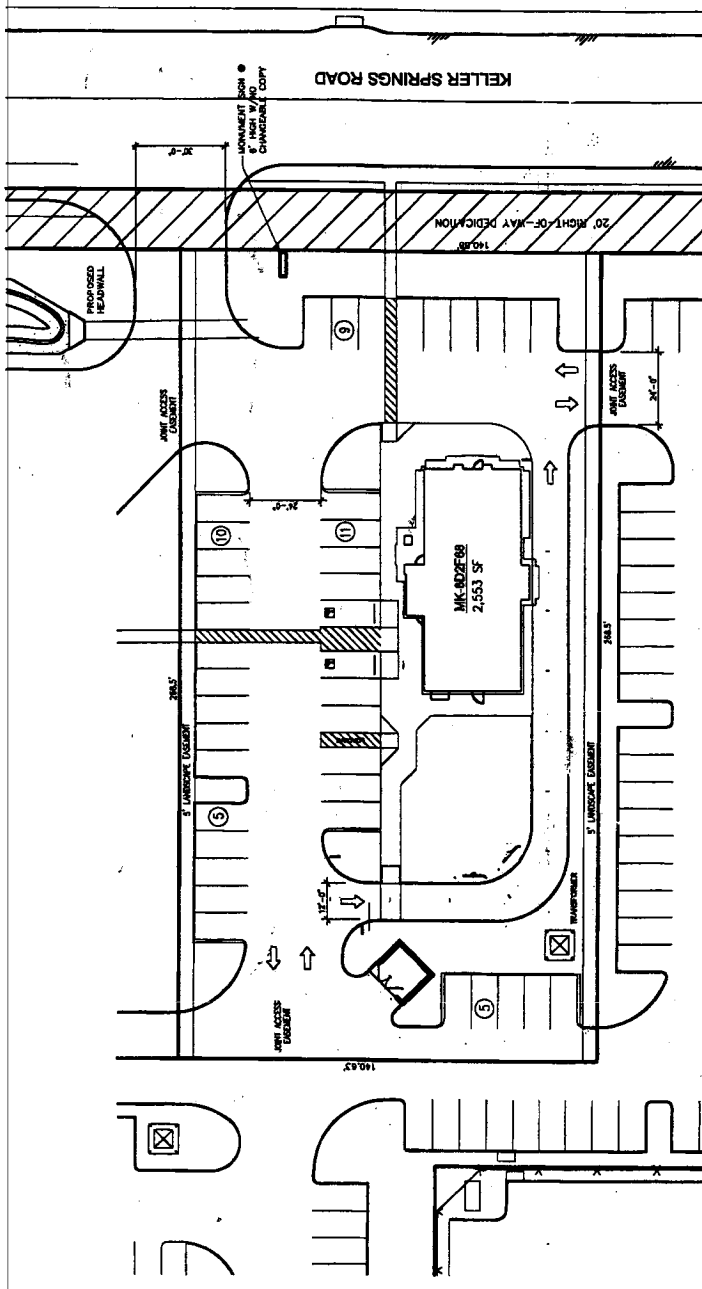
DATE: JUL 24, 2001
 RELEASE: _____
 PREPARED BY: _____
 CHECKED BY: _____
 CONSTRUCTION: _____
 REVISIONS: _____

BANNY J. TOSS
 ARCHITECT / PLANNER
 18001 ADELSON RD., SUITE 208
 ADELSON, TEXAS 75001-2204
 (972) 981-4475



Site Information
 LOT TYPE: SDZFB5
 AM #:
 ADDRESS: Keller Springs/Adelson Rd
 Address, Texas
 DRAWN BY:
 SCALE: 1" = 20'-0"

SITE PLAN
SUP-1



SITE INFORMATION

ZONING: SPECIAL USE PERMIT
 SITE AREA: 37,303 SQ. FT.
 BUILDING AREA: 2,553 SQ. FT.
 PARKING REQ.: 1 SPACE PER 70 SQ. FT.
 PARKING PROVIDED: 37 SPACES
 PARKING REQUIRED: 40 SPACES

SITE PLAN
 SCALE: 1" = 20'-0"



1500 ALBUQUERQUE AVENUE
SUN BELT, CA 94134
© 1999 Jack in the Box, Inc.
This drawing is the property of Creative Engineering, Inc. and is loaned to the City of San Jose for the purpose of reviewing and approving the proposed project. It is not to be used for any other purpose without the written consent of Creative Engineering, Inc.

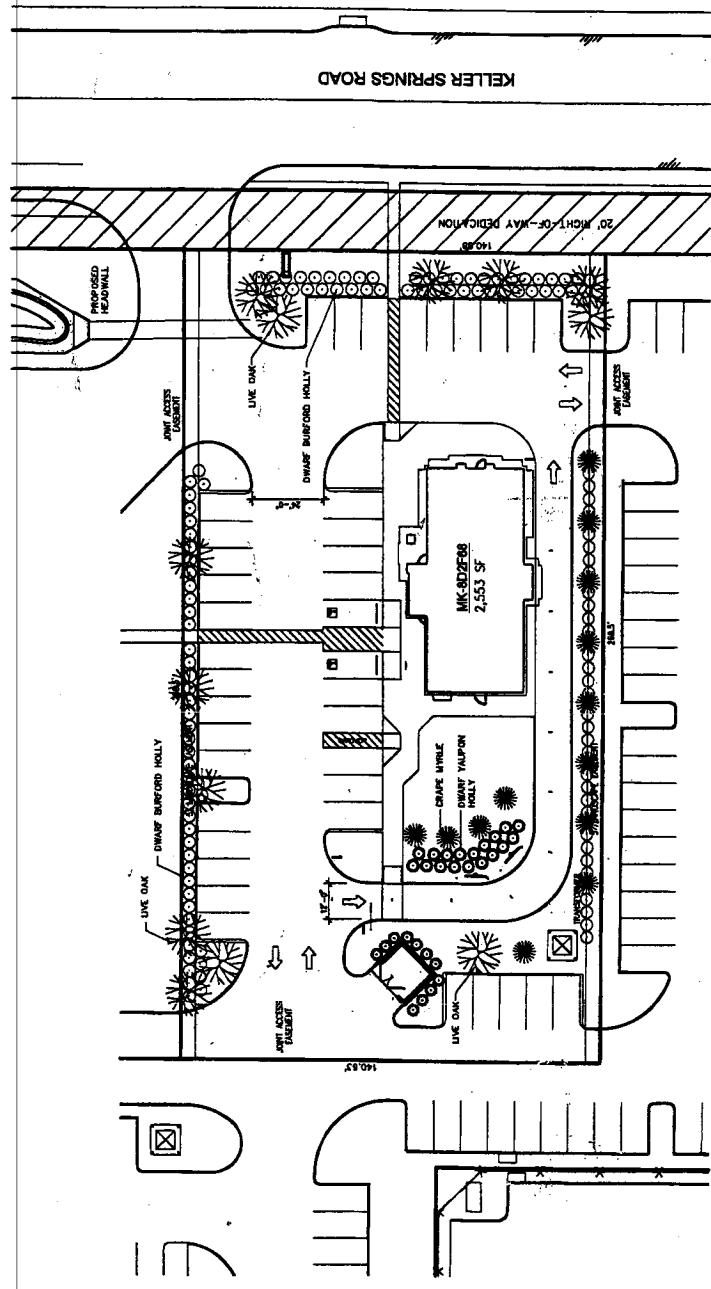
RELEASE	DEL. 1/11/2001
PERMIT	
CONSTRUCTION	
EXHIBITION	

DANNY J. TOSH
ARCHITECT / PLANNER
18051 ARDSON RD. SUITE 208
ARLINGTON, TEXAS 75001-3248
(972) 981-4473



all information
DATE: 2/22/95
ADDRESS: Keller Springs/Address Ref
DRAWN BY:
SCALE: 1" = 20'-0"

LANDSCAPE PLAN
SUP-2



LANDSCAPE INFORMATION

SITE AREA 37,393 SQ. FT.
LANDSCAPE AREA 10,235 SQ. FT.

LANDSCAPE PLAN SCALE: 1" = 20'-0"

LANDSCAPE SCHEDULE

COMMON NAME	SYMBOL	SIZE	QUANTITY	HEIGHT
LIVE OAK	(Symbol)	4" CALIPER	10	12' HT.
QUERCUS VARIANA	(Symbol)	18 GAL.	10	6' HT.
QUERCUS VARIANA	(Symbol)	5 GAL.	150	2' HT.
QUERCUS VARIANA	(Symbol)	5 GAL.	15	1' HT.
QUERCUS VARIANA	(Symbol)	5 GAL.	10	2' HT.



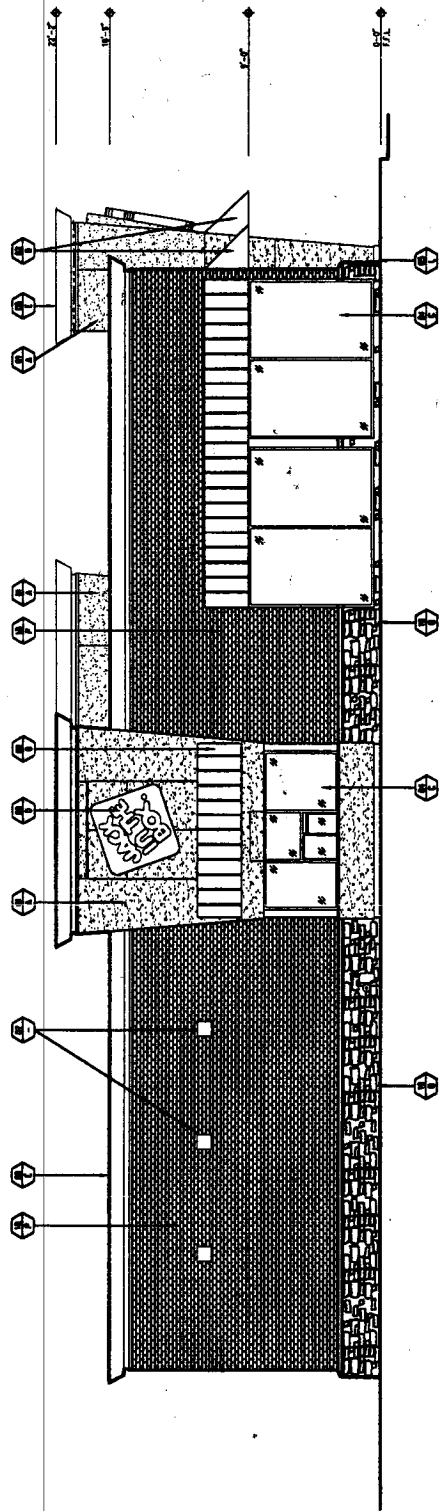
16051 ADDISON AVENUE
SUITE 200, IRVINE, CA 92614
© 1989 Jack H. Kim Inc.

DATE: 05L 2/1 2001
PROJECT: [REDACTED]
CONSTRUCTION: [REDACTED]
REVISIONS: [REDACTED]

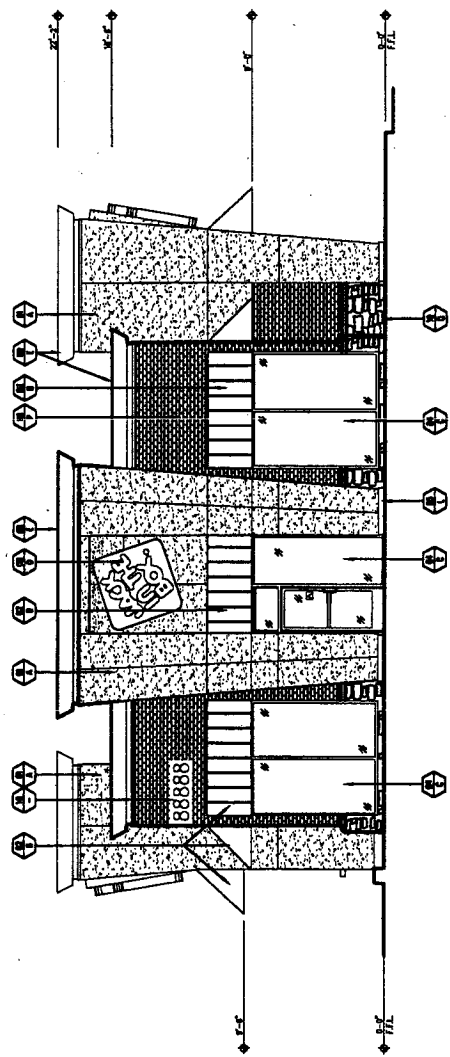
DANNY J. TOUGH
ARCHITECT/PLANNER
16051 ADDISON NO. SUITE 200
ADDISON, TEXAS 75001-3204
(972) 991-4475



PROJECT INFORMATION
JOB NO. 902288
ADDRESS: Keller Springs Addition to [REDACTED]
ADDRESS: [REDACTED]
DRAWN BY: [REDACTED]
SCALE: AS NOTED
EXTERIOR ELEVATIONS
SUP-4



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



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

EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	MATERIAL/FINISH	COLOR
01	EXTERIOR CEMENT PLASTER - LIGHT DASH FINISH - COLOR COAT: WHITE		
02	STAINING SEAM METAL FINISHING		
03	1" CLEAR INSULATED GLASS IN ALUMINUM STOREFRONT SYSTEM		
04	A. SOLARBAN NO COATING B. NO COATING		
05	EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB		
06	WALL MOUNTED LIGHTING FIXTURE		
07	NOT USED		
08	PREFINISHED METAL PARAPET COPING (O.F.C.I.)		
09	12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)		
10	METAL FLASHING		
11	METAL COPING		
12	DOOR AND FRAMES, MISCELLANEOUS TRIM		
13	18" W X 15" H WALL LOWER		
14	18" W X 15" H WALL LOWER		
15	CO2 FILL BOX METAL COVER		
16	MAN SWITCH BOARD (M.S.B.)		
17	24" X 36" S.S. FLASHING AT GREASE RECOVERY TAP IN		
18	BRICK		
19	STONE		

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