

ORDINANCE NO. 003-007

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 AND A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM SPRINGHILL SUITES, LOCATED AT 15255 QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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 and a special use permit for the sale of alcoholic beverages for on-premises consumption to Springhill Suites. Said special use permits shall be granted on the following described property, to-wit:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, and being all of Quorum Centre-East No. 2 Addition, an Addition to the Town of Addison as recorded in Volume 96167, Page 1887, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut found for corner at the northwest and of a corner clip at the intersection of the south line of Edwin Lewis Drive (60' R.O.W.) and the wets line of Quorum Drive, (80' R.O.W.):

THENCE S 44 degrees 53'47: E along said corner clip a distance of 14.22 feet to an "x" cut found for corner;

THENCE S 0 degrees 15'05: E along said west line of Quorum Drive a distance of 474.78 feet to an "x" cut found for corner;

THENCE N 89 degrees 87'28" W, departing said west line, passing at 7.00 feet the northeast corner of a 1.4174 acre tract of land as recorded in Volume 951.00, Page 3266, Plat Records, Dallas County, Texas, and continuing in all a distance of 412.59 feet to a 5/8" Iron Rod set for corner;

THENCE N 0 degrees 17'00" E, departing said west line, a distance of 465.02 feet to a 5/8" iron Rod Found for corner in the aforementioned south line of Edwin Lewis Drive, said corner;

THENCE along said south line and with said curve to the left an arc distance of 18.90 feet to a 5/8" Iron Rod Found for corner;

THENCE S 89 degrees 35'00" E a distance of 26.05 feet to a 5/8" Iron Rod Found for corner, said corner being the beginning of a curve to the right having a central angle of 14 degrees 41'10", a radius of 299.31 feet, a tangent of 35.57 feet and a chord bearing N 83 degrees 04'25" E, 76.51 feet;

THENCE along said curve to the right and with said south line of Arapaho Road, an arc distance of 76.72 feet to an "x" cut found for corner;

THENCE S 89 degrees 35'00" E continuing along said south line a distance of 275.88 feet to the POINT OF BEGINNING and containing 198,271 square feet of 4.5517 acres of land, more or less.

SECTION 2. That the Special Use Permits are 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 and the sale of alcoholic beverages for on-premises consumption only and to that particular area designated on the final site plan as encompassing a total area not to exceed 3,414 square feet.
3. No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.
4. That the sale of alcoholic beverages under this special use permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.
5. Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to insure that the conditions of Paragraph 4 are being met.
6. Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
7. That if the property for which the special use permit is granted and is not used for the purposes for which said permit was granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.
8. That if a license or permit to sell alcoholic beverages on property covered by this special use permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.
9. The applicant/operator shall not use any terms (such as "bar", "tavern", etc.) or graphic depictions which relate to alcoholic beverages in any exterior signs.
10. The building must meet all applicable food service, building and fire safety codes.

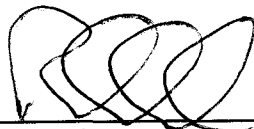
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 25th day of March, 2003.



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1425-SUP

APPROVED AS TO FORM:

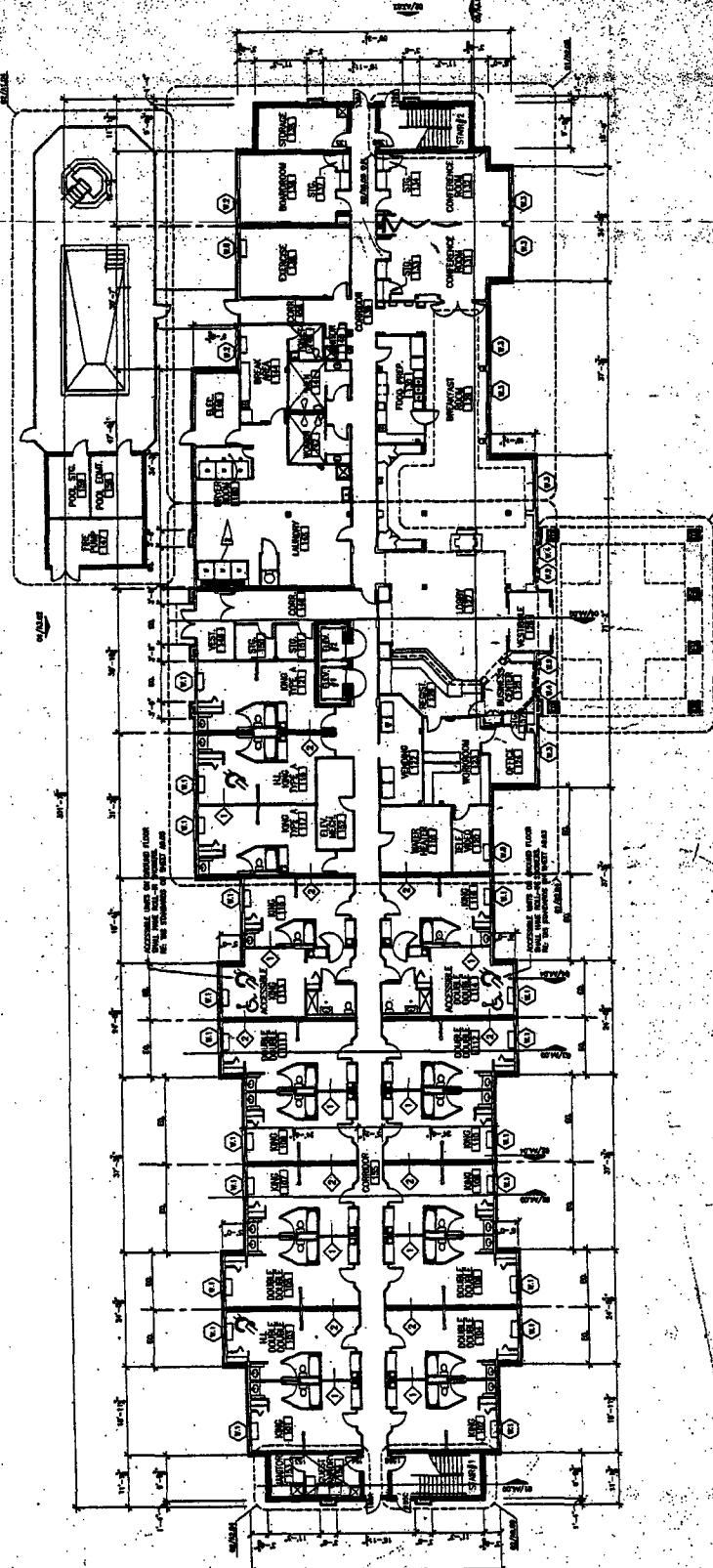


DIRECTOR OF DEVELOPMENT SERVICES

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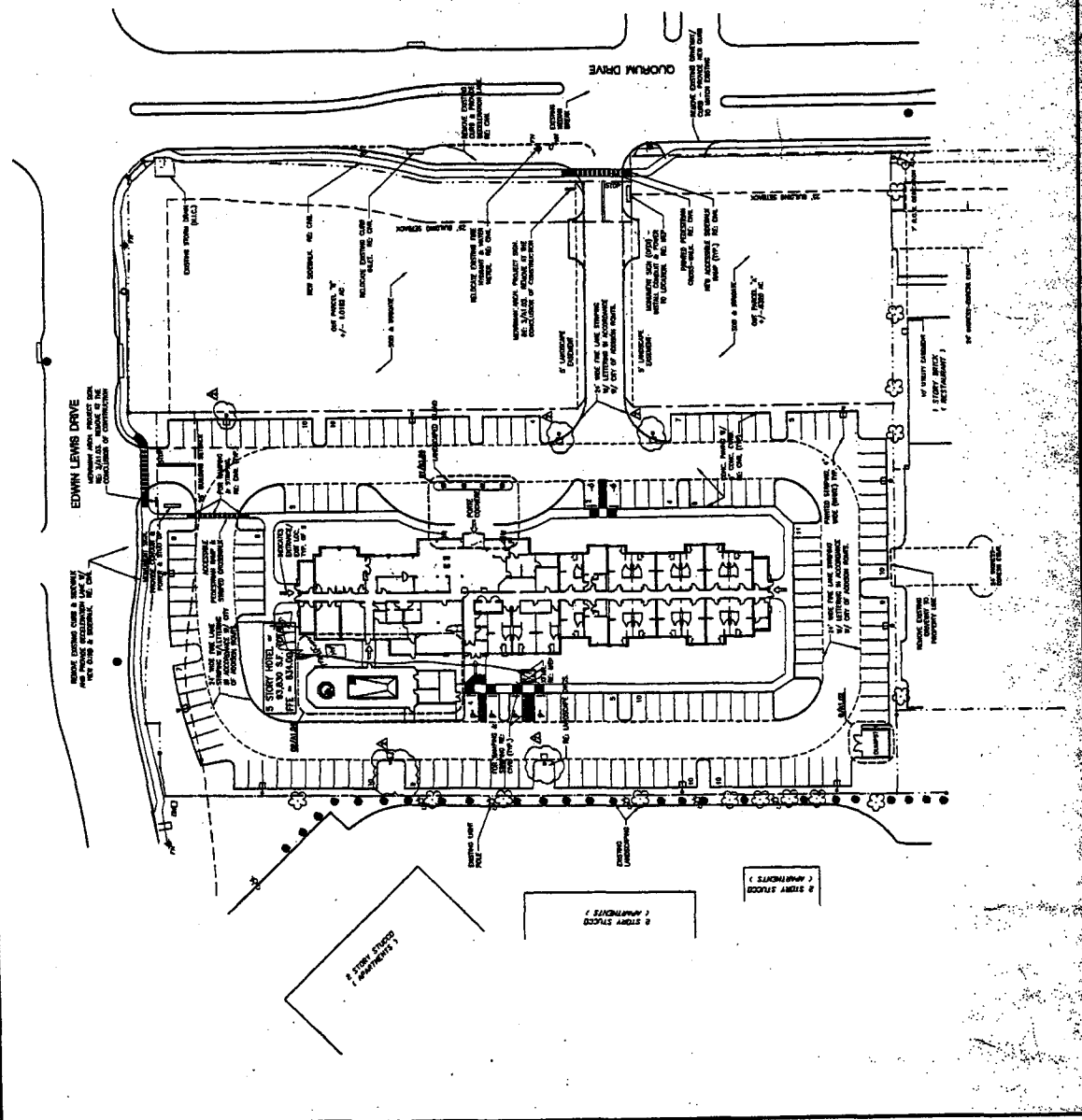
- FLOOR PLAN KEYED NOTES:**
- 1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 - 2. PROVIDE CURB AND WALKWAY AT ALL EXTERIOR WALLS. SEE SPECIFICATIONS.
 - 3. PROVIDE CURB AND WALKWAY AT ALL EXTERIOR WALLS. SEE SPECIFICATIONS.
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 - 20. PROVIDE CURB AND WALKWAY AT ALL EXTERIOR WALLS. SEE SPECIFICATIONS.

- FLOOR PLAN GENERAL NOTES:**
- 1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 - 2. PROVIDE CURB AND WALKWAY AT ALL EXTERIOR WALLS. SEE SPECIFICATIONS.
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 - 20. PROVIDE CURB AND WALKWAY AT ALL EXTERIOR WALLS. SEE SPECIFICATIONS.



(1) GROUND FLOOR PLAN
 SCALE 3/8" = 1'-0"

01 SITE PLAN
SCALE: 1" = 30'



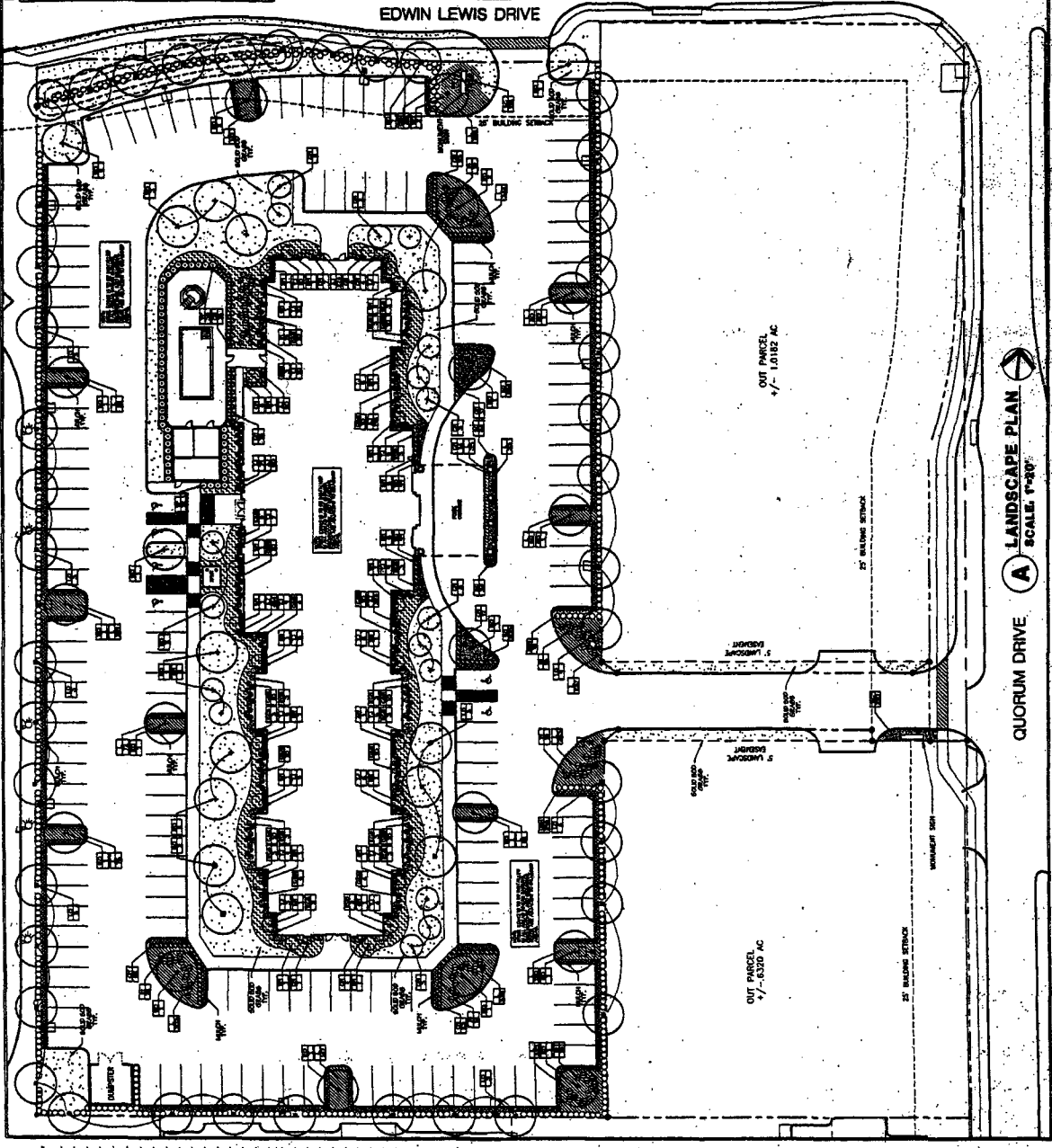
1. SITE PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. EXTERIOR FINISH
6. INTERIOR FINISH
7. MECHANICAL
8. ELECTRICAL
9. PLUMBING
10. PAINT
11. LANDSCAPE
12. SIGNAGE
13. FURNITURE
14. LIGHTING
15. AUDIO VISUAL
16. SECURITY
17. ACCESSIBILITY
18. ENVIRONMENTAL
19. HISTORIC PRESERVATION
20. OTHER

LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT
1. TOTAL LOT AREA - 100,000 SQ. FT.	MINIMUM 10% OF TOTAL LOT AREA
2. LANDSCAPE AREA	MINIMUM 10% OF TOTAL LOT AREA
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50. LANDSCAPE AREA	MINIMUM 10% OF TOTAL LOT AREA

PLANT LIST

NO.	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT QUANTITY
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LANDSCAPE PLAN
SCALE: 1"=40'

SpringHill Suites Addison

Market Pictures

