

ORDINANCE NO. 004-042

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT, ON APPLICATION FROM GRAND BUFFET CHINESE RESTAURANT, LOCATED AT 4980 BELT LINE ROAD, SUITE 100; PROVIDING FOR SPECIAL CONDITIONS; PROVIDIING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, and helps promote the general welfare and safety of this community, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a Grand Buffet Chinese Restaurant. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

TRACT 1

BEING a 9,030 square-foot lease space, addressed as 4980 Belt Line Road, Suite 100, located on a 2.127-acre tract of land out of the Josiah Pancoast Survey, A-1146 in Dallas, County, Texas and being a part of a tract conveyed by

deeds, recorded in Volume 67226, page -969, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of Quorum, as recorded in Volume 79100, Page 1895; Plat Records, Dallas County, Texas, said point also being on the south right-of-way line of Belt Line Road (100 foot R.O.W.);

THENCE S 01 degrees 30'57" East along the west line of said Quorum Addition for a distance of 400.20 feet to a point for corner;

THENCE S 89 degrees 47'03" West for a distance of 334.08 feet to a point of curvature of a non-radial curve to the left which has a delta of 8 degrees 02'11", a radius of 1323.31 feet and a tangent of 92.96 feet;

THENCE along said curve to the left for a distance of 185.62 feet to the point of tangency;

THENCE N 0 degrees 12'57" West for a distance of 215.00 feet to a point for corner; said point being on the south right-of-way line of Belt Line Road (100 foot R.O.W.);

THENCE N 89 degrees 47'03" East along said south R.O.W. of Belt Line Road for a distance of 338.00 feet to a point for corner; said point being the POINT OF BEGINNING

CONTAINING 136,215.47 square feet or 3.127 acres of land.

TRACT 2

SITUATED in Dallas County, Texas being a tract of land out of the JOSIAH PANCOAST SURVEY< ABSTRACT NO> 1146, and also being out of Block 2 of Quorum, an Addition to the City of Addison, Texas, as recorded in Volume 79100, Page 1895, Plat Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northwestern corner of Quorum, as recorded in Volume 79100, Page 1895, May 21, 1070, Plat Records, Dallas County, Texas. Said point being on the south right-of-way line of Belt Line Road (100 foot R.O.W.);

THENCE N 89 degrees 46'47" East along said Belt Line Road for a distance of 285.00 feet to a point for corner; said point being on the southwest corner of the intersection of Belt Lin Road (100 foot R.O.W.) and Quorum Drive (115.00 foot R.O.W.) at that point;

THENCE N 89 degrees 46'47" East along said Belt Line Road for a distance of 285.00 feet to a point for corner; said point being on the southwest corner of the intersection of Belt Line Road (100 foot R.O.W.) and Quorum Drive (115.00 foot R.O.W.) at that point;

THENCE S 00 degreeeg 13'13" East along the west right-of-way line of said Quorum Drive, for a distance of 97.60 feet to a point of curvature of a curve to the left, whose delta is 15 degrees 58'29", a radius of 408.00 feet, and a tangent of 57.25.

THENCE southerly along said curve for a distance of 113.76 feet to a point of curvature of a curve to the left whose delta is 43 degrees 53'55" a radius of 1726.75 feet, and a tangent of 73.86 feet;

THENCE southeasterly along said curve for a distance of 147.63 feet to a point for a corner;

THENCE S 89 degrees 46'47" West for a distance of 339.49 feet to a point for a corner; said point being on the west boundary line of Quorum;

THENCE N 01 degrees 30'57" West along said boundary line for a distance of 350.00 feet to a point for corner; said point being the POINT OF BEGINNING;

CONTAINING 104,241.82 square feet or 2.393 acres of land.

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

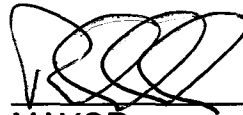
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, floor plan, and the elevation drawings, which are attached hereto and made a part hereof for all purposes.
2. That the Special Permit granted herein shall be limited to a restaurant only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 9,030 square feet.
3. That if the property for which the special use permit is granted 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 purposed of considering a change of zoning.
4. All missing plant material shown on the most recent landscape plan that the staff has on file will need to be replaced prior to the issuance of a Certificate of Occupancy for the space. In addition, a freeze and rain sensor must be installed on the irrigation system, if it is not already installed.

SECTION 3. 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 be remain in full force and effect.


SECTION 4. 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 5. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th of September, 2004.


MAYOR

ATTEST:

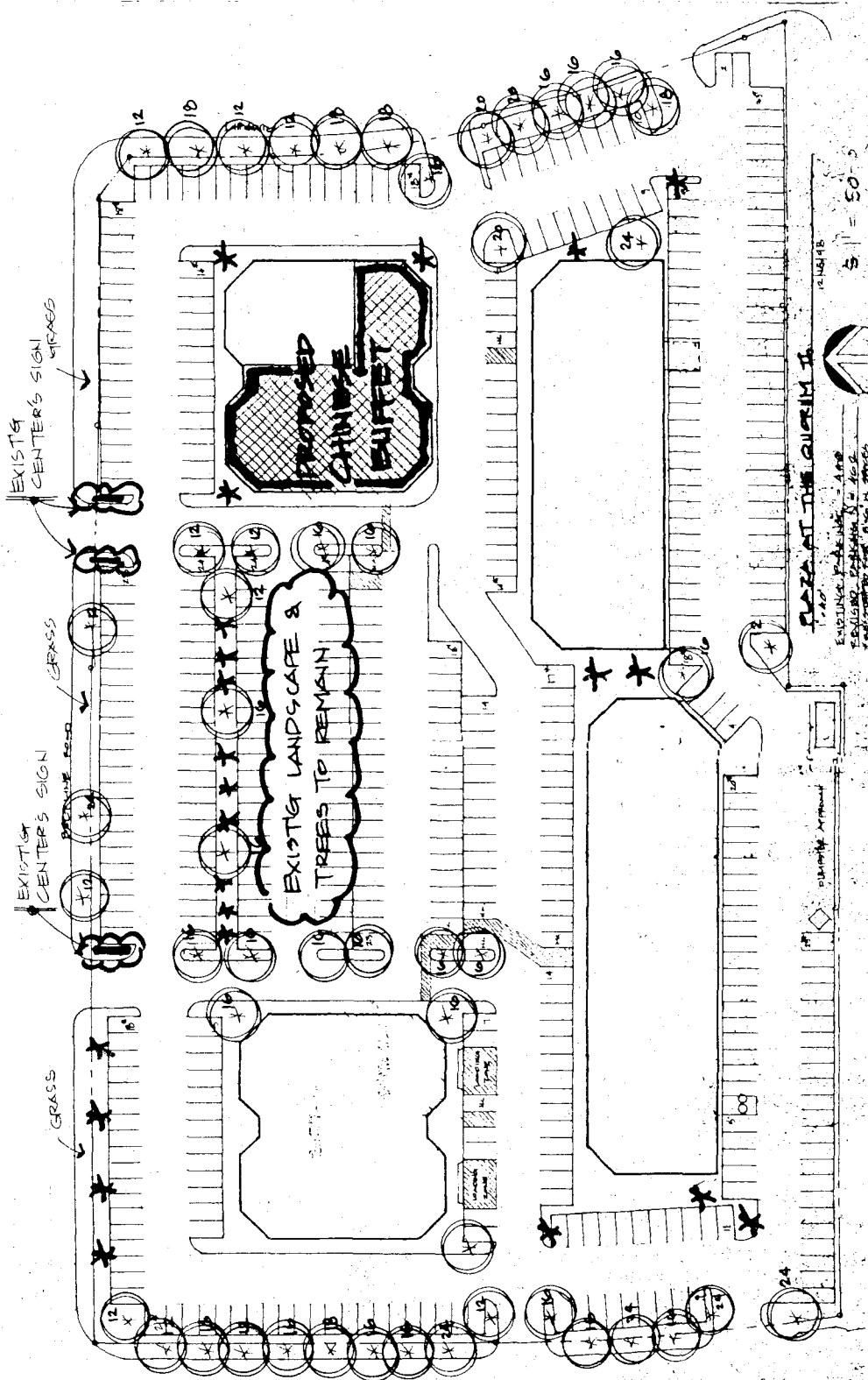

CITY SECRETARY

CASE NO.: 1470-SUP

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 10/1/04 DALLAS Morning news



EXIST'G LANDSCAPE

5'' = 50'

- * GRAPE MULLETT / GROUND COVER
- (X) LIVE OAK (12" +) W/ BUCMIFA GRASS

Jul 22 '04

Fax: 214-373-7542

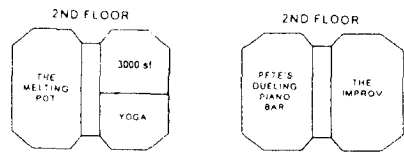
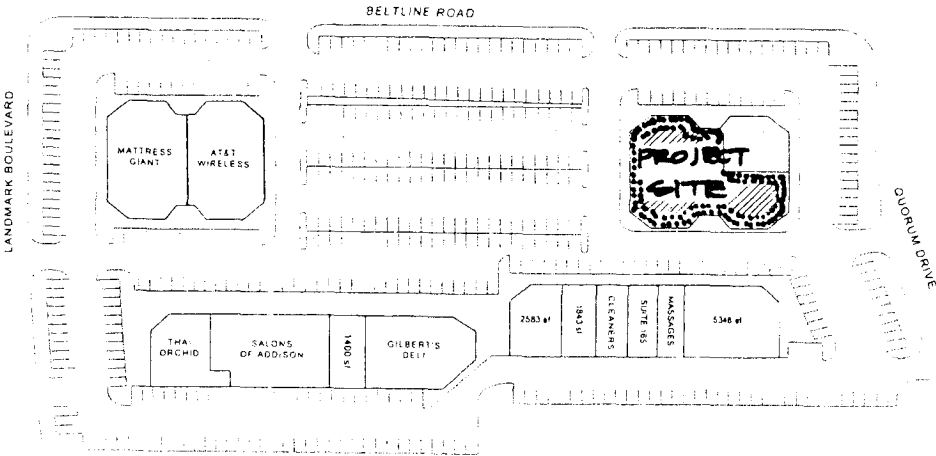
214-373-7542

Unit	Name	Use	Sq.Ft	Parking Spaces Required	Parking Ratio
100-A	Vacant	Restaurant	5,348	33	160
	Swan Health Massage	Personal Services	1,192	6	200
100-B	Chinese Buffet	Restaurant	9,030	56	160
	Chai's Coffee	Restaurant	2,820	18	160
100-C	Gilbert's	Restaurant	6,015	38	160
110-Q	Thai Orchid	Restaurant	3,425	21	160
125-q	Mattress Giant	Furniture	5,815	6	1000
130-q	Constellation	Retail	1,400	7	200
150-aq	AT&T Wireless	Retail	5,740	29	200
150-cq	Salon's Boutique	Personal Services	6,237	31	200
165-q	Suite 165	Personal Services	1,200	6	200
170-q	Quorum Cleaners	Personal Services	1,657	8	200
180-q	Vacant	Retail	1,843	9	200
190-q	Vacant	Restaurant	2,583	16	160
200-A	Pete's Piano Bar	Restaurant	5,659	35	160
200-Q	The Melting Pot	Restaurant	6,225	39	160
250-BQ	Hair Salon	Personal Services	3,000	15	200
250-CQ	Total Balance Yoga	Personal Services	3,094	15	200
250-Q	The Improv	Restaurant	6,000	38	200
	Total		78,283	427	

PROJECT

Total Parking Required	427
Total Parking Provided	447

**PLAZA AT THE QUORUM II
PARKING ANALYSIS
December 2002**



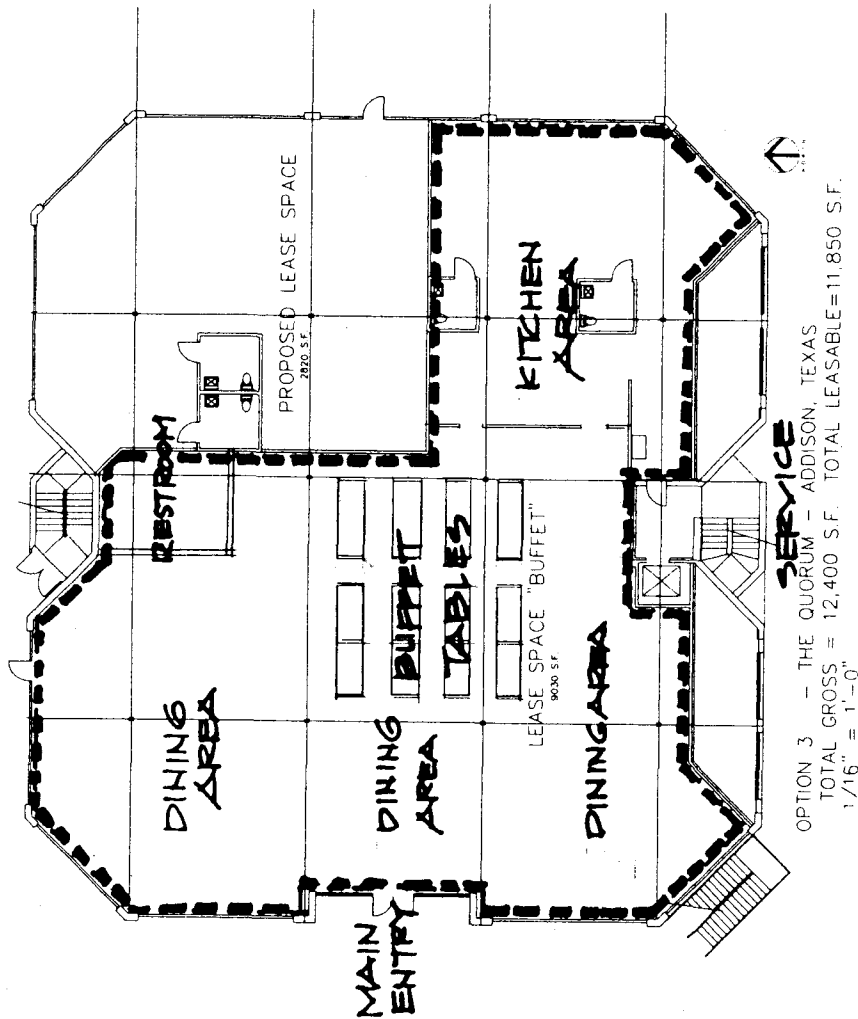
N.T.S.



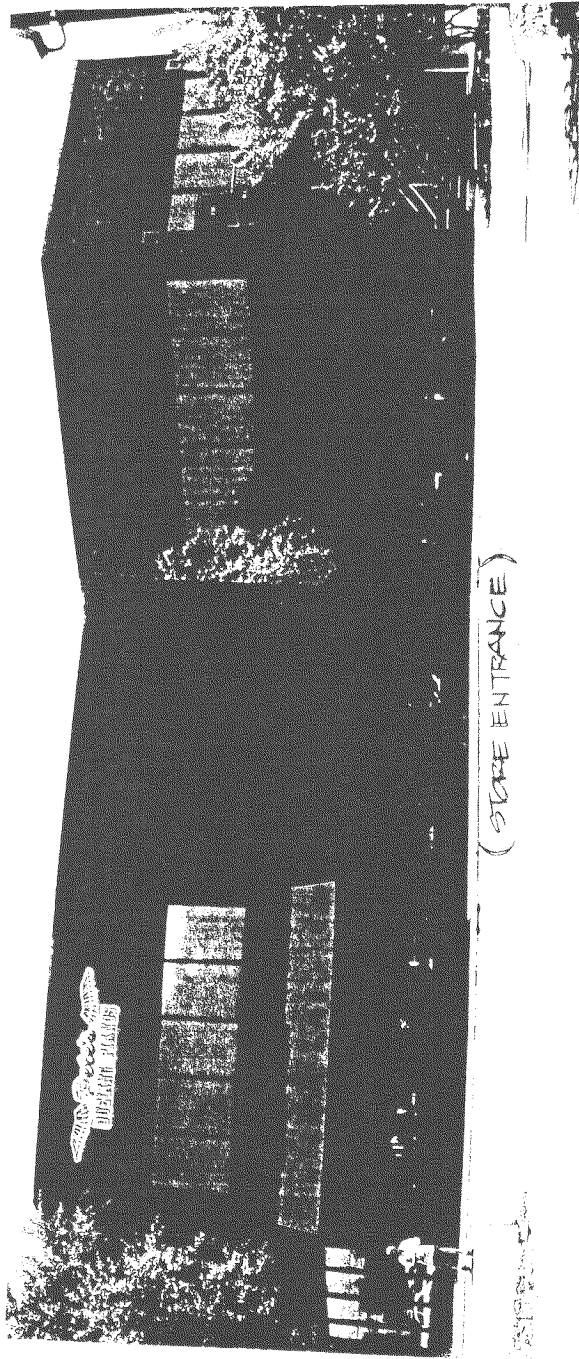
**GRAND BUFFET
CHINESE RESTAURANT.
PARKING ANALYSIS**

4980 BELTLINE RD.
ADDISON TX 75001

GRAND BUFFET
 CHINESE RESTAURANT
FLOOR PLAN
 S.V. 4-10

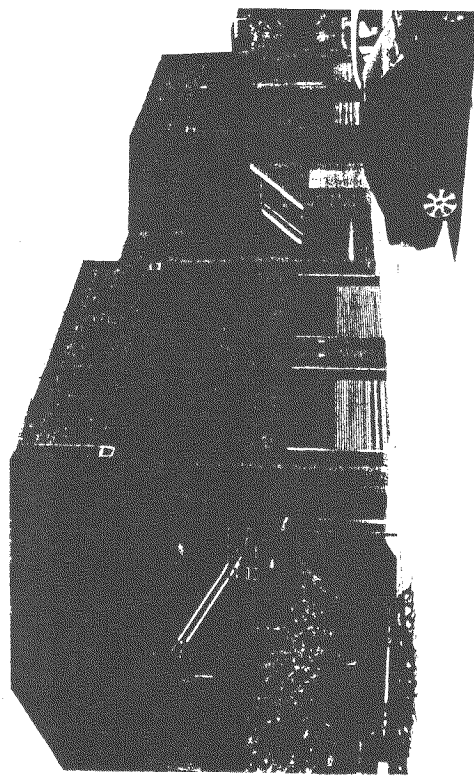


OPTION 3 - THE QUORUM - ADDISON, TEXAS
 TOTAL GROSS = 12,400 S.F. TOTAL LEASABLE=11,850 S.F.
 1/16" = 1'-0"



WEST ELEVATION

N.T.S.



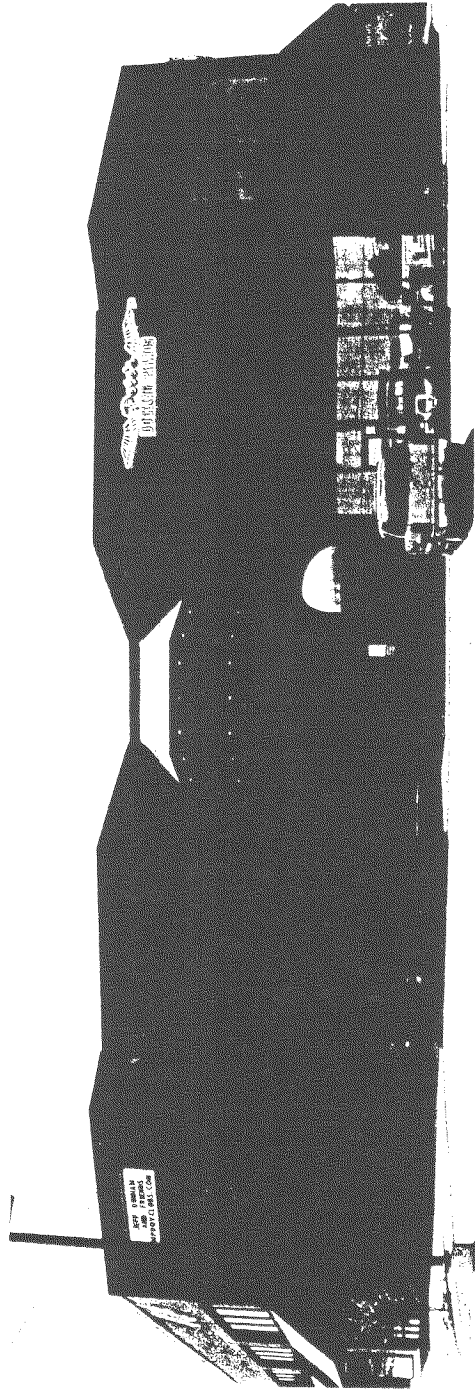
SOUTH ELEVATION

N.T.S.

GRAND BUFFET

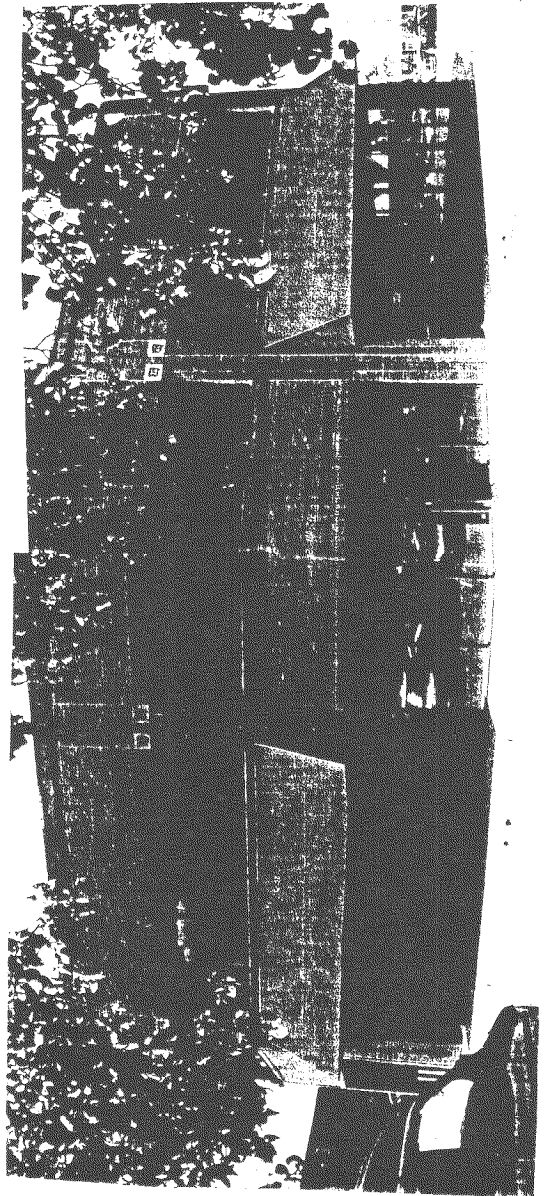
ELEVATIONS

N.T.S.



NORTH ELEVATION

N.T.S.



EAST ELEVATION

N.T.S.

GRAND BUFFET
ELEVATIONS.

N.T.S.