

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 009-017**

**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 SUBWAY SANDWICH SHOP, LOCATED AT 16246 MIDWAY 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 to Subway Sandwich Shop. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING a 1,642 square-foot lease space, addressed as 16246 Midway Road, located on a tract of land located in the George Syms Survey, Abstract No. 1344, City of Addison, Dallas County, Texas, and being more particularly described as follows:

Beginning at the intersection of the north line of Keller Springs Road (25-feet from the centerline of an original 50-foot right-of-way) and the east line of Midway Road (a 100-foot right-of-way) as recorded in Volume 75224, Page 0036 of the Map Records of Dallas County, Texas;

THENCE N 23° 38' 30" W, 596.15 feet along the east line of Midway Road to the beginning of a curve to the right having a central angle of 23° 48' 00", a radius of 943.97 feet and a tangent length of 198.92 feet;

THENCE along the curve 392.11 feet to the end of curve;

THENCE N 00° 09' 30" E, 586.36 feet along the east line of Midway Road;

THENCE N 89° 46' 00" E, 968.69 feet to a point for corner;

THENCE South, 369.74 feet to a point for corner;

THENCE East, 208.70 feet to a point for corner on the west line of Dooley Road;

THENCE South, 90.94 feet along Dooley Road to a point for corner;

THENCE West, 208.70 feet to a point for corner;

THENCE South, 313.10 feet to a point for corner;

THENCE West, 69.30 feet to a point for corner;

THENCE South, 156.00 feet to a point for corner;

THENCE West, 0.26 feet to a point for corner;

THENCE South, 585.43 feet to a point for corner on Keller Springs Road (50 foot right of way);

THENCE S 89° 46' 09" W, 84.58 feet along the north line of Keller Springs Road;

THENCE N 00° 13' 00", 257.5 feet to a point for corner;

THENCE S 89° 46' 09" W, 453.74 feet to a point for corner;

THENCE S 00° 13' 00" E, 257.50 feet to the north line of Keller Springs Road;

THENCE S 89° 46' 09" W, 44.15 feet to the Point of Beginning and Containing 27.583 acres of land.

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, and elevation drawings, 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 to that particular area designated on the final site plan as encompassing a total area not to exceed 1,973 square feet.
3. 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.

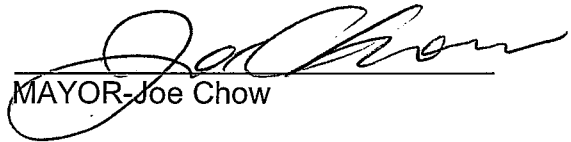
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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 12th day of May, 2009.

  
MAYOR-Joe Chow

ATTEST:

  
CITY SECRETARY-Lea Dunn

CASE NO. 1578-SUP/Subway Sandwich Shop

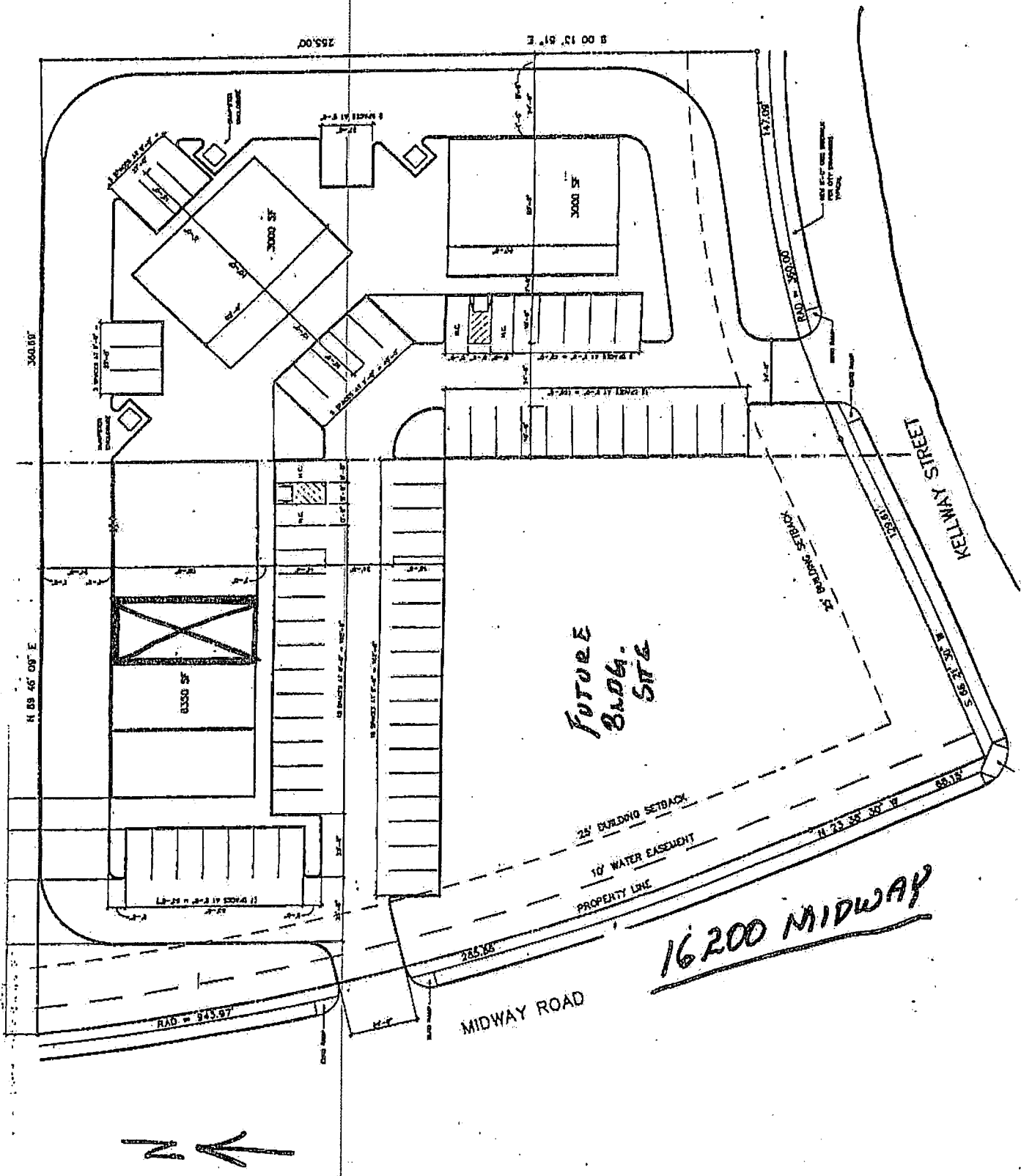
APPROVED AS TO FORM:

  
DIRECTOR OF DEVELOPMENT SERVICES-  
Carmen Moran

*Published 6/13/2009*

3 - NEW FACE BUILDING  
 1 - 6,350 SF  
 2 - 3,000 SF

J. Firman Cook &  
 The Firman Cook Group  
 4514 Cole Avenue, Suite  
 ZIP: 75205 214/520-8282  
 FAX: 214/520-8028



NO. ITEM	DESCRIPTION
2	CONCRETE WALL BENCH
4A	30" X 42" TABLE
4B	20" X 24" TABLE
5A	30" ROUND BAR HEIGHT KASE
5B	24" ROUND BAR HEIGHT KASE
6A	CHAIR
8	BAR HEIGHT STOOL
9	TRASH RECEPTACLE
10	SODA FOUNTAIN
11	BEVERAGE DISTRIBUTION CENTER
12	BEED BEON "OPEN" SIGN
13	WALL ART - VERTICAL
14	WALL ART - SQUARE
15	CHIP TRACK
16	DISPLAY REFRIGERATOR
17	WALL PLANT
18	INTERIOR DOOR
19	LEDGENCE SYSTEM
20	FRONT COUNTER
21	COFFEE DISPLAY CASE
22	SAFE
23	SUSSEUR FOOD P.O.S.
24	MICROWAVE
25	BREAD OVEN
26	ENCLOSED BREAD CABINET
27	FRONT BOARD
28	BACK COUNTER 24" WING SINK
29	BACK COUNTER
30	REFRIGERATED BACK COUNTER
31	HAND COCK OVER
32	SINK
33	HOP SINK
34	HOT WATER TANK
35	S.S. WORKTABLE
36	WALL SHELF
37	TRAINING STATION
38	HAND SINK
39	CLEANING PRODUCT RACK
40	DISINFECTANT
41	REFOOD EASY-SLIDER
42	PREPARATOR
43	REFRIGERATOR
44	STORAGE UNIT
45	SODA STORAGE
46	STEREO SYSTEM

# NEW LOCATION

PLEASE NOTE: DO NOT SCALE THIS FLOOR PLAN. REFER TO THE WRITTEN DIMENSIONS. PHOTO-COPYING OR FAXING WILL DISTORT THIS DRAWING.

<b>STORE CONCEPT</b>	
FRANCHISE	RABIH ASMAR
STORE ADDRESS	1624 1/2 MIDWAY RD. ADDISON, TX.
GM	ROGER DALTON
SCALE	1/4" = 1'
DATE	MARCH 18, 2009
DRAWN BY	RICHARD PAZ
ALL DIMENSIONS MUST BE VERIFIED PRIOR TO REQUESTING A FULL SET OF PLANS.	

NOTE: THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT TO BE CONSTRUCTED AS FINAL APPROVAL.

- GENERAL NOTES:**
- CEILING HEIGHT IS 10'-0"
  - ELECTRICAL OUTLET HEIGHTS MEASURED TO BOTTOM OF BOX
  - ONE ELECTRICAL JUNCTION BOX TO BE LOCATED IN CEILING
  - SMOKE EXHAUST WINDOW
  - ALL NEW STAGES PLUS WATER FILTRATION SYSTEM IS REQUIRED
  - IN ALL NEW STAGES, THE RECOMMENDED PLACEMENT FOR INSTALLATION IS AS SHOWN IN THE PACK BY COCA-COLA. SECONDARY PLACEMENT OPTION IS TO HAVE THE BACKGROUND WALL. THIRD INSTALLATION OPTION IS MOUNTING ABOVE THE FRONT BEVERAGE COUNTER WHEN SPACE LIMITATIONS OCCUR.
  - SHUTOFF AND 1/2" BALL VALVE
  - MINIMUM 110 VOLT TO SUP ELECTRICAL SERVICE TO SUPPORT THE CARBOHYDRATE AND WATER BOOSTER (MUST BE DEDICATED CIRCUIT)
  - SUSTAINABLE AREA AT POINT OF ORDER (PREFERRED PLACEMENT II)
  - BASKET STYLE SECONDARY (S) WITHOUT HANGER OVERALL HEIGHT
  - AT POINT OF ORDER (PREFERRED PLACEMENT)
  - EXISTING LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
  - EXISTING LIGHTS TO REMAIN AND THE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE.
  - ALL DIMENSIONS TO BE VERIFIED BY G.C. ON SITE.
  - REFRIGERATOR AND FREEZER MUST BE ADEQUATELY VENTILATED.
  - REFRIG. SPECIFICATIONS ARE TO BE SUBMITTED TO US-CITY BY SOW&C.

