

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 010-014**

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 14801 QUORUM DELI, LOCATED AT 14801 QUORUM DRIVE, 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 14801 Quorum Deli. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

BEING a part of Block 2 of the Quorum Addition, an addition to the City of Addison, Dallas County, Texas recorded in Volume 79100, Page 1895 of the Deed Records of Dallas County, Texas, and said parcel being more particularly described as follows:

BEGINNING at a ¾" iron rod found for corner at the present intersection of the west R.O.W. line of Quorum Drive (a variable width R.O.W.) with the northwest R.O.W. line of Landmark Boulevard (a variable width R.O.W.); said point being on a curve to the left having a central angle of 25 degrees 3'19" and a radius of 346.21' bearing S 20 degrees 37'38" E;

THENCE southwesterly around said curve and along the northwest line of Landmark Boulevard, a distance of 168.52 ' to a ½" iron rod found for corner;

THENCE S 41 degrees 29'03" W, 81.87' along the northwest line of Landmark Boulevard to a nail found for corner at the beginning of a curve to the right having a central angle of 47 degrees 00'00" and a radius of 310.98';

THENCE around said curve and along the northwest line of Landmark Boulevard, a distance of 255.10' to a ½" iron rod found at the southeast corner of The Landmark Office Building Site Addition, an addition to the city of Addison, Texas, recorded in Volume 84113, Pg. 1816 of the Deed Records of Dallas County, Texas;

THENCE N 01 degrees 30' 57" W, 520.16' along the east line of said The Landmark Office Building Site Addition to a ½" iron rod found at the southwest corner of 14881 Quorum Drive Addition, an addition to the City of Addison, Texas, recorded in Volume 83228, Pg. 5386 of the Deed Records of Dallas County, Texas;

THENCE N 89 degrees 46'47" \$E, 441.21' along the south line of said 14881 Quorum Drive Addition to a ½" iron rod found for corner in the west line of Quorum Drive; said point being on a curve to the left having a central angle of 15 degrees 47' 39" and a radius of 949.91 bearing S 79 degrees 40' 12" E;

THENCE along said curve and along the west line of Quorum Drive, a distance of 261.85' to the POINT OF BEGINNING and CONTAINING 174,997.54 square feet or 4.0174 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 and floor plan, 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 1,221 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 8th day of June, 2010**


MAYOR Joe Chow

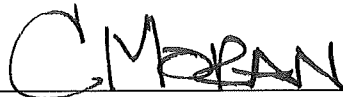
ATTEST:



CITY SECRETARY-Lea Dunn

CASE NO. 1599-SUP/14801 Quorum Deli

APPROVED AS TO FORM:

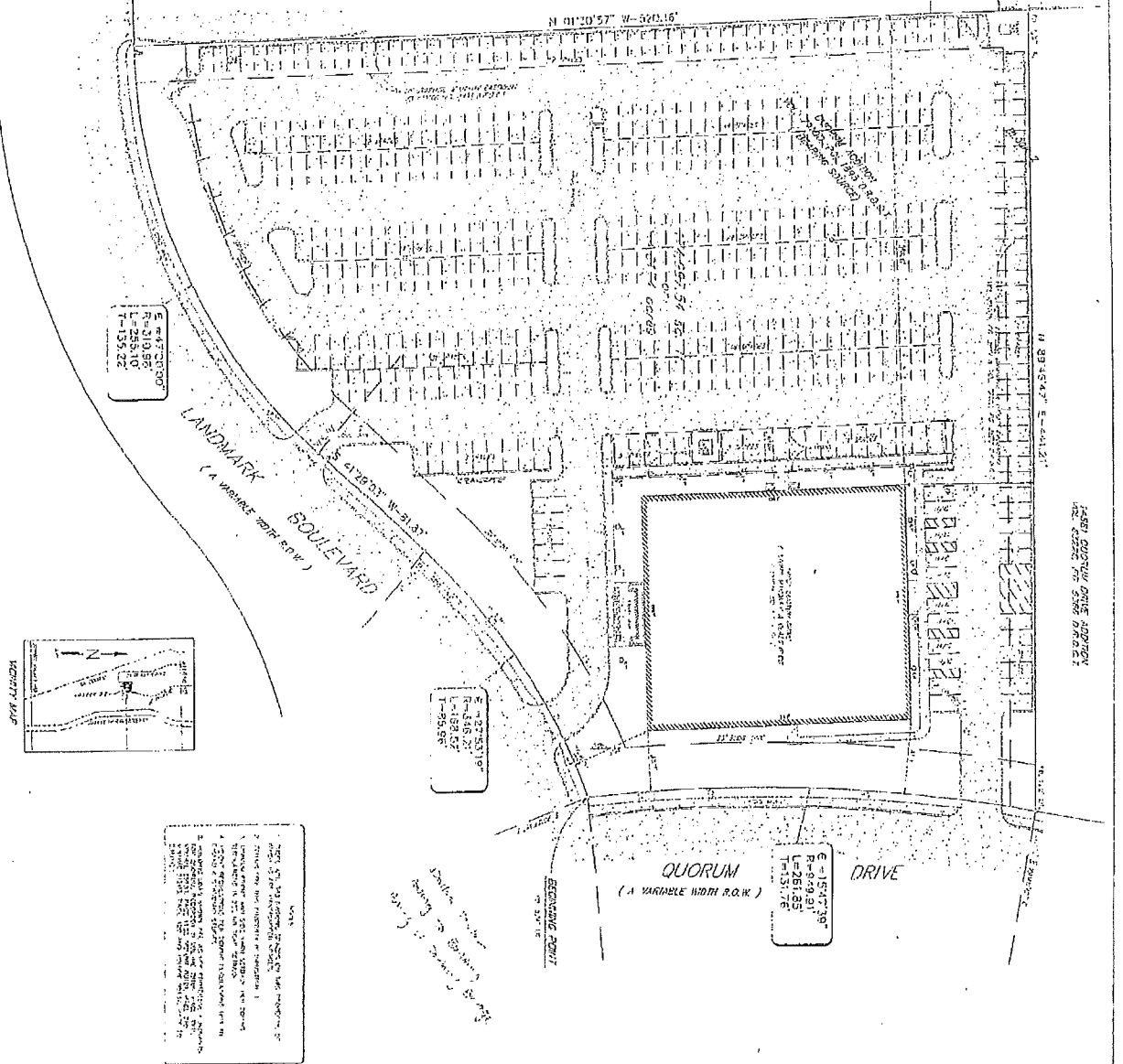


DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

Published 7-30-2010

010-014
BLOCK 2
QUORUM WEST ADDITION
VOL. 81003, PG. 1154
D.R.C.F.

THE LANDMARK OFFICE BUILDING SITE ADDITION
VOL. 34111, PG. 1916 D.R.C.F.



H-291547 E-45121

E-154719
L-261333
T-13176
6-10-82

E-1075517
L-128527
T-95558
6-10-82

E-4132198
L-261333
T-13176
6-10-82

NOTES:
1. THIS PLAT IS THE PROPERTY OF THE CITY OF DALLAS.
2. THIS PLAT IS THE PROPERTY OF THE CITY OF DALLAS.
3. THIS PLAT IS THE PROPERTY OF THE CITY OF DALLAS.
4. THIS PLAT IS THE PROPERTY OF THE CITY OF DALLAS.
5. THIS PLAT IS THE PROPERTY OF THE CITY OF DALLAS.

PROPERTY DESCRIPTION

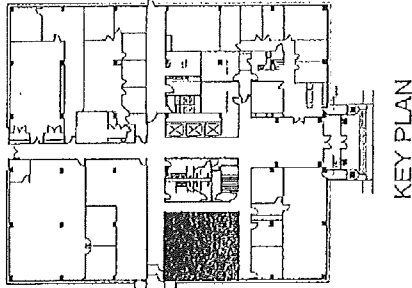
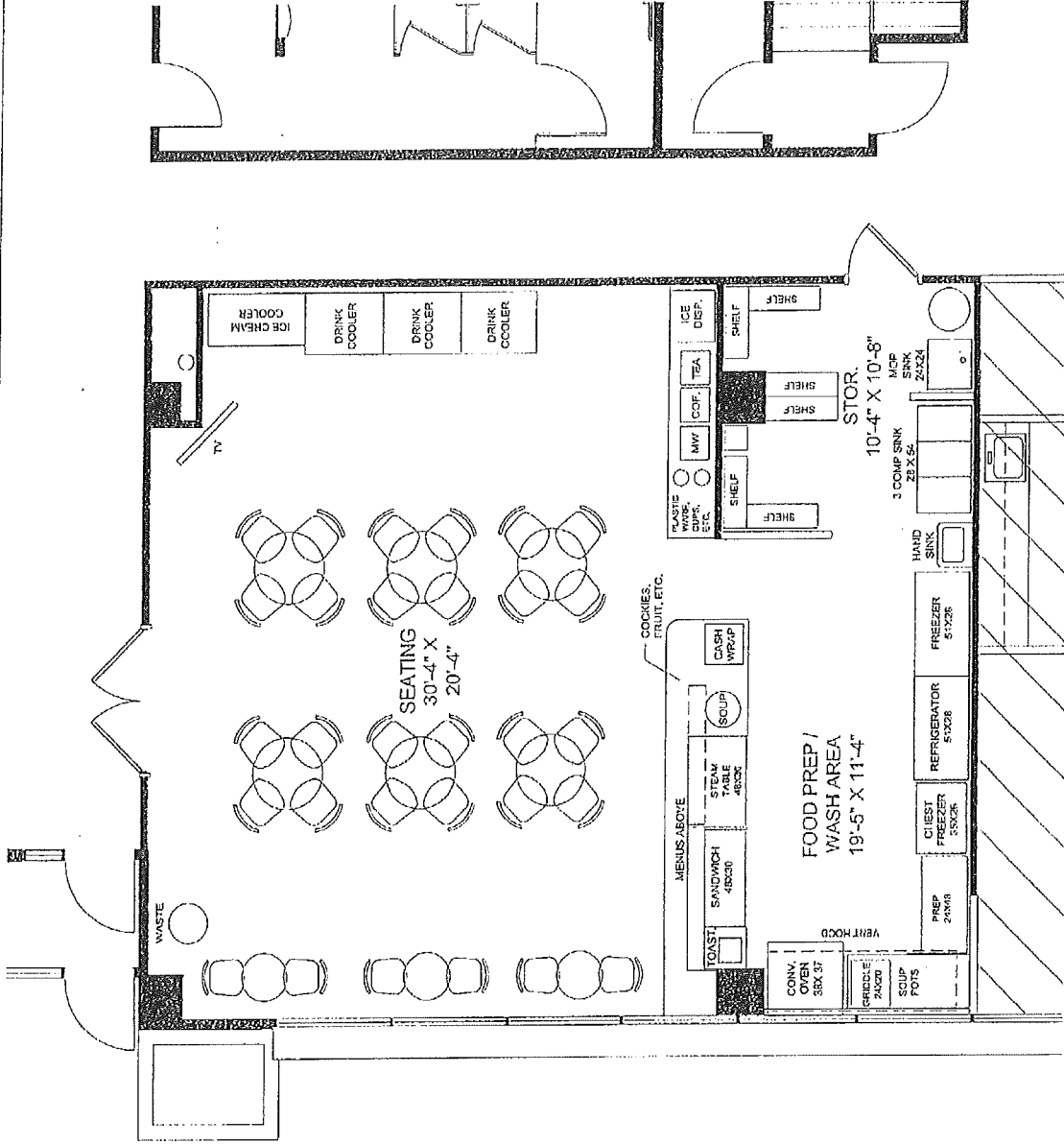
Being a part of Block 2 of the QUORUM ADDITION, as defined in the City of Dallas, Texas, and being situated in the County of Dallas, State of Texas, and being more particularly described as follows: ...

SUBJECT MATTER

OF PART OF BLOCK 2 OF QUORUM ADDITION,
CITY OF ADDISON, DALLAS COUNTY, TEXAS.

SCALE: 1" = 30'


STATE LAND SURVEYING CO., INC.
CITY OF ADDISON, DALLAS COUNTY, TEXAS
DALLAS 75201
TELEPHONE 214-371-0866



KEY PLAN



NORTH


 208 north market street
 suite 420
 dallas, texas 75202
 214.420.4646

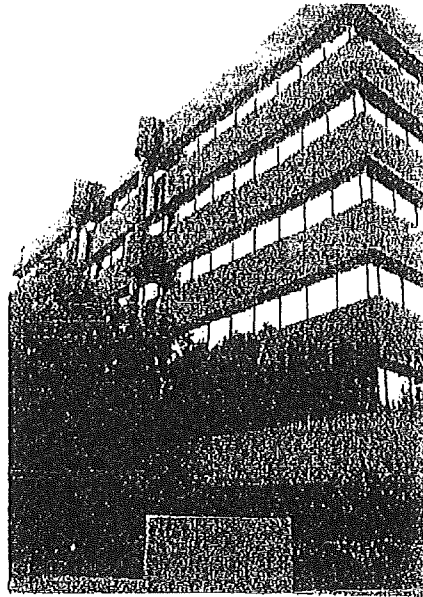
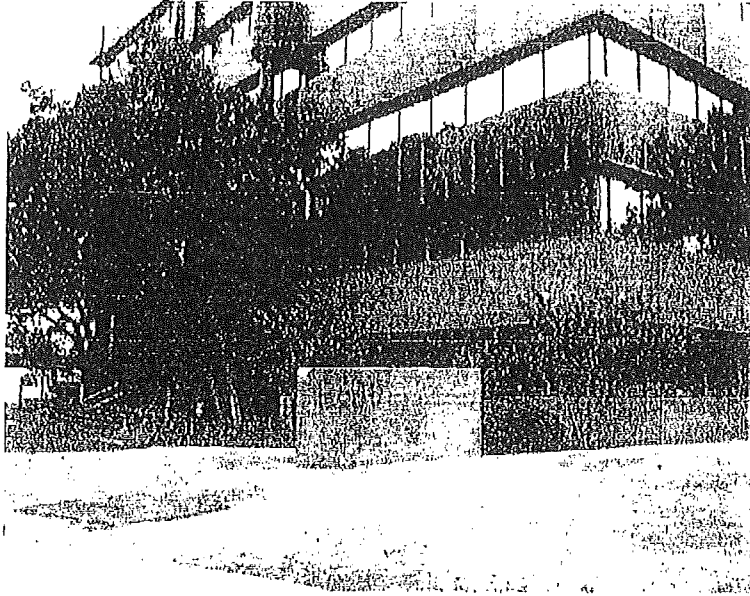
tsf: 1.261
 proj. no: QURM0026
 scale: nts
 date: 02.25.10
 sheet no: SD.03

CONNIE SHIN DELI
 SUITE 120
 14801 QUORUM DRIVE
 ADDISON, TEXAS

SOONER NATIONAL
 Property Management, L.P.

14801 QUORUM DRIVE
DALLAS, TEXAS

SUBJECT PHOTOGRAPHS



14801 QUORUM DRIVE
DALLAS, TEXAS

SUBJECT PHOTOGRAPHS

