

**TOWN OF ADDISON, TEXAS  
ORDINANCE NO. 011-033**

**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 JASON'S DELI, LOCATED AT 5000 BELT LINE 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 Jason's Deli. Said special use permits shall be granted subject to the special conditions on the following described property, to-wit:

Being a 4,818 square foot lease space, addressed as 5000 Belt Line Road, and being a part of Site 4 Block 1, an 8.000 acre tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, and the G. W. Fisher Survey Abstract No. 482, included in a 70 acre tract conveyed to Fannie Noell by deed filed October 14, 1926, in volume 1358, page 20, and all of the land conveyed to Carroll N. Rather by Fannie Noell Rather in two deeds recorded in volume 70244, page 1539, and volume 70244, page 1533 together with the Gifford Touchstone tract recorded in volume 759, page 1992, all recorded in the deed records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South right-of-way line of Belt Line Road (100 foot R.O.W.), said point being N 89° 46' 47" E, a distance of 400.00 feet from the Northwest corner of said 70 acre tract.

THENCE N 89° 46' 47" E along the South line of said Belt Line Road for a distance of 755.10 feet to a point for corner;

THENCE S 89° 24' 30" E, continuing with said South line of Belt Line Road for a distance of 203.19 feet to a point for corner;

THENCE S 00° 10' 14" E for a distance of 175.00 feet to a point for corner;

THENCE S 89° 58' 48" E for a distance of 208.35 feet to a point in the West right-of-way line of Dallas Parkway (120 foot R.O.W.) said point being in a curve to the right whose center bears N 83° 01' 59" W, said curve having a radius of 894.93 feet a tangent of 78.33 feet, and an internal angle of 10° 00' 14";

THENCE Southwesterly along said curve to the right and along said West line of Dallas Parkway for an arc distance of 156.26 feet to a point for corner;

THENCE S 89° 46' 47" W for a distance of 1117.79 feet to a point in a curve to the right whose center bears N. 72° 06' 50" E, said curve having a radius of 590.88, a tangent of 123.39 feet, and an internal angle of 23° 35' 26";

THENCE along said curve to the right for an arc distance of 243.48 feet to the point of tangency thereof;

THENCE N 05° 42' 16" E for a distance of 91.47 feet to the POINT OF BEGINNING, Containing 348,476.28 square feet of 8.000 acres of land.

SECTION 2. That the Special Use Permits are granted subject to the following conditions:

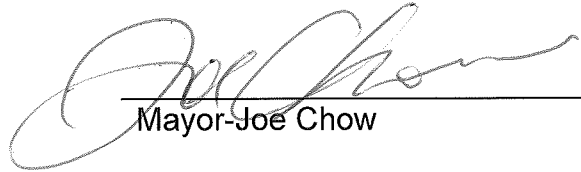
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, floor plan, and elevation drawings, which are attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a restaurant and to that particular area designated on the final site plan as encompassing a total area not to exceed 4,818 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 12<sup>th</sup> day of April, 2011**

  
\_\_\_\_\_  
Mayor-Joe Chow

ATTEST:

  
\_\_\_\_\_  
City Secretary-Lea Dunn

CASE NO.1627-SUP

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Director of Development Services  
Carmen Moran

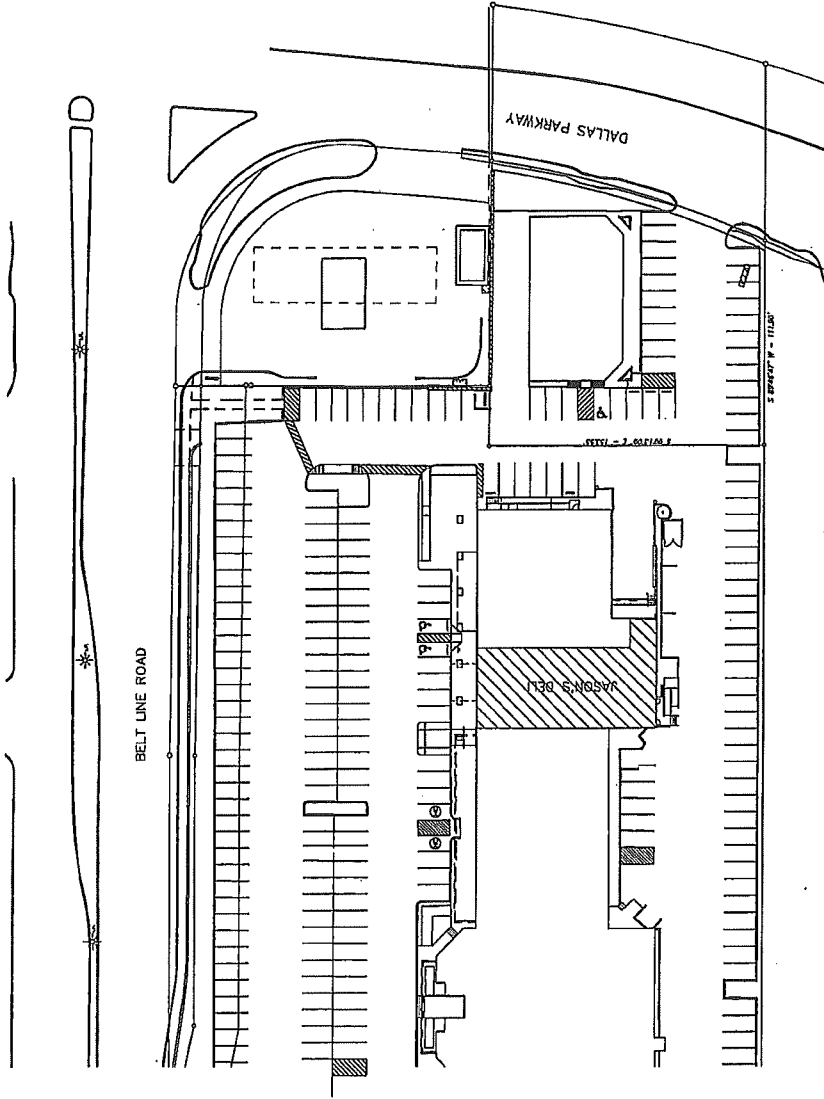
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**5000 BELTLINE ROAD  
SUITE 800  
ADDISON, TX 75254**



1 SITE PLAN  
1/24/11-10

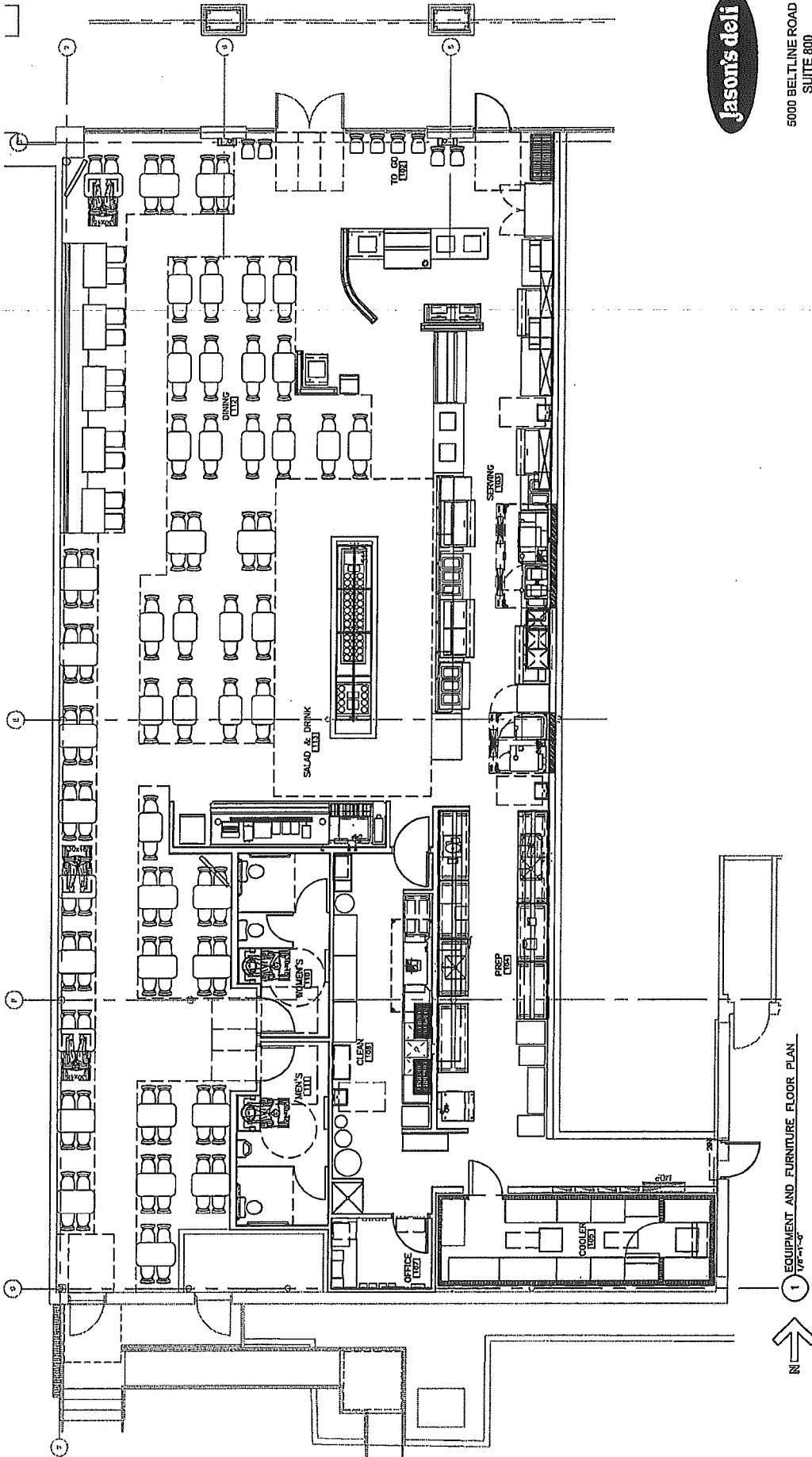




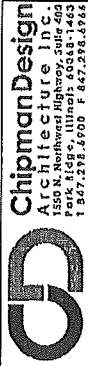
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SUITE 800  
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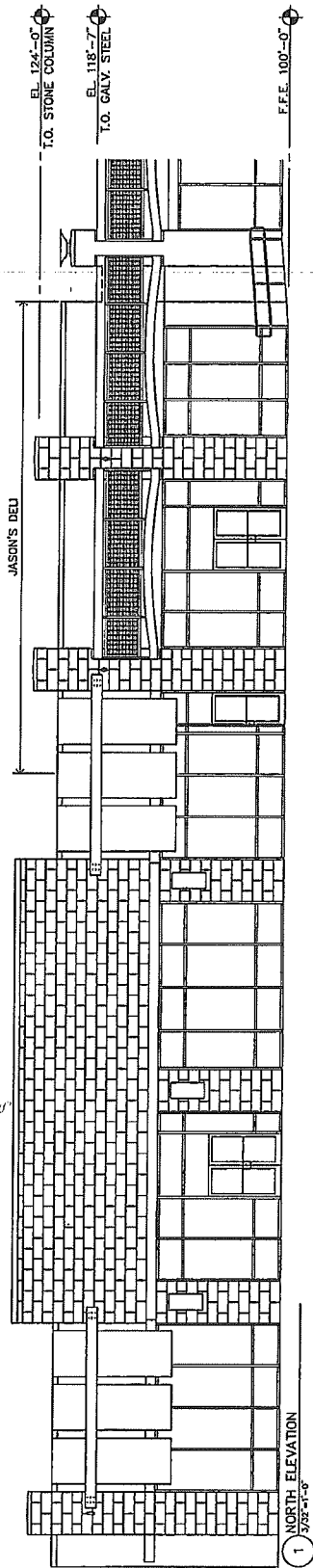
1 EQUIPMENT AND FURNITURE FLOOR PLAN  
1/8"=1'-0"



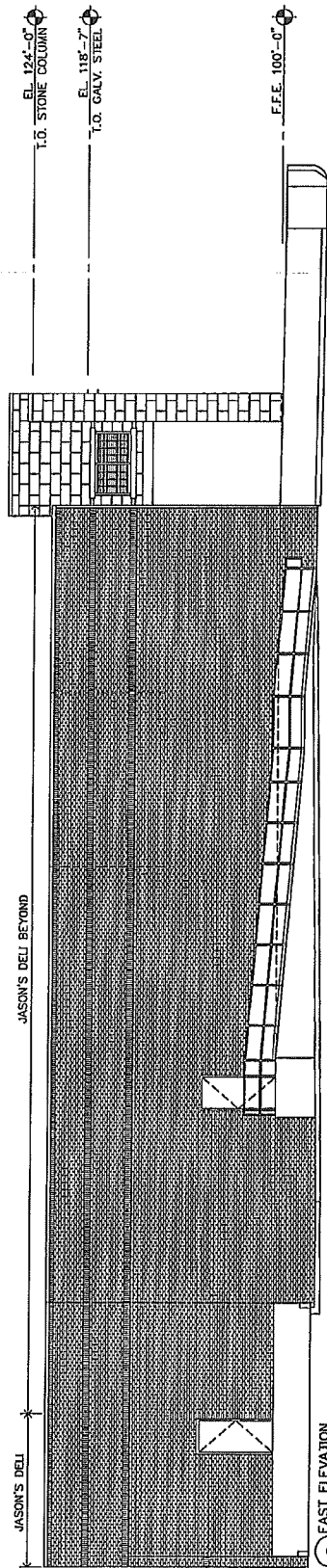
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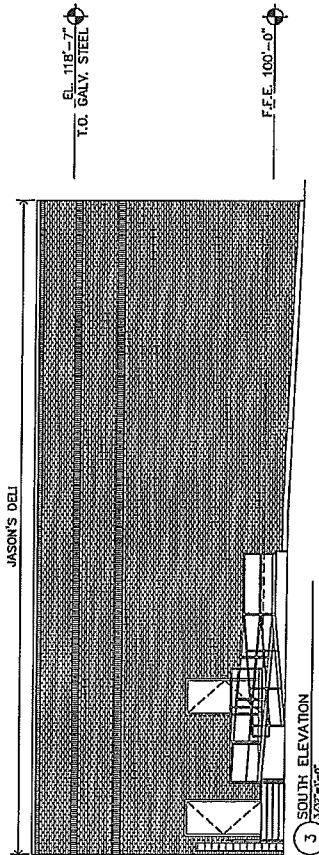
5000 BELTLINE ROAD  
 SUITE 800  
 ADDISON, TX 75254



1 NORTH ELEVATION  
 3/28-14



2 EAST ELEVATION  
 3/28-14



3 SOUTH ELEVATION  
 3/28-14