

ORDINANCE NO. 643

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE CITY'S COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY FROM "I-1" INDUSTRIAL TO SPECIAL USES TO ALLOW A RESTAURANT LOCATED AT 14800 QUORUM DRIVE; PROVIDING THAT THE HEREINAFTER DESCRIBED LAND BE USED ONLY FOR THE PURPOSES PROVIDED FOR BY THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison, Texas, and the Governing Body of the City of Addison, Texas, in compliance with the Zoning Ordinance of the City of Addison and the laws of the State of Texas with reference to the granting of change of zoning under existing zoning regulations, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to persons interested in and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Addison is of the opinion that a special use permit authorizing the location of a restaurant should be granted, now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Addison, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Addison so as to grant a special use permit on the hereinafter described property

authorizing the location of a restaurant, on such property which is presently zoned "I-1" Industrial District Classification, the said area to be covered by said special use permit being described as follows:

A 1.847 acre tract of land out of the Josiah Pancoast Survey, Abstract No. 1146, and the G. W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being out of Quorum, a 71.90 acre addition to the City of Addison as recorded in Volume 79100, Page 1895, Plat Records, Dallas County, Texas, said 1.847 acre tract being more particularly described as follows:

COMMENCING at a point, said point being the southeast corner of Block 1, of said Quorum Addition, also being the intersection of the west right-of-way line of Dallas Parkway (120 foot R.O.W.) with the north right-of-way line of Quorum Drive (variable R.O.W.);

THENCE along the calls of said north line of Quorum Drive as follows, N 86°39'54" W for a distance of 60.80 feet to the point of curvature of a curve to the left, said curve having a radius of 470.90 feet, a tangent of 104.52 feet, and an internal angle of 25°01'48";

THENCE along said curve to the left for an arc distance of 205.70 feet to the point of curvature of a curve to the right, said curve having a radius of 238.00 feet, a tangent of 40.38 feet, and an internal angle of 19°15'33";

THENCE along said curve to the right for an arc distance of 80.00 feet to the POINT OF BEGINNING;

THENCE continuing along said curve to the right, remaining portion of said curve having a radius of 238.00 feet, a tangent of 47.86 feet, and an internal angle of 22°44'05";

THENCE along said curve to the right for an arc distance of 94.46 to a point of compound curvature to the right, said curve having a radius of 235.01 feet, a tangent of 151.78 feet and an internal angle of 65°42'33";

THENCE along said curve to the right for an arc distance of 269.54 feet to the point of tangency of said curve thereof now being in the east right-of-way line of said Quorum Drive;

THENCE N 79°31'38" E for a distance of 198.79 feet to a point for corner;

THENCE North for a distance of 146.00 feet to a point for corner;

THENCE East for a distance of 178.00 feet to a point for corner;

THENCE South for a distance of 208.00 feet to a point for corner;

THENCE West for a distance of 136.00 feet to a point for corner;

THENCE S 2°24'31" E for a distance of 192.97 feet to the POINT OF BEGINNING and CONTAINING 80,468.04 square feet or 1.847 acres of land.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided for in the comprehensive zoning ordinance of the City of Addison, as heretofore amended, and as amended herein.

SECTION 3. That any person violating any provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Addison, as heretofore amended, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense, and each day said violation shall be permitted to continue shall constitute a separate offense.

SECTION 4. That all ordinances of the City of Addison in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Addison, including the comprehensive zoning ordinance, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Addison, and creates an emergency and an urgency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance one time in the

official publication, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON,
TEXAS, this the 9 day of December, 1980.

MAYOR



ATTEST:


CITY SECRETARY