

ORDINANCE NO. 734

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO ALLOW A VARIANCE FROM THE PARKING REQUIREMENT IN "C" COMMERCIAL DISTRICT FOR CRISWELL DEVELOPMENT COMPANY, CASE #637, LOCATED WEST OF SPECTRUM DRIVE AND DALLAS PARKWAY AND EAST OF MARCY ROAD; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning Commission of the City of Addison, Texas, and the City Council of the City of Addison, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning changes under the zoning ordinance and zoning map, 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 all persons interested and situated in the area, the City of Addison, Texas, is of the opinion that the Comprehensive Zoning Ordinance should be amended, 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, Texas, be, and the same is hereby amended to grant a variance to the parking requirement in Commercial Zoning to allow 1811 parking spaces, a variance of 106 spaces, to Criswell Development Company located in the City of Addison, Dallas County, Texas, and described as follows:

WHEREAS Spectrum I Limited, A Texas Limited Partnership is the owner of a 7.465 acre tract of land out of the G. W. Fisher Survey, Abstract No. 482, and being known as Tract I, Block 3 of Quorum North an addition to the City of Addison, Texas, according to map thereof recorded in Volume 80005, Page 1768, Records of Dallas County, Texas, and being part of a 104.05 acre tract described as first tract in deed, recorded in Volume 2465, Page 413 of the deed records of Dallas County, Texas on March 24, 1944, said being more particularly described as follows:

BEGINNING at an iron pin, said pin being the intersection point of the North R.O.W. of Belt Line Road (100' R.O.W.) and the west R.O.W. of Dallas Parkway (200' R.O.W.);

THENCE S 89°56'00" W, a distance of 664.58 feet along said north R.O.W. of Belt Line Road to a point for corner;

THENCE N 00°25'00" W, a distance of 412.00 feet to a point for a corner;

THENCE N 89°35'00" E, a distance of 90.00 feet to a point for a corner;

THENCE N 00°25'00" W, a distance of 154.14 feet to a point on the south R.O.W. line of Spectrum Drive, (80' R.O.W.) said point being on a curve to the left, whose central angle is 19°52'41" and whose radius is 415.19 feet;

THENCE southeasterly along said south R.O.W. of Spectrum Drive, a distance of 144.05 feet to the point of tangency of said curve;

THENCE S 80°40'39" E, a distance of 471.70 feet to a point on a curve to the left, whose central angle is 07°52'50" and whose radius is 2391.86 feet, said curve also being the said west R.O.W. of Dallas Parkway;

THENCE south along said curve, a distance of 328.98 feet to a point, said point being the point of tangency of said curve;

THENCE S 00°04'00" E, a distance of 114.34 feet to the POINT OF BEGINNING;

CONTAINING 7.465 acres or 325,171.94 square feet of land.

SECTION 2. That the above described property shall be used only in the manner and for the purposes for in the Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification.

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 remain in full force and effect.

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. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON,
TEXAS, this the 27 day of October, 1981.

MAYOR *Jim Kelly*

ATTEST:

Jacque Sharp
CITY SECRETARY