

ORDINANCE NO. 248

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, TO ALLOW A VARIANCE FROM THE SET BACK REQUIREMENTS IN COMMERCIAL ZONING TO I.O.N.A. DEVELOPERS LOCATED NORTH OF ARAPAHO ROAD IN QUORUM NORTH AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the City of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the City of Addison, Texas as required by State Statutes and the zoning ordinance of the City 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 City 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 City of Addison, and helps

promote the general welfare and safety of this community, 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 set-back requirements in Commercial
Zoning to allow a 20 foot setback from Factory Street and a 15
foot setback from Marcy Street. Such variance shall be noted, on
the official zoning map of the City of Addison. Said property is
in the City of Addison, Dallas County, Texas, and described as
follows:

A 9.645 acre tract of land out of the G. W. Fisher Survey,
Abstract No. 482, 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 part
being more particularly described as follows:

BEGINNING at a point, said point being in the west right-of-way
line of Quorum Loop North (80 foot R.O.W.) and the north
right-of-way line of Factory Street (60 foot R.O.W.);

THENCE S 89°56'04" W along said north right-of-way of Factory
Street (60 foot R.O.W.) for a distance of 380.00 feet to the
point for corner, said point also being in the east right-of-way
line of Marcy Street (60 foot R.O.W.);

THENCE N 00°25'00" W for a distance of 628.84 feet to a point for
corner, said point also being located in the south right-of-way
line of the St. Louis and Southwestern Railroad (100 foot
R.O.W.);

THENCE N 66°12'00" E along said south right-of-way line of the
St. Louis and Southwestern Railroad for a distance of 655.83 feet
to a point for corner;

THENCE S 26°03'10" E for a distance of 414.80 feet to a point for
corner, said point also being in the north right-of-way line of
said Quorum Loop North;

THENCE S 63°56'46" W along north right-of-way line of said Quorum Loop North for a distance of 275.11 feet to a point, said point being the point of curvature of a curve to the left whose delta is 64°21'46" and whose radius is 270.42 feet;

THENCE Southerly along said curve for a distance of 303.77 feet to the point of tangency of said curve;

THENCE S 00°25'00" E along west right-of-way of said Quorum Loop North for a distance of 154.66 feet to a point for corner, also being the POINT OF BEGINNING;

CONTAINING 420,142.25 square feet or 9.645 acres of land.

SECTION 2. 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 not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

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.

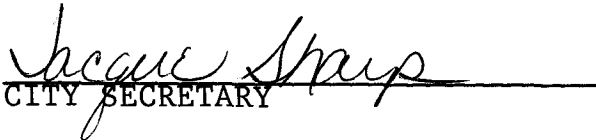
SECTION 5. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS this the 24 day of November, 1982.

MAYOR



ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:

