

ORDINANCE NO. 835

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, COMMERCIAL DISTRICT, SECTION 2. HEIGHT REGULATIONS TO GRANT A VARIANCE TO SET BACK REQUIREMENTS ON APPLICATION FROM THE SPECTRUM-PHASE III, LOCATED AT THE SOUTHWEST CORNER OF ARAPAHO ROAD AND SPECTRUM DRIVE; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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, and helps promote the general welfare and safety of this community, now, therefore

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

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, is hereby amended by amending Article IX, Commercial Zoning, Section 2. Height Regulations to allow a 40 foot setback from Arapaho Road instead of the required 60 foot setback for a 12 story building.

SECTION 2. The above zoning variance is granted on the following described land:

WHEREAS Spectrum I Limited, A Texas Limited Partnership is the owner of a 5.107 acre tract of land out of the G.W. Fisher Survey, Abstract No. 482, and being known as part 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 a point, said point being the intersection of the east r.o.w. of Quorum Drive (60' R.O.W.) and the south r.o.w. of Arapaho Road (60' R.O.W.);

THENCE N 89°56'04"E, along the south r.o.w. of said Arapaho Road, for a distance of 380.00 feet to a point; said point being the intersection point of the south r.o.w. of said Arapaho Road and the west r.o.w. of Spectrum Drive. (80' R.O.W.);

THENCE S 0°25'00" E, along the west r.o.w. of said Spectrum Dr., for a distance of 335.65 feet to a point of curvature of a curve to the left, said curve having a delta of 28° 47' 50" and a radius of 415.19 feet;

THENCE southeasterly along said Spectrum r.o.w., for a distance of 208.68 feet to the point of tangency of said curve;

THENCE S 60°47'10" W, for a distance of 81.42 feet to a point

THENCE S 89° 56' 00" W, for a distance of 360.00 feet to a point; said point being located in the east r.o.w. of said Quorum Drive;

THENCE N 0° 25' 00" W, for a distance of 575.00 feet to the POINT OF BEGINNING

CONTAINING 222,441.66 square feet or 5.107 acres of land.

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 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 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 TOWN OF ADDISON,
TEXAS, this the 26 day of October, 1982.


MAYOR

ATTEST:


CITY SECRETARY

11-5-82
EFFECTIVE DATE

Case #721-V
Tax No. 1-15-0008

Published 11/5/82