

ORDINANCE NO. 083-007

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 CHANGE THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SPECTRUM DRIVE AND DALLAS PARKWAY, ON APPLICATION FROM CRISWELL DEVELOPMENT, FROM "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT; PROVIDING FOR A PENALTY CLAUSE; 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, be, and the same is hereby amended to give the hereinafter described property the following zoning district classification, to-wit: Planned Development No. 30. Said property being in the Town of Addison, Texas, and being described as follows:

A 7.465 acre tract of land out of the G.W. Fisher Survey, Abstract No. 482, and being known as part of Block 3 of Quorum North an addition to the Town of Addison, Texas, according to map thereof recorded in Volume 80005, Page 1768, 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 at Belt Line (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, said south r-o-w 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° 51' 50" and whose radius is 2391.86 feet, said curve also being the said west r-o-w of Dallas Parkway;

THENCE southerly 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 of 325,171.94 square feet of land.

SECTION 2. In the hereinabove described land or building, no land shall be used, erected or converted to any use other than:

Art Gallery
Bakery, retail sales only
Bank, office, wholesales office or sample room
Barber and beauty shop
Book or stationery store
Camera shop
Candy, cigars and tobaccos, retail sales only
Department store, novelty or variety shop, retail sales only
Drug store, retail sales only
Film developing and printing
Florist, retail sales only
Grocery store, retail sales only
Hardware, sporting goods, toys, paints, wall paper, clothing retail sales only
Household and office furniture, furnishings and appliances, retail
Job Printing
Jewelry, optical goods, photographic supplies, retail sales only in the home, where custom laundering and finishing may be done. The shop shall not exceed 6000 square feet in area and no pick-up and delivery shall be operated.
Letter and mimeograph shop
Nursery, retail sales of plants and trees
Office building
Parking lot without public garage or automobile facilities for the parking of passenger cars and trucks of less than one (1) ton capacity only
Photographers or Artists studio
Professional offices for architect, attorney, engineer and real estate
Public garage, parking no repairs
Piano and musical instruments, retail sales only
Retail store or shop for custom work or the making of articles to be sold for retail on the premises
Seamstress, dressmaker or tailor
Studio for the display and sale of glass, china, art

objects, cloth and draperies
Tax stand
Wearing apparel, including clothing, shoes, hats,
millinery and accessories

Office (458,937 sq ft)
Retail (50,000 sq ft)
Restaurant (20,000 sq ft)

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes, and

SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

SECTION 5. 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 6. 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 7. Whereas, the above described property required 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 and creates an urgency and an emergency 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 as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, this the 22 day of February, 1983.



MAYOR

ATTEST:



CITY SECRETARY

Pub. 4-6-89

