

ORDINANCE NO. 083-083

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO CHANGE THE ZONING FROM APARTMENT TO INDUSTRIAL ON LAND LOCATED SOUTH OF LANDMARK BOULEVARD AND WEST OF QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM TERRY PENDLETON; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY 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

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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 by
amending the zoning map of the Town of Addison, Texas, so as to
give the hereinafter described property the zoning district
classification, to-wit: Industrial District Zoning

A 13.249 acre tract of land out of the Josiah Pancoast
Survey, Abstract No. 1146, and the G.W. Fisher Survey,
Abstract No. 482, and being out of Quorum a 71.90 acre
addition to the City of Addison, Dallas County, Texas, as
recorded in Volume 79100, Page 1895, Plat Records, Dallas
County, Texas, said 13.249 acre tract, being more particu-
larly described as follows;

BEGINNING at a point in the north line of the Anderson and
White addition to Farmers Branch as recorded in Volume
953, Page 895, deed records, Dallas County, Texas, and
being N 89°31'54" W a distance of 366.14 feet from the
northeast corner of said addition;

THENCE N 01°30'57" W for a distance of 365.00 feet to a
point in the south right-of-way line of an unnamed street
(variable R.O.W.), said point being the point of curvature
of a curve to the northeast whose center bears N 01°30'57"
W, said curve having a radius of 403.47 feet, a tangent of
150.00 feet, and an internal angle of 40°47'17";

THENCE along said curve to the northeast and along said
southline of unnamed street for an arc distance of 287.22
feet to the point of curvature of a curve to the right,
said curve having a radius of 257.28 feet, a tangent of
150.00 feet, and an internal angle of 60°29'07";

THENCE along said curve to the right and continuing with
the south line of said unnamed street for an arc distance
of 271.60 feet to the point of curvature of a curve to the
left being in the south line of Quorum Drive (variable
R.O.W.), said curve having a radius of 239.97 feet, a
tangent of 73.00 feet, and an internal angle of 33°50'47";

THENCE along said curve to the left and along the
southline of said Quorum Drive for an arc distance of
141.73 feet to the point of curvature of a curve to the

left, said curve having a radius of 334.28 feet, a tangent of 69.53 feet, and an internal angle of 23°30'00";

THENCE continuing along the south line of said Quorum Drive for an arc distance of 137.11 feet to the point of curvature of a curve to the right said curve having a radius of 257.38 feet, a tangent of 121.39 feet, and an internal angle of 50°30'00";

THENCE along said curve to the right and along said south line of Quorum Drive for an arc distance of 226.86 feet to the point of curvature of curve to the left, said curve having a radius of 462.49 feet, a tangent of 52.69 feet, and an internal angle of 13°00'00";

THENCE along said curve to the left continuing with said south line of Quorum Drive for an arc distance of 104.93 feet to a point for corner in the west right-of-way line of Dallas Parkway (120 foot R.O.W.);

THENCE S 01°39'54" E along said west line of Dallas Parkway for a distance of 622.05 feet to a point for corner;

THENCE S 89°19'01" W for a distance of 734.65 feet to a point for corner;

THENCE N 89°31'54" W along the north line of said Anderson and White Addition for a distance of 366.14 feet to the Point of Beginning

CONTAINING 577,121.63 square feet or 13.249 acres of land .

SECTION 2. 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 3. 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 4. 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 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, on this the 13th day of December, 1983.

Jay Beddy
MAYOR

ATTEST:

Jacqueline Kruse
CITY SECRETARY

CASE #

TAX #