

ORDINANCE NO. 084-098

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "I-3" INDUSTRIAL TO "PD" PLANNED DEVELOPMENT, LOCATED AT 4452 GLEN CURTIS AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM T. F. STONE COMPANIES; PROVIDING FOR SPECIAL CONDITIONS; 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, Texas, 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 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: "PD" Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT 792, DALLAS COUNTY, TEXAS AND LOCATED ON ADDISON MUNICIPAL AIRPORT, ADDISON, TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron rod found for the southwest corner of a tract of land conveyed to O.J. Broughton and E.E. Ericson by deed recorded in Volume 4350, Page 491, Deed Records of Dallas County, Texas;

THENCE S 70° 30' 11" W a distance of 224.86 feet to an iron rod found for the southeast corner of 4.132 acre tract and the BEGINNING POINT of this description;

THENCE S 25° 32' 29" E a distance of 9.73 feet to the northeasterly corner of a 0.158 acre tract for corner;

THENCE S 69° 24' 00" W with the northerly line of said 0.158 acre tract a distance of 137.00 feet for corner;

THENCE S 20° 19' 33" E a distance of 311.15 feet to a point 65 feet from the centerline of a taxiway for corner;

THENCE S 69° 17' 00" W parallel to said taxiway a distance of 375.95 feet to a point 115 feet from the centerline of Taxiway "A" for corner;

THENCE N 20° 43' 00" W parallel to Taxiway "A" a distance of 320.56 feet to the southwest corner of said 4.132 acre tract for corner;

THENCE N 69° 17' 00" E with southerly line of said 4.132 acre tract a distance of 514.25 feet to the BEGINNING POINT and containing 2.805 acres of land more or less.

SECTION 2. 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.

SECTION 3. In the hereinabove described land or building no land shall be used, erected or converted to any use other than:

1. Office/Hanger
 - a. 20,868 sq. ft. of office space
 - b. 24,960 sq. ft. of hangar space

SECTION 4. The following special conditions are placed on the above described property:

1. The plat requirement be waived
2. The project comply with the parking requirement of 89 parking spaces.

SECTION 5. 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 6. 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 7. 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 8. Whereas, the above described property requires 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, on this the 4th day of December, 1984.



MAYOR

ATTEST:



CITY SECRETARY

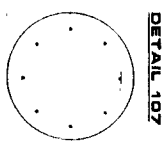
CASE # 881-2

TAX #

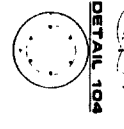
APPROVED AS TO FORM:

Mark Hill 1-8-85

published
1-17-85



DETAIL 107



DETAIL 104



DETAIL 105

DETAIL 106

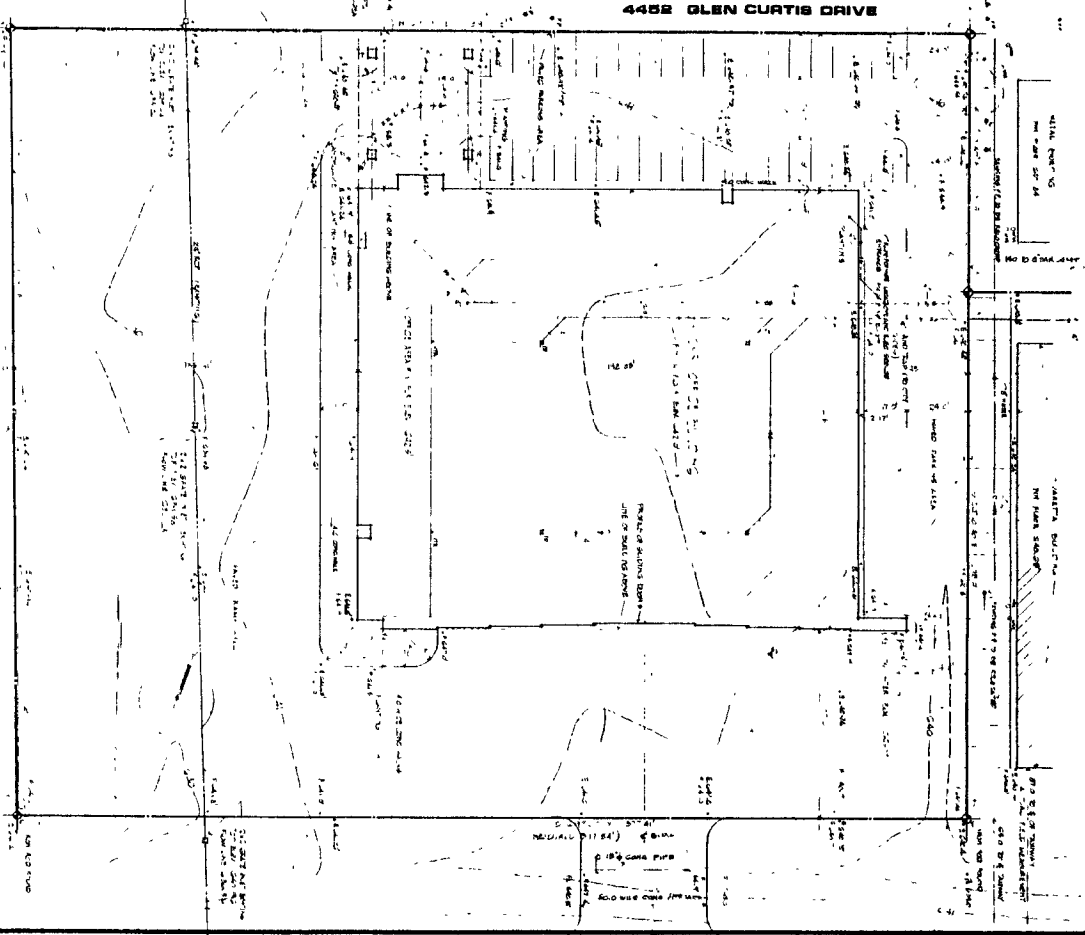
DETAIL 102

DETAIL 103

NOTES

DOOR SCHEDULE	
NO.	REMARKS
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101 GRADING & PLOT PLAN



4452 GLEN CURTIS DRIVE

**PLOT PLAN & DETAILS
FOR HANGAR-OFFICE BUILDING**
ADDISON AIRPORT, ADDISON, TEXAS



CARROLLTON, TEXAS
RECEIVED



ROGER SMITH AIA
ARCHITECT
8606 WILEY POST DR.
CARROLLTON, TEXAS, 75006
867-6701

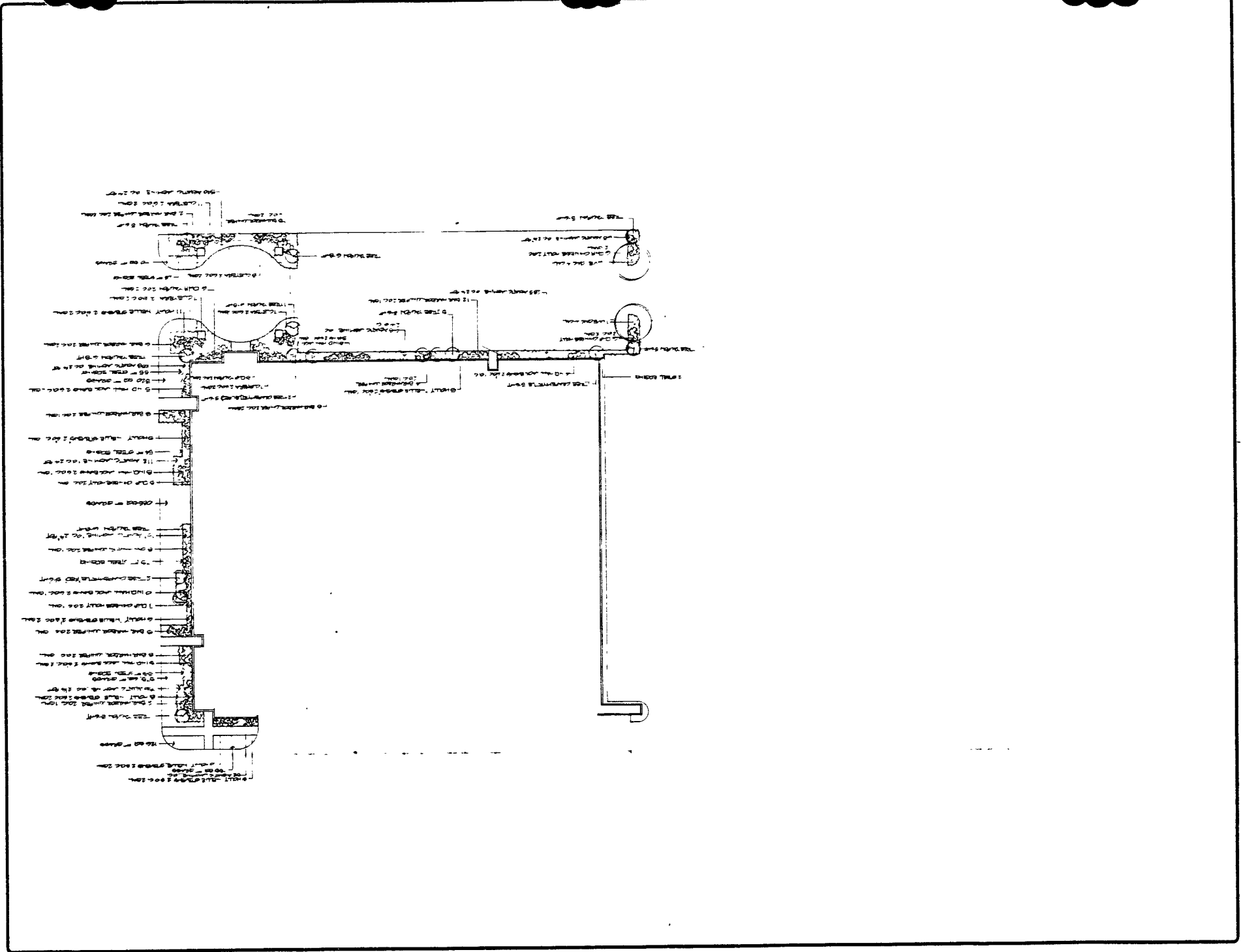
NO.	DATE	REVISIONS

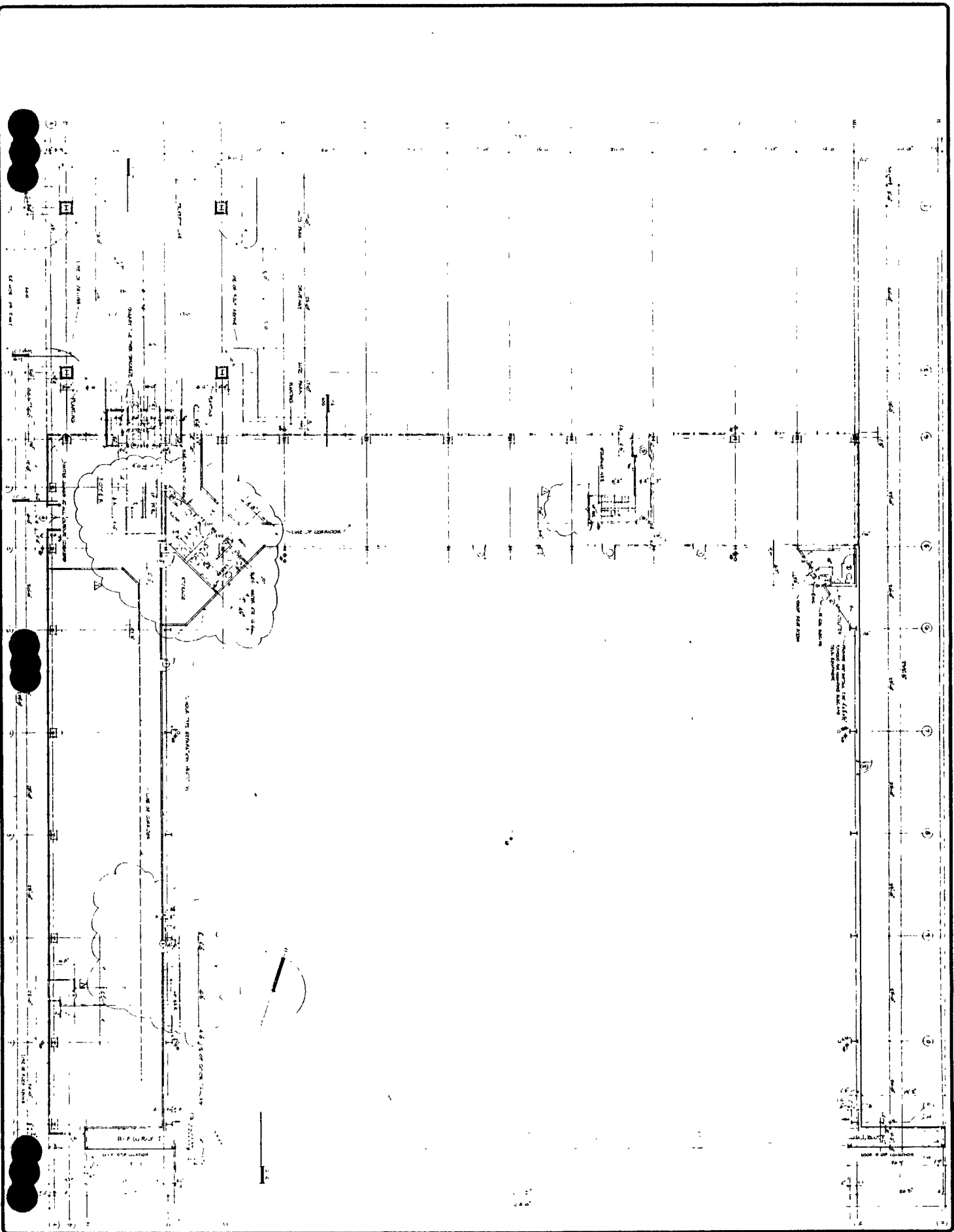
084-098

FOR HANGAR-OFFICE BUILDING
 ADDISON AIRPORT, ADDISON, TEXAS



084-018





3	DATE	BY	CHECKED	REVISION

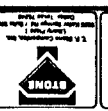
**FIRST FLOOR PLAN
FOR HANGAR-OFFICE BUILDING
ADDISON AIRPORT, ADDISON, TEXAS**



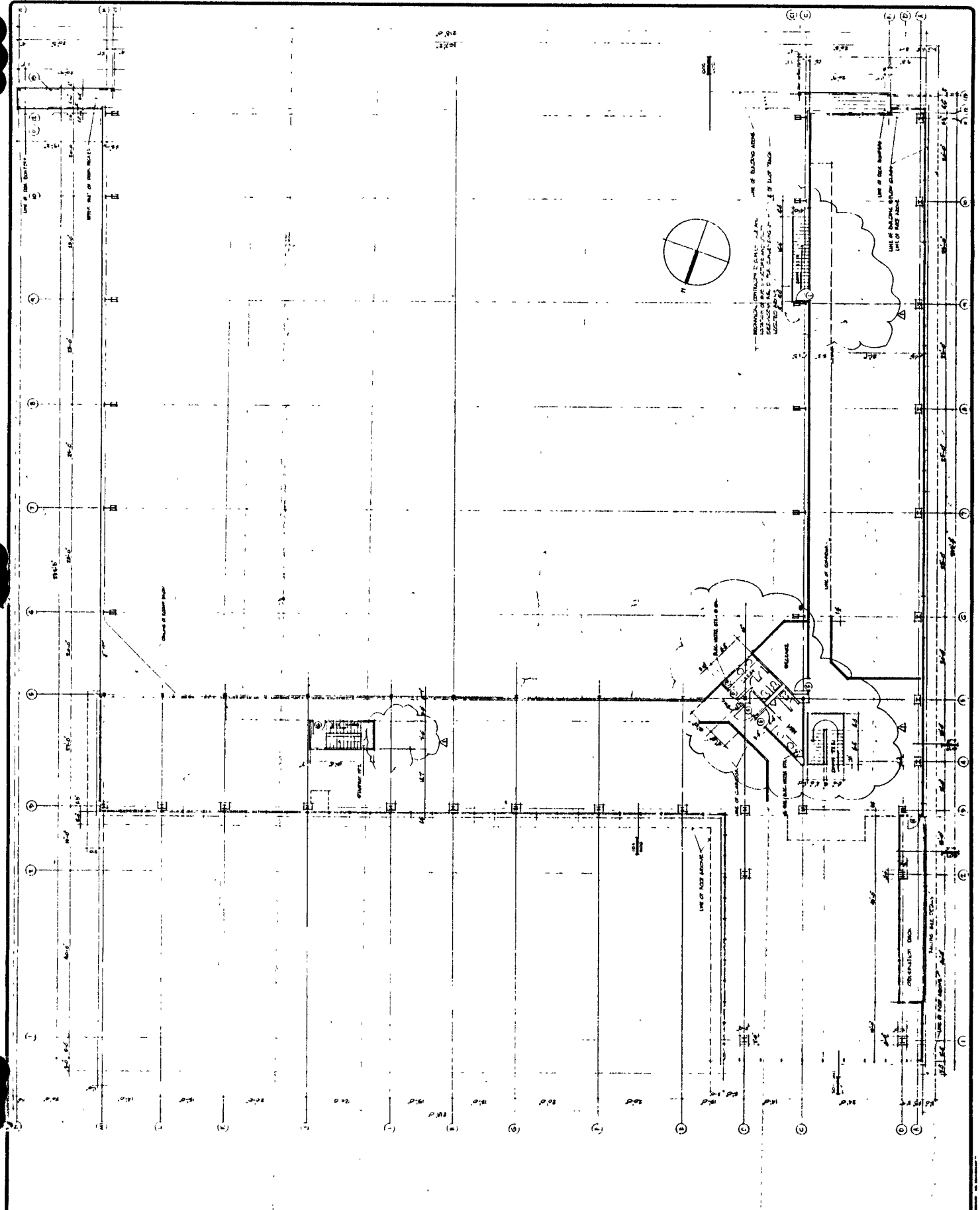
ROGER SMITH AIA
ARCHITECT
2806 WILEY POST DR.
DARRELLTON, TEXAS, 75008
287-4701

034-028

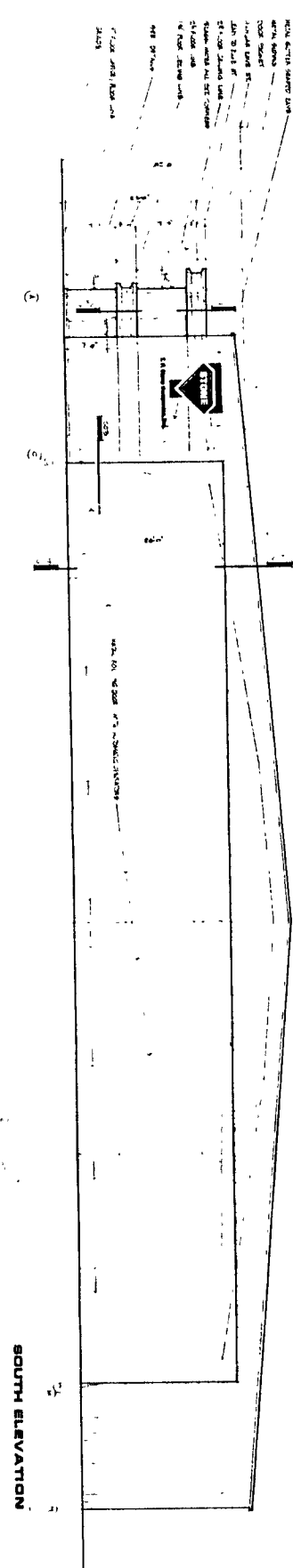
ROGER SMITH AIA
 ARCHITECT
 8008 WHEAT POST DR.
 CARROLLTON, TEXAS 75006
 972-438-7201



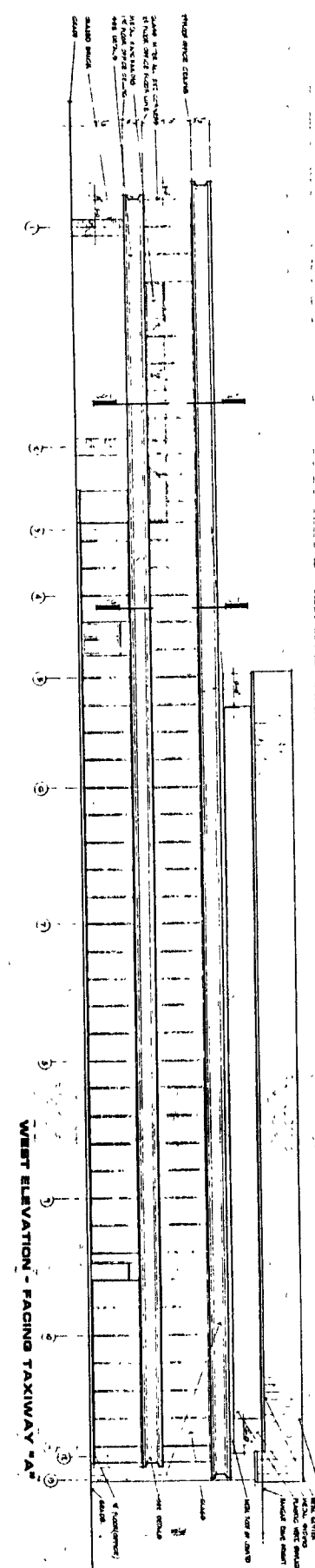
**SECOND FLOOR PLAN
 FOR HANGAR-OFFICE BUILDING
 ADDISON AIRPORT, ADDISON, TEXAS**



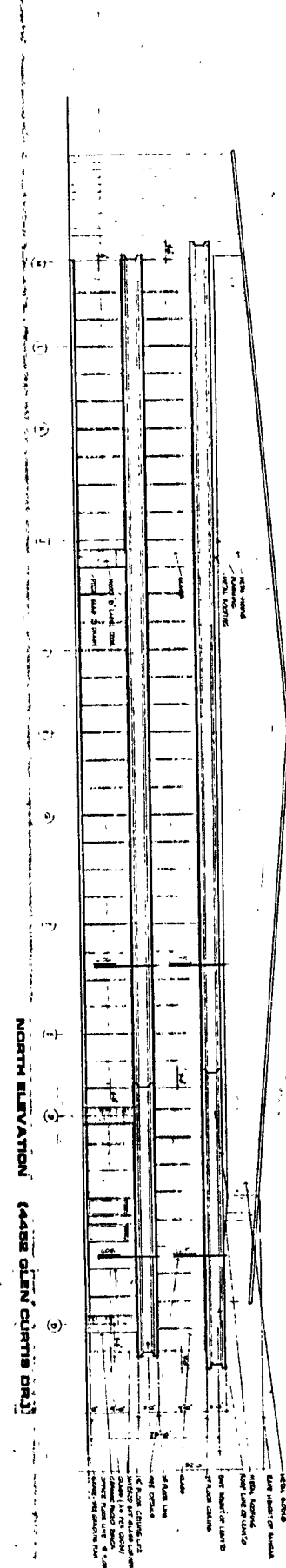
860-480



SOUTH ELEVATION



WEST ELEVATION - FACING TAXIWAY "A"



NORTH ELEVATION (4452 GLEN CURTIS DR.)

5	5
5	5
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5	5

ELEVATIONS
FOR HANGAR-OFFICE BUILDING
ADDISON AIRPORT, ADDISON, TEXAS



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054-098