

ORDINANCE NO. 084-100

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "I-1" INDUSTRIAL TO "PD" PLANNED DEVELOPMENT, LOCATED ON THE WEST SIDE OF QUORUM DRIVE AND SOUTH OF BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM WEN-CLAY INTERNATIONAL; 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 Zoning. Said property being in the Town of Addison, Texas, and being described as follows:

WHEREAS, WEN-CLAY INTERNATIONAL, INC., is the owner of that certain tract of land being situated in the Josiah Pancoast Survey, Abstract No. 1146, said tract of land being a part of Block 2 of the Quorum Addition, and addition to the Town of Addison, Dallas County, Texas, recorded in Volume 79100, Page 1895 Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod on the northwest corner of said Quorum Addition, said point being on the south right-of-way line of Belt Line Road (a 100' R.O.W.); Thence S. 01 deg. 30 min. 57 sec. E., 371.00 feet to an iron rod, the POINT OF BEGINNING;

THENCE N. 89 deg. 46 min. 47 sec. E., 347.17 feet to an iron rod on the westerly right-of-way line of Quorum Drive (a variable width R.O.W.), said point being on a curve to the left having a central angle of 9 deg. 51 min. 14 sec., a radius of 1726.75 feet and a chord bearing S. 26 deg. 46 min. 05 sec. E., 296.60 feet;

THENCE southeasterly with said curve along said westerly line of Quorum Drive for an arc distance of 296.97 feet to an iron rod at the end of said curve, said point also being the beginning of a curve to the right having a central angle of 28 deg. 27 min. 27 sec., a radius of 777.43 feet and a chord bearing S. 17 deg. 27 min. 58 sec. E., 382.18 feet;

THENCE southeasterly with said curve and continuing along said westerly line of Quorum Drive for an arc distance of 386.13 feet to an iron rod at the end of said curve;

THENCE S. 88 deg. 29 min. 03 sec. W., leaving said westerly line of Quorum Drive, 578.64 feet to an iron rod;

THENCE N. 01 deg. 30 min. 57 sec. W., 643.57 feet to the POINT OF BEGINNING and Containing 309.609 square feet or 7.108 acres of land.

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

1. The applicant is to submit detailed drawings to the city engineer showing how the planting and drainage will be handled on site and be subject to the recommendations of the city engineer.

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 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 11TH day of December, 1984.

Tom Riddley
MAYOR

ATTEST:

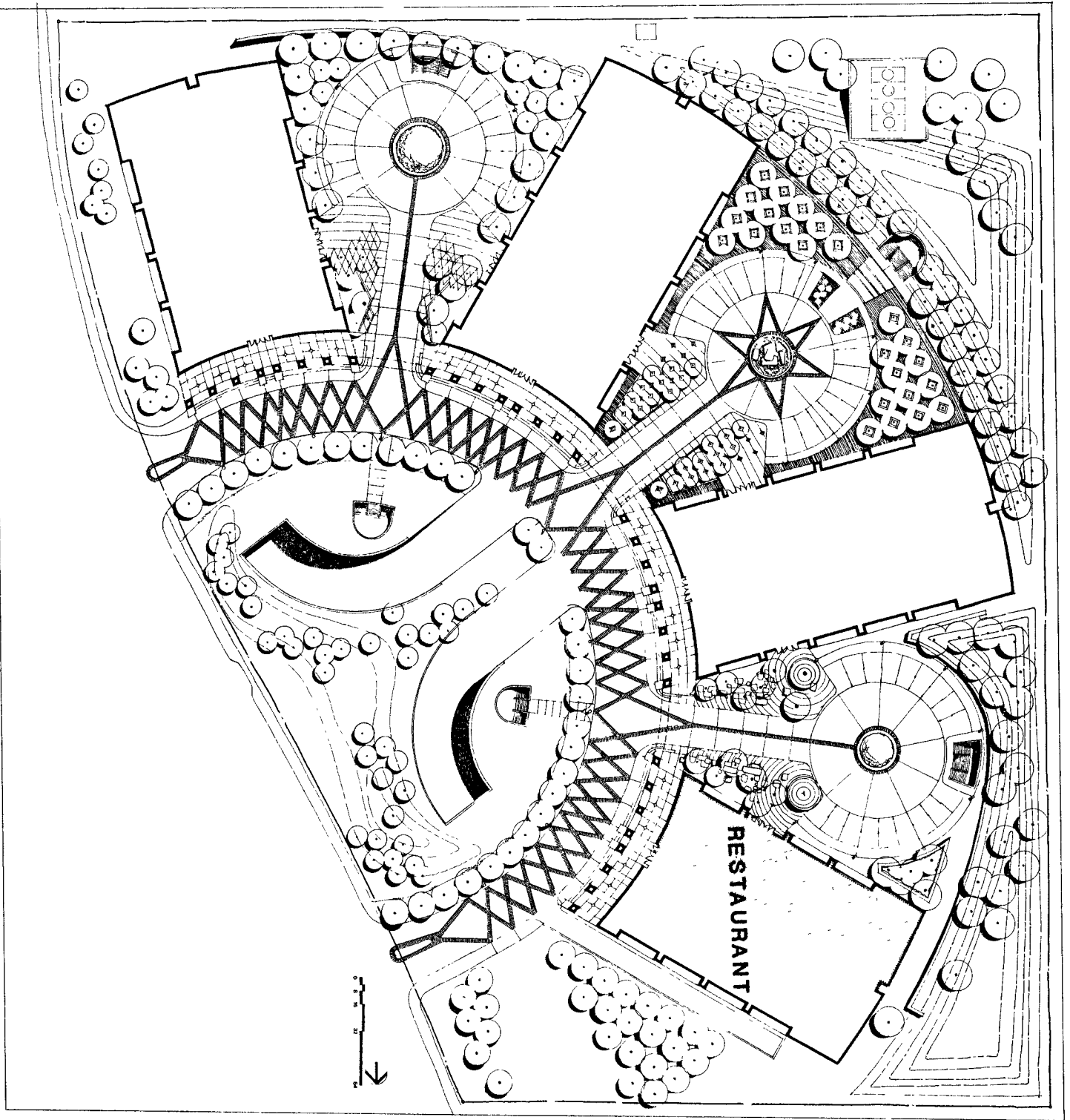
Jacqueline Kuse
CITY SECRETARY

CASE # 878-Z

APPROVED AS TO FORM:

Mark G. ... 11/31/85

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1-24-75



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