

ORDINANCE NO. 089-011

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "C" (COMMERCIAL) TO "PD" (PLANNED DEVELOPMENT) AND APPROVAL OF A SITE DEVELOPMENT PLAN, ON APPLICATION FROM CROSS ROADS AVIATION, LOCATED AT 15810 ADDISON ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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:

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 089-011

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: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, and being part of a 14.75 acre tract conveyed to J.A. Bryant by George Bryant and wife, et al, by deed dated June 29, 1940, and recorded in Volume 2241, Page 35, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of said 14.75 acre tract 288.6 feet West of its northeast corner, said point also being the northeast corner of a tract of land conveyed to Cross Roads Aviation, Inc. by Frannie Bryant, et al, and recorded in Volume 69248, Page 42, of the Deed Records of Dallas County, Texas;

THENCE South parallel with the East line of Addison Road a distance of 462.35 feet to a point for corner, said point also being the southeast corner of a tract of land conveyed to D.A. Cody by Webster S. Thomas and wife, Agnes M. Thomas, and recorded in Volume 64300, Page 394, of the Deed Records of Dallas County, Texas;

THENCE West along the South line of said Cody tract a distance of 300.4 feet to a point in the east right-of-way line of Addison Road (a 60' R.O.W.);

THENCE North along the East line of Addison Road a distance of 253.75 feet to a point for corner; said point also being the northwest corner of a tract of land conveyed to Cross Roads Aviation, Inc. by Harold E. Wright and recorded in Volume 67044, Page 213, of the Deed Records of Dallas County, Texas;

THENCE East along the North line of said Cross Roads Aviation Inc. tract recorded in Volume 69248, Page 42;

THENCE North along the West line of said Cross Roads Aviation, Inc. tract a distance of 208.6 feet to a point at the northwest corner thereof;

THENCE East along the North line of said Cross Roads Aviation, Inc. tract a distance of 91.7 feet to the PLACE OF BEGINNING and containing 95,355 square feet or 2.19 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:

- that the applicant provide an eighteen (18) foot wide landscaped buffer across the entire street frontage of the property,
- that the above-mentioned buffer be installed and irrigated in accordance with a plan which is submitted to and approved by Slade Strickland; and
- that all conditions for approval be met before the issuance of any sign permits or certificates of occupancy for the property.

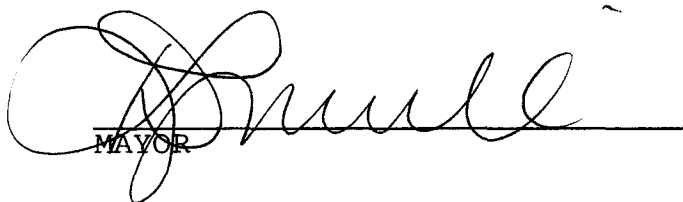
SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

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 Thousand Dollars (\$2,000.00) and not less than Five Hundred Dollars (\$500.00) 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, sub-division, 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. 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 9th day of May, 1989.


MAYOR

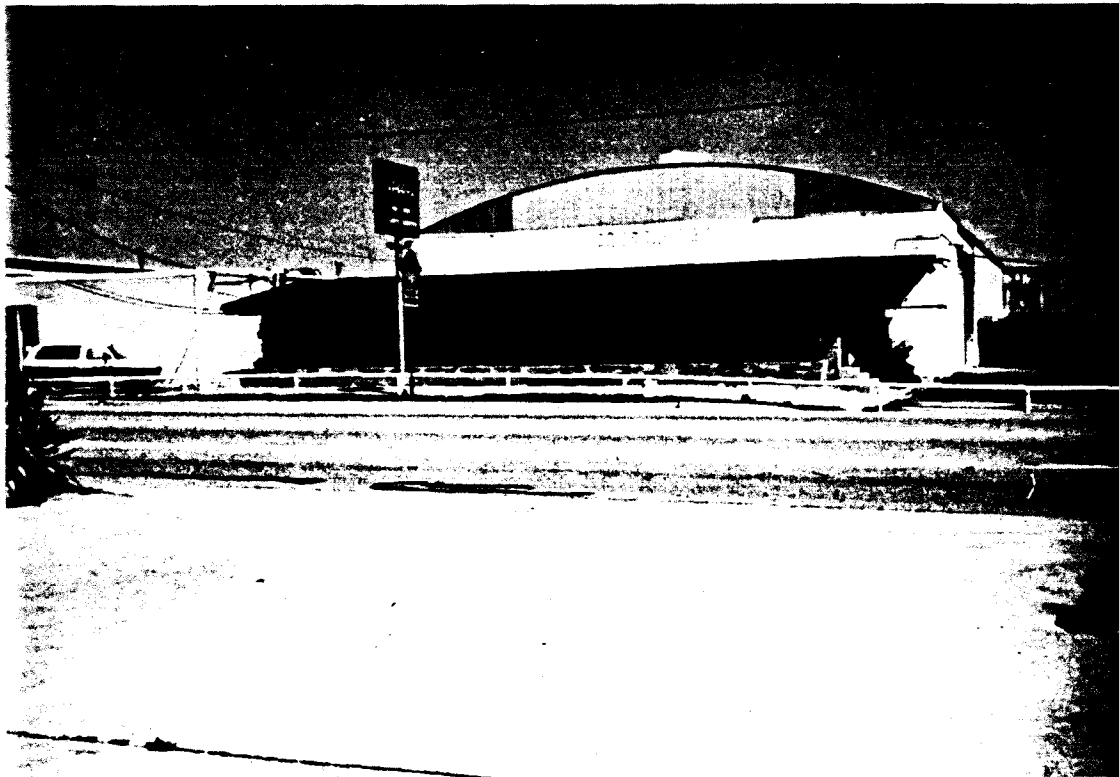
ATTEST:


CITY SECRETARY

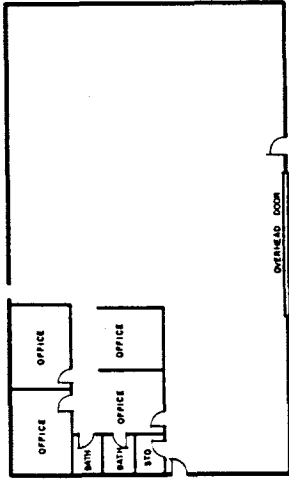
Published 6-8-89



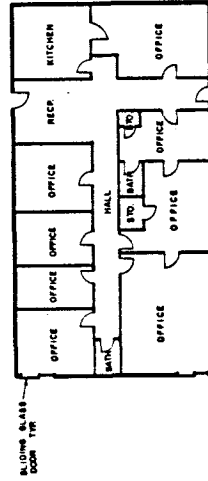
WEST ELEVATION - BUILDING NO. 1



WEST ELEVATION - BUILDING NO. 2



FLOOR PLAN - BUILDING NO. 1
 1/2" = 1'-0"



FLOOR PLAN - BUILDING NO. 2
 1/4" = 1'-0"

2

FLOOR PLANS	
CROSS ROADS AVIATION	
CITY OF ADDISON, TEXAS	
NAME	SCALE
DATE	DATE
NO.	NO.
REV.	REV.
BY	BY
CHECKED	CHECKED
DATE	DATE

NEEDHAM WOODS, LARKY
 ENGINEERS, INC.
 1100 W. 14th St., Suite 100
 Fort Worth, Texas 76102
 PH: 817-332-1111
 FAX: 817-332-1112

