

ORDINANCE 091-011

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 ZONING FROM PD-TH TO MXR FOR THE PROPERTY LOCATED EAST OF MARSH LANE, SOUTH OF BELTWAY DRIVE, AND WEST AND SOUTH OF PROTON DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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. 091-011

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: MXR (Mixed-Use Residential). Said property being in the Town of Addison, Texas, and being described as follows:

BEING a 125.262 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract 273, Town of Addison, Dallas County, Texas, and being all of that certain 83.7 acre tract of land as described in Town of Addison Ordinance No. 622 and all of that certain 41.5 acre tract of land as described in Town of Addison Ordinance No. 624, said 125.262 acre tract of land being more particularly described as follows:

COMMENCING at the northeast corner of the cut-off line at the intersection of the south right-of-way line of Belt Line Road (a 100 foot right-of-way) with the east right-of-way line of Marsh Lane (a variable width right-of-way);

THENCE South 46°08'26" West along said cut-off line a distance of 28.19 feet to the southeast corner of said cut-off line in the east right-of-way line of said Marsh Lane;

THENCE South 00°56'06" West along said east right-of-way line of Marsh Lane a distance of 1244.38 feet to the POINT OF BEGINNING;

THENCE South 89°04'38" East a distance of 56.89 feet to the beginning of a curve to the right having a central angle of 35°00'00" and a radius of 500.00 feet;

THENCE along said curve to the right for an arc distance of 305.43 feet and a chord bearing and a distance of South 71°34'38" East, 300.71 feet to the point of tangency;

THENCE South 54°04'38" East a distance of 290.76 feet to the beginning of a curve to the left having a central angle of 88°59'27" and a radius of 800.00 feet;

THENCE along said curve to the left for an arc distance of 1242.55 feet and a chord bearing and distance of North 81°25'39" East, 1121.36 feet to the end of said curve;

THENCE South 53°04'05" East a distance of 52.11 feet to the beginning of a curve to the right having a central angle of 54°00'00" and a radius of 250.00 feet;

THENCE along said curve to the right for an arc distance of 235.62 feet and a chord bearing and distance of South 26°04'05" East, 227.00 feet to the point of tangency;

THENCE South 00°55'55" West a distance of 248.06 feet to the beginning of a curve to the left having a central angle of 68°00'00" and a radius of 800.00 feet;

THENCE along said curve to the left for an arc distance of 949.46 feet and a chord bearing and distance of South 33°04'05" East, 894.71 feet to the point of tangency;

THENCE South 67°04'05" East a distance of 274.15 feet to the beginning of a curve to the left having a central angle of 50°35'11" and a radius of 1350.00 to a point for a corner;

THENCE South 00°52'02" West a distance of 675.41 feet to a point for corner;

THENCE North 89°21'22" West a distance of 1137.66 feet to a point for corner;

THENCE South 02°40'08" West a distance of 47.22 feet to a point for corner;

THENCE North 88°58'49" West a distance of 1392.78 feet to a point for corner;

THENCE North 89°13'31" West a distance of 1105.12 feet to a point for corner in the east right-of-way line of aforementioned Marsh Lane;

THENCE North 00°55'22" East along said east right-of-way line of Marsh Lane a distance of 2163.54 feet to a point for corner;

THENCE South 89°04'38" East continuing along said east right-of-way line of Marsh Lane a distance of 25.45 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 5,456,410 square feet or 125.262 acres of land.

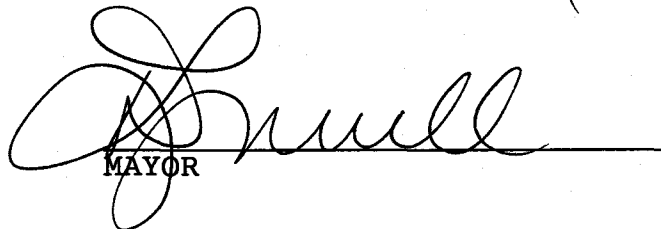
SECTION 2. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum 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.

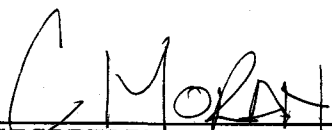
SECTION 3. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 4. That 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 April 1991.


MAYOR

ATTEST:


CITY SECRETARY

Published 5-30-91