

ORDINANCE 091-018

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 (PLANNED DEVELOPMENT) ORDINANCE 626 TO MXR (MIXED-USE RESIDENTIAL) FOR THE PROPERTY LOCATED EAST OF MARSH LANE, NORTH OF BELTWAY DRIVE, AND WEST OF THE TU ELECTRIC UTILITY COMPANY RIGHT-OF-WAY, 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

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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 13.295 acre tract of land situated in the Thomas L. Chenowith Survey, Abstract 273, Town of Addison, Dallas County, Texas, and being a portion of tracts I, II, and III as described in Town of Addison Ordinance No. 626, said 13.295 acre tract of land being more particularly described as follows:

COMMENCING at the northernmost 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 $46^{\circ}08'26''$ West along said cut-off line a distance of 28.19 feet to the southernmost corner of said cut-off line in the east right-of-way line of said Marsh Lane;

THENCE South $00^{\circ}56'06''$ West along said east right-of-way line of Marsh Lane a distance of 1044.38 feet to the POINT OF BEGINNING;

THENCE South $89^{\circ}04'38''$ East a distance of 56.85 feet to the beginning of a curve to the right having a central angle of $35^{\circ}00'00''$ and a radius of 700.00 feet;

THENCE along said curve to the right for an arc distance of 427.61 feet and a chord bearing and distance of South $71^{\circ}34'38''$ East, 420.99 feet to the point of tangency;

THENCE South $54^{\circ}04'38''$ East a distance of 290.76 feet to the beginning of a curve to the left having a central angle of $94^{\circ}59'27''$ and a radius of 600.00 feet;

THENCE along said curve to the left for an arc distance of 994.74 feet and a chord bearing and distance of North $78^{\circ}25'39''$ East, 884.67 feet to the point of tangency;

THENCE North $30^{\circ}55'55''$ East a distance of 398.28 feet to the beginning of a curve to the right having a central angle of $60^{\circ}00'00''$ and a radius of 600.00 feet;

THENCE along said curve to the right for an arc distance of 628.32 feet and a chord bearing and distance of North $60^{\circ}55'55''$ East, 600.00 feet to the point of tangency;

THENCE South 89°04'05" East a distance of 99.11 feet to a point for corner;

THENCE South 00°55'55" West a distance of 150.00 feet to a point for corner;

THENCE North 89°04'05" West a distance of 99.11 feet to the beginning of a curve to the left having a central angle of 60°00'00" and a radius of 400.00 feet;

THENCE along said curve to the left for an arc distance of 418.88 feet and a chord bearing and distance of South 60°55'55" West, 400.00 feet to the point of tangency;

THENCE South 30°55'55" West a distance of 398.28 feet to the beginning of a curve to the right having a central angle of 94°59'27" and a radius of 800.00 feet;

THENCE along said curve to the right for an arc distance of 1326.32 feet and a chord for bearing and distance of South 78°25'39" West, 1179.56 feet to the point of tangency;

THENCE North 54°04'38" West a distance of 290.76 feet to the beginning of a curve to the left having a central angle of 35°00'00" and a radius of 500.00 feet;

THENCE along said curve to the left for an arc distance of 305.43 feet and a chord distance of North 71°34'38" West, 300.71 feet to the point of tangency;

THENCE North 89°04'38" West a distance of 56.89 feet to a point for corner in the aforementioned east right-of-way line of Marsh Lane;

THENCE North 00°56'06" East along said east right-of-way line of Marsh Lane a distance of 150.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 579,135 square feet or 13.295 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.

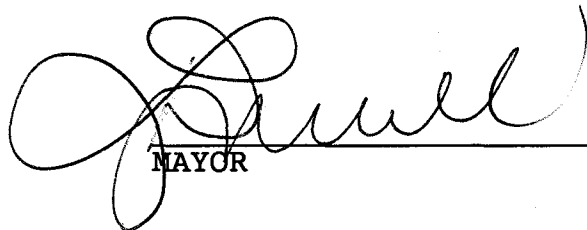
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SECTION 3. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part 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 23rd day of April 1991.


MAYOR

ATTEST:


CITY SECRETARY

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