

ORDINANCE NO. 092-022

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT ORDINANCE 085-002 TO "C-1", COMMERCIAL-1, LOCATED ON SEVERAL TRACTS OF LAND ON THE EAST AND WEST SIDES OF QUORUM DRIVE, NORTH OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD RIGHT-OF-WAY, AND SOUTH OF AIRPORT PARKWAY, 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:

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

OFFICE OF THE CITY SECRETARY

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give the hereinafter described property the zoning district classification, to-wit: Commercial-1. Said property being in the Town of Addison, Texas, and being described as follows:

TRACT I (HWK Properties)

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas County, Texas, said tract also being part of the L.L. Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point of intersection of the east line of Addison Road (a 60 foot right-of-way) with the south line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE S. 89°37'15" E. a distance of 775.67 feet along said south line of Airport Parkway to the POINT OF BEGINNING;

THENCE S. 89°37'15" E. along the south line of Airport Parkway a distance of 370.95 feet to an iron rod for corner;

THENCE S. 44°37'15" E. a distance of 28.28 feet, along the westerly right-of-way line of Quorum Drive (80 foot right-of-way), to an iron rod for an angle point;

THENCE S. 00°22'45" W. a distance of 339.49 feet to an iron rod for corner;

THENCE N. 89°34'44" W. a distance of 390.95 feet to an iron rod for corner;

THENCE N. 00° 22'45" E. a distance of 358.59 feet to the POINT OF BEGINNING (and an iron rod for corner) and containing approximately 3.2190 acres or 140,219.16 square feet of land.

TRACT II (HWK Properties)

BEING a tract of land situated in the G.W. Fisher Survey, Abstract No. 482 in the City of Addison, Dallas, County, Texas, said tract also being part of the L.L. Jacobs Tract as shown by Deed in Volume 2131 at Page 422-424, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point of intersection of the east line of Addison Road (a 60 foot right-of-way) with the south line of Airport Parkway (formerly Harris Road) (a 55 foot right-of-way);

THENCE S. 89°37'15" E. a distance of 1266.62 feet along said south line of Airport Parkway to the POINT OF BEGINNING;

THENCE S. 00°21'00" W. a distance of 360.0 feet to an iron rod for corner;

THENCE N. 89°34'44" W. a distance of 578.99 feet to the east right-of-way line of Quorum Drive (80 foot right-of-way), to an iron rod for corner;

THENCE N. 00°22'45" E. a distance of 339.55 feet, along the east right-of-way line of Quorum Drive (80 foot right-of-way), to an iron rod for corner;

THENCE N. 45°22'45" E. a distance of 28.28 feet to the POINT OF BEGINNING (and an iron rod for corner) and containing approximately 4.7583 acres or 207,272.39 square feet of land.

TRACT III (OPUBCO)

SITUATED in the State of Texas, County of Dallas and City of Addison, being a part of the George W. Fisher Survey, Abstract No. 482 and to which reference is herein made for further description:

COMMENCING FOR REFERENCE on the east line of George W. Fisher Survey at an iron rod found marking the center line of the St. Louis and Southwestern Railroad (a 100 foot right of way), said iron rod is South 00°11'25" West, a distance of 2,641.42 feet from an iron rod found marking the northeast corner of the George W. Fisher Survey;

THENCE with the east line of the George W. Fisher Survey, North 00°11'25" East, a distance of 54.50 feet to an iron rod on the north line of the St. Louis Southwestern property set marking the PRINCIPLE PLACE OF BEGINNING for the herein described tract;

THENCE with the north line of the aforementioned railroad property, South 66°45'00" West, a distance of 1,952.33 feet to the east line of a 20 foot wide alley in the Julian Addition to the City of Addison;

THENCE with the east line of said alley, North 00°00'00" East, a distance of 1,004.37 feet to the northeast corner of the said Julian Addition to the City of Addison;

THENCE with the north line of said Julian Addition, South 90°00'00" West, a distance of 81.00 feet to an iron rod set marking the southwest corner of a 0.729 acre tract of land conveyed to the City of Addison and described by deed recorded in Volume 77182, Page 894 of the Dallas County Deed Records;

THENCE with the east line of said city property, North 00°00'00" East, a distance of 200.00 feet to an iron rod set marking the northeast corner of the city property;

THENCE with the north line of the city tract, South 90°00'00" East, a distance of 200.00 feet to an iron rod set marking the northeast corner of the city property;

THENCE with the north line of the city tract, South 90°00'00" West, a distance of 284.34 feet to an iron rod set for corner and passing for reference an iron rod set at 159.00 feet which marks the prolongation of the center line of Julian Street, a street within the aforementioned Julian Addition to the City of Addison;

THENCE North 00°12'25" East, a distance of 851.20 feet to an iron rod set for corner;

THENCE South 89°05'45" East, a distance of 2,051.10 feet to an iron rod set on the existing west line of Dallas Parkway, a variable width right of way, said iron rod is North 89°05'45" West, a distance of 109.37 feet from the east line of the aforementioned George W. Fisher Survey and is 100 feet westerly from the centerline of said Dallas Parkway;

THENCE with the west line of Dallas Parkway and parallel with its' centerline, South 00°28'15" East, a distance of 485.18 feet to an iron rod set marking the beginning of a curve to the left;

THENCE continuing with the west line of Dallas Parkway, parallel with its' centerline and along said curve, having a central angle of 00°20'45" with a radius of 2964.79 feet for an arc distance of 17.90 feet to a point on the west line of Dallas North Tollway (chord South 00°38'37" East, 17.90);

THENCE with the west line of Dallas North Tollway, South 13°20'17" East, a distance of 37.57 feet to an iron rod set marking the beginning of a curve to the right;

THENCE continuing with the west line of Dallas North Tollway, along said curve, having a central angle of 11°20'05" with a radius of 626.26 feet for an arc distance of 123.89 feet to an iron rod set marking the end of said curve (chord - S 07°40'27" East, 123.69 feet);

THENCE continuing with the west line of Dallas North Tollway, South 02°00'23" East, a distance of 82.23 feet to an iron rod set marking the beginning of a curve to the left;

THENCE continuing with the west line of Dallas North Tollway, along said curve, having a central angle of 08°24'56" with a radius of 1997.84 feet for an arc distance of 293.44 feet to an iron rod set in the west line of Dallas Parkway marking the beginning of another curve to the left;

THENCE with the west line of Dallas Parkway, along said curve, having a central angle of 01°50'30" with a radius of 2963.46 feet for an arc distance of 95.25 feet to an iron rod marking the end of said curve (chord-South 10°13'39" E, 95.25 feet);

THENCE continuing with the west line of Dallas Parkway and parallel with its' centerline, South 13°02'15" East, a distance of 110.58 feet to an iron rod set on the east line of the said George W. Fisher Survey;

THENCE with the east line of said survey, South 00°11'25" West, a distance of 15.18 feet to the place of beginning and containing 73.27 acres.

SAVE AND EXCEPT for the property previously conveyed to the Town of Addison, hereinafter called Tract IV, Tract V, and for the Mildred Street Extension hereinafter called Tract VI and more particularly described as follows:

TRACT IV

BEING a tract of land situated in the G.W. FISHER SURVEY, ABSTRACT NO. 482, City of Addison, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the southeast corner of the West 1/2 of Block B of the Original Town Addition to the Town of Addison, said point also being in the West line of a 20 ft. alley and the North line of a 20 ft. strip reserved for road purposes as recorded in Volume 2261, page 468, Deed of Records, Dallas County, Texas, and also being 21.56 feet North of the St. Louis Southwestern Railroad ROW line;

THENCE, S 00°39'30" East, a distance of 21.56 feet to a point on the North ROW of the St. Louis Southwest Railway (100 ft. ROW);

THENCE, N 66°12' East, along said North ROW a distance of 565.25 feet to the point, said point also being the POINT OF BEGINNING;

THENCE, N 0°25' West, a distance of 113.98 feet to a point in a curve to the right, said curve having a central angle of 6°52'33", a radius of 1,432.39 feet and a chord bearing North 3°01'11" East, 171.73 feet;

THENCE, along arc of said curve to the right, a distance of 171.83 feet to a point;

THENCE, N 6°27'23" East, a distance of 319.26 feet to a point in a curve to the left, said curve having a central angle of 6°05'10", a radius of 1,432.39 feet and a chord bearing of N 3°24'48" East, 152.08 feet;

THENCE, along arc of said curve to the left, a distance of 152.15 feet to a point;

THENCE, N 0°22'13" East, a distance of 1,090.46 feet to a point for a corner;

THENCE S 89°37'15" East, a distance of 40.0 feet to a point;

THENCE, S 0°22'13" West, a distance of 1,090.45 feet to a point in a curve to the right, said curve having a central angle of 6°05'10", a radius of 1,472.39 feet and a chord bearing of S 03°24'48" West, 156.33 feet;

THENCE, along said curve a distance of 156.40 feet to a point;

THENCE, S 06°27'23" West, a distance of 319.26 feet to a point in a curve to the left, said curve having a central angle of 6°52'23", a radius of 1,392.38 feet and a chord bearing of S 03°01'11" West, 166.94 feet;

THENCE, along arc of said curve a distance of 167.03 feet to a point;

THENCE, S 0°25' East, a distance of 96.68 feet to a point on the North ROW of said St. Louis Southwestern Railway;

THENCE, S 66°12' West, along said ROW, a distance of 43.58 feet to the Point of Beginning and containing 1.688 acres of land, more or less.

TRACT V

BEING a tract of land situated in the G.W. FISHER SURVEY, ABSTRACT NO. 482, City of Addison, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the Southeast corner of the West 1/2 Block B of the Original Town Addition to the Town of Addison, said point also being in the West line of a 20 foot alley and the North line of a 20 foot strip reserved for road purposes as recorded in Volume 2261, Page 468, Deed of Records, Dallas County, Texas, and also being 21.56 feet North of the St. Louis Southwestern Railroad ROW line;

THENCE, S 0°39'30" East, a distance of 21.56 feet to a point on the North ROW of the St. Louis Southwestern Railway (100 foot ROW);

THENCE, N 66°12' East, along said North ROW a distance of 521.67 feet to a point, said point also being the POINT OF BEGINNING;

THENCE, N 0°25' West, a distance of 131.28 feet to a point in a curve to the right, said curve having a central angle of 6°52'33", a radius of 1,472.39 feet and a chord bearing of N 3°01'11" East, 176.52 feet;

THENCE, along arc of said curve to the right, a distance of 176.62 feet to a point;

THENCE, N 6°27'23" East, a distance of 319.26 feet to a point in a curve to the left, said curve having a central angle of 6°05'10", a radius of 1,392.39 feet and a chord bearing of N 3°24'48" East, 147.84 feet;

THENCE, along arc of said curve to the left, a distance of 147.90 feet to a point;

THENCE, N 0°22'13" East, a distance of 1,090.46 feet to a point for a corner;

THENCE, S 89°37'15" East, a distance of 40.0 feet to a point;

THENCE, S 0°22'13" West, a distance of 1,090.45 feet to a point in a curve to the right, said curve having a central angle of 6°05'10", a radius of 1,432.39 feet and a chord bearing of S 03°24'48" West, 152.08 feet;

THENCE, along said curve a distance of 152.15 feet to a point;

THENCE, S 06°27'23" West a distance of 319.26 feet to a point in a curve to the left, said curve having a central angle of 6°52'23", a radius of 1,432.39 feet and a chord bearing of S 03°01'11" West, 171.73 feet;

THENCE, along arc of said curve a distance of 171.83 feet to a point;

THENCE, S 0°25' East, a distance of 113.98 feet to a point on the North ROW of said St. Louis Southwestern Railway;

THENCE, S 66°12' West, along said ROW, a distance of 43.58 feet to the Point of Beginning and containing 1.705 acres of land, more or less.

TRACT VI

BEING a tract of land situated in part of Lot 2, Block F, and Lot 8, Block D of the Julian Addition, Town of Addison,

Dallas County, Texas, as recorded in Volume 1, page 538, of the Plat records, Dallas County Deed Records out of the G.W. FISHER SURVEY, ABSTRACT NO. 462, and being more particularly described as follows:

COMMENCING at the intersection of the north R.O.W. of Mildred Street (50' ROW) with the east R.O.W. of Julian Street (60' ROW);

THENCE, N 0°42'31" West, 15.0 feet to a point;

THENCE, N 89°26'38" East, 209.35 feet to a point on a curve to the right; said curve having a central angle of 7°00'45", a radius of 856.03 feet, a chord bearing S 87°02'58" East, 104.71 feet and an arc length of 104.77 feet to a point.

THENCE, S 83°32'37" East, 157.63 feet to a point on a proposed 80 foot ROW for Quorum Drive;

THENCE, S 06°27'23" West, along said 80 foot ROW, 80.0 feet to a point;

THENCE, N 83°32'37" West, 157.63 feet to a point on a curve to the left; said curve having a central angle of 7°00'45", a radius of 776.03 feet, a chord bearing N 87°02'58" West, 94.92 feet to a point;

THENCE, S 89°26'38" West, 209.14 feet to a point on the east ROW of a 20 foot alley;

THENCE, N 0°42'31" W, 15.0 feet to the existing south ROW of Mildred Street;

THENCE, N 89°26'38" East, along said south ROW 190.0 feet to a point;

THENCE, N 0°42'31" West, 50.0 feet to a point on the north ROW of said Mildred Street;

THENCE, S 89°26'38" West, 190 feet to the POINT OF BEGINNING, containing 0.639 acres of land, more or less.

SECTION 2. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification.

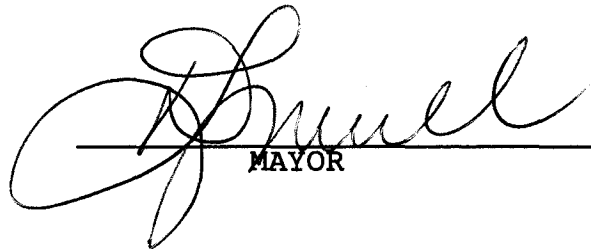
SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. 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 5. 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 14th day of April, 1992.

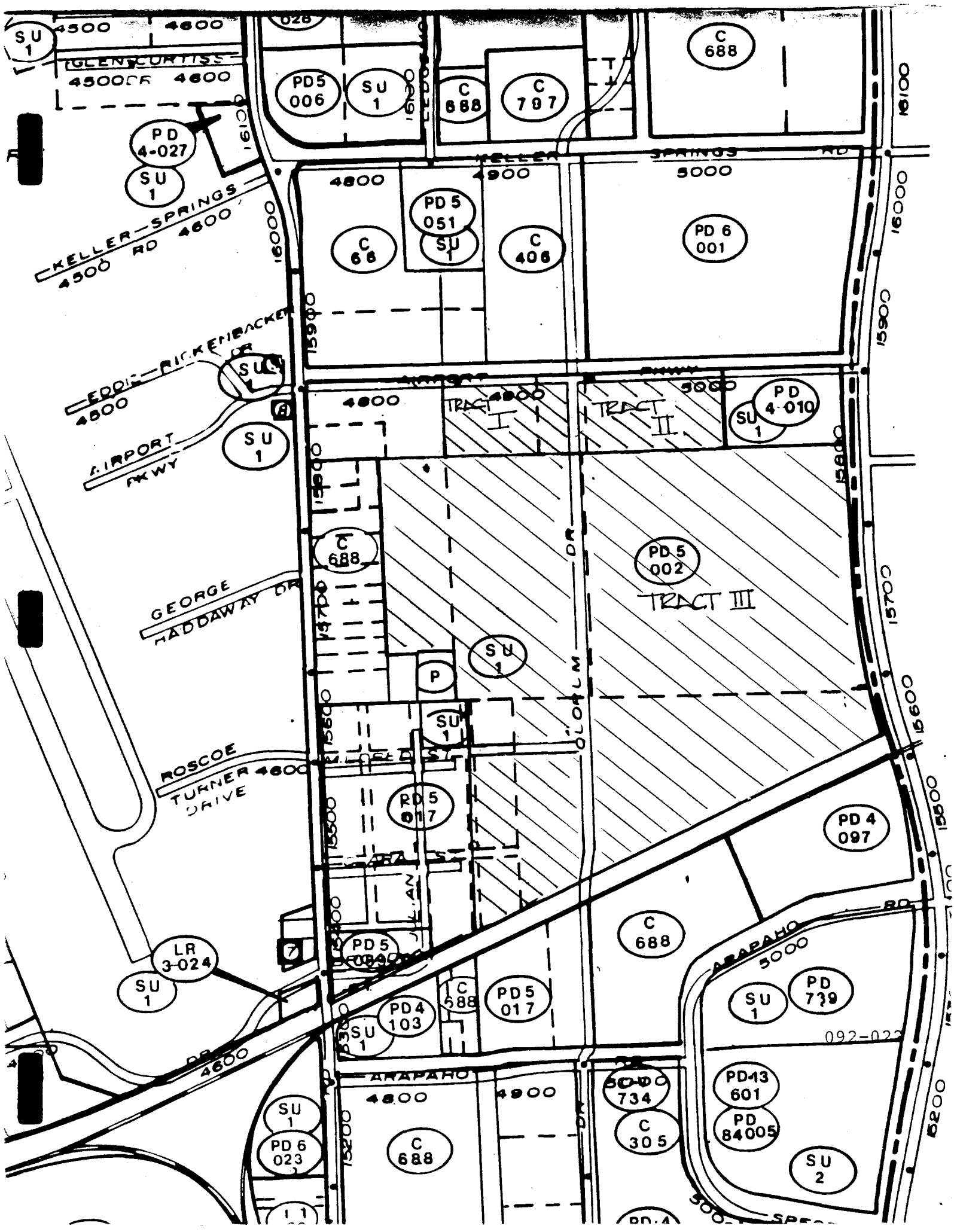

MAYOR

CASE NO: 1095-Z-1
ATTEST:


CITY SECRETARY

Published
8/20/92





SU 1

C 688

GLENN CURTISS
4500 OF 4600

PD 5 006

SU 1

C 688

C 707

PD 4-027

SU 1

KELLER-SPRINGS
4500 RD 4600

4800

PD 5 051

SU 1

C 406

PD 6 001

EDDIE RICKENBACKER
DR

SU 1

AIRPORT
PKWY

SU 1

4800

TRACT I

TRACT II

PD 4-010

SU 1

GEORGE
HADDAWAY DR

C 688

SU 1

PD 5 002

TRACT III

ROSCOE
TURNER DRIVE

P

SU 1

RD 5 017

PD 4 097

LR 3-024

SU 1

PD 5 006

C 688

ANAPAH

SU 1

PD 739

4600

PD 4 103

C 688

PD 5 017

PD 13 601

PD 84005

SU 2

SU 1

PD 6 023

C 688

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C 305

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