

ORDINANCE NO. 092-024

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE 66, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE PROPERTIES DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL - 1 DISTRICT AND PLANNED DEVELOPMENT DISTRICT 085-051, TO THE COMMERCIAL - 2 DISTRICT, LOCATED ON SEVERAL TRACTS OF LAND ON THE EAST SIDE OF ADDISON ROAD, NORTH AND SOUTH OF KELLER SPRINGS ROAD, AND SEVERAL TRACTS OF LAND ON THE EAST AND WEST SIDES OF BELTWOOD PARKWAY EAST, SOUTH OF BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL 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: Commercial-2. Said property being in the Town of Addison, Texas, and being described as follows:

TRACT I

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

BEGINNING at a point of intersection of the South line of Keller Springs Road (a 60 foot right-of-way) with the East line of Addison Road (a 60 foot right-of-way);

THENCE South 89°37'15" East, 431.93 feet along the said South line of Keller Springs Road to an iron pin for corner;

THENCE South 00°37'15" East, 348.23 feet to an iron pin for corner;

THENCE South 89°37'15" East, 348.23 feet to an iron pin for corner;

THENCE South 00°22'45" West, 444.95 feet to an iron pin for corner on the North line of Airport Parkway (a 60 foot right-of-way);

THENCE North 89°37'15" West, 767.48 feet along the said North line of Airport Parkway to an iron pin for corner on the said East line of Addison Road;

THENCE North 00°26'15" West, 890.00 feet along the said East line of Addison Road to the POINT OF BEGINNING and CONTAINING 12.52 acres (533,677 square feet) of land, more or less.

TRACT II

BEING situated in the G.W. FISHER SURVEY, ABSTRACT NO. 482, City of Addison Dallas County, Texas and being part of a

tract of land conveyed to Horchow Corp. by deed dated September 11, 1978 and recorded in the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod in the Southerly line of Keller Springs Road (a 60 foot R.O.W.), said point being South 89°37'15" East, a distance of 431.93 feet from a found 1/2 inch iron rod at the intersection of the Southerly line of Keller Springs Road with the Easterly line of Addison Road (a 60 foot R.O.W.):

THENCE: South 89°37'15" East, with the Southerly line of Keller Springs Road a distance of 344.23 feet to a found 1/2 inch iron rod for a corner at the Northwest corner of PARKWAY BUSINESS CENTER I, an Addition to the City of Addison, Texas according to the map thereof recorded in Volume 81237, Page 1939, Map records of Dallas County, Texas:

THENCE: South 00°22'45" West, with the Westerly line of the said PARKWAY BUSINESS CENTER I, a distance of 444.95 feet to a found 1/2 inch iron rod for a corner at most Easterly Northeast corner of a 12.252 acre tract as described in deed recorded in Volume 84055 Page 4109, Deed Records of Dallas County, Texas;

THENCE: North 89°27'15" West, with the common line of the herein described tract and the said 12.252 acre tract, a distance of 348.23 feet to a found 1/2 inch iron rod for a corner:

THENCE: North 00°22'45" East, continuing with the said common line a distance of 444.95 feet to the POINT OF BEGINNING and containing 154,944.9385 square feet or 3.5570 acres of land, more or less.

### TRACT III

BEING a tract of land located in BLOCK "E" of BELTWOOD BUSINESS PARK THIRD INSTALLMENT, an addition to the City of Addison, Texas, according to the Map of said addition as recorded in Volume 73098, Page 665 and Volume 73219, Page 330, Deed Records all of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the South line of Belt Line Road (a 100 foot right-of-way) and the East line of Beltwood Parkway East (a 60 foot right-of-way)

THENCE South 00°24'00" East 300.0 feet along the East line of Beltwood Parkway East to an iron stake, the point of beginning;

THENCE South 00°24'00" East 90 feet along the East line of Beltwood Parkway East to an iron stake for corner;

THENCE North 89°36'00" East 221.90 feet to an iron stake for corner in the East line of Beltwood Business Park Third Installment property line;

THENCE North 00°24'00" West 90 feet along the East property line of Beltwood Business Park Third Installment to an iron stake for corner;

THENCE South 89°36'00" West 221.90 feet to the place of beginning and containing 19,971 square feet or .439 acres of land, more or less.

#### TRACT IV

BEING a tract of land situated in the Beltwood Business Park Third Installment, an addition to the City of Addison, Texas, said tract being more particularly described as follows:

BEGINNING at a point for corner in the east right-of-way line of Beltwood Parkway East (a 60 foot right-of-way), said corner being South 00°24' East, 300.00 feet, from the point of intersection of said east right-of-way line of Beltwood Parkway East and the south right-of-way line of Belt Line Road (a 100-foot right-of-way);

THENCE, North 89°36' East, 221.90 feet, to a point for corner in the east boundary line of Beltwood Business Park-Third Installment;

THENCE, South 00°24' East, 722.61 feet, along the east boundary line of Beltwood Business Park-Third Installment;

THENCE, West, 221.90 feet, along the South boundary line of Beltwood Business Park-Third Installment to a point for corner in the east right-of-way line of Beltwood Parkway East;

THENCE, North 00°24' West, 721.06 feet, along the east right-of-way line of Beltwood Parkway East to the Point of Beginning and Containing 3.677 acres or 160,173 square feet of land.

TRACT V

BEING a tract of land located in the City of Addison, Texas, being part of Block A of Beltwood Business Park, Third Installment, an Addition to the City of Addison, Texas, plat recorded in Volume 72178, Page 0594 of the Deed Records of Dallas County, Texas, and as described in a "Certificate of Corrections" recorded in Volume 73098, Page 0665 of said Deed Records, and being described more particularly as follows:

BEGINNING at a steel rod on the west line of Beltwood Parkway East, 812.36 feet South 00°24' East from its intersection with the south line of Belt Line Road, said beginning point being the southeast corner of the 36,027 square feet tract conveyed by Beltwood Properties to John James O'Connell by deed dated Sept. 2, 1977 and recorded in said Deed Records;

THENCE South 00°24' East, along the west line of Beltwood Parkway East, a distance of 208-64 feet to a steel rod at the southeast corner of said Block A;

THENCE West, along the south line of said Block A, a distance of 226.93 feet to a steel rod at its southwest corner;

THENCE North 00°03' West, along the west line of said Block A, a distance of 207.06 feet to a steel rod for corner;

THENCE North 89°36' East, along the south line of said O'Connell tract, a distance of 225.66 feet to the place of beginning;

CONTAINING 47,035 square feet or 1.080 acres of land.

TRACT VI

BEING a tract of land located in Block A, BELTWOOD BUSINESS PARK, THIRD INSTALLMENT, an Addition to the City of Addison, Texas as recorded in volume 72178, page 0594, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the south line of Belt Line Road (a 100-foot right-of-way) and the west line of Beltwood Parkway East (a 60-foot right-of-way); thence South 00 degrees 24 minutes 00 seconds East, 652.36 feet along the west line of Beltwood Parkway East to the POINT OF BEGINNING;

THENCE South 00 degrees 24 minutes 00 seconds East, 160.00 feet along the west line of Beltwood Parkway East to a point for a corner;

THENCE South 89 degrees 36 minutes 00 seconds West, 225.66 feet to the west property line of Beltwood Parkway East to a point for a corner;

THENCE North 00 degrees 03 minutes 00 seconds West, 160.00 feet along the west line of Beltwood Business Park, Third Installment, to a point for a corner;

THENCE North 89 degrees 36 minutes 00 seconds East, 224.68 feet to the POINT OF BEGINNING and CONTAINING 36,027 square feet or 0.827 acres of land, more or less.

#### TRACT VII

Being a 0.9261 acre tract of land located in Block A, Beltwood Business Park, Third Installment, an addition to the City of Addison, Texas recorded in Volume 72178, Page 0594 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point made by the intersection of the West line of Beltwood Parkway East, (a 60' R.O.W.) and the South line of Belt Line Road (a 100' R.O.W.);

THENCE S 00 deg. 24 min, 00 sec. E, along the West line of Beltwood Parkway East a distance of 472.36 feet to an iron rod set for corner and being the POINT OF BEGINNING;

THENCE S 00 deg. 24 min. 00 sec. E, 180.00 feet, along the West line of said Beltwood Parkway East to an iron rod found for corner;

THENCE S 89 deg. 36 min. 00 sec. W, 224.68 feet, to the West property line of said Beltwood Business Park, Third Installment to an iron rod found of corner;

THENCE N 00 deg. 36 min. 00 sec. W, 180.00 feet, along the West line of said Beltwood Business Park, Third Installment to an iron rod set for corner;

THENCE N 00 deg. 03 min. 00 sec. E, 223.58 feet, to the POINT OF BEGINNING and containing 40,343 square feet or 0.9261 acres of land, more or less.

TRACT VIII

BEING a tract of land located in Block A, Beltwood BUiness Pak, Third Installment, an addition to the Town of Addison, Texas, as recorded in Volume 72178, Page 0594 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the west right-of-way line of Beltwood Parkway East (a 60-foot right-of-way) with the south right-of-way line of Belt Line Road (a 100-foot right-of-way);

THENCE South 00°24'00" East along the west right-of-way line of said Beltwood Parkway East a distance of 308.00 feet to the POINT OF BEGINNING;

THENCE South 00°24'00" East along said west right-of-way line a distance of 164.36 feet to a point for corner;

THENCE South 89°36'00" West a distance of 223.58 feet to a point for corner in the west property line of said Beltwood Business Park, Third Installment;

THENCE North 00°03'00" West along said west line a distance of 164.36 feet to a point for corner;

THENCE North 89°36'00" East a distance of 222.58 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 36,665 square feet or 0.841 acres of land.

TRACT IX

BEING a tract of land located in Block A, Beltwood BUiness Park, an addition to the City of Addison, Texas, as recorded in Volume 72178, Page 0594 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point made by the intersection of the West line of Beltwood Parkway East, a (60' R.O.W.) and the South line of Belt Line Road (a 100' R.O.W.);

THENCE S 00°24'00" E., along the West line of Beltwood Parkway East a distance of 250.0 feet to an iron rod found for corner and being the POINT OF BEGINNING;

THENCE S 00°24'00" E., 58.00 feet, along the West line of said Beltwood Parkway East to an iron rod set for corner;

THENCE S 89°36'00" W., 222.58 feet, to the West property line of said Beltwood Business Park, Third Installment to an iron rod set for corner;

THENCE N. 00°03'00" W., 58.00 feet, along the West line of said Beltwood Business Park, Third Installment to an iron rod found for corner;

THENCE N 89°36'00" E., 222.23 feet, to the POINT OF BEGINNING and containing 12,900 square feet or 0.2961 acres of land, more or less.

SECTION 2. 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 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 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 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

OFFICE OF THE CITY SECRETARY

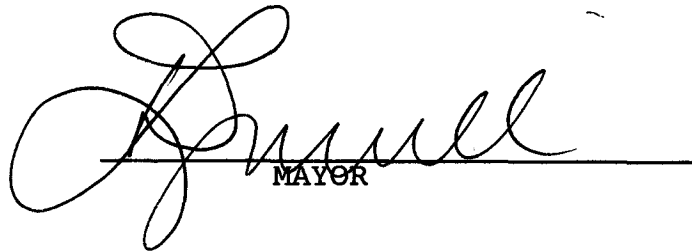
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repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect. That this ordinance shall specifically repeal Ordinance 085-074, which approved a Special Use Permit for a restaurant with alcohol on the property contained in Planned Development district 085-051.

SECTION 6. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 14th day of April, 1992.

  
MAYOR

ATTEST:

  
CITY SECRETARY

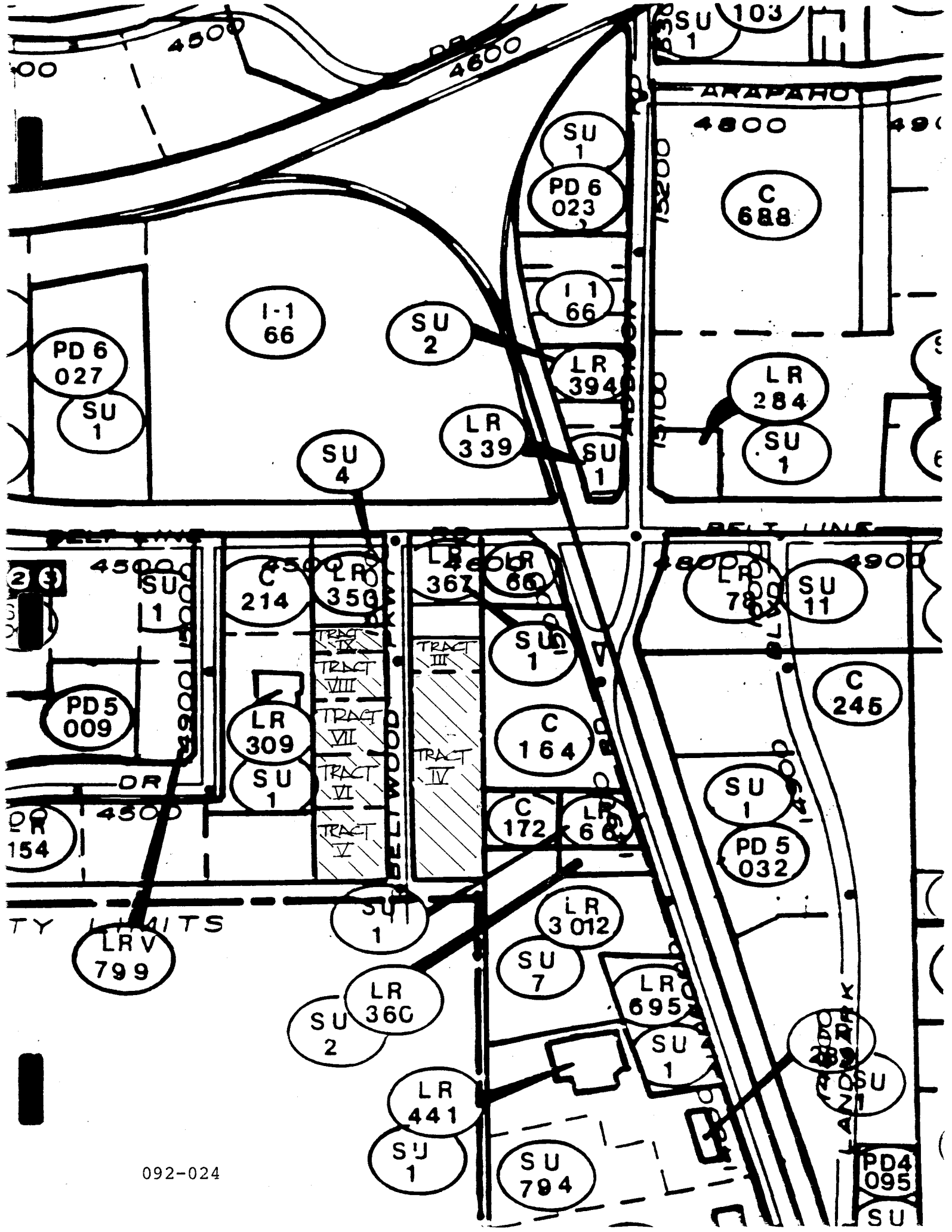
CASE FILE NO. 1103-Z

APPROVED AS TO FORM:

  
ZONING ADMINISTRATOR

Published  
5/15/92





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23

DR 154

TY LIMITS

SU 103  
1

ARAPAHO

4800

C 688

SU 1  
PD 6 023

I 1 66

LR 394

SU 1

LR 339

SU 4

SU 2

I-1 66

PD 6 027

SU 1

LR 284

SU 1

BELT LINE

4500

SU 1

C 214

LR 359

LR 367

LR 60

LR 78

SU 11

TRACT IX

TRACT VIII

TRACT VII

TRACT VI

TRACT V

TRACT III

TRACT IV

SU 1

C 164

C 172

LR 60

C 245

SU 1

PD 5 032

DR 4500

DR 154

LRV 799

SU 1

LR 3 012

SU 7

SU 2  
LR 36C

LR 695

SU 1

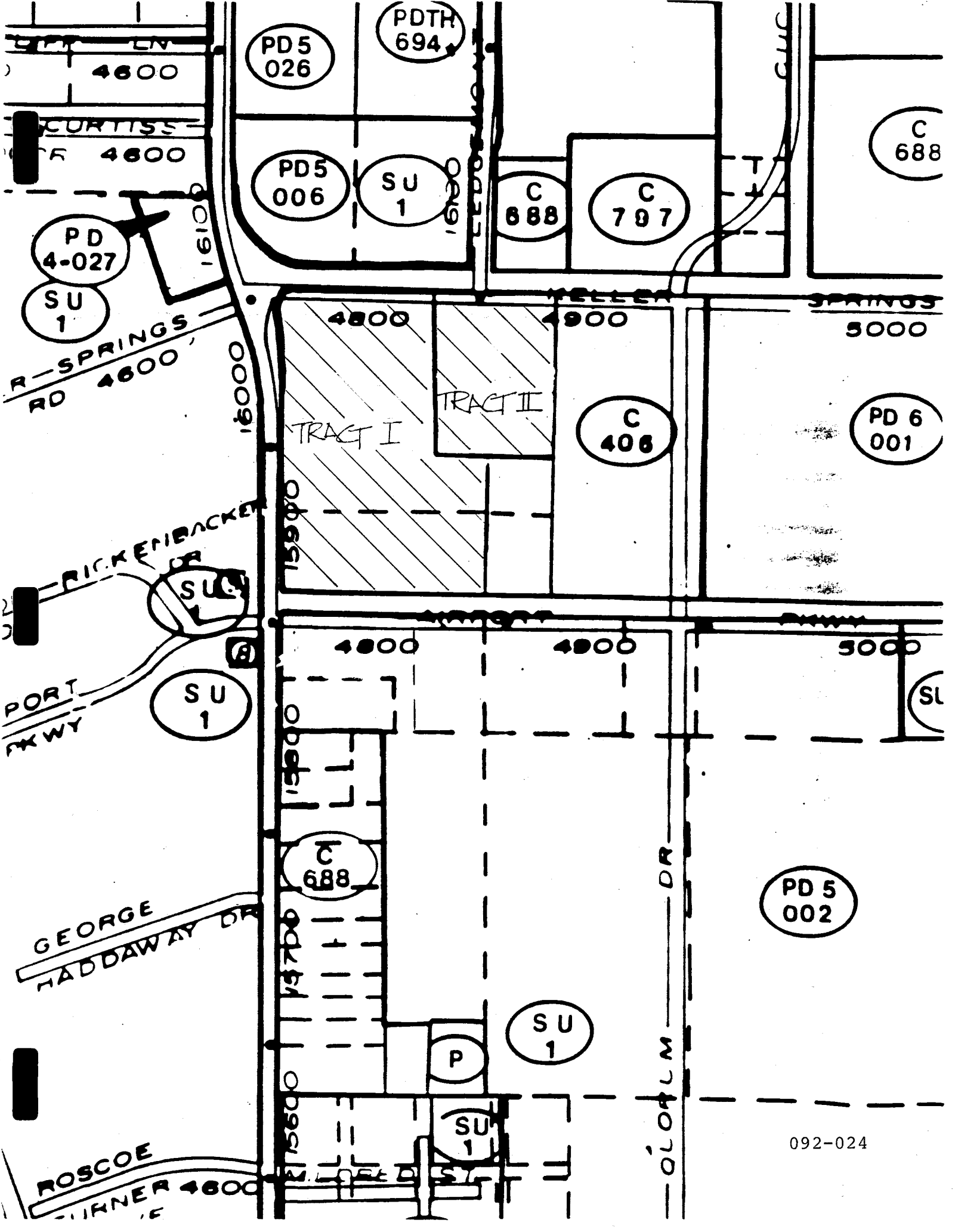
LR 441

SU 1

SU 794

LANDS BANK

PD 4 095  
SU



PD 5 026

PDTH 694

PD 5 006

SU 1

C 688

C 787

C 688

PD 4-027

SU 1

R-SPRINGS RD 4800

16000

4800

4900

SPRINGS 5000

TRACT I

TRACT II

C 406

PD 6 001

RICKENBACKER DR

SU 1

PORT PKWY

SU 1

4800

4900

5000

SL

15500

15000

14700

13500

GEORGE HADDAWAY DR

C 688

PD 5 002

ROSCOE TURNER 4800

P

SU 1

SU 1

OLOLUM DR