

ORDINANCE NO. 092-038

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 PROPERTY DESCRIBED IN THIS ORDINANCE FROM THE COMMERCIAL - 1 DISTRICT TO THE COMMERCIAL - 2 DISTRICT, LOCATED ON A TRACT OF LAND NORTH OF BELT LINE ROAD, SOUTH OF ARAPAHO ROAD, EAST OF ADDISON ROAD, AND WEST OF QUORUM DRIVE, 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:

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: Commercial-2. 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, and being part of Quorum centre Addition, an addition to the City of Addison as recorded in Volume 84067, Page 5718, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south line of Arapaho Road (60' R.O.W.), said point being S 89°35'00" E a distance of 216.04 feet from the northeast point of 21.17 feet corner clip situated in the intersection of the south line of said Arapaho Road and the east line of Addison Road (60' R.O.W.);

THENCE S 89°35'00" E along the south line of said Arapaho Road a distance of 341.62 feet to a point for corner at the beginning of a curve to the left. Said curve having a central angle of 10°18'44", a radius of 359.39 feet, a tangent length of 32.43, and a chord which bears N 85°15'38" E 64.60 feet;

THENCE 64.68 feet along said curving south line of Arapaho Road to a point for corner. Said point also being the northwest corner of PLANNED DEVELOPMENT TRACT;

THENCE S 00°14'01" E departing the curving south line of Arapaho Road and along the west line of said PLANNED DEVELOPMENT TRACT a distance of 777.44 feet to a point for corner. Said point also being the southwest corner of said PLANNED DEVELOPMENT TRACT;

THENCE S 89°57'28" E departing the west line of said PLANNED DEVELOPMENT TRACT a distance of 30.00 feet to a point for corner;

THENCE S 00°15'05" E a distance of 105.00 feet to a point for corner;

THENCE N 89°57'28" W a distance of 30.83 feet to a point for corner;

THENCE S 00°14'03" E a distance of 107.33 feet to a point for corner. Said point also being the most southerly northeast corner of TRACT A;

THENCE N 89°57'30" W along the most southerly line of TRACT A a distance of 395.12 feet to a point for corner;

THENCE N 00°17'01" E departing said southerly line of TRACT A and along the most westerly east line of said TRACT A a distance of 670.58 feet to a point for corner. Said point also being the most northerly northeast corner of said TRACT A;

THENCE N 89°43'00" W along the north line of said TRACT A a distance of 1.00 feet to a point for corner;

THENCE N 00°17'00" E departing said north line of TRACT A a distance of 120.00 feet to a point for corner;

THENCE N 44°42'59" W a distance of 25.44 feet to a point for corner;

THENCE N 00°17'00" E a distance of 177.97 feet to the POINT OF BEGINNING and containing 392,551 square feet or 9.0117 acres of land, more or less.

SECTION 2. Said property shall not be used for any other purpose than those allowed under the Commercial-2 zoning classification.

SECTION 3. 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 4. 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 5. 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 6. 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.

SECTION 7. 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 9th day of June, 1992.

  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE FILE NO. 1112-Z

APPROVED AS TO FORM:

  
ZONING ADMINISTRATOR

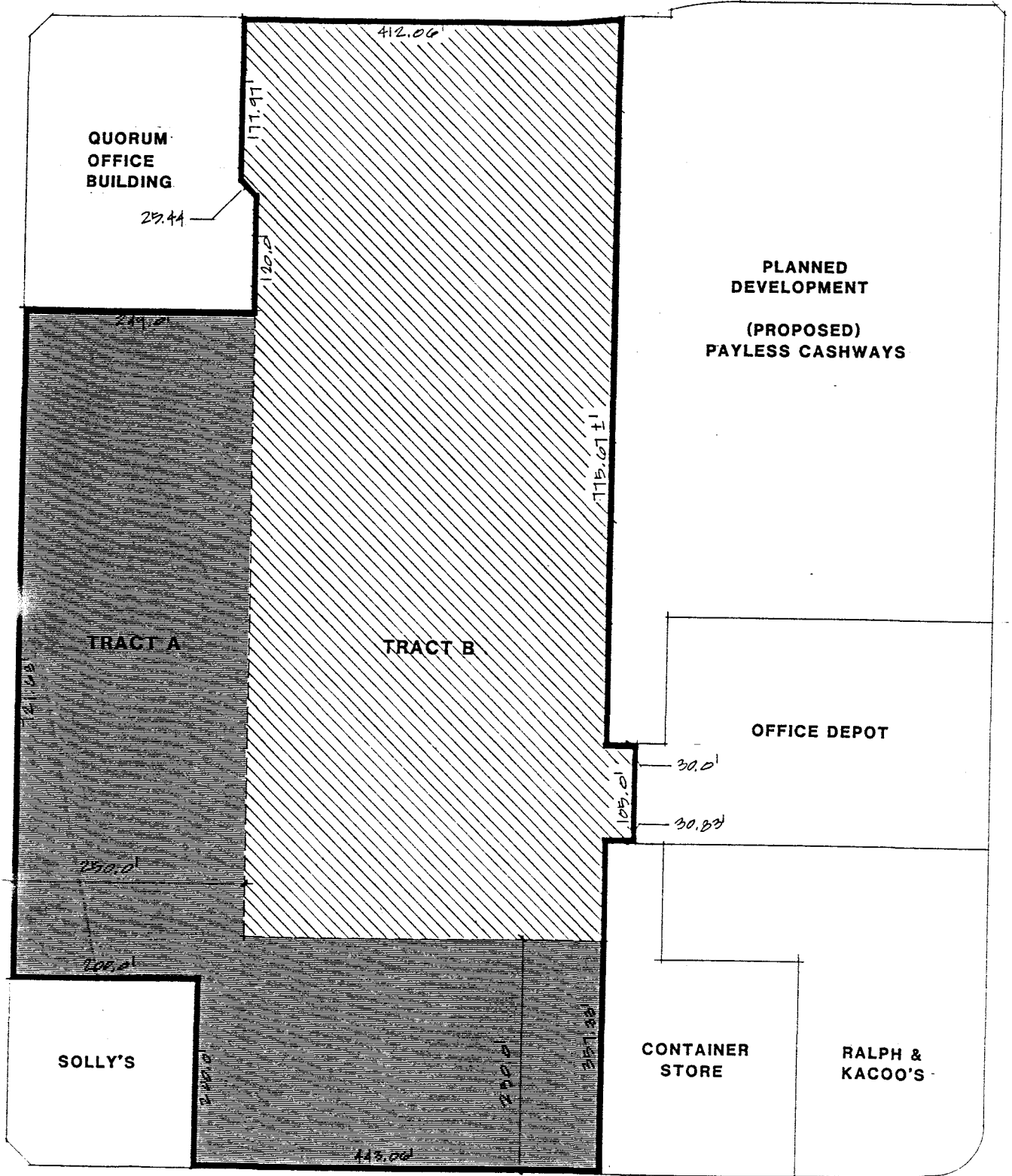
OFFICE OF THE CITY SECRETARY

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ARAPAHO ROAD

ADDI ON ROAD



BELT LINE ROAD

1112-Z