

ORDINANCE NO. 093-019

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM MXR WITH A DENSITY OF 12 UNITS PER ACRE TO MXR WITH A DENSITY OF 5.5 UNITS PER ACRE, AND PLANNED DEVELOPMENT TO MXR WITH A DENSITY OF 5.5 UNITS PER ACRE, ON APPLICATION FROM CENTENNIAL AMERICAN PROPERTIES, LOCATED ON 16.84 ACRES ON THE NORTH SIDE OF BELTWAY DRIVE, EAST OF MARSH LANE AND WEST OF SURVEYOR 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. 093-019

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 - 5.5, Mixed Use Residential with a development density of 5.5 dwelling units per acre. Said property being in the Town of Addison, Texas, and being described as follows:

BEING all that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas; and being out of the Thomas L. Chenowith Survey, Abstract No 273; and being part of Les Lacs Plaza subdivision, an addition to the Town of Addison as recorded in Volume 83064, Page 2724 of the map records of Dallas County, Texas; and being more particularly described as follows:

COMMENCING at a cross mark for corner at the intersection of the easterly line of Marsh Lane (100 foot right-of-way) and the northerly line of Beltway Drive (80 foot right-of-way);

THENCE: S 89°04'38" E, along the north line of said Beltway Drive a distance of 56.88 feet to a 1/2" iron rod for the beginning of a curve to the right having a central angle of 35°00'00" and a radius of 540.00 feet;

THENCE: Easterly along said curve to the right an arc distance of 329.87 feet to a 1/2" iron rod for corner;

THENCE: S 54°04'38" E, continuing along the north line of Beltway Drive a distance of 190.96 feet to the PLACE OF BEGINNING OF THIS TRACT;

THENCE: N 35°55'23" E, a distance of 20.00 feet to a 5/8" iron rod set for corner;

THENCE: N 03°41'47" W, a distance of 120.62 feet to a 5/8" iron rod set for corner;

THENCE: N 24°47'45" E, a distance of 58.49 feet to a 5/8" iron rod set for corner;

THENCE: S 72°06'23" E, a distance of 97.34 feet to a 5/8" iron rod set for corner;

THENCE: S 26°09'44" E, a distance of 15.00 feet to a 5/8" iron set for the beginning of a curve to the right having a central angle of 106°19'09" and a radius of 50.00 feet whose center bears S 26°09'44" E;

THENCE: Easterly along said curve to the right an arc distance of 92.78 feet to a 5/8" iron rod set for corner;

THENCE: N 80°09'25" E, a distance of 89.57 feet to a 5/8" iron rod set for corner;

THENCE: S 54°04'37" E, a distance of 111.63 feet to a 5/8" iron rod set for corner; said point being the beginning of a curve to the left having a central angle of 89°35'48" and a radius of 490.00 feet whose center bears N 35°55'23" E;

THENCE: Easterly along said curve to the right an arc distance of 766.24 feet to a 5/8" iron rod set for corner;

THENCE: S 65°23'31" E, a distance of 132.21 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 49°14'04" and a radius of 50.00 feet;

THENCE: Southerly along said curve to the right an arc distance of 42.97 feet to a 5/8" iron rod set for corner;

THENCE: S 53°01'39" E, a distance of 99.87 feet to a 5/8" iron rod set for corner in the north line of Beltway Drive (80 foot right-of-way);

THENCE: S 36°00'52" W, along the north line of Beltway Drive for a distance of 12.29 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 89°54'30" and a radius of 760.00 feet whose center bears N 53°59'08" W;

THENCE: Westerly along said north line of Beltway Drive a distance of 1,192.59 feet to a 1/2" iron rod found for corner;

THENCE: N 54°04'38" W, a distance of 270.80 feet to the PLACE OF BEGINNING and containing 7.8756 acres of land, more or less.

TRACT II

BEING all that certain lot, tract or parcel of land situated in the Town of Addison, Dallas County, Texas; and being out of the Thomas L. Chenowith Survey, abstract No. 273; and being part of Les Lacs Plaza Subdivision, an addition to the Town of Addison as recorded in Volume 83064, Page 2724 of the map records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a cross mark for corner at the intersection of the easterly line of Marsh Lane (100 foot right-of-way) and the northerly line of Beltway Drive (80.00 foot right-of-way);

THENCE: N 00°56'06" E, along said easterly line of Marsh Lane, a distance of 686.45 feet to a 1/2" iron rod found for corner;

THENCE: S 72°06'23" E, a distance of 126.94 feet to a 5/8" iron rod for corner;

THENCE: S 43°29'15" E, a distance of 572.16 feet to a 5/8" iron rod for corner;

THENCE: S 72°06'23" E, a distance of 572.16 feet to a 5/8" iron rod for corner;

THENCE: S 81°28'21" E, a distance of 275.83 feet to a 5/8" iron rod for corner;

THENCE: N 75°01'45" E, a distance of 202.33 feet to a 5/8" iron rod for corner;

THENCE: N 85°27'35" E, a distance of 440.72 feet to a 5/8" iron rod for corner;

THENCE: N 43°14'23" E, a distance of 365.03 feet to a 5/8" iron rod set for corner;

THENCE: N 17°07'50" E, a distance of 33.98 feet to a 5/8" iron rod set for corner;

THENCE: N 48°46'55" E, a distance of 472.45 feet to a 5/8" iron rod set for corner;

THENCE: N 10°12'11" E, a distance of 72.68 feet to a 1/2" iron rod found for the southeast corner of Printemps Addition No. 2, an addition to the Town of Addison as recorded in Volume 89013, Page 0835 of the Map Records of Dallas County, Texas;

THENCE: N 79°49'35" E, a distance of 195.38 feet to a 1/2" iron rod found for corner in the east line of the aforesaid Les Lacs Plaza subdivision;

THENCE: S 00°55'55" W, along the easterly line of said Les Lacs Plaza subdivision, a distance of 233.20 feet to a 1/2" iron rod found in the northerly line of said Beltway Drive and at the beginning of a curve to the left;

THENCE: In a westerly direction along said northerly line of Beltway Drive and along said curve to the left having a radius of 408.50 feet whose center bears S 00°12'39" W, a central angle of 27°27'51" and an arc distance of 195.81 feet to a 1/2" iron rod found at the end of said curve to the left and at the beginning of another curve to the left;

THENCE: In a southwesterly direction continuing along said northerly line of Beltway Drive and along said curve to the left having a radius of 610.00 feet whose center bears S 27°15'12" E, a central angle of 26°43'56" and an arc distance of 284.61 feet to a 1/2" iron rod found at the end of said curve to the left;

THENCE: S 36°00'52" W, continuing along said northerly line of Beltway Drive a distance of 538.61 feet to a 5/8" iron rod set for corner;

THENCE: N 53°01'39" W, a distance of 99.87 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 49°14'04" and a radius of 50.00 feet, whose center bears

THENCE: Northwesterly along said curve to the left an arc distance of 42.97 feet to a 5/8" iron rod set for corner;

THENCE: N 65°23'31" W, a distance of 132.21 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 89°35'48" and a radius of 490.00 feet whose center bears n 53°40'20" W;

THENCE: Westerly along said curve to the left an arc distance of 766.24 feet to a 5/8" iron rod set for corner;

THENCE: N 54°04'37" W, a distance of 111.63 feet to a 5/8" iron rod set for corner

THENCE: S 80°09'25" W, a distance of 89.57 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 106°19'09" and a radius of 50.00 feet whose center bears S 80°09'25" W;

THENCE: Northwesterly and westerly along said curve to the left an arc distance of 92.78 feet to a 5/8" iron rod set for corner;

THENCE: N 26°09'44" W, a distance of 15.00 feet to a 5/8" iron rod set for corner;

THENCE: N 72°06'23" W, a distance of 97.34 feet to a 5/8" iron rod set for corner;

THENCE: S 24°47'45" W, a distance of 58.49 feet to a 5/8" iron rod set for corner;

THENCE: S 03°41'47" E, a distance of 120.62 feet to a 5/8" iron rod set for corner;

THENCE: S 35°55'23" W, a distance of 20.00 feet to a 5/8" iron rod set for corner in the north line of Beltway Drive;

THENCE: N 54°04'38" W, along the north line of Beltway Drive a distance of 19.96 feet to a 1/2" iron rod found for corner; said point being the beginning of a curve to the left having a central angle of 35°00'00" and a radius of 540.00 feet whose center bears S 35°55'22" W;

THENCE: Westerly along said curve to the left an arc distance of 329.87 feet to a 1/2" iron rod found for corner;

THENCE: N 89°04'38" W, a distance of 56.88 feet to the place of beginning and containing 8.9628 acres of land, more or less.

SECTION 2. The following special conditions are placed on the above described property:

-A fifty foot center line radius should be provided on the roadway knuckle.

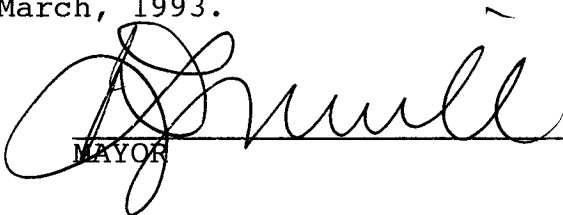
SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 5. 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 6. 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 7. 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 March, 1993.


MAYOR

ATTEST:


CITY SECRETARY

Case 1081-Z-4

OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 093-019

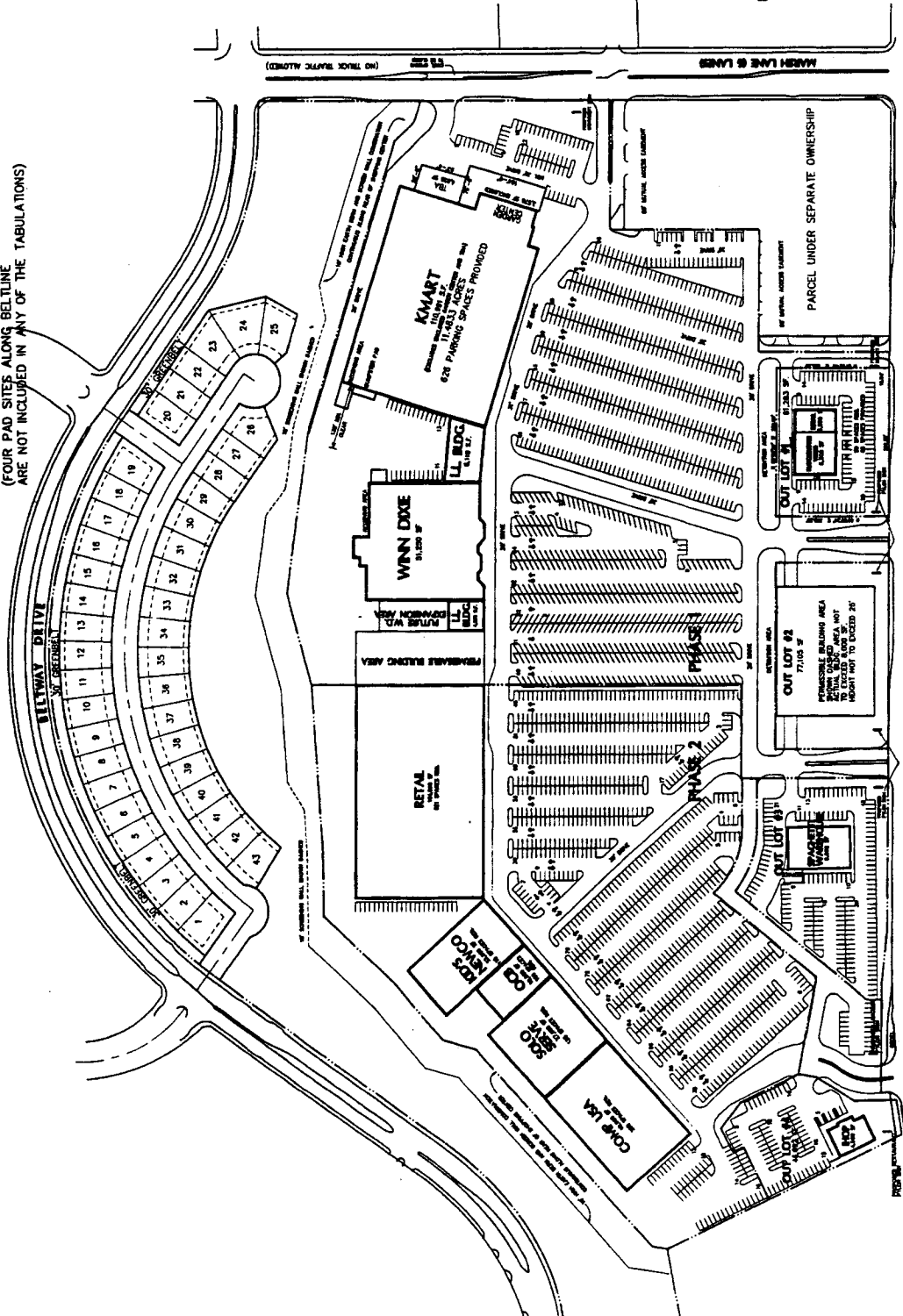
Published
5/20/93



TOTAL TABULATIONS
 1,635,049 SF LAND AREA (37.5 ACRES)
 4,30,809 SF BUILDING AREA
 26.3% COVERAGE
 PARKING REQ. 2025 SPACES
 PARKING PROVIDED 2025 SPACES
 (FOUR PAD SITES ALONG BELTLINE
 ARE NOT INCLUDED IN ANY OF THE TABULATIONS)

PHASE 2 TABULATIONS
 690,657 SF LAND AREA (15.86 ACRES)
 240,090 SF BUILDING AREA
 34.8% COVERAGE
 PARKING REQ. 1071 SPACES
 PARKING PROVIDED 962 SPACES

PHASE 1 TABULATIONS
 955,621 SF LAND AREA (21.94 ACRES)
 190,719 SF BUILDING AREA
 20% COVERAGE
 PARKING REQ. 954 SPACES
 PARKING PROVIDED 1063 SPACES



KMART #4885

PARKING PHASE 1

KMART TRACT - 626 PARKING SPACES PR
 S.C. TRACT - 357 PARKING SPACES PRC
 (EXCLUDES PARKING ON OUTLOTS)
 TOTAL - 983 PARKING SPACES PROVI
 (EXCLUDES PARKING ON OUTLOTS)

SITE PLAN / ADDISON, TEXAS
 SCALE: 1"=100'

THESE PLANS ARE REDUCTIONS OF THE ACTUAL
 "RECORD SET" OF PLANS WHICH ARE FILED IN
 ZONING CASE FILE 1081-Z-4.

APPROVED

093-019