

ORDINANCE NO. 094-065

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, SO AS TO GRANT A SPECIAL USE PERMIT FOR A MASSAGE AND MYOTHERAPY ESTABLISHMENT, ON APPLICATION WITH MASSAGE WORKS, LOCATED AT 4540 BELT LINE ROAD, IN THE ADDISON MARKET SHOPPING CENTER; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY 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, 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to a massage and myotherapy establishment on application from Massage Works. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

BEING a 2,192 square-foot lease space located in the Addison Market Shopping Center at 4560 Belt Line Road, located on a tract or parcel of land situated in the City of Addison, Dallas County, Texas; and being part of the Elisha Fike Survey Abstract 478, and also being part of Beltway Office Park, Tract III; an addition to the City of Addison as recorded in Volume 77086; Page 0026 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod for corner at the intersection of the southerly line of Belt Line Road (100 feet wide) and the westerly line of Beltway Drive (80 feet wide at this point), said point also being the most easterly northeast corner of said Beltway Office Park, Tract III;

THENCE South 0°03'00" East along the westerly line of said Beltway Drive a distance of 133.49 feet to an iron rod at an angle point;

THENCE South 5°47'21" East continuing along the westerly line of Beltway Drive a distance of 100.00 feet to an iron rod at an angle point;

THENCE South 0°03'00" East along the westerly line of said Beltway Drive a distance of 25.49 feet to an iron rod for corner;

THENCE South 89°58'36" West along the northerly line of a 10-foot Utility Easement a distance of 169.05 feet to an iron rod for corner at the southwest corner of a 1.153 acre tract conveyed by the City of Addison by deed dated October 4, 1971;

THENCE North 0°01'24" West along the east line of said City of Addison tract a distance of 358.26 feet to a crosscut for corner in the southerly line of said Belt Line Road;

THENCE North 89°56'51" East along the southerly line of said Belt Line Road a distance of 158.08 feet to the POINT OF BEGINNING, and containing 57.721 square feet, more or less, or 1.3251 acres.

SECTION 2. That the Special Use Permit for a massage and myotherapy center shall be approved subject to the following special conditions:

-The owner of the center shall replace any dead or missing landscaping on the site prior to the issuance of a Certificate of Occupancy for Massage Works.

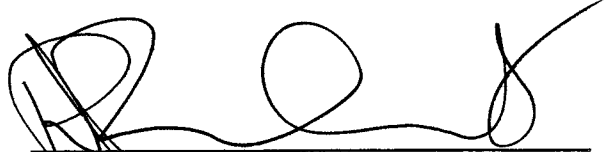
-The bathroom in the facility shall comply with all applicable ADA standards.

SECTION 3. 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.

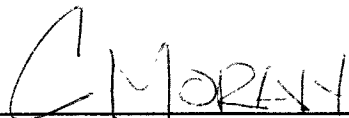
SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance 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, 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 11th day of October, 1994.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1195-SUP

APPROVED AS TO FORM:

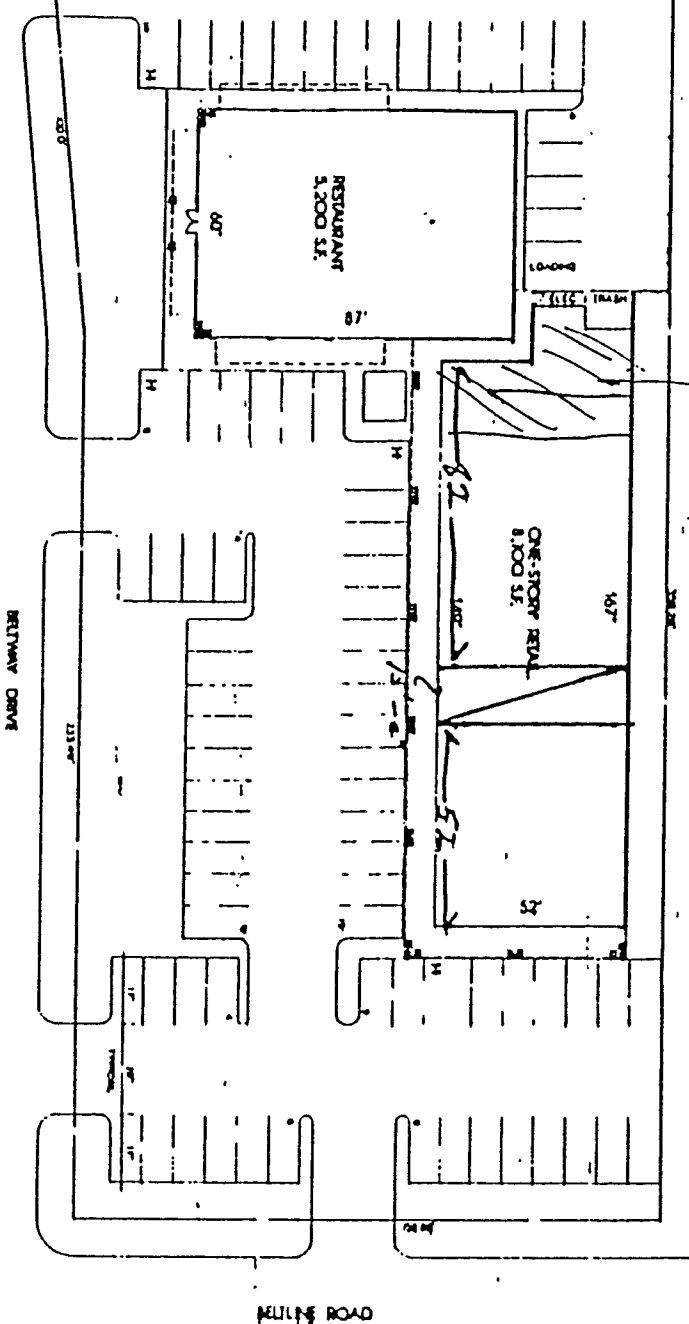

DIRECTOR OF DEVELOPMENT SERVICES

Published
6/22/95



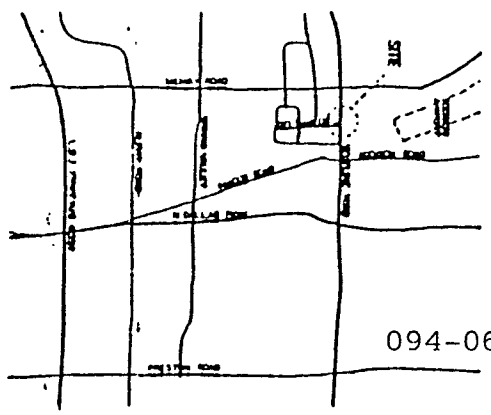
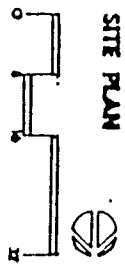
"This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein."

21912



ADDISON MARKET
ADDISON, TEXAS

SITE PLAN



094-065

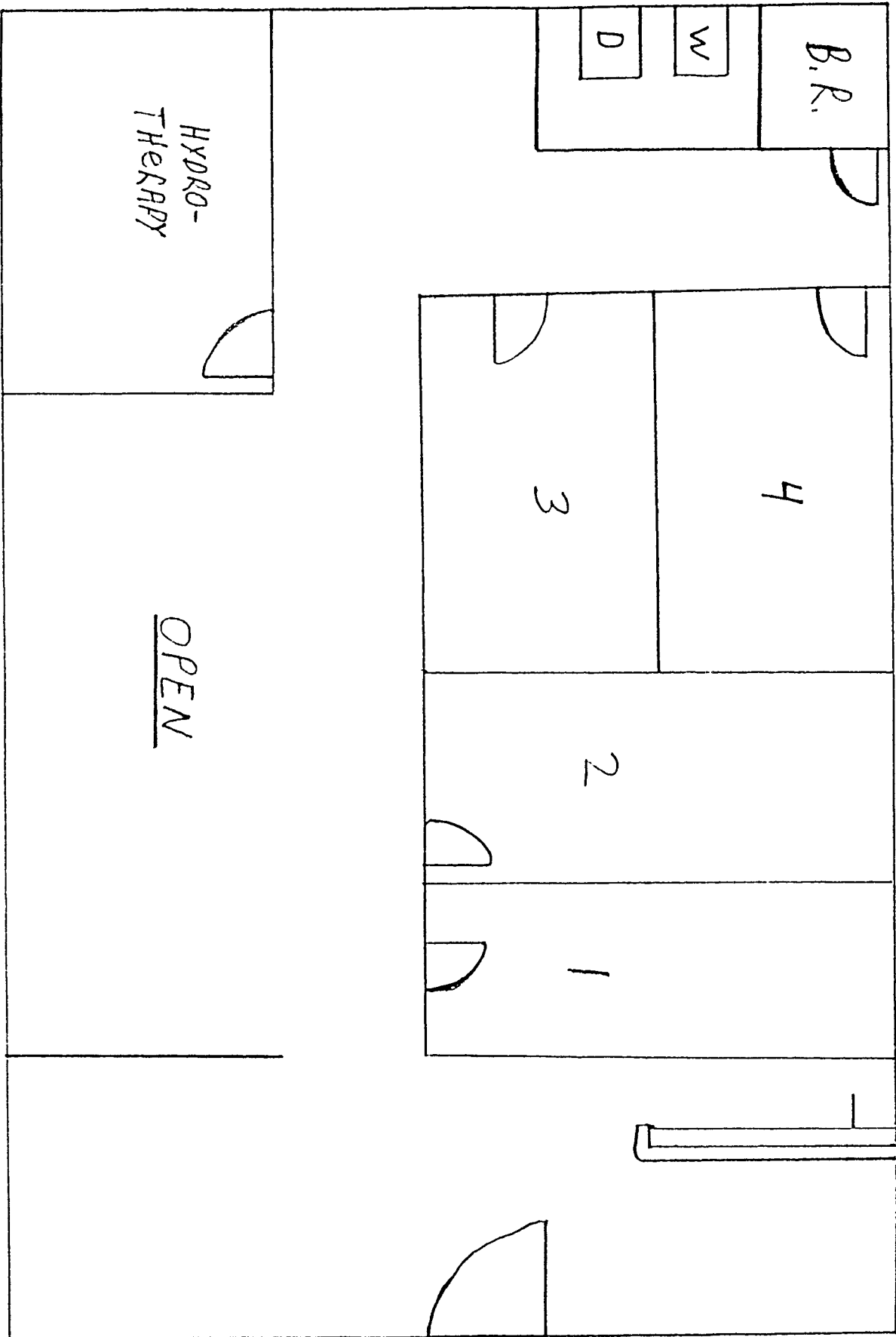
LOCATION MAP

PROJECT DATA

LAND AREA	57,721 SF
BUILDING AREA	13,300 SF
RESTAURANT	5,200 SF
RETAIL	8,100 SF
TOTAL	13,300 SF
PARKING	57
SPACES-RESTAURANT	17,000 SF
RETAIL	17,200 SF
(TOTAL)	3
TOTAL	98 SPACES

CASE FILE NO. 1195-SUA
RECEIVED. 9-1-94

INITIAL	
LANDLORD	
TENANT	



MASSAGE WORKS

FLOOR PLAN

MASSAGE WORKS

12" OPEN FACE LIGHTED CHANNEL LETTERS

094-065

ALPHABET
SIGN CO.
238-1911

Checked by <i>[Signature]</i>	
DATE	8-26-94
SCALE	
JOB NO.	
SHEET	
OF SHEETS	

REVISIONS	BY