

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 008-025**

**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 AN INSTITUTION OF A RELIGIOUS
NATURE, IN A PLANNED DEVELOPMENT DISTRICT,
ORDINANCE NO. 085-006, LOCATED IN THE GATEWAY
CENTER AT 4821-A KELLER SPRINGS ROAD, ON
APPLICATION FROM SOKA GAKKAI, INTERNATIONAL;
PROVIDING FOR SPECIAL CONDITIONS; 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 an institution of a religious nature in a Planned Development District, Ordinance No. 085-006, Said zoning amendment is situated on the following described land:

Being a 2,500 square-foot lease space, addressed as 4821 A, Keller Springs Road, and further described as:

TRACT I

BEGINNING at the point of intersection of the North line of Keller Springs Road (a variable R.O.W.) and the East R.O.W. line of Addison Road (a 60' R.O.W.) said point being on a curve to the right, concave to the Northeast, having a radius of 686.30 feet, a central angle of 23 deg. 23' 35" a tangent length of 142.08 feet (a chord bearing North 11 deg. 54' 47" West, a chord distance of 278.76');

THENCE along said curve and said east line of Addison Road, 280.21 feet to the point of tangency of said curve;

THENCE North 00 deg. 13' 00" West, 143.29 feet continuing along said east line of Addison Road to a point for corner;

THENCE North 89 deg. 47' 00" East, 385.37 feet to a point for corner;

THENCE South 00 deg. 13' 00" East, 420.90 feet to the North R.O.W. line of Keller Springs Road;

THENCE North 89 deg. 19' 25" West, along said R.O.W. for 329.00 feet to the POINT OF BEGINNING.

The above described parcel contains 3.5820 acres or 156,032 square feet of land, more or less.

EXHIBIT "A"

BEING TRACT I OF GATEWAY CENTRE, an Addition to the City of Addison, Texas, according to the map thereof recorded in Volume 79174, Page 351, Map Records, Dallas County, Texas, and certificate of correction or error recorded in Volume 79219, Page 881, Deed Records, Dallas County, Texas, and being a part of the WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the north line of Keller Springs Road (a variable R.O.W.) and the east right-of-way of Addison Road (a 60 ft. R.O.W.), said point being on a curve to the right, concave to the northeast, having a radius of 686.30 feet, a central angle of 23 deg. 23 min. 35 sec., a tangent length of 142.08 feet, a chord bearing of N 11 deg. 54 min. 47 sec. W, and a chord distance of 278.76 feet;

THENCE along said curve and said east line of Addison Road, 280.21 feet to the point of tangency of said curve;

THENCE N 00 deg. 13 min. 00 sec. W, 143.29 feet continuing along said east line of Addison Road to a point for corner;

THENCE N 89 deg. 47 min. 00 sec. E, 385.37 feet to a point for corner;

THENCE S 00 deg. 19 min. 25 sec. W, along said right-of-way for 329.00 feet to the Point of Beginning and containing 3.5820 acres of 156,032 square feet of land, more or less.

BEING TRACT II OF GATEWAY CENTER, an Addition to the City of Addison, Texas, according to the map thereof recorded in Volume 79174 Page 351, Map Records, Dallas County, Texas, and certificate of correction or error recorded in Volume 79219, Page 881, Deed Records, Dallas County, Texas, and being a part of WILLIAM LOMAX SURVEY, ABSTRACT NO. 792, Dallas County, Texas, and being more particularly described as follows:

Commencing at the point of intersection of the east R.O.W. line of Addison Road (a 60-ft R.O.W.) and the north R.O.W. line of Keller Springs Road (a variable width R.O.W.); thence, S 89 deg. 19 min. 25 sec. E, along the north R.O.W. line of said Keller Springs Road for 329.00 feet to the POINT OF BEGINNING;

THENCE S 89 deg. 19 min. 25 sec. E, 148.31 feet along said north R.O.W. line of Said Keller Springs Road to a point;

THENCE N 00 deg. 40 min. 35 sec. E, along the said R.O.W. line for 324.03 feet to the point of curvature of a curve to the right having a radius of 280.00 feet, a central angle of 11 deg. 51 min. 31 sec., a tangent length of 29.08 feet, a chord bearing of N 06 deg. 36 min. 21 sec. E, and a chord distance of 57.85 feet;

THENCE, along said curve to the right an arc length of 57.95 feet to the point of reverse curvature of a curve to the left having a radius of 220.00 feet, a central angle of 11 deg. 29 min. 41 sec., a tangent length of 22.14 feet, a chord bearing of N 06 deg. 47 min. 15 sec. E, and a chord length of 44.06 feet;

THENCE, along said curve for an arc length of 44.14 feet to a point on the curve;

THENCE, S 89 deg. 47 min. 00 sec. W, 352.91 feet;

THENCE, S 00 deg. 13 min. 00 sec. E, 420.90 feet to the north R.O.W. line of Keller Springs Road and the Point of Beginning and containing 3.3051 acres of 143,971 square feet of land, more or less.

SECTION 2. That the Special Use Permit is approved subject to the following special conditions:

1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the floor plan which is attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a Religious Institution in a Planned Development and to that particular area designated on the final site plan as encompassing a total area not to exceed approximately 2,500 square feet.
3. That if the property for which the special use permit is granted and is not used for the purposes for which said permit was granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning.

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 be 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 12th day of August, 2008.


MAYOR-Joe Chow

ATTEST:



CITY SECRETARY Mario Canizares

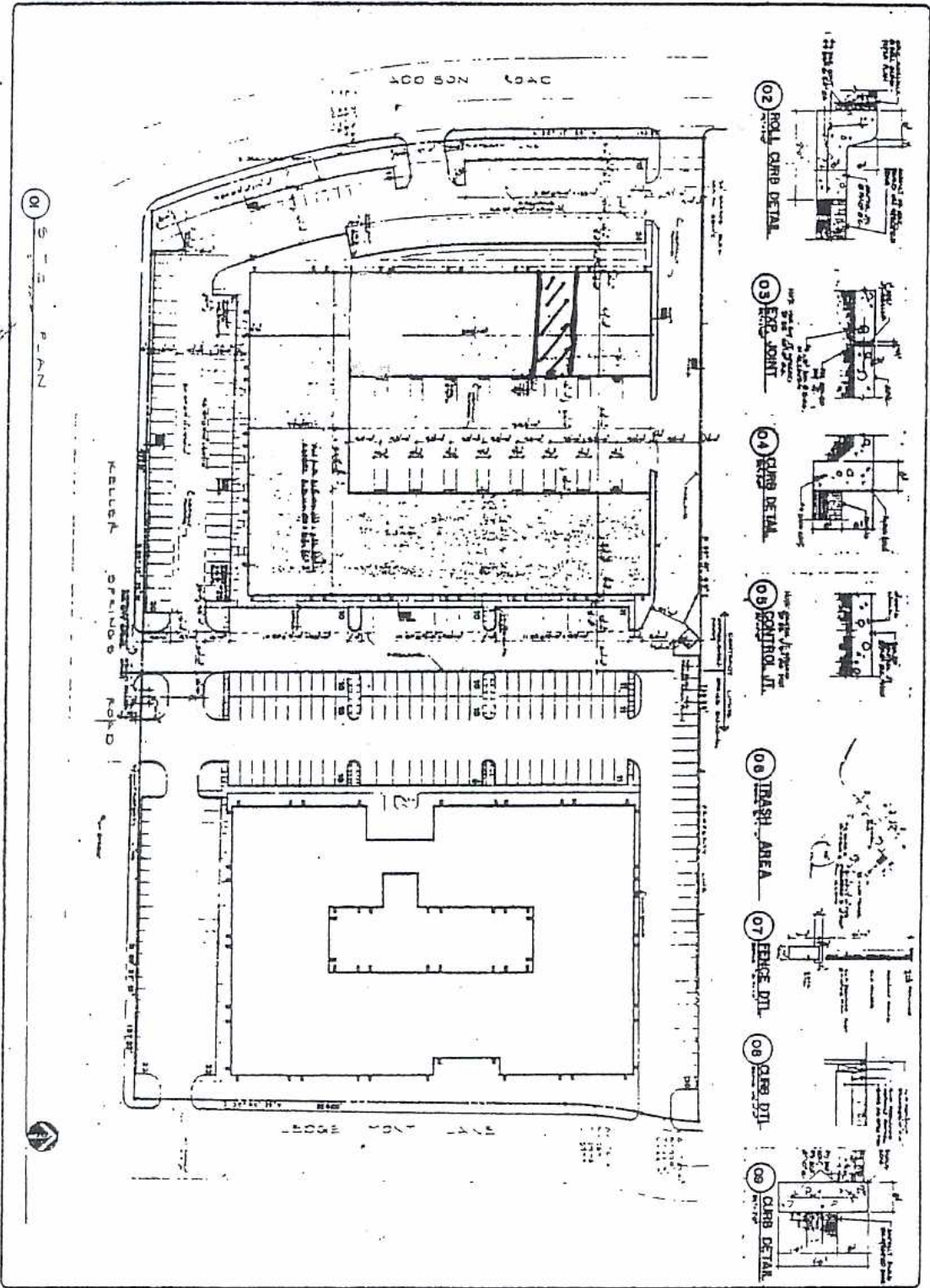
CASE NO. 1559-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: _____



A1

DATE: 11/11/08

Gateway Centre
 Office / Showrooms
 Gateway Properties, Inc.
 Keller Springs Road at Addison Road
 Addison, Texas

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