

ORDINANCE NO. 637

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO GRANT A VARIANCE FROM THE HEIGHT RESTRICTIONS IN "I-1" INDUSTRIAL DISTRICT TO ALLOW TWO EIGHT (8) STORY OFFICE BUILDINGS; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Zoning Commission of the City of Addison and the Governing Body of the City of Addison, Texas in compliance with the laws of the State of Texas with reference to the granting of zoning changes under the zoning ordinance and zoning map, have given requisite notices by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the area, the City of Addison, Texas, is of the opinion that the said variance on application from Folsom Investments should be granted and the Comprehensive Zoning Ordinance should be amended in the exercise of its legislative direction, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Addison, Texas, be, and the same is hereby amended to grant a variance from the height requirements in Industrial District to allow two eight story buildings on the hereinafter described property. Such variance shall be noted on the official zoning map of the City

of Addison. Said property being in the City of Addison, Dallas County, Texas, and described as follows:

WHEREAS, FOLSOM INVESTMENTS, INC. is the owner of a tract of land situated in the William Lomax Survey, Abstract No. 792, Dallas County, Texas, and being part of Lot 2 in Block 1 of Bent Tree Oaks, an addition to the City of Addison, Texas as recorded in Volume 78004, Page 0007 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the most northerly corner of Bent Tree Towers, an addition to the City of Addison, Texas, as recorded in Volume 78188, Page 2026 of the Map Records of Dallas County, Texas, said corner being in the southwest line of Dallas Parkway (a 200 foot R.O.W.);

THENCE S 42°00'34" W, 591.99 feet to a point in the northeast line of Westgrove Drive;

THENCE N 47°59'26" W along said northeast line, 127.48 feet;

THENCE in a northwesterly direction continuing along said northeast line with a curve to the left, said curve having a central angle of 19°11'00" and a radius of 805.00 feet, a distance of 269.52 feet;

THENCE N 42°00'34" E, 636.69 feet to a point in the southwest line of Dallas Parkway;

THENCE S 47°59'26" E along said southwest line, 392.00 feet to the Place of Beginning and containing 235,958 square feet (5.417 acres of land.)

SECTION 2. 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 3. That the above described property shall be used only in the manner and for the purposes for in the Comprehensive Zoning Ordinance of the city as amended herein by the granting of this zoning classification with variance.

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 provision thereof other than the part so decided to be invalid, illegal or unconstitutional and the same shall not affect the validity of the comprehensive zoning ordinance as a whole.

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 of Addison as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 6. Whereas, the above described property requires that it be given this variance in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the city and creates an urgency and an emergency for the preservation of public health, safety, and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 11 day of November, 1980.

MAYOR 

ATTEST:


CITY SECRETARY