

ORDINANCE NO. 694

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 66 PASSED BY THE CITY COUNCIL ON MAY 11, 1965, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT 16301 LEDGEMONT FROM APARTMENT TO PLANNED DEVELOPMENT TOWNHOUSE/ CONDOMINIUM, WITH VARIANCES; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF 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 Planning and Zoning Commission of the City of Addison, Texas, and the City Council 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 Comprehensive Zoning Ordinance should be amended, 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, so as to give the hereinafter described property the following zoning district classification, to-wit: Planned Development-Townhouse/Condominium. Said property being in the City of Addison, Dallas County, Texas, and

being described as follows:

WHEREAS Folsom Investment Co. is the owner of a tract of land in the City of Addison, out of the William Lomax Survey, Abstract No. 792, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the South right of way line of Westgrove Drive and the West right of way line of Ledgemont Lane; thence along the West right of way line of Ledgemont Lane South  $42^{\circ}00'34''$  W a distance of 580.43 ft. to the point of beginning of a circular curve to the left whose central angle is  $42^{\circ}18'35''$ , whose radius is 280.00 ft., and whose tangents are 108.35 ft.; thence along said circular curve to the left a distance of 206.77 ft. to the point of tangency; thence South  $0^{\circ}18'01''$  E a distance of 179.37 ft. to the point of beginning;

THENCE continuing along the West right of way line of Ledgemont Lane South  $0^{\circ}18'01''$  E a distance of 982.52 ft. to the point of curvature of a circular curve to the right whose central angle is  $1^{\circ}20'26''$ , whose radius is 220.00 ft., and whose tangents are 2.57 ft.;

THENCE along said circular curve to the right a distance of 5.15 ft. to the point of tangency;

THENCE departing the West right of way line of Ledgemont Lane S  $89^{\circ}47'00''$  W a distance of 738.28 ft. to a corner in the East right of way line of Addison Road;

THENCE along the East right of way line of Addison Road North  $0^{\circ}13'00''$  West a distance of 527.71 ft. to a corner;

THENCE departing the East right of way line of Addison Road North  $98^{\circ}47'00''$  East a distance of 417.43 ft. to a corner;

THENCE North  $0^{\circ}12'00''$  West a distance of 208.71 ft. to a corner;

THENCE North  $89^{\circ}47'00''$  East a distance of 19.26 ft. to a corner;

THENCE North  $0^{\circ}13'00''$  West a distance of 251.24 ft. to a corner;

THENCE North  $89^{\circ}47'00''$  East a distance of 300.21 ft. to the place of beginning and containing 12.206 acres of land.

SECTION 2. That the above Planned Development Townhouse/Condominium zoning is hereby amended by amending Section 13 to read as follows on the hereinabove described property:

Section 13. Parking, Garages and Carports

- A. Adequate parking space shall be provided to meet the requirements of the residents and their guests. One and seventy-four hundredths (1.74) parking spaces shall be provided for each dwelling unit. No unit shall be constructed with less than one (1) covered enclosed parking

space. Tandem parking will be acceptable. Guest parking may be averaged throughout the development, but must be in proximity to the unit served.

SECTION 3. Any person, firm or corporation violating any provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction in Municipal Court shall be subject to a fine not to exceed the sum of \$200.00 for each offense, and each and every day said violation continues shall constitute a separate offense.


SECTION 4. 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 5. Should any word, phrase, clause, sentence, paragraph or portion of this ordinance be held to be invalid or unconstitutional, the same shall not affect that portion of the ordinance not held to be invalid or unconstitutional, and the remaining portion shall continue in full force and effect the same as if no portion of the ordinance was held to be void or unconstitutional.

SECTION 6. The fact that the present zoning ordinance of the City of Addison does not adequately regulate these provisions which creates an urgency and an emergency in the preservation of public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY ADDISON, TEXAS,  
this the 25 day of August, 1981.

MAYOR



ATTEST:

  
CITY SECRETARY