

ORDINANCE NO. 707

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, TO CHANGE THE ZONING FROM APARTMENT TO PLANNED DEVELOPMENT, CONDOMINIUM CONVERSIONS ON APARTMENTS (BENT TREE OAKS) LOCATED NORTH OF WESTGROVE AND EAST OF ADDISON ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the City of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the City of Addison, Texas as required by State Statutes and the zoning ordinance of the City 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 City 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 City of Addison, and helps

promote the general welfare and safety of this community, 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 by amending the zoning map so as to give the herein after described property the following zoning district classification, to-wit: Planned Development, Condominium Conversions.

SECTION 2. That Article VIII-C of the Comprehensive Zoning Ordinance is hereby amended by amending Section 13. (A) to allow one-half ($\frac{1}{2}$) inch gypson board for common walls and ceilings.

SECTION 3. Said property for the above mentioned zoning classification and variance is in the City of Addison, Texas, and is described as follows:

Being a tract of land situated in the William Lomax Survey, Abstract No. 702 in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

Commencing at a point at the intersection of the east right-of-way line of Addison Road (a 60 foot R.O.W.) and the north right-of-way line of Keller Springs Road (a 50 foot R.O.W.), said point being in a curve to the right in a northwesterly direction, having a central angle of $23^{\circ}23'35''$, a radius of 686.30 feet and a tangent bearing of N. $23^{\circ}36'35''$ W; Thence along said curve and said east right-of-way of Addison Road, 280.21 feet to the end of said curve; Thence N $0^{\circ}13'00''$ W, 2314.76 feet along said east right-of-way of Addison Road to the POINT OF BEGINNING, in the north line of proposed Westgrove Drive (a 60 foot R.O.W.);

THENCE N $0^{\circ}13'00''$ W, 664.92 feet along the said east right-of-way of Addison Road to a point for corner;

THENCE leaving the said east right-of-way of Addison Road, N 89°35'11" E, 488.90 feet to a point for corner;

THENCE S 47°59'26" E, 317.52 feet to a point for corner;

THENCE S 7°32'53" W, 464.85 feet to a point for corner, said point also being in a curve heading in a northwesterly direction, having a central angle of 7°45'53", a radius of 805.00 feet and a tangent bearing of N 82°27'07" W;

THENCE along said curve 109.09 feet to a point for corner;

THENCE S 89°47'00" W, 552.46 feet to the Point of Beginning and containing 10.179 gross acres of land.

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. 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 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. 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.

SECTION 7. Whereas, the above described property required that it be given the above zoning classification 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 the 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 BY THE CITY COUNCIL OF THE CITY OF ADDISON,
TEXAS this the 8 day of September, 1981.


MAYOR

ATTEST:


CITY SECRETARY