

ORDINANCE NO. 708

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT THE NORTHEAST CORNER OF SURVEYOR AND BELTWAY ROAD FROM PLANNED DEVELOPMENT TO PLANNED DEVELOPMENT TOWNHOUSE/CONDOMINIUM; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLCITING 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, Watson & Taylor, Tax #1-23-0017, 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 of the City of Addison so as to give the hereinafter described property the following zoning district classification, to-wit: Planned Development Townhouse/Condominium.

BEING a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Surveyor Blvd. (a 60' R.O.W.) and the North line of Beltway Drive (a 60' R.O.W.), an iron stake for corner;

THENCE, N. $0^{\circ}11'34''$ E, along said East line of Surveyor Blvd., a distance of 321.0 feet to the beginning of a curve to the left, having a central angle of $7^{\circ}16'38''$ and a radius of 630.0 feet, an iron stake for corner;

THENCE, around said curve, a distance of 80.02 feet to an iron stake for corner;

THENCE, S. $89^{\circ}25'E$, leaving said East line of Surveyor Blvd., a distance of 798.01 feet to an iron stake for corner;

THENCE, S. $0^{\circ}01'18''$ W, a distance of 282.25 feet to a point along the Northerly line of said Beltway Drive, an iron stake for corner;

THENCE, along the Northerly line of said Beltway Drive the following:

Around a curve to the left, having a back tangent bearing of $S71^{\circ}06'25''$ W, a central angle of $8^{\circ}10'44''$, and a radius of 1080.0 feet, a distance of 154.17 feet to the beginning of a curve to the right, having a central angle of $26^{\circ}56'39''$ and a radius of 450.0 feet, an iron stake for corner;

Around said curve a distance of 211.62 feet to an iron stake for corner;

$S89^{\circ}52'20''$ W, a distance of 448.55 feet to the PLACE OF BEGINNING and containing 6.877 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.

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

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 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 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 for 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 8 day of September, 1981.

MAYOR 

ATTEST:


CITY SECRETARY