

ORDINANCE NO. 770

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT PLANNED DEVELOPMENT-TOWNHOUSE/CONDOMINIUM ZONING ON LAND LOCATED EAST OF MARSH LANE AND SOUTH OF BELT LINE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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, so as to give the hereinafter described property the following zoning district classification, to-wit: Planned Development-Townhouse/Condominium.

SECTION 2. That Article VIII-B of the Comprehensive Zoning Ordinance is hereby amended to amend Section 9. to allow 18.25 units per acre on Tract II and Tract VIII.

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

TRACT II

Being a tract of land situated in the City of Addison, Dallas County, Texas, and being a part of the Thomas L. Chenowith Survey, Abstract 273; and also being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deeds as recorded in Volume 80142, Page 2206 (117.052 acre and 107.183 acre tracts), and Volume 80142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas; and also being part of the 83.7 acre tract of land conveyed the Les Lacs Village, In. by Deed as recorded in Volume 81038, Page 328 of the Deed Records of Dallas County, Texas, dated February 25, 1981; and being more particularly described as follows:

COMMENCING at the intersection of the easterly line of Marsh Lane (variable R.O.W.) with the southeasterly cut-off line between said easterly line of Marsh Lane and the southerly line of Belt Line Road (100 feet R.O.W.);

THENCE, S 00°56'06" W along said easterly line of Marsh Lane a distance of 920.00 feet to an angle point;

THENCE, S 06°00'26" W along said easterly line of Marsh Lane a distance of 169.66 feet to angle point;

THENCE, S 00°

56'06" W along said easterly line of Marsh Lane a distance of 2309.00 feet to a point for a corner;

THENCE, S 89°13'31" E along the southerly property line of said 83.7 acres tract a distance of 1392.78 feet to a point for a corner;

THENCE, S 02°40'08" E along said southerly property line of the 83.7 acre tract a distance of 47.22 feet to a point for a corner;

THENCE, S 89°21'22" E along said southerly line of the 83.7 acre tract a distance of 580.47 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, N 00°38'38" E a distance of 609.17 feet to the beginning of a curve to the left having a central angle of 21°35'39", a radius of 1500.00 feet and a tangent of 286.06 feet;

THENCE, along said curve to the left an arc distance of 565.34 feet to a point for a corner;

THENCE, S 00°38'38" W a distance of 675.41 feet to a point for a corner in said southerly property line of the 83.7 acre tract;

THENCE, N 89°21'22" W along said southerly property line of the 83.7 acre tract a distance of 558.08 feet to the POINT OF BEGINNING AND CONTAINING 348,482 square feet or 8.0001 acres of land more or less.

#### TRACT VIII

Being a tract of land situated in the City of Addison, Dallas County, Texas and being a part of the Thomas L. Chenowith Survey, Abstract 273; and also being a part of the three tracts conveyed to the Republic National Bank of Dallas, Trustee, by deeds as recorded in Volume 80142, Page 2206 (117.052 acre and 107.183 acre tracts), and Volume 80142, Page 2193 (37.393 acre tract) of the Deed Records of Dallas County, Texas; and also being part of the 83.7 acre tract of land conveyed to the Les Lacs Village, Inc. by deed as recorded in Volume 81038, Page 328 of the Deed Records of Dallas County, Texas, dated February 25, 1981; and being more particularly described as follows:

COMMENCING at the intersection of the easterly line of Marsh Lane (variable R.O.W.) with the southeasterly cut-off line between said easterly line of Marsh Lane and the southerly line of Belt Line Road (100 feet R.O.W.);

THENCE, S 00°56'06" W along said easterly line of Marsh Lane a distance of 920.00 feet to an angle point;

THENCE, S 06°00'26" W along said easterly line of Marsh Lane a distance of 169.66 feet to an angle point;

THENCE, S 00°56'06" W along said easterly line of Marsh Lane a distance of 185.46 feet to a point for a corner;

THENCE, S 89°04'38" E a distance of 25.00 feet to a point in the proposed easterly right-of-way line of Marsh Lane and said point being the POINT OF BEGINNING of the herein described tract of land;

THENCE, S 89°04'38" E a distance of 4=56.90 feet to the beginning of a curve to the right having a central angle of 35°00'00", a radius of 460.00 feet and a tangent of 145.04 feet;

THENCE, along said curve to the right an arc distance of 281.00 feet to a point for a corner;

THENCE, S 54°04'38" E a distance of 290.76 feet to a point for a corner;

THENCE, S 35°55'22" W a distance of 9.68 feet to the beginning of a curve to the left having a central angle of 60°29'28", a radius of 300.00 feet and a tangent of 174.92 feet;

THENCE, along said curve to the left an arc distance of 316.73 feet to a point for a corner;

THENCE, S 24°34'06" E a distance of 115.95 feet to the beginning of a curve to the right having a central angle of 04°04'01", a radius of 1000.00 feet, and a tangent of 35.51 feet;

THENCE, along said curve to the right an arc distance of 70.98 feet to a point for a corner;

THENCE, N 89°03'54" W a distance of 606.63 feet to a point for a corner in said proposed easterly right-of-way of Marsh Lane;

THENCE, N 00°56'06" E along said proposed easterly right-of-way of Marsh Lane a distance of 728.71 feet to the POINT OF BEGINNING and CONTAINING 348,481 square feet or 8.0000 acres of land more less.

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 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 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.

SECTION 6. 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 7. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

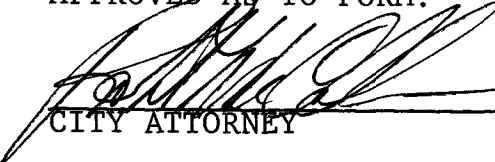
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS this the 9<sup>th</sup> day of February, 1987.

MAYOR *John Reddy*

ATTEST:

*Jacque Sharp*  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY

EFFECTIVE DATE:

3-17-82

SECTION 3. That any person, firm or corporation violating any of the provisions of this ordinance shall upon commission be deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day such violation shall constitute a separate offense.

SECTION 4. The fact that the present ordinance and regulations of the City of Addison, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage, as provided by law, and it is accordingly so ordained.

PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 19 day of January, 1982.

MAYOR 

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY

EFFECTIVE DATE:

1-27-82