

ORDINANCE NO. 083-021

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY FROM "LR" LOCAL RETAIL TO "PD" PLANNED DEVELOPMENT ON LAND LOCATED NORTH OF BELTWAY DRIVE ABOUT 500 FEET EAST OF MIDWAY ROAD ON APPLICATION FROM THE GUESTHOUSE SUITES HOTEL; PROVIDING FOR A PENALTY; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas as required by State Statutes and the zoning ordinance of the Town 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 Town 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 Town of Addison, and helps promote the general welfare and safety of this community, now, therefore

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

SECTION 1. That the Comprehensive Zoning Ordinance of the  
Town of Addison, Texas, be, and the same is hereby amended, to  
give the hereinafter described property the following zoning  
district classification, to-wit:

Planned Development Zoning No. 31. Said property being in  
the Town of Addison, Texas, and being described as fol-  
lows:

Being a tract of parcel of land situated in the City of  
Addison, Dallas County, Texas; and being part of Elisha  
Fike Survey, Abstract 478; and also being part of Beltway  
Office Park, Tract III, an addition to the City of Addison  
as recorded in Volume 77086, Page 0026 of the Deed Records  
of Dallas County, Texas; and being more particularly  
described as follows:

BEGINNING at an iron rod for corner in the north line of  
Beltway Drive (60 feet wide), said point being due west  
along the north line of Beltway Drive a distance of 169.05  
feet from its intersection with the westerly line of  
Beltway Drive (60 feet wide);

THENCE due West along the northerly line of Beltway Drive  
a distance of 280.11 feet to an iron rod and the beginning  
of a curve to the left;

THENCE in a westerly direction continuing along the  
northerly line of Beltway Drive and along the said curve  
to the left, having a radius of 602.96 feet, a central  
angle of 13°58'23" and an arc length of 147.05 feet to an  
iron rod and the end of said curve to the left;

THENCE due North a distance of 207.84 feet to an iron rod  
for corner in the centerline of a 20.00 foot wide Utility  
Easement as recorded in Volume 77086, Page 0026 of the  
Deed Records of Dallas County, Texas;

THENCE due East along the centerline of said 20.00 foot  
wide Utility Easement a distance of 145.50 feet to an iron  
rod for corner;

THENCE North 0°01'24" West continuing along said  
centerline a distance of 111.33 feet to an iron rod for  
corner;

THENCE North 89°58'36" East continuing along said centerline a distance of 279.99 feet to an iron rod for corner;

THENCE South 0°03'00" East a distance of 301.44 feet to the POINT OF BEGINNING and containing 112.917 square feet, or 2.5922 acres, more or less.

SECTION 2. In the hereinabove described land or building no land shall be used, erected or converted to any use other than what is provided in Planned Development District Article of the Comprehensive Zoning Ordinance, and said property shall be improved in accordance with the development plans which are attached attached hereto and made a part here of for all purposes.

SECTION 3. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

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. 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 TOWN OF ADDISON, TEXAS on this the 12 day of April, 1983.

  
MAYOR

ATTEST:

  
CITY SECRETARY

JK/rs

Case # 752-Z  
Tax # 1-24-0042  
1-24-0044

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