

ORDINANCE NO. 083-043

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 BEING SITUATED IN DALLAS COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF ADDISON ROAD AND SUNBELT DRIVE WHICH IS PRESENTLY ZONED "C" COMMERCIAL TO BE USED UNDER PLANNED DEVELOPMENT NO. 35 THAT PLANNED DEVELOPMENT NO. 35 SHALL BE GRANTED WITH REFERENCE TO THE HEREIN DESCRIBED PROPERTY ON APPLICATION FROM DIANA CHENG; SUBJECT, HOWEVER, TO SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED ON THE DEVELOPMENTAL SITE PLAN; PROVIDING FOR A PENALTY CLAUSE; 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 so as to give the hereinafter described property the following zoning district classification, to-wit: Planned Development District No. 35 Said property being in the Town of Addison, Dallas County, Texas, and being described as follows:

BEING a tract of parcel of land situated in the City of Addison, Dallas County, Texas, and being part of the William Lomax Survey, Abstract No. 792, and also being a part of the Sunbelt Business Park, an addition to the City of Addison, Texas, as recorded in Volume 77215 at page 2835 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the west line of Addison Road (60 feet wide) and the north line of Sunbelt Drive (70 feet wide at this point),

THENCE  $89^{\circ} 59' 00''$  along the north line of Sunbelt Drive a distance of 124.95 feet to the beginning of a curve to the left,

THENCE in a northeasterly direction along said curve to the left have a radius of 200.00 feet, a central angle of  $09^{\circ} 04' 07''$  and an arc length of 31.66 feet to the beginning of a curve to the right,

THENCE in a southeasterly direction along said curve to the right having a radius of 280.00 feet, a central angle of  $09^{\circ} 04' 07''$  and an arc length of 31.66 feet to the end of said curve to the right,

THENCE 89° 59' 00" continuing along the north line of Sunbelt Drive a distance of 62.26 feet to a point for corner,

THENCE 00° 01' 00" E a distance of 200.00 feet to a point for corner,

THENCE 89° 59' 00" a distance of 250.00 feet to a point for corner in the west line of Addison Road,

THENCE 00° 03' 31" E along the west line of Addison Road a distance of 195.00 feet to the POINT OF BEGINNING and containing 1.1307 acres of land.

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 hereto and made a part hereof for all purposes.

SECTION 3. All paved areas, permanent drives, streets and drainage structures 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 28 day of June, 1983.

MAYOR



ATTEST:

  
CITY SECRETARY

JK/rs