

ORDINANCE NO. 084-021

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "I-3" (INDUSTRIAL) TO "PD" (PLANNED DEVELOPMENT) DISTRICT, LOCATED ON THE WEST SIDE OF ADDISON ROAD ABOUT 700 FEET SOUTH OF ITS INTERSECTION WITH WESTGROVE ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM GARY K. ADAMS; PROVIDING FOR SPECIAL CONDITIONS; 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, Texas, 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 by  
amending the zoning map of the Town of Addison, Texas, so as to  
give the hereinafter described property the zoning district  
classification, to-wit: "PD" (Planned Development) District.  
Said property being in the Town of Addison, Texas, and being  
described as follows:

BEING a tract of land located in THE WILLIAM LOMAX SURVEY,  
ABSTRACT 792, Town of Addison, Dallas County, Texas, also  
being part of the same property conveyed to Charles S.  
McKamey by deed recorded in Volume 72099, Page 2207 of the  
Deed Records of Dallas County, and being more particularly  
described as follows:

BEGINNING at a iron pin found on the west line of Addison  
Road; (a 60 R.O.W.);

635.20 feet S 00°14'20" E from its intersection with the  
south R.O.W. of Westgrove Road; said point being the  
easterly southeast corner of a tract conveyed to First  
Federal Savings & Loan Association by deed recorded  
78015/3088DC.

THENCE S 00°14'20" E along said west line of Addison, a  
distance of 954.10 feet to an "X" cut in a concrete drive  
corner; being the SEC of Eddins Enterprises, Inc. tract;

THENCE S 89°52'05" W, a distance of 182.67 feet to a P.K.  
nail for corner;

THENCE N 02°00'54" W, a distance of 406.78 feet to a P.K.  
nail set for corner; in the south east line of AWECO, Inc.

THENCE N 44°13'50" E 530.10 feet to the point of beginning  
and containing 194,951 SF or 4.475 acres of land 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:

1. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, 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. The following special conditions are placed on the above described property:

- that the site be developed in accordance with the standards and requirements of the Addison Fire Department and Landscaping Department; and
- that the property be platted in accordance with the Addison Subdivision Regulations.

SECTION 4. 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 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 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 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 10<sup>th</sup> day of April, 1984.

MAYOR



ATTEST:



CITY SECRETARY

CASE # 830-Z

084-021

4-25-84