

ORDINANCE NO. 084-027

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, LOCATED AT THE NORTHWEST CORNER OF ADDISON ROAD AND KELLER SPRINGS ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM WILLIAM R. WHITE; 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 Zoning. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a tract of land situated in the William Lomax Survey, Abstract 792 and the E. Cook Survey, Abstract 326, Dallas County, Texas, and located on Addison Municipal Airport, Addison, Texas, and said tract being more fully described as follows:

COMMENCING at the southeast corner of a tract of land conveyed to O.J. Broughton and E.E. Ericson by deed as recorded in Volume 4350, Page 491, Dallas County Deed Records; said point also being in the west right-of-way of Addison Road (a 60-ft. ROW at that point) and the north right-of-way of Glen Curtiss Drive (a 50-ft. ROW);

THENCE, S 0°14'20" E, with said west right-of-way a distance of 213.0 ft. to the POINT OF BEGINNING;

THENCE, S 89°51'25" W, a distance of 185.85 ft. to an iron pin;

THENCE, S 31°25'31" W, a distance of 30.80 ft. to a PK Nail;

THENCE S 21°04'53" E, a distance of 338.33 ft. to a PK Nail;

THENCE N 69°14'06" E, a distance of 154.34 ft. to a point on the west right-of-way of Addison Road (variable ROW at this point);

THENCE, along said west right-of-way N 20°30'18" W, a distance of 63.97 ft. to a point on a curve to the right; said curve having a chord bearing N 10°22'19"W, 231.83., a radius of 658.13 ft., central angle of 20°15'58", and an

arc length of 232.79 ft. to the POINT OF BEGINNING,  
containing 1.275 acres of land (55559.60 sf) 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. Restaurant - 4,680 sq. ft.
2. Airport Hangar - 7,000 sq. ft.
3. Offices - 1,600 sq. ft.
4. 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. 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 violat-  
ing 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 sepa-  
rate offense.

SECTION 5. That should any paragraph, sentence, subdivi-  
sion, 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 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 8<sup>th</sup> day of May, 1984.

MAYOR *Jack Kelly*

ATTEST:

*Jacqueline Kuss*  
CITY SECRETARY

CASE # 820-Z

Approved as to form:

*Robert [unclear]*  
*Mark Hill*  
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