

ORDINANCE NO. 084-035

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "LR" LOCAL RETAIL TO "PD" PLANNED DEVELOPMENT, LOCATED ON THE NORTHWEST CORNER OF BELT LINE ROAD AND MIDWAY ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM DIANA CHENG; 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,

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.

THENCE S 00 28' 35" E, 21.51' with the west line of Midway Road to a 5/8" iron rod at the northernmost corner of a corner cut-off;

THENCE S 44 49' 45" W, 42.40' with the cut-off line to the place of beginning and containing 92,290.98 square feet or 2.1187 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:

1. Ten (10) story office building - 151,255 gross sq. ft.
2. 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:

1. The developer coordinate the construction of this project with T.P.&L. and be subject to their recommendations concerning utility relocation and placement.
2. Diana Cheng & Assoc. prepare a revised landscaping plan with the recommendations of the Addison Landscaping Department.
3. The relocation of any existing water or sewer lines be at the expense of Diana Cheng and Assoc.
4. Diana Cheng & Assoc. work with the Street Department with respect to the circulation in and around the site.
5. The property be platted in accordance with the Subdivision Regulations and as required in Planned Development 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.

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. Said property being in the Town of Addison, Texas, and being described as follows:

BEING all of Lots 1, 2 & 3 of GOFF ADDITION, an addition to the city of Addison, Dallas County, Texas, recorded in Volume 80005, Page 3044 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod at the southernmost corner of a corner cut-off at the present intersection of the west ROW line of Midway Road (a 100' ROW) with the north ROW line of Belt Line Road (a 100' ROW);

THENCE N 89 51'55" W, 224.52' with the north line of Belt Line Road to a cross at the southeast corner of Lot 3, Surveyor Addition, Addison West Industrial Park, an addition to the city of Addison, Texas, recorded in Volume 77173, Page 0135 of the Deed Records of Dallas County, Texas;

THENCE N 00 08' 05" E, 350.00' with the east line of said Lot 3 to a 1/2" iron rod for corner in the south ROW line of Addison West Drive (a 60' ROW);

THENCE S 89 51'55" E, 291.26' with the south line of Addison West Drive to a cross for corner in the west line of Midway Road;

THENCE S 11 15' 45" W, 95.62' with the west line of Midway Road to a cross for corner at the beginning of a curve to the left having a central angle of 11 44' 20" and a radius of 1004.93';

THENCE around said curve and with the west line of Midway Road, a distance of 205.90' to a 5/8" iron rod for corner;

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 22 day of May, 1984.


MAYOR

ATTEST:


CITY SECRETARY

CASE # 826-Z

TAX #

APPROVED AS TO FORM:

 6/18/84

