

ORDINANCE NO. 084-067

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 AT THE NORTHEAST CORNER OF BELT LINE ROAD AND QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM MR. WILLIAM E. PHILLIPS; REVOKING ORDINANCE NO. 380; 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. Said property
being in the Town of Addison, Texas, and being described as
follows:

BEING a certain lot, tract of parcel of land situated in
Dallas County, Texas, out of the G.W. Fisher Survey,
Abstract No. 482 and being a part of the same tract of land
conveyed by the Dallas Independent School District to Julian
Enterprises, Inc. as recorded in Volume 727, Page 2527 of
the Dallas County Deeds Records, said part being more
particularly described as follows:

BEGINNING at the intersection of the north line of Belt Line
Road (a 100 ft. R.O.W.) with the east line of Marcy Road (a
60 ft. R.O.W.);

THENCE N 89 deg 56' E, 150.0 feet along the north line of
said Belt Line Road to a point for corner, said point bears
S 89 deg 56' W, 1014.58 feet from the intersection of the
north line of said Belt Line Road with the west line of
Dallas Parkway (a 200 ft. R.O.W.), said point also being S
89 deg 56' W, 350.00 feet from the southeast corner of the
said Julian Enterprises, Inc. tract of land;

THENCE N 0 deg 25' W, 200.00 feet to a point for corner;

THENCE S 89 deg 56' W, 150.00 feet to a point for corner in
the east line of said Marcy Road:

THENCE S 0 deg 25" E, 200.00 feet along the east line of
said Marcy Road to the place of beginning and containing
30,000 square feet or 0.6887 acres of land.

SECTION 2. That Ordinance No. 380 is hereby repealed and all other ordinances that are in conflict with the provisions of this ordinance are hereby repealed and all other ordinances shall remain in force and effective.

SECTION 3. 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 4. The above described property is required to be developed according to the approved site plan.

SECTION 5. 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 6. 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 7. 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 9. 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 11th day of September, 1984.

MAYOR



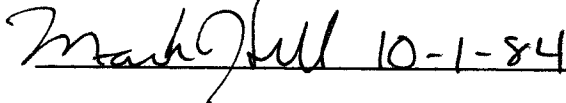
ATTEST:


CITY SECRETARY

CASE # 861-Z

TAX #

APPROVED AS TO FORM:


10-1-84

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9/19/84