

ORDINANCE NO. 084-092

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM "R-1" RESIDENTIAL TO "PD" PLANNED DEVELOPMENT, LOCATED AT THE NORTHWEST CORNER OF SPRING VALLEY ROAD AND MIDWAY ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, ON APPLICATION FROM TRAMMEL CROW COMPANY; 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, 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 out of the Thomas L. Chenoweth Survey, Abstract No. 273 and being part of a tract of land conveyed to Greenhill School by Deed Recorded in Volume 5320, Page 453 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north right-of-way line of Spring Valley Road (100 foot right-of-way), said point being the southwest corner of a tract of land conveyed to the City of Addison by Deed Recorded in Volume 81157, Page 0290 of the Deed Records of Dallas County, Texas;

THENCE South 89° 46' 00" West, along said north right-of-way, a distance of 765.00 feet to a point for a corner;

THENCE North 00° 14' 00" West, departing said north right-of-way line, a distance of 240.00 feet to a point for a corner;

THENCE North 44° 46' 00" East, a distance of 250.00 feet to a point for a corner;

THENCE North 00° 14' 00" West, a distance of 50.00 feet to a point for a corner;

THENCE North 44° 46' 00" East, a distance of 125.00 feet to a point for a corner;

THENCE North 00° 14' 00" West, a distance of 110.00 feet to a point for a corner;

THENCE North 44° 46' 00" East, a distance of 340.00 feet to a point for a corner;

THENCE North 00° 14' 00" West, a distance of 220.00 feet to a point for a corner;

THENCE North 44° 46' 00" East, a distance of 95.00 feet to a point for a corner;

THENCE North 00° 14' 00" West, a distance of 129.63 feet to a point for a corner on the north line of said Greenhill School Tract (Volume 5320, Page 453);

THENCE North 89° 44' 11" East, along said north line, a distance of 206.19 feet to a point for a corner on the west right-of-way line of Midway Road (100 foot right-of-way);

THENCE South 00° 03' 44" East, along said west right-of-way line, a distance of 1312.50 feet to a point for a corner, said point being the northeast corner of said City of Addison Tract (Volume 81157, Page 0290);

THENCE South 44° 51' 08" West, a distance of 14.16 feet to the POINT OF BEGINNING AND CONTAINING 639,915 square feet or 14.690 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:

| <u>Uses</u>      | <u>Area in Square Feet</u> |
|------------------|----------------------------|
| Office           | 809,000                    |
| Restaurant       | 55,000                     |
| Specialty Retail | 18,250                     |
| Support Retail   | 18,250                     |

SECTION 3. The developer improve and/or extend the utility lines to this property at their expense and that such utility improvements be subject to the review and approval of the city.

SECTION 4. The following special conditions are placed on the above described property:

1. The developer improve and/or extend the utility lines to this property at their expense and that such utility improvements be subject to the review and approval of the city.

2. All street changes and/or signalization be done at the developer's expense and be subject to the review and approval of the city.
3. The developer prepare plans indicating the proposed driveways, curbcuts, changes in street lanes, etc., and such plans be subject to the review and approval of the city engineer.
4. The proposed project comply with the Addison Sign Ordinance.
5. The property be platted in accordance with the Subdivision Regulations.


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 8. 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 27<sup>th</sup> day of November, 1984.

  
MAYOR

ATTEST:

  
CITY SECRETARY

CASE #

TAX #

APPROVED AS TO FORM:

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1/17/85