

ORDINANCE NO. 084-099

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 4585 CLAIRE CHENNAULT DRIVE AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; ON APPLICATION FROM REDMAN INDUSTRIES; 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 tract of land situated in the William Lomax  
Survey, Abstract No. 792, Dallas County, Texas, also being  
located on Addison Municipal Airport, Addison, Texas, and  
being more particularly described as follows:

COMMENCING at the intersection of the South right of way  
line of Westgrove Road and the West right of way line of  
Addison Road;

THENCE, West along the South right of way line of  
Westgrove Road a distance of 759.59 ft. to a point in the  
west right of way of Claire Chennault (60-ft. ROW);

THENCE, S 0°07'20" E, along the said West right of way a  
distance of 260.00 ft. to the Point of Beginning;

THENCE, continue S 0°07'20" E, a distance of 1.58 ft. to a  
point on a curve to the right; said curve having a central  
angle of 43°37'02", a radius of 70.0 ft., a chord bearing  
S 21°41'11" E, 52.01 ft. and an arc length of 53.28 ft.;

THENCE, S 43°29'42" W, along the right of way of Claire  
Chennault a distance of 260.50 ft. to a point;

THENCE, N 46°30'18" W, a distance of 232.41 ft. to a  
point;

THENCE, N 43°22'26" E, a distance of 108.59 ft. to a  
point;

THENCE, S 89° 55' 19" E, a distance of 32.98 ft. to a  
point;

THENCE, East, a distance of 260.55 ft. to the Point of Beginning containing 1.158 Acres (50417.3 s.f.) of land, more or less.

SECTION 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. In the hereinabove described land or building no land shall be used, erected or converted to any use other than:

1. Office/Hangar
  - a. 2,250 office space
  - b. 10,800 hangar space

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

1. The plat requirement be waived.

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 4<sup>th</sup> day of December, 1984.

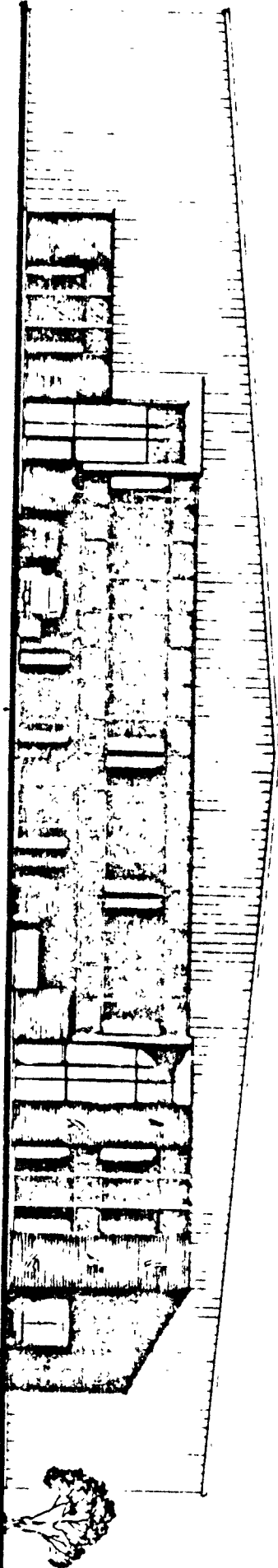
*Jim Redding*  
MAYOR

ATTEST:

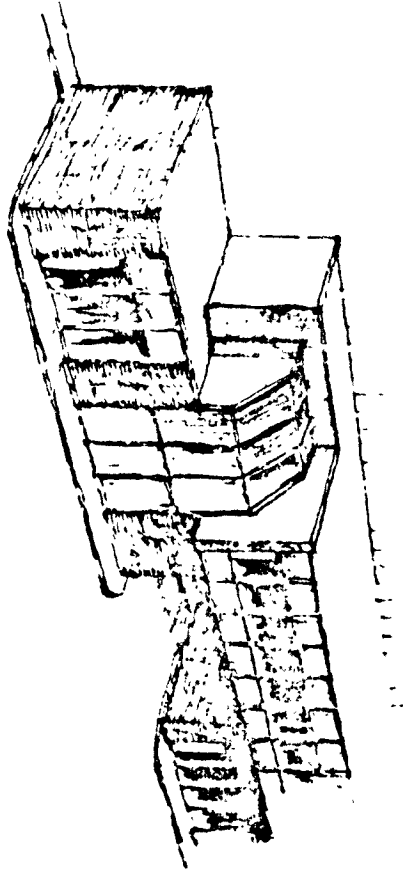
*Jacquie Kuse*  
CITY SECRETARY

APPROVED AS TO FORM:  
*Mark Hill 1-8-85*

Published  
1-17-85



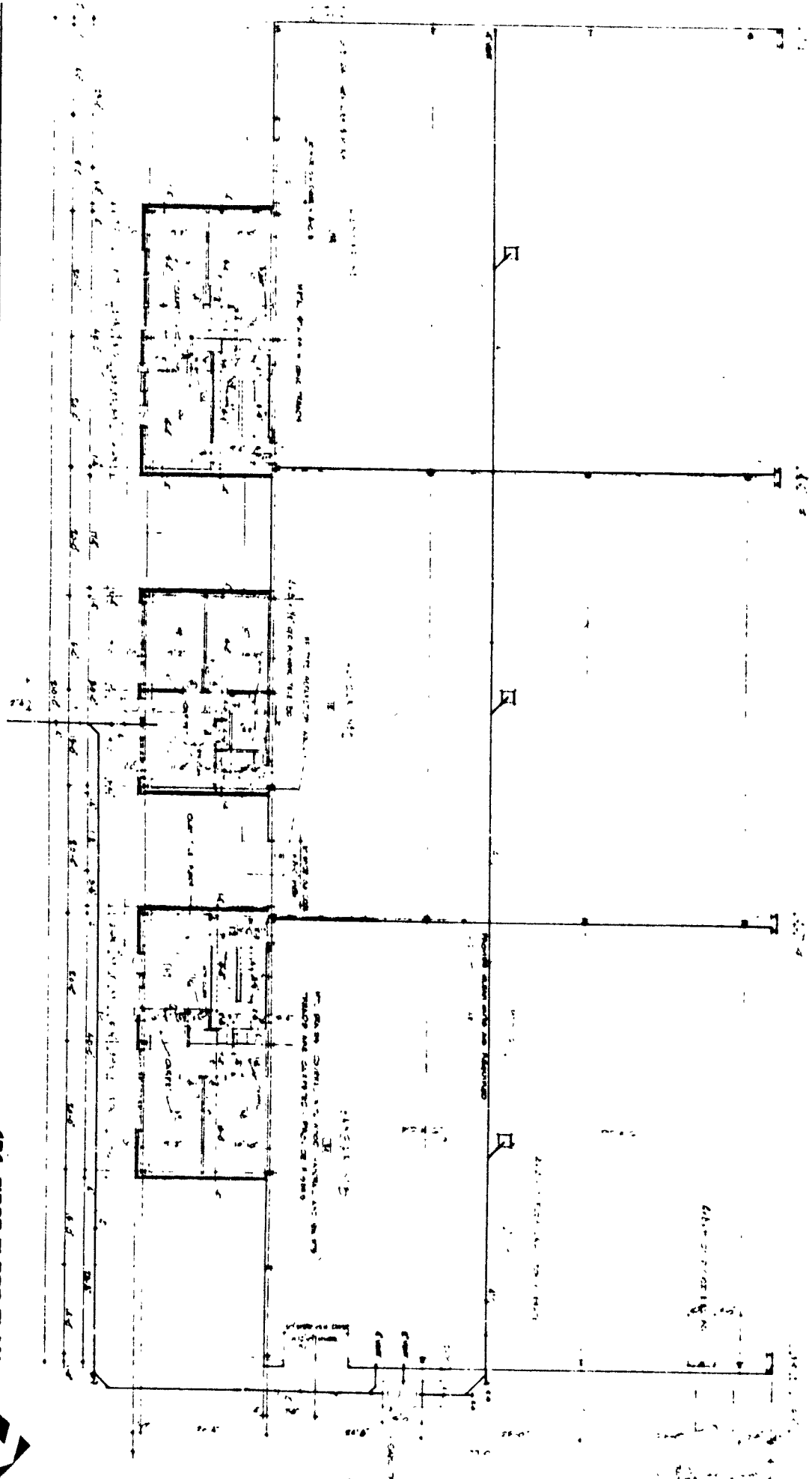
CLAIRE CHENNAULT DRIVE ELEVATION



VIEW OF SOUTHWEST END OF OFFICE PORTION

CLARENCE F. H. ...

084-099



401 FIRST FLOOR PLAN



402 DOOR SCHEDULE

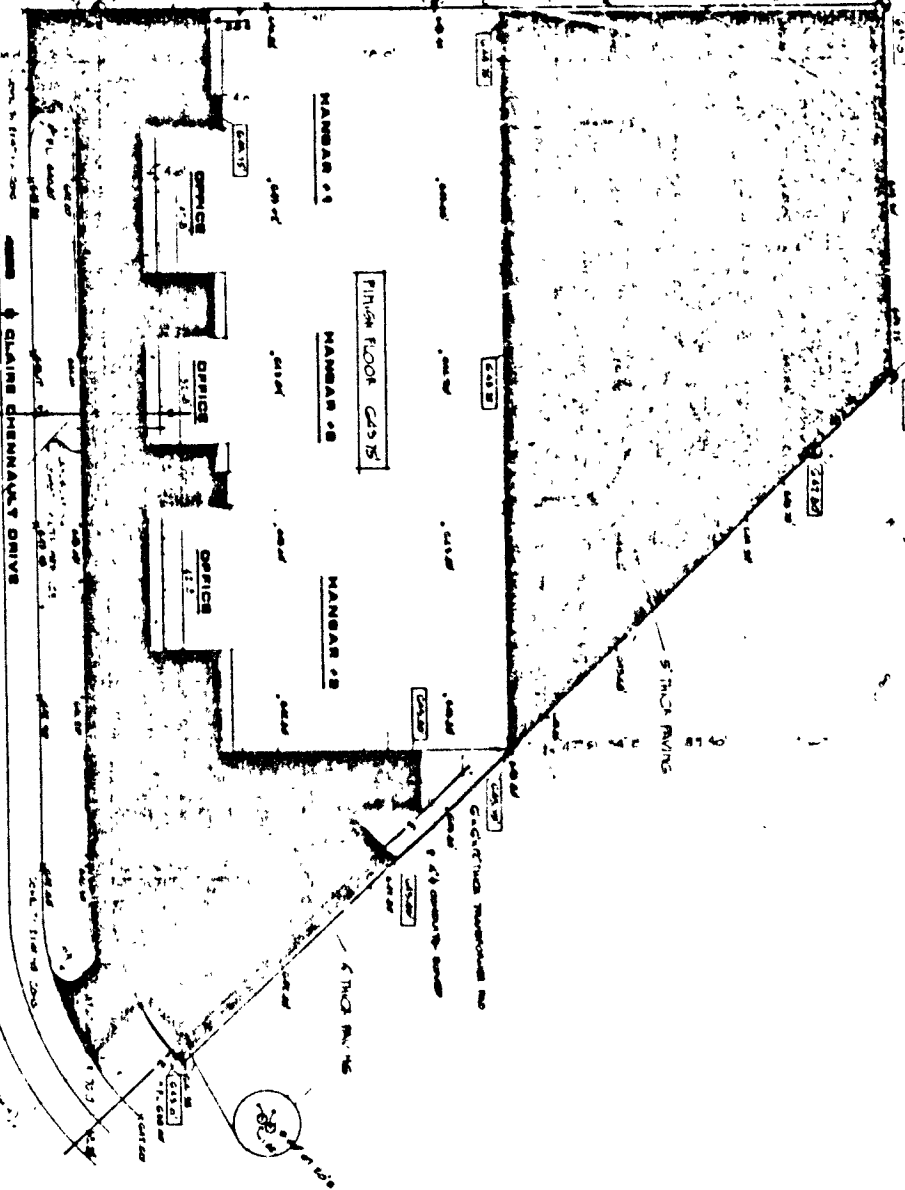
NO.	SIZE	REMARKS
1	6'0" x 8'0"	FRONT DOOR TO PORCH
2	6'0" x 8'0"	FRONT DOOR TO PORCH
3	6'0" x 8'0"	FRONT DOOR TO PORCH
4	6'0" x 8'0"	FRONT DOOR TO PORCH
5	6'0" x 8'0"	FRONT DOOR TO PORCH
6	6'0" x 8'0"	FRONT DOOR TO PORCH
7	6'0" x 8'0"	FRONT DOOR TO PORCH
8	6'0" x 8'0"	FRONT DOOR TO PORCH
9	6'0" x 8'0"	FRONT DOOR TO PORCH
10	6'0" x 8'0"	FRONT DOOR TO PORCH
11	6'0" x 8'0"	FRONT DOOR TO PORCH
12	6'0" x 8'0"	FRONT DOOR TO PORCH
13	6'0" x 8'0"	FRONT DOOR TO PORCH
14	6'0" x 8'0"	FRONT DOOR TO PORCH
15	6'0" x 8'0"	FRONT DOOR TO PORCH
16	6'0" x 8'0"	FRONT DOOR TO PORCH
17	6'0" x 8'0"	FRONT DOOR TO PORCH
18	6'0" x 8'0"	FRONT DOOR TO PORCH
19	6'0" x 8'0"	FRONT DOOR TO PORCH
20	6'0" x 8'0"	FRONT DOOR TO PORCH

403 PLUMBING RISER DIAGRAM

27 JAN 1964

CONDOMINIUM PROPERTY

SEE EXISTING MAPS  
FOR THE EXISTING LAYOUT OF BUILDING  
AND THE EXISTING DRIVE  
A. ADD STAIRS NUMBERED BY APPLICABLE CODE



SITE PLAN

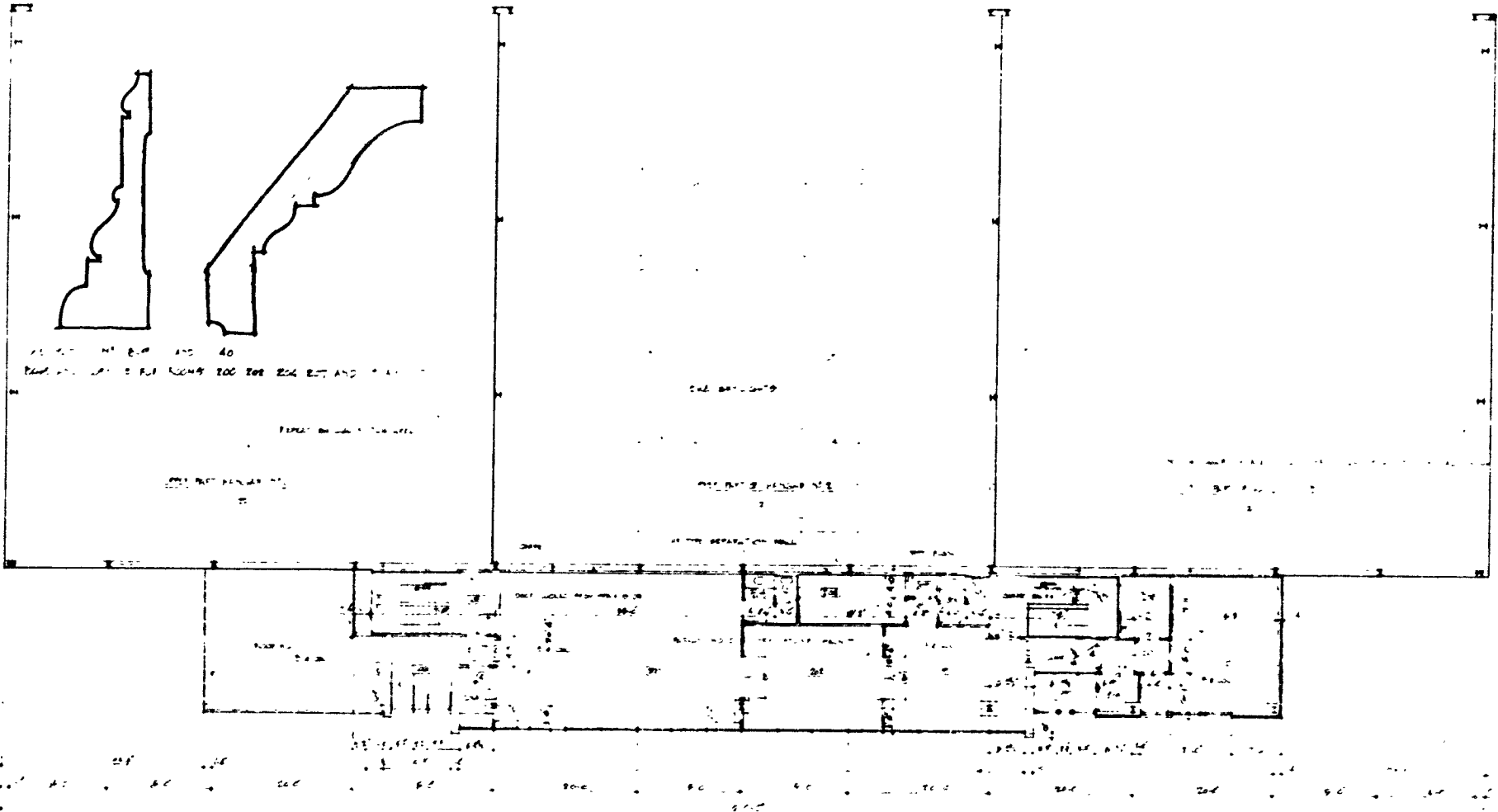


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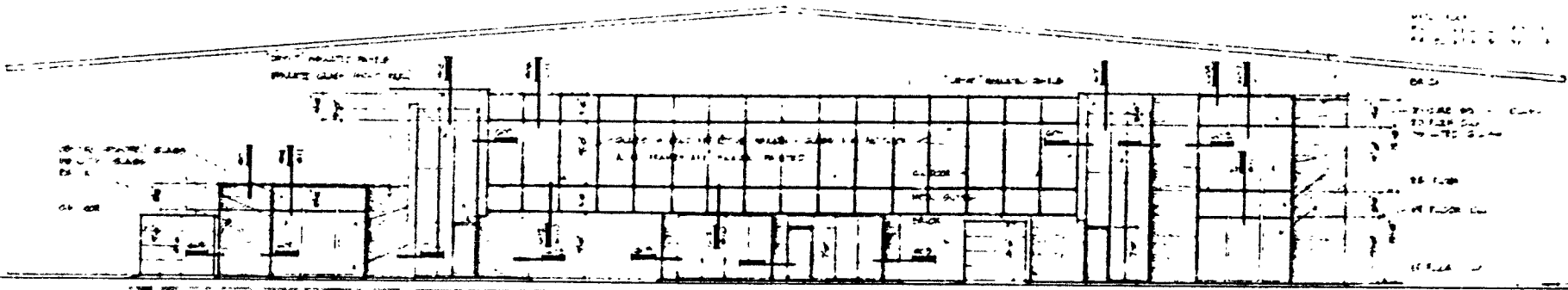
SPINDLE # [redacted] 4-1991



690-780  
084-099



502 SECOND FLOOR PLAN



501 CLAIRE CHENNAULT DRIVE ELEVATION (EAST)

Polished  
1-17-86