

ORDINANCE NO. 085-017

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING PD  
ORDINANCE NO. 085-002 TO AMEND THE LEGAL DESCRIPTION AND THE  
LAND USE PLAN; ON APPLICATION FROM HURD DEVELOPMENT; 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, 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 Ordinance No. 085-002 is hereby amended by amending  
Section 1. to amend the legal description to read:

SECTION 2. That Ordinance No. 085-002 is hereby amended by amending  
Section 3. to read:

1. A detailed traffic analysis be presented to the city for review and approval.

2. The parking requirements for this development be set at city standards with the exception of office and retail parking which will be set at (1) space for every (300) square feet of usable floor area.
3. The landscaping proposals in this area be coordinated with and approved by the city.
4. The applicant work with the Fire Department concerning fire protection systems.
5. Each development in this area be platted in accordance with the Subdivision Regulations, and the right-of-way and location of any roads in the Planned Development District on Parcels "A" & "B" will not come into existence until and unless such right-of-way and location is submitted for final plat approval to the City Council by the property owner.


SECTION 3. 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 4. The importance of this ordinance creates an emergency and an imperative public necessity, and the ordinance shall take effect and be in force from and after its adoption.

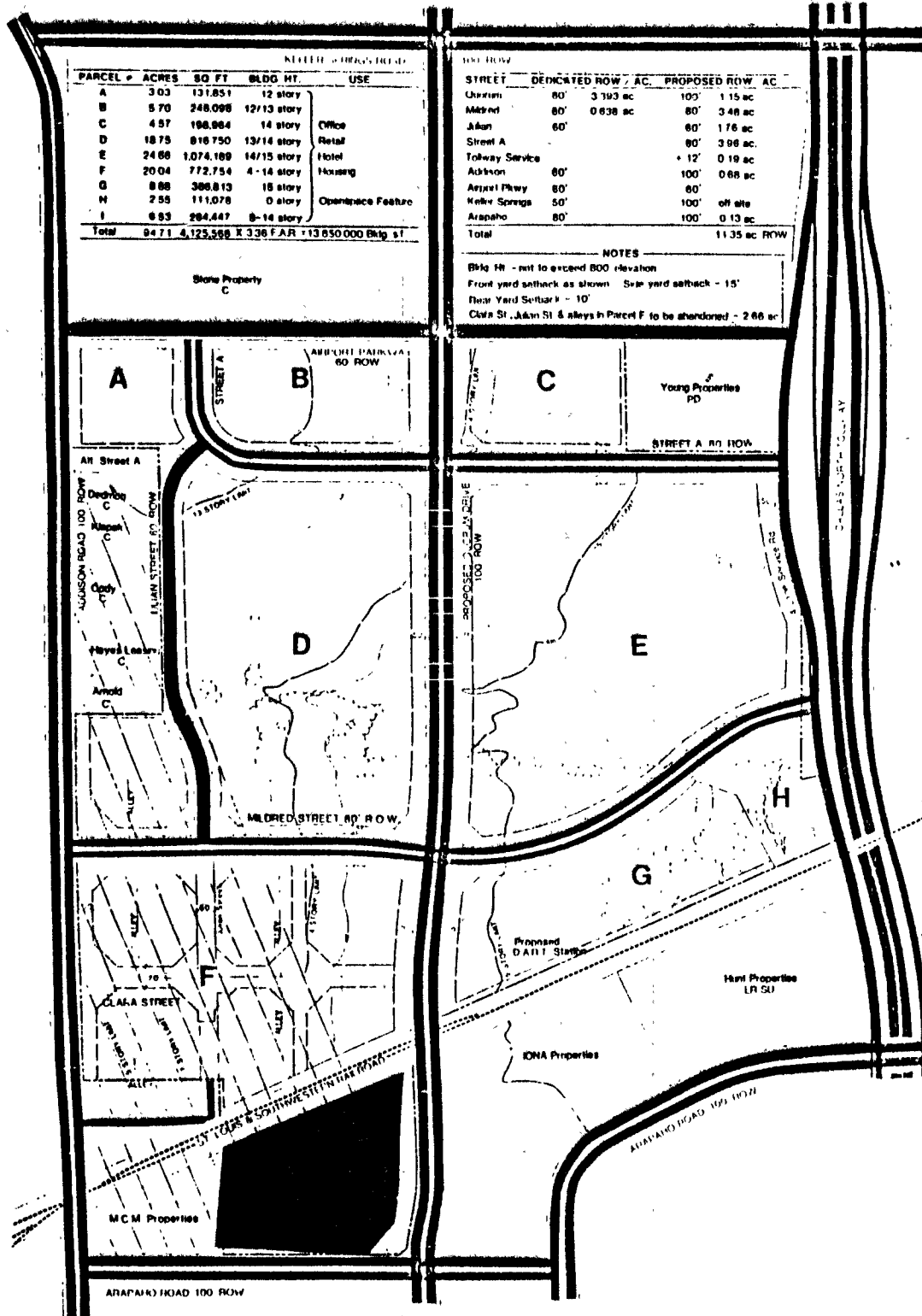
DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS,  
this the 26<sup>th</sup> day of March, 1985.

  
MAYOR

ATTEST:

  
Jacquie Keuse

Published  
4/4/85



## LAND STUDY - PLANNED DEVELOPMENT DISTRICT

### DEVELOPER

Hard Development Company  
 6720 Spring Valley Road Suite 600  
 Dallas Tx 75240 214 748 8188

### PLANNER

Johnson Johnson & Ray, Inc  
 30100 Capital Plaza Suite 200  
 Dallas Tx 75248 214 748 7141

### ENGINEER

Strickland & Associates, Inc  
 13011 South Stemman Suite 200  
 Richardson Tx 75081 214 748 8881

### SURVEYOR

Jack W. Roome Surveying - Inc  
 2700 Avenue G Suite 804  
 Plano Tx 75074 214 423 4372

### SURVEY

George W. Fisher Survey  
 Abstract #483  
 City of Addison

Amendment 1 January 1995  
 November 1994



085-017