

ORDINANCE NO. 085-026

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM DISTRICT "PD-TH" (PLANNED DEVELOPMENT-TOWNHOUSE/CONDO) TO DISTRICT "PD" (PLANNED DEVELOPMENT-OFFICE), LOCATED ON THE EAST SIDE OF ADDISON ROAD ABOUT 400 FEET NORTH OF KELLER SPRINGS ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, ON APPLICATION FROM FOLSOM INVESTMENTS; 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: District "PD-TH" (Planned  
Development-Townhouse/Condo) to District "PD" (Planned  
Development-Office). Said property being in the Town of Addison,  
Texas, and being described as follows:

BEING a part of BENT TREE VALLEY, an addition to the City  
of Addison, as filed in Volume 81191, Page 1909, of the  
Deed Records of Dallas County, Texas, and being more  
particularly described as follows:

COMMENCING at a point formed by the intersection of the  
South right-of-way line of WESTGROVE DRIVE and the West  
right-of-way line of LEDGEMONT LANE; thence along the West  
right-of-way line of LEDGEMONT LANE SOUTH 42 deg 00' 34"  
WEST, a distance of 580.43 feet to the point of beginning  
of a circular curve to the left whose central angle is 42  
deg 18' 35", whose radius is 280.00 feet, and whose  
tangents are 108.35 feet, thence along said circular curve  
to the left a distance of 206.77 feet to the point of  
tangency; thence SOUTH 0 deg 18' 01" EAST, a distance of  
179.37 feet, thence continuing along the West right-of-way  
line of LEDGEMONT LANE SOUTH 00 deg 18' 01" EAST, a  
distance of 982.52 feet to the point of curvature of a  
circular curve to the right whose central angle is 01 deg  
20' 26", whose radius is 220.00 feet, and whose tangents  
are 2.57 feet; thence along said circular curve to the  
right a distance of 5.15 feet to the point of tangency;  
thence departing the West right-of-way line of LEDGEMONT  
LANE SOUTH 89 deg 47' 00" WEST, a distance of 352.19 feet  
to a corner, to the Point of Beginning;

THENCE, SOUTH 89 deg 47' 00" WEST, a distance of 386.08  
feet to a corner in the East line of ADDISON ROAD;

THENCE, along the East line of ADDISON ROAD NORTH 00 deg 13; 00" WEST, a distance of 527.71 feet to a point for a corner;

THENCE, departing the East line of ADDISON ROAD NORTH 89 deg 47' 00" EAST, a distance of 386.08 feet to a point for a corner;

THENCE, SOUTH 00 deg 13' 00" EAST, a distance of 527.71 feet to the Place of Beginning and containing 4.677 acres of land.

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 shall be submitted for city review and approval prior to the issuance of a building permit.

SECTION 3. The following special conditions are placed on the above described property:

1. All building heights be restricted to thirty-one (31) feet.
2. A setback of sixty-five (65) feet from the east property line be required.
3. Any equipment placed on the roof of a building be adequately screened.
4. An eight (8) foot brick screening wall be built along the property line which separates this development from the adjacent residential property.
5. All landscaping plans be subject to the review and approval of the city.

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.


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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS, on this the 14th day of May, 1985.

MAYOR



ATTEST:

*Jacqueline Kuse*  
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CITY SECRETARY

CASE # 903-Z

APPROVED AS TO FORM:

*Mark Hill*  
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Published  
5-23-85

SITE PLAN



CASE FILE NO. 903-2  
RECEIVED.

Order By \_\_\_\_\_  
 Checked By \_\_\_\_\_  
 Date \_\_\_\_\_  
 Job No. 850-1  
 Sheet No. \_\_\_\_\_

4 X 6 INCH  
 DATE: 10/23/2009  
 24 3/4" X 36"



Larry Lacy, A.S.  
 Mike Hampton, A.S.



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