

ORDINANCE NO. 085-047

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS
HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM
DISTRICT "R-1" (SINGLE FAMILY-RESIDENTIAL) TO DISTRICT
TO "PD" (PLANNED DEVELOPMENT-GARDEN OFFICE), LOCATED
AT THE SOUTHEAST CORNER OF MONTFORT ROAD AND CELESTIAL ROAD
AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS
ORDINANCE; ON APPLICATION FROM THE TOWN OF ADDISON; 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" (Planned Development-Garden Office). Said property being in the Town of Addison, Texas, and being described as follows:

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) Garden Offices

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

- 1) building height would be limited to a maximum of two stories;
- 2) a seventy-five (75) foot wide landscape/buffer zone along Celestial Road would be required; and
- 3) the site plan would have to be reviewed and approved prior to issuance of a building permit.

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 23rd day of July, 1985.



MAYOR

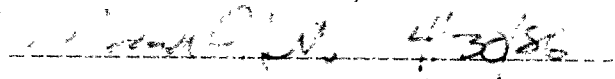
ATTEST:



CITY SECRETARY

CASE # 909-Z

APPROVED AS TO FORM:



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