

ORDINANCE NO. 27

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT ENTERPRISE, TO-WIT: A GOLF DRIVING RANGE, ON THE FOLLOWING DESCRIBED PROPERTY, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND CONSISTING OF APPROXIMATELY 17 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE HATTIE DENNIS TRACT, IN THE PANCOST AND FIKE SURVEYS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE CITY LIMITS OF THE CITY OF ADDISON; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST PROPERTY LINE A DISTANCE OF 900 FEET TO POINT FOR CORNER; THENCE EAST APPROXIMATELY 600 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF INWOOD ROAD; THENCE SOUTHEAST ALONG THE WEST RIGHT-OF-WAY LINE OF INWOOD ROAD TO THE SOUTH PROPERTY LINE OF THE SAID HATTIE DENNIS TRACT; THENCE WEST APPROXIMATELY 1074 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SAID HATTIE DENNIS TRACT TO THE PLACE OF BEGINNING; PROVIDING THAT SUCH PROPERTY MAY BE USED UNDER SPECIAL PERMIT FOR COMMERCIAL AMUSEMENT ENTERPRISE, TO-WIT: A GOLF DRIVING RANGE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF \$100.00 FOR VIOLATING SAID ORDINANCE; AND CONTINUING IN FORCE ALL PROVISIONS OF THE COMPREHENSIVE ZONING ORDINANCE NOT IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison and the governing body of the City of Addison, in compliance with the Zoning Ordinance of the City of Addison and the laws of the State of Texas with reference to the granting of change of zoning under the existing zoning regulations, have given the

requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to persons interested in and situated in the affected area and in the vicinity thereof, the governing body of the City of Addison is of the opinion that said special permit should be granted; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS:

SECTION 1. That the comprehensive zoning ordinance of the City of Addison of 1957, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Addison so as to grant a special permit for commercial amusement enterprise purposes, to-wit: A golf driving range, subject to the special conditions contained herein. That the property to be covered by said special permit for commercial amusement enterprises, to-wit: A golf driving range, is described as follows:

BEING a tract of land consisting of approximately 17 acres and being more particularly described as follows, to-wit:

COMMENCING at the southwest corner of the Hattie Dennis Tract, in the Pancost and Fike Surveys, said point also being the southwest corner of the city limits of the City of Addison;

THENCE in a northerly direction along the west property line a distance of 900 feet to point for corner;

THENCE east approximately 600 feet to a point in the west right-of-way line of Inwood Road;

THENCE southeast along the west right-of-way line of Inwood Road to the south property line of the said Hattie Dennis Tract;

THENCE west approximately 1074 feet along the south boundary line of the said Hattie Dennis Tract to the place of beginning.

SECTION 2. That this special permit for commercial amusement enterprise purposes, to-wit: A golf driving range, with reference to the hereinabove described property is approved and granted upon the following express conditions, and in accordance with the provisions of the Zoning Ordinance of the City of Addison, to-wit:

(1) A site plan showing the means of ingress and egress and parking off the street shall be approved by the City

Secretary prior to the time any development is commenced.

(2) That a building permit for all improvements to be constructed on the premises shall be obtained prior to the construction of any improvements upon the premises.

SECTION 3. That all ordinances of the City of Addison in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Addison, including the comprehensive zoning ordinance, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for in the comprehensive zoning ordinance of the City of Addison, as heretofore amended, and as amended herein.

SECTION 5. That any person 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 of Addison, as heretofore amended, and upon conviction shall be punished by a fine not to exceed \$100.00 for each offense.

SECTION 6. Whereas, it appears that 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 of Addison, and it 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 of said ordinance as the law in such cases provides.

DULY PASSED on the 2 day of March,
1959.

M W Morris
MAYOR

DULY ENROLLED:

Samuel Cozart
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nichols
ATTORNEY