

ORDINANCE NO. 42

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A C-M COMMERCIAL ZONING CLASSIFICATION ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEING CERTAIN TRACTS OF LAND OUT OF THE ELISHA FIKE SURVEY, ABSTRACT NO. 478, AND THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, DALLAS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF BELT LINE ROAD AND INWOOD ROAD; THENCE S 53° 37' E 48.31 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF BELT LINE ROAD AND INWOOD ROAD; THENCE S 17° 15' E, ALONG THE WESTERLY LINE OF INWOOD ROAD, 179.42 FEET TO A CORNER; THENCE WEST 250.09 FEET TO A CORNER IN AN OLD FENCE AND HEDGE ROW; THENCE N 00° 26' W, ALONG SAID HEDGE ROW, 200.00 FEET TO A CORNER IN THE SOUTH LINE OF BELT LINE ROAD; THENCE EAST, ALONG THE SOUTH LINE OF BELT LINE ROAD, 159.5 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND. TRACT 2: BEGINNING AT A POINT IN THE WESTERLY LINE OF INWOOD ROAD S 17° 15' E 179.42 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF BELT LINE ROAD AND INWOOD ROAD; THENCE S 17° 15' E, ALONG THE WESTERLY LINE OF INWOOD ROAD, 554.96 FEET TO A CORNER; THENCE WEST 410.66 FEET TO A CORNER IN AN OLD FENCE AND HEDGE ROW; THENCE N 00° 26' W, ALONG SAID HEDGE ROW, 530.00 FEET TO A CORNER; THENCE EAST 250.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.019 ACRES OF LAND. TRACT 3: BEGINNING AT A POINT IN THE WESTERLY LINE OF INWOOD ROAD S 17° 15' E 734.38 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF BELT LINE ROAD AND INWOOD ROAD; THENCE S 17° 15' E, ALONG INWOOD ROAD, 556.01 FEET TO A CORNER; THENCE WEST 571.53 FEET TO A CORNER IN AN OLD FENCE AND HEDGE ROW; THENCE N 00° 26' W, ALONG SAID HEDGE ROW, 531.00 FEET TO A CORNER; THENCE EAST 410.66 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.986 ACRES OF LAND. TRACT 4: BEGINNING AT A POINT IN THE WESTERLY LINE OF INWOOD ROAD S 17° 15' E, 1290.39 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF BELT LINE ROAD AND INWOOD ROAD; THENCE S 17° 15' E, ALONG

INWOOD ROAD, 396.11 FEET TO A CORNER; THENCE S 80° 34' W, PARTLY ALONG A NEW FENCE LINE, 694.5 FEET TO A CORNER IN AN OLD FENCE LINE AND HEDGE ROW; THENCE N 00° 26' W, ALONG SAID HEDGE ROW, 492.17 FEET TO A CORNER; THENCE EAST 571.53 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.355 ACRES OF LAND; PROVIDING THAT SUCH PROPERTY SHALL BE USED FOR C-M COMMERCIAL PURPOSES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE HUNDRED DOLLARS (\$100.00); 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 Comprehensive Zoning Ordinance of the City of Addison and the Laws of the State of Texas, with reference to the granting of a 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 all persons interested 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 change in zoning 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 change the following described property from "A-Residential" classification to a "C-M Commercial" classification provided for under the provisions of the Comprehensive Zoning Ordinance of 1957 as heretofore amended. That the property to be changed to a "C-M Commercial" classification is described as follows, to-wit:

BEING certain tracts of land out of the Elisha Fike Survey, Abstract No. 478, and the Josiah Pancoast Survey, Abstract No. 1146, Dallas County, Texas, described as follows:

TRACT 1:

BEGINNING at the most westerly southwest corner of Belt Line Road and Inwood Road; THENCE S 53° 37' E 48.31 feet to the most southerly southwest corner of Belt Line Road and Inwood Road; THENCE S 17° 15' E, along the westerly line of Inwood Road, 179.42 feet to a corner; THENCE west 250.09 feet to a corner in an old fence and hedge row; THENCE N 00° 26' W, along said hedge row, 200.00 feet to a corner in the south line of Belt Line Road; THENCE East, along the south line of Belt Line Road, 159.5 feet to the place of beginning and containing 1.00 acres of land.

TRACT 2:

BEGINNING at a point in the westerly line of Inwood Road S 17° 15' E 179.42 feet from the most southerly southwest corner of Belt Line Road and Inwood Road; THENCE S 17° 15' E, along the westerly line of Inwood Road, 554.96 feet to a corner; THENCE West 410.66 feet to a corner in an old fence and hedge row; THENCE N 00° 26' W, along said hedge row, 530.00 feet to a corner; THENCE East 250.09 feet to the place of beginning and containing 4.019 acres of land.

TRACT 3:

BEGINNING at a point in the westerly line of Inwood Road S 17° 15' E 734.38 feet from the most southerly southwest corner of Belt Line Road and Inwood Road; THENCE S 17° 15' E, along Inwood Road, 556.01 feet to a corner; THENCE West 571.53 feet to a corner in an old fence and hedge row; THENCE N 00° 26' W, along said hedge row, 531.00 feet to a corner; THENCE East 410.66 feet to the place of beginning and containing 5.986 acres of land.

TRACT 4:

BEGINNING at a point in the westerly line of Inwood Road S 17° 15' E 1290.39 feet from the most southerly southwest corner of Belt Line Road and Inwood Road; THENCE S 17° 15' E, along Inwood Road, 396.11 feet to a corner; THENCE S 80° 34' W, partly along a new fence line, 694.5 feet to a corner in an old fence line and hedge row; THENCE N 00° 26' W, along said hedge row, 492.17 feet to a corner; THENCE East 571.53 feet to the place of beginning and containing 6.355 acres of land.

SECTION 2. 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 3. That the above described tracts of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Addison, as heretofore amended and as amended herein.

SECTION 4. 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 of Addison as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of One Hundred Dollars (\$100.00) for each offense.

SECTION 5. Whereas, it appears that the above described property requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, 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 of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council on the 13th day of

June, 1961.

M W Martin
MAYOR

DULY ENROLLED:

James H. Dooley
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Marshall
ATTORNEY