

ORDINANCE NO. 4A

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 A TRACT OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING PART OF THE G. W. FISHER SURVEY, ABSTRACT NO. 482, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF ADDISON ROAD, SAID POINT BEING WEST 589.0 FEET FROM THE NORTHEAST CORNER OF A 14.75 ACRE TRACT CONVEYED TO J. A. BRYANT BY GEORGE BRYANT ET AL, BY DEED DATED JUNE 29, 1940, RECORDED IN VOLUME 2241, PAGE 35, DEED RECORDS, DALLAS COUNTY, TEXAS; THENCE SOUTH ALONG THE EAST LINE OF ADDISON ROAD, 1047.50 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4 OF BLOCK E OF THE JULIAN ADDITION TO THE TOWN OF ADDISON, SAID POINT ALSO BEING NORTH 200.0 FEET FROM THE NORTHWEST CORNER OF MILDRED STREET; THENCE EAST 300.4 FEET TO A POINT FOR CORNER; THENCE NORTH A DISTANCE OF 1047.5 FEET TO A POINT FOR CORNER; THENCE WEST A DISTANCE OF 300.4 FEET TO THE PLACE OF BEGINNING; 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 "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 a tract of land situated in Dallas County, Texas, and being part of the G. W. Fisher Survey, Abstract No. 482, being further described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Addison Road, said point being West 589.0 feet from the Northeast corner of a 14.75 acre tract conveyed to J. A. Bryant by George Bryant et al, by deed dated June 29, 1940, recorded in Volume 2241, page 35, Deed Records, Dallas County, Texas;

THENCE South along the East line of Addison Road, 1047.50 feet to a point, said point being the Northwest corner of Lot 4 of Block E of the Julian Addison to the Town of Addison, said point also being North 200.0 feet from the Northwest corner of Mildred Street;

THENCE East 300.4 feet to a point for corner;

THENCE North a distance of 1047.5 feet to a point for corner;

THENCE West a distance of 300.4 feet to the place of beginning.

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 tract 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 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 14 day of August, 1962.

M W Morris
MAYOR

DULY ENROLLED:

Edna D. Lewis
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nichols
ATTORNEY