

AN ORDINANCE OF THE CITY

OF
ADDISON, TEXAS

ORDINANCE NO. 117

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS AS HERETOFORE AMENDED SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY FROM "R-1" SINGLE FAMILY DWELLING DISTRICT CLASSIFICATION TO "C" COMMERCIAL DISTRICT CLASSIFICATION; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Zoning Commission of the City of Addison, and the Governing Body of the City of Addison, Texas in compliance with the laws of the State of Texas with reference to the granting of zoning changes under the zoning ordinance and zoning map, have given requisite notices by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Addison, Texas, is of the opinion that the said change of zoning on application of J. B. McEntire should be granted and the comprehensive zoning ordinance should be amended in the exercise of its legislative direction:

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, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Addison, so as to give the hereinafter described property the following zoning district classification, to wit: "C" COMMERCIAL. Said property being in the City of Addison, Dallas County, Texas, and described as follows:

Beginning at a point on the South line of Belt Line Road approximately 405' East of the intersection of Noel Road with Belt Line Road; Thence East along the South side of Belt Line Road approximately 600' to a point in the South line of Belt Line Road; Thence South approximately 310' to a point; Thence Southwesterly 195' to the center of proposed new road as shown on Zoning Plan Map of the McEntire Property dated 11/16/70, which map is on file with the City Secretary, City of Addison, Addison, Texas; Thence Southwesterly along the center of such proposed new road to its intersection with the location of the sanitary sewer line (which sewer line location is shown on above referred to map); West-Southwesterly along said sewer line to the center of Noel Road (which is a point in the West line of the McEntire property); Thence North-North-West approximately 235' to a point in the West line of the McEntire property; Thence Northwesterly approximately 130' to a point in the west line of the McEntire property (which point is the most Southerly point in a 2.2 acre tract already zoned "C"); Thence due North along the East line of said 2.2 acre tract to point of beginning being 8.1 acres, more or less.

SECTION 2. That all ordinances of the City in conflict with the provisions of this Ordinance be, and the same are, hereby repealed and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification.

SECTION 4. 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 provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

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 (\$200.00) Dollars for each offense and that each day such violation shall continue to exist shall constitute a separate offense.

SECTION 6. 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 City of Addison, Texas, on the 18th day of May 19 71.

Milton J. Fall
Mayor

Duly Enrolled:

Jack Lowrey
City Secretary

APPROVED AS TO FORM:

Lawrence W. Jackson
City Attorney