

ORDINANCE NO. 154

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-2" RESIDENTIAL DISTRICT CLASSIFICATION TO "LR" LOCAL RETAIL 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 Robert W. Collins 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: "LR" Local Retail District Classification. Said property being in the City of Addison, Dallas County, Texas, and described as follows:

## TRACT A.

BEGINNING at an iron rod for corner, point being the common South corner of the Charles Gartner tract, described in deed filed July 24, 1968, and the Robert W. Collins, Trustee, tract described in deed dated August 15, 1969, both deeds recorded in the Deed Records of Dallas County, Texas, point also being N 89° 39' E 1117.70 feet from the most Westerly Northwest corner of the Justin McCarty Realty Corporation tract described in deed filed July 9, 1962 and recorded in said Deed Records and the present East line of Dooley Road, a 60 foot right-of-way;

THENCE N 89° 39' E 650.00 feet along the South line of the said Robert W. Collins, Trustee, tract to an iron rod for corner, the Southeast corner of said Robert W. Collins, Trustee, tract;

THENCE S 0° 03' E 289.17 feet to an iron rod for corner in the Corporation line between the said City of Addison and the City of Farmers Branch;

THENCE West 649.99 feet along the said Corporation line to an iron rod for corner;

THENCE N 0° 03' W 285.20 feet to the place of beginning and containing 4.285 acres (186,667.12 square feet) of land.

## TRACT B.

BEGINNING at an iron pipe for corner in the present East line of Dooley Road, a 60 foot right-of-way, said point being the Southeast corner of that certain 20.047 acre tract conveyed to Charles Gartner by deed filed July 24, 1968, and recorded in the Deed Records of Dallas County, Texas, and point also being the most Westerly Northwest corner of the said McCarty tract;

THENCE N 89° 39' E 1117.70 feet along the Common line between said McCarty and Gartner tracts to an iron rod for corner;

THENCE S 0° 03' E 285.20 feet to an iron rod for corner in the present corporation line between the said City of Addison and City of Farmers Branch;

THENCE West 1116.23 feet along the said corporation line to an iron rod for corner in the said present East line of Dooley Road;

THENCE N 0° 21' W 278.38 feet along the said present East line of Dooley Road to the place of beginning and containing 7.226 acres (314,745.94 square feet) of land.

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.

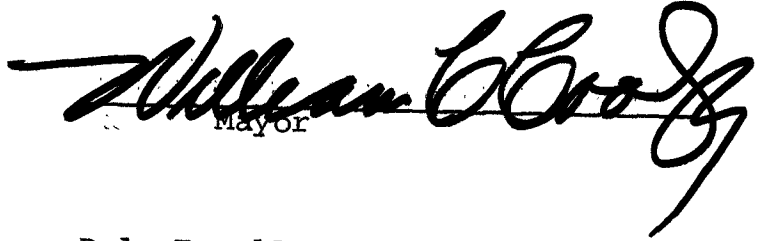
SECTION 3. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification.

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.

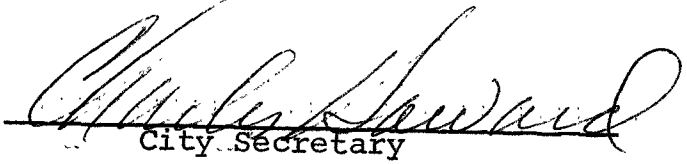
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum 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.

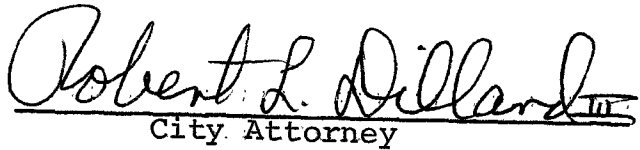
Duly passed by the City Council of the City of  
Addison, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

  
\_\_\_\_\_  
Mayor

Duly Enrolled:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney