

ORDINANCE NO. 270

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 ZONE THE HEREINAFTER DESCRIBED PROPERTY "LR" LOCAL RETAIL DISTRICT CLASSIFICATION WITH VARIANCE TO ALLOW SIX STORY BUILDINGS; 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 all persons interested and situated in the area, the City of Addison, Texas, is of the opinion that the said zoning change on application of Tycher Buildings, Incorporated 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 with Variance to build buildings up to six (6) stories with FAA approval. Said property being in the City of Addison, Dallas County, Texas, and described as follows, to-wit:

BEING a tract of land situated in Dallas County, Texas, out of the A. Bledsoe Survey, Abstract No. 157, City of Dallas Block No. 8170, and being more particularly described as follows:

BEGINNING at a point in the east line of Dallas Parkway, said point being in a curve to the right having a radius of 1256.93 feet, said point also being the Northwest corner of PARKWAY PLACE ADDITION NO. 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 70202 at page 1934 of the Map Records of Dallas County, Texas;

THENCE in a northerly direction along said curve, an arc distance of 375 feet;

THENCE East along the north corporation line of the City of Dallas and the south corporation line of the City of Addison, a distance of 1370 feet;

THENCE North along the west corporation line of the City of Dallas and the east corporation line of the City of Addison, a distance of 475 feet to the center of Noell Road;

THENCE S 41° 57 min. E along the center of Noell Road, a distance of 35 feet to a point for angle;

THENCE S 23° 24 min. E along the center of Noell Road, a distance of 907.45 feet;

THENCE S 85° 31 min. 25 sec. W, a distance of 733.4 feet;

THENCE N 85° 30 min. 06 sec. W, a distance of 882.99 feet to the place of beginning.

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 of Addison 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 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.

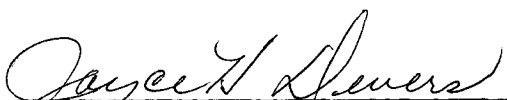
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) 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.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on the 13th day of July, A.D., 1976.


MAYOR

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney