

ORDINANCE No. 285

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 LOCATED NORTH OF KELLER SPRINGS ROAD BETWEEN ADDISON ROAD AND DALLAS PARKWAY WITH WESTGROVE ROAD FORMING THE SOUTHERN BOUNDARY, CONTAINING 10.179 ACRES OF LAND, FROM "I-1" INDUSTRIAL-ONE DISTRICT CLASSIFICATION TO "A" APARTMENT DISTRICT CLASSIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE: AND DECLARING AN EMERGENCY.

MEMORANDUM, 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 change of zoning on application as contained in Case #252 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: "A" Apartment District Classification. Said property being in the City of Addison, Dallas County, Texas, and described as follows:

Being a tract of land situated in the William Lomax Survey, Abstract No. 792 in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

Commencing at a point at the intersection of the east right-of-way line of Addison Road (a 60 foot R.O.W.) and the north right-of-way line of Keller Springs Road (a 50 foot R.O.W.), said point being in a curve to the right in a northwesterly direction, having a central angle of 23° 23' 35", a radius of 686.30 feet and a tangent bearing of N. 23° 36' 35" W.; Thence along said curve and said east right-of-way of Addison Road, 280.21 feet to the end of said curve; Thence N. 0° 13' 00" W., 2314.76 feet along said east right-of-way of Addison Road to the Point of Beginning, in the north line of proposed Westgrove Drive (a 60 foot R.O.W.);

THENCE N. 0° 13' 00"W., 664.92 feet along the said east right-of-way of Addison Road to a point for corner;

THENCE leaving the said east right-of-way of Addison Road, N. 89° 35' 11" E., 488.90 feet to a point for corner;

THENCE S. 47° 59' 26" E., 317.52 feet to a point for corner;

THENCE S. 7° 32' 53" W., 464.85 feet to a point for corner, said point also being in a curve heading in a northwesterly direction, having a central angle of 7° 45' 53" , a radius of 805.00 feet and a tangent bearing of N. 82° 27' 07" W.;

THENCE along said curve 109.09 feet to a point for corner;

THENCE S. 89° 47' 00" W., 552.46 feet to the Point of Beginning and containing 10.179 gross acres 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 as contained in case #252 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 (\$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

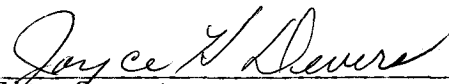
creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on the 21st day of September, A.D., 1976.

MAYOR



ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney