

ORDINANCE NO. 300

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, CASE #264, BEING A TRACT OF LAND IN THE ELISHA FIKE SURVEY, ABSTRACT NO. 478, AND IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146; DALLAS COUNTY, TEXAS; AND CONTAINING 0.7961 ACRES OF LAND MORE OR LESS; FROM "I-1" INDUSTRIAL -1 TO "LR" LOCAL RETAIL DISTRICT CLASSIFICATION; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

DRAWINGS RELATING TO THIS  
ARE FILED IN THE OFFICIAL /  
DRAWING BINDER, VOL. \_\_\_\_\_

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 change of zoning on application of J. D. GRIFFIN, Case #264 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:

Description of a 0.7961 acre tract of land in the Elisha Fike Survey, Abstract No. 478, and in the Josiah Pancoast Survey Abstract No. 1146; Dallas County, Texas; said tract being more particularly described as follows:

BEGINNING at a point on the southwest R.O.W. line of Inwood Road, which is 807.66 ft. north west along said line from a point on said line which is the northeast corner of a certain Dallas Power & Light Company tract; described in deed dated 11-30-56, DRDCT; Being further located 110.00 ft. perpendicular distance from the centerline of tracts of the St. Louis and Southwestern railroad;

THENCE S. 80 degrees 45' 00" a distance of 196.97 feet to a point for corner;

THENCE N. 9 degrees 15' 00" W. a distance of 188.00 feet to a point for corner;

THENCE N. 80 degrees 45' 00" a distance of 172.00 feet to a point for corner on the southwest right-of-way line of Inwood Road;

THENCE S. 16 degrees 49' 00" E a distance of 189.65 feet along the southwest right-of-way line of Inwood Road to the point of beginning, containing 34678 square feet or 0.7961 acres of land 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 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 provided;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on this the 14<sup>th</sup> day of December, 1976.

APPROVED:

MAYOR



ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY