

ORDINANCE NO. 306

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 # 261, THELMA RINEHART, BEING A PART OF OF THE JOSHIAH PANCOAST SURVEY, ABSTRACT NO. 1146, AND PART OF THAT CERTAIN TRACT DESCRIBED IN DEED TO J.R. AND JACK G.S. MAXFIELD, FILED 8-18-59 AND RECORDED IN THE DEED RECORDS OF SAID COUNTY, AND CONTAINING 0.5828 ACRES OF LAND; FROM "C" COMMERCIAL 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.

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 THELMA RINEHART, Case 261, 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:

Being a part of the Joshiah Pancoast Survey, Abstract 1146, and part of that certain tract described in deed to J.R. and Jack G.S. Maxfield, filed 8-18-59 and recorded in the Deed Records of said County, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod for corner in the present West line of Inwood Road, a 60 foot right-of-way, said point being S 17 degrees 15' E 941.99 feet from the Southern most corner of the visibility clip on the South line of Belt Line Road, a 100 foot right-of-way, point also being the southeast corner of that certain one acre tract of land conveyed to Thomas O'Dwyer by deed dated 2 May 1974 and recorded in the said Deed Records;

THENCE S 17 degrees 15' E 100.00 feet along the said present West line of Inwood Road to an iron rod for corner;

THENCE West 280.64 feet parallel to the South line of said O'Dwyer tract to an iron rod for corner;

THENCE North 95.50 feet to an iron rod for corner, the Southwest corner of said O'Dwyer tract;

THENCE East 250.99 feet along the South line of the said O'Dwyer tract to the point of beginning and containing 0.5828 acres of land.

SECTION 2. That all ordinances of the City in conflict with 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

