

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, BEING IN THE ADDISON WEST INDUSTRIAL DISTRICT, DALLAS COUNTY, TEXAS, REFERRED TO AS TRACTS 1,2,3,4,5 AND 6 FROM "R-1" SINGLE FAMILY DWELLING DISTRICT TO "I-1" INDUSTRIAL; AND TRACTS 7 AND 8 FROM "R-1" SINGLE FAMILY DWELLING DISTRICT TO "I-3" INDUSTRIAL; AND ALL PROPERTY BEING MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF 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 in situated in the area, the City of Addison, Texas is of the opinion that the said change of zoning on application of Case 287, 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, being Tracts 1,2,3,4,5 and 6 the following zoning district classification to-wit: "I-1" Industrial District Classification and Tracts 7 and 8 "I-3" Industrial District Classification. Said property being in the City of Addison, Dallas County, Texas, and being described as follows:

TRACT 1

BEGINNING, At a point for corner in the east line of Surveyor Boulevard, north 00 degrees 05 minutes east, a distance of 106 feet from its intersection with the north line of Lindberg Drive, said point being the North Corporation Line of Addison, Texas and the South Corporation Line of Carrollton, Texas;

THENCE, East along the Common Corporation Line of Addison and Carrollton, Texas a distance of 1374.41 to a point for corner;

THENCE, North 00 degrees 19 minutes 17 seconds west, along the Common Corporation Line of Carrollton and Addison, Texas, a distance of 565.83 feet more or less to a point for corner, said point being 201.83 feet north of the North Line of Billy Mitchell Drive.

TRACT 1 cont:

THENCE, North 89 degrees 50 minutes 17 seconds west, a distance of 1163.3 feet to a point for corner;

THENCE, South 00 degrees 10 minutes 23 seconds east, a distance of 265.12 feet to a point;

THENCE, South 00 degrees 14 minutes 23 seconds east, a distance of 221.71 feet more or less to a point for corner;

THENCE, North 89 degrees 50 minutes 17 seconds west, a distance of 209.53 feet to a point for corner said point being in the east line of Surveyor Boulevard;

THENCE, South 00 degrees 05 minutes east with the east line of Surveyor Boulevard, a distance of 79 feet to the Point of Beginning.

TRACT 2

Being of a 2.362 acre tract of land in the David Myers Survey, Abstract No. 923, Dallas County, Texas; said tract being part of that tract of land conveyed to the Surveyor Resources, Inc., by Deed recorded in Volume 71153, Page 0063, Deed Records of Dallas County, Texas, being more particularly described as follows:

BEGINNING at the intersection of the north line of Lindbergh Drive, a 60 foot wide street, as dedicated by plat recorded in Volume 73220, Page 0956, Deed Records of Dallas County, Texas; and the west line of Billy Mitchell Drive, a 60 foot wide street as dedicated by plat recorded in Volume 73220, Page 0956, Deed Records of Dallas County, Texas;

THENCE, West, with said North line, 250.13 feet to a point for corner;

THENCE, North 00 degrees 14' 23" West, at 106.00 feet past the Addison-Carrollton city limits line, in all 410.00 feet to a point for corner;

THENCE, East, 251.84 feet to a point for corner in a said west line of Billy Mitchell Drive;

THENCE, South at 304.00 feet past the said Addison-Carrollton city limits line, in all 410.00 feet to the place of beginning.

CONTAINING: 102,903.32 square feet or 2.362 acres of land.

TRACT 3

Being a tract or parcel of land, lying and being situate within the County of Dallas and State of Texas, out of the George Syms 320 acre Survey, Pat. No. 1344, being out of the Beatrice Wells 55 acre homestead, and beginning in the west line of the Dooley Road, at a point \_\_\_\_\_ feet north of the S.E. corner of said 55 acre tract;

TRACT 3 cont:

THENCE, North along said Dooley Road 208.7 ft. to stake for corner;

THENCE, west at right angles, 208.7 ft. to stake for corner;

THENCE, south 208.7 ft. to stake for corner;

THENCE, east 208.7 ft. to the place of beginning, containing one acre of land.

TRACT 4

Being a tract or parcel of land situated in Dallas County, Texas, and being out of and a part of the George Syms Survey, Abstract No. 1344, and a part of the tract conveyed to Beatrice Wells by Theresa Davison by deed recorded in Vol. 2176, page 481, of the Deed Records of Dallas County, Texas, beginning at a point in the west line of the Dooley Public Road at the northeast corner of the Columbus Allen one-half acre tract; Thence, west along the north line of said Allen tract 208.7 feet to the northwest corner of same; Thence, north 208.7 feet to stake for corner; Thence, east 208.7 feet to corner in the west line of said Dooley Road; Thence, south along the west line of said road 208.7 feet to the place of beginning, containing one acre of land, and being the same property described in a Warranty Deed executed by Beatrice Wells to Roy Hunter and wife, Mary Joe Hunter, dated December 8, 1943 and recorded in the Deed Records in Dallas County, Texas, on August 17, 1945 in Vol. 2569, Page 370.

TRACT 5

Beginning at a point in the west right-of-way line of Dooley Road, a 60 foot right-of-way, at its intersection with the north line of a tract of land conveyed to Connie Christian and Mrs. Jimmie Lee Christian by Beatrice Wells Perry, et vir, by deed recorded in Volume 3237, Page 184, Deed Records of Dallas County, Texas;

THENCE, West with said north line of said Christian Tract a distance of 208.70 feet to a point for corner;

THENCE, South 00 degrees 00 minutes 50 seconds west with the west line of said Christian Tract a distance of 313.1 feet to a point for corner in the North line of a tract of land conveyed to Ben Radford, Volume 3508, Page 321 Deed Records of Dallas County, Texas;

THENCE, West with said north line of said Radford Tract a distance of 69.30 feet to a point for corner;

THENCE, South 00 degrees 00 minutes 50 seconds west with the west line of said Radford Tract a distance of 156.00 feet to a point for corner in the north line of a tract of land conveyed to Myrtle Wakefield, et al, Jessie J. Perry, et us, by deed recorded in Volume 3637, Page 260, Deed Records of Dallas County, Texas;

THENCE, West with the north line of said Wakefield Tract a distance of 0.26 feet to a point for corner;

THENCE, South 00 degrees 00 minutes 50 seconds west with the west line of said Wakefield Tract, at 78.27 feet pass the northwest

TRACT 5 cont:

corner of a tract of land conveyed to Millard Fields, et us, by Beatrice Perry, et vir, by deed recorded in Volume 3832, Page 467, Deed Records of Dallas County, Texas; at 156.54 feet pass the northwest corner of a tract of land conveyed to Ben Radford, et ux, by Beatrice Perry, et vir, by deed recorded in Volume 4169, Page 459, Deed Records of Dallas County, Texas; at 234.81 feet pass the northwest corner of a tract of land conveyed to Stella Spears by James W. H. Tarpley by deed filed for record October 28, 1955, at 313.08 feet pass the Northwest corner of a tract of land conveyed to George A. Chadick by Beatrice Wells Perry, et vir, by deed recorded in Volume 5078, Page 163 Deed Records of Dallas County, Texas in all a distance of 585.43 feet to a point for corner;

THENCE, East a distance of 278.26 feet to a point for corner, said point being the intersection of the north right-of-way line of Keller Springs Road with the west right-of-way line of Dooley Road (a 60 foot wide road);

THENCE, North along the said west right-of-way line of Dooley Road a distance of 742.4 feet, more or less to the point of beginning.

TRACT 6

Beginning at a point in the north right-of-way line of Keller Springs Road at its intersection with the southeast corner of a tract of land conveyed to Charles H. Stephens and wife, Berta Stephens, by Beatrice Wells Perry joined by her husband, Jessie J. Perry, and recorded in Volume 5429, Page 540, Deed Records of Dallas County, Texas;

THENCE, North 00 degrees 00 minutes 50 seconds east, with the said east line of said Stephens Tract a distance of 257.50 feet to a point for corner;

THENCE, West with the north line of said Stephens Tract, at 84.58 feet pass the northeast corner of a tract of land conveyed to Prince Allie Washington by Beatrice Wells Perry, et vir, by deed recorded in Volume 5306, Page 657, Deed Records of Dallas County, Texas; at 169.16 feet pass the northeast corner of a tract of land conveyed to Jow Edward Jones, et ux, by Beatrice Wells Perry, et vir, by deed recorded in Volume 5306, Page 25, Deed Records of Dallas County, Texas, in all a distance of 453.74 feet to a point for corner;

THENCE, south 00 degrees 00 minutes 50 seconds west a distance of 257.50 feet to a point for corner in the said north line of Keller Springs Road;

THENCE, east with the north right-of-way line of Keller Springs Road, a distance of 453.74 feet to the Point of Beginning.

TRACT 7 -

Being a lot, tract or parcel of land situated in Dallas County, Texas, and being described as follows, to-wit:

TRACT 7 cont:

Being out of the George Syms 320 acre Survey, Pat. No. 1344, and being out of the Beatrice Wells 55 acre homeplace, beginning in the West line of the Dooley Public Road, at the Northeast corner of the J.O. Allen and wife, Ora D. Allen 1 acre tract;

THENCE North along said road 104.4 ft. to a stake for corner;

THENCE West 208.7 ft. to a stake for corner;

THENCE South 104.4 ft. to a corner of said J. O. Allen and wife, Ora D. Allen tract at its Northwest corner;

THENCE East along the North line of said J. O. Allen and wife, Ora D. Allen tract 208.7 ft. to the place of Beginning, containing one-half acre of land. Being the same property conveyed to the grantor herein by Lorraine Henry et vir et al by Deed dated May 11, 1962, filed August 8, 1962, Deed Records of Dallas County, Texas.

TRACT 8

Beginning at a point for corner said point being 50 feet west of the southwest corner of a 7.864 acre tract conveyed to ADDISON AIRPORT, INCORPORATED by deed recorded in Volume 70068 at page 1356 of the Deed Records of Dallas County, Texas.

THENCE N. 0 deg. 09 min. 30 sec. E. a distance of 508.91 feet to a point for corner, said point being 50 feet west of the Southwest corner of a tract of land conveyed to CONNELL-DOOLEY ROAD joint venture by deed filed November 3, 1975 and recorded in Volume 75216 at Page 473 of the Deed Records of Dallas County, Texas;

THENCE, S. 89 deg. 50 min. 30 sec. E. along the South line of said CONNELL-DOOLEY ROAD joint venture tract, a distance of 395.67 feet to a point for corner;

THENCE, N. 3 deg. 27 min. 59 sec. W., a distance of 722.37 feet to a point for corner;

THENCE, N. 20 deg. 36 min. 10 sec. W., a distance of 846.34 feet to a point for corner in the East line of NEW DOOLEY ROAD;

THENCE, West a distance of 50 feet to a point for corner in the center line of New Dooley Road;

THENCE, N. 0 deg. 09 min. 30 sec. E. along the center line of NEW DOOLEY ROAD, a distance of 1189.96 feet to a point for corner;

THENCE, N. 89 deg. 51 min. 50 sec. E., a distance of 1275.77 feet to a point for corner in the East line of Dooley Road;

THENCE South, along the East line of Dooley Road, a distance of 3059.27 feet to a point for corner, said point being 60 feet east of the Northeast corner of a tract of land conveyed to Mary Joe Laffity by deed filed January 8, 1955 and recorded in Volume 4174 at page 602 of the Deed Records of Dallas County, Texas;

THENCE, West along the North Line of said Laffity tract, a distance of 208.7 feet to its Northwest corner;

THENCE, South along the West line of said Laffity tract, a distance of 152.06 feet to a point for corner;

THENCE, West, a distance of 1023.1 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 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 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;

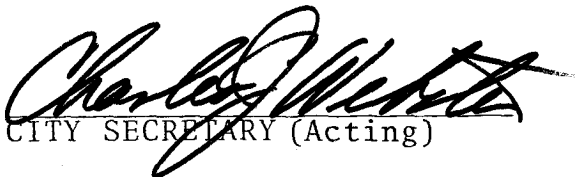
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on this the 24 day of May, 1977.

APPROVED:

MAYOR



ATTEST:



CITY SECRETARY (Acting)

APPROVED AS TO FORM:

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ATTORNEY