

ORDINANCE NO. 333

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 ALLOW THE USE OF WOOD EXTERIOR INSTEAD OF THE 80% MASONRY REQUIREMENT IN LOCAL RETAIL ZONING ON A BUILDING AT 15003 INWOOD ROAD AND BEING MORE PARTICULARLY 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 and situated in the area, the City of Addison, Texas, is of the opinion that the said variance on application of Case 276, 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 to grant a variance to be allowed to use wood exterior instead of the 80% masonry requirement in Local Retail Zoning, at a building on the hereinafter described property. Such variance shall be noted on the official Zoning Map of the City of Addison. Said property being in the City of Addison, Dallas County, Texas and described as follows:

Being a part of the Josiah Pancoast Survey, Abstract No. 1146 and being a part of that certain tract described in Deed to J.R. and Jack Maxfield, filed August 18, 1959 and recorded in the Deed Records of Dallas County, Texas, and being more fully 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 North 17 degrees 15 minutes West 951.55 feet from the Southeast corner of said Maxfield tract and South 17 degrees 15 minutes East 734.95 feet from the point of intersection of the said West Line of Inwood Road and the Southern most corner of the visibility clip on the South line of Belt Line Road, a 100 foot right-of-way, said point also being the Southeast corner of the Edward H. Harrison tract described in Deed filed September 22, 1969 and recorded in the Deed Records of Dallas County, Texas;

THENCE South 17 degrees 15 minutes 0 seconds East 207.04 feet along the said present West line of Inwood Road, to an iron rod for corner;

THENCE West 250.99 feet to an iron rod for corner;

THENCE North 197.72 feet to an iron rod for corner in the South line of said Harrison Tract;

THENCE East 189.59 feet along the South Line of said Harrison Tract to the point of beginning, and containing 1.0000 (43557.75 square feet) 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 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 with variance.

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 this variance 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 this the 28 day of June, 1977.

APPROVED:


MAYOR

ATTEST:

Acting

CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY