

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, HAS HERETOFORE AMENDED SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY, CASE #293 - JIM MILLER, AND BEING SITUATED IN DALLAS COUNTY, TEXAS, OUT OF THE ELISHA FIKE SURVEY, ABSTRACT NO. 478, AND BEING 1.274 ACRES SITUATED IN BLOCK A, BELTWOOD BUSINESS PARK - THIRD INSTALLMENT, AS RECORDED IN VOLUME 72178, PAGE 0594 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; 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 from Jim Miller Case # 293 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 tract of land situated in Block A, Beltwood Business Park - Third Installment, an addition to the City of Addison, Texas as recorded in Vol. 72178, Page 0594 of the Deed Records of Dallas County, Texas and amended by Certificates of Corrections recorded in Vol. 73219, Page 0930 and Vol. 73098, Page 0665 of the Deed Records of Dallas County, Texas, said tract of land being more particularly described as follows:

Beginning at the point of intersection of the south right-of-way line of Belt Line Road (a 100 foot right-of-way) and the west right-of-way line of Beltwood Parkway East (a 60-foot right-of-way);

THENCE, S. 00° 24' E, 250.00 feet, along the west right-of-way line of Beltwood Parkway East to a point for corner;

THENCE, S. 89° 36' W, 222.23 feet, to a point for corner;

THENCE, N. 00° 03' W., 251.34 feet, to a point for corner in the south right-of-way line of Belt Line Road;

THENCE, N. 89° 56' 45" E., 220.70 feet, along the south right-of-way line of Belt Line Road to the Point of Beginning and Containing 55,514 square feet or 1.274 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 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 for 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 27 day of September, 1977.

MAYOR



ATTEST:


ACTING CITY SECRETARY