

ORDINANCE NO. 367

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 #311, BELTWOOD BUSINESS PARK, AND BEING SITUATED IN DALLAS COUNTY, TEXAS, 4580 BELT LINE ROAD, FROM "C" COMMERCIAL TO "LR" LOCAL RETAIL DISTRICT CLASSIFICATION; 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 change of zoning on application of Bill Bragg and Richard Shaw, Case 311, 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 district classification, to-wit: "LR" Local Retail District Classification and to allow the use of wood exterior on the front instead of the 80% masonry requirement in Local Retail District Zoning. Said property being in the City of Addison, Dallas County, Texas, and being described as follows:

Being a tract of land situated in the Beltwood Business Park-Third Installment, an addition to the City of Addison, Texas as recorded in Volume 72178, page 0594 of the Dallas County Map Records and being part of Block E, Beltwood Business Park-Third Installment as described in a "Certificate of Corrections" filed for record in Volume 73098, page 0665 of the Dallas County Deed Records, said tract 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 east right-of-way line of Beltwood Parkway East (a 60 foot right-of-way);

Thence, N. 89° 56' 45" E., 221.90 feet, along the south right-of-way line of Belt Line Road to the northeast corner of Beltwood Business Park-Third Installment;

Thence, S. 00° 24' E., 298.66 feet, along the east boundary line of Beltwood Business Park-Third Installment, to a point for corner;

Thence, S. 89° 36' W., 221.90 feet, to a point for corner in the east right-of-way line of Beltwood Parkway East;

Thence, N. 00° 24' W., 300.00 feet, along the East right-of-way line of Beltwood Parkway East to the Point of Beginning and Containing 1.524 Acres or 66,420 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 con-

flict 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 provided in the Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification with variance.

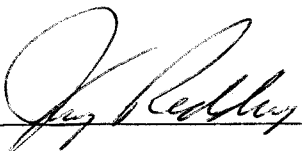
SECTION 4. That should any paragraph, sentence, subdivision clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to 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 the 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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, on this the 11th day of October, 1977.


MAYOR

ATTEST:


ACTING CITY SECRETARY