

ORDINANCE NO. 377

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 # 325, OPUBCO Resources, AND BEING SITUATED IN DALLAS COUNTY, TEXAS AND LOCATED WEST OF DALLAS PARKWAY AND SOUTH OF KELLER SPRINGS ROAD, BEING IN THE G.W. FISHER SURVEY, ABSTRACT NO. 482 AND BEING PART OF A 27.116 ACRE TRACT OF LAND AND PART OF A 14.809 ACRE TRACT, FROM "R-1" RESIDENTIAL DISTRICT CLASSIFICATION AND "LR" LOCAL RETAIL DISTRICT CLASSIFICATION TO "C" COMMERCIAL 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, Texas 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 OPUBCO Resources, 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: "C" Commercial District  
Classification. Said property being in the City of Addison,  
Dallas County, Texas, and being described as follows:

BEING a tract of land in the G.W. Fisher Survey,  
Abstract No. 482 and being part of a 27.116 acre  
tract of land and part of a 14.809 acre tract of  
land conveyed by deed recorded in Volume 75217,  
Page 1385, Deed Records of Dallas County, Texas  
and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the West  
line of Dallas Parkway, on the North line of said  
27.116 acre tract, said corner being 1310 feet  
more or less from the South line of Keller Springs  
Road;

THENCE: South 0° 28' East with the West line of  
Dallas Parkway 459.40 feet to an iron rod for a  
corner and the point of curvature of a circular  
curve to the left having a central angle of 3°19'40"  
and a radius of 2964.79 feet;

THENCE: In a Southeasterly direction with the West  
line of Dallas Parkway and with said curve 172.20  
feet to an iron rod for a corner;

THENCE: South 0°28' East with the West line of  
Dallas Parkway 397.36 feet to an iron rod for a  
corner on the South line of said 27.116 acre tract;

THENCE: North 89°58'39" West with a fence 1755.78  
feet to an iron rod for a corner;

THENCE: North 0°55'52" West with a fence 1047.85  
feet to an iron rod for a corner;

THENCE: South 89°21'57" East with a fence 1759.54  
feet to the Point of Beginning and containing 41.884  
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 of the caption as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 14~~th~~ day of March, 1978.

ATTEST:

John W. Melligan  
ACTING CITY SECRETARY

Jan Bedding  
MAYOR