

ORDINANCE NO. 382

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, AS HERETOFORE AMENDED TO ALLOW A VARIANCE FROM THE 80% MASONRY REQUIREMENT IN "LR" LOCAL RETAIL ZONING AT A PROPOSED RESTAURANT ON BELT LINE ROAD NEXT TO CITY HALL, CASE #335, VICTORIA STATION, INC; BEING SITUATED IN DALLAS COUNTY AND BEING OUT OF THE ELISHA FIKE SURVEY, ABSTRACT 478, AND CONTAINING 2.0891 ACRES OF LAND; 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 variance on application of Case #335, 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 from the 80% masonry requirement in Local Retail Zoning 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 tract or parcel of land situated in the City of Addison, Dallas County, Texas; and being part of the Elisha Fike Survey, Abstract 478, and also being part of Beltway Office Park, Tract 111, an addition to the City of Addison as recorded in Volume 77086, Page 0026 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the southerly line of Belt Line Road (100 feet wide); said point being in an easterly direction along said southerly line of Belt Line Road a distance of 567.63 feet from the intersection of said southerly line of Belt Line Road and the southeasterly cut-off line between said southerly line and the easterly line of Midway Road (as widened);

THENCE South $84^{\circ} 51' 39''$ East along said southerly line of Belt Line Road a distance of 80.69 feet to a point for corner;

THENCE South $0^{\circ} 01' 24''$ East along the westerly line of Lot 1 in Beltway Office Park, Tract 3, a distance of 497.57 feet to a point for corner;

THENCE due West along the centerline of a 20.00 foot wide utility easement a distance of 79.96 feet to a point for corner;

THENCE North $0^{\circ} 01' 24''$ West a distance of 513.76 feet to the POINT OF BEGINNING and containing 91,000 square feet, more or less, or 2.0891 acres;

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 the same 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 of Addison 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 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 April, 1978.

MAYOR 

ATTEST:


ACTING CITY SECRETARY