

ORDINANCE NO. 415

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 # 348, CITY OF ADDISON (CONNELL DEV.), AND BEING SITUATED IN DALLAS COUNTY, AND LOCATED NORTH OF KELLER SPRINGS ROAD AND EAST OF MIDWAY ROAD, BEING IN THE GEORGE SYMS SURVEY, ABSTRACT NO. 1344 AND BEING 27.583 ACRES OF LAND, FROM R-1 RESIDENTIAL DISTRICT CLASSIFICATION TO I-1 INDUSTRIAL 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, 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 the City of Addison, 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: "I-1" Industrial District Classification. Said property being in the City of Addison, Dallas County, Texas, and being described as follows:

Being a tract of land located in the George Syms Survey, Abstract No. 1344, City of Addison, Dallas County, Texas, and being more particularly described as follows:

Beginning at the intersection of the north line of Keller Springs Road (25-feet from the centerline of an original 50-foot right-of-way) and the east line of Midway Road (a 100-foot right-of-way) as recorded in Volume 75224, Page 0036 of the Map Records of Dallas County, Texas;

THENCE N 23° 38' 30" W, 596.15 feet along the east line of Midway Road to the beginning of a curve to the right having a central angle of 23°48'00", a radius of 943.97 feet and a tangent length of 198.92 feet;

THENCE along the curve 392.11 feet to the end of curve;

THENCE N 00° 09' 30" E, 586.36 feet along the east line of Midway Road;

THENCE N 89° 46' 00" E, 968.69 feet to a point for corner;

THENCE South, 369.74 feet to a point for corner;

THENCE East, 208.70 feet to a point for corner on the west line of Dooley Road;

THENCE South, 90.94 feet along Dooley Road to a point for corner;

THENCE West, 208.70 feet to a point for corner;

THENCE South, 313.10 feet to a point for corner;

THENCE West, 69.30 feet to a point for corner;

THENCE South, 156.00 feet to a point for corner;

THENCE West, 0.26 feet to a point for corner;

THENCE South, 585.43 feet to a point for corner on Keller Springs Road (50 foot right of way);

THENCE S 89° 46' 09" W, 84.58 feet along the north line of Keller Springs Road;

THENCE N 00° 13' 00", 257.5 feet to a point for corner;

THENCE S 89° 46' 09" W, 453.74 feet to a point for corner;

THENCE S 00° 13' 00" E, 257.50 feet to the north line of Keller Springs Road;

THENCE S 89° 46' 09" W, 44.15 feet to the Point of Beginning and Containing 27.583 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 22nd day of August, 1978.


MAYOR

ATTEST:


CITY SECRETARY