

ORDINANCE NO. 469

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 #417, 3-G's FOODS CORP., AND BEING SITUATED IN DALLAS COUNTY, TEXAS, AND LOCATED AT THE NORTHWEST CORNER OF MIDWAY ROAD AT BELT LINE ROAD, BEING IN THE W.H. WITT SURVEY, ABSTRACT NO. 1609, DALLAS COUNTY, TEXAS, AND BEING 2.119 ACRES OF LAND, FROM "I-1" INDUSTRIAL DISTRICT CLASSIFICATION 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, Texas, and the Governing Body of the City of Addison 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 zoning on application of 3-G's Food Corp., 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 being described as follows:

BEGINNING at the intersection of the north line of Belt Line Road, a 100 foot wide roadway, and the south end of a corner widening in the west line of Midway Road, a normally 100 foot wide roadway;

THENCE, N 89° 51' 55" W, with said north line, 224.52 feet to a point for corner;

THENCE, N 00° 08' 05" E, 350.00 feet to a point for corner in the south line of Addison West Drive, a 60 foot wide roadway;

THENCE, S 89° 51' 55" E, with said south line, 291.26 feet to a point for corner in the said west line of Midway Road;

THENCE, S 11° 15' 45" W, with said line of Midway Road, 95.62 feet to the beginning of a curve to the left having a radius of 1004.93 feet;

THENCE, continuing with said west line and with said curve to the left through a central angle of 11° 44' 20", an arc distance of 205.89 feet to the end of said curve;

THENCE, S 00° 28' 35" E, continuing with said west line, 21.51 feet to an angle point; said point being the north end of said corner widening;

THENCE, S 44° 49' 45" W, with said widening, 42.20 feet to the place of beginning;

CONTAINING: 92,290.57 square feet or 2.119 acres of land.

SECTION 2. 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 3. 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 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. 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 provides.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 13th day of February, 1979

ATTEST:

Reggie Sharp
CITY SECRETARY

Jim Peddie
MAYOR