

ORDINANCE NO. 485

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO GRANT SPECIAL USE ZONING FOR A GREENHOUSE AND NURSERY TO THE BOTANICAL BATH HOUSE, CASE #430, LOCATED EAST OF MARSH LANE AND NORTH OF SPRING VALLEY, BEING OUT OF THE T.L. CHENOWETH SURVEY, ABSTRACT NO. 273, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison and the Governing Body of the City of Addison, in compliance with the laws of the State of Texas and the ordinance of the City of Addison, 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 affected area and in the vicinity thereof, and in the exercise of its legislative direction, have concluded that the Comprehensive Zoning Ordinance should be amended.

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, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Addison, so as to grant Special Use Zoning for a Greenhouse and Nursery. Said Special Use shall be granted subject to Local Retail zoning

regulations on the following described property, to-wit:

BEING in the T.L. Chenoweth Survey, Abstract No. 273, City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the East line of Marsh Lane (a 100 foot right-of-way, said point being North a distance of 150.0 feet from the intersection of the said East line of Marsh Lane with the North line of Spring Valley Road (a 60 foot right-of-way), an iron stake found for corner;

THENCE North along the proposed East line of said Marsh Lane, said proposed East line of Marsh Lane being 50 feet from and parallel to the centerline of said Marsh Lane, a distance of 255.00 feet to an iron stake set for corner;

THENCE South $89^{\circ} 44'$ East, leaving said proposed East Line of Marsh Lane and proceeding a distance of 379.61 feet to an iron stake found for corner;

THENCE South $0^{\circ} 09'$ West, a distance of 405.00 feet to the said North Line of Spring Valley Road, an iron stake found for corner;

THENCE North $89^{\circ} 44'$ West, along the said North line of Spring Valley Road, a distance of 228.55 feet to an iron stake found for corner;

THENCE North leaving the said North line of Spring Valley Road and proceeding a distance of 150.00 feet to an iron stake found for corner;

THENCE North $89^{\circ} 40'$ West a distance of 150.00 feet to the place of beginning.

SECTION 2. 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 3. That any person, firm or corporation violating any of the provisions of this ordinance shall upon commission be

deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation continues shall constitute a separate offense.

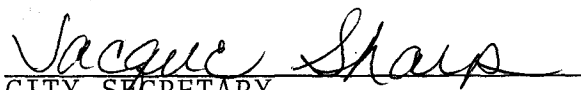
SECTION 4. Whereas, the above described property requires that it be given this amendment in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the city and creates an urgency and an emergency for the preservation of public health, safety, 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, this the 13th day of March, 1979.



MAYOR

ATTEST:



CITY SECRETARY