

ORDINANCE NO. 495

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, TEXAS, HAS HERETOFORE AMENDED SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY, CASE #427-LAKE FOREST JOINT VENTURE, AND BEING 3.444 ACRES OF LAND SITUATED IN THE ALLEN BLEDSOE SURVEY, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM R-1 RESIDENTIAL TO LR LOCAL RETAIL; 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, 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 from Lake Forest Joint Venture, Case #427, 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 described as follows:

BEING a tract of 3.444 acres of land in the Allen Bledsoe Survey, Abstract No. 157, Dallas County, Texas and being part of a certain 9.025 acre tract as described in deed to Stonegate Co., ltd.; and being more particularly described as follows:

COMMENCING at the point of intersection of the Northeast line of Montfort Street (25.0 feet from centerline) with the Northwest line of Celestial Road (20.0 feet from centerline); Thence Easterly, along the Northwesterly lines of Celestial Road, as follows: 1st N 73° 22' 60" E, 452.38 feet; 2nd. S 71° 12' 00" E, 206.96 feet to the Southeast corner of Oaks North Addition, an addition to the City of Addison as per Vol. 79010 page 1955 of the Map Records of Dallas County, Texas; Thence N 00° 14' 28" W, along the East line of said Addition, 1940.07 feet to the Northeast corner of said Addition, same being the Southeast corner of said 9.025 acre tract; Thence S 88° 05' 00" W, along the North line of said Addition, 60.02 feet to the POINT OF BEGINNING of the 3.444 acre tract described herein; THENCE Southwesterly, along the Northerly line of said Addition (the Southerly lines of said 9.025 acre tract), as follows:

1st. S 88° 05' 00" W, 102.6 feet; 2nd. S 43° 53' 00" W, 65.0 feet; 3rd. S 05° 30' 00" E, 56.0 feet; 4th. S 44° 45' 00" W, 348.0 feet; 5th S. 64° 38' 00" W, 136.0 feet; THENCE N 41° 57' 00" W, 69.0 feet; THENCE N 00° 10' 10" W, 116.56 feet; THENCE N 75° 13' 25" W, 12.84 feet; THENCE N 00° 10' 10" W, 265.13 feet; THENCE N 89° 49' 50" E, 449.65 feet; THENCE N 35° 00' 00" E, 207.99 feet to a point in the West line of a proposed 60 foot road; THENCE S 00° 14' 28" E, along the West line of said Road, 196.55 feet to the POINT OF BEGINNING and containing 3.444 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.