

ORDINANCE NO. 506

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 ZONING FROM "C" Commercial to "LR" LOCAL RETAIL ZONING ON 3.197 ACRES OF LAND BEING LOCATED SOUTH OF BELT LINE ROAD AND WEST OF INWOOD ROAD AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE 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 from Jim Miller, Case #444, should be granted and the Comprehensive Zoning Ordinance should be amended in the exercise of its legislative discretion:

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 part of the Elisha Fike Survey, Abstract No.
478 and the Josiah Pancoast Survey, Abstract No. 1146
and a part of that certain tract of land described in
deed to J.R. and Jack Maxfield, filed 8-18-59 and
recorded in the Deed Records of Dallas County, Texas,
and being more particularly described by metes and
bounds as follows:

BEGINNING at an iron rod stake for corner in the present
West line of Inwood Road a 60 foot right-of-way,
said point being North 17 degrees, 15 minutes West,
454.51 feet from the South corner of said Maxfield
Tract;

THENCE South 17 degrees, 15 minutes East, with the West
line of Inwood Road a distance of 43.4 feet to an iron
rod for corner;

THENCE South 86 degrees, 21 minutes, 56 seconds west,
a distance of 350.56 feet to an iron rod for corner;

THENCE South a distance of 198.47 feet to an iron rod
for corner in the North line of that certain 2.627 acres
tract conveyed to Tennis International, Inc. by deed
record;

THENCE South 80 degrees 34 minutes west with the north
line of said Tennis International, Inc. tract a distance
of 218.18 feet to an iron rod for corner in the West line
of said Maxfield tract;

THENCE North 00 degrees 26 minutes West with the West
line of said Maxfield tract a distance of 574.87 feet
to an iron rod for corner in the South line of the
O'DWYER INWOOD ADDITION;

THENCE East 219.57 feet with the South line of said
O'Dwyer Inwood Addition to an iron rod for corner in the
West line of the Rinehart Inwood Addition;

THENCE South 276.95 feet to an iron rod for corner;

THENCE East a distance of 336.98 feet to the PLACE OF BEGINNING and containing 3.197 acres of land or 139,246.94 square feet 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.

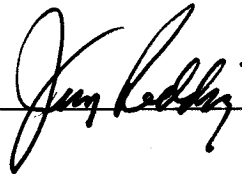
SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided 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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 12th day of June, 1979.

MAYOR



ATTEST:


CITY SECRETARY