

ORDINANCE NO. 554

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT (SANDWICH CHEF) TO BE LOCATED AT 16475 DALLAS PARKWAY, BENT TREE TOWERS; PROVIDING FOR A PENALTY OF FINE 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, Texas, and the Governing Body of the City of Addison, in compliance with the Zoning Ordinance of the City of Addison and the laws of the State of Texas with reference to the granting of change of zoning under existing zoning regulations, 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 persons interested in and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Addison is of the opinion that a special use permit authorizing the location of a restaurant should be granted, 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, as heretofore amended, be, and the same is hereby amended by amending the zoning map of the City of Addison so as to grant a special use permit on the hereinafter described property

authorizing the location of a restaurant, on such property which is presently zoned "LR" Local Retail District Classification, the said area to be covered by said special use permit being described as follows:

BEING a tract of land out of the William Lomax Survey, abstract No. 792 situated in the City of Addison, Texas, said tract also being part of Lot 2, Block 1 of Bent Tree Oaks, an addition to the City of Addison as recorded in Volume 78004 at Page 0007 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point of intersection of the southwesterly line of Dallas Parkway (a 200 foot right-of-way) with the northwesterly line of Westgrove Drive (a variable width southeast corner of said Lot 2, Block 1 of Bent Tree Oaks;

THENCE along the said northwesterly line of Westgrove Drive the following courses and distances; S. $42^{\circ}00'34''$ W., 200.00 feet; Thence S. $30^{\circ}41'56''$ W., 101.98 feet; Thence S. $42^{\circ}00'34''$ W., 22.00 feet to the beginning of a curve to the right having a central angle of $90^{\circ}00'$ and a radius of 270.00 feet; Thence along said curve 424.12 feet to end of said curve; Thence N. $47^{\circ}59'26''$ W., 247.48 feet to the beginning of a curve to the left having a central angle of $34^{\circ}27'41''$ a radius of 805.00 feet and a tangent bearing of N. $82^{\circ}27'07''$ W.; Thence along said curve 484.18 feet to the end of said curve;

THENCE N. $7^{\circ}32'53''$ E., 359.18 feet to a point for corner;

THENCE N. $89^{\circ}35'11''$ E., 647.97 feet to a point for corner in the said southwesterly line of Dallas Parkway;

THENCE S. $47^{\circ}59'26''$ E., 857.92 feet along the said southwesterly line of Dallas Parkway to the Point of Beginning and containing 16.000 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 provided for in the comprehensive zoning ordinance of the City of Addison, as heretofore

amended, and as amended herein.

SECTION 4. That any person violating any provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Addison, as heretofore amended, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense, and each day said violation shall be permitted to continue shall constitute a separate offense.

SECTION 5. Whereas, it appears that 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 of Addison, and creates an emergency and an urgency 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 of said ordinance one time in the official newspaper, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS,
this the _____ day of _____, 1980.

MAYOR

ATTEST:

CITY SECRETARY