

ORDINANCE NO. 569

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 #493, CHINA INN OF ARLINGTON, BEING 0.8567 ACRES OF LAND SITUATED IN THE WATSON AND TAYLOR SUBDIVISION NO. 2, LOCATED NORTH OF BELT LINE ROAD AT RUNYON ROAD, BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM I-1 INDUSTRIAL DISTRICT CLASSIFICATION TO "LR" LOCAL RETAIL DISTRICT CLASSIFICATION; 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 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 China Inn of Arlington, Inc. Case #493, 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:

Being the West 100 feet of Lot 4 of WATSON AND TAYLOR SUBDIVISION no. 2, an Addition to the City of Addison, Texas, according to the plat thereof recorded in Volume 79180, Page 0888 of the Map Records Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 4 in the North line of Belt Line Road;

THENCE North  $0^{\circ} 26' 30''$  West with the West line of said Lot 4 a distance of 381.46 feet to its Northwest corner;

THENCE East with the North line of said Lot 4 a distance of 100 feet to a point for corner;

THENCE South  $0^{\circ} 26' 30''$  East parallel with the West line of said Lot 4 a distance of 365.87 feet to a point for corner in the North line of Belt Line Road, said point being in a curve, curving to the left in a Southwesterly direction and whose center bears South  $7^{\circ} 23' 27''$  East;

THENCE Southwesterly with the North line of Belt Line Road and along said curve to the left having a central angle of  $2^{\circ} 57' 19''$ , an arc distance of 101.10 feet to the place of BEGINNING and containing 37,318 square feet or 0.8567 acres of land more or less.

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 for the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON,  
TEXAS, this the 11 day of March, 1980.

MAYOR

*[Handwritten Signature]*

ATTEST:

CITY SECRETARY

*Jacqueline Shays*