

ORDINANCE NO. 571

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 #494, WATSON & TAYLOR REALTY, BEING 4.081 ACRES OF LAND SITUATED IN THE WATSON AND TAYLOR SUBDIVISION, LOCATED NORTH OF BELT LINE ROAD AND WEST OF PROPOSED 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 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 Watson & Taylor Realty, Case #494, 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 herein-after 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 Lot 3 of Watson and Taylor Subdivision No. 2, an Addition to the City of Addison, Texas, according to the plat thereof filed September 13, 1979, in the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 3 of Watson and Taylor Subdivision No. 2 in the South line of the St. Louis and Southwestern Railway, said point also being the Northeast corner of Lot 1 of Watson and Taylor Subdivision as recorded in Volume 78082 at Page 0899 of the Map Records of Dallas County, Texas;

THENCE East with the South line of said Railway a distance of 507.71 feet to the Northeast corner of said Lot 3;

THENCE South $0^{\circ} 08' 05''$ West with the East line of said Lot 3 a distance of 294.92 feet to a point for corner;

THENCE North $89^{\circ} 51' 55''$ West a distance of 30 feet to a point for corner;

THENCE South $0^{\circ} 08' 05''$ West a distance of 60.14 feet to the Southeast corner of said Lot 3;

THENCE West with the South line of said Lot 3 a distance of 474.13 feet to its Southwest corner;

THENCE North $00^{\circ} 26' 30''$ West with the West line of said Lot 3 a distance of 355 feet to the place of BEGINNING and containing 177,795 square feet or 4.081 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 *Jim Kelly*

ATTEST:

Jacque Sharp
CITY SECRETARY