

ORDINANCE NO. 578

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 GRANT A VARIANCE TO ALLOW A THREE STORY OFFICE BUILDING IN LOCAL RETAIL DISTRICT ZONING LOCATED EAST OF ADDISON ROAD AND SOUTH OF ACADEMY DRIVE, 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 Sunchild Real Estate (Bent Tree Two), 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: Variance to Local Retail District Classification to Allow for a Three Story Office Building. Said property being in the City of Addison, Dallas County, Texas, and described as follows:

BEING a tract of land out of the William Lomax Survey, Abstract No. 792 and the Eli Shephard Survey, Abstract No. 1361 in the City of Addison, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the east line of Addison Road (a 60 foot right-of-way), said point being N. 00° 22' 17" W., 1446.25 feet; Thence N. 2° 01' 34" E., 263.31 feet from the northwest corner of Bent Tree Oaks, an Addition to the City of Addison as recorded in Volume 78004 at Page 007 of the Deed Records of Dallas County, Texas;

THENCE N. 2° 01' 34" E., 300.00 feet along the said east line of Addison Road to a point for corner, said point being on the proposed south line of Academy Drive (a 60 foot right-of-way);

THENCE N. 89° 34' 56" E., 350.32 feet along the said proposed south line of Academy Drive to a point for corner, said point being on the west line of Dallas Parkway (a 200 foot right-of-way);

THENCE S 2° 01' 34" W, 300.00 feet along the said west line of Dallas Parkway to a point for corner;

THENCE S. 89° 34' 56" W., 350.32 feet to the Point of Beginning and containing 2.410 acres (105,000 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.

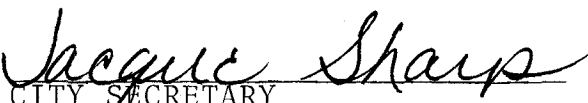
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum 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 8 day of April, 1980.

  
MAYOR

ATTEST:

  
CITY SECRETARY

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