

ORDINANCE # 630

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 #551, HUNT PROPERTIES, BEING 2.87 ACRES OF LAND LOCATED NORTH OF BELT LINE ROAD AND WEST OF MARCY ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; FROM "I-1" INDUSTRIAL TO "LR" LOCAL RETAIL; 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, 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 Hunt Properties, Case #551, 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 described as follows:

Being portions of a 2.871 acre tract of land in the G. W. Fisher Survey, Abstract No. 482 as conveyed to Consolidated Pension Trust according to Deed Filed in Volume 77164, Page 1396 of the Deed Records of Dallas County, Texas and being more particularly described as follows;

TRACT A

BEGINNING at the point of intersection of the north right-of-way line of Belt Line Road (100' R.O.W.) and the west right-of-way line of Marcy Road (60' R.O.W.), said point also being the southeast corner of said 2.871 acre tract.

THENCE N 89°51'00" W with the north right-of-way line of Belt Line Road for a distance of 209.80 feet to a point for corner;

THENCE North for a distance of 200.34 feet to a point for corner;

THENCE N 89°51'00" W for a distance of 175.00 feet to a point for corner in the west line of said 2.871 acre tract;

THENCE North with said west line for a distance of 124.66 feet to a point for corner, said point being the northwest corner of said 2.871 acre tract;

THENCE S 89°51'00" E with the North line of said 2.871 acre tract for a distance of 384.80 feet to a point for corner in the West right-of-way line of Marcy Road, said point being the northeast corner of said 2.871 acre tract;

THENCE South with the West right-of-way line of March Road for a distance of 325.00 feet to the POINT OF BEGINNING and containing 90,000.00 square feet or 2.066 acres of land, more or less.

TRACT B

BEGINNING at a point in the north right-of-way line of Belt Line Road (100' R.O.W.), said point being the southwest corner of the above said 2.871 acre tract and being S 89°51'00" E 662.73 feet from the intersection cut-back of Addison Road and Belt Line Road;

THENCE North with the west line of said 2.871 acre tract for a distance of 200.34 feet to a point for corner;

THENCE S 89°51'00" E for a distance of 175.00 feet to a point for corner;

THENCE South for a distance of 200.34 feet to a point for corner in the north right-of-way line of Belt Line Road;

THENCE N 89°51'00" W with said north line for a distance of 175.00 feet to the POINT OF BEGINNING and containing 35,059.57 square feet or 0.804 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 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 28 day of October, 1980.

MAYOR



ATTEST:

Jacque Sharp
CITY SECRETARY