

ORDINANCE NO. 678

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 LOCATED SOUTH OF BELT LINE ROAD, WEST OF QUORUM DIRVE AND EAST OF ST. LOUIS SOUTHWESTERN RAILROAD FROM INDUSTRIAL TO 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 Trammel Crow, Case #596, tax description #1-25-0011, 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: *LOCAL RETAIL ZONING*

BEING a portion of a tract of land out of the Josiah Pancoast Survey, abstract no. 1146 in Dallas County, Texas and being the same tract conveyed by deed recorded in volume 67226, page 0969, deed records, Dallas County, Texas and being more particularly described as follows:

LOT 1

BEGINNING at the northeast corner of said tract, as shown on a final plat of Quorum West as prepared by Graham Associates, Inc. as revised on December 12, 1980, said point of beginning also being the intersection of the south right-of-way line of Belt Line Road, being 100.00 feet wide as now established, with the west line of a 71.90 acre tract of land called Quorum, as recorded in volume 79100, page 1895, deed records, Dallas County, Texas, thence along said west line south $01^{\circ}30'57''$ east 400.10 feet to a point on a line that is parallel with said south right-of-way line; thence along said parallel line south $89^{\circ}47'03''$ west 314.08 feet to a point on the east right-of-way line of landmark boulevard, being 80.00 feet wide, as now established, as shown on said final plat of Quorum West, said point being at the beginning of a non-tangent curve, concave easterly and having a radius of 1323.31 feet, a radial line to said point bears south $81^{\circ}44'52''$ west, thence northerly along said curve, being the easterly right-of-way line of landmark boulevard., through a central angle of $8^{\circ}02'11''$ a distance of 185.61 feet; thence north $00^{\circ}12'57''$ west 215.00 feet; thence north $89^{\circ}47'03''$ east 338.00 feet to the point of beginning. Said Lot 1 is shown on the preliminary boundary plat as prepared by K. W. Lawler and Associates, Inc., on March 24, 1981.

LOT 6

BEGINNING at the northeast corner of said tract, as shown on a final plat of Quorum West as prepared by Graham Associates, Inc. as revised on December 12, 1980, said point of Beginning also being the intersection of the south right-of-way line of Belt Line Road, being 100.00 feet wide as now established, with the west line of a 71.90 acre tract of land called Quorum, as recorded in volume 79100, page 1895, deed records, Dallas County, Texas, thence along said right-of-way line south $89^{\circ}47'03''$ west 418.00 feet to point on said right-of-way line, said point being the intersection of said right-of-way line with the westerly right-of-way line of landmark boulevard, being 80.00 feet wide as now established and as shown on said final plat of Quorum West; thence along said right-of-way line of landmark boulevard south $00^{\circ}12'57''$ east 215.00 feet to the beginning of a tangent curve concave eastelry and having a radius of 1403.31 feet; thence southerly along saod curve through a central angle of $7^{\circ}59'15''$ a distance of 195.64 feet to a point on a line that is parallel with said south right-of-way line of Belt Line Road; thence along said parallel line south $89^{\circ}47'03''$ west 364.98 feet to the west line of said tract of

land of Quorum West, said west line being the easterly right-of-way line of the St. Louis and Southwestern Railroad right-of-way, being 100.00 feet wide as now established, thence along said last mentioned west line north 17°06'17" west 162.11 feet; thence north 27°01'10" east 25.92 feet to the beginning of a tangent curve concave northwesterly and having a radius of 470.00 feet; thence northerly along said curve through a central angle of 28°04'33" a distance of 230.31 feet; thence north 54°11'18" east 17.18 feet to said south right-of-way line of Belt Road; thence along said south line north 89°47'03" east 320.00 feet to the point of beginning.

EXCEPTING therefrom the north 10.00 feet of said land (said 10.00 feet being the dedication for paving and utilities per recorded instrument filed in deed records and as shown on said final plat or Quorum West).

SAID Lot 6 is shown on the preliminary boundary plat as prepared by K. W. Lawler and Associates, Inc., on March 24, 1981.

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 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 26 day of May, 1981.

[Signature]
MAYOR

ATTEST:

Jacque Sharp
CITY SECRETARY