

ORDINANCE NO. 691

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ADDISON, AS HERETOFORE AMENDED, SO AS TO CHANGE THE HEREINAFTER DESCRIBED PROPERTY, CASE #477, THE PERFECT PAIR, LOCATED AT THE SOUTHWEST CORNER OF BELT LINE AND DALLAS PARKWAY, FROM THE ZONING CLASSIFICATION OF LOCAL RETAIL WITH SPECIAL USES FOR A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION TO LOCAL RETAIL WITHOUT SPECIAL USES; THEREBY REVOKING ORDINANCE NO. 545; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00); PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Addison, and the Governing Body of the City of Addison, in compliance with the laws of the State of Texas and the ordinance of the City of Addison, 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 affected area and in the vicinity thereof, and in the exercise of its legislative direction, have concluded that the Comprehensive Zoning Ordinance should be amended to terminate Ordinance No. 545, 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, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Addison,

so as to terminate special use zoning for a restaurant and the sale of alcoholic beverages for on-premises consumption. Said special use zoning shall be terminated on the following described property, to-wit:

The description of Site 4 Block 1, an 8.000 acre tract of land situated in the Josiah Pancoast Survey, Abstract No. 1146, and the G. W. Fisher Survey, Abstract No. 482, included in a 70 acre tract conveyed to Fannie Noell by deed filed October 14, 1926, in volume 1358, page 20, and all of the land conveyed to Carroll N. Rather by Fannie Noell Rather in two deeds recorded in Volume 70244, Page 1539, and Volume 70244, Page 1533 together with the Gifford Touchstone tract recorded in Volume 759, Page 1992, all recorded in the deed records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of Belt Line Road (100 foot R.O.W.), said point being N 89°46'47"E, a distance of 400.00 feet from the northwest corner of said 70 acre tract.

THENCE N 89°46'47" E along the south line of said Belt Line Road for a distance of 755.10 feet to a point for corner;

THENCE S 89°24'30"E, continuing with said south line of Belt Line Road for a distance of 203.19 feet to a point for corner;

THENCE S 00°10'14"E for a distance of 175.00 feet to a point for corner;

THENCE S 89°58'48"E for a distance of 208.35 feet to a point in the west right-of-way line of Dallas Parkway (120 foot R.O.W.) said point being in a curve to the right whose center bears N83°01'59" W, said curve having a radius of 894.93 feet a tangent of 78.33 feet, and an internal angle of 10°00'14";

THENCE Southwesterly along said curve to the right and along said West line of Dallas Parkway for an arc distance of 156.26 feet to a point for corner;

THENCE S 89°46'47"W for a distance of 1117.79 feet to a point in a curve to the right whose center bears N 72°06'50"E, said curve having a radius of 590.88, a tangent of 123.39 feet, and an internal angle of 23°35'26";

THENCE along said curve to the right for an arc distance of 243.48 feet to the point of tangency thereof;

THENCE N 05°42'16" E for a distance of 91.47 feet to the POINT OF BEGINNING, Containing 348,476.28 square feet or 8.000 acres of land.

SECTION 2. That any person, firm or corporation violating any of the provisions of this ordinance shall, upon commission, be deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each day said violation continues shall constitute a separate offense.

SECTION 3. 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 4. That Ordinance No. 545 is hereby repealed and all other ordinances that are in conflict with the provisions of this ordinance 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 5. The fact that the sale of alcoholic beverages in the City of Addison is authorized only under special use permits as provided for in the Comprehensive Zoning Ordinance of the City of Addison, and the City Council having found that the property described herein should be terminated, this ordinance shall become effective

from and after its adoption, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON,
TEXAS, this the 28 day of July, 1981

[Signature]
MAYOR

ATTEST:

Jacquie Sharp
CITY SECRETARY