

ORDINANCE NO. 695

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 #588 JOHN SULLIVAN; BEING 1.5243 ACRES OF LAND SITUATED WEST OF INWOOD ROAD AND SOUTH OF BELT LINE ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM "C" COMMERCIAL 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 John Sullivan, Case #588, 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:

All that certain lot, tract or parcel of land lying and being situated in the City of Addison, Dallas County, Texas, out of the JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146 and being a part of that certain tract described in a Deed to J. R. and JACK MAXFIELD, filed August 18, 1959 and recorded in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an X cut in concrete for corner in the present West line of Inwood Road (a 60 ft. right-of-way) said point being North 17 degrees, 15 minutes West 332.55 feet from the Southeast corner of said Maxfield tract and South 17 degrees 15 minutes East 1354.45 feet from the Southern most corner of the visibility clip on the South line of Belt Line Road (a 100 foot right-of-way);

THENCE South 17 degrees 15 minutes East 302.27 feet along the West line of Inwood Road to an existing iron stake for corner;

THENCE South 80 degrees 34 minutes West 221.49 feet to an existing X marked on concrete for corner;

THENCE North 17 degrees 15 minutes West 302.90 feet to an X marked on concrete for corner;

THENCE North 80 degrees 43 minutes 43 seconds, East 221.60 feet to the PLACE OF BEGINNING, and containing 66,396.59 square feet or 1.5243 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

the 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 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 25 day of August, 1981.

  
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ATTEST:

  
CITY SECRETARY