

ORDINANCE NO. 083-024

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ADDISON ROAD AND LINDBERG ROAD FROM "I-1" INDUSTRIAL TO "LR" LOCAL RETAIL ON APPLICATION FROM THE SEASHELL RESTAURANT; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas as required by State Statutes and the zoning ordinance of the Town of Addison, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps promote the general welfare and safety of this community, now, therefore

<u>PROPERTY DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>	<u>FRONT FOOTAGE</u>	<u>PROPOSED ASSESSMENT</u>
#1-31-0006	Genaro Investments Company 6060 N. Central Expressway #702 Dallas, Texas 75206	138.75'	\$10,242.53
#1-31-0020	U. S. Sunbelt, Inc. Keith Ulshaffer 2319 Valleywood Carrollton, Texas 75006	100.00'	\$ 7,382.00

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BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the  
Town of Addison is hereby amended so as to give the following  
described property the following zoning district classification,  
to-wit: "LR" Local Retail Zoning District Classification.

BEING a tract of parcel of land in the Edward Cook Survey,  
Abstract No. 326, CITY OF ADDISON, DALLAS COUNTY, TEXAS, and  
being part of a 0.917 acre tract of land conveyed by Joseph W.  
Gallop and wife to Leroy Gallop, Effie Gallop Sams and Ida Mae  
Gallop Vick, as recorded in Volume 79146, Page 2874 of the Deed  
Records of Dallas County, Texas, and being more particularly  
described as follows:

BEGINNING at an iron pin, said pin being the southeasterly corner  
of Addison Municipal Airport property and lying in the north  
right of way line of the St. Louis and Southwestern Railroad;

THENCE S 66°13'18" East for a distance of 215.39 feet;

THENCE N 3°15'57" East for a distance of 121.74 feet;

THENCE North 57°16'20" West for a distance of 35.25 feet;

THENCE South 68° 41'38" West for a distance of 49.44 feet to a  
point of curvature;

THENCE along the arc of the said curve to the left having a  
radius of 130 feet, and central angle of 39°41'00" for a distance  
of 90.03 feet to the point of tangent;

THENCE South 29°00'38" West for a distance of 40.20 feet to a  
point of curvature for a curve to the right;

THENCE along the arc of the said curve to the right having a  
radius of 443.5 feet, and central angle of 6°47'12" for a dis-  
tance of 52.53 feet;

THENCE South 0°15'00" West for a distance of 71.95 feet to the  
point of beginning, containing 0.613 acres of land more or less  
(26,691 square feet).

SECTION 2. That the above described property shall be  
used only in the manner and for the purposes for in the

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Comprehensive Zoning Ordinance of the City as amended herein by the granting of this zoning classification.

SECTION 3. 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 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 provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 5. Whereas, the above described property required 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 BY THE CITY COUNCIL OF THE TOWN OF ADDISON,  
TEXAS on this the 26 day of April, 1983.

MAYOR *Jim Kelly*

ATTEST:

*Jacquie Kruse*  
CITY SECRETARY

JK/rs

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