

ORDINANCE NO. 28252

An ordinance amending the zoning ordinances of the City of Dallas by changing the zoning classification on the following property:

BEING a tract of land in City Block 6333 located at the southeast corner of Lake June Road and Holcomb Road; fronting approximately 98.5 feet on the south line of Lake June Road; fronting approximately 108.5 feet on the east line of Holcomb Road; and containing approximately 11,265 square feet of land,

from a CR Community Retail District with a D Liquor Control Overlay to a CR Community Retail District with a D-1 Liquor Control Overlay; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from a CR Community Retail District with a D Liquor Control Overlay to a CR Community Retail District with a D-1 Liquor Control Overlay on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 3. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By


Assistant City Attorney

Passed JUN 22 2011

LEGAL DESCRIPTION

GIS Approved

Being a tract, lot or parcel of land situated in WM. B. Elam Survey, Abstract No. 441, Dallas County, Texas, and being in City Block No. 6333, Official City Numbers, and being the same tract of land conveyed to Robert K. Chin and Ben Y. Gee by deed recorded in Volume 87211, Page 4066, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for the Northerly most Northwest corner of said Robert K. Chin and Ben Y. Gee tract in the South right-of-way line of Lake June Road (100' R.O.W.);

THENCE East, along the South right-of-way line of said Lake June Road, a distance of 98.50 feet, to a point for corner, same being the Northwest corner of that certain tract of land conveyed to Fathim Mumith by deed recorded in Instrument File No. 201000152165, Official Public Records, Dallas County, Texas;

THENCE South, along the West line of said Fathim Mumith tract, a distance of 104.28 feet, to a point for corner in the North line of that certain tract of land conveyed to Jose Jorge Duran by deed recorded in Instrument File No. 200503619351, Official Public Records, Dallas County, Texas;

THENCE West, along the North line of said Jose Jorge Duran tract, a distance of 108.50 feet, to a point for corner in the East right-of-way line of Holcomb Road (60' R.O.W.);

THENCE North, along the East right-of-way line of said Holcomb Road, a distance of 94.50 feet, to a point for corner;

THENCE North 45 degrees 38 minutes 14 seconds East, a distance of 13.99 feet, to the POINT OF BEGINNING, and containing an area of 11,265 square feet or 0.259 acres of land.

28252

CR

D LAKE JUNE RD

LAKE JUNE RD

RR

HOLCOMB RD

MADDOX AVE

R-7.5(A)

N



1:1,200

ZONING AND LAND USE

Map no: L-10

Case no: Z101-181