

11-7-12

ORDINANCE NO. 28839

An ordinance changing the zoning classification on the following property:

BEING Lot 2 and a portion of Lot 1 in City Block C/6193; fronting 155 feet on the east line of Buckner Boulevard; fronting 200 feet on the south line of Jennie Lee Lane; and containing approximately 0.71 acres,

from Planned Development District No. 366 (the Buckner Boulevard Special Purpose District) with a D Liquor Control Overlay to Planned Development District No. 366 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 change the zoning classification; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Planned Development District No. 366 with a D Liquor Control Overlay to Planned Development District No. 366 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").

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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

NOV 14 2012

Passed _____

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

GIS Approved

WHEREAS U. S. REALTY HOLDINGS, LTD, a Texas limited partnership, is the owner of a 0.712 acre tract in the WILLIAM PRUITT SURVEY, ABSTRACT NO. 1161, being the south 75.0 feet of Lot 1 and all of Lot 2, Block C/6193 of the GERTIE ANDREWS ADDITION, on addition to the City of Dallas, Dallas County, Texas, dedicated to Dallas County and annexed to the City of Dallas, on September 12, 1945, by Ordinance No. 3690, said plat shown according to the plat recorded in Volume 9, Page 355 of the Map Records of Dallas County, Texas, by virtue of a Warranty Deed With Vendor's Lien by virtue of a deed recorded in County Clerk's File No. 200900123159, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the East right of way line of Buckner Boulevard (variable right of way) and the south right of way line of Jennie Lee Lane (60 foot right of way)

THENCE South 89 degrees 24 minutes 00 seconds East, (basis of bearings of Jennie Lee Lane from said GERTIE ANDREWS ADDITION), 200.00 feet to a 1/2 inch iron rod found on the west right of way line of an alley;

THENCE South 00 degrees 00 minutes 00 seconds East, along the west line of said alley, 155.00 feet to the southeast corner of said Lot 2, same being on the north line of a tract conveyed to Ron and Llano Adley by deed recorded in Volume 2005093, Page 6451, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 24 minutes 00 seconds West, along the north line of said Adley tract, 200.00 feet to a 1/2 inch iron rod found on the west right of way line of Buckner Boulevard;

THENCE North 00 degrees 00 minutes 00 seconds West, along the east right of way line of Buckner Boulevard, 155 feet to the point of beginning, and containing 30,999.21 square feet, or 0.712 acres of land, more or less.

Exhibit A

28839