

5-11-15

ORDINANCE NO. 29750

An ordinance changing the zoning classification on the following property:

BEING a Tract of land in City Block 6546; fronting approximately 418.5 feet along the north line of Joe Field Road; and containing approximately 4.92 acres,

from an IR Industrial/Research District to a CS Commercial Service District; 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 an IR Industrial/Research District to a CS Commercial Service District 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.

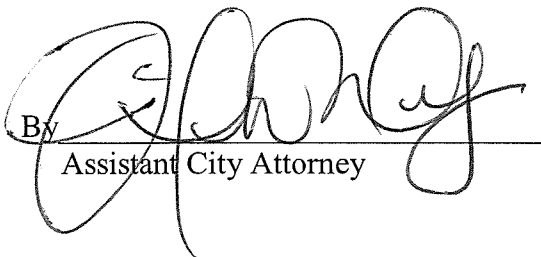
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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:

WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed MAY 27 2015

Exhibit A
Legal Description

BEING a 4.915 acre tract of land situated in the William Cochran Survey Abstract No. 279, Dallas County, Texas and being situated in City Block A/6546, City of Dallas and being a 5.0 acre tract of land described in a deed to County of Dallas as recorded in Volume 1672, Page 616 of the Deed Records, Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1" iron rod found for the northeast corner of said 5 acre tract and an interior ell corner of Lot 2, Block A/6546 of Emerald Plaza an addition to the City of Dallas according to the plat recorded in Inst. No. 20080319722 (DRDCT);

THENCE along the east line of said 5 acre tract and the west line of said Lot 2, South 00 degrees 26 minutes 54 seconds EAST (deed call South) passing at a distance of 15.09 feet the southwest corner of said Lot 2 and the northwest corner of a tract of land to Nasser Investments, Inc. recorded in Volume 202146, Page 1203 (DRDCT), passing at a distance of 199.80 feet the southwest corner of said Nasser Tract and the northwest corner of a tract of land described in an Executor's Deed to C.J. Curran Jr. recorded in Volume 2004129, Page 7734 (DRDCT) continuing in all a total distance of 513.56 feet (deed cal 521.80 feet) to an x-cut in concrete set for the southeast corner of said 5 acre tract and being 20 feet from the existing centerline of said Joe Field Road;

THENCE along the south line of said 5 acre tract and a line lying 20 feet north and parallel to the existing centerline of said Joe Field Road, South 89 degrees 29 minutes 02 seconds West a distance 417.44 feet (deed call West a distance of 417.40 feet) to a 5/8 inch iron rod set for corner in the north line of Joe Field Road (called 60 feet wide right of way), being 32.7 feet north of the existing centerline of Joe Field Road, being in the west line of a tract of land described in a deed to David W. Anderson and Jacquelyn H. Anderson recorded in Volume 97192, Page 5163 (DRDCT) and also being the southwest corner of said 5 acre tract;

THENCE along the east line of said Anderson Tract and the west line of said 5 acre tract , North 00 degrees 27 minutes 37 seconds West a distance of 511.57 feet (deed call North a distance of 521.80 feet) to a point for corner in the east line of a tract of land described in a deed to Best Source, Inc. recorded in Volume 2002031, Page 3028 of the Deed Records of Dallas County (DRDCT); being the northwest corner of said 5 acre tract and also being the southwest corner of a tract of land described in a deed to Canadian Investment Corporation of Texas recorded in Volume 82048, Page 2416 (DRDCT);

THENCE along the south line of said Canadian Investment Corporation of Texas tract and the north line of said 5 acre tract, North 89 degrees 12 minutes 40 seconds East, passing at a distance of 5.86 feet the southwest corner of a tract of land to County of Dallas described in a deed recorded in Volume 90245, Page 1791 (DRDCT), passing at a distance of 109.76 feet the southwest corner of said Lot 2 and continuing in all a total distance of 417.55 feet (deed call 417.40 feet) to the POINT OF BEGINNING;

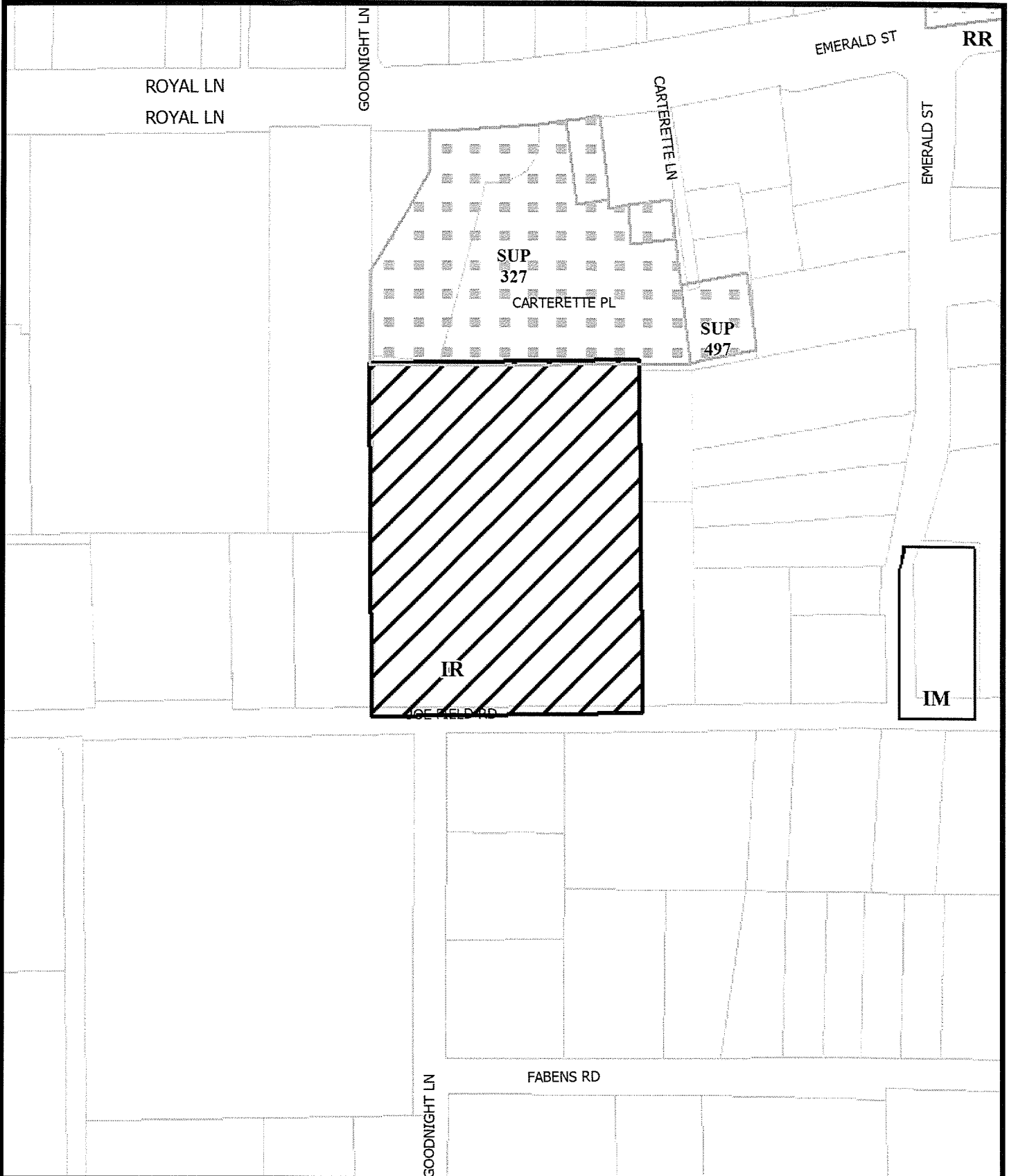
29750

150993
GIS Approved

CONTAINING 4.915 acres or 214,116 square feet of land more or less.

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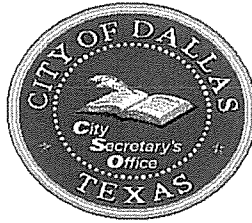


1:2,400

ZONING MAP

Case no: Z145-192

Date: 2/24/2015



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAY 27 2015

ORDINANCE NUMBER 29750

DATE PUBLISHED MAY 30 2015

ATTESTED BY: