

7-27-17

ORDINANCE NO. 30591

An ordinance terminating a portion of Specific Use Permit No. 98 for quarrying and mining operations, which was granted by Ordinance No. 7663, passed by the Dallas City Council on June 2, 1958, as amended by Ordinance No. 9600, passed by the Dallas City Council on January 7, 1963, as amended by Ordinance No. 14295, passed by the Dallas City Council on October 15, 1973, as amended by Ordinance No. 21988, passed by the Dallas City Council on March 9, 1994, as amended by Ordinance No. 24356, passed by the Dallas City Council on August 23, 2000, as amended by Ordinance No. 24475, passed by the Dallas City Council on December 13, 2000, as amended by Ordinance No. 24600, passed by the Dallas City Council on May 9, 2001, as amended by Ordinance No. 24602, passed by the Dallas City Council on May 9, 2001, as amended by Ordinance No. 24711, passed by the Dallas City Council on September 12, 2001, as amended by Ordinance No. 24790, passed by the Dallas City Council on December 12, 2001, as amended by Ordinance No. 24939, passed by the Dallas City Council on May 22, 2002, as amended by Ordinance No. 25109, passed by the Dallas City Council on November 13, 2002, as amended by Ordinance No. 25245, passed by the Dallas City Council on May 14, 2003, as amended by Ordinance No. 25588, passed by the Dallas City Council on May 12, 2004, as amended by Ordinance No. 26055, passed by the Dallas City Council on August 10, 2005, as amended by Ordinance No. 26061, passed by the Dallas City Council on August 10, 2005, as amended by Ordinance No. 26064, passed by the Dallas City Council on August 10, 2005, as amended by Ordinance No. 27599, passed by the Dallas City Council on June 24, 2009, as amended by Ordinance No. 27636, passed by the Dallas City Council on August 26, 2009, as amended by Ordinance No. 28689, passed by the Dallas City Council on June 27, 2012 on the property described in Exhibit A, which is attached to and made a part of this ordinance; providing a saving clause; and providing an effective date.

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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 terminate the portion of Specific Use Permit No. 98 on the property described in this ordinance; Now, Therefore,

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

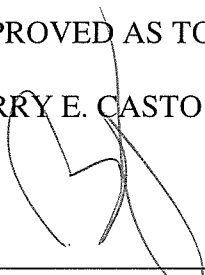
SECTION 1. That the zoning ordinances of the City of Dallas are amended to terminate a portion of Specific Use Permit No. 98 for quarrying and mining operations on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. 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 3. 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:

LARRY E. CASTO City Attorney

BY  \_\_\_\_\_  
Assistant City Attorney

Passed           AUG 9 2017

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**EXHIBIT A  
AOR**

**BEING** at tract of land located in the City of Dallas, Dallas County, Texas, part of the John C. Read Survey, Abstract No. 1186, part of City Block No. 6160, being part of a called 15.6324 acre tract of land described in deed to Dallas County Hospital District as recorded in Volume 92253, Page 4016, Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 3-1/2" brass monument stamped "US Army Corps of Engineers Survey Mark" found at the southwest corner of a called 75 acre tract of land described in deed to the U.S. Postal Service as recorded in Volume 72129, Page 301, Deed Records, Dallas County, Texas, being the southeast corner of Lot 1A, Block B/6160, Parkland Deharo-Saldivar Health Center according to the plat thereof as recorded as Instrument No. 201300026690, Official Public Records, Dallas County, Texas, located in the easterly line of said 15.6324 acre tract and in the north right-of-way line of Redmond Drive (60' R.O.W.);

**THENCE**, along the west line of said 75 acre tract and the easterly line of said 15.6324 acre tract, North 02 degrees 05 minutes 49 seconds West, a distance of 315.35 to a 112" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found at the northeast corner of said Lot 1A, being the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing the west line of said 75 acre tract, along the north line of said Lot 1A as follows:

North 87 degrees 54 minutes 47 seconds West, a distance of 300.05 feet to a 112" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

North 02 degrees 05 minutes 13 seconds East, a distance of 118.19 feet to a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

North 87 degrees 54 minutes 47 seconds West, a distance of 462.20 feet to a 112" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

South 02 degrees 05 minutes 13 seconds West, a distance of 118.19 feet to a 112" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

North 87 degrees 54 minutes 47 seconds West, a distance of 81.63 feet to a 5/8" iron rod with cap stamped "Bury" found, being the northwest corner of said Lot 1A, being in the easterly right-of-way line of Westmoreland Road (100' R.O.W. at this point), as described in City Cause No. 42284-B, Volume 5, Page 608, County Court No.2, Dallas County, Texas, the beginning of a non-tangent curve to the right;

**THENCE**, along the easterly right-of-way line of Westmoreland Road, the westerly line of said 15.6324 acre tract and along said curve to the right through a central angle of 29 degrees 36 minutes 40 seconds, a radius of 521.53 feet, an arc length of 269.53 feet, a chord bearing of North 32 degrees 37 minutes 22 seconds West and a chord distance of 266.54 feet to a 5/8" iron

rod with cap stamped "Bury" found, being the south corner of a called 0.053 acre tract of land described in deed to the City of Dallas as recorded as Instrument No. 201300067264, Official Public Records, Dallas County, Texas;

**THENCE**, continuing along the easterly right-of-way of Westmoreland Road, being the easterly line of said 0.053 acre tract as follows:

North 13 degrees 05 minutes 06 seconds East, a distance of 21.07 feet to a 5/8" iron rod with cap stamped "Bury" found, the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 15 degrees 23 minutes 02 seconds, a radius of 511.03 feet, an arc length of 137.21 feet, a chord bearing of North 08 degrees 05 minutes 53 seconds West and a chord distance of 136.80 feet to 5/8" iron rod with cap stamped "Bury" found;

North 00 degrees 21 minutes 41 seconds West, a distance of 73.06 feet to a 5/8" iron rod with cap stamped "Bury" found for the northeast corner of said 0.053 acre tract, being in the south line of a called 1.0188 acre tract of land described in deed to Texas Utilities Electric Company as recorded in Volume 94213, Page 1138, Deed Records, Dallas County, Texas;

**THENCE**, along the south line of said 1.0188 acre tract, South 82 degrees 56 minutes 15 seconds East, a distance of 394.01 feet to a 5/8" iron rod with cap stamped "Bury" found for the southeast corner of said 1.0188 acre tract;

**THENCE**, along the east line of said 1.0188 acre tract, North 07 degrees 03 minutes 35 seconds East, a distance of 120.00 feet to 5/8" iron rod with cap stamped "Bury" found for the northeast corner of said 1.0188 acre tract, being in the north line of said 15.6324 acre tract and the south right-of-way line of Interstate Highway 30 (variable width R.O.W.);

**THENCE**, along north line of said 15.6324 acre tract and the southerly line of Interstate Highway 30, South 82 degrees 56 minutes 15 seconds East, 126.87 feet to the beginning of a curve to the left, from which a 5/8" iron rod with cap stamped "Bury" found bears South 77 degrees 31 minutes 57 seconds West, a distance of 0.47 feet;

**THENCE**, continuing along the north line of said 15.6324 acre tract and the south right-of-way line of Interstate Highway 30, as follows:

Along said curve to the left, through a central angle of 04 degrees 55 minutes 11 seconds, a radius of 2893.79 feet, an arc length of 248.48 feet, a chord bearing of South 85 degrees 23 minutes 49 seconds East and a chord distance of 248.40 feet to a 5/8" iron rod with cap stamped "Bury" found;

South 87 degrees 51 minutes 24 seconds East, a distance of 143.64 feet to a 5/8" iron rod with cap stamped "Bury" found, being the northwest corner of the remainder of a 15.7148 acre tract described in deed to Stallion International, Inc. as recorded in Volume 92253, Page 4009, Deed Records, Dallas County, Texas;

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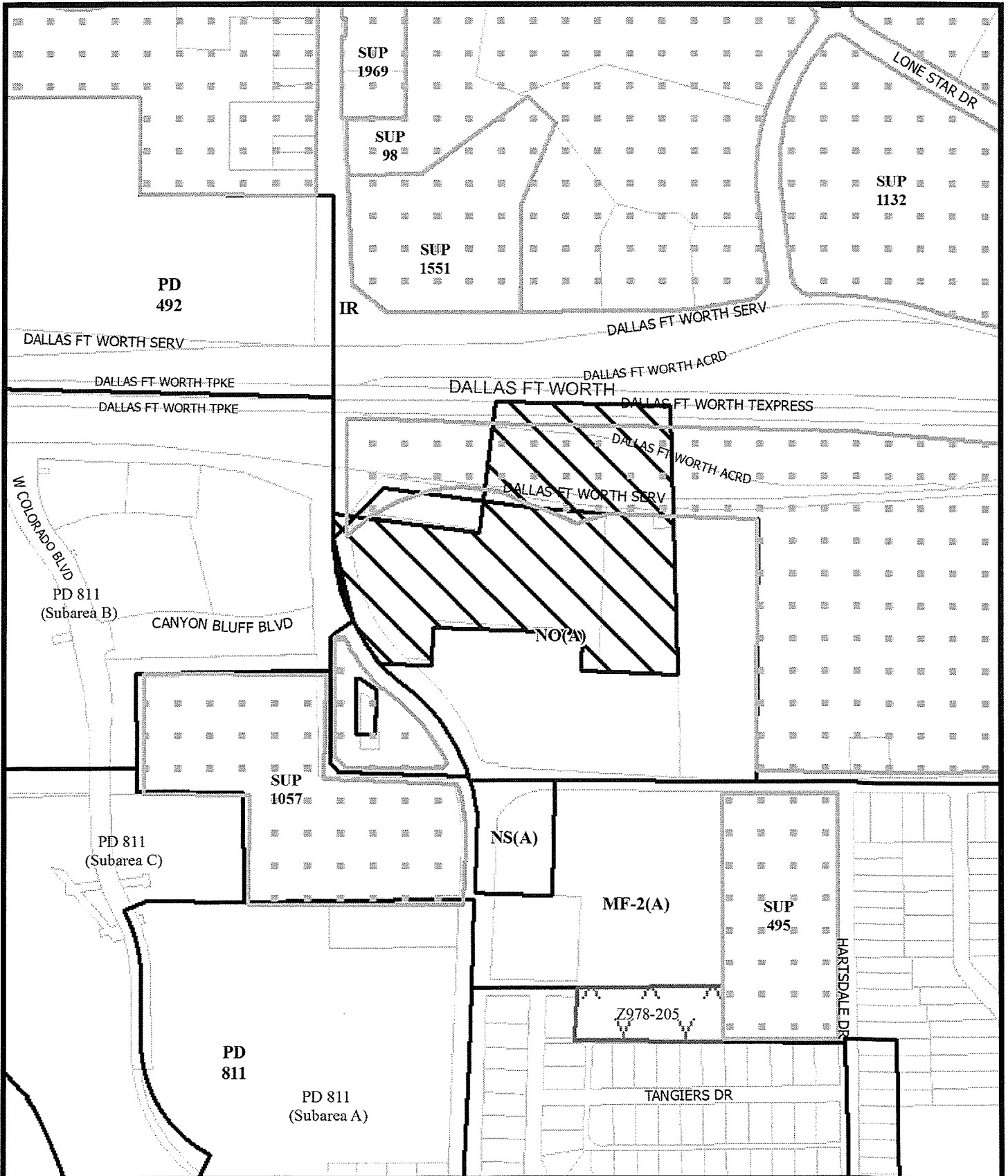
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**THENCE**, along the common line of said 15.6324 acre tract and the remainder of said 15.7148 acre tract as follows:

South 02 degrees 07 minutes 55 seconds East, a distance of 60.00 feet to a 1/2" iron rod found;

South 87 degrees 51 minutes 4 seconds East, a distance of 60.43 feet to the southeast corner of said remainder tract, being in the west line of said 75 acre U.S Postal Service tract and the east line of said 15.6324 acre tract, from which a 1/2" iron rod found bears North 75 degrees 05 minutes 21 seconds West;

**THENCE**, along the west line of said 75 acre tract and the east line of said 15.6324 acre tract, South 02 degrees 05 minutes 49 seconds East, a distance of 452.06 feet to the **POINT OF BEGINNING** and containing 402,826 square feet or 9.2476 acres of land more or less.



1:4,800

# ZONING MAP

Case no: Z167-173

Date: 2/15/2017



## 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 AUG 9 2017

ORDINANCE NUMBER 30591

DATE PUBLISHED AUG 12 2017

ATTESTED BY: