

7-27-17

ORDINANCE NO. 30592

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 6160 approximately 524 feet east of Westmoreland Road and 316 feet north of Remond Drive; and containing approximately 1.9858 acres,

from an NO(A) Neighborhood Office District to a CR Community Retail 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 NO(A) Neighborhood Office District to a CR Community Retail 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.

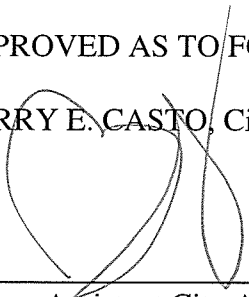
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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:

LARRY E. CASTO, City Attorney

By  _____
Assistant City Attorney

AUG · 9 2017

Passed _____

30592

GIS_Approved
171227

EXHIBIT A

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 1/2" 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;

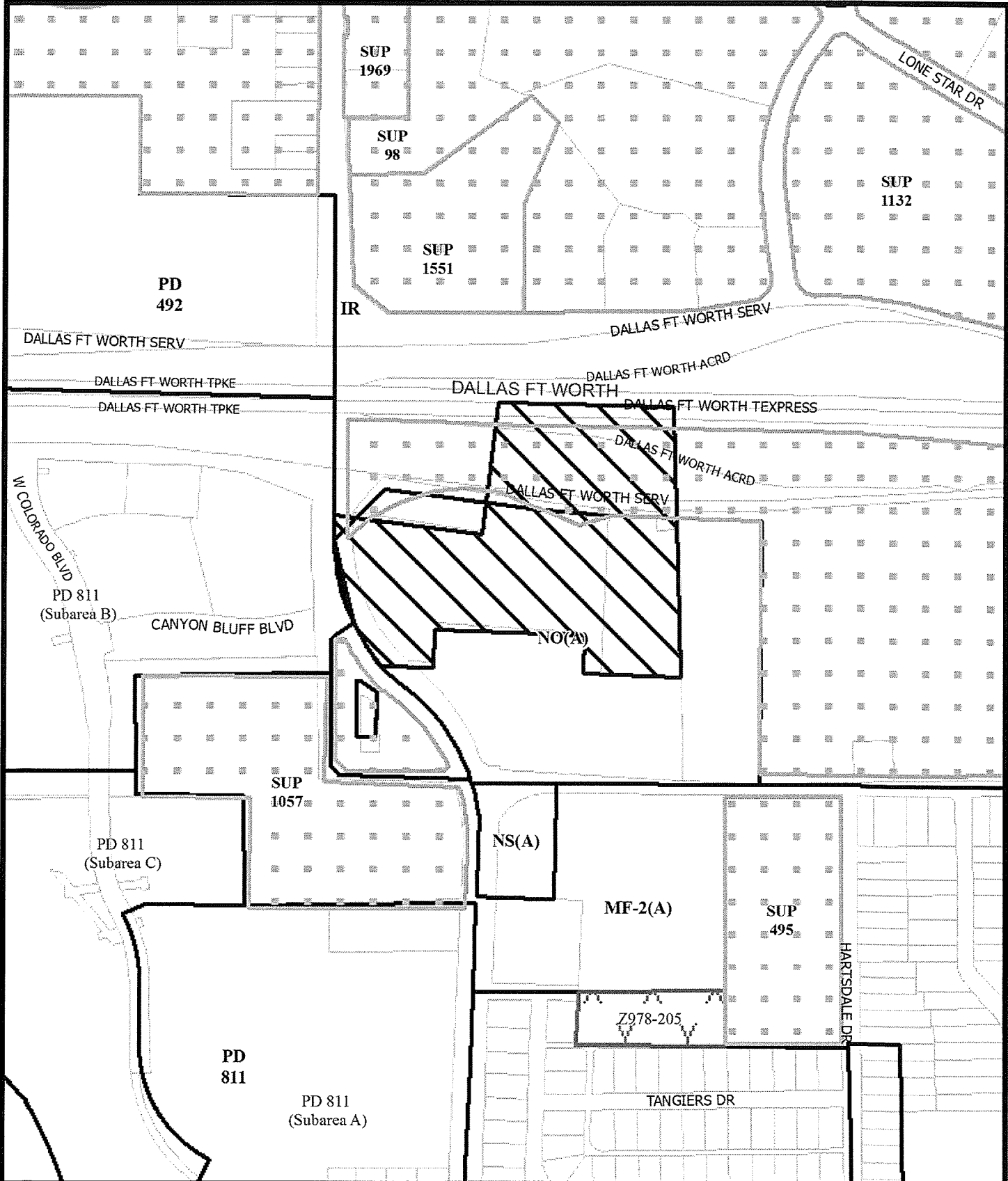
THENCE, departing the west line of said 75 acre tract, along the north line of said Lot 1A as follows:

North 87 degrees 54 minutes 47 seconds West, a distance of 300.05 feet to a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

North 02 degrees 05 minutes 13 seconds East, passing at a distance of 118.19 feet a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found for an "ell" corner of said Lot 1A, continuing over and across said 15.6324 acre tract for a total distance of 299.20 feet;

THENCE, continuing over and across said 15.6324 acre tract, South 87 degrees 54 minutes 47 seconds East, a distance of 278.17 feet to a point in the west line of said 75 acre U.S Postal Service tract and the east line of said 15.6324 acre tract;

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 300.00 feet to the **POINT OF BEGINNING** and containing 86,502 square feet or 1.9858 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 30592

DATE PUBLISHED AUG 12 2017

ATTESTED BY: