

12-08-17

ORDINANCE NO. 30726

An ordinance changing the zoning classification on the following property:

BEING part of Lot 1 in City Block 7760; fronting approximately 797.46 feet along the west line of Goldmark Drive south of Spring Valley Road; and containing approximately 3.507 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 *Anna Kimberly Holmes*  
Assistant City Attorney

Passed 12-13-2017

**EXHIBIT A**

BEING all that tract of land in the City of Dallas, Dallas County, Texas, a part of the CHARLES H. DURGIN SURVEY, ABSTRACT NO. 416, a part of the ISAAC WILEY SURVEY, ABSTRACT NO. 1575, and being a part of Lot 1, Block 7760, Section Six of Keystone Park, an addition to the City of Dallas as recorded in Volume 71130, Page 3513, Dallas County Map Records, and being further described as follows:

COMMENCING at a ½ inch iron rod found at the northeast corner of Lot 1, said point being the intersection of the west line of Goldmark Drive (a 60 foot wide easement for street and utility purposes) with the south line of Spring Valley Road (a 100 foot right-of-way);

THENCE South, 187.00 feet along the west line of Goldmark Drive to the POINT OF BEGINNING of this tract, a "X" in concrete found for corner;

THENCE South, 322.77 feet along the west line of Goldmark Drive to a "X" set in concrete for corner at the beginning of a curve to the right which has a central angle of 45 degrees 37 minutes 00 seconds, a radius of 220.00 feet, and a tangent of 95.52 feet;

THENCE Southwesterly, 175.16 feet along said curve to the right in the west line of Goldmark Drive (chord bears South 22 degrees 48 minutes 30 seconds West, 170.57 feet) to a ½ inch iron rod found for corner at the end of said curve;

THENCE South 45 degrees 37 minutes 00 seconds West, 299.53 feet along the west line of Goldmark Drive to a ½ inch iron rod found at the southwest corner of said Lot 1;

THENCE North, 682.90 feet along the west line of said Lot 1 to a ½ inch iron rod found for corner, said point being South, 187.00 feet from the northwest corner of said Lot 1;

THENCE North 88 degrees 39 minutes 00 seconds East, 280.26 feet to the POINT OF BEGINNING and containing 152.763 square feet or 3.507 acres of land.

The plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of September, 1992.

*Dan B. Ramsey, R.P.L.S. No. 4172*

City of Richardson

SPRING VALLEY RD

CR

Z834-288

MC-1

SUP  
1181

LOP SANCHO ST

NO(A)

FELICIDAD CT

MU-2

MF-1(A)

Z967-257

SUP  
1818

MU-3

GOLDMARK DR

CENTRAL

N CENTRAL SERV

N CENTRAL EXPY

SERV

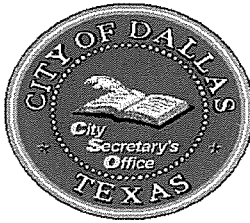


1:2,400

# ZONING MAP

Case no: Z167-384

Date: 10/26/2017



## 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 DEC 13 2017

ORDINANCE NUMBER 30726

DATE PUBLISHED DEC 16 2017

ATTESTED BY: