

9-5-18

ORDINANCE NO. 30973

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 8819; fronting approximately 419 feet on the southeast line of Little Fox Drive northeast of Long Grove Street; and containing approximately 0.967 acres, from a CR Community Retail District with a D-1 Liquor Control Overlay to an R-5(A) Single Family District 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 a CR Community Retail District with a D-1 Liquor Control Overlay to an R-5(A) Single Family District 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”).

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.

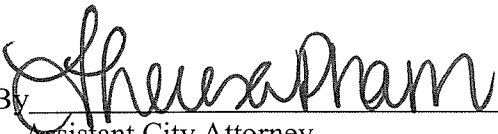
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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:

CHRISTOPHER J. CASO, Interim City Attorney

By   
Assistant City Attorney

Passed SEP 12 2018

30973

**Exhibit A**  
**0.967 Acre Tract**  
**Being part of a called 1.987 acre tract**  
**Robert Kleberg Survey**  
**Abstract No. 716**  
**Dallas Block No. 8819**  
**City of Dallas, Dallas County, Texas**

Surveyor's Description:

All that certain tract of land being situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, being part of that certain called 1.987 acre tract of land described in deed to Connell Development Company, as recorded in Volume 83207, Page 5006, Deed Records, Dallas County, Texas (D.R.D.C.T), and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the most southern corner of said Connell tract and the most northeastern corner of Lot 21, Block G/8819 of Seagoville Villas, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004089, Page 129, Map Records, Dallas County, Texas (M.R.D.C.T.), said iron rod being on the northwest line of Block G/8819 of Seagoville Villas Phase Two, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005163, Page 138, M.R.D.C.T.;

Thence along the common line of said Connell tract and said Lot 21, North 45 Degrees 16 Minutes 43 Seconds West, 99.74 feet to a 1/2 inch iron rod with a cap marked 'Premier Land Surveying' found for corner, from which a 5/8 inch iron rod found bears North 70 Degrees 58 Minutes 38 Seconds East, 1.29 feet, said 1/2 inch iron rod being on the southeast right of way line of Little Fox Drive, 56 foot public right of way;

Thence along said southeast right of way line, North 44 Degrees 05 Minutes 23 Seconds East, 419.15 feet to a 1/2 inch iron rod found for the most northern corner of the herein described tract, also being the most southern corner of that certain tract of land described in deed to Mishco, Inc., as recorded in Volume 83118, Page 2074, D.R.D.C.T.;

Thence along the northeast line of the herein described tract, South 45 Degrees 42 Minutes 46 Seconds East, 101.18 feet to the most eastern corner of the herein described tract, said corner being on the northwest line of Seagoville Villas, as aforementioned;

Thence along said northwest line, South 44 Degrees 17 Minutes 14 Seconds West, 387.99 feet passing a 5/8 inch iron rod for the most northern corner of Seagoville Villas Phase Two, as aforementioned, continuing along the northwest line of Seagoville Villas Phase Two 31.92 feet for a total distance of 419.91 feet to the point of beginning and containing 0.967 acres of land.

The above described tract of land is subject to all easement and conditions of record, if any.

Basis of bearings: referenced to Texas State Plane Coordinates System, NAD 1983, (Texas North Central Zone). The coordinates were determined using a Trimble R10 GNSS receiver, Trimble

30973

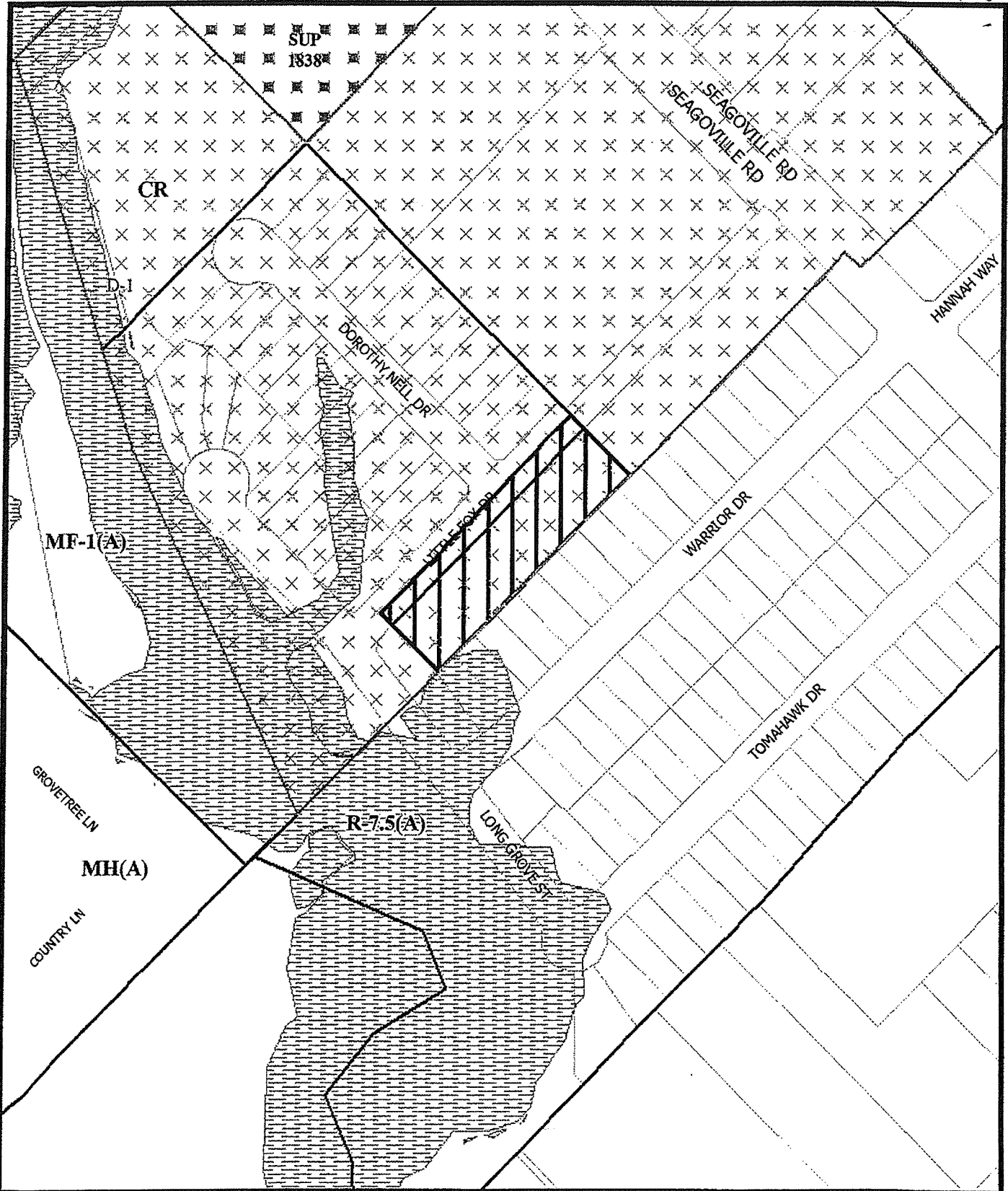
181294

GIS Approved

TSC3 controller, Trimble Access and associated software, and the RTKNET 2011 real time network of GNSS Continuously Operating Reference Stations (CORS).

Heather Welch-Westfall  
Registered Professional Land Surveyor  
State of Texas No. 6624

Cole Design Group, Inc.  
Branch Registration No. 10194144

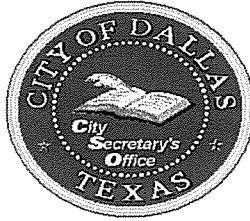


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# ZONING MAP

Case no: Z178-274

Date: 7/18/2018



## 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 SEP 12 2018

ORDINANCE NUMBER 30973

DATE PUBLISHED SEP 15 2018

ATTESTED BY: