

12-3-18

ORDINANCE NO. 31075

An ordinance changing the zoning classification on the following property:

BEING Lot A and a portion of Lot B in City Block 18/6228; fronting approximately 160 feet on the south line of Bruton Road; fronting approximately 214 feet on the west line of Buckner Boulevard; and containing approximately 0.957 acres,

from Subdistrict 2 within Planned Development District No. 366 (Buckner Boulevard Special Purpose District) with a D Liquor Control Overlay to Subdistrict 2 within Planned Development District No. 366 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 Subdistrict 2 within Planned Development District No. 366 with a D Liquor Control Overlay to Subdistrict 2 within Planned Development District No. 366 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.

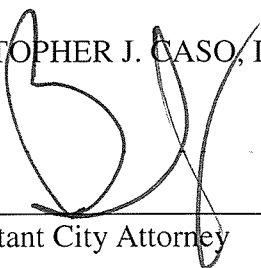
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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 DEC 12 2018

31075

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GIS\_Approved

**EXHIBIT A**

BEGINNING at the intersection of the centerline of Bruton Road (variable width right-of-way) with the centerline of S. Buckner Boulevard (130' right-of-way) (Coordinates: North=6960205.50, East=2527122.25):

THENCE South 01 Degrees 23 Minutes 54 Seconds East, a distance of 264.82 feet along the centerline of Buckner Boulevard to a point for corner;

THENCE South 89 Degrees 50 Minutes 40 Seconds West, departing the centerline of said Buckner Boulevard, over, across and through said Lot B, a distance of 237.79 feet to a point for the Southwest corner of the herein described tract;

THENCE North 00 Degrees 06 Minutes 38 Seconds West, continuing through said Lot B, a distance of 211.05 feet to a point for the westernmost Northwest corner of the herein described tract;

THENCE South 86 Degrees 41 Minutes 19 Seconds East, continuing through said Lot B, a distance of 3.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 45 Degrees 11 Minutes 46 Seconds, a radius of 8.05 feet and a chord bearing and distance of North 65 Degrees 50 Minutes 45 Seconds East, 6.19 feet;

THENCE, in a northeasterly direction, continuing through said Lot B, and along said curve to the left, an arc length of 6.35 feet to a point for corner at the beginning of a curve to the left, having a central angle of 22 Degrees 58 Minutes 44 Seconds, a radius of 30.27 feet, and a chord bearing and distance of North 31 Degrees 46 Minutes 43 Seconds East, 12.06 feet;

THENCE, in a northeasterly direction, continuing through said Lot B, and along said curve to the left, an arc length of 12.14 feet to a point for the northernmost Northwest corner of the herein described tract, said point lying on the North line of said Lot B and on the South right-of-way line of said Bruton Road, from which a 3/4 inch rebar found for the Northwest corner of said Lot B bears South 89 Degrees 44 Minutes 44 Seconds West, a distance of 58.54 feet;

THENCE North 00 Degrees 10 Minutes 24 Seconds West, departing the right-of-way line of said Bruton Road, distance of 38.63 feet to a point for corner at the approximate centerline of Bruton Road;

THENCE South 89 Degrees 09 Minutes 48 Seconds East, along the centerline of Bruton Road, a distance of 215.95 feet to the point of intersection with the centerline of S. Buckner Boulevard

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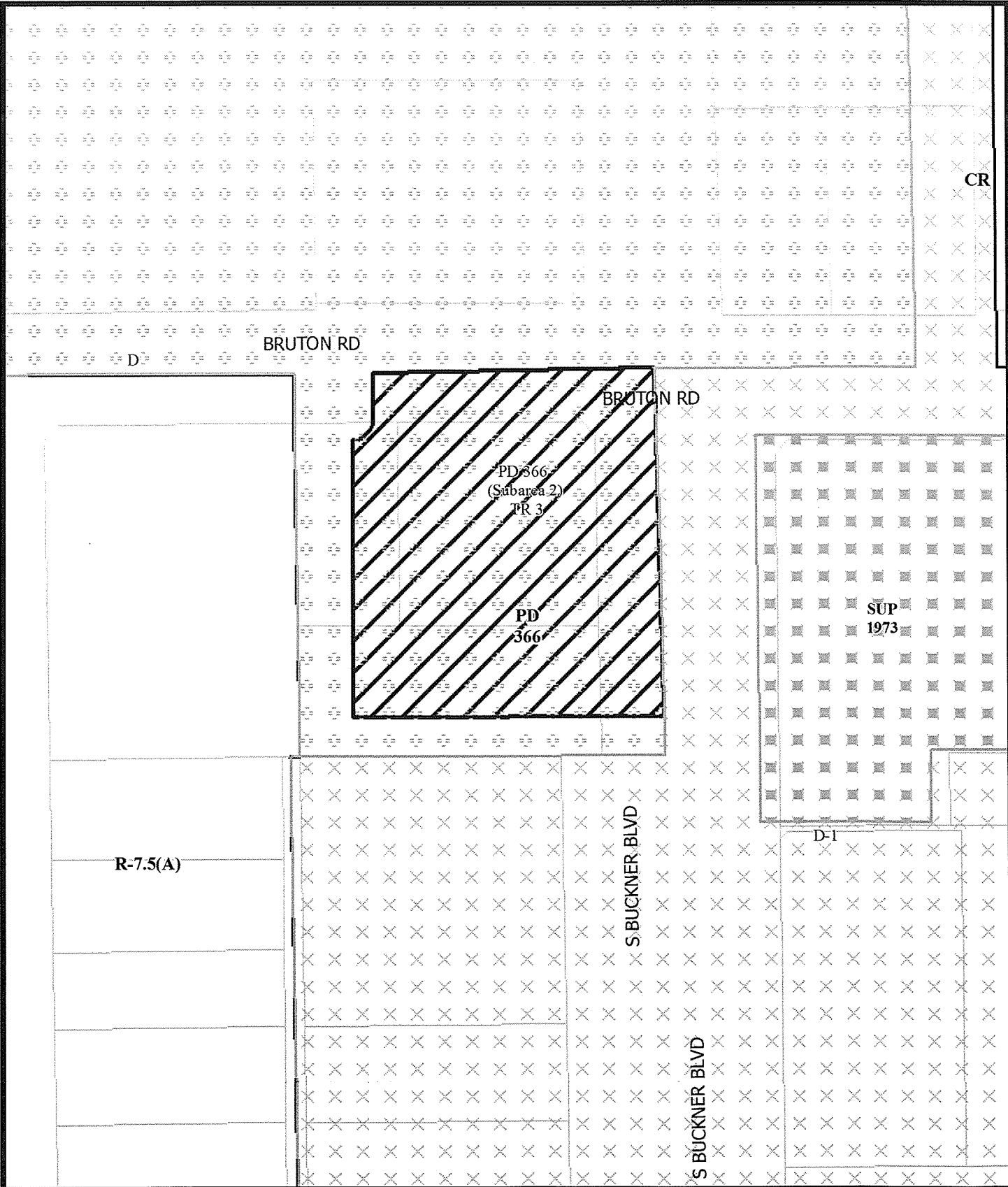
the POINT OF BEGINNING; and containing a total calculated area of 61,081.15 sq ft or 1.4022 acs being rezoned from D to D-1 overlay.

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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1:1,200

# ZONING MAP

Case no:           Z178-318          

Date:           9/18/2018



## 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 DEC 12 2018

ORDINANCE NUMBER 31075

DATE PUBLISHED DEC 15 2018

ATTESTED BY: