

12-10-2019

ORDINANCE NO. **31404**

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 8779; fronting approximately 115 feet along the west line of Haymarket Road; fronting approximately 292.75 feet along the north line of Lyndon B. Johnson Freeway; and containing approximately 1.11 acres,

from an R-7.5(A) Single Family District to an NS(A) Neighborhood Service 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 R-7.5(A) Single Family District to an NS(A) Neighborhood Service District on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

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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

B.   
Assistant City Attorney

Passed DEC 11 2019

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GIS\_Approved

## EXHIBIT A

BEING a tract of land situated in the Solomon Dixon Survey, Abstract No. 407, City Block 8779, in the City of Dallas, Dallas County, Texas, being a part of the land as described in Special Warranty Deed with Vendor's Lien to SF Investment LLC, as recorded in Instrument No. 201900049595, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a monument stamped "TXDOT" found for corner, lying on the northwest intersection of Haymarket Road (variable width right-of-way) and Interstate No. 20 (variable width right-of-way);

THENCE South 35 degrees 33 minutes 17 seconds West, along the west right-of-way line of said Interstate Highway No. 20, a distance of 74.04 feet to a monument stamped "TXDOT" found for corner, said corner lying on the north right-of-way line of Interstate Highway No. 20, and the beginning of a non-tangent curve to the right, with a radius of 4048.00 feet, with a central angle of 02 degrees 06 minutes 02 seconds, with a chord bearing of South 72 degrees 34 minutes 55 seconds West, and a chord distance of 148.39 feet;

THENCE along said north right-of-way of said Interstate No. 20, and along said non-tangent curve to the right, an arc distance of 148.40 feet to a 5/8 inch rod found for corner;

THENCE South 78 degrees 36 minutes 28 seconds West, continuing along the north right-of-way line of said Interstate No. 20, a distance of 63.40 feet to a point for corner;

THENCE South 63 degrees 58 minutes 12 seconds West, continuing along the north right-of-way line of said Interstate Highway No. 20, a distance 6.55 feet to a point for corner, being the southwest corner of the herein described tract;

THENCE traversing said SF Investment LLC tract, the following bearings and distances;

North 00 degrees 24 minutes 07 seconds East, as a distance of 231.82 feet to a point for corner;

South 89 degrees 35 minutes 53 seconds East, a distance of 255.00 feet to a point for corner lying on the west right-of-way line of aforementioned Haymarket Road;

THENCE South 01 degrees 56 minutes 30 seconds East, along the west right-of-way line of said Haymarket Road, a distance of 4.05 feet to an "X" found for corner;

THENCE North 89 degrees 38 minutes 33 seconds West. a distance of 7.09 feet to a point for corner;

THENCE South 02 degrees 23 minutes 12 seconds East, along the west right-of-way line of said Haymarket Road, a distance of 84.04 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 16 minutes 29 seconds West, continuing along the west right-of-way

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line of said Haymarket Road, a distance of 22.01 feet to the POINT OF BEGINNING and containing 48,374 square feet or 1.110 acre of land.

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PD  
648

HAYMARKET RD

R-7.5(A)

LBJACRD

LBJSERV

LBJRAMP

LBJFWY

LBJFWY



LBJACRD

D-1

CS

LBJSERV

R-10(A)

SEWELL DR

A(A)



1:2,400

## ZONING MAP

Case no: Z189-248

Date: 10/1/2019



## 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 11 2019

ORDINANCE NUMBER 31404

DATE PUBLISHED DEC 14 2019

ATTESTED BY: