

ORDINANCE NO. 31572

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block A/7294 located at the southwest corner of Meadow Park Drive and Central Expressway; fronting approximately 178.90 feet along the south line of Meadow Park Drive; fronting approximately 447.21 feet along the west line of Central Expressway; and containing approximately 2.025 acres,

from a GO(A) General Office District with a D Liquor Control Overlay to a GO(A) General Office 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 GO(A) General Office District with a D Liquor Control Overlay to a GO(A) General Office District with a D-1 Liquor Control Overlay on the following property (“the Property”):

BEING a tract of land in City Block A/7294 located at the southwest corner of Meadow Park Drive and Central Expressway; fronting approximately 178.90 feet along the south line of Meadow Park Drive; fronting approximately 447.21 feet along the west line of Central Expressway; and containing approximately 2.025 acres.

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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:

CHRISTOPER J. CASO, City Attorney

By  _____
Assistant City Attorney

Passed JUN 24 2020

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GIS Approved

EXHIBIT "A"
D to D-1

BEGINNING at a ½-inch found iron rod with an orange plastic cap stamped "PIBURN PARTNERS" for the common southwest corner of said Gaylord Broadcasting tract and the northwest corner of Lot 31-A, Block 7294,

THENCE North 00 degrees 34 minutes 45 seconds West, 434.40 feet to a point for corner;

THENCE North 03 degrees 20 minutes 34 seconds West, 33.35 feet to a point for corner;

THENCE North 89 degrees 51 minutes 34 seconds East, 355.77 feet to a point for corner;

THENCE South 00 degrees 19 minutes 48 seconds East, 125.32 feet to a point for corner;

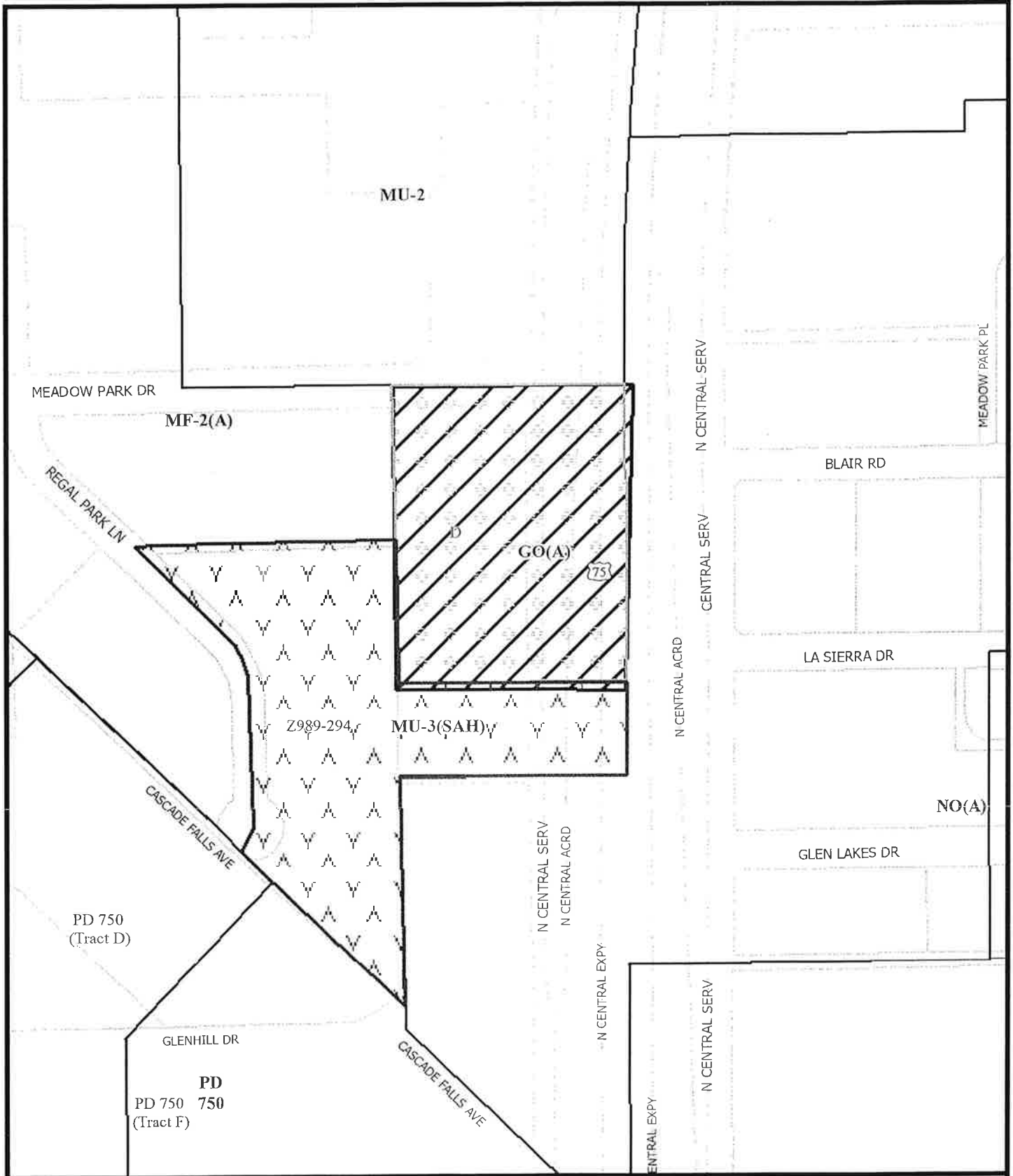
THENCE South 06 degrees 08 minutes 09 seconds East, 37.57 feet to a point for corner;

THENCE South 00 degrees 01 minutes 53 seconds East, 307.21 feet to a point for corner;

THENCE North 89 degrees 45 minutes 01 seconds West, 151.79 feet to a point for corner;

THENCE North 89 degrees 48 minutes 30 seconds West, 202.55 feet to the POINT OF BEGINNING.

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.



1:2,400

ZONING MAP

Case no: Z189-281

Date: 9/30/2019

201047



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 JUN 24 2020

ORDINANCE NUMBER 31572

DATE PUBLISHED JUN 27 2020

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. ...", is written over a horizontal line. Below the signature, there are two small, faint rectangular boxes, likely for a date or time stamp.