

ORDINANCE NO. 31573

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a GO(A) General Office District with D-1 Liquor Control Overlay:

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,

to be used under Specific Use Permit No. 2381 for the sale of alcoholic beverages in conjunction with a hotel or motel; providing that this specific use permit shall be granted subject to certain conditions; 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 this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”), which is presently zoned as a GO(A) General Office District with D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 2381 for the sale of alcoholic beverages in conjunction with a hotel or motel.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a hotel or motel.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on June 24, 2022.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the City of Dallas.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

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SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. 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 8. 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, City Attorney

By 
Assistant City Attorney

Passed JUN 24 2020

EXHIBIT "A"

BEING a tract of land situated in the D. Barrow Survey, Abstract Number 177, Official City of Dallas Block Number 7294, City of Dallas, Dallas County, Texas, and being all of that tract of land described as the remainder of Lot 25 of the subdivision of Lots 11 and 12 of the SHELBY SUBURBAN HEIGHTS ADDITION, an addition to the City of Dallas, Texas, in Special Warranty Deed to Gaylord Broadcasting Company L.P. as recorded in Volume 97250, Page 02682 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

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 of BARSHOP MOTEL ENTERPRISES, INC., an addition to the City of Dallas, Texas, as recorded in Volume 73059, Page 1844, D.R.D.C.T., said point being on the east line of I.C. DEAL ADDITION NO.1 REVISED, an addition to the City of Dallas, Texas, as recorded in Volume 129, Page 2678, D.R.D.C.T.;

THENCE North 00 degrees 34 minutes 45 seconds West, with the common west line of said Gaylord Broadcasting tract and east line of said I.C. DEAL ADDITION, at a distance of 433.70 feet passing a point for the northeast corner of said I.C. DEAL ADDITION from which a 5/8-inch iron rod bears South 55 degrees 19 minutes 48 seconds West a distance of 0.28 feet, in all a total distance of 434.40 feet to a ½-inch set iron rod with a yellow plastic cap stamped "HALFF" for the northwest corner of said Gaylord Broadcasting tract on the south right-of-way line of Meadow Park Drive (a 60-foot wide right-of-way);

THENCE North 89 degrees 30 minutes 15 seconds East, with a common north line of said Gaylord Broadcasting tract and the south right-of-way line of said Meadow Park Drive, a distance of 178.90 feet to a 5/8-inch found iron rod for the northwest corner of a corner clip for the intersection of the south right-of-way line of Meadow Park Drive with the west right-of-way line of North Central Expressway (a variable width right-of-way);

THENCE South 45 degrees 33 minutes 45 seconds East, with said corner clip and with the northeast line of said Gaylord Broadcasting tract, a distance of 35.33 feet to a ½-inch found rod for the southeast corner of said corner clip on the west right-of-way line of said North Central Expressway, and from which point a found brass TXDOT Type II monument bears North 00 degrees 23 minutes 32 seconds West a distance of 3.50 feet;

THENCE South 00 degrees 23 minutes 32 seconds East, with the common east line of said Gaylord Broadcasting tract and the west right-of-way line of said North Central Expressway, a distance of 411.88 feet to a point for the common southeast corner of said Gaylord Broadcasting tract and the northwest corner of the aforementioned Lot 31-A, Block 7294, and from which point a ½-inch found iron rod with an orange plastic cap stamped "PIBURN PARTNERS" bears North 31 degrees 48 minutes 01 second West a distance of 0.70 feet, and also from which point a wooden mow post bears South 83 degrees 41 minutes 48 seconds East a distance 1.27 feet;

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GIS Approved

THENCE North 89 degrees 48 minutes 30 seconds West, departing said west right-of-way line, with the common south line of said Gaylord Broadcasting tract and the north line of said Lot 31-A, Block 7294, a distance of 202.55 feet to the POINT OF BEGINNING and containing 2.025 acres (88,224 square feet) of land, more or less.

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MU-2

MEADOW PARK DR

MF-2(A)

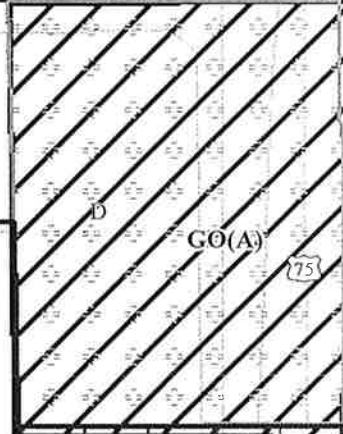
MEADOW PARK PL

N CENTRAL SERV

BLAIR RD

CENTRAL SERV

REGAL PARK LN



GO(A)



N CENTRAL ACRD

LA SIERRA DR

Z989-294

MU-3(SAH)

NO(A)

PD 750
(Tract D)

N CENTRAL SERV

N CENTRAL ACRD

GLEN LAKES DR

N CENTRAL EXPY

GLENHILL DR

PD
PD 750 750
(Tract F)

N CENTRAL SERV

CENTRAL EXPY



ZONING MAP

Case no: Z189-281

Date: 9/30/2019

1:2,400



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 31573

DATE PUBLISHED JUN 27 2020

ATTESTED BY:

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