

January 23, 1985

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for a GR General Retail District zoning which was approved by the City Council November 7, 1984, on Zoning Case #Z834-363/1127-E on property on the northwest side of Greenville Avenue, northeast of Meadow Road; and,

WHEREAS, said deed restrictions have been approved as to form and content.

Now, Therefore,

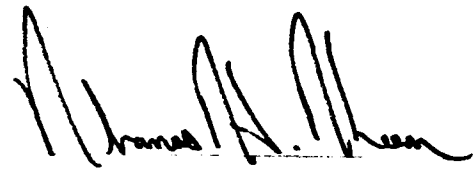
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned a GR General Retail District as described in Ordinance 18557.

Section 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

cc: Building Inspection - 2  
Planning and Development - 2



0095P/101P

APPROVED BY  
CITY COUNCIL

JAN 23 1985

  
City Secretary

APPROVED \_\_\_\_\_

HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_

DIRECTOR OF FINANCE

APPROVED \_\_\_\_\_

CITY MANAGER

1/18/85

ORDINANCE NO. 18557

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning classification on the following described property, to-wit:

Being a tract of land in City Block 6138, fronting 199.9 feet the northwest line of Greenville Avenue, beginning at a point 500 feet northeast of the northeast line of Meadow Road, having a maximum depth of 588.49 feet and containing 2.009 acres of land,

from an R-10 Single Family District with Specific Use Permit No. 453 for a private country club to a GR General Retail District; providing a penalty not to exceed \$1000; 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 provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property described below; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by changing the

zoning classification from an R-10 Single Family District with Specific Use Permit No. 453 for a private country club to a GR General Retail District on the following described property, to-wit:

BEING a tract of land in City block 6138 and being more particularly described as follows:

BEGINNING at a point for corner in the West line of Greenville Avenue (variable width right-of-way), said point being the intersection of said right-of-way line with the southwest line of a Dallas Power & Light Company right-of-way (100' wide described in deed dated July 21, 1955, and recorded in Volume 4310, Page 48, Deed Records, Dallas County, Texas;

THENCE South  $18^{\circ} 30' 23''$  West along the west line of Greenville Avenue, a distance of 199.90 feet to a point for corner;

THENCE North  $64^{\circ} 17' 00''$  West, a distance of 293.93 feet to a point for corner in the northeast line of the H. & T. C. Railroad right-of-way;

THENCE North  $32^{\circ} 28' 00''$  West along the northeast line of said railroad right-of-way, a distance of 376.18 feet to a point for corner, said point being the intersection of said railroad right-of-way with the southwest line of said Dallas Power & Light Company right-of-way;

THENCE South  $64^{\circ} 17' 00''$  East along the southwest line of said Dallas Power & Light Company right-of-way, a distance of 588.49 feet to the point of beginning, and containing 87,503 square feet or 2.009 acres of land.

SECTION 2. That the director of planning and development shall correct Zoning District Map No. E-8 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to

exceed \$1000.

SECTION 4. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. 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 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESLIE MUNCY, City Attorney

By 

Assistant City Attorney

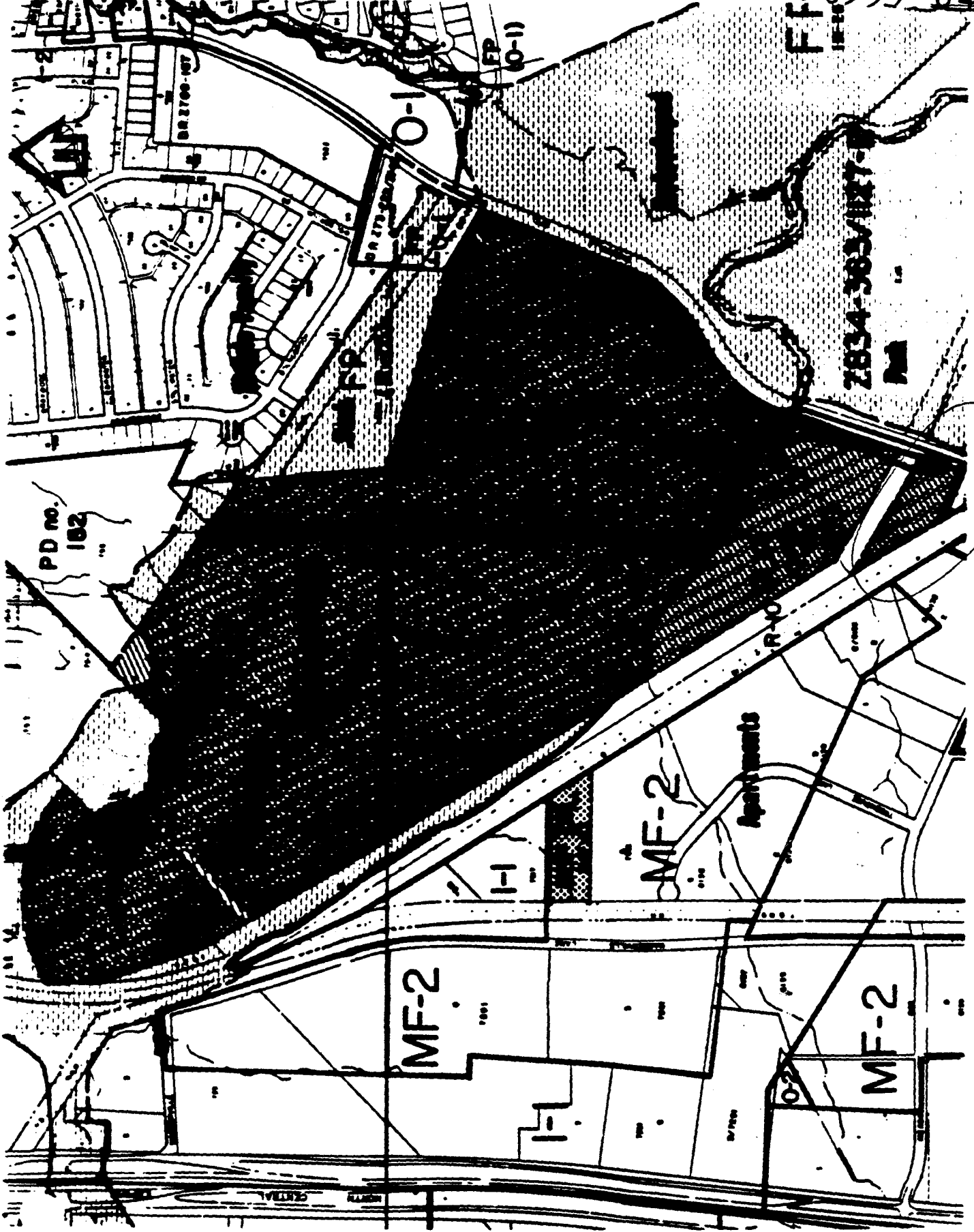
Passed and correctly enrolled

JAN 23 1985

Zoning File No. Z834-363/1127-E

7062D

850339 ~~843564~~



2834-383/1117-1  
M

GR