

ORDINANCE NO. 27394

An ordinance amending the zoning ordinances of the City of Dallas by changing the zoning classification on the following property:

BEING all of Lots 1 through 4 in City Block E/5713, fronting approximately 200 feet on the northwest line of Kimsey Drive, fronting approximately 150 feet on the northeast line of Maple Avenue, and containing approximately 30,000 square feet of land,

from an IR Industrial/Research District to an MU-2 Mixed Use 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 hereinafter described; 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 the zoning classification is changed from an IR Industrial/Research District to an MU-2 Mixed Use District on the following property ("the Property"):

BEING all of Lots 1 through 4 in City Block E/5713, fronting approximately 200 feet on the northwest line of Kimsey Drive, fronting approximately 150 feet on the northeast line of Maple Avenue, and containing approximately 30,000 square feet of land.

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SECTION 2. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, 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 the director of development services shall correct Zoning District Map No. H-6 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

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 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.

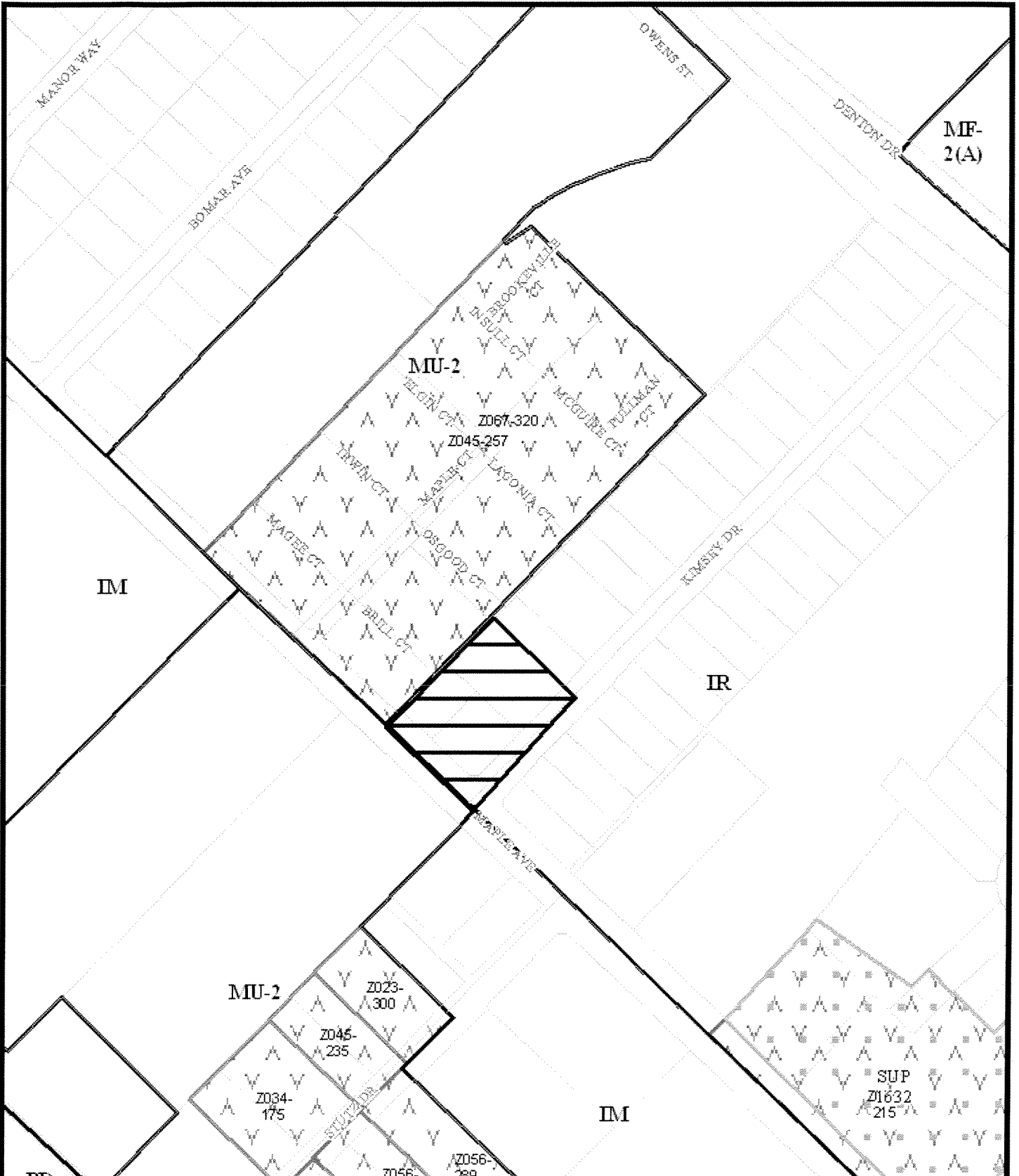
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By  Assistant City Attorney

Passed NOV 10 2008



IM

MF-2(A)

MU-2

Z067-320

Z045-257

IR

MU-2

Z023-300

Z045-235

Z034-175

Z056-289

IM

SUP  
Z1632-215



1:2,400

# ZONING AND LAND USE

H-6

Map no:

Case no:

Z078-288 JH