

ORDINANCE NO. 29030

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 5794; located at the northeast corner of Harry Hines Boulevard and Storey Lane; and containing approximately 2.64 acres,

from an IR Industrial/Research District to a CS Commercial 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 IR Industrial/Research District to a CS Commercial Service District on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

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.

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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:

THOMAS P. PERKINS, JR., City Attorney

By Casely B. [Signature]
Assistant City Attorney

Passed JUN 12 2013

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Legal Description

Being all that certain lot, tract, or parcel of land situated in the A. SMITH SURVEY, Abstract No. 1347, City Block 5794, City of Dallas, Dallas County, Texas, and being a part of a tract of land described in deed to Texas Forest Properties LLC., recorded in Instrument No. 201000292106, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3-1/2 inch aluminum disk found for corner at the intersection of the North line of Storey Lane, a variable width right-of-way, with the East line of Harry Hines Boulevard, a public right-of-way;

Thence North 06 deg. 03 min, 55 sec. East, along said East line, a distance of 384.07 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 83 deg. 58 min. 00 sec. East, a distance of 225.38 feet to a 1/2-inch iron rod found at the Northwest corner of a tract of land described in deed to 2223 Lombardy Warehouse, LLC., recorded in Instrument No. 201100317961, Official Public Records, Dallas County, Texas;

Thence South 24 deg. 22 min. 00 sec. East, a distance of 308.67 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of Storey Lane, and being at the Southwest corner of said Lombardy tract, and being in a non-tangent curve to the left, having a central angle of 07 deg. 38 min. 27 sec., a radius of 1514.12, and a chord bearing and distance of South 61 deg. 56 min. 34 sec. West, 201.77 feet;

Thence Southwesterly, along said North line and said curve to the left, an arc distance of 201.92 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a non-tangent curve to the right, having a central angle of 07 deg. 30 min. 05 sec., a radius of 547.96 feet, and a chord bearing and distance of North 87 deg. 43 min. 02 sec. West, 71.69 feet;

Thence Westerly, along said North line and said curve to the left, an arc distance of 71.74 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 83 deg. 59 min. 20 sec. West, continuing along said North line a distance of 143.16 feet to the PLACE OF BEGINNING and containing 114,987 square feet or 2.640 acres of land.

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WILLOWBROOK RD

DENTON DR

MU-3

HARRY HINES BLVD

STARLIGHT RD

IR

CR

STOREY RAMP W NORTHWEST SERV

W NORTHWEST SERV

W NORTHWEST HWY

STOREY LN

W NORTHWEST ACRD

W NORTHWEST HWY

STOREY LN

W NORTHWEST RAMP
ACRD

W NORTHWEST SERV

HARRY



1:2,400

ZONING AND LAND USE

Case no: **Z123-226**

Date: **4/10/2013**