

ORDINANCE NO. 29835

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 7553; fronting approximately 457.04 feet on the west line of Old Hickory Trail south of Stoneview Drive; and containing approximately 4.578 acres,

from an RR Regional Retail District to an MF-2(A) Multifamily 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 RR Regional Retail District to an MF-2(A) Multifamily 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.

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:

WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed AUG 26 2015

EXHIBIT A

BEING 4.578 acres of land located in the Isaac Wiley Survey, Abstract No. 1545, of the City of Dallas, Dallas County, Texas, and being located in City of Dallas Block No. 7553, and being a portion of that tract of land described in General Warranty Deed to PRA Preston, L.P., as recorded in Volume 2004 153, Page 8035, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said PRA Preston tract on the west right-of-way line of Old Hickory Road (a variable width right-of-way) located at Northing 6,920,953.9 feet, Easting 2,471,557.6 feet;

THENCE South 00 degrees 45 minutes 49 seconds East (South 00 degrees 45 minutes 49 seconds East), along said west right-of-way line, a distance of 457.04 feet to a point for the southwest corner of said PRA Preston;

THENCE South 88 degrees 48 minutes 42 seconds West, departing said west right-of-way line and along the south line of said PRA Preston tract, a distance of 380.14 feet to point for corner;

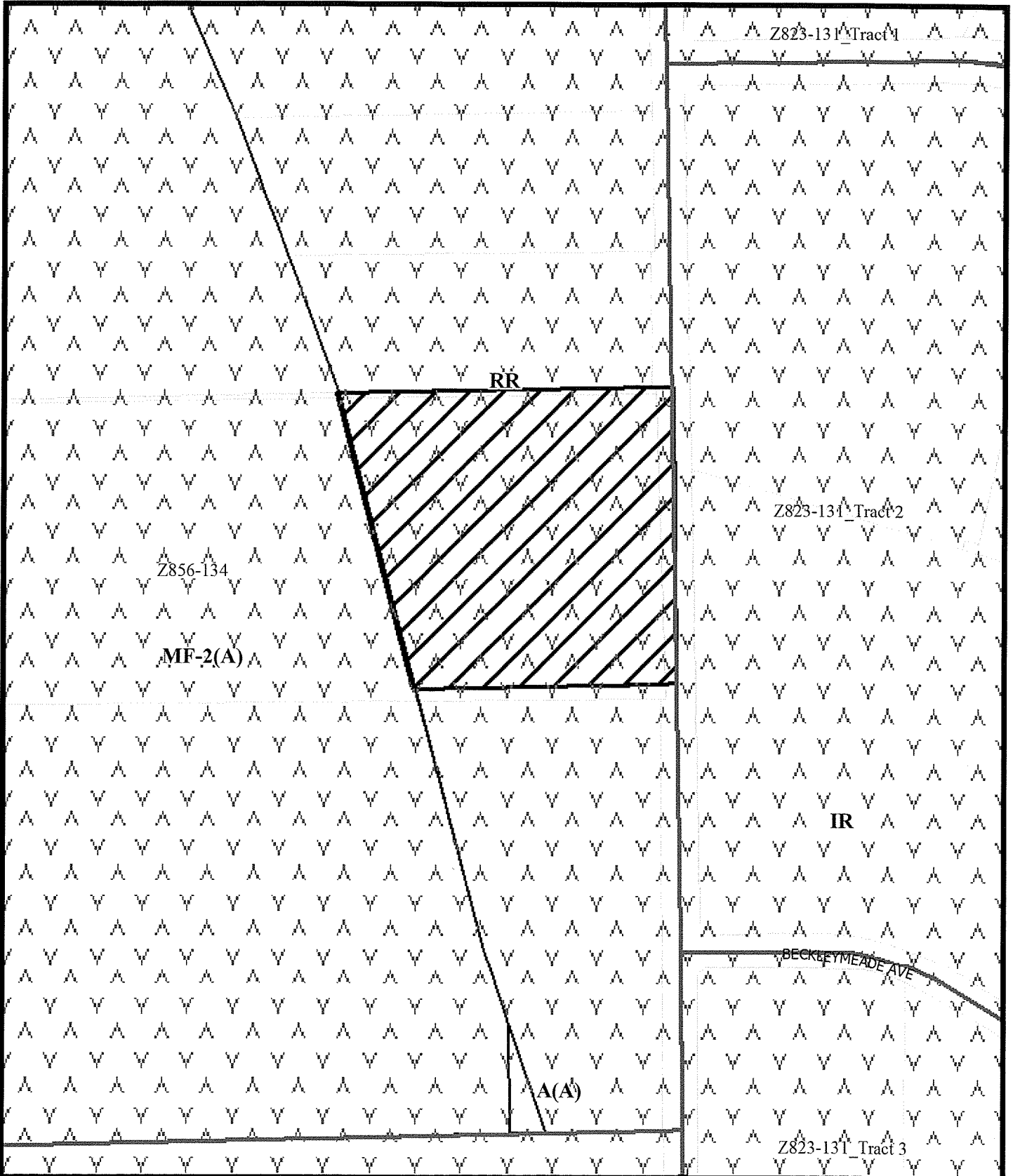
THENCE North 14 degrees 36 minutes 29 seconds West, departing said common line, a distance of 469.86 feet (472.11 feet) to a point for corner on the south line of Lot 14, Block A/7553, of the Hickory Trace Addition, an addition to the City of Dallas, as recorded in Volume 2003109, Page 186, O.P.R.D.C.T.;

THENCE North 88 degrees 48 minutes 42 seconds East (North 89 degrees 03 minutes 59 seconds East), along the common line between said PRA Preston tract and said Lot 14 a distance of 492.57 feet (493.10 feet) to the POINT OF BEGINNING AND CONTAINING 199,427 square feet, or 4.578 acres of land, more or less.

Bearings are based upon the Texas Coordinate System, North Central Zone (4202), and found monumentation along the east right-of-way of Old Hickory Trail, as shown on the plat of Final Plat-Phase Two, Stoneridge Business Park, an Industrial Subdivision, as recorded in Volume 86189, Page 4610, and being North 00 degrees 47 minutes 31 seconds West.

Bearings and distances shown in parentheses were provided by the City of Dallas Geographic Information System and were utilized as the basis for determining the approximate extent of the current zoning limits. It is the intent of this description to include the entire area contained within the "RR" zoned portion of the PRA Preston tract.

Coordinates shown hereon are Texas Coordinate System (NAD83), Texas North Central Zone (4202), with no adjustment, and were provided by the City of Dallas Geographic Information System.

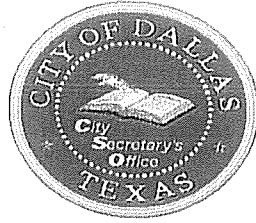


1:2,400

ZONING MAP

Case no: Z134-339

Date: 10/16/2014



151591

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.

AUG 26 2015

DATE ADOPTED BY CITY COUNCIL _____

29835

ORDINANCE NUMBER _____

AUG 29 2015

DATE PUBLISHED _____

ATTESTED BY: