

8-2-17

ORDINANCE NO. 30556

An ordinance changing the zoning classification on the following property:

BEING part of Tract 4 within City Block 7609 along the southwestern line of Wheatland Road approximately 700 feet north of the northwestern line of Interstate Highway 20; and containing approximately 17.198 acres,

from an R-7.5(A) Single Family District and a TH-2(A) Townhouse 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 R-7.5(A) Single Family District and a TH-2(A) Townhouse 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:

LARRY E. CASTO, City Attorney

By   
Assistant City Attorney

Passed                     AUG · 9 2017

30556

## FIELD NOTES FOR 17.198 ACRES (TRACT G)

BEGINNING at a point for corner with the following coordinates: N - 6923000.1568, E - 2494641.2075 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE North 30 degrees 14 minutes 08 seconds West, a total distance of 1205.66 feet;

THENCE North 58 degrees 50 minutes 23 seconds East, a total distance of 593.92 feet;

THENCE South 31 degrees 15 minutes 01 seconds East, a total distance of 392.59 feet;

THENCE along a curve to the right, having a central angle of 14 degrees 28 minutes 48 seconds, a radius of 1000.00 feet, and a chord bearing and distance of South 24 degrees 00 minutes 37 seconds East, 252.05 feet, a total arc length of 252.72 feet;

THENCE South 16 degrees 46 minutes 13 seconds East, a total distance of 431.96 feet;

THENCE along a curve to the left, having a central angle of 39 degrees 56 minutes 39 seconds, a radius of 600.00 feet, and a chord bearing and distance of South 36 degrees 44 minutes 33 seconds East, 409.87 feet, a total arc length of 418.29 feet;

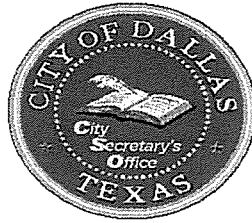
THENCE with a compound curve to the left, having a central angle of 09 degrees 10 minutes 16 seconds, a radius of 600.00 feet, and a chord bearing and distance of South 61 degrees 18 minutes 00 seconds East, 95.94 feet, a total arc length of 96.04 feet;

THENCE South 24 degrees 06 minutes 51 seconds West, a total distance of 63.93 feet;

THENCE North 66 degrees 25 minutes 00 seconds West, a total distance of 110.37 feet;

THENCE North 87 degrees 56 minutes 26 seconds West, a total distance of 267.71 feet;

THENCE North 87 degrees 56 minutes 26 seconds West, a total distance of 266.69 feet to the POINT OF BEGINNING and containing a total area of 749,152.23 square feet, or 17.198 acres of land, more or less.



## 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 AUG 9 2017

ORDINANCE NUMBER 30556

DATE PUBLISHED AUG 12 2017

ATTESTED BY: