

8-2-17

ORDINANCE NO. 30559

An ordinance changing the zoning classification on the following property:

BEING part of City Blocks 6886 and 7611 along the northwestern line of Wheatland Road approximately 323 feet west of the western line of Lancaster Road; and containing approximately 14.84 acres,

from Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District to an MF-3(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 Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District to an MF-3(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

EXHIBIT A  
30559

FIELD NOTES FOR 14.84 ACRES (TRACT D)  
PD 624, CR, & R-7.5(A) to MF-3(A)

BEGINNING at a point for corner with the following coordinates: N – 6925552.3762, E – 2496530.3435 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE South 58 degrees 38 minutes 34 seconds West, a total distance of 287.40 feet;

THENCE South 58 degrees 50 minutes 23 seconds West, a total distance of 884.92 feet;

THENCE along a curve to the right, having a central angle of 09 degrees 29 minutes 28 seconds, a radius of 3077.00 feet, and a chord bearing and distance of North 08 degrees 13 minutes 59 seconds East, 509.12 feet, a total arc length of 509.70 feet;

THENCE with a reverse curve to the left, having a central angle of 17 degrees 10 minutes 45 seconds, a radius of 889.00 feet, and a chord bearing and distance of North 04 degrees 23 minutes 20 seconds East, 265.55 feet, a total arc length of 266.55 feet;

THENCE North 58 degrees 57 minutes 59 seconds East, a total distance of 961.55 feet;

THENCE South 07 degrees 25 minutes 01 seconds East, a total distance of 662.47 feet to the POINT OF BEGINNING and containing a total area of 646,576.17 square feet, or 14.84 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 30559

DATE PUBLISHED AUG 12 2017

ATTESTED BY: