

8-2-17

ORDINANCE NO. 30563

An ordinance changing the zoning classification on the following property:

BEING part of Tract 4 within City Block 7609 located approximately 570 feet north of Interstate Highway 20 and approximately 730 feet west of the western line of Lancaster Road; and containing approximately 8.024 acres,

from an R-7.5(A) Single Family 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 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 to an MU-2 Mixed Use 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

AUG 9 2017

Passed \_\_\_\_\_

EXHIBIT A  
30563

FIELD NOTES FOR 8.024 ACRES (TRACT N)  
R-7.5(A) to MU-2

BEGINNING at a point for corner with the following coordinates: N – 6923605.8230, E – 2496489.3677 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE South 21 degrees 44 minutes 59 seconds West, a total distance of 195.96 feet;

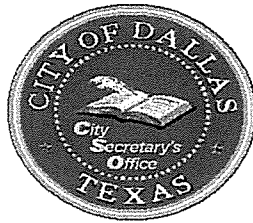
THENCE along said curve to the right, having a central angle of 49 degrees 54 minutes 36 seconds, a radius of 600.00 feet, and a chord bearing and distance of South 46 degrees 42 minutes 17 seconds West, 506.29 feet, a total arc length of 522.66 feet;

THENCE South 71 degrees 39 minutes 35 seconds West, a total distance of 205.54 feet;

THENCE along said curve to the right, having a central angle of 16 degrees 49 minutes 57 seconds, a radius of 1945.00 feet, and a chord bearing and distance of North 06 degrees 12 minutes 02 seconds West, 569.35 feet, a total arc length of 571.40 feet;

THENCE North 53 degrees 16 minutes 34 seconds East, a total distance of 333.66 feet;

THENCE South 68 degrees 15 minutes 01 seconds East, a total distance of 463.24 feet to the POINT OF BEGINNING and containing a total area of 349,527.41 square feet, or 8.024 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 30563

DATE PUBLISHED AUG 12 2017

ATTESTED BY: