

8-2-17

ORDINANCE NO. 30564

An ordinance changing the zoning classification on the following property:

BEING part of Tracts 4 and 5 within City Block 7609 located approximately 360 feet west of the western line of Lancaster Road and approximately 912 feet north of the northwestern line of Interstate Highway 20; and containing approximately 14.41 acres,

from an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and an LO-1 Limited Office District to a UC-2 Urban Corridor 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, an MF-2(A) Multifamily District, and an LO-1 Limited Office District to a UC-2 Urban Corridor 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
30564FIELD NOTES FOR 14.41 ACRES (TRACT D)
LO-1, MF-2(A), & R-7.5(A) to UC-2

BEGINNING at a point for corner with the following coordinates: N – 6924008.7951, E – 2496298.6646 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE North 52 degrees 54 minutes 29 seconds East, a total distance of 492.84 feet;

THENCE South 07 degrees 22 minutes 14 seconds East, a total distance of 253.19 feet;

THENCE along a curve to the left, having a central angle of 04 degrees 06 minutes 51 seconds, a radius of 350.00 feet, and a chord bearing and distance of South 51 degrees 15 minutes 05 seconds West, 25.13 feet, a total arc length of 25.13 feet;

THENCE with a compound curve to the left, having a central angle of 27 degrees 26 minutes 41 seconds, a radius of 350.00 feet, and a chord bearing and distance of South 35 degrees 28 minutes 19 seconds West, 166.05 feet, a total arc length of 167.65 feet;

THENCE South 21 degrees 44 minutes 59 seconds West, a total distance of 321.00 feet;

THENCE North 68 degrees 15 minutes 01 seconds West, a total distance of 463.24 feet;

THENCE South 53 degrees 16 minutes 34 seconds West, a total distance of 333.66 feet;

THENCE along a curve to the right, having a central angle of 01 degrees 06 minutes 15 seconds, a radius of 1945.00 feet, and a chord bearing and distance of North 02 degrees 46 minutes 04 seconds East, 37.48 feet, a total arc length of 37.48 feet;

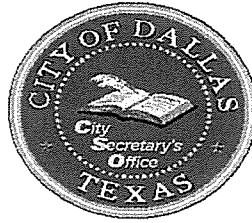
THENCE with a reverse curve to the left, having a central angle of 37 degrees 52 minutes 41 seconds, a radius of 654.72 feet, and a chord bearing and distance of North 15 degrees 36 minutes 54 seconds West, 425.00 feet, a total arc length of 432.83 feet;

THENCE with a reverse curve to the right, having a central angle of 32 degrees 00 minutes 18 seconds, a radius of 852.40 feet, and a chord bearing and distance of North 18 degrees 20 minutes 47 seconds West, 469.98 feet, a total arc length of 476.15 feet;

THENCE North 02 degrees 20 minutes 37 seconds West, a total distance of 125.98 feet;

THENCE North 90 degrees 00 minutes 00 seconds East, a total distance of 328.29 feet;

THENCE South 37 degrees 05 minutes 08 seconds East, a total distance of 736.94 feet to the POINT OF BEGINNING and containing a total area of 627,621.84 square feet, or 14.41 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 30564

DATE PUBLISHED AUG 12 2017

ATTESTED BY: