

8-2-17

ORDINANCE NO. 30565

An ordinance changing the zoning classification on the following property:

BEING part of Tract 4 within City Block 7609 located along the western line of Lancaster Road approximately 1,275 feet north of the northwestern line of Interstate Highway 20; and containing approximately 3.534 acres,

from an LO-1 Limited Office District to a CR Community Retail 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 LO-1 Limited Office District to a CR Community Retail 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
30565FIELD NOTES FOR 3.534 ACRES (TRACT J)
LO-1 to CR

BEGINNING at a point for corner with the following coordinates: N – 6924610.5499, E – 2496977.7360 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid), the same also being in the Southwest right-of-way line of Lancaster Road (a variable width right-of-way), the same also being the beginning of a curve to the left;

THENCE along a curve to the left, having a central angle of 03 degrees 02 minutes 50 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 10 degrees 14 minutes 13 seconds East, 460.21 feet, a total arc length of 460.26 feet;

THENCE South 78 degrees 20 minutes 36 seconds West, a total distance of 200.99 feet;

THENCE along a curve to the left, having a central angle of 25 degrees 02 minutes 05 seconds, a radius of 350.00 feet, and a chord bearing and distance of South 65 degrees 49 minutes 33 seconds West, 151.72 feet, a total arc length of 152.93 feet;

THENCE North 07 degrees 22 minutes 14 seconds West, a total distance of 489.10 feet;

THENCE North 77 degrees 25 minutes 15 seconds East, a total distance of 323.99 feet to POINT OF BEGINNING and containing a total area of 153,932.83 square feet, or 3.534 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 30565

DATE PUBLISHED AUG 12 2017

ATTESTED BY: