

8-2-17

ORDINANCE NO. 30568

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 290 feet north of the northwestern line of Interstate Highway 20; and containing approximately 11.66 acres,

from an MF-2(A) Multifamily District and an LO-1 Limited Office 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 MF-2(A) Multifamily District and an LO-1 Limited Office 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

Passed           AUG 9 2017

## EXHIBIT A

30568

FIELD NOTES FOR 11.66 ACRES (TRACT M)  
LO-1 & MF-2(A) to MU-2

BEGINNING at a point for corner with the following coordinates: N – 6923806.5928, E – 2497140.2734 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE South 75 degrees 57 minutes 36 seconds West, a total distance of 225.00 feet;

THENCE South 15 degrees 36 minutes 40 seconds East, a total distance of 385.17 feet;

THENCE South 69 degrees 59 minutes 35 seconds West, a total distance of 295.42 feet;

THENCE South 20 degrees 24 minutes 03 seconds East, a total distance of 231.52 feet;

THENCE South 69 degrees 51 minutes 21 seconds West, a total distance of 221.74 feet;

THENCE North 55 degrees 03 minutes 45 seconds West, a total distance of 410.87 feet;

THENCE along said curve to the left, having a central angle of 23 degrees 14 minutes 49 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 33 degrees 22 minutes 23 seconds East, 241.78 feet, a total arc length of 243.44 feet;

THENCE North 21 degrees 44 minutes 59 seconds East, a total distance of 516.96 feet;

THENCE along said curve to the right, having a central angle of 27 degrees 26 minutes 41 seconds, a radius of 350.00 feet, and a chord bearing and distance of North 35 degrees 28 minutes 19 seconds East, 166.05 feet, a total arc length of 167.65 feet;

THENCE with a compound curve to the right, having a central angle of 29 degrees 08 minutes 56 seconds, a radius of 350.00 feet, and a chord bearing and distance of North 63 degrees 46 minutes 08 seconds East, 176.15 feet, a total arc length of 178.06 feet;

THENCE North 78 degrees 20 minutes 36 seconds East, a total distance of 200.99 feet;

THENCE along said curve to the left, having a central angle of 02 degrees 23 minutes 06 seconds, a radius of 8654.40 feet, and a chord bearing and distance of South 12 degrees 57 minutes 11 seconds East, 360.24 feet, a total arc length of 360.27 feet to the POINT OF BEGINNING and containing a total area of 507,709.52 square feet, or 11.66 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 30568

DATE PUBLISHED AUG 12 2017

ATTESTED BY: