

8-2-17

ORDINANCE NO. 30569

An ordinance changing the zoning classification on the following property:

BEING part of Tracts 4 and 5 within City Block 7609 along the southwestern line of Wheatland Road approximately 574 feet north of the northwestern line of Interstate Highway 20; and containing approximately 31.73 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

Passed AUG · 9 2017

EXHIBIT A

30569

FIELD NOTES FOR 31.73 ACRES (TRACT H)
R-7.5(A) to MU-2

BEGINNING at a point for corner with the following coordinates: N – 6924596.6778, E – 2495525.9966 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE South 02 degrees 20 minutes 37 seconds East, a total distance of 125.98 feet;

THENCE along a curve to the left, having a central angle of 32 degrees 11 minutes 00 seconds, a radius of 852.40 feet, and a chord bearing and distance of South 18 degrees 26 minutes 08 seconds East, 472.53 feet, a total arc length of 478.80 feet;

THENCE with a reverse curve to the right, having a central angle of 37 degrees 38 minutes 29 seconds, a radius of 654.72 feet, and a chord bearing and distance of South 15 degrees 30 minutes 05 seconds East, 422.43 feet, a total arc length of 430.13 feet;

THENCE with a reverse curve to the left, having a central angle of 17 degrees 56 minutes 17 seconds, a radius of 1945.00 feet, and a chord bearing and distance of South 05 degrees 38 minutes 51 seconds East, 606.46 feet, a total arc length of 608.94 feet;

THENCE South 71 degrees 39 minutes 35 seconds West, a total distance of 122.94 feet;

THENCE along a curve to the right, having a central angle of 51 degrees 37 minutes 33 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 82 degrees 31 minutes 39 seconds West, 522.52 feet, a total arc length of 540.62 feet;

THENCE with a compound curve to the right, having a central angle of 39 degrees 56 minutes 39 seconds, a radius of 600.00 feet, and a chord bearing and distance of North 36 degrees 44 minutes 33 seconds West, 409.87 feet, a total arc length of 418.29 feet;

THENCE North 16 degrees 46 minutes 13 seconds West, a total distance of 431.96 feet;

THENCE along a curve to the left, having a central angle of 14 degrees 28 minutes 48 seconds, a radius of 1000.00 feet, and a chord bearing and distance of North 24 degrees 00 minutes 37 seconds West, 252.05 feet, a total arc length of 252.72 feet;

THENCE North 31 degrees 15 minutes 01 seconds West, a total distance of 392.59 feet;

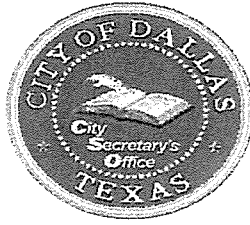
THENCE North 58 degrees 50 minutes 23 seconds East, a total distance of 257.81 feet;

THENCE along a curve to the right, having a central angle of 30 degrees 24 minutes 22 seconds, a radius of 830.00 feet, and a chord bearing and distance of North 74 degrees 47 minutes 49 seconds East, 435.32 feet, a total arc length of 440.47 feet;

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EXHIBIT A
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THENCE EAST, a total distance of 342.97 feet to the POINT OF BEGINNING and containing a total area of 1,382,100.87 square feet, or 31.73 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 30569

DATE PUBLISHED AUG 12 2017

ATTESTED BY: