

11-20-17

ORDINANCE NO. 30724

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Blocks 17/4169 and 4170; fronting approximately 80 feet along the south line of 9th Street; fronting approximately 85 feet along the east line of Ravinia Drive; and containing approximately 0.157 acres,

from an R-7.5(A) Single Family District to an R-5(A) Single Family 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 R-5(A) Single Family 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 12-13-2017

EXHIBIT A

Being a tract of land lying in the Issac Combes Survey in the City of Dallas, Dallas County, Texas and being part of Lot 1, Block 17/4169, Beverly Hills Addition, according to plat hereof recorded in Volume 1, Page(s) 505, and part of unplatted Block 4170 and fully described as follows:

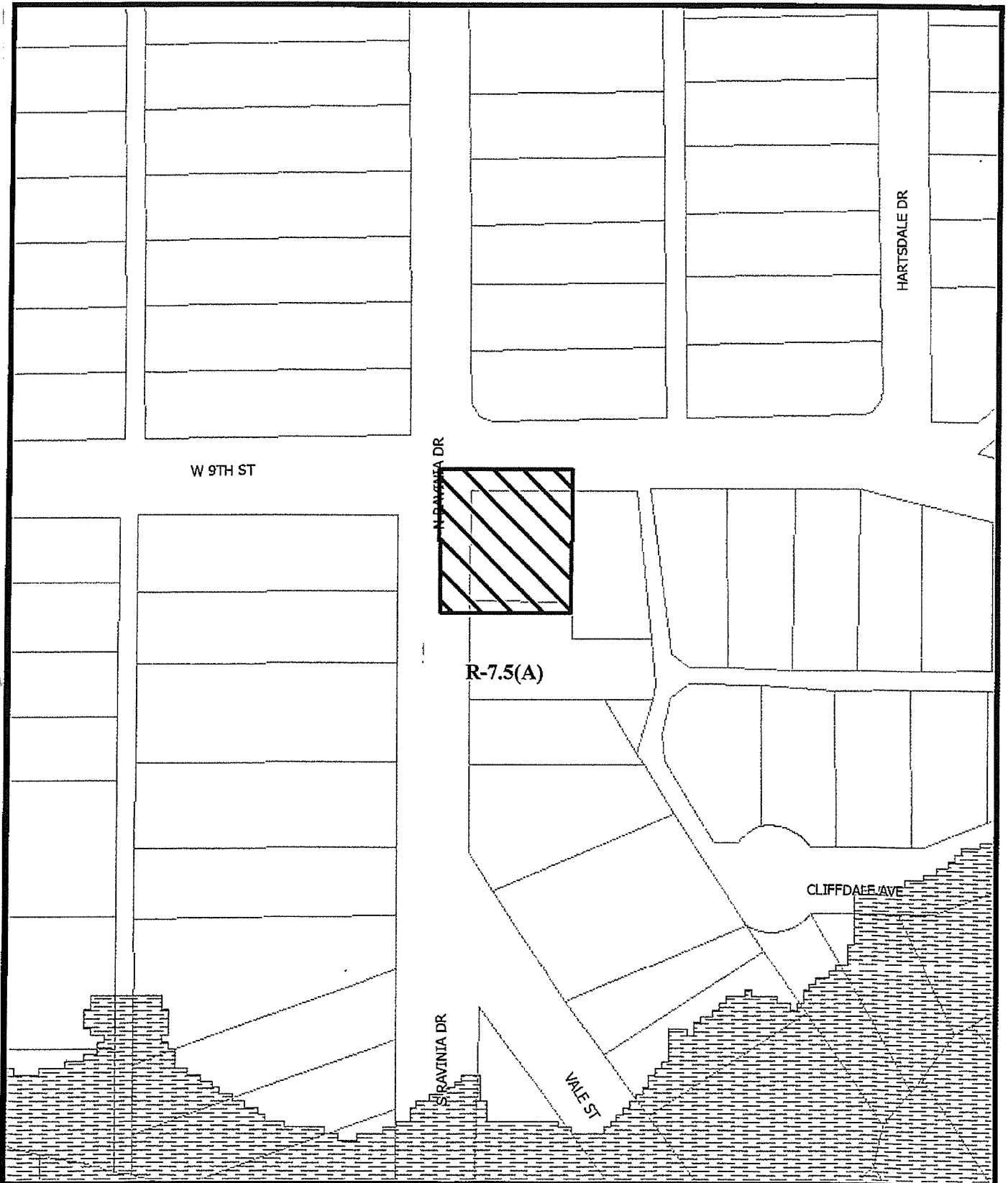
BEGINNING at a "X" at the intersection of the south line of west 9th Street with the east line of Ravinia Drive;

THENCE east and along south line of west 9th street and north line of Block 4170, 80.00 feet to a set ½ inch iron rod;

THENCE south 0 degrees 40 minutes 03 seconds west along west line of Marvin Jones Jr. tract recorded in Volume 83098, Page 1124, 85.84 feet to a found ½ inch iron pipe;

THENCE west, 79.00 feet to a set ½ inch iron rod;

THENCE north (Basis of bearings) along east right of way of Ravinia Drive, 85.83 feet to the point of beginning and containing 6,823.49 square feet or 0.157 acres of land.

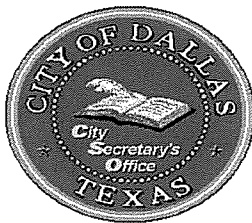


1:1,200

ZONING MAP

Case no: Z167-380

Date: 10/26/2017



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 DEC 13 2017

ORDINANCE NUMBER 30724

DATE PUBLISHED DEC 16 2017

ATTESTED BY: