

2-25-19

ORDINANCE NO. 31133

An ordinance changing the zoning classification on the following property:

BEING part of Lot 1B in City Block A/8047; fronting approximately 460 feet along the north line of Northwest Highway approximately 187.2 feet east of the corner of Shiloh Road and Northwest Highway; and containing approximately 1.4806 acres,

from a CS Commercial Service District and an MC-1 Multiple Commercial District to an IR Industrial/Research 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 a CS Commercial Service District and an MC-1 Multiple Commercial District to an IR Industrial/Research 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:

CHRISTOPHER J. CASO, Interim City Attorney

By _____

Assistant City Attorney

FEB 27 2019

Passed _____

31133

GIS_Approved

190352

EXHIBIT A

Lot 1B, Block A/8047, Northwest Shiloh Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700240978, Official Public Records, Dallas County, Texas, an area being 1.728 acres less the 0.2474 acre portion of Lot 1B currently zoned IR, this area is further described as a "**Save and Except**" portion of said Lot 1B in City Block A/8047 described as follows:

POINT OF BEGINNING is the common corner of the southeast corner of Lot 1 and the southwest corner of Lot 1B in City Block A/8047;

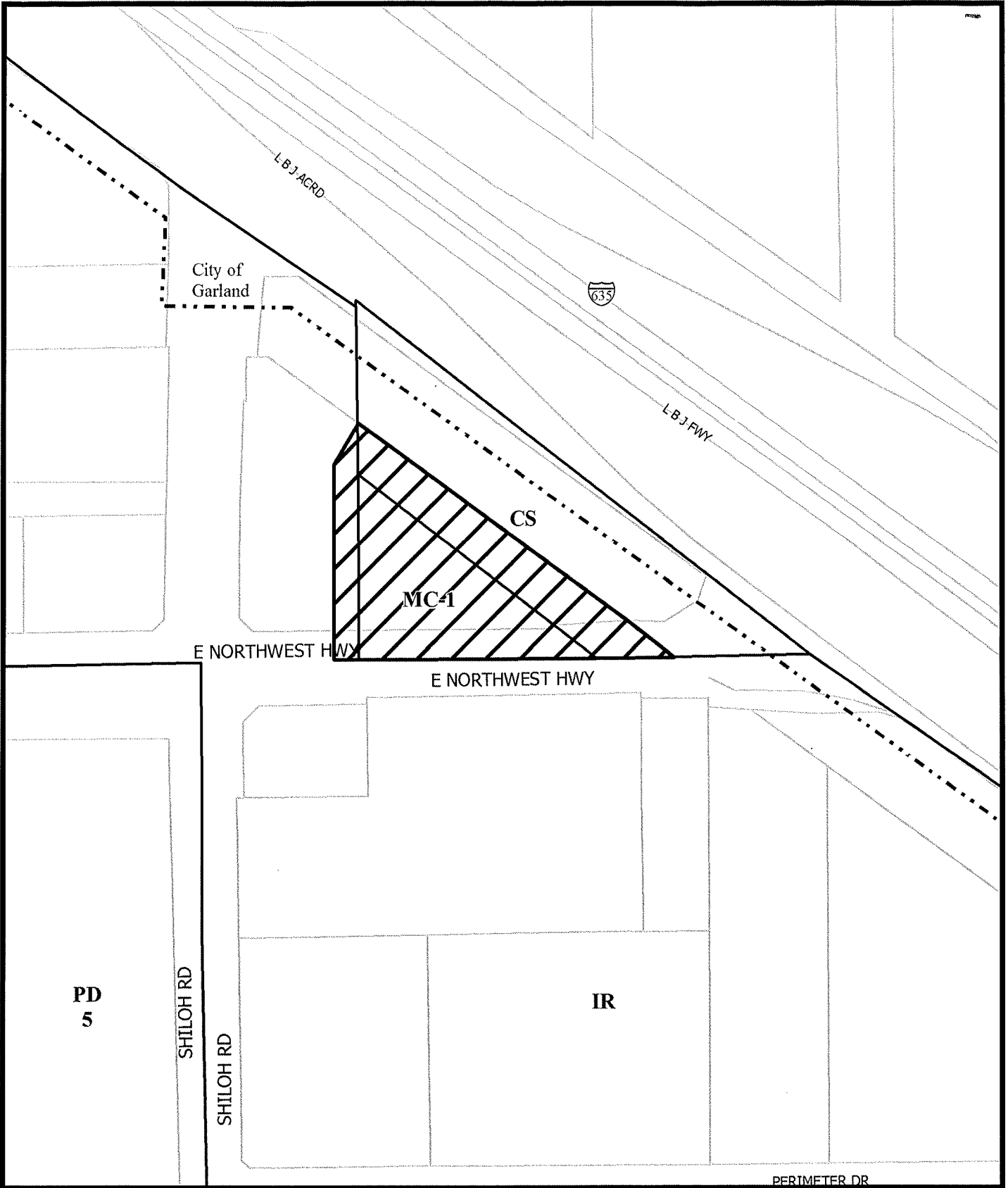
THENCE North 0° 4' 22" West, a distance of 253.98 feet to a point for corner;

THENCE North 31° 9' 28" East, a distance of 72.98 feet to a point for corner;

THENCE South 0° 3 '44" East, a distance of 316.11 feet to a point for corner;

THENCE South 89° 30' 53" West, a distance of 37.78 feet to a point for corner;

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



1:2,400

ZONING MAP

Case no: Z178-385

Date: 11/7/2018



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 FEB 27 2019

ORDINANCE NUMBER 31133

DATE PUBLISHED MAR 02 2019

ATTESTED BY: