

6-13-19

ORDINANCE NO. 31264

An ordinance changing the zoning classification on the following property:

BEING a portion of Lots 9, 10, and 11 in City Block 8/703; fronting approximately 100 feet on the northeast line of Fitzhugh Avenue southeast of Ross Avenue; and containing approximately 0.332 acre,

from an NO(A) Neighborhood Office District to an MF-2(A) Multifamily 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 NO(A) Neighborhood Office District to an MF-2(A) Multifamily 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.

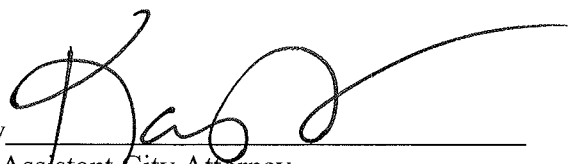
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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

Passed JUN 26 2019

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GIS_Approved

Exhibit A

BEING a portion of Lots 9, 10, and 11, Block 8/703 of College Hill, an Addition to the City of Dallas as recorded in Volume 93, Page 194 Map Records of Dallas County, Texas and all being the property described in Deed to PGH Purple, LLC recorded in Instrument Nos. 201800090853 and 201800089977 Official Public Records of Dallas County, Texas and more particularly described as follows:

BEGINNING at a capped iron rod found for corner, said rod being in the southeast line of a 15' alley and the north corner of said Lot 11;

THENCE South 45°00'00" East, along the northeast line of said Lot 11, for a distance of 100.00 feet to a corner;

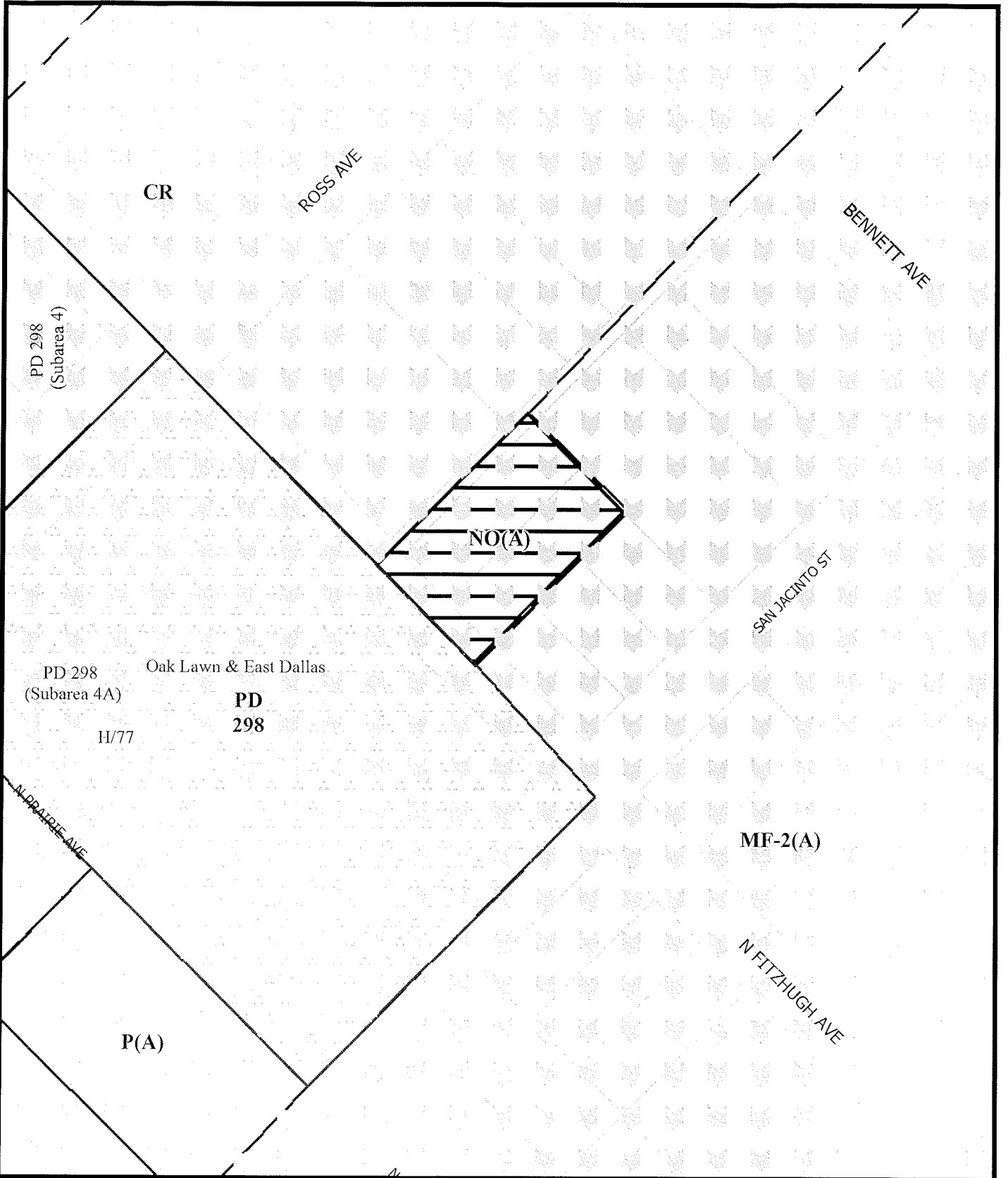
THENCE South 45°00'00" West, over and across said Lot 11 and aforementioned Lots 9 & 10, for a distance of 145.00 feet to a corner in the northeast line of Fitzhugh Avenue (a 50' right-of-way);

THENCE North 45°00'00" West, along the northeast line of said Fitzhugh, for a distance of 100.00 feet to a corner, said corner being the west corner of said lot 9 and in the aforementioned southeast line of the 15 foot alley;

THENCE North 45°00'00" East, along the southeast line of said 15 foot alley and the northwest lines of said Lot 9 and aforementioned Lots 10 & 11, for a distance of 145.00 feet to the POINT OF BEGINNING and containing 14,500 square feet or 0.332 acres of land, more or less.

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1:1,200

ZONING MAP

Case no: Z189-192

Date: 2/28/2019



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 JUN 26 2019

ORDINANCE NUMBER 31264

DATE PUBLISHED JUN 29 2019

ATTESTED BY: