

9-3-19

ORDINANCE NO. 31309

An ordinance changing the zoning classification on the following property:

BEING all of Lot 4 in City Block A/8410; fronting approximately 30 feet on the north line of Forest Lane west of Greenville Avenue; and containing approximately 2.435 acres,

from a CR Community Retail District to an MU-1 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 a CR Community Retail District to an MU-1 Mixed Use District on the following property (“the Property”):

BEING all of Lot 4 in City Block A/8410; fronting approximately 30 feet on the north line of Forest Lane west of Greenville Avenue; and containing approximately 2.435 acres.

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.

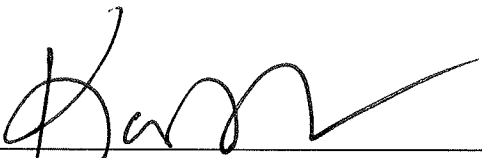
SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

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 SEP 11 2019

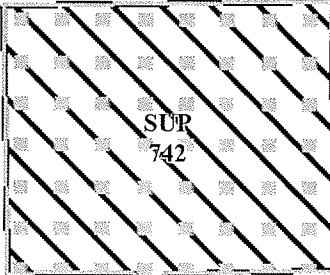
31309

MU-1

MF-2(A)

TI PARKING LOT

IR



SUP
742

TI ENTRANCE

GREENVILLE AVE

MU-3

CR

FOREST LN

FOREST LN

FOREST GREEN DR

R-7.5(A)

GREENVILLE AVE



PD

NO(A)



1:2,400

ZONING MAP

Case no: Z189-121

Date: 1/17/2019



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 SEP 11 2019

ORDINANCE NUMBER 31309

DATE PUBLISHED SEP 14 2019

ATTESTED BY: