

ORDINANCE NO. 31722

An ordinance changing the zoning classification on the following property:

BEING a portion of Lot 8A in City Block 5082; fronting approximately 106.83 feet along the west line of Midway Road north of Northwest Highway; and containing approximately 0.46 acre, from a CR Community Retail District with a D Liquor Control Overlay to a CR Community Retail District with a D-1 Liquor Control Overlay; 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 with a D Liquor Control Overlay to a CR Community Retail District with a D-1 Liquor Control Overlay 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.

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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, City Attorney

By Casey Burgess  
Assistant City Attorney

Passed DEC 09 2020

31722

201962  
GIS\_Approved

**EXHIBIT A**

BEING a portion of Lot 8A, in Block 5082, and said portion being described by metes and bounds as follows:

BEGINNING at a point on the center line of Midway Road (N: 7001425.19, E: 2479205.98);

THENCE South 89° 56' 55" West, 58.09 feet to a point;

THENCE South 90° 00' 00" West, 163.63 feet to a point;

THENCE North 00° 00' 01" East, 100.88 feet to a point;

THENCE North 89° 59' 46" East, 116.59 feet to a point;

THENCE North 89° 59' 05" East, 57.77 feet to a point on the center line of Midway Road;

THENCE South 25° 09' 21" East, along the center line of Midway Road, 33.39 feet to a point;

THENCE South 25° 09' 19" East, along the center line Midway Road, 78.03 feet to the POINT OF BEGINNING, and containing 19,980.01 square feet, or 0.46 acres of land, more or less.

**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.

WILADA DR

PD  
70

PD  
851

Z801-138

SUP  
1718

CR

D-1

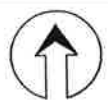
W NORTHWEST HWY

W NORTHWEST HWY

R-10(A)

TH-3(A)

Z722210



1:1,200

# ZONING MAP

Case no: Z190-247

Date: 11/11/2020



## 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 09 2020

ORDINANCE NUMBER 31722

DATE PUBLISHED DEC 12 2020

ATTESTED BY: