

11-25-20

ORDINANCE NO. 31729

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 4/862; fronting approximately 154.23 feet along the southwest line of Malcolm X Boulevard; fronting approximately 114.76 feet along the southeast line of Louise Avenue; and containing approximately 0.457 acre,

from an IM Industrial Manufacturing District to an MU-2 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 an IM Industrial Manufacturing District to an MU-2 Mixed Use 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.

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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

**DEC 09 2020**

Passed \_\_\_\_\_

## EXHIBIT A

Being a 0.457 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of Lot 4 and Lot 5, Block 4/862, Graves Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 181, Page 450, Deed Records, Dallas County, Texas, and being all of a called "Tract No. One" described in a General Warranty Deed to City Square, a Texas nonprofit, recorded under Instrument Number 201600307010, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

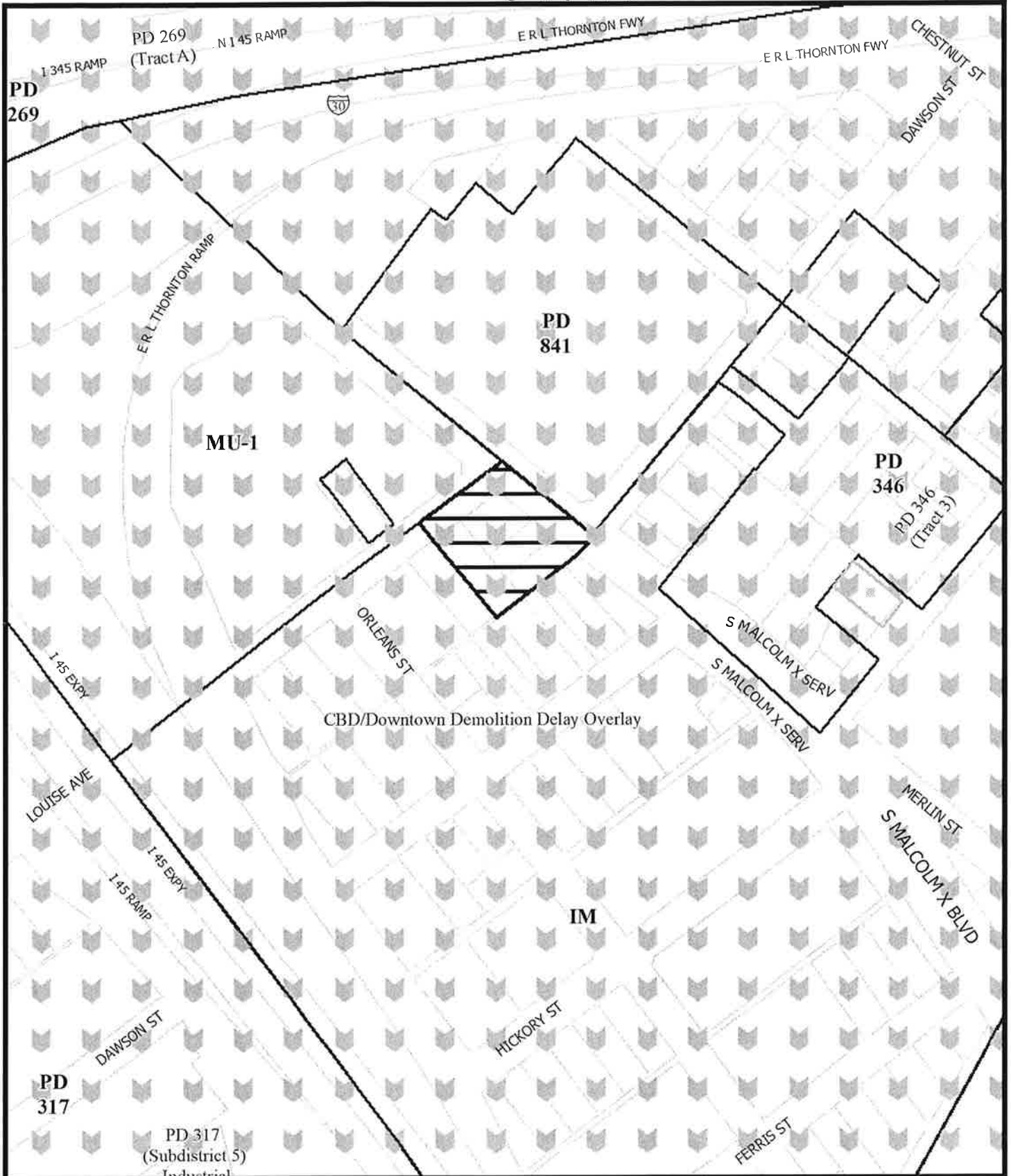
BEGINNING at a PK nail found at the intersection of the southwest right-of-way line of Malcolm X Boulevard (a 60 foot right-of-way per Volume 69, Page 63, Deed Records, Dallas County, Texas) and the southeast right-of-way line of Louise Avenue, (a called 50 foot right-of-way per Volume 181, Page 450, Deed Records, Dallas County, Texas), said nail being the most northerly corner of said Lot 5;

THENCE South 50° 41' 12" East, along the southwest right-of-way line of said Malcolm X Boulevard, a distance of 154.23 feet to a chiseled "X" in concrete found for the most easterly corner of said Lot 5, said "X" being the intersection of the southwest right-of-way line of said Malcolm X Boulevard and the northwest line of a 15 foot alley (as created by Volume 69, Page 63, Deed Records, Dallas County, Texas);

THENCE South 52° 45' 48" West, along the northwest line of said 15 foot alley, a distance of 150.68 feet to a 3-1/4" aluminum disc stamped "RLG INC" and "CSQ" on a 1/2" iron rod set for the most southerly corner of said Lot 4, said disc being the southerly common corner of said Lot 4 and Lot 3 of said Block 4/862;

THENCE North 37° 13' 12" West, along the common line between said Lot 4 and said Lot 3, a distance of 150.00 feet to a point for the northerly common corner of said Lot 4 and said Lot 3 on the southwest right-of-way line of said Louise Avenue;

THENCE North 52° 45' 48" East, along the southeast line of said Louise Avenue, a distance of 114.76 feet to the POINT OF BEGINNING and containing 190,908 square feet or 0.457 acres of land, more or less.



1:2,400

# ZONING MAP

Case no:           Z190-278          

Date:           8/18/2020



## 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 31729

DATE PUBLISHED DEC 12 2020

ATTESTED BY: