

1-5-07

ORDINANCE NO. 26551

An ordinance changing the zoning classification on the following property:

Being all of City Blocks E/2984, K/2984, L/2984, M/2984, N/2984, Lots 12 through 27 in City Block D/2984, Lots 5 through 9 in City Block J/2984, Lots 4 through 7 in City Block L-1/2984, and Lots 1 through 8 in City Block O/2984, as shown on the attached Exhibit A, beginning at the intersection of Sperry Street and the alley north of and parallel to North Ridge Drive, then southeast along Sperry Street to the alley south of and parallel to Merrilee Lane, then southwest along the alley to Alexander Drive, then northwest along Alexander Drive to Merrilee Lane, then southwest along Merrilee Lane to the alley that follows the rear lot lines of the properties on the southwest lines of Alexander Drive, South Ridge Drive and Hillbrook Street, then northwest along the alley and the rear lot lines to the southwest lot line of Lot 7 in City Block L-1/2984, then northwest along the lot line to North Ridge Drive, then crossing North Ridge Drive to the alley adjacent to the southwest and west line of Lot 4 in City Block L-1/2984, then northwest and north along the alley to the alley parallel to and north of North Ridge Drive, then along the alley to Sperry Street, the point of beginning, and containing approximately 26.55 acres;

by establishing Neighborhood Stabilization Overlay District No. 3 (Lakewood/North Ridge Estates); providing procedures and regulations for structures and property in the 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 hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this neighborhood stabilization overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Neighborhood Stabilization Overlay District No. 3 (Lakewood/North Ridge Estates) on the following property:

Being all of City Blocks E/2984, K/2984, L/2984, M/2984, N/2984, Lots 12 through 27 in City Block D/2984, Lots 5 through 9 in City Block J/2984, Lots 4 through 7 in City Block L-1/2984, and Lots 1 through 8 in City Block O/2984, as shown on the attached Exhibit A, beginning at the intersection of Sperry Street and the alley north of and parallel to North Ridge Drive, then southeast along Sperry Street to the alley south of and parallel to Merrilee Lane, then southwest along the alley to Alexander Drive, then northwest along Alexander Drive to Merrilee Lane, then southwest along Merrilee Lane to the alley that follows the rear lot lines of the properties on the southwest lines of Alexander Drive, South Ridge Drive and Hillbrook Street, then northwest along the alley and the rear lot lines to the southwest lot line of Lot 7 in City Block L-1/2984, then northwest along the lot line to North Ridge Drive, then crossing North Ridge Drive to the alley adjacent to the southwest and west line of Lot 4 in City Block L-1/2984, then northwest and north along the alley to the alley parallel to and north of North Ridge Drive, then along the alley to Sperry Street, the point of beginning, and containing approximately 26.55 acres.

SECTION 2. That, except as provided in Section 51A-4.507, the following regulations apply to structures and property within this neighborhood stabilization overlay district:

1. FRONT YARD SETBACK: Minimum front yard is 36 feet.
2. CORNER SIDE YARD SETBACK: Minimum corner side yard is 17 feet.
3. INTERIOR SIDE YARD SETBACK: Minimum interior side yard is 5 feet.
4. HEIGHT: Maximum structure height may not exceed the height plane, which is 25 feet at the front building line.
5. GARAGE ACCESS: Garage access must be front entry (from the front lot line) or side entry (from the side lot line).
6. GARAGE LOCATION: Garages must be to the rear of the single family structure.

SECTION 3. 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 centerline of all adjacent streets and alleys.

SECTION 4. That the establishment of this neighborhood stabilization overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 5. 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 this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 6. That the director of development services shall correct Zoning District Maps No. H-8 and H-9 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.


SECTION 8. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. 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.

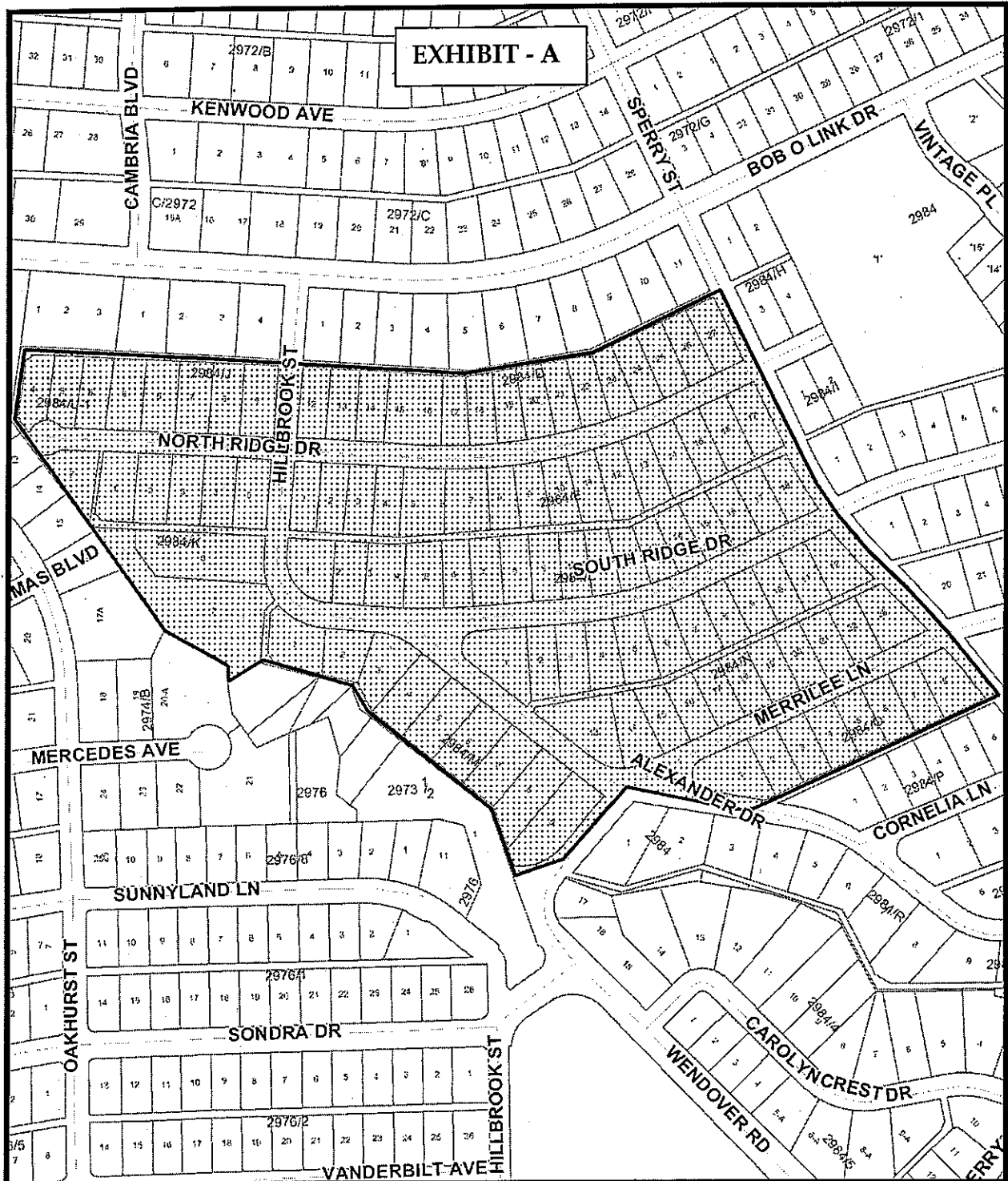
SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

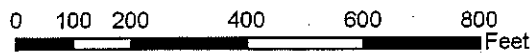
THOMAS P. PERKINS, JR., City Attorney

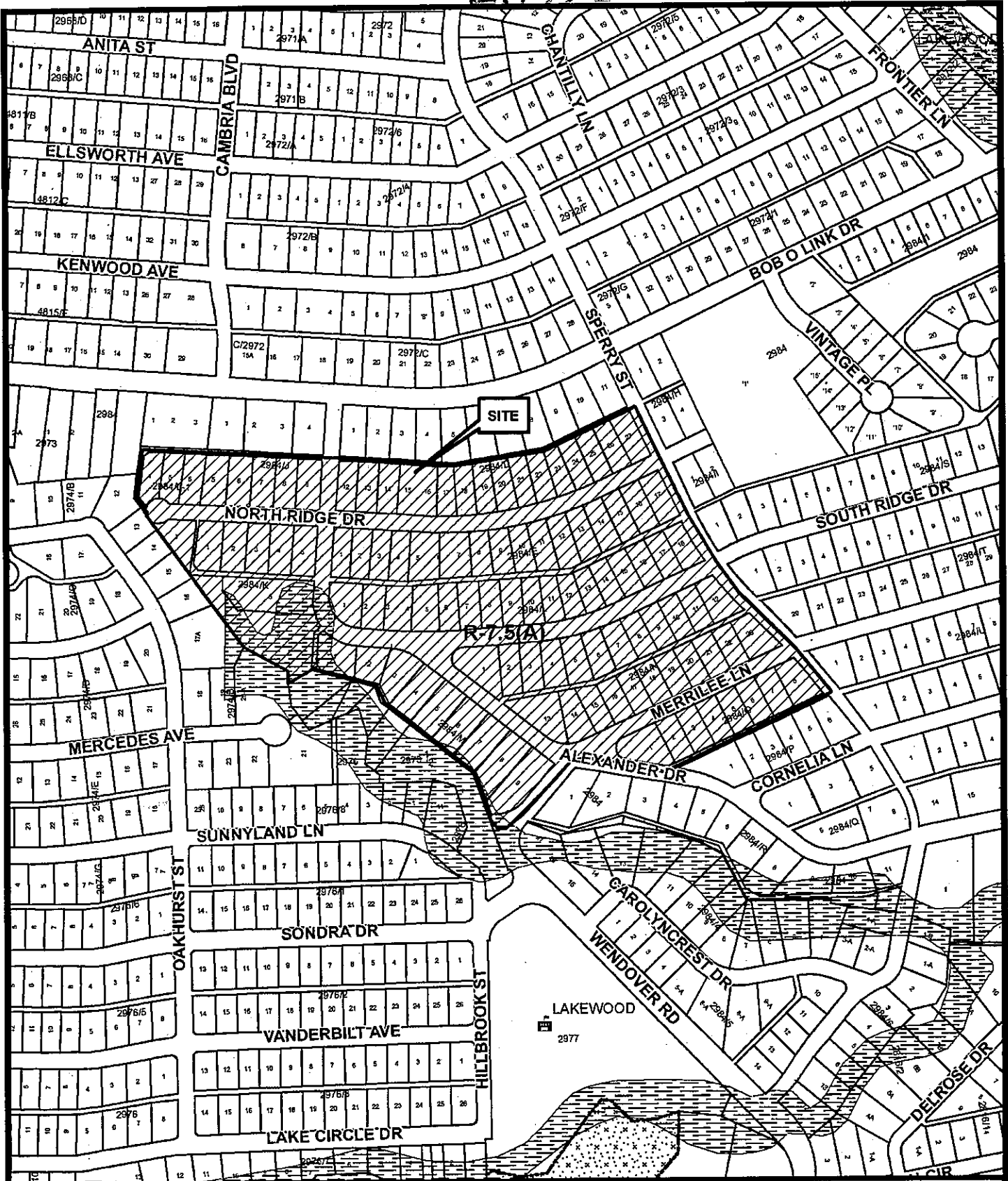
  
By \_\_\_\_\_  
Assistant City Attorney

Passed JAN 10 2007



**Neighborhood Stabilization Overlay  
Lakewood/North Ridge Estates  
Z056-332 (MF) - NSO No. 3**





1:4,800

# ZONING AND LAND USE

Map no: H-8 & H-9  
 Case no: Z056-332(MF)