

12-12-06

ORDINANCE NO. 26527

An ordinance changing the zoning classification on the following property:

Tract 1: Being all of Lots 1, 2, 3, 5, 6, 9, 10, 11, 14, 15, 17, 18, and 21 in City Block 1/6391 and all of City Blocks 2/6391 and 3/6391, bounded on the north by the northern property lines of Lots 1, 2, 3, 5, 6, 9, 10, 11, 14, 15, 17, 18, and 21 in City Block 1/6391, on the east by Straight Lane, on the south by Melissa Lane, and on the west by Welch Road; and

Tract 2: Being all of Lots 4-A, 7, 8, 12, 13, 16, 19, and 20 in City Block 1/6391, bounded on the north by Northaven Road, on the east by Strait Lane, on the south by the south property line of Lots 4-A, 7, 8, 12, 13, 16, 19, and 20 in City Block 1/6391, and on the west by Welch Road;

by establishing Neighborhood Stabilization Overlay District No. 1 (Northaven 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. 1 (Northaven Estates) on the following property:

Tract 1: Being all of Lots 1, 2, 3, 5, 6, 9, 10, 11, 14, 15, 17, 18, and 21 in City Block 1/6391 and all of City Blocks 2/6391 and 3/6391, bounded on the north by the northern property lines of Lots 1, 2, 3, 5, 6, 9, 10, 11, 14, 15, 17, 18, and 21 in City Block 1/6391, on the east by Straight Lane, on the south by Melissa Lane, and on the west by Welch Road; and

Tract 2: Being all of Lots 4-A, 7, 8, 12, 13, 16, 19, and 20 in City Block 1/6391, bounded on the north by Northaven Road, on the east by Strait Lane, on the south by the south property line of Lots 4-A, 7, 8, 12, 13, 16, 19, and 20 in City Block 1/6391, and on the west by Welch Road.

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:
 - a. Tract 1. Minimum front yard is 60 feet.
 - b. Tract 2. Minimum front yard is 75 feet.
2. CORNER SIDE YARD SETBACK: Minimum corner side yard is 35 feet.
3. INTERIOR SIDE YARD SETBACK: Minimum interior side yard is 15 feet.
4. GARAGE CONNECTION: Garages must be attached to the single family structure.
5. GARAGE LOCATION: Garage 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 Map No. E-6 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.

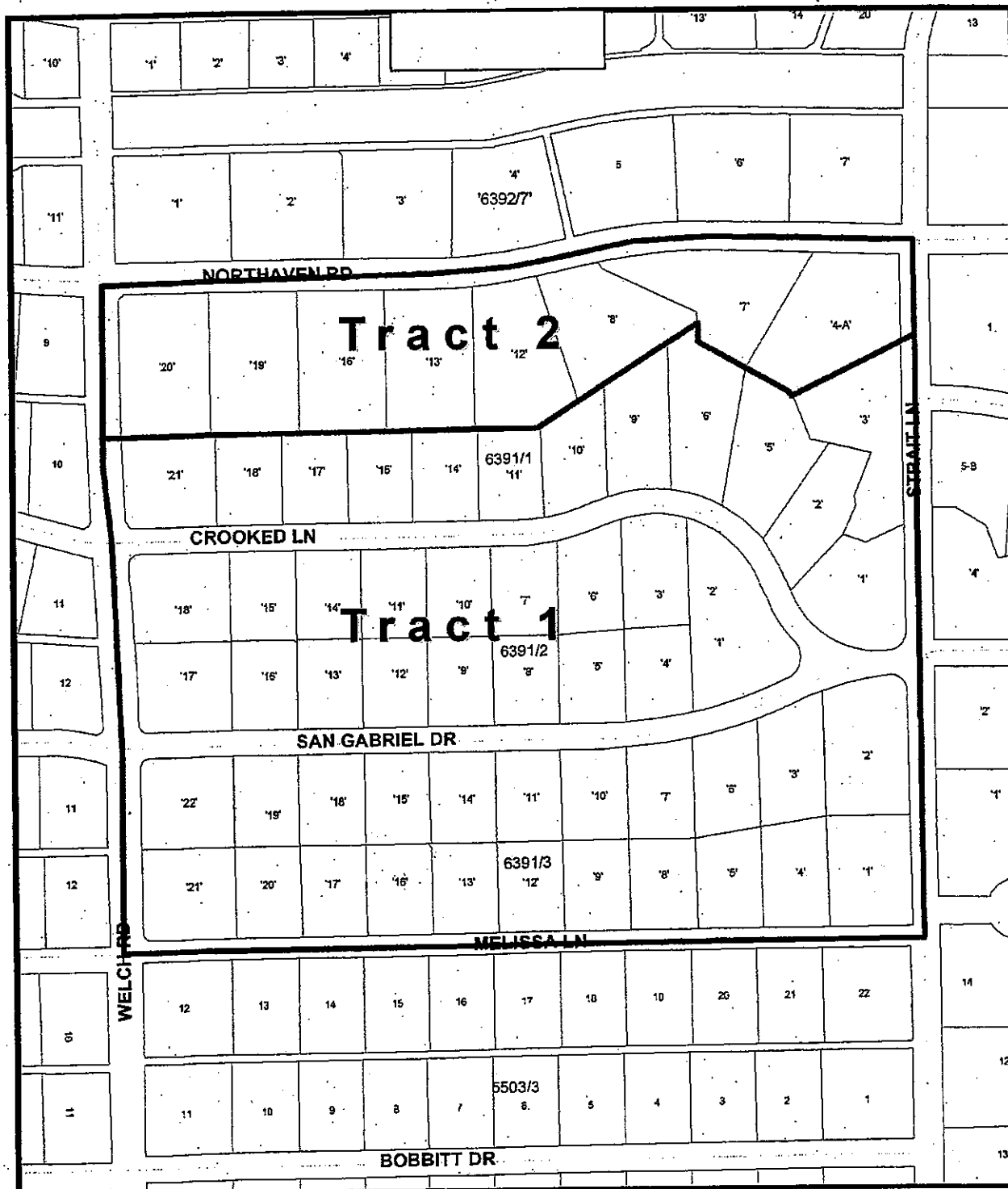
SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

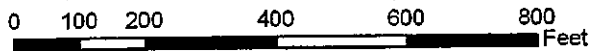
THOMAS P. PERKINS, JR., City Attorney

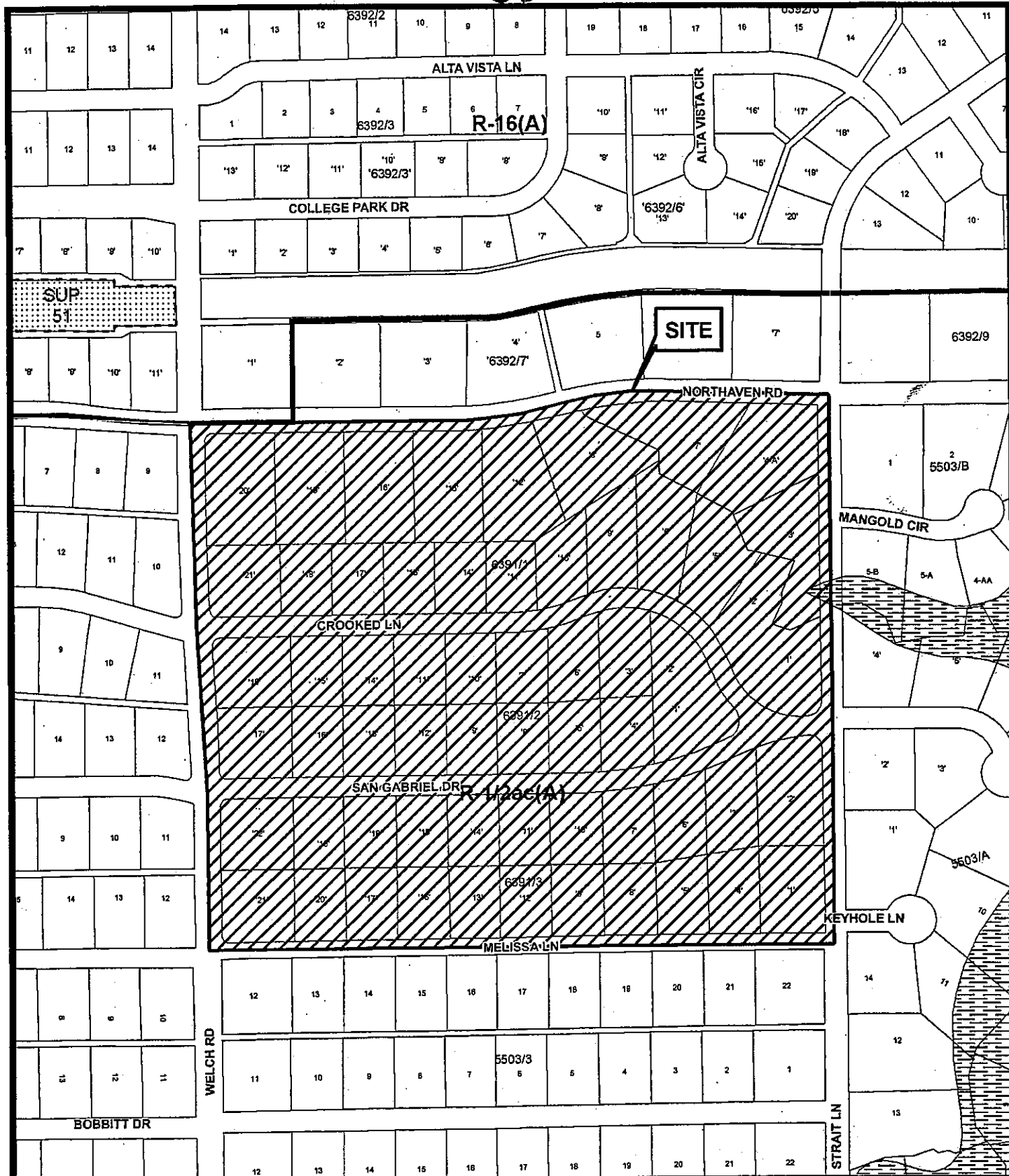
By 
Assistant City Attorney

Passed DEC 13 2006



**NSO No. 1
Boundary & Tract Map**





1:3,800

ZONING AND LAND USE

Map no: E-6
 Case no: Z056-322(MF)