

05/24/89

Page Ave.

ORDINANCE NO. 20366

An ordinance amending CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended; changing the zoning classification on the following described property to wit:

Being all of City Blocks 163/3222, 160/3219, 141/3200, 65/3186, 66/3187; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 62/3182; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 63/3183; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 64/3184; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 142/3201; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 159/3218; being all of Lots 1a, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 164/3223; said property being generally bounded by the alley north of Page Avenue on the north, Madison Avenue on the east, Tyler Avenue on the west, and Brooklyn Avenue on the south;

establishing Conservation District No. 3 (the Page Avenue Conservation District) on the above-described property; providing a penalty not to exceed \$2000; 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 provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, 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 conservation district; Now, Therefore,

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

SECTION 1. That CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, are amended by establishing Conservation District No. 3 (the Page Avenue Conservation District) on the following described property, to-wit:

Being all of City Blocks 163/3222, 160/3219, 141/3200, 65/3186, 66/3187; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 62/3182; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 63/3183; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 64/3184; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 142/3201; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 159/3218; being all of Lots 1a, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in City Block 164/3223; said property being generally bounded by the alley north of Page Avenue on the north, Madison Avenue on the east, Tyler Avenue on the west, and Brooklyn Avenue on the south.

SECTION 2. That this district is established to provide a means of conserving the Page Avenue neighborhood and protect the existing mixture of residential uses in this district.

SECTION 3. That the definitions and provisions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply to this ordinance.

SECTION 4. That the following use regulations apply to this conservation district:

(a) Uses are limited to single family, duplex, and multifamily uses, and other uses permitted in the R-7.5(A) Single Family District, as shown on attached Exhibit A.

(b) The following lots are limited exclusively to those uses permitted in the R-7.5(A) Single Family District:

(1) Lots that were vacant on the date of passage of this ordinance.

(2) Lots containing structures that have been intentionally removed, demolished, or destroyed.

(c) The number of dwelling units on a building site may not be increased. If the number of dwelling units in a building is reduced, or the building is replaced with another building containing a lesser number of dwelling units, the building site must thereafter be limited to the lesser number of dwelling units.

SECTION 5. That the director of the department of planning and development shall correct Zoning District Map No. L-6 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2000.

SECTION 7. That CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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.

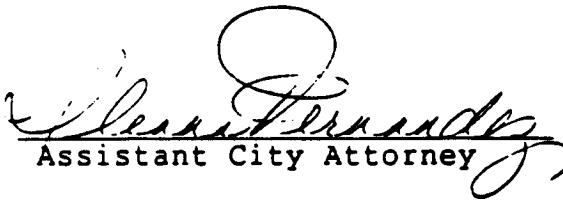
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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESIE MUNCY, CITY ATTORNEY

BY


Assistant City Attorney

Passed

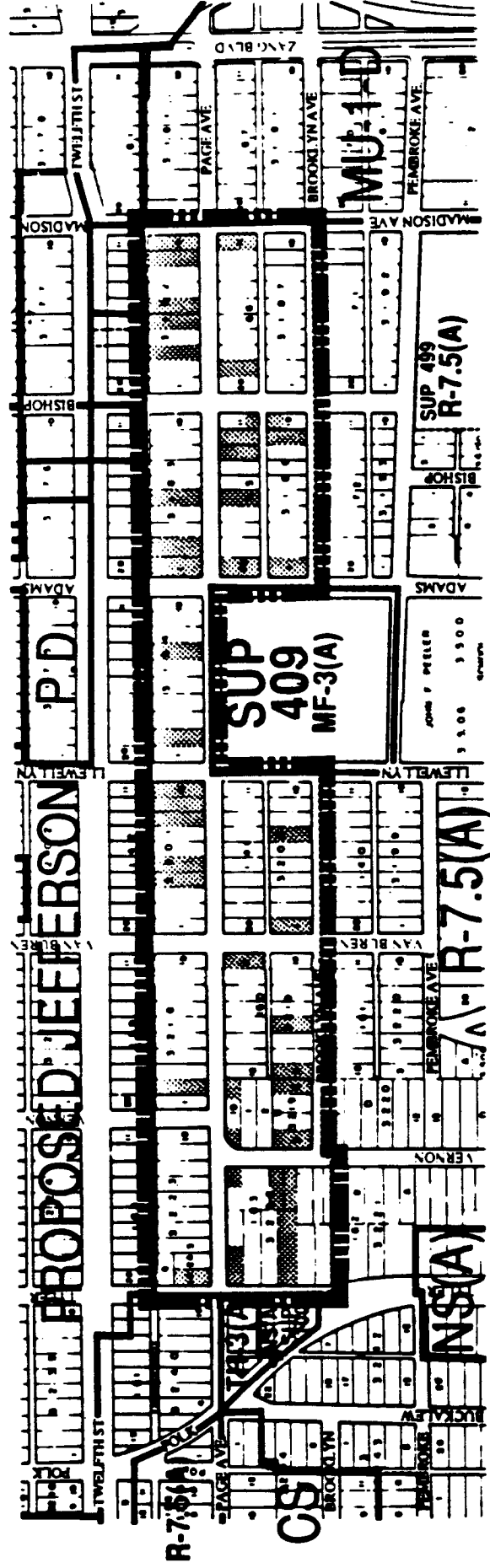
JUN 28 1989

Zoning File No. CD889-102/8705-S

0936G

EXP A

SCALE 1"=200'



PAGE AVENUE

STUDY AREA LAND USE
□ Single Family, ▨ Duplex, ▩ Study Area Boundary

DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF DALLAS TEXAS, 197

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