

05/24/89

052066
Greiner Area

ORDINANCE NO. 20367

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 2-B/3531, 2-C/3532; being all of Lots 1, 2, 3, 4, 5, 6, and 7 (A A Heartsill Resubdivision); being all of Lots 10, 11, 12, 13, 14, 15, 16, and 17 (West Side Addition); said property being generally bounded by Twelfth Street on the north, Windomere on the east, Page Avenue on the south, and the alley west of Rosemont on the west;

establishing Conservation District No. 4 (the Greiner Area 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. 4 (the Greiner Area Conservation District) on the following described property, to-wit:

Being all of City Blocks 2-B/3531, 2-C/3532; being all of Lots 1, 2, 3, 4, 5, 6, and 7 (A A Heartsill Resubdivision); being all of Lots 10, 11, 12, 13, 14, 15, 16, and 17 (West Side Addition); said property being generally bounded by Twelfth Street on the north, Windomere on the east, Page Avenue on the south, and the alley west of Rosemont on the west.

SECTION 2. That this district is established to provide a means of conserving the Greiner Area 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, uses permitted in the CR Community Retail District, 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.

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:

ANALES LIE MUNCY, CITY ATTORNEY

BY


Assistant City Attorney

Passed

JUN 28 1989

Zoning File No. CD889-104/8524-S

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