

8-22-18

ORDINANCE NO. 30956

An ordinance amending Article 758, "PD 758," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, main uses permitted, accessory uses, yard, lot, and space regulations, parking and loading, landscaping, and structure facade standards regulations in Sections 51P-758.104, 51P-758.107, 51P-758.108, 51P-758.109, 51P-758.112, 51P-758.115, 51P-758.117, of Article 758; adding a new Section 51P-758.115.1, "Sidewalks"; providing a new street sections exhibit; amending Ordinance No. 26786, passed by the Dallas City Council on June 13, 2007 and Ordinance No. 27852, passed by the Dallas City Council on April 14, 2010 by replacing the Exhibit A (property description) attached to Ordinance No. 26786 and the Exhibit B (legal description of subareas) attached to Ordinance No. 27852 with the Exhibit A attached to this ordinance; 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 this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 758 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-758.104, "Definitions and Interpretations," of Article 758, "PD 758," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-758.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) In this district, the following definitions apply:

(1) **A-FRAME SIGN** means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) **ACTIVE USE** means any permitted use other than parking.

(3) **BLADE SIGN** means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(4[3]) **ENTERTAINMENT FACILITY** means a facility for sporting events or the performing arts, including indoor motion picture theaters, theaters for live musical or dramatic performances, indoor and outdoor concert halls, and exhibition halls.

(5[4]) **FACADE GRAPHICS SIGNS** means a sign composed of a pattern of shapes, colors, text, or symbols that are applied to, projected on, or integrated into the full or partial facade of a building.

(6[5]) **LARGE TREE** means a tree with a minimum caliper of three inches, or a minimum height of 12 feet, depending on the standard measuring technique for the species.

(7[6]) **LARGE SHRUB** means a shrub with a minimum height of three feet.

(8[7]) **MARQUEE SIGN** means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

(9[8]) **SMALL TREE** means a tree taller than six feet but less than twelve feet in height.

(10[9]) **STOOP** means a small porch leading to the entrance of a residence.

(11[10]) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

(12[11]) VIDEOBOARD SIGN means a flat-screen premise sign that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(d) This district is considered to be a nonresidential zoning district.”

SECTION 2. That Subsection (a) of Section 51P-758.107, “Main Uses Permitted,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) The following uses are the only main uses permitted in Subareas A, B, and C:

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

~~[- Catering service.]~~

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

~~[- Labor hall. [SUP]]~~

-- Medical or scientific laboratory.

-- Tool or equipment rental.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility [SUP required in Subareas A and B; otherwise by right].

-- Church.

-- College, university, or seminary [SUP required in Subareas A and B; otherwise by right].

-- Community service center. *[SUP]*

- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Hospital.
- Library, art gallery, or museum.
- Private school or open enrollment charter school. [SUP]
- Public school [SUP in Subarea C only]

(5) Lodging uses.

- Hotel or motel. *[[By] SUP [if 60 or fewer guest rooms.]]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- ~~[- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*~~
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Multifamily.
- ~~[- Residential hotel.]~~
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in a mixed use district.]*

30956

- Animal shelter or clinic without outside runs.
- Business school.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[Commercial parking lot and commercial parking garage are permitted in Subarea C; commercial parking garage is only permitted in Subareas A and B.]*
- Dry cleaning or laundry store.
- Entertainment facility.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Home improvement center, lumber, brick, or building materials sales yard.
- Liquor store.
- ~~[- Mortuary, funeral home, or commercial wedding chapel.]~~
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Surface parking. *[Subarea C only]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Private street or alley.
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[By SUP if tower height exceeds 65 feet for monopole tower; otherwise, see Section 51A-4.212(10.1). Treat as if in a mixed use district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Office showroom/warehouse.
- Recycling buy-back center. [See Section 51A-4.213(11). Treat as if in a mixed use district.]
- Recycling collection center. [See Section 51A-4.213(11.1). Treat as if in a mixed use district.]
- ~~[- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]~~
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]”

SECTION 3. That Section 51P-758.108, “Accessory Uses,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-758.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific ~~[types of]~~ accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Private stable.

(c) The following accessory uses are permitted by SUP only:

- ~~[- Accessory medical/infectious waste incinerator.]~~
- Accessory pathological waste incinerator.
- Pedestrian skybridges.”

SECTION 4. That Paragraph (1), “Front Yard,” of Subsection (c), “Subarea A,” of Section 51P-758.109, “Yard, Lot, and Space Regulations,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subparagraph (C) to read as follows:

“(C) On Wildcat Way, a minimum of 70 percent of the building facade must be located between the minimum and maximum front yard setbacks.”

SECTION 5. That Paragraph (3), “Density,” of Subsection (c), “Subarea A,” of Section 51P-758.109, “Yard, Lot, and Space Regulations,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~280~~].”

SECTION 6. That Subsection (c), “Subarea A,” of Section 51P-758.109, “Yard, Lot, and Space Regulations,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (9), “Garages,” to read as follows:

“(9) Garages. Single family garages may not face Wildcat Way. Vehicular access to single family structures must be to the rear of the structure.”

SECTION 7. That Paragraph (3), “Density,” of Subsection (d), “Subarea B,” of Section 51P-758.109, “Yard, Lot, and Space Regulations,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~850~~].”

SECTION 8. That Subsection (i), “Parking Setback,” of Section 51P-758.112, “Parking and Loading,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(i) Parking setback.

(1) Except for parking structures, valet parking pick-up and drop-off sites, single-family uses, and duplex uses, off-street parking is prohibited within 30 feet of a pavement line of a street between grade and 12 feet above grade.

(2) In Subareas A and B, off-street surface parking is prohibited within 30 feet of the Property line along Wildcat Way and Whistle Stop Way.”

SECTION 9. That Section 51P-758.112, “Parking and Loading,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (l), “Wrapping of Parking Structures,” to read as follows:

“(l) Wrapping of parking structures. In Subarea A, parking structure facades facing Wildcat Way must contain active uses for the first 30 feet of the building measured inward from the street-facing facade.”

SECTION 10. That Paragraph (3), “Surface Parking Area Trees and Landscaping,” of Subsection (b), “Mandatory Provisions,” of Section 51P-758.115, “Landscaping,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subparagraph (D) to read as follows:

“(D) In Subareas A and B, when visible from Wildcat Way and Whistle Stop Place, off-street surface parking must be screened by a minimum five-foot-wide landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.”

SECTION 11. That Subparagraph (A) of Paragraph (4), “Structured Parking Trees and Landscaping,” of Subsection (b), “Mandatory Provisions,” of Section 51P-758.115, “Landscaping,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(A) Parking must be screened with[=

(i) a solid parapet wall to a minimum of three feet in height above the parking surface~~], or~~

(ii) ~~a landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting].”~~

SECTION 12. That Paragraph (11), “Sidewalks,” of Subsection (b), “Mandatory Provisions,” of Section 51P-758.115, “Landscaping,” of Article 758, “PD 758,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

“~~(11) Sidewalks.~~

~~(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.~~

~~(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.~~

~~(ii) On the north side of Whistle Stop Place, from Skillman Street to Wildeat Way, no sidewalk is required.~~

~~(iii) If a 12-foot wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.~~

~~(iv) On Walnut Hill Lane to the east side of Wildeat Way, minimum sidewalk width is five feet.~~

~~(v) On the south side of Lookout Point, no sidewalk is required.~~

~~(B) In Subarea D, sidewalks must be a minimum of six feet wide.~~

~~(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.~~

~~(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA approved tree grates are not a sidewalk obstruction.~~

~~(E) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.]”~~

SECTION 13. That Article 758, "PD 758," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-758.115.1, "Sidewalks," to read as follows:

"SEC. 51P-758.115.1. SIDEWALKS.

(a) Except as provided in this paragraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.

(1) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one-half feet.

(2) In Subarea A, on the north side of Whistle Stop Place, a minimum five-foot-wide sidewalk is required.

(3) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.

(4) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.

(5) On the south side of Lookout Point, a five-foot-wide sidewalk is required.

(b) In Subarea D, sidewalks must be a minimum of six feet wide.

(c) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.

(d) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.

(e) In Subareas A and B, sidewalks along Wildcat Way and Whistle Stop Way must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.

(f) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way."

SECTION 14. That Section 51P-758.117, "Structure Facade Standards," of Article 758, "PD 758," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-758.117. STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures.

(1) All permanent parking structures must be located either underground or be concealed behind a facade that is similar in appearance to the facade of either the building to which the parking structure is accessory or another adjacent structure.

(2) If a parking structure facade is visible from an adjacent street right-of-way, at least 10 percent of the area of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the building to which the parking structure is accessory or another adjacent structure. The area of the parking structure facade is calculated by including openings, if any.

(3) Openings in a [the] parking structure facade must not exceed 52 percent of the total building facade area, excluding ingress and egress points. In Subareas A and B, openings in a parking structure facade must not exceed 52 percent of the total of each parking structure facade area, excluding ingress and egress points.

(4) In Subarea A, parking structures may have only one point of vehicular ingress and egress on Wildcat Way. The point of vehicular ingress and egress may be no more than 24 feet wide.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) Structure facades on Wildcat Way. On Wildcat Way, a minimum of 70 percent of the street-facing, ground-level dwelling units must have:

- (1) individual entries accessed directly from the outside;
- (2) street access; and
- (3) improved paths connecting the dwelling unit to the sidewalk."

30956

SECTION 15. That the Exhibit A (property description) attached to Ordinance No. 26786 and the Exhibit B (legal description of subareas) attached to Ordinance No. 27852 are replaced by the Exhibit A attached to this ordinance.

SECTION 16. That the street sections exhibit, Exhibit 758B of Article 758, "PD 758," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 758B attached to this ordinance.

SECTION 17. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 18. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 19. 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 20. 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:

LARRY E. CASTO, City Attorney

By



Assistant City Attorney

Passed 'AUG 22 2018

30956

181162

GIS_Approved

EXHIBIT A

PERIMETER

BEING two tracts of land together comprising 69.195 acres, more or less, and being more particularly described within a North and South as follows:

(North Zone)

DESCRIPTION, of an 11.885 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase I, an addition to the City of Dallas, according to the plat recorded in Volume 75150, Page 2325 of the Deed Records of Dallas County, Texas and part of Lot 2, Block 2/8125, Kingsley Creek Apartments Phase II, an addition to the City of Dallas, according to the plat recorded in Volume 76146, Page 1975 of said Deed Records; said tract being all of that tract of land described in the Assumption Special Warranty Deed to Alliance SH 2 Limited Partnership recorded in Volume 2000184, Page 5751 of said Deed Records; and being part of that tract of land described in Special Warranty Deed to Alliance Kingsley Limited Partnership, recorded in Volume 2000001, Page 2095, of said Deed Records; and an 11.160 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 2, Block 218125, Kingsley Creek Apartments, Phase II, an addition to the City of Dallas, according to the plat recorded in Volume 76146, Page 1975 of the Deed Records of Dallas County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alliance Kingsley Limited Partnership, recorded in Volume 2000001, Page 2095, of said Deed Records; for a combined total of 23.045 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the north line of Walnut Hill Lane (a variable width right-of-way) at the most southerly southwest corner of the said Lot 2; said point also being the southeast corner of the said Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase I, an addition to the City of Dallas, Texas recorded in Volume 75150, Page 2325, of said Deed Records;

THENCE, along the said north line of Walnut Hill Lane, the following four (4) calls:

South 82 degrees, 58 minutes, 04 seconds West, a distance of 47.00 feet to a 1/2-inch iron rod found at an angle point;

South 84 degrees, 51 minutes, 51 seconds West, a distance of 300.67 feet to a 1/2-inch iron rod found at an angle point;

South 85 degrees, 48 minutes, 57 seconds West, a distance of 200.34 feet to a 1/2-inch iron rod found at an angle point;

30956

181162

GIS_Approved

South 88 degrees, 40 minutes, 42 seconds West, a distance of 82.02 feet to a 1/2-inch iron rod found for corner at the east end of a corner clip at the intersection of the said north line of Walnut Hill Lane with the east right-of-way line of Skillman Street (a variable width right-of-way);

THENCE, North 57 degrees, 42 minutes, 02 seconds West, along said corner clip, a distance of 29.03 feet to a 1/2-inch iron rod found for corner at the north end of said corner clip; said point also being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction, along the said east line of Skillman Street and along said curve to the right, having a central angle of 05 degrees, 34 minutes, 01 seconds, a radius of 5,729.58 feet, a chord bearing and distance of North 00 degrees, 55 minutes, 19 seconds East, 556.47 feet, an arc distance of 556.69 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the southwest corner of a tract of land described in the Special Warranty Deed to Huntington Creek Dallas, Ltd. recorded in Volume 84183, Page 5330 of said Deed Records;

THENCE, South 88 degrees, 01 minutes, 40 seconds East, passing at 81.22 feet the southeast corner of said Huntington Creek Dallas Ltd. tract; said point being an angle point of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 95207, Page 3742 of said Deed Records, and continuing along the said south line of Lot 10, a total distance of 194.99 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the left;

THENCE, along an east line of said Lot 1D, the following three (3) calls:

In a northeasterly direction, along said curve to the left, having a central angle of 231 degrees, 09 minutes, 15 seconds, a radius of 25.00 feet, a chord bearing and distance of North 54 degrees, 33 minutes, 32 seconds East, 45.10 feet, an arc distance of 100.86 feet to a 5/8-inch iron rod found for corner at the beginning of a curve to the right;

In a northwesterly direction, along said curve to the right having a central angle of 51 degrees, 15 minutes, 39 seconds, a radius of 15.00 feet, a chord bearing and distance of North 35 degrees, 23 minutes, 17 seconds West, 12.98 feet, an arc distance of 13.42 feet to a point for corner; from said point a 5/8-inch iron rod found bears South 17 degrees, 23 minutes East, a distance of 0.4 feet;

North 09 degrees, 45 minutes, 27 seconds West, a distance of 324.26 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the northwest corner of said Lot 1, Block 1/8125; said point being a reentrant corner of said Lot 1D;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along a south line of said Lot 10, a distance of 420.48 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the northwest corner of said Lot 2;

30956

181162

GIS_Approved

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the said south line of Lot 1D, Block 5/8125, a distance of 733.25 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Lot 2 and being in the west right-of-way line of the Dallas Area Rapid Transit railway (D.A.R.T., formerly known as the M.K & T. Railroad, a variable width right-of-way); said point also being at the beginning of a non-tangent curve to the right;

THENCE, departing the said south line of Lot 10, along the said west line of the D.A.R.T. railway, the following two (2) calls:

In a southerly direction, along said curve to the light, having a central angle of 04 degrees, 04 minutes, 09 seconds, a radius of 1,332.51 feet, a chord bearing and distance of South 10 degrees, 03 minutes, 09 seconds West, 94.61 feet, an arc distance of 94.63 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the end of said curve;

South 12 degrees, 05 minutes, 17 seconds West, a distance of 731.48 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the southeast corner of said Lot 2, Block 218125; said point also being at the intersection of the said west line of the D.A.R.T. railway with the said north line of Walnut Hill Lane:

THENCE, along the said north line of Walnut Hill Lane. the following two (2) calls:

South 88 degrees, 40 minutes, 42 seconds West, a distance of 256.85 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 184.32 feet to the POINT OF BEGINNING;

THENCE, South 82 degrees, 58 minutes, 04 seconds West, along the said north line of Walnut Hill Lane, a distance of 70.18 feet to the POINT OF BEGINNING;

CONTAINING, 517,687 square feet or 23.045 acres of land, more or less.

(South Zone)

BEING a 46.150 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas county, Texas; said tract being all of Block 2/8125 Woodstock, an addition to the City of Dallas, according to the plat recorded In Volume 76211, Page 134 of the Deed Records of Dallas County, Texas; said tract also being all of a tract of land described In Special Warranty Deed to Woodstock at Skillman recorded In Volume 2001237, Page 10123 of said Deed Records; said tract also being all of Lot 1-A, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded In Volume 76202, Page 379 of said Deed Records and all of Lot 1-C, Block 2/8125 Jackson Square Addition No. 1, an addition to the City. of Dallas according the plat recorded In Volume 77080, Page 18 of said De.ad Records;

30956

181162

GIS_Approved

said Lots 1-A and 1-C being all of a tract of land described in Special Warranty Deed to DT Bella Palms Apartments recorded In Instrument Number 200600191816 of the said Deed Records; said tract also being part of Block 8125 of the official Block Numbers of the City of Dallas; said tract also being all of a tract of land described in a Special Warranty Deed to J.A. Ellsworth recorded in Volume 76223, Page 1339 of said Deed Records; said 46.150 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch Iron rod with "Pacheco Koch" cap set at the northerly end of a corner clip at the intersection of the south right-of-way line of Walnut Hill Lane (a variable width right-of-way) with the east right-of-way line of Skillman Street (a variable width right-of-way);

THENCE, along the said south line of Walnut Hill Lane, the following four (4) calls:

North 88 degrees, 55 minutes, 17 seconds East, a distance of 80.55 feet to a nail found for corner;

South 87 degrees, 59 minutes, 40 seconds East, a distance of 199.51 feet to a 1/2-inch iron rod found for corner;

South 87 degrees, 24 minutes, 35 seconds East, a distance of 301.40 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 226.50 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Woodstock; said point also being the northwest corner of a tract of land described in a deed to the City of Dallas, recorded in Volume 70219, Page 1291 of said Deed Records;

THENCE, South 22 degrees, 16 minutes, 21 seconds East, along the common line of Woodstock. and said City of Dallas tract, a distance of 708.12 feet to a 1/2-inch iron rod found for corner on the west line of a Dallas Area Rapid Transit right-of-way (150-foot wide at this point);

THENCE, along the said west line of the Dallas Area Rapid Transit, the following four (4) calls:

South 03 degrees, 45 minutes, 58 seconds East, a distance of 16.87 feet to a 1/2-inch Iron rod found for corner;

South 03 degrees, 45 minutes, 58 seconds East, a distance of 434.10 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right having a central angle of 25 degrees, 03 minutes, 00 seconds, a radius of 1,809.84 feet, a chord bearing and distance of South 08 degrees, 45 minutes, 33 seconds West, 784.99 feet, an arc distance of 791.28 feet to a point for the end of said curve (from said point a 1/2-inch iron rod found bears South 46 degrees, 13 minutes West, a distance of 1.1 feet);

30956

181162

GIS_Approved

South 21 degrees, 17 minutes, 02 seconds West, a distance of 142.03 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the southeast corner of said Lot 1-A and being the northeast corner of Lot 2, Block 3/8125 Willow Park Condominiums, an addition to the City of Dallas, according to the plat recorded in Volume 83036, Page 2555 of said Deed Records;

THENCE, North 86 degrees, 03 minutes, 00 seconds West, along the common line of said Lot 1-A and said Lot 2, a distance of 850.82 feet to a 1/2-inch iron rod found for corner on the said east line of Skillman Street; said point being the southwest corner of said Lot 1-A and being the northwest corner of said Lot 2;

THENCE, along the said east line of Walnut Hill Lane, the following five (5) calls:

North 03 degrees, 46 minutes, 00 seconds West, a distance of 1,570.86 feet to a 1/2-inch iron rod found for corner;

North 04 degrees, 53 minutes, 35 seconds East, a distance of 2.02 feet to a 1/2-inch Iron rod found for corner;

North 02 degrees, 22 minutes, 53 seconds East, along, a distance of 100.75 feet to a 3/8-inch iron rod found for corner (from said point a 5/8-inch Iron rod found bears South 02 degrees, 08 minutes, East, a distance of 2.9 feet);

North 01 degrees, 53 minutes, 47 seconds East, a distance of 199.81 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a non-tangent curve to the right;

In a northerly direction along said curve to the right, having a central angle of 01 degrees, 08 minutes, 56 seconds, a radius of 5639.65 feet, a chord bearing and distance of North 03 degrees, 54 minutes, 54 seconds West, 113.09 feet, an arc distance of 113.09 feet to a 1/2-inch iron rod found for the end of said curve; said point being the southerly end of said corner clip at the intersection of the said east line of Skillman Street with the said south line of Kingsley Road;

THENCE, North 57 degrees, 36 minutes, 23 seconds East, along said corner clip, a distance of 17.83 feet to the POINT OF BEGINNING;

CONTAINING, 2,010,275 square feet or 46.150 acres of land, more or less.

SUBAREA A

DESCRIPTION, of an 11.885 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase I, an addition to the City of Dallas, according to the plat recorded

in Volume 75150, Page 2325 of the Deed Records of Dallas County, Texas and part of Lot 2, Block 2/8125, Kingsley Creek Apartments Phase II, an addition to the City of Dallas, according to the plat recorded in Volume 76146, Page 1975 of said Deed Records; said tract being all of that tract of land described in the Assumption Special Warranty Deed to Alliance SH 2 Limited Partnership recorded in Volume 2000184, Page 5751 of said Deed Records; and being part of that tract of land described in Special Warranty Deed to Alliance Kingsley Limited Partnership, recorded in Volume 2000001, Page 2095, of said Deed Records; said 11.885 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found in the north line of Walnut Hill Lane (a variable width right-of-way) at the most southerly southwest corner of the said Lot 2; said point also being the southeast corner of the said Lot 1, Block 1/8125, Kingsley Creek Apartments, Phase I, an addition to the City of Dallas, Texas recorded in Volume 75150, Page 2325, of said Deed Records;

THENCE, along the said north line of Walnut Hill Lane, the following four (4) calls:

South 82 degrees, 58 minutes, 04 seconds West, a distance of 47.00 feet to a 1/2-inch iron rod found at an angle point;

South 84 degrees, 51 minutes, 51 seconds West, a distance of 300.67 feet to a 1/2-inch iron rod found at an angle point;

South 85 degrees, 48 minutes, 57 seconds West, a distance of 200.34 feet to a 1/2-inch iron rod found at an angle point;

South 88 degrees, 40 minutes, 42 seconds West, a distance of 82.02 feet to a 1/2-inch iron rod found for corner at the east end of a corner clip at the intersection of the said north line of Walnut Hill Lane with the east right-of-way line of Skillman Street (a variable width right-of-way);

THENCE, North 57 degrees, 42 minutes, 02 seconds West, along said corner clip, a distance of 29.03 feet to a 1/2-inch iron rod found for corner at the north end of said corner clip; said point also being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction, along the said east line of Skillman Street and along said curve to the right, having a central angle of 05 degrees, 34 minutes, 01 seconds, a radius of 5,729.58 feet, a chord bearing and distance of North 00 degrees, 55 minutes, 19 seconds East, 556.47 feet, an arc distance of 556.69 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the southwest corner of a tract of land described in the Special Warranty Deed to Huntington Creek Dallas, Ltd. recorded in Volume 84183, Page 5330 of said Deed Records;

THENCE, South 88 degrees, 01 minutes, 40 seconds East, passing at 81.22 feet the southeast corner of said Huntington Creek Dallas Ltd. tract; said point being an angle point of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Texas, according

30956

181162

GIS_Approved

to the plat recorded in Volume 95207, Page 3742 of said Deed Records, and continuing along the said south line of Lot 10, a total distance of 194.99 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the left;

THENCE, along an east line of said Lot 1D, the following three (3) calls:

In a northeasterly direction, along said curve to the left, having a central angle of 231 degrees, 09 minutes, 15 seconds, a radius of 25.00 feet, a chord bearing and distance of North 54 degrees, 33 minutes, 32 seconds East, 45.10 feet, an arc distance of 100.86 feet to a 5/8-inch iron rod found for corner at the beginning of a curve to the right;

In a northwesterly direction, along said curve to the right having a central angle of 51 degrees, 15 minutes, 39 seconds, a radius of 15.00 feet, a chord bearing and distance of North 35 degrees, 23 minutes, 17 seconds West, 12.98 feet, an arc distance of 13.42 feet to a point for corner; from said point a 5/8-inch iron rod found bears South 17 degrees, 23 minutes East, a distance of 0.4 feet;

North 09 degrees, 45 minutes, 27 seconds West, a distance of 324.26 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the northwest corner of said Lot 1, Block 1/8125; said point being a reentrant corner of said Lot 1D;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along a south line of said Lot 10, a distance of 420.48 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the northwest corner of said Lot 2;

THENCE, along the east line of said Lot 1 and the west line of said Lot 2, the following two (2) calls:

South 08 degrees, 15 minutes, 16 seconds East, a distance of 456.74 feet to an angle point;

South 08 degrees, 13 minutes, 06 seconds East, a distance of 406.12 feet to a point for corner in the said north line of Walnut Hill Lane;

THENCE, South 82 degrees, 58 minutes, 04 seconds West, along the said north line of Walnut Hill Lane, a distance of 70.18 feet to the POINT OF BEGINNING;

CONTAINING; 517,687 square feet or 11.885 acres of land, more or less.

SUBAREA B

DESCRIPTION, of an 11.160 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 2, Block 218125,

30956

181162

GIS_Approved

Kingsley Creek Apartments, Phase II, an addition to the City of Dallas, according to the plat recorded in Volume 76146, Page 1975 of the Deed Records of Dallas County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Alliance Kingsley Limited Partnership, recorded in Volume 2000001, Page 2095, of said Deed Records; said 11.160 acre tract being more particularly described as follows:

BEGINNING, at a point in the south line of said Lot 2 and the north line of Walnut Hill Lane (a variable width right-of-way); said point being North 82 degrees, 58 minutes, 04 seconds East, a distance of 70.18 feet from a 1/2-inch iron rod found in the said north line of Walnut Hill Lane and the most southerly southwest corner of the said Lot 2; said point also being the southeast corner of the said Lot 2;

THENCE, departing the said north line of Walnut Hill Lane, along the west line of said Lot 1, the following two (2) calls:

North 08 degrees, 13 minutes, 06 seconds West, a distance of 406.12 feet to an angle point;

North 08 degrees, 15 minutes, 16 seconds West, a distance of 456.74 feet to a point for corner in the northwest corner of said Lot 2; said point also being in the south line of Lot 1D, Block 5/8125, Huntington Lakes Addition, an addition to the City of Dallas, Texas recorded in Volume 95207, Page 3742, of said Deed Records;

THENCE, South 88 degrees, 40 minutes, 05 seconds East, along the said south line of Lot 1D, Block 5/8125, a distance of 733.25 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Lot 2 and being in the west right-of-way line of the Dallas Area Rapid Transit railway (D.A.R.T., formerly known as the M.K & T. Railroad, a variable width right-of-way); said point also being at the beginning of a non-tangent curve to the right;

THENCE, departing the said south line of Lot 10, along the said west line of the D.A.R.T. railway, the following two (2) calls:

In a southerly direction, along said curve to the right, having a central angle of 04 degrees, 04 minutes, 09 seconds, a radius of 1,332.51 feet, a chord bearing and distance of South 10 degrees, 03 minutes, 09 seconds West, 94.61 feet, an arc distance of 94.63 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the end of said curve;

South 12 degrees, 05 minutes, 17 seconds West, a distance of 731.48 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the southeast corner of said Lot 2, Block 218125; said point also being at the intersection of the said west line of the D.A.R.T. railway with the said north line of Walnut Hill Lane;

THENCE, along the said north line of Walnut Hill Lane. the following two (2) calls:

30956

181162

GIS_Approved

South 88 degrees, 40 minutes, 42 seconds West, a distance of 256.85 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 82 degrees, 58 minutes, 04 seconds West, a distance of 184.32 feet to the POINT OF BEGINNING;

CONTAINING, 486,132 square feet or 11.160 acres of land, more or less.

SUBAREA C

DESCRIPTION, of a 32.457 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being all of Block 218125 Woodstock, an addition to the City of Dallas, according to the plat recorded in Volume 76211, Page 134 of the Deed Records of Dallas County, Texas; said tract also being all of a tract of land described in Special Warranty Deed to Woodstock at Skillman recorded in Volume 2001237, Page 10123 of said Deed Records; said tract also being part of Lot 1-A, Block 2/8125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 76202, Page 379 of said Deed Records and all of Lot 1-C, Block 218125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 77080, Page 18 of said Deed Records; said Lots

1-A and 1-C being part of a tract of land described in Special Warranty Deed to OT Bella Palms Apartments recorded in Instrument Number 200600191816 of the said Deed Records; said tract also being part of Block 8125 of the official Block Numbers of the City of Dallas; said Block 8125 also being all of a tract of land described in a Special Warranty Deed to J.A. Ellsworth recorded in Volume 76223, Page 1339 of said Deed Records; said 32.457 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the northerly end of a corner clip at the intersection of the south right-of-way line of Walnut Hill Lane (a variable width right-of-way) with the east right-of-way line of Skillman Street (a variable width right-of-way);

THENCE, along the said south line of Walnut Hill Lane, the following four (4) calls:

North 88 degrees, 55 minutes, 17 seconds East, a distance of 80.55 feet to a nail found for corner;

South 87 degrees, 59 minutes, 40 seconds East, a distance of 199.51 feet to a 1/2-inch iron rod found for corner;

South 87 degrees, 24 minutes, 35 seconds East, a distance of 301.40 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

South 85 degrees, 22 minutes, 05 seconds East, a distance of 226.50 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said

30956

181162

GIS_Approved

Woodstock; said point also being the northwest corner of a tract of land described in a deed to the City of Dallas, recorded in Volume 70219, Page 1291 of said Deed Records;

THENCE, South 22 degrees, 16 minutes, 21 seconds East, along the common line of Woodstock and said City of Dallas tract, a distance of 708.12 feet to a 1/2-inch iron rod found for corner on the west line of a Dallas Area Rapid Transit right-of-way (150-foot wide at this point);

THENCE, along the said west line of the Dallas Area Rapid Transit, the following three (3) calls:

South 03 degrees, 45 minutes, 58 seconds East, a distance of 16.87 feet to a 1/2-inch iron rod found for corner;

South 03 degrees, 45 minutes, 58 seconds East, a distance of 434.11 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 07 degrees, 21 minutes, 39 seconds, a radius of 1,809.84 feet, a chord bearing and distance of South 00 degrees, 05 minutes, 08 seconds East, 232.35 feet, an arc distance of 232.51 feet to a 1/2-inch iron rod found for corner;

THENCE, South 86 degrees, 14 minutes, 00 seconds West, a distance of 1,058.58 feet to a point for corner on the said east line of Skillman Street;

THENCE, along the said east line of Walnut Hill Lane, the following five (5) calls:

North 03 degrees, 46 minutes, 00 seconds West, a distance of 1022 feet to a 1/2-inch iron rod found for corner;

North 04 degrees, 53 minutes, 35 seconds East, a distance of 2.02 feet to a 1/2-inch iron rod found for corner;

North 02 degrees, 22 minutes, 53 seconds East, along, a distance of 100.75 feet to a 3/8-inch iron rod found for corner (from said point a 5/8-inch iron rod found bears South 02 degrees, 08 minutes, East, a distance of 2.9 feet);

North 01 degrees, 53 minutes, 47 seconds East, a distance of 199.81 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a non-tangent curve to the right;

In a northerly direction along said curve to the right, having a central angle of 01 degrees, 08 minutes, 56 seconds, a radius of 5639.65 feet, a chord bearing and

30956

181162

GIS_Approved

distance of North 03 degrees, 54 minutes, 54 seconds West, 113.10 feet, an arc distance of 113.10 feet to a 1/2-inch iron rod found for the end of said curve; said point being the southerly end of said corner clip at the intersection of the said east line of Skillman Street with the said south line of Kingsley Road;

THENCE, North 57 degrees, 36 minutes, 23 seconds East, along said corner clip, a distance of 17.83 feet to the POINT OF BEGINNING;

CONTAINING, 1,413,851 square feet or 32.457 acres of land, more or less.

SUBAREA D

DESCRIPTION, of a 13.692 acre tract of land situated in the W.P. Wyche Survey, Abstract No. 1522, Dallas County, Texas; said tract being part of Lot 1-A, Block 218125 Jackson Square Addition No. 1, an addition to the City of Dallas according to the plat recorded in Volume 76202, Page 379 of Deed Records of Dallas County, Texas; said tract being part of a tract of land described in Special Warranty Deed to OT Bella Palms Apartments recorded in Instrument Number 200600191816 of the said Deed Records; said 13.692 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of said Lot 1-A and the east right-of-way line of Skillman Street (a variable width right-of-way); said point also being the northwest corner of Lot 2, Block 3/8125 Willow Park Condominiums, an addition to the City of Dallas, according to the plat recorded in Volume 83036, Page 2555 of said Deed Records;

THENCE, North 03 degrees, 46 minutes, 00 seconds West, along the said east line of Walnut Hill Lane, a distance of 548.86 feet to a point for corner;

THENCE, North 86 degrees, 14 minutes, 00 seconds East, a distance of 1,058.58 feet to a point for corner on the west line of a Dallas Area Rapid Transit right-of-way (150-foot wide at this point); said point being the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, along the said west line of the Dallas Area Rapid Transit and along said curve to the right, having a central angle of 17 degrees, 41 minutes, 21 seconds, a radius of 1,809.84 feet, a chord bearing and distance of South 12 degrees, 26 minutes, 22 seconds West, 556.55 feet, an arc distance of 558.77 feet to a point for the end of said curve (from said point a 1/2-inch iron rod found bears South 46 degrees, 13 minutes West, a distance of 1.1 feet);

THENCE, South 21 degrees, 17 minutes, 02 seconds West, a distance of 142.04 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the southeast corner of said Lot 1-A and being the northeast corner of said Lot 2;

THENCE, North 86 degrees, 03 minutes, 00 seconds West, along the common line of said Lot

30956

181162

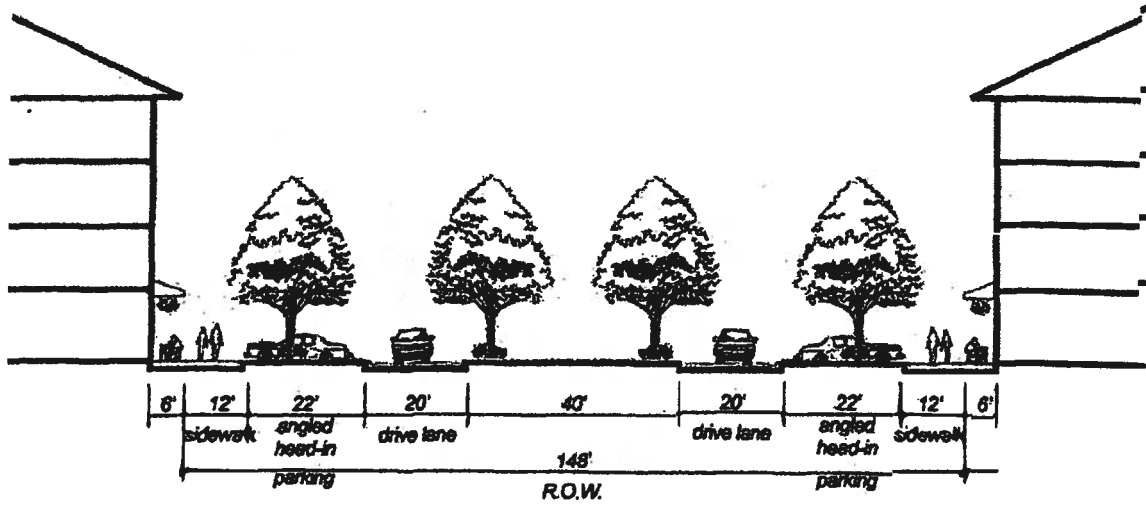
GIS_Approved

1- A and said Lot 2, a distance of 850.82 feet to the POINT OF BEGINNING;
CONTAINING, 596,424 square feet or 13.692 acres of land, more or less.

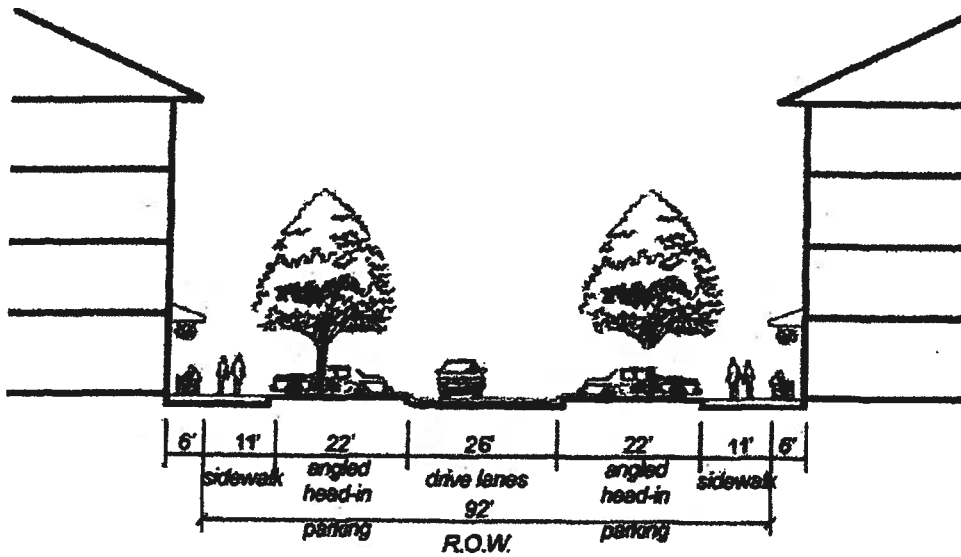
This document was prepared under 22 TAC §683.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

EXHIBIT 758 B
Street Section Exhibits

Exhibit 758B
1 of 3

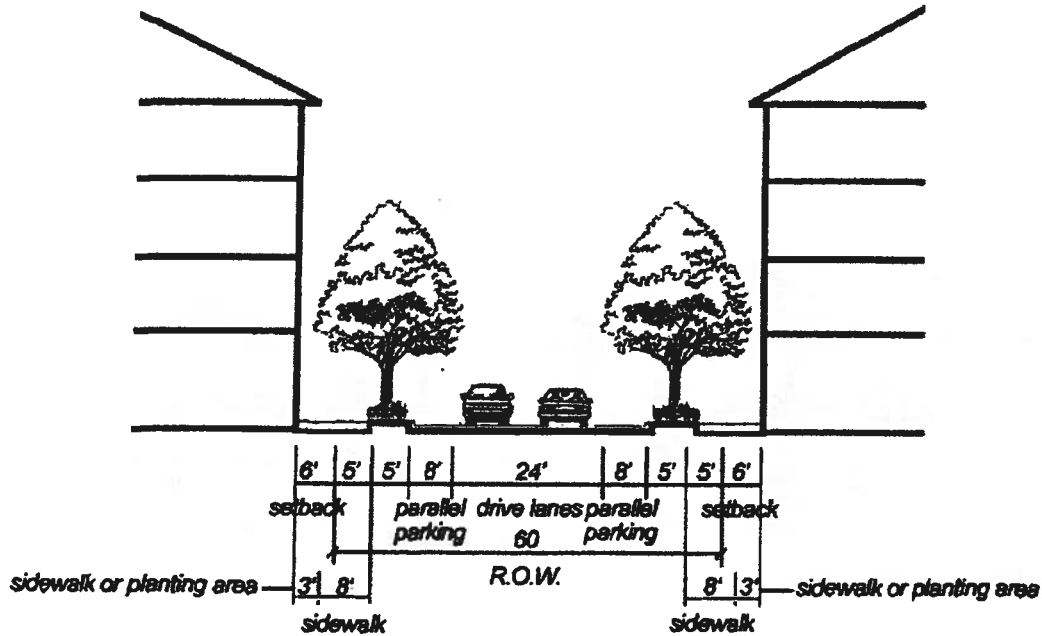


Retail Street Section A

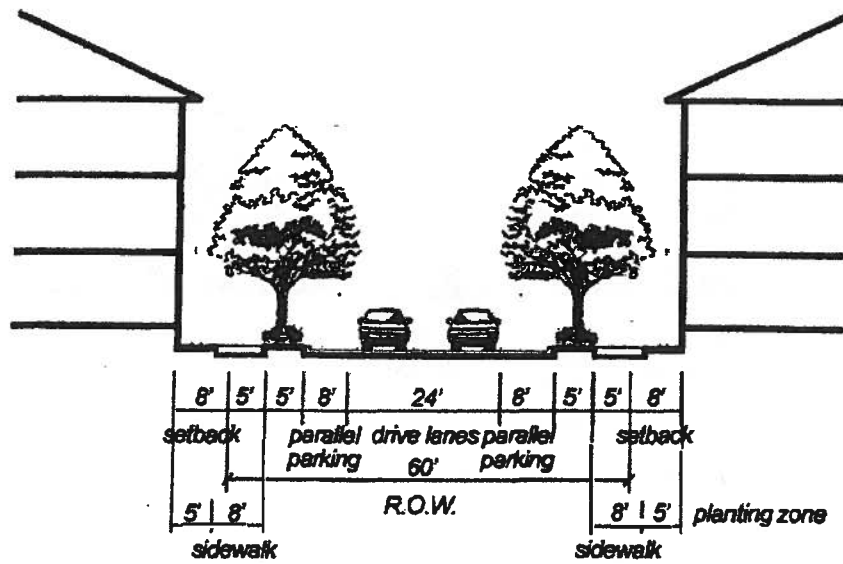


Retail Street Section B

Street Section Exhibits

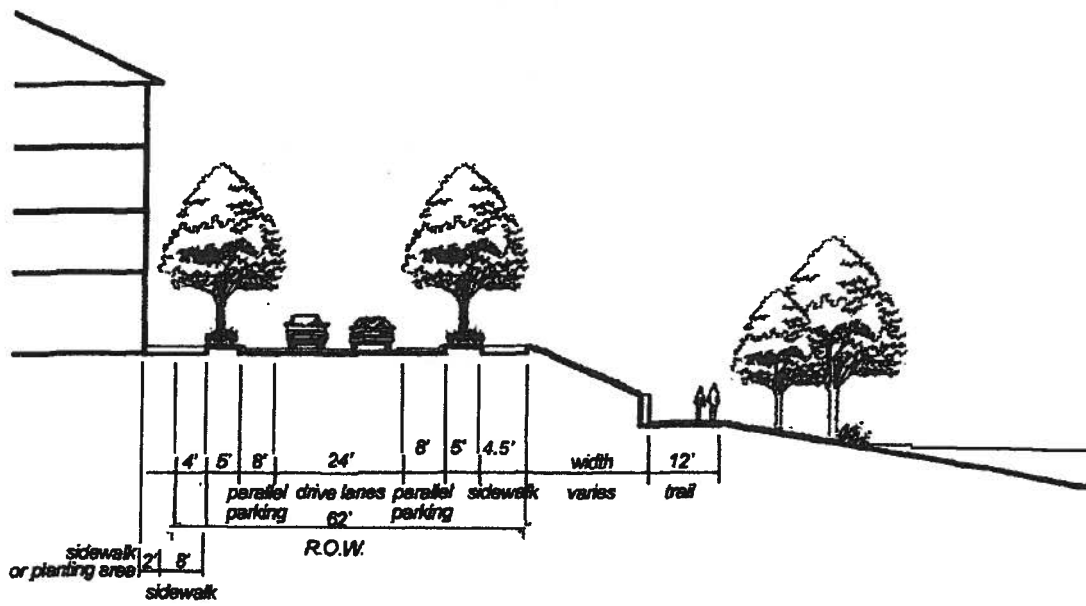


Residential Street Section A



Residential Street Section B

Street Section Exhibits



Park Side Street Section



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 AUG 22 2018

ORDINANCE NUMBER 30956

DATE PUBLISHED AUG 25 2018

ATTESTED BY: