

3-14-17

ORDINANCE NO. 30396

An ordinance expanding Neighborhood Stabilization Overlay District No. 7 (Woodland Drive) by changing the zoning classification on the following property:

BEING Lots 53 through 96 in City Block 5469 located on both sides of Deloache Avenue between Preston Road and Edgemere Road; and containing approximately 26.5 acres;

amending Ordinance No. 27035, passed by the Dallas City Council on December 12, 2007 by 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 described in this ordinance; and

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

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

SECTION 1. That the zoning classification is changed by expanding Neighborhood Stabilization Overlay District No. 7 on the property described as Subareas 2 and 3 in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.

SECTION 2. That the regulations in Section 2 of Ordinance No. 27035 are amended to read as follows:

- “1. FRONT YARD SETBACK:
- A. Subarea 1. Minimum front yard setback is 75 feet.
 - B. Subarea 2. Minimum front yard setback is 87 feet.
 - C. Subarea 3. Minimum front yard setback is 62 feet.
2. SUBAREA 1 CORNER SIDE YARD SETBACK: Minimum corner side yard setback is 10 feet on Lots 26 and 27, and 6 feet on Lots 1 and 52, in City Block 5649.
3. SUBAREA 1 INTERIOR SIDE YARD SETBACK: Minimum interior side yard setback is 10 feet.”

SECTION 3. That the property description in Section 1 of Ordinance No. 27035 is replaced by the Exhibit A property description attached to this ordinance.

SECTION 4. 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 5. That the expansion 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 6. 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 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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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:

LARRY E. CASTO, City Attorney

By 
Assistant City Attorney

Passed MAR 22 2017

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GIS Approved

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EXHIBIT A
NSO 7
Deloache Avenue-Woodland Drive

PERIMETER:

BEGINNING at a point being the centerline of Preston Road at its point of intersection with the westerly projection of the northern line of Lots 1-26 in Block 5469;

THENCE, easterly, along the northern line of Lots 1- 26 in Block 5469 to a point of intersection of the centerline of Edgemere Road;

THENCE, southerly, along the centerline of Edgemere Road to the point of intersection with the easterly projection of the southern line of Lots 75-96 in Block 5469;

THENCE, westerly, along the southern line of Lots 75-96 in Block 5469 to a point of intersection with the centerline of Preston Road;

THENCE, northerly, along the centerline of Preston Road to the point of intersection with the westerly projection of the northern line of Lots 1-26 in Block 5469, the POINT OF BEGINNING, an area containing approximately 2,668,673.5476 square foot or 61.2643 acres or land, more or less.

SUBAREA BOUNDARIES

SUBAREA 1

BEING all of Lots 1 through 52 in City Block 5469, on both sides of Woodland Drive between Preston Road and Edgemere Road, and further described as follows:

BEGINNING at a point being the centerline of Preston Road at its point of intersection with the westerly projection of the northern line of Lots 1-26 in Block 5469;

THENCE, easterly, along the northern line of Lots 1- 26 in Block 5469 to a point of intersection of the centerline of Edgemere Road;

THENCE, southerly, along the centerline of Edgemere Road to the point of intersection with the easterly projection of the southern line of Lot 27-52 in Block 5469;

THENCE, westerly, along the southern line of Lots 27-52 in Block 5469 to a point of intersection of the centerline of Preston Road;

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THENCE, northerly, along the centerline of Preston Road to the point of intersection with the westerly projection of the northern line of Lots 1-26 in Block 5469, the POINT OF BEGINNING, an area containing approximately 1,351,160.3417 square foot or 31.0183 acres or land, more or less.

SUBAREA 2

BEING all of Lots 53-74 in City Block 5469, on the northerly side of Deloache Avenue between Preston Road and Edgemere Road, and further described as follows:

BEGINNING at a point being the centerline of Preston Road at its point of intersection with the westerly projection of the northern line of Lots 53-74 in Block 5469;

THENCE, easterly, along the northern line of Lots 53-74 in Block 5469 to a point of intersection of the centerline of Edgemere Road;

THENCE, southerly, along the centerline of Edgemere Road to a point of intersection of the centerline of Deloache Avenue;

THENCE, westerly, along the centerline of Deloache Road to a point of intersection with the centerline of Preston Road;

THENCE, northerly, along the centerline of Preston Road to a point of intersection of the westerly projection of the northern line of Lots 53-74 in Block 5469, the POINT OF BEGINNING, an area containing approximately 713,819.1102 square foot or 16.3870 acres or land, more or less.

SUBAREA 3

BEING all of Lots 75-96 in City Block 5469, on the southerly side of Deloache Avenue between Preston Road and Edgemere Road, and further described as follows:

BEGINNING at a point being the centerline of Preston Road at its point of intersection with the westerly projection of the centerline of Deloache Road;

THENCE, easterly, along the centerline of Deloache Road to a point of intersection with the centerline of Edgemere Road;

THENCE, southerly, along the centerline of Edgemere Road to a point of intersection with the easterly projection of the southern line of Lots 75-96 in Block 5469;

THENCE, westerly, along the southern line of Lots 75-96 in Block 5469 to a point of intersection with the centerline of Preston Road;

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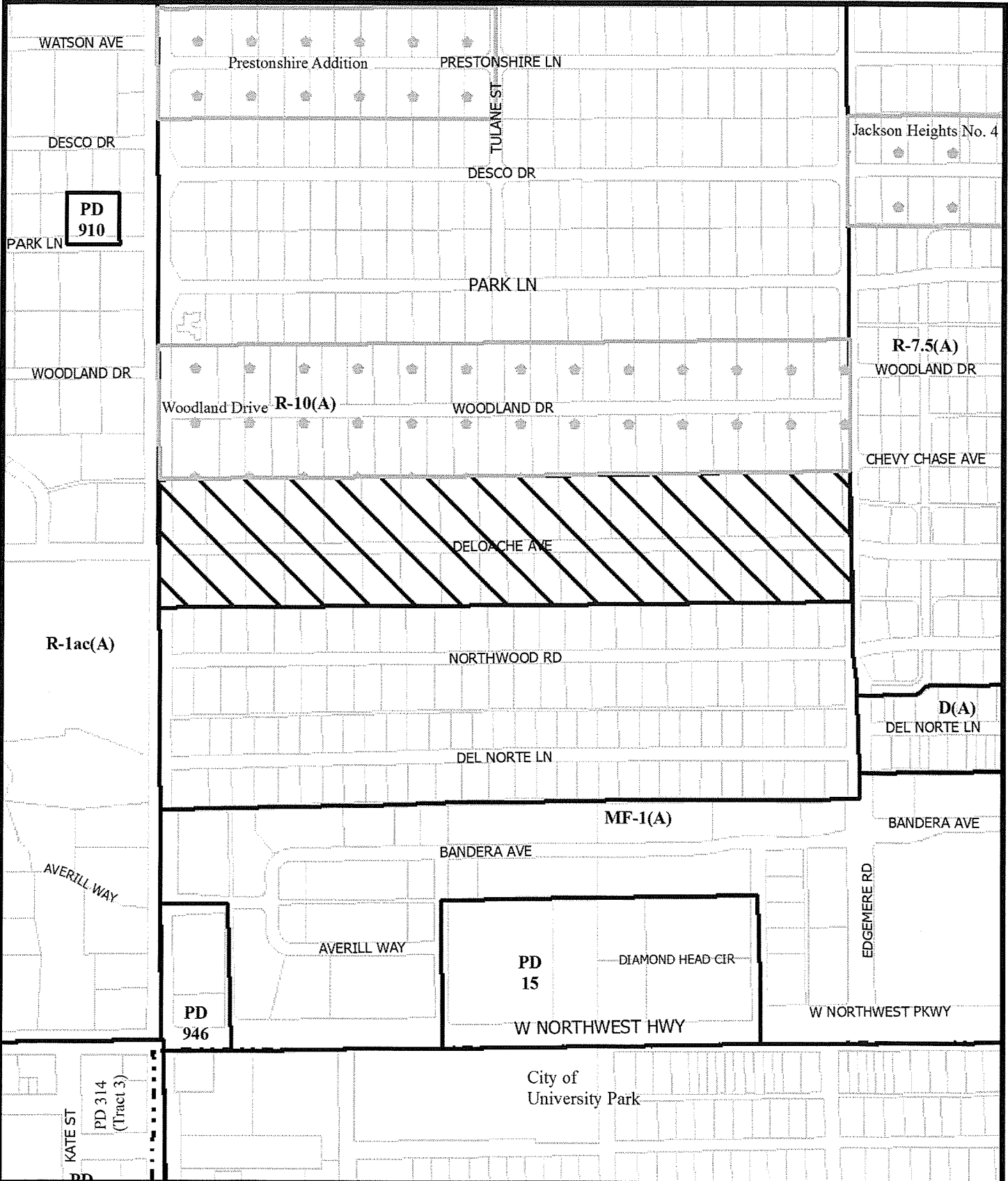
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THENCE, northerly, along the centerline of Preston Road to a point of intersection of the westerly projection of the centerline of Deloache Road, the POINT OF BEGINNING, an area containing approximately 603,694.0958 square foot or 13.8589 acres or land, more or less.

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PD 910

R-1ac(A)

R-10(A)

R-7.5(A)

MF-1(A)

D(A)

PD 946

PD 15

PD 314 (Tract 3)

KATE ST

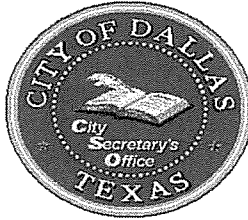


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ZONING MAP

Case no: Z167-148

Date: 1/10/2017



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 MAR 22 2017

ORDINANCE NUMBER 30396

DATE PUBLISHED MAR 25 2017

ATTESTED BY: