

6-22-12

ORDINANCE NO. 28692

An ordinance changing the zoning classification on the following property:

BEING Lot 5 in City Block G/1058 located on the southeast line of Parry Avenue, north of Carroll Avenue; and containing approximately 5,522 square feet of land; and

BEING part of Lots 19 and 20 in City Block 1401; fronting approximately 25 feet on the northwest line of Gurley Avenue approximately 242 feet north of Carroll Avenue; and containing approximately 2,500 square feet of land,

from a CH Clustered Housing District to Planned Development District No. 486; amending Article 486, "PD 486," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by amending Sections 51P-486.102, 51P-486.103.1, and 51P-486.104 to reflect the expansion; providing a new Exhibit A (overall property description); providing a new Exhibit B (tract map); 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 this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to change the zoning classification and amend Article 486 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 from a CH Clustered Housing District to Tract 1 of Planned Development District No. 486 on the property described in Exhibit C, which is attached to and made a part of this ordinance.

SECTION 2. That Section 51P-486.102, "Property Location and Size," of Article 486, "PD 486," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-486.102. PROPERTY LOCATION AND SIZE.

PD 486 is established on property generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue. The size of PD 486 is approximately 7.527 ~~[7.46]~~ acres."

SECTION 3. That Section 51P-486.103.1, "Exhibits," of Article 486, "PD 486," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-486.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 486A: conceptual plan.
- (2) Exhibit 486B: Tract 1a development/landscape plan.
- (3) Exhibit 486C: Tract 2 development plan.
- (4) Exhibit 486D: Tract 1c development plan.
- (5) Exhibit 486E: Tract 1b development plan.
- (6) Exhibit 486F: Tract 1 development plan."

SECTION 4. That Subsection (b), “Development Plan,” of Section 51P-486.104, “Conceptual Plan and Development Plan,” of Article 486, “PD 486,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) Development plan.

(1) For Tract[s 1, 1b, and] 1d, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of the article controls. The six month requirement in Paragraph 51A-4.702(c)(4) to submit the development plan does not apply.

(2) For Tract 1a, development and use of the Property must comply with the Tract 1a development/landscape plan (Exhibit 486B). If there is a conflict between the text of this article and the Tract 1a development/landscape plan, the text of this article controls.

(3) For Tract 1c, development and use of the Property must comply with the Tract 1c development plan (Exhibit 486D). If there is a conflict between the text of this article and the Tract 1c development plan, the text of this article controls.

(4) For Tract 2, development and use of the Property must comply with the Tract 2 development plan (Exhibit 486C). If there is a conflict between the text of this article and the Tract 2 development plan, the text of this article controls.

(5) For Tract 1b, development and use of the Property must comply with the Tract 1b development plan (Exhibit 486E). If there is a conflict between the text of this article and the Tract 1b development plan, the text of this article controls.

(6) For Tract 1, development and use of the Property must comply with the Tract 1 development plan (Exhibit 486F). If there is a conflict between the text of this article and the Tract 1 development plan, the text of this article controls.”

SECTION 5. 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 area to the centerline of all adjacent streets and alleys.

SECTION 6. That the conceptual plan, Exhibit 486A of Article 486, "PD 486," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 486A attached to this ordinance.

SECTION 7. That development of this district must comply with the full-scale version of Exhibit 486F (Tract 1 development plan) attached to this ordinance and the full-scale version of Exhibit 486E (Tract 1b development plan) previously approved by city plan commission. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 8. That the Exhibit A (overall property description for Planned Development District No. 486 and property descriptions for each tract) attached to Ordinance No. 28115 is replaced by the Exhibit A attached to this ordinance.

SECTION 9. That the Exhibit B (tract map) attached to Ordinance No. 28115 is replaced by the Exhibit B attached to this ordinance.

SECTION 10. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 11. 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 12. 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.

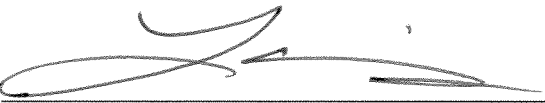
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SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed JUN 27 2012

Exhibit A

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Exhibit A

LEGAL DESCRPTION

**PDD 486 – ALL TRACTS INCLUDING EXPANSION OF TRACT 1C
AND RIGHTS OF WAY BETWEEN TRACTS**

BEING a tract of land in the John Grigsby Survey, Abstract No. 495, Dallas, Dallas County, Texas and consisting of the following property:

- ▲ all of Lot 11A, Block 1401 of Jubilee Addition as recorded in county Clerk Instrument No. 200900112216, Deed Records of Dallas County, Texas;
- ▲ all of Lots 8, 9 and 10, Block 35/1231 and part of Lot 21, Block 1402 of east Side Addition as recorded in Volume 1, Page 523, Map Records of Dallas County, Texas;
- ▲ all of Lot 10, Block 1402 and all of Lots 19 through 26, Block 1401 of Carroll Avenue Addition as recorded in Volume 250, Page 445, Deed Records of Dallas County, Texas;
- ▲ all of Lots 6A, 7A and 8A, Block 1402 of Replat of Carroll Avenue Addition as recorded in Volume 83245, Page 1687, Deed Records of Dallas, County, Texas;
- ▲ all of Lot 16, Block 1400 of Charles Horn Addition as recorded in the Map Records of Dallas County, Texas;
- ▲ Part of Lot 1, Block B/1400 of David's Place Addition as recorded in Volume 2001186, Page 1183, Deed Records of Dallas County, Texas;
- ▲ Lots 1, 2, 3, 4, 5, 6 and 8 and Part of Lot 10, Block G/1058 of Martha Ash Addition as recorded in Volume 187, Page 295, Deed records of Dallas County, Texas;
- ▲ all of Lot 1B, Block 17/1261 of Jubilee Park Addition as recorded in County Clerk Instrument No. 20080382307, Deed Records of Dallas County, Texas;
- ▲ various tracts of land conveyed to Jubilee Park and Community Center Corp. by deeds recorded in Volume 2002059, Page 5792,,Volume 2000105, Page 5792, County Clerk Instrument No. 20070431093, Volume 2004076, Page 11720, Volume 2004214, Page 799, County Clerk Instrument No. 20070423997, volume 2000010, Page 1273 and Volume 99138, Page 5655, Deed Records of Dallas County, Texas;
- ▲ and part of the right of way of Bank Street, Gurley Avenue, Gleason Avenue, Bute Street, Parry Avenue and Carroll Avenue, and being more particularly described as follows:

BEGINNING at a point at the Southeast corner of Lot 21, Block G/1058 of the said Martha Ash Addition and in the northwest line of said Lot 11A;

THENCE, N 45°00'00" W, with the common line of said Lot 11A and Lot 21, a distance of 120.49 feet to a point for a corner in the southeast line of Parry Avenue;

THENCE, N 43°34'00" E, with the southeast line of Parry Avenue, a distance of 45.83 feet to a point of a corner at the intersection of the southeast line of Parry Avenue with the southwest line of Bank Street;

THENCE, S 45°00'00" E, with the southwest line of Bank Street, a distance of 120.49 feet to a point for a corner;

THENCE, S 55°43'13" E, continuing with the southwest line of Bank Street, a distance of 42.21 feet to a point for a corner;

THENCE, S, 44°54'15" E, continuing with the southwest line of Bank Street, a distance of 160.40 feet to a point for a corner;

THENCE, N 44°47'42" E, crossing Bank Street, passing at a distance of 40.00 feet the intersection of the northeast line of Bank Street with the southeast line of an Alley right of way, said point being the west corner of

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said Lot 8, Block 35/1231, continuing in all a distance of 200.00 feet to a point for a corner in the northwest line of said Lot 10, Block 35-1231;

THENCE, S 44°54'15" E, departing the said Alley right of way, a distance of 145.00 feet to a point for a corner in the northwest line of Gurley Avenue;

THENCE, S 44°47'42" W, with the northwest line of Gurley Avenue, passing at a distance of 160.40 feet the intersection of the northwest line of Gurley Avenue, with the northeast line of Bank Street and the south corner of said Lot 8, Block 35/1230, continuing in all a distance of 200.00 feet to a point for a corner in the southwest line of Bank Street;

THENCE, S 44°54'15" E, with the southwest line of Bank Street, passing at a distance of 56.68 feet the intersection of the southwest line of Bank Street with the northwest line of Gurley Avenue, continuing across Gurley Avenue in all a distance of 81.68 feet to a point for a corner at the intersection of the southwest line of Bank Street with the southeast line of Gurley Avenue;

THENCE, S 44°59'22" E, continuing with the southwest line of Bank Street, a distance of 122.30 feet to a point for a corner, said point being the east corner of said Lot 21, Block 34/1233;

THENCE, S 44°09'55" W, departing the southwest line of Bank Street and with the common line of said Block, 1402 and Block A/1403, a distance of 307.70 feet to a point for a corner, said point being the south corner of said Lot 6A and east corner of Lot 5, Block 1402 of the said Carroll Avenue Addition;

THENCE, N 45°01'22" W, with the common line of said Lot 5 and Lot 6A, Block 1402, a distance of 126.37 feet to a point for a corner in the southeast line of Gurley Avenue,

THENCE, N 44°55'33" E, with the southeast line of Gurley Avenue, a distance of 25.50 feet to a point for a corner;

THENCE, N 45°00'00" W, crossing Gurley Avenue, a distance of 25.00 feet to a point for a corner in the northwest line of Gurley Avenue;

THENCE, S 44°55'33" W, with the northwest line of Gurley Avenue, a distance of 88.28 feet to a point for a corner; said point being the east corner of said Lot 1, Block B/1400 of David's Place Addition;

THENCE, N 45°00'00" W, departing the northwest line of Gurley Avenue and with the northeast line of said Lot 1, Block B/1400, a distance of 129.84 feet to a point for a corner;

THENCE, S 44°55'33" W, a distance of 47.20 feet to a point for a corner;

THENCE, N 45°00'00" W, a distance of 103.16 feet to a point for a corner in the northwest line of said Lot 1, Block B/1400;

THENCE, S 44°55'33" W, with the northwest line of said Lot 1, Block B/1400, a distance of 139.75 feet to a point for a corner in the northeast line of Carroll Avenue, said point being the west corner of said Lot 1, Block B/1400;

THENCE, N 45°00'00" W, with the northwest line of Carroll Avenue, a distance of 213.50 feet to a point for a corner;

THENCE, S 44°26'00" W, crossing Carroll Avenue, passing at a distance of 60.0 feet the southwest line of Carroll Avenue, and the east corner of said Lot 1B, Block 17-1261 of Jubilee Park Addition, in all a distance of 194.00 feet to a point for a corner in the northeast line of an Alley right of way, said point being the south corner

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of aid Lot 1B;

THENCE, N 45°00'00" W, with the said Alley right of way, a distance of 150.00 feet to a point for a corner at the intersection of the southeast line of the said Alley right of way with the southeast line of Parry Avenue and being the west corner of said Lot 1B;

THENCE, N 44°26'00" E, with the southeast line of Parry Avenue, a distance of 134.00 feet to a point for a corner at the intersection of the southeast line of Parry Avenue with the southwest line of Carroll Avenue and being the north corner of said Lot 1B;

THENCE, N 34°34'50" E, crossing Carroll Avenue, a distance of 61.10 feet to a point for a corner at the intersection of the southeast line of Lindsley Avenue with the northeast line of Carroll Avenue and being the west corner of said Lot 2, Block G/1058 of Martha Ash Addition;

THENCE, N 33°46'30" E, with the southeast line of Lindsey Avenue, a distance of 197.01 feet, to a point for a corner;

THENCE, S 45°00'00"E, departing the southeast line of Lindsley Avenue, a distance of 84.95 feet to a point for a corner in the northwest line of Parry Avenue;

THENCE, S 43°34'00" W, with the northwest line of Parry Avenue, a distance of 55.49 feet to a point for a corner;

THENCE, S 45°00'00" E, crossing Parry Avenue, passing at a distance of 45.0 feet the southeast line of Parry Avenue and the north corner of said Lot 5 and the west corner of Lot 7, Block G/1058 of Martha Ash Addition, continuing in all a distance of 165.00 feet to a point for a corner, said point being the east corner of said Lot 5 and the south corner of said Lot 7 and in the common line of said Block G/1058 and Block 1400;

THENCE, N 43°34'00" E, with the common line of said Block G/1058 and Block 1400, passing at a distance of 135.66 feet the common west corner of said Block 1400 and Block 1401, passing at a distance of 237.36 feet the southwest line of Gleason Avenue, passing at a distance of 262.36 feet the northeast line of Gleason Avenue, continuing with the common line of said Block G/1058 and Block 1401 in all a distance of 366.70 feet to the POINT OF BEGINNING and Containing 327,863 square feet or 7.527 acres of land.

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LEGAL DESCRIPTION
PDD 486 – EXPANSION OF TRACT 1

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas and consisting of the following property:

Part of Lots 19 and 20 and all of Lots 21 through 26, Block 1401 of Carroll Avenue Addition as recorded in Volume 250, Page 445, Deed Records of Dallas County, Texas;
All of Lot 16 Block 1400 of Charles Horn Addition as recorded in the Map Records of Dallas County, Texas;
Part of Lot 1, Block B/1400 of David's Place Addition as recorded in Volume 2001186, Page 1183, Deed Records of Dallas County, Texas;
Lots 1, 3, and 5 Block G/1058 of Martha Ash Addition as recorded in Volume 187, Page 295, Deed Records of Dallas County, Texas;
Various tracts of land conveyed to Jubilee Park and Community Center Corp. by deeds recorded in Volume 2002059, Page 5792, Volume 2000105, Page 5792, County Clerk Instrument No. 20070431093, Volume 2004076, Page 11720, Volume 2004214, Page 799, County Clerk Instrument No. 20070423997, County Clerk Instrument No. 201200039109, Volume 2000010, Page 1273 and Volume 99138, Page 5655, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the Northeast line of Carroll Avenue with the Southeast line of Parry Avenue, said point being the West corner of said Lot 1, Block G/1058 of Martha Ash Addition;

THENCE, N 43°34'00" E, with the Southeast line of Parry Avenue, a distance of 137.97 feet to a point for a corner, said point being the North corner of said Lot 5 and the West corner of Lot 7, Block G/1058 of the said Martha Ash Addition;

THENCE, S 45°00'00" E, departing the Southeast line of Parry Avenue and with the common line of said Lot 3 and Lot 5, a distance of 120.00 feet to a point for a corner in the common line of Block G/1058 and Block 1400;

THENCE, N 43°34'00" E, with the common line of Block G/1058 and Block 1400, passing at a distance of 182.09 feet the north corner of said Block 1400 and the West corner of Block 1401, continuing with the common line of said Block G/1058 and Block 1401 in all a distance of 237.37 feet to a point for a corner in the Southwest line of Gleason Avenue, said point being the North corner of said Lot 26, Block 1401;

THENCE, S 45°00'00" E, with the Southwest line of Gleason Avenue, a distance of 399.04 feet to a point for a corner at the intersection of the Southwest line of Gleason Avenue with the Northwest line of Gurley Avenue, said point being the East corner of said Lot 19, Block 1401;

THENCE, S 44°55'33" W, with the Northwest line of Gurley Avenue, a distance of 188.27 feet to a point for a corner in the Northwest line of Gurley Avenue, said point being the East corner of said Lot 1, Block B/1400 of David's Place Addition;

THENCE, N 45°00'00" W, departing the Northwest line of Gurley Avenue and with the Northeast line of said Lot 1, Block B/1400 a distance of 129.84 feet to a point for a corner;

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THENCE, S 44°55'33" W, a distance of 47.20 feet to a point for a corner;

THENCE, N 45°00'00" W, a distance of 103.16 feet to a point for a corner in the Northwest line of said Lot 1, Block B/1400;

THENCE, S 44°55'33" W, with the Northwest line of said Lot 1, Block B/1400, a distance of 139.75 feet to a point for a corner in the Northeast line of Carroll Avenue, said point being the West corner of said Lot 1, Block B/1400;

THENCE, N 45°00'00" W, with the Northwest line of Carroll Avenue, a distance of 277.14 feet to the POINT OF BEGINNING and Containing 125,919 square feet or 2.89 acres of land.

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Exhibit A

LEGAL DESCRIPTION
PDD 486 - TRACT 1A

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas, said tract being all of Lot 11A, Block 1401 of Jubilee Addition as recorded in County Clerk Instrument No. 200900112216, Deed Records of Dallas County, Texas and parts of the right of way of Bank Street, Gurley Avenue, Gleason Avenue and Parry Avenue, and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the southwest line of Bank Street with the northwest line of Gurley Avenue;

THENCE, S 44°55'33" W, with the northwest line of Gurley Avenue, a distance of 157.32 feet to a point for a corner at the intersection of the northwest line of Gurley Avenue with the northeast line of Gleason Avenue;

THENCE, N 45°00'00" W, with the northeast line of Gleason Avenue, a distance of 399.68 feet to a point for a corner in the southeast line of Lot 17, Block G/1058 of Martha Addition as recorded in Volume 187, Page 295, Deed Records of Dallas County, Texas;

THENCE, N 43°34'00" E, with the southeast line of said Lot 17 and Lots 19 and 21, Block G/1058 of the said Martha Ash Addition, a distance of 104.29 feet to a point for a corner at the east corner of said Lot 21;

THENCE, N 45°00'00" W, with the common line of said Lot 11A and Lot 21, passing at a distance of 114.99 feet the west corner of said Lot 11A, continuing in all a distance of 120.49 feet to a point for a corner in the southeast line of Parry Avenue;

THENCE, N 43°34'00" E, with the southeast line of Parry Avenue, a distance of 45.83 feet to a point for a corner at the intersection of the southeast line of Parry Avenue with the southwest line of Bank Street;

THENCE, S 45°00'00" E, with the southwest line of Bank Street, a distance of 120.49 feet to a point for a corner;

THENCE, S 55°43'13" E, continuing with the southwest line of Bank Street, a distance of 42.21 feet to a point for a corner;

THENCE, S 44°54'15" E, continuing with the southwest line of Bank Street, a distance of 361.76 feet to the POINT OF BEGINNING and Containing 68,863 square feet or 1.58 acres of land.

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~~GIS-Approved~~LEGAL DESCRIPTION
PDD 486 - TRACT 1B

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas, said tract being all of Lots 8, 9 and 10, Block 35/1231 of East Side Addition as recorded in Volume 1, Page 523, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the northeast line of Bank Street with the northwest line of Gurley Avenue, said point being the south corner of said Lot 8;

THENCE, N 44°54'15" W, with the northeast line of Bank Street, a distance of 145.00 feet to a point for a corner at the intersection of the northeast line of Bank Street with the southeast line of an Alley right of way, said point being the west corner of said Lot 8;

THENCE, N 44°47'42" E, with the said Alley right of way, a distance of 160.00 feet to a point for a corner, said point being the common west corner of said Lot 10 and Lot 11, Block 35/1231 of the said East Side Addition;

THENCE, S 44°54'15" E, with the common line of said Lot 10 and Lot 11, a distance of 145.00 feet to a point for a corner in the northwest line of Gurley Avenue, said point being the common east corner of said Lot 10 and Lot 11;

THENCE, S44°47'42" W, with the northwest line of Gurley avenue, a distance of 160.00 feet to the POINT OF BEGINNING and Containing 23,199 square feet or 0.533 acre of land.

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*Approved*LEGAL DESCRIPTION
PDD 486 - TRACT 1C

BEING a tract of land in the John Grisby Survey, Abstract No. 495, Dallas, Dallas County, Texas, said tract being all of Lots 6A, 7A and 8A, Block 1402 of Replat of Lots 6, 7, 8 and 9, Block 1402, Carroll Ave Addition, as recorded in Volume 83245, Page 1687, Deed Records of Dallas County, Texas and Lot 10, Block 1402, Carroll Avenue Addition as recorded in Volume 250, Page 445, Deed Records of Dallas County, Texas and the remaining portion of Lot 21, Block 34/1233, East Side Addition as recorded in Volume 1, Page 523, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner at the intersection of the southeast line of Gurley Avenue (a 40.5 foot right of way) with the southwest line of Bank Avenue (a 40 foot right of way);

THENCE, S 44°59'22" E, with the southwest line of Bank Avenue, a distance of 122.30 feet to a found 1/2 inch iron rod for a corner at the intersection of the southwest line of Bank Avenue with the northwest line of a called 15 foot Alley right of way;

THENCE, S 44°09'55" W, departing the southwest line of Bank Avenue and with the northwest line of the said Alley right of way, passing a found 1/2 inch iron rod at a distance of 60 feet the end of the said Alley right of way, said point being the common east corner of said Lot 10 and Lot 21, continuing with the southeast line of Lot 10, Lot 8A, Lot 7A and Lot 6A, in all a distance of 307.70 feet to a found 5/8 inch iron rod for a corner, said point being the south corner of said Lot 6A and the east corner of Lot 5, Block 1402 of the said Carroll Avenue Addition;

THENCE, N 45°01'22" W, with the common line of said Lot 5 and Lot 6A, a distance of 126.37 feet to a found 1/2 inch iron rod for a corner in the southeast line of Gurley Avenue, said point being the west corner of said Lot 6A;

THENCE, N 44°55'33" E, with the southeast line of Gurley Avenue, a distance of 307.74 feet to the POINT OF BEGINNING and Containing 38,259 square feet or 0.878 acre of land.

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EXHIBIT A
APPROVED
LEGAL DESCRIPTION
PDD 486 - TRACT 1D

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas, said tract being Lots 2, 4, 6, 8 and Part of Lot 10, Block G/1058 of Martha Ash Addition as recorded in Volume 187, Page 295, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the southeast line of Lindsley Avenue with the northeast line of Carroll Avenue, said point being the west corner of said Lot 2;

THENCE, N 33°46'30" E, with the southeast line of Lindsley Avenue, a distance of 197.04 feet to a point for a corner;

THENCE, S 45°00'00" E, departing the southeast line of Lindsley Avenue, a distance of 84.94 feet to a point for a corner in the northwest line of Parry Avenue;

THENCE, S 43°34'00" W, with the northwest line of Parry Avenue, a distance of 193.33 feet to a point for a corner at the intersection of the northwest line of Parry Avenue with the northeast line of Carroll Avenue, said point being the south corner of said Lot 2;

THENCE, N 45°00'00" W, with the northeast line of Carroll Avenue, a distance of 51.42 feet to the POINT OF BEGINNING and Containing 13,176 square feet or 0.302 acre of land.

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APPROVED_GIS**Exhibit A
LEGAL DESCRIPTION
PDD 486 - TRACT 2**

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas, said tract being all Lot 1B, Block 17/1261 of Jubilee Park Addition as recorded in County Clerk Instrument No. 20080382307, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the west corner of a right of way corner clip at the intersection of the southeast line of Parry Avenue with the southwest line of Carroll Avenue;

THENCE, N 89°43'00", E, with the said right of way corner clip, a distance of 14.07 feet to a point for a corner in the southwest line of Carroll Avenue;

THENCE, S 45°00'00" E, with the southwest line of Carroll Avenue, a distance of 140.00 feet to a point for a corner, said point being the east corner of said Lot 1B and the north corner of Lot 4, Block 17/1261 of Bowder's Providence Addition as recorded in Volume 150, Page 402, Deed Records of Dallas County, Texas;

THENCE, S 44°26'00" W, departing the southwest line of Carroll Avenue and with the common line of said Lot 1B and Lot 4, a distance of 134.00 feet to a point for a corner in the northeast line of an Alley right of way, said point being the south corner of said Lot 1B and the west corner of said Lot 4;

THENCE, N 45°00'00" W, with the northeast line of the said Alley right of way, a distance of 150.00 feet to a point for a corner at the intersection of the southeast line of the said Alley right of way with the southeast line of Parry Avenue and being the west corner of said Lot 1B;

THENCE, N 44°26'00" E, with the southeast line of Parry Avenue, a distance of 124.00 feet to the POINT OF BEGINNING and Containing 20,049 square feet or 0.460 acre of land.

Marched to Parcel 1 lines

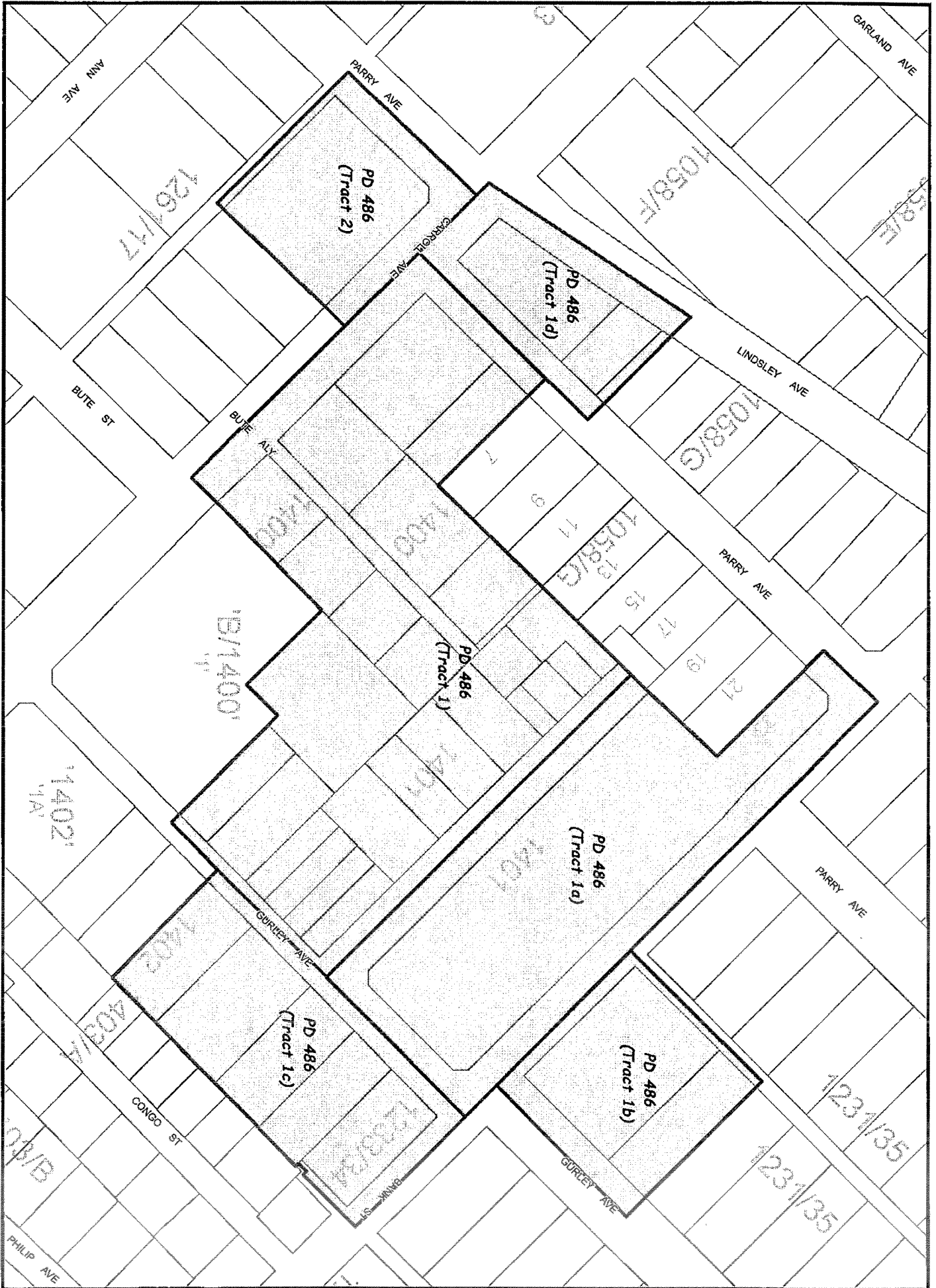


1:1,400

PD 486 TRACT MAP
Contains 6 Tracts: 1, 1a, 1b, 1c, 1d, 2

ORDINANCES: 23272, 26042-COD, 27356, 27573, 28115

Printed Date: 6/25/2012



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LEGAL DESCRIPTION (2) CH TRACTS TO PD 486

4523 GURLEY AVENUE (BLOCK 1401, PT LOTS 19 & 20)

BEING a tract of land in the John Grisgby Survey, Abstract No. 495, Dallas, Dallas County, Texas and consisting of the following property:

Tract of land conveyed to Jubilee Park and Community Center Corp. by deed recorded in County Clerk Instrument No. 201200039109, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southwest line of Gleason Avenue with the Northwest line of Gurley Avenue, said point being the East corner of said Lot 19, Block 1401;

THENCE, S 44°55'33" W, with the Northwest line of Gurley Avenue, a distance of 75.00 feet to a point for a corner, said point being the POINT OF BEGINNING;

THENCE, N 45°00'00" W, departing the Northwest line of Gurley Avenue, a distance of 100.00 feet to a point for a corner in the common line of said Lot 20 and Lot 21, Block 1401;

THENCE, S 44°55'33" W, with the common line of said Lot 20 and Lot 21, a distance of 25.00 feet to a point for a corner at the West corner of said Lot 20 and the South corner of said Lot 21 and in the Northeast line of Lot 16, Block 1400 of Charles Horn Addition as recorded in the Deed Records of Dallas County, Texas;

THENCE, S 45°00'00" E, a distance of 100.00 feet to a point for a corner in the Northwest line of Gurley Avenue;

THENCE, N 44°55'33" E, with the Northwest line of Gurley Avenue, a distance of 25.00 feet to the feet to the POINT OF BEGINNING and containing 2,500 square feet or 0.057 acres of land.

4508 PARRY AVENUE

BLOCK G/1058, LOT 5

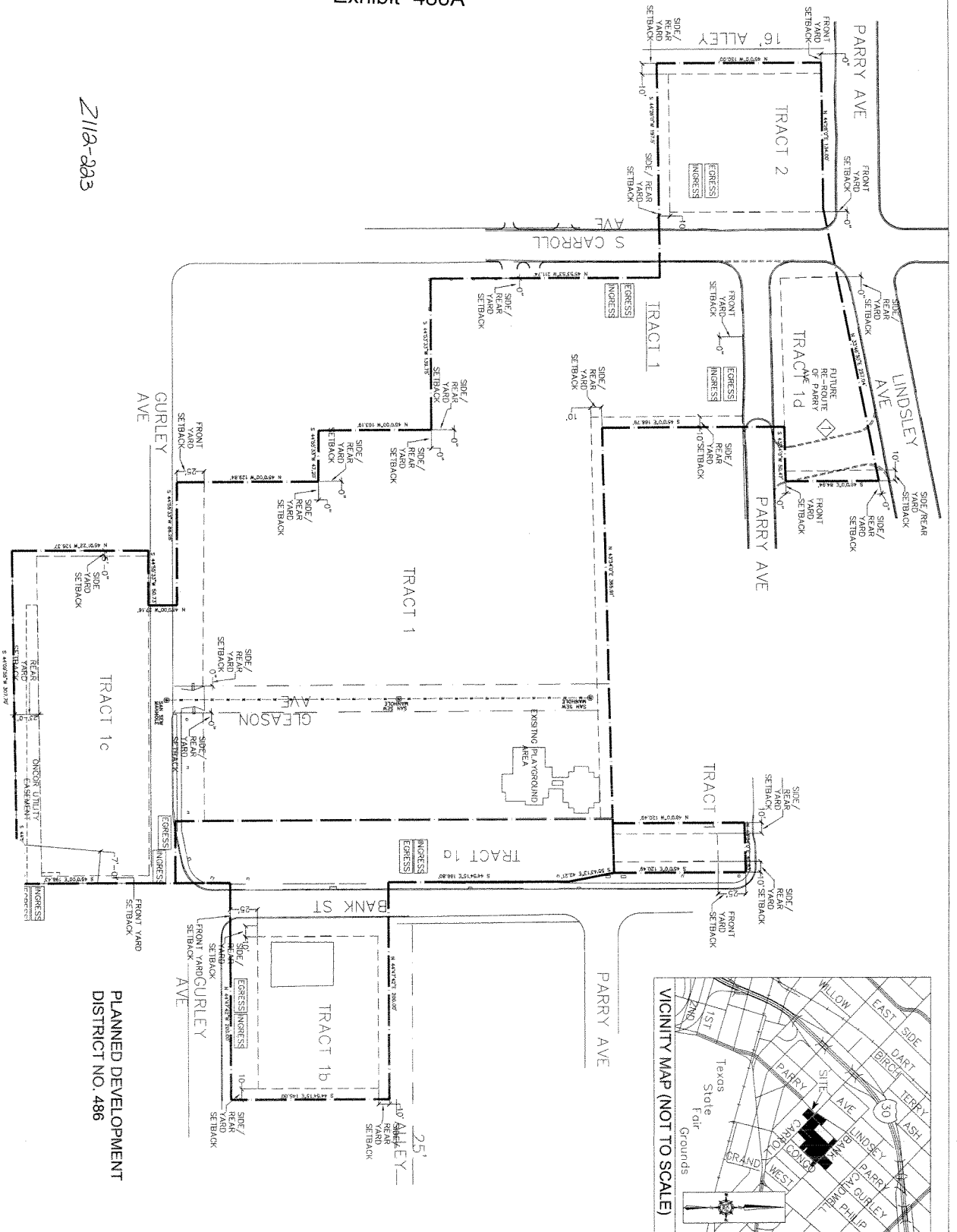
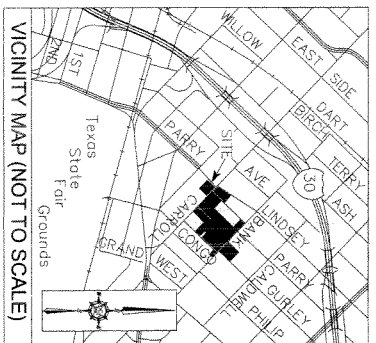
121690

28692

Exhibit 486A

2118-283

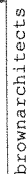
CONCEPTUAL PLAN



PLANNED DEVELOPMENT
DISTRICT NO. 486

<p>SCALE: 1" = 40'-0"</p> <p>ft 10 40 80</p> <p>0 20 80</p>	<p>GENERAL NOTES:</p> <p>LOT COVERAGE</p> <p>TRACTS 1, 1a, 1b, 1c, 1d:</p> <p>MAXIMUM=60%</p> <p>TRACT 2: MAXIMUM=70%</p> <p>FAR</p> <p>ALL TRACTS: NO MAXIMUM FAR</p> <p>BUILDING SETBACKS</p> <p>FRONT YARD</p> <p>TRACTS 1, 1a, 1b, 1c, 1d:</p> <p>ALONG GURLEY AVE. OTHERWISE,</p> <p>NO MINIMUM.</p> <p>TRACT 1c: 0' ALONG GURLEY AVE.</p> <p>7' ALONG BANK ST.</p> <p>TRACT 1d: NO MINIMUM</p> <p>TRACT 2: NO MINIMUM</p> <p>SIDE & REAR YARD</p> <p>ALL TRACTS: 10' WHERE ADJACENT</p> <p>TO OR DIRECTLY ACROSS AN</p> <p>ALLEY FROM A SINGLE-FAMILY</p> <p>OR DUPLEX USE, OTHERWISE</p> <p>NO MINIMUM</p> <p>TRACT 1c: THE SIDE YARD SHALL BE</p> <p>A MINIMUM OF 5' AND THE REAR</p> <p>YARD A MINIMUM OF 23'</p> <p>BUILDING HEIGHT</p> <p>TRACTS 1, 1a, 1b, 1c, 1d:</p> <p>MAXIMUM=36'</p> <p>TRACT 1c: MAXIMUM 25'</p> <p>STORIES</p> <p>TRACTS 1, 1a, 1c: MAXIMUM=2</p> <p>TRACTS 1b: MAXIMUM=1</p> <p>TRACT 2: NO MAXIMUM</p>	<p>1. 4500 Block of Parry Avenue: If</p> <p>agreement is reached between the</p> <p>City of Dallas and Jubilee Park</p> <p>Community Center Corporation, Parry</p> <p>Avenue may be re-routed to connect</p> <p>directly to Lindsey Avenue. If</p> <p>re-routed, on-site area located within</p> <p>Tract 1 & 1d may be developed</p> <p>without amendment to this Exhibit in</p> <p>conjunction with Ordinance</p>	<p>3/12/25 (22)</p> <p>1. Howard + Associates</p> <p>3/30/2012</p>
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DEVELOPMENT PLAN FOR TRACT 1-B



brownarchitects

TRACT 1 SITE INFORMATION

USE: CHILD-CARE FACILITY

LAND AREA: 125,757 SQ. FT.

FLOOR AREA: 5,483 SQ. FT.

TRACT COVERAGE: 7.6%

BUILDING HEIGHT: 20'-4" (ONE STORY)

PARKING REQUIRED: (1,580 SP.) 20 SPACES

PARKING PROVIDED: 28 SPACES (1 HC)



TRACT 1A - SHOWN FOR
ORIENTATION PURPOSES ONLY

Planned Development
District No. 486

Approved
City Plan Commission
June 7, 2012

DEV-1

PD 486 - tract 1
development plan
z112-223(RB)

SCALE: 1" = 20'-0"

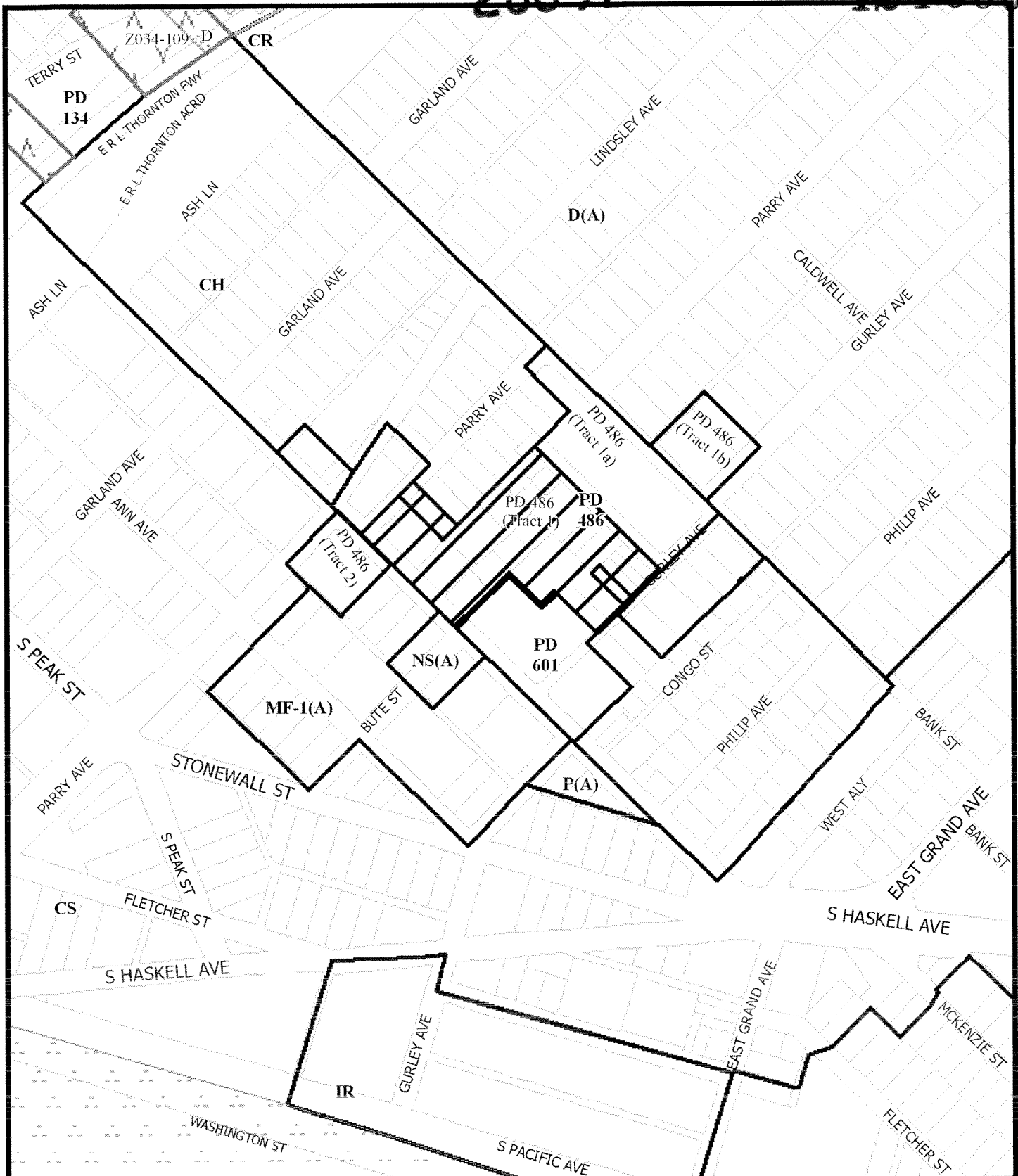
THREE MONTH IN JAN 2005

PROJECT NUMBER 2005

ACADEMIA

28692

121690



1:3,600

ZONING AND LAND USE

Case no: **Z112-223**Date: **5/24/2012**