

8-7-12

ORDINANCE NO. 28725

An ordinance amending Article 103, "PD 103," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the property location and size in Section 51P-103.102 of Article 103; amending the main use regulations in Section 51P-103.105 of Article 103; deleting the zoning map regulations in Section 51P-103.113; providing a new development plan; amending Ordinance No. 15802, passed by the Dallas City Council on April 12, 1978, to provide a new property description; 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 103 and Ordinance No. 15802 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-103.102, "Property Location and Size," of Article 103, "PD 103," of Chapter 51P, "Dallas Development Code: Planned Development District

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Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51-103.102. PROPERTY LOCATION AND SIZE.

PD 103 is established on property generally located along the easterly line of Pastor Bailey Drive [~~Boulder Drive~~], north of Camp Wisdom Road. The size of PD 103 is approximately 24.084 acres.”

SECTION 2. That Section 51P-103.105, “Main Uses,” of Article 103, “PD 103,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-103.105. MAIN USES.

(a) Except as provided in this section, t[F]he only permitted use on the Property is a church.

(b) The area identified as “Outside activity/performance area” on the development plan may only be used for activities accessory to the main use.”

SECTION 3. That Section 51P-103.113, “Zoning Map,” of Article 103, “PD 103,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

~~“[SEC. 51P-103.113. ZONING MAP.~~

~~PD 103 is located on Zoning Map Nos. O-5 and P-5.]”~~

SECTION 4. That the development plan, Exhibit 103A of Article 103, “PD 103,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 103A attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale version of Exhibit 103A (development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

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SECTION 6. That the property description in the caption and Section 1 of Ordinance No. 15802 is replaced by the following:

“Being Lot 1A in City Block 6046; fronting 718 feet on the east line of Pastor Bailey Drive approximately 702 feet north of the north line of Camp Wisdom Road; and containing approximately 24.084 acres.”

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

SECTION 8. 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 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 Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

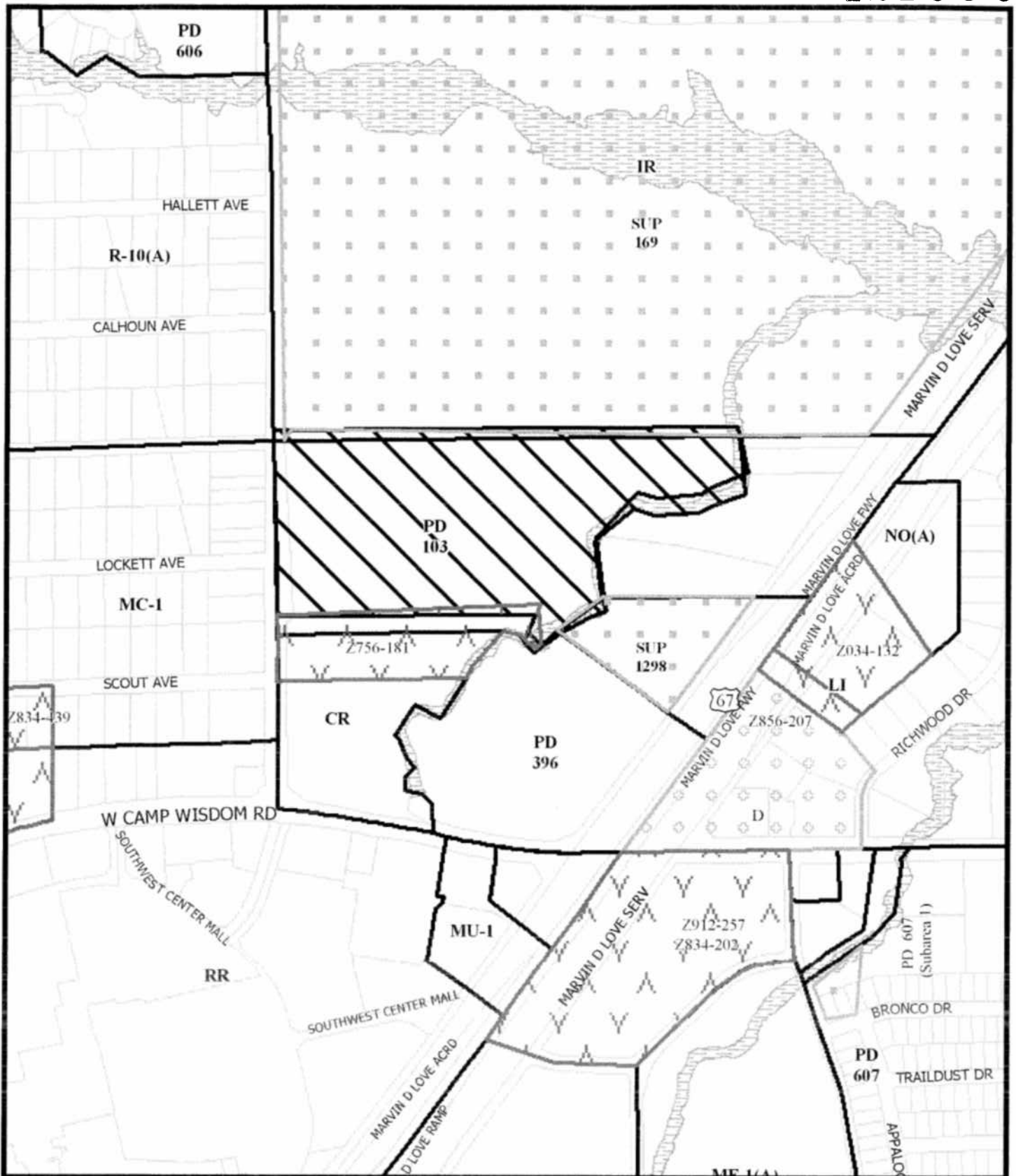
THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed AUG 08 2012

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ZONING AND LAND USE

Case no: Z112-212Date: 4/26/2012