

8-6-12

ORDINANCE NO. 28733

An ordinance changing the zoning classification on the following property:

BEING Lots 9, 10, and 11 in City Block 4548; fronting approximately 123.33 feet on the north line of Jefferson Boulevard; fronting approximately 141.85 feet on the east line of Hampton Road; and containing approximately 0.474 acres,

from Subdistrict 6 (the Davis Corridor) within Planned Development District No. 830 (the Davis Street Special Purpose District) to Subdistrict 6A (the Davis Corridor) within Planned Development District No. 830; amending Article 830, "PD 830," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; adding a new Section 51P-830.114.1; amending Sections 51P-830.103, 51P-830.105, 51P-830.117, 51P-830.121, and 51P-830.122 to reflect the new Subdistrict 6A; deleting the zoning map regulations in Section 51P-830.126; replacing the Exhibit A (property description) attached to Ordinance No. 27944 with the Exhibit A attached to this ordinance; amending the subdistrict 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 830 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict 6 within Planned Development District No. 830 to Subdistrict 6A within Planned Development District No. 830 on the following property (“the Property”):

BEING Lots 9, 10, and 11 in City Block 4548; fronting approximately 123.33 feet on the north line of Jefferson Boulevard; fronting approximately 141.85 feet on the east line of Hampton Road; and containing approximately 0.474 acres.

SECTION 2. That Paragraph (6) of Section 51P-830.103, “Creation of Subdistricts,” of Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(6) Subdistricts 6 and 6A: Davis Corridor.”

SECTION 3. That Section 51P-830.105, “Interpretations,” of Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the 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[b]) Section 51A-2.101, “Interpretations,” applies to this article.
- (d[e]) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol ***/L*** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

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(3) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol **[DIR]** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol **[RAR]** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)

(e[d]) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f[e]) Subdistricts 1, 3, 4, and 8 of this district are considered to be residential zoning districts. Subdistricts 5, 6, 6A, and 7 are considered to be nonresidential zoning districts.”

SECTION 4. That Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-830.114.1, “Use Regulations and Development Standards in Subdistrict 6A: Davis Corridor,” to read as follows:

**“SEC. 51P-830.114.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

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(3) Industrial uses.None permitted.(4) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. [SUP]

(5) Lodging Uses.None permitted.(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential Uses.None permitted.(10) Retail and personal service uses.

- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. [By right if 50,000 square feet of floor area or less: otherwise by SUP.]
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
- Restaurant without drive-in or drive-through service. [RAR]

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- Remote surface parking lot.
- Theater. [SUP]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.13(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51 A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict between this subsection and Division 51 A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 10 feet.

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- (2) Side yard. Minimum side yard is 3 feet.
- (3) Rear yard. No minimum rear yard.
- (4) Floor area ratio. No maximum floor area ratio.
- (5) Height.

(A) Maximum structure height is 75 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6A with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(6) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (7) Lot size. No minimum lot size.
- (8) Lot width. No minimum or maximum lot width.
- (9) Stories. Maximum number of stories above grade is five."

SECTION 5. That Subsection (a), "In General," of Section 51P-830.117, "Off-Street Parking and Loading," of Article 830, "PD 830," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot."

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SECTION 6. That Subsection (e), “Monument Signs,” of Section 51P-830.121, “Signs,” of Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(e) Monument signs. The following regulations apply:

(1) Monument signs are only permitted in Subdistricts 1 and 6A. In Subdistrict 6A, the entire property shall be considered one lot.

(2) Monument signs must be premise signs.

(3) Monument signs may not be internally illuminated.

(4) Except as provided in this paragraph, o[Θ]ne monument sign is permitted per premise. In Subdistrict 6A, two monument signs are permitted per premise.

(5) Monument signs must be setback five feet from the right-of-way.

(6) The maximum height for a monument signs is four feet.

(7) The maximum effective area for a monument sign is 40 square feet.

SECTION 7. That Subsection (a), “Applicability,” of Section 51P-830.122, “Architectural Design Standards,” of Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Applicability. Except as provided in this subsection, a[A]rchitectural design standards apply only to new construction [on a vacant lot] of buildings with multifamily, mixed-use, or nonresidential uses on a vacant lot in all subdistricts and new construction [on a vacant lot] of single family and duplex uses on a vacant lot in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8). Architectural design standards are not required for a motor vehicle fueling station and general merchandise or food store 3,500 square feet or less located in Subdistrict 6A.”

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SECTION 8. That Section 51P-830.126, “Zoning Map,” of Article 830, “PD 830,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

“~~[SEC. 51P-830.126.]~~ **ZONING MAP.**

~~PD 830 is located on Zoning Map Nos. L-5, L-6, and K-6.]”~~

SECTION 9. 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 10. That the Exhibit A (property description) attached to Ordinance No. 27944 is replaced by the Exhibit A attached to this ordinance.

SECTION 11. That the Subarea 6 Subdistrict Map in Exhibit 830A of Article 830, “PD 830,” of Chapter 51P of the Dallas City Code, is replaced by the Subarea 6 and 6A Subdistrict Map attached to this ordinance.

SECTION 12. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 13. 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 14. 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 15. 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

Subdistrict 1 (Bishop Avenue)

Subdistrict 1 is comprised of the previously zoned PD 160 (Tract 2A), MF-2(A) Multifamily and LO-1 Limited Office districts on the following described property ("the Property"), to wit:

BEING the north 50 x 150 feet of Lot 6 in City Block 1/3323; all of Lot 5 in City Block 1/3323; Lots 6 through 10 in City Block 6/3328; Lots 6 through 10 in City Block 7/3329; Lots 4 through 6 in City Block 12/3334; Lots 6 through 10 in City Block 13/3335; Lots 11A, 12A and 14 through 20 in City Block 35/3355; Lots 19C, 19D, 19E, 19F, 19G, 19H, and 19J in City Block 40/3360; Lot 23-A, Lots 24 through 31, Tract 33 (0.4016 acs), Lot 34, Tract 34 (0.3287 acs), and Lots 2 through 18 all in City Block M/3363; Lots 1 through 5 in City Block 14/3336; Lots 1 through 3 in City Block 11/3333; Lots 1 through 5 in City Block 8/3330; Lots 1 through 5 in City Block 5/3327; Lots 2 through 4 in City Block 2/3324; and generally bounded by Haines Avenue to the west, Colorado Boulevard to the north, Madison Avenue to the east, and Davis Street to the south, containing approximately 34.21 acres.

Subdistrict 2 (Bishop Arts Conservation District)

Subdistrict 2 is comprised of Conservation District 7 - CD 7 containing approximately 26.43 acres.

Subdistrict 3 (Garden District)

Subdistrict 3 is comprised of portions of previously zoned MF-2(A) Multifamily, D(A) Duplex, LO-1 Limited Office, MU-1 Mixed Use, CS Commercial Service Districts on the following described property ("the Property"), to wit:

BEGINNING at the point of intersection of the centerline of Vernon Avenue with the westerly projected centerline of an alley in City Block 155/3214;

THENCE, in a northerly direction along the centerline of Vernon Avenue to the point of intersection with the centerline of 10th Street;

THENCE, in a westerly direction along the centerline of 10th Street to the point of intersection with the southerly projected common line between Lots 8 and 9 in City Block ~~168/3228~~ 169/3228;

THENCE, in a northerly direction along said common lot line, crossing the alley and continuing north along the common line between Lots 12 and 13 (platted) in City Block 169/3228 projected to the point of intersection with the centerline of 9th Street;

THENCE, in an easterly direction along the centerline of 9th Street to the point of intersection with the centerline of Van Buren Avenue;

EXHIBIT A

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THENCE, in a southerly direction along the centerline of Van Buren Avenue to the point of intersection with the westerly projected centerline of an alley in City Block 147/3206;

THENCE, in an easterly direction along the centerline of said alley in City Block 147/3206 to the point of intersection with the centerline of Llewellyn Avenue;

THENCE, in a northerly direction along the centerline of Llewellyn Avenue, crossing 9th Street, Melba Street, and 8th Street to the point of intersection with the westerly projected centerline of an alley in City Block 4/3144;

THENCE, in an easterly direction along the centerline of said alley to the point of intersection with the centerline of Adams Avenue;

THENCE, in a southerly direction along the centerline of Adams Avenue to the point of intersection with the westerly projected centerline of an alley in City Block 26/3146;

THENCE, in an easterly direction along said alley centerline running through City Blocks 26/3146, 27/3147 and 28/3148, crossing Bishop Avenue and Madison Avenue, to the point of intersection with the southerly projected common line between Lots 12 and 13 in City Block 28/3148;

THENCE, in a northerly direction along said common lot line projected to the point of intersection with the centerline of 8th Street;

THENCE, in an easterly direction along the centerline of 8th Street to the point of intersection with the centerline of Zang Boulevard;

THENCE, in a southerly direction along the centerline of Zang Boulevard, crossing Melba Street, 9th Street and 10th Street to the point of intersection with the easterly projected centerline of an alley running through City Block 41/3161;

THENCE, in a westerly direction along said alley centerline running through City Blocks 41/3161, 42/3162, 43/3163, 44/3164 and between Blocks 145/3204 and 146/3205, and running through Block 155/3214, said alley centerline crosses Madison Avenue, Bishop Avenue, Adams Avenue, Llewellyn Avenue, and Van Buren Avenue, projected westerly to the point of intersection with the centerline of Vernon Avenue, THE PLACE OF BEGINNING, and containing approximately 78.23 acres.

Subdistrict 4 (Kidd Springs Park)

Subdistrict 4 is comprised of portions of PD No. 160 Tracts 1A, MF-2(A) Multifamily, D(A) Duplex, and TH-3(A) Townhouse Districts on the following described property ("the Property"), to wit:

BEGINNING at the point of intersection of the centerline of Canty Street and the centerline of Van Buren Avenue;

THENCE, in an easterly direction along the centerline of Canty Street to the point of intersection with the southerly projected centerline of an alley

EXHIBIT A**Case # Z112-209_PD No. 830 the Davis Street Special Purpose District)**

between the west half of City Block 3445 and the east half of City Block 3445;

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THENCE, in a northerly direction along the centerline of said alley and continuing north along said alley centerline between City Block 3386 and 3387 to the centerline of 5th Street;

THENCE, in an easterly direction along the centerline of 5th Street to the centerline of Cedar Hill Avenue;

THENCE, in a southerly direction along the centerline of Cedar Hill Avenue, crossing 6th Street, Canty Street and Neeley Street to the point of intersection with the southern offset of Neeley Street on the west;

THENCE, in a westerly direction along the southern offset of Neeley Street to the intersection with the centerline of Van Buren Street;

THENCE, in a northeasterly direction along the centerline of Van Buren Avenue to the point of intersection with the centerline of Canty Street, THE PLACE OF BEGINNING, and containing approximately 18.57 acres.

Subdistrict 5 (Kings Highway Gateway)

Subdistrict 5 is comprised of a previously zoned CS Commercial Service District on the following described property ("the Property"), to wit:

BEING all of (platted) Lots 9 and 10 in City Block 194½/3198; Lots 1 through 3 in City Block 172½/3197; Lots 1 through 3 in City Block 9/3197; Lot 4 in City Block A/3197; Lots 11 and 12 in City Block 173/3232; and all the remaining portions of Lots 1 through 3 on the east side of Polk Street, in City Block 8/3462; and all of the remaining portions of Lots 5 through 8 in City Block 3/3459 and containing approximately 5.16 acres.

Subdistrict 6 (Davis Corridor)

Subdistrict 6 is comprised of portions of previously zoned D(A) Duplex, MF-2(A) Multifamily, R-7.5(A) ,CR Community Retail, PD 631 (LCO) Tract 5, PD 631 (MCO) Tract 2, R-7.5(A) , MF-2(A) Multifamily, TH-3(A) Townhome, CS Commercial Service portion with (deed restrictions Z778-181) and P(A) Parking Districts on the following described property ("the Property"), to wit:

BEING all of City Block D/5127; Lot 7 in City Block 5127; Lots 4 and 5 in City Block A/5127; Lots 10 through 12 in City Block 1/3318; and City Block 4547and;

BEING Tracts 21, 22, 31(also called Tract 4) and 32 in City Block 5943; Tracts 1 and 2 in City Block A/5943; ~~Lots 1 through 4~~ Lots 1 through 5 in City Block A/5936; Lots 1 though 4 and 15 in City Block B/5937; Lot 1A and 34B in City Block G/5942; Lots 16 and 17 in City Block 2/4703½; ~~Lots 9 through 17~~ Lots 12 through 17 and Tract 18 in City Block 4548; Lot 1A in City Block 1/4569; Lots 2 through 4 in City Block 4569; Lots 7 through 10 in City Block 4570; Lot 1A, 1B and 2 in City Block A/4568; Lots 1 through 3 in

City Block A/4574; Lot 1 in City Block 4568 and Tract 2 in City Block 4568;
all of City Block 4572, and all of City Block 4573 and;

BEGINNING at the point of intersection of the centerline of Tyler Street with
the centerline of Fouraker Street;

THENCE, in an easterly direction along the centerline of Fouraker Street to
the point of intersection with the centerline of Van Buren Avenue;

THENCE, in a northeasterly direction along the centerline of Van Buren
Avenue to the point of intersection with the centerline of the southern offset
of Neely Street;

THENCE, in an easterly direction along the centerline of the southern offset
of Neely Street to the point of intersection with the centerline of Cedar Hill
Avenue;

THENCE, in a southerly direction along the centerline of Cedar Hill Avenue
to the point of intersection with the westerly projected common line
between Lots 8 and 9 in City Block D/3437;

THENCE, in an easterly direction along said common line projected
easterly, to the point of intersection with the centerline of an alley in City
Block D/3437;

THENCE, in a southerly direction along said alley centerline to the point of
intersection with the westerly projected common line between Lots 6 and 7,
7-A and 7-B in City Block D/3437;

THENCE, in an easterly direction along said common lot line projected to
the point of intersection with the centerline of Woodlawn Avenue;

THENCE, in a southerly direction along the centerline of Woodlawn Avenue
to the point of intersection with the westerly projected common line
between Lots 27 and 28 in City Block 3437;

THENCE, in an easterly direction along said common lot line, crossing an
alley in Block 3437 continuing along the common line between Lots 1 and 2
in the same Block; to the point of intersection with the northerly projected

common line between the west 47.50 feet and the east 100 feet of Lot 1 in City Block 3437;

THENCE, in a southerly direction along said common lot line to the point of intersection with the centerline of Davis Street;

THENCE, in a westerly direction along the centerline of Davis Street to the point of intersection with the centerline of Adams Avenue;

THENCE, in a southerly direction along the centerline of Adams Avenue to the point of intersection with the centerline of 7th Street;

THENCE, in a westerly direction along the centerline of 7th Street, crossing Llewellyn Avenue, Van Buren Avenue, and Vernon Avenue to the point of intersection with the northerly projected common line between Lots 18 and 19 in City Block 172/3231;

THENCE, in a southerly direction along said common line to the point of intersection with the centerline of an alley in City Blocks 172/3231;

THENCE, in a westerly direction along said alley centerline to the point of intersection with the centerline of Tyler Street;

THENCE, in a northerly direction along the centerline of Tyler Street, crossing 7th Street and Davis Street, to the point of intersection with the centerline of Fouraker Street, THE PLACE OF BEGINNING and;

BEING the north 50 feet of Lot 8 in City Block 2/3324; all of Lot 1 and Lot 8 in City Block 3/3325; all of Lot 1 in City Block 3367; all of Lot 6A in City Block A/3367; all of Lots 1 and 2 in City Block 19/3135; all of Lots 5, 6A, and 9A in City Block 12/3136; all of Lots 8 through 14 in City Block 1/3141; all of Lots 8 through 10 (said lots originally platted as 11, 12 and 13) in City Block 21/3141, north of the alley running through City Blocks 1/3141 and 21/3141; all of Lots 9 and 10 in City Block 24/314 21/3141, located south of the alley running through City Blocks 1/3141 and 21/3141; and containing approximately 105.01 acres.

***Note Subdistrict 6 includes all of Davis Street throughout this district*

Subdistrict 6A (Davis Corridor)

Being all of the (remainder of) Lot 9 and all Lots 10, 11 in City Block 4548.

Subdistrict 7 (Winnetka Heights Village)

Subdistrict 7 is comprised of three (3) previously zoned CR Community Retail districts within the Winnetka Heights Village District on the following described property ("the Property"), to wit:

BEING all of Lots 1 and 2 in City Block 25/3476; Lots 1, 2, 17 and 18 in City Block 21/3474; all of Lot 3 in City Block 17/3472; all of Lots 1 and 2 in City Block 13/3464; and Lots 15 through 18 in City Block 7/3461; and Lots 9 and 10 in City Block 8/3462, and containing approximately 4.23 acres.

Subdistrict 8 (Garden District West)

Subdistrict 8 is comprised of previously zoned R-5(A) Residential and D (A) Duplex districts on the following described property ("the Property"), to wit:

BEGINNING at the point of intersection of the centerline of 7th Street with the northerly projected common line between City Blocks 194/3253 and 9/3261;

THENCE, in an easterly direction along the centerline of 7th Street to the point of intersection with the northerly projected common line between Lots 12 and 13 in City Block 173/3232;

THENCE, in a southerly direction along said common line to the point of intersection with the centerline of an alley in City Block 173/3232;

THENCE, in an easterly direction along said alley centerline to the point of intersection with the northerly projected common line between Lots 9 and 10 in City Block 173/3232;

THENCE, in a southerly direction along said common line, approximately 70 feet, to the point of intersection with a line that is 50 feet north of the southwest corner of Lot 10 in City Block 173/3232;

THENCE, in an easterly direction along said dividing line in Lot 10 to the point of intersection with the centerline of Tyler Street;

THENCE in a northerly direction along the centerline of Tyler Street to the point of intersection with the westerly projected centerline of an alley in City Block 172/3231;

THENCE, in an easterly direction along said alley centerline to the point of intersection with the southerly projected common line between Lots 18 and 19 in City Block 172/3231;

THENCE, in a northerly direction along said common line projected north to the point of intersection with the centerline of 7th Street;

THENCE, in an easterly direction along the centerline of 7th Street to the point of intersection with the centerline of Llewellyn Avenue;

THENCE, in a southwesterly direction along the centerline of Llewellyn Avenue, crossing 8th Street, Melba Street, and 9th Street, continuing to the point of intersection with the easterly projected centerline of the alley in City Block 147/3206;

THENCE, in a westerly direction along the centerline of said alley to the point of intersection with the centerline of Van Buren Avenue;

THENCE, in a northerly direction along the centerline of Van Buren Avenue to the point of intersection with the centerline of 9th Street;

THENCE, in a westerly direction along the centerline of 9th Street to the point of intersection with the southerly projected common line between Lots 3 and 3-A in City Block 170/3229;

THENCE, in a northerly direction along said common lot line, projected north to the point of intersection with the centerline of an alley in City Block 170/3229;

THENCE, in a westerly direction along the centerline of said alley to the point of intersection with the centerline of Tyler Street;

THENCE, in a northerly direction along the centerline of Tyler Street to the point of intersection with the easterly projected centerline of an alley between City Blocks 174/3233 and 175/3234;

THENCE, in a westerly direction along said alley centerline, crossing N. Polk Street, and continuing along an alley centerline in City Block 193/3252 to a point for corner on the east line of Lot 3 in City Block 22/3262;

THENCE, in a northerly direction along the common line between City Blocks 22/3262 and 193/3252, continuing north along the common line between City Blocks 9/3261 and 194/3253, projected north to the centerline of 7th Street, THE PLACE OF BEGINNING, and containing approximately 44.68 acres.

Subdistrict 8A (Garden District West)

Subdistrict 8A is comprised of (2) previously zoned NS (A) Neighborhood Service Districts on the following described property ("the Property"), to wit:

BEING all of the north 50 x 60 feet of Lot 10 in City Block 173/3232 and Lots 1, 2 and 1/2 of Lot 3 in City Block 170/3229 and containing approximately 0.67 acres.

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PD 830
(Subdistrict 6-2)
Davis Corridor

PD 830
(Subdistrict 6A)
Davis Corridor

PD 830
(Subdistrict 6-1)
Davis Corridor

Stevens Golf Course

Coombs Creek

ALCO AVE

FRANKLIN ST

ALCO AVE

MARVIN AVE

TENNANT ST

Merrifield Cemetery

JEFFERSON BLVD

OAK CLIFF BLVD

5TH AVE

8TH ST

BRIGHTON AVE

WAVERLY DR

WAVERLY DR

DAVIS ST

NORDIC ST

CARNES ST

MONTREAL AVE

STEVENS VILLAGE DR

MARY CLIFF RD

PENNOM RD

NORTH BOULEVARD TER

HAMPTON RD

HAMPTON RD

TENNA LOMA CT

FOUTS LN

OAK CLIFF BLVD

BISON TRL

STEVENSWOOD CT

STEVENS FOREST DR

TIMBERGROVE CIR



1:5,400

Printed Date: 8/7/2012

PD 830 TRACT MAP
Contains 14 Subdistricts, Subdistricts 6, 7, 8 have multiple areas
Subdistrict 6 and 6A
Davis Corridor

Planned Development
District No. 830

Approved
City Plan Commission
May 17, 2012

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1:5,600

Printed Date: 8/7/2012

PD 830 TRACT MAP

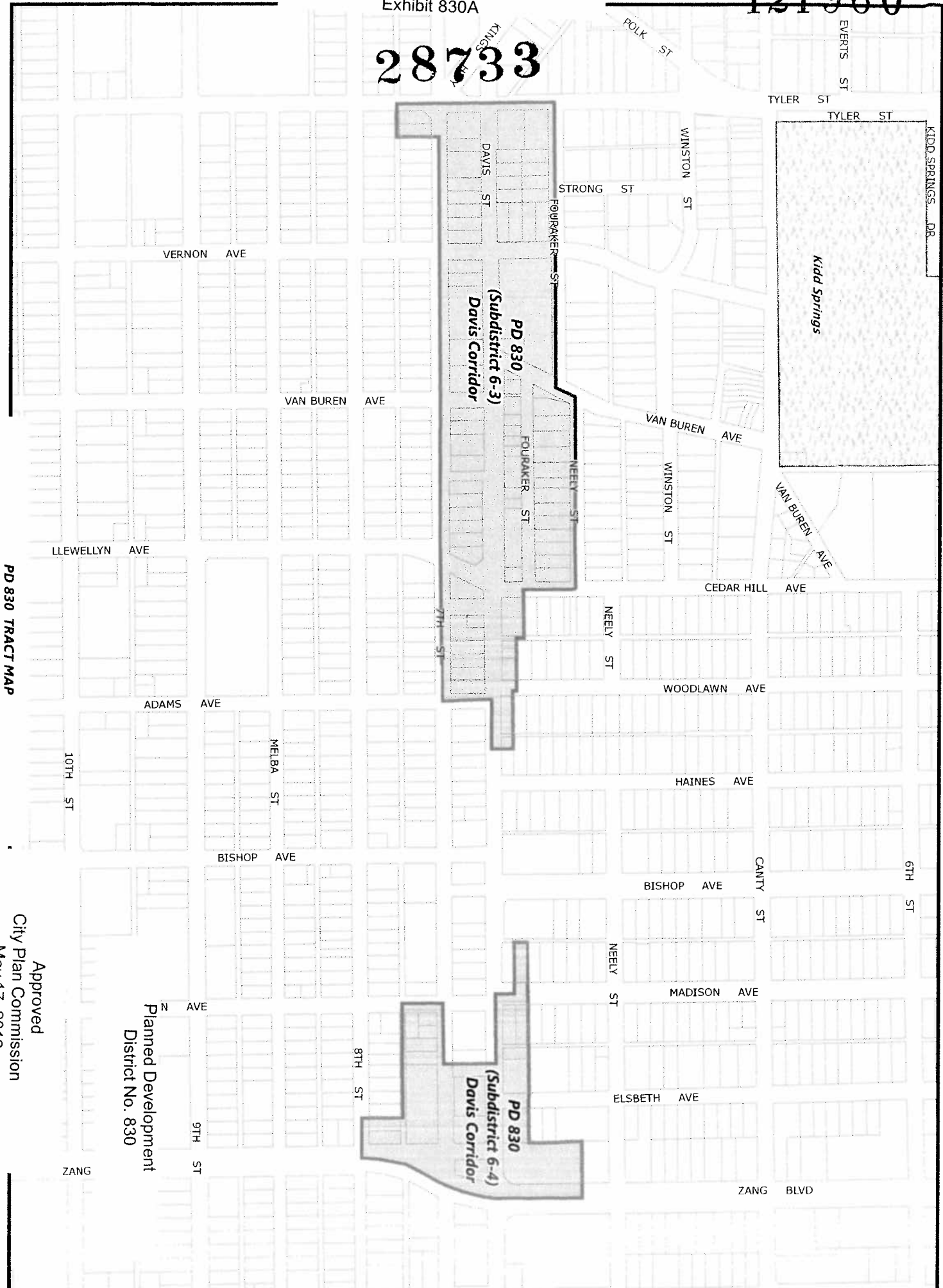
Contains 14 Subdistricts, Subdistricts 6, 7, 8 have multiple areas

Subdistrict 6

Davis Corridor

Approved
City Plan Commission
May 17, 2012

Planned Development
District No. 830



28733

PD
450

PD
768

NORTH BOULEVARD TER

TENNA LOMA CT

W DAVIS ST

PD 830
(Subdistrict 6-1)
Davis Corridor

D(A)

PD
830

PD 830
(Subdistrict 6-2)
Davis Corridor

PAISLEY ST

NORDIC ST

SUP
1919

D-1

N HAMPTON RD

D

CARNES ST

N TENNANT ST

H/24

Z842-221

W JEFFERSON BLVD

W JEFFERSON BLVD

Z978-241

NO(A)

N FRANKLIN ST

ALCO AVE

R-7.5(A)

MARVIN AVE

N HAMPTON RD

PD
409



1:2,400

ZONING AND LAND USE

Case no: Z112-209

Date: 5/24/2012