

9-14-16

ORDINANCE NO. 30193

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 1A/3528, on the northeast corner of Windomere Avenue and 12th Street; fronting approximately 163 feet on the east line of Windomere Avenue; fronting approximately 150 feet on the north line of 12th Street; and containing approximately 0.56 acres, from Tract I within Planned Development District No. 87 to Tract I(a) within Planned Development District No. 87; amending Article 87, "PD 87," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the notice requirements, use regulations for Tract I, development standards for Tract I, and preservation criteria for Tract I regulations in Sections 51P-87.107, 51P-87.109, 51P-87.110, and 51P-87.111 of Article 87; adding Section 51P-87.105.1, "Exhibits;" deleting Section 51P-87.123, "Zoning Map;" providing a new tract map; providing a mixed use development parking chart; replacing the Exhibit A (property description) attached to Ordinance No. 27947; 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 87as 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 Tract I within Planned Development District No. 87 to Tract I(a) within Planned Development District No. 87 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 1. That Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-87.105.1, “Exhibits,” to read as follows:

“SEC. 51P-87.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 87A: graphics
- (2) Exhibit 87B: tree list.
- (3) Exhibit 87C: tract map.
- (4) Exhibit 87D: mixed use development parking chart.”

SECTION 2. That Section 51P-87.107, “Notice Requirements,” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.107. NOTICE REQUIREMENTS.

(a) In general. The following notice requirements apply to this district:

(1) When required. The director shall give the notice required by this section only when a person applies for a certificate of appropriateness to construct a new main building, or to move a main building onto an existing lot.

(2) Content of notice. The notice required by this section must contain a description of the lot where the main building will be constructed or moved, and the date, time, and location of the committee meeting at which the application will be considered.

(3) Manner of notification. The notice required by this section is a written notice to be given not less than 21 days before the committee meeting at which the application will be considered. Notice is given by depositing the notice properly addressed and postage paid in the United States Mail to the property owners entitled to notice under Paragraph (4) of this section as evidenced by the last approved city tax roll.

(4) Who must be notified. The director shall notify the following persons in this district whenever notice is required by this section:

(A) The owners of all lots in the blockface of the area of request.

(B) The owners of all lots in the blockface across the street from the area of request.

(C) If the area of request is a corner lot, the owners of all other corner lots at the same intersection.

(b) Tract I(a). In Tract I(a), the Property owner shall submit a copy of any of the following applications to the Winnetka Heights Neighborhood Association at P.O. Box 5327, Dallas, TX 75208 at least 30 days prior to the filing with the city:

(1) an application for a specific use permit;

(2) an application for a minor amendment to an approved specific use permit site plan;

(3) an application for a variance or special exception.”

SECTION 3. That Section 51P-87.109, “Use Regulations for Tract I,” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.109. USE REGULATIONS FOR TRACTS I AND I(a).”

The following use regulations apply to all property in Tracts I and I(a):

(1) Uses that were illegal on October 14, 1981, are illegal uses under this article. Nonconforming uses only terminate under the provisions of Sections 51-4.704(a)(1), (2), (3), and (4).

(2) Except as otherwise provided below, uses are limited to residential uses (including single-family, duplex, and multiple-family uses) and other uses permitted in an R-7.5 Single-Family District.

(3) The number of dwelling units in a structure may not be increased. If the number of dwelling units in a structure is reduced, or the structure is replaced with another structure containing a lesser number of dwelling units, the structure shall thereafter be limited to the lesser number of dwelling units.

(4) A club house use is permitted in Block A/3269 at the northwest corner of Rosemont Avenue and Eighth Street.

(5) The community service facility use currently being operated by the Salvation Army is permitted at the northeast corner of Jefferson Avenue and Rosemont Avenue on Lots 1, 2, 3, 4, 5, and 6 in City Block 29/3286. Required off-street parking for the facility is permitted on Lot 11 in City Block 30/3287.

(6) On Tract I(a), an instructional arts studio and theatre are allowed by specific use permit only.

SECTION 4. That Section 51P-87.110, "Development Standards for Tract I," of Article 87, "PD 87," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-87.110. DEVELOPMENT STANDARDS FOR TRACTS I AND I(a).

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code, as amended, applicable to an R-7.5 Single-Family District apply to all property in Tracts I and I(a). If there is [~~In the event of~~] a conflict, the provisions of this section control.

(b) Height requirements. Maximum permitted heights for all buildings and structures are:

- (1) 36 feet for a main building or structure; and
- (2) 24 feet for an accessory building or structure.

(c) Lot size requirements. Lots must conform to the following standards:

- (1) Each lot must have a minimum area of 7,500 square feet and a minimum depth of 150 feet.
- (2) Each corner lot must have a width of no less than 50 feet and no more than 100 feet.
- (3) Each interior lot must have a width:
 - (A) of no less than 50 feet and no more than 75 feet; or

(B) that is within five percent of the average width of all interior lots on the blockface.

(4) Lots platted on or before October 14, 1981, are legal building sites, even though they may not conform to the requirements of this section.

(d) Maximum lot coverage. Maximum permitted lot coverage for all buildings and structures combined is 35 percent.

(e) Minimum front yard.

(1) All buildings and structures must have a minimum front yard setback of 25 feet.

(2) A main building on an interior lot must have a front yard setback that is:

(A) equal to that of the closest main building on either side of the lot in the same blockface; or

(B) between those of the closest main buildings on either side of the lot in the same blockface.

(3) A main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) Minimum rear yard. Minimum permitted rear yard setbacks for all buildings and structures are:

(1) 15 feet for a main building or structure; and

(2) five feet for an accessory building or structure.

(g) Minimum side yards. All buildings and structures must have a minimum side yard setback of 10 feet if the side yard contains a driveway not covered by a porte cochere. Otherwise, minimum side yard setback is five feet.

(h) Off-street parking requirements.

(1) Except as provided in this subsection, consult the use regulations in Division 51-4.200 for the specific off-street parking and loading requirements for each use.

(2) Single-family and duplex uses must provide at least one off-street parking space for each dwelling unit.

(3[2]) The off-street parking requirements in the Dallas Development Code, as amended, applicable to multiple-family uses in an MF-1 Multiple-Family District apply to multiple-family uses in these [this] tracts.

(4[3]) Except as provided in this paragraph, t[F]he off-street parking requirements in the Dallas Development Code, as amended, applicable to nonresidential uses in residential districts apply to nonresidential uses in these [this] tracts.

(5) In Tract I(a), an instructional arts studio and a theater may share onsite parking with compatibly overlapping hours without a special parking agreement.

(6) In Tract I(a), an agreement authorizing an instructional arts studio or a theater to use remote parking for nonresidential uses may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (A) be in writing on a form obtained from the building official;
- (B) contain legal descriptions of the properties affected;
- (C) specify the special parking being provided and the hours of operation of any use involved;
- (D) be governed by the laws of the state of Texas; and
- (E) provide that both the owner of the lot occupied by the instructional arts studio or theater and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(7) In Tract I(a), vehicles may access the alley immediately adjacent to Tract I(a) on the east. Right turn and exit only signs are required at the alley access point.

(8) In Tract I(a), off-street parking is allowed in the required front yard and is not required to be screened.

(i) Screening.

(1) In general. Screening is required in the rear and side yards of a nonresidential use constructed after October 14, 1981, if the use is adjacent to a residential use, whether separated by an alley or not. All screening must be at least six feet in height.

(2) Materials. Screening must consist of a solid fence or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Natural vegetation must be maintained in a healthy growing condition at all times. [See Section 51P-87.111(b)(2) for more specific standards regarding fences.]

(j) Signs.

(1) In general. The provisions for non-business zoning districts in Article VII, "Sign Regulations," apply to all signs in these [~~this~~] tracts.

(2) Size restrictions. A detached sign must have a height of eight feet or less, and an effective area of 32 square feet or less. [See Section 51P-87.111(a)(15) for additional standards applicable to signs.]

(k) Story requirements.

(1) All buildings on one or more of the following lots must have at least two stories:

- (A) All lots in Part A of City Block 1/3269.
- (B) Lots 8 and 9 in City Block 1/3318.
- (C) Lots 12 through 22 in City Block 16/3275.
- (D) Lots 9 through 15 in City Block 38/3295.
- (E) Lots 3 and 4 in City Block 3/3267.
- (F) Lots 1 and 2 in City Block 32/3289.
- (G) Lots 6 through 10 in City Block 14/3271.

(2) All buildings on one or more of the following lots must have less than two stories:

- (A) Lots 1 through 6 in Block 29/3286.
- (B) Lots 1 and 2 in Block 3/3267.
- (C) Lots 7 through 9 in Block 37/3294.
- (D) Lots 1 through 5 in Block 10/3260.
- (E) Lots 1 through 5 in Block 9/3261.

- (F) Lots 6 through 12 in Block 33/3280.
- (G) Lots 1 through 8 in Block 24/3277.
- (H) Lots 9 through 13 in Block 46/3291.
- (I) Lots 28 through 30 in Block 45/3292.
- (J) Lots 1 through 11 in Block 21/3263.”

SECTION 5. That Section 51P-87.111, “Preservation Criteria for Tract I,” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Preservation Criteria for Tracts I and I(a).”

SECTION 6. That Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by deleting Section 51P-87.123, “Zoning Map,” as follows:

“~~SEC. 51P-87.123. ZONING MAP.~~

~~PD 87 is located on Zoning Map No. L-6.]”~~

SECTION 7. That the Exhibit A (property description) attached to Ordinance No. 27947, passed by the Dallas City Council on August 11, 2010, is replaced with the Exhibit B property description attached to this ordinance.

SECTION 8. That the tract map, Exhibit 87C of Article 87, “PD 87,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 87C attached to this ordinance.

SECTION 9. That development of this district must comply with the full-scale versions of Exhibit 87C (tract map) and Exhibit 87D (mixed use development parking chart) attached to this ordinance. 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 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 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.

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:

CHRISTOPHER D. BOWERS, Interim City Attorney

By 
Assistant City Attorney

Passed SEP 14 2016

EXHIBIT A

BEING all of that tract of land in the John B. Robinson 320 acre Survey, Abstract No. 1215, City of Dallas Block 1-A/3528, Dallas County, Texas, being a portion of Block 1-A of Taylor and Lawrence's Addition, recorded in Volume 1, Page 63 of the Map Records of Dallas County, being a tract of land described in a deed to Mark M. Thomas and Candice Thomas as recorded in Document No. 200900307378, of the Official Public Records of Dallas County, and being further described as follows:

BEGINNING at the southwest corner of said Thomas tract, being on the east line of S. Windomere Avenue, and the north line of W. 12th Street;

THENCE North (assumed reference bearing), passing at a distance of 3.61 feet an "x" found in concrete, passing at an additional distance of 157.55 feet a wrought iron fence corner, and continuing a total distance of 163.50 feet to a point on said east line of S. Windomere Avenue, and being the southwest corner of a tract of land described in a deed to Jack Delametter, II, as recorded in Volume 99175, Page 4721, of the Deed Records of Dallas County;

THENCE East, a distance of 150.00 feet along the south line of said Delametter tract to a point from which a ½ inch iron rod found bears S 49° 03' 01" E, a distance of 0.95 of one foot, said point being the southeast corner of said Delametter tract;

THENCE South, passing at a distance of 160.21 feet a ½ inch iron rod found, continuing a total distance of 163.50 feet to a point on the aforesaid north line of W. 12th Street, and being the southwest corner of a tract of land described in a deed to LULAC National Education Service Centers, Inc., recorded in Volume 98129, Page 9124, aforesaid Deed Records;

THENCE West, a distance of 150.00 feet along said north line of W. 12th Street to the POINT OF BEGINNING, and containing 24,525 square feet or 0.56 of one acre of land.

Exhibit B**PD 87 Winnetka Heights Village
Legal Descriptions**

That ARTICLE 87 Tracts are amended to account for the newly created **Tract I(a)** on the following described property (“the Property”), to wit:

PERIMETER

This Planned Development District does not have a perimeter description, the boundary is comprised of the (8) Tracts within PD 87, an area containing approximately 8,038,422.1823 square feet or 184.5367 acres, of land more or less.

TRACT I

BEING all of City Block 15/3270, bounded by Rosemont Avenue, Seventh Street, Eighth Street and Montclair Avenue;

BEING all of City Block 14/3271, bounded by Montclair Avenue, Seventh Street, Windomere Avenue and Eighth Street;

BEING all of City Block 13/3272, bounded by Windomere Avenue, Seventh Street, Edgefield Avenue, and Eighth Street;

BEING all of City Block 12/3258, bounded by Edgefield Avenue, Seventh Street, Clinton Avenue and Eighth Street;

BEING all of City Block 11/3259, bounded by Clinton Avenue, Seventh Street, Winnetka Avenue and Eighth Street;

BEING all of City Block 10/3260, bounded by Winnetka Avenue, Seventh Street, Willomet Avenue and Eighth Street;

BEING all of City Block 9/3261, fronting on the east line of Willomet Avenue between Seventh and Eighth Streets;

BEING all of City Block 16/3275, bounded by Rosemont Avenue, Eighth Street, Montclair Avenue and Ninth Street;

BEING all of City Block 17/3274, bounded by Montclair Avenue, Eighth Street, Windomere Avenue, and Ninth Street;

BEING all of City Block 18/3273, bounded by Windomere Avenue, Eighth Street, Edgefield Avenue and Ninth Street;

BEING all of City Block 19/3265, bounded by Edgefield Avenue, Eighth Street, Clinton Avenue and Ninth Street;

BEING all of City Block 20/3264, bounded by Clinton Avenue, Eighth Street, Winnetka Avenue and Ninth Street;

BEING all of City Block 21/3263, bounded by Winnetka Avenue, Eighth Street, Willomet Avenue and Ninth Street;

BEING all of City Block 22/3262, fronting on the east line of Willomet Avenue between Eighth and Ninth Streets;

BEING all of City Block 29/3286, bounded by Rosemont Avenue, Ninth Street, Montclair Avenue and Tenth Street;

BEING all of City Block 28/3285, bounded by Montclair Avenue, Ninth Street, Windomere Avenue and Tenth Street;

BEING all of City Block 27/3284, bounded by Windomere Avenue, Ninth Street, Edgefield Avenue and Tenth Street;

BEING all of City Block 26/3279, bounded by Edgefield Avenue, Ninth Street, Clinton Avenue and Tenth Street;

BEING all of City Block 25/3278, bounded by Clinton Avenue, Ninth Street, Winnetka Avenue and Tenth Street;

BEING all of City Block 24/3277, bounded by Winnetka Avenue, Ninth Street, Willomet Avenue and Tenth Street;

BEING all of City Block 23/3276, fronting on the east line of Willomet Avenue, between Ninth and Tenth Streets,

BEING all of City Block 31/3288, bounded by Tenth Street, Windomere Avenue and Jefferson Boulevard;

BEING all of Lots 1 and 2 in City Block 32/3289, fronting on the east line of Windomere Avenue, south of Tenth Street;

BEING all of Lots 5 and 6 in City Block 32/3289, fronting on the west line of Edgefield Avenue, south of Tenth Street;

BEING all of Lots 1 through 4 in City Block 33/3280, fronting on the east line of Edgefield Avenue, south of Tenth Street;

BEING all of Lots 6 through 12 in City Block 33/3280, fronting on the west line of Clinton Avenue, south of Tenth Street;

BEING all of Lots 1 through 7 in City Block 34/3281, fronting on the east line of Clinton Avenue, south of Tenth Street;

BEING all of Lots 9 through 18 in City Block 34/3281, fronting on the west line of Winnetka Avenue, south of Tenth Street;

BEING all of Lots 1 through 9 in City Block 35/3282, fronting on the east line of Winnetka Avenue, south of Tenth Street;

BEING all of Lots 14 through 23 in City Block 35/3282, fronting on the west line of Willomet Avenue, south of Tenth Street;

BEING all of Lots 1 through 10 in City Block 36/3283, fronting on the east line of Willomet Avenue, south of Tenth Street;

BEING all of City Block 40/3287, bounded by Rosemont Avenue, Jefferson Boulevard, Montclair Avenue, and Wentworth Street;

BEING all of City Block 39/3296, bounded by Montclair Avenue, Jefferson Boulevard, Windomere Avenue, and Wentworth Street;

BEING all of Lots 2 through 8 in City Block 38/3295, fronting on the east line of Windomere Avenue, south of Jefferson Boulevard;

BEING all of Lots 9 through 15 in City Block 38/3295, fronting on the west line of Edgefield Avenue, south of Jefferson Boulevard;

BEING all of City Block 37/3294, bounded by Edgefield Avenue, Jefferson Boulevard, Clinton Avenue, and Wentworth Street;

BEING all of City Block 45/3292, bounded by Jefferson Boulevard, Winnetka Avenue, and the Jefferson-Twelfth Street Connection;

BEING all of Lots 2 through 24 in City Block 46/3291, bounded by Winnetka Avenue, Jefferson Boulevard, Willomet Avenue and Twelfth Street;

BEING all of City Block 47/3290, fronting on the east line of Willomet Avenue, south of Jefferson Boulevard,

BEING all of City Block 52/3300, bounded by Rosemont Avenue and Montclair Avenue, south of Wentworth Street;

BEING all of Lots 1 and 1 in City Block 1C/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the west line of Rosemont Avenue;

BEING all of Lots 3, 4, and 5 in City Block 1C/3530, fronting 150 feet on the north line of Twelfth Street, and 170 feet on the east line of Rosemont Avenue;

BEING all of City Block 42/3301, bounded by Montclair Avenue and Windomere Avenue, south of Wentworth Street;

BEING all of Lots 6, 7, and 8 in City Block 1B/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the west line of Montclair Avenue;

BEING all of Lots 9, 10, and 11 in City Block 1B/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the east line of Montclair Avenue;

BEING all of the following Lots 1 through 9 in and Lots 10-18 in City Block 43/3302, bounded by Windomere Avenue and Edgefield Avenue, south of Wentworth Street;;

BEING the northern 100 feet of Lots 1 through 3 (also referred to as the mid and the north part of Lots 1-3) in City Block 1A/3528, fronting 100 feet on the west line of Edgefield Avenue, beginning at a point 70 feet north of the north line of Twelfth Street;

BEING all of City Block 44/3293, bounded by Edgefield Avenue, Wentworth Street, Clinton, Avenue, and Twelfth Street;

BEING all of City Block 45/3292, bounded by Clinton Avenue, Jefferson-Twelfth Street Connection, Winnetka Avenue, and Twelfth Street;

BEING all of Lots 8 in City Block 1/3318, approximately 151 feet on the west line of Rosemont Avenue;

BEING all of City Block A/3269, fronting 150 feet on the north line of Eighth Street and 200 feet on the west line of Rosemont Avenue;

BEING all of City Block 1/3269, fronting 150 feet on the south line of Eighth Street and 150 feet on the west line of Rosemont Avenue;

BEING all of Lots 1 through 11 in City Block 30/3287, fronting on the west line of Rosemont Avenue, between Eighth Street and Jefferson Boulevard;

BEING all of Lots 2 through 13 in City Block 41/3298, fronting on the west line of Rosemont Avenue, between Jefferson Boulevard and Wentworth Street;

BEING all of Lots 1 through 9 of City Block 53/3299, fronting on the west line of Rosemont Avenue, south of Wentworth Street;

BEING all of Lots 1 and 2 in City Block 2/3268, fronting on the east line of Rosemont Avenue between David and Seventh Street;

BEING all of City Block 3/3267, bounded by Montclair Avenue, Davis Street, Windomere Avenue and Seventh Street, containing approximately ~~165.71~~ 165.15 acres.

TRACT I(a)

BEING the eastern twenty-feet (20') of Lot 7, all of Lots 6 and 5 and the east thirty-feet (30') of Lot 4 in City Block 1A/3528, and being further described as follows:

BEGINNING at the southwest corner of said Thomas tract, being on the east line of S. Windomere Avenue, and the north line of W. 12th Street;

THENCE North (assumed reference bearing), passing at a distance of 3.61 feet an "x" found in concrete, passing at an additional distance of 157.55 feet a wrought iron fence corner, and continuing a total distance of 163.50 feet to a point on said east line of S. Windomere Avenue, and being the southwest corner of a tract of land described in a deed to Jack Delametter, II, as recorded in Volume 99175, Page 4721, of the Deed Records of Dallas County;

THENCE East, a distance of 150.00 feet along the south line of said Delametter tract to a point from which a ½ inch iron rod found bears S 49° 03' 01" E, a distance of 0.95 of one foot, said point being the southeast corner of said Delametter tract;

THENCE South, passing at a distance of 160.21 feet a ½ inch iron rod found, continuing a total distance of 163.50 feet to a point on the aforesaid north line of W. 12th Street, and being the southwest corner of a tract of land described in a deed to LULAC National Education Service Centers, Inc., recorded in Volume 98129, Page 9124, aforesaid Deed Records;

THENCE West, a distance of 150.00 feet along said north line of W. 12th Street to the POINT OF BEGINNING, and containing 24,525 square feet or 0.56 of one acre of land.

TRACT II

BEING all of lots 3 and 4 (as originally platted) - replat now being approximately 119 feet of the eastern portion of Lot 1A in City Block 2/3268, fronting Montclair Avenue, between Davis and Seventh Streets;

BEING all of Lot 1 in City Block 41/3298, fronting on the south line of Jefferson Boulevard and the west line of Rosemont Avenue;

BEING all of lot 1 in City Block 38/3295, fronting on the south line of Jefferson Boulevard and the east line of Windomere Avenue;

BEING all of Lots 3 and 4 in City Block 32/3289, fronting on the north line of Jefferson Boulevard and the west line of Edgefield Avenue;

BEING all of Lot 5 in City Block 33/3280, fronting on the north line of Jefferson Boulevard and the east line of Edgefield Avenue;

BEING all of Lot 8 in City Block 34/3281, fronting on the north line of Jefferson Boulevard and the east line of Clinton Avenue;

BEING all of Lots 10 and 11 in City Block 35/3282, fronting on the north line of Jefferson Boulevard and the east line of Winnetka Avenue;

BEING all of Lots 12 and 13 in City Block 35/3282, fronting on the north line of Jefferson Boulevard and the west line of Willomet Avenue, and a portion of the west half of Lot 1A in City Block 2/3268, fronting on the north line of Jefferson Boulevard and the east line of Willomet Avenue;

BEING all of Lot 25 in City Block 46/3291, fronting on the south line of Jefferson Boulevard and the west line of Willomet Avenue;

BEING all of Lot 1 in City Block 46/3291, fronting on the south line of Jefferson Boulevard and the east line of Winnetka Avenue, containing approximately ~~165.71~~ 6.866 acres.

TRACT III

BEING the southern 50 feet of Lots 1 through 3 in City Block 1A/3528, fronting 50 feet on the west line of Edgefield Avenue, and 150 feet on the north line of Twelfth Street, containing approximately 0.34 acres.

TRACT IV(a)

BEING all of Lots 1 through 4 in City Block 4/3266; Lots 1 and 2 in City Block 5/3257; Lots 1, 2, 17 and 18 in City Block 14/3472; Lots 17 and 18 in City Block 13/3464; Lots 1 through 4 in City Block 7/3255; Lots 1 and 2 in City Block 8/3254, containing approximately 7.82 acres.

TRACT IV(b)

BEING all of Lots 1 through 4 in City Block 6/3256, containing approximately 0.92 acres.

TRACT IV(c)

BEING all of Lots 3 and 4 in City Block 5/3257, containing approximately 0.43 acres.

30193

161484

GIS_Approved

TRACT IV(d)

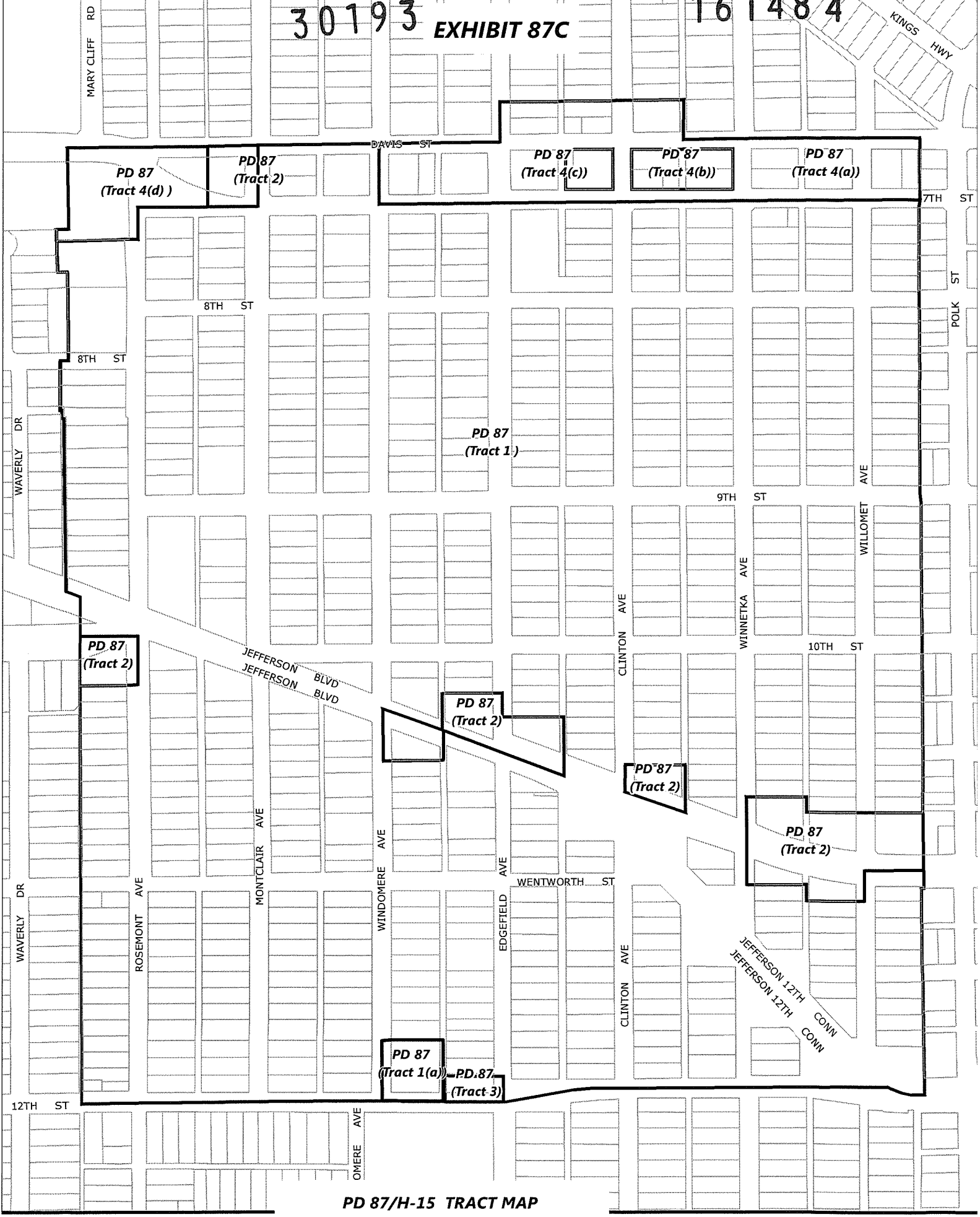
BEING all of (platted) Lot 9 in City Block 1/3318 and a portion of the west half of Lot 1A in City Block 2/3268, containing approximately 2.477 acres.

30193 EXHIBIT 87C

161484

KINGS HWY

MARY CLIFF RD



PD 87/H-15 TRACT MAP

Tracts: 1, 1(a), 2, 3, 4(a), 4(b), 4(c), 4(d)
Tract 2 has 5 non-contiguous areas

Z156-219(SM)(PD 87 new Tract 1(a))



1:4,500

JEFFERSON 12TH CONN

WENTWORTH ST

PD 87
(Tract 1)

H/15

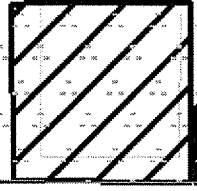
PD
87

S MONTCLAIR AVE

S WINDOMERE AVE

S EDGEFIELD AVE

S CLINTON AVE



CD
4

PD
306

S MONTCLAIR AVE

W BROOKLYN AVE



1:2,400

ZONING MAP

Case no: Z156-219

Date: 6/10/2016



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 SEP 14 2016

ORDINANCE NUMBER 30193

DATE PUBLISHED SEP 17 2016

ATTESTED BY: