

8-2-17

ORDINANCE NO. 30562

An ordinance changing the zoning classification on the following property:

BEING part of City Blocks 7611 and 7612 and part of Tract 5 within City Block 7609 located approximately 1,204 feet west of the western line of Lancaster Road and approximately 2,236 feet north of the northern line of Interstate Highway 20; and containing approximately 111.509 acres, from Planned Development District No. 624 and an R-7.5(A) Single Family District to a TH-2(A) Townhouse District; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to change the zoning classification; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Planned Development District No. 624 and an R-7.5(A) Single Family District to a TH-2(A) Townhouse District on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. 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 3. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

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

SECTION 5. That the zoning ordinances of the City of Dallas shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. 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 7. 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:

LARRY E. CASTO, City Attorney

By  Assistant City Attorney

Passed AUG · 9 2017

EXHIBIT A

30562

FIELD NOTES FOR 111.5 ACRES (TRACT A)
PD 624 & R-7.5(A) to TH-2(A)

BEGINNING at a point for corner with the following coordinates: N – 6927418.3028, E – 2495085.0784 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE South 31 degrees 05 minutes 57 seconds East, a total distance of 585.85 feet;

THENCE along a curve to the right, having a central angle of 22 degrees 14 minutes 11 seconds, a radius of 1038.00 feet, and a chord bearing and distance of South 10 degrees 10 minutes 03 seconds East, 400.32 feet, a total arc length of 402.84 feet;

THENCE with a reverse curve to the left, having a central angle of 22 degrees 54 minutes 39 seconds, a radius of 1387.00 feet, and a chord bearing and distance of South 10 degrees 30 minutes 17 seconds East, 550.93 feet, a total arc length of 554.62 feet;

THENCE with a reverse curve to the right, having a central angle of 34 degrees 56 minutes 20 seconds, a radius of 889.00 feet, and a chord bearing and distance of South 04 degrees 29 minutes 27 seconds East, 533.75 feet, a total arc length of 542.11 feet;

THENCE along said curve to the left, having a central angle of 15 degrees 19 minutes 20 seconds, a radius of 3077.00 feet, and a chord bearing and distance of South 05 degrees 19 minutes 03 seconds West, 820.42 feet, a total arc length of 822.87 feet;

THENCE South 02 degrees 20 minutes 37 seconds East, a total distance of 35.28 feet;

THENCE WEST, a total distance of 342.97 feet;

THENCE along a curve to the left, having a central angle of 30 degrees 24 minutes 22 seconds, a radius of 830.00 feet, and a chord bearing and distance of South 74 degrees 47 minutes 49 seconds West, 435.32 feet, a total arc length of 440.47 feet;

THENCE South 58 degrees 50 minutes 23 seconds West, a total distance of 851.73 feet;

THENCE South 58 degrees 50 minutes 23 seconds West, a total distance of 22.99 feet;

THENCE North 30 degrees 26 minutes 17 seconds West, a total distance of 472.69 feet;

THENCE North 62 degrees 56 minutes 00 seconds East, a total distance of 17.96 feet;

THENCE North 31 degrees 11 minutes 24 seconds West, a total distance of 1205.27 feet;

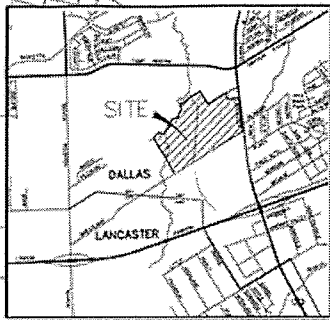
THENCE North 18 degrees 56 minutes 06 seconds East, a total distance of 154.49 feet;

THENCE North 53 degrees 46 minutes 06 seconds East, a total distance of 203.00 feet;
THENCE South 68 degrees 22 minutes 54 seconds East, a total distance of 133.72 feet;
THENCE North 86 degrees 02 minutes 06 seconds East, a total distance of 111.50 feet;
THENCE North 10 degrees 48 minutes 06 seconds East, a total distance of 107.15 feet;
THENCE North 35 degrees 39 minutes 06 seconds East, a total distance of 141.00 feet;
THENCE North 78 degrees 20 minutes 06 seconds East, a total distance of 97.05 feet;
THENCE North 28 degrees 27 minutes 54 seconds West, a total distance of 140.57 feet;
THENCE North 47 degrees 08 minutes 06 seconds East, a total distance of 150.88 feet;
THENCE North 31 degrees 12 minutes 06 seconds East, a total distance of 130.56 feet;
THENCE North 63 degrees 34 minutes 36 seconds East, a total distance of 134.95 feet;
THENCE North 87 degrees 41 minutes 36 seconds East, a total distance of 129.10 feet;
THENCE North 03 degrees 13 minutes 36 seconds East, a total distance of 132.20 feet;
THENCE North 34 degrees 51 minutes 36 seconds East, a total distance of 164.10 feet;
THENCE North 11 degrees 51 minutes 36 seconds East, a total distance of 124.70 feet;
THENCE North 23 degrees 47 minutes 24 seconds West, a total distance of 139.58 feet;
THENCE North 54 degrees 24 minutes 43 seconds East, a total distance of 537.89 feet;
THENCE North 32 degrees 43 minutes 59 seconds West, a total distance of 1.62 feet;
THENCE North 58 degrees 51 minutes 51 seconds East, a total distance of 471.29 feet to the
POINT OF BEGINNING and containing a total area of 4,857,351.12 square feet, or 111.509
acres of land, more or less.

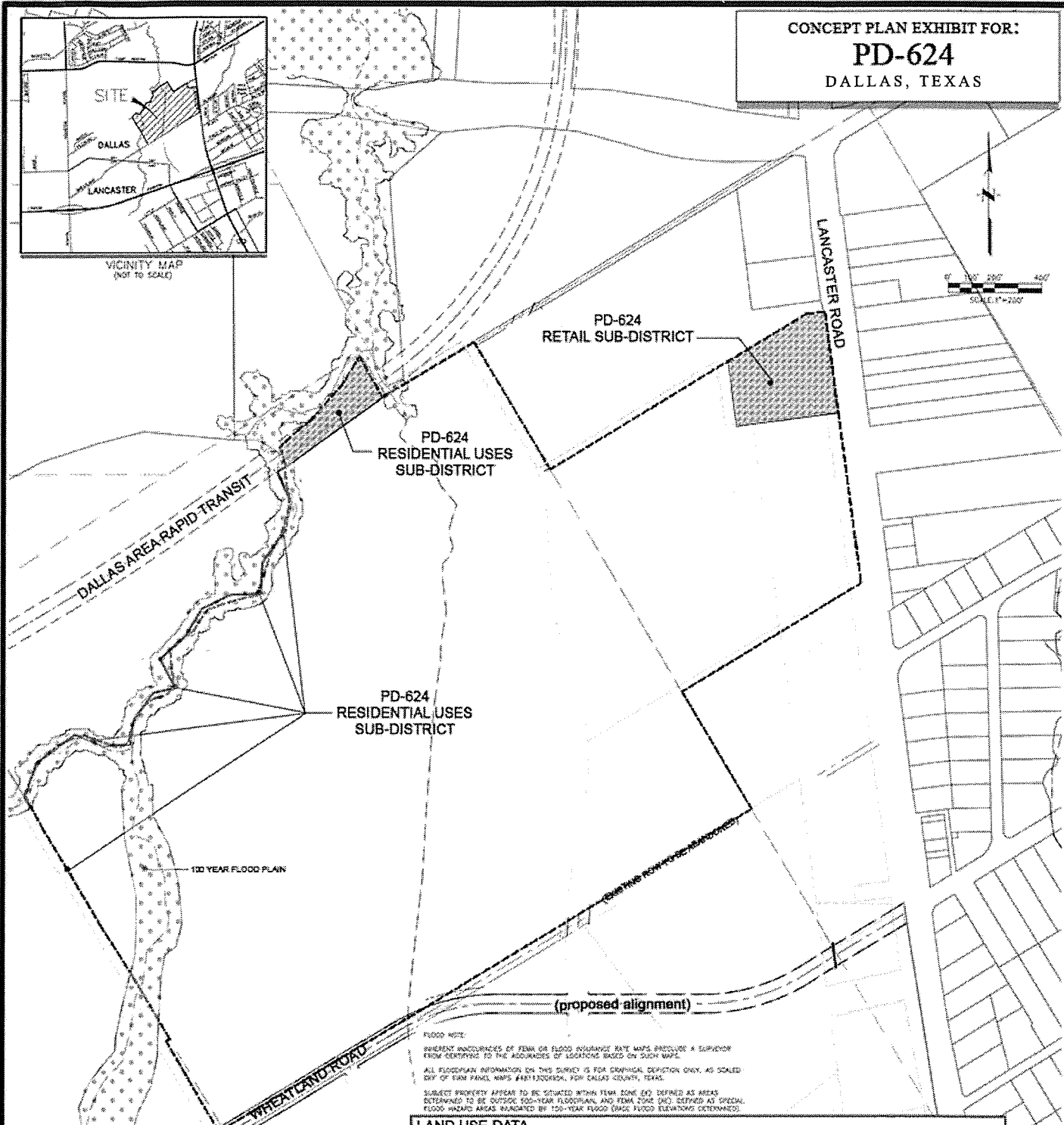
CONCEPT PLAN EXHIBIT FOR:

PD-624

DALLAS, TEXAS



VICINITY MAP (NOT TO SCALE)



Approved City Plan Commission July 20, 2017

AUGUST 7, 2017

BGE, INC. 2945 DALLAS PARKWAY SUITE 204 FRISCO, TEXAS 75034 WWW.BGEINC.COM

LAND USE DATA

RESIDENTIAL USES SUB-DISTRICT (1.6754 AC)

RESIDENTIAL USES WITHIN THIS SUBDISTRICT SHALL CONSIST OF SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SINGLE-FAMILY

SINGLE-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE TH-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS

MULTI-FAMILY RESIDENTIAL

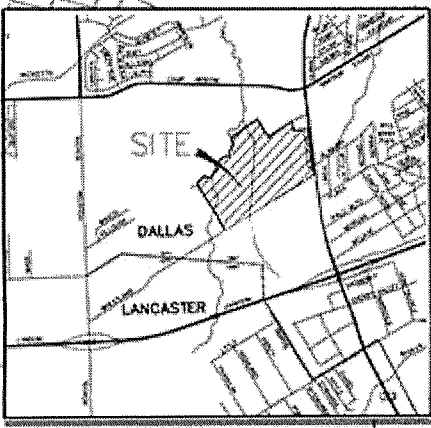
THE MULTI-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE MF-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD 624 REQUIREMENTS

RETAIL USES SUB-DISTRICT (3.733 AC)

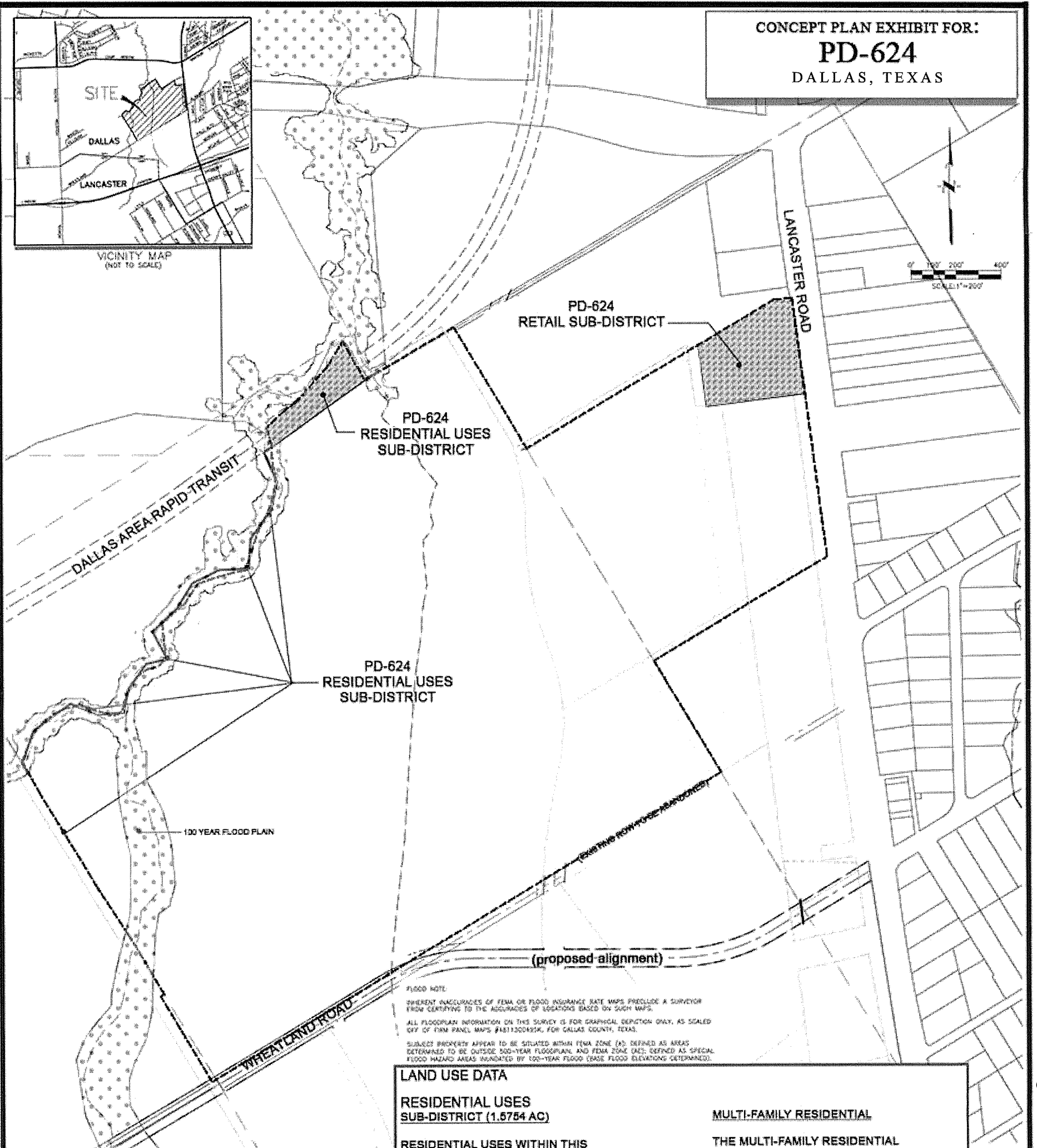
THE RETAIL SUB-DISTRICT IS SUBJECT TO CONDITIONS APPLICABLE TO THE CR ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS

FLOOD NOTE: SHEET INDICATES OF FEMA OR FLOOD INSURANCE RATE MAPS. PRECLUDE A SUPERIOR FROM IDENTIFYING TO THE ACCURACIES OF LEGATIONS BASED ON SUCH MAPS. ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF THE FANG MAPS AND 1:200000 FOR DALLAS COUNTY, TEXAS. SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN, AND FEMA ZONE (X) DEFINED AS SPECIAL FLOOD HAZARD AREAS (MANAGED BY 100-YEAR FLOOD STAGE FLOOD ELEVATIONS DETERMINED).

CONCEPT PLAN EXHIBIT FOR:
PD-624
 DALLAS, TEXAS



VICINITY MAP
(NOT TO SCALE)



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 SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (AS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND FEMA ZONE (AS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED)).

LAND USE DATA	
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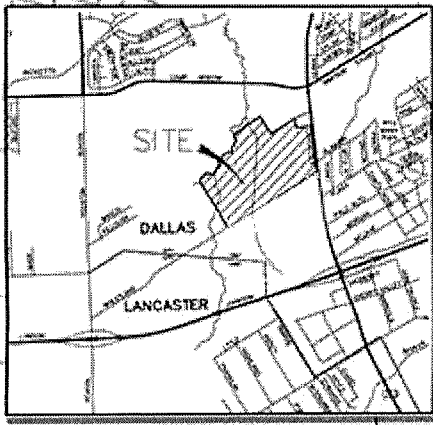
Exhibit 624A
 Planned Development
 District No. 624

Approved
 City Plan Commission
 July 20, 2017

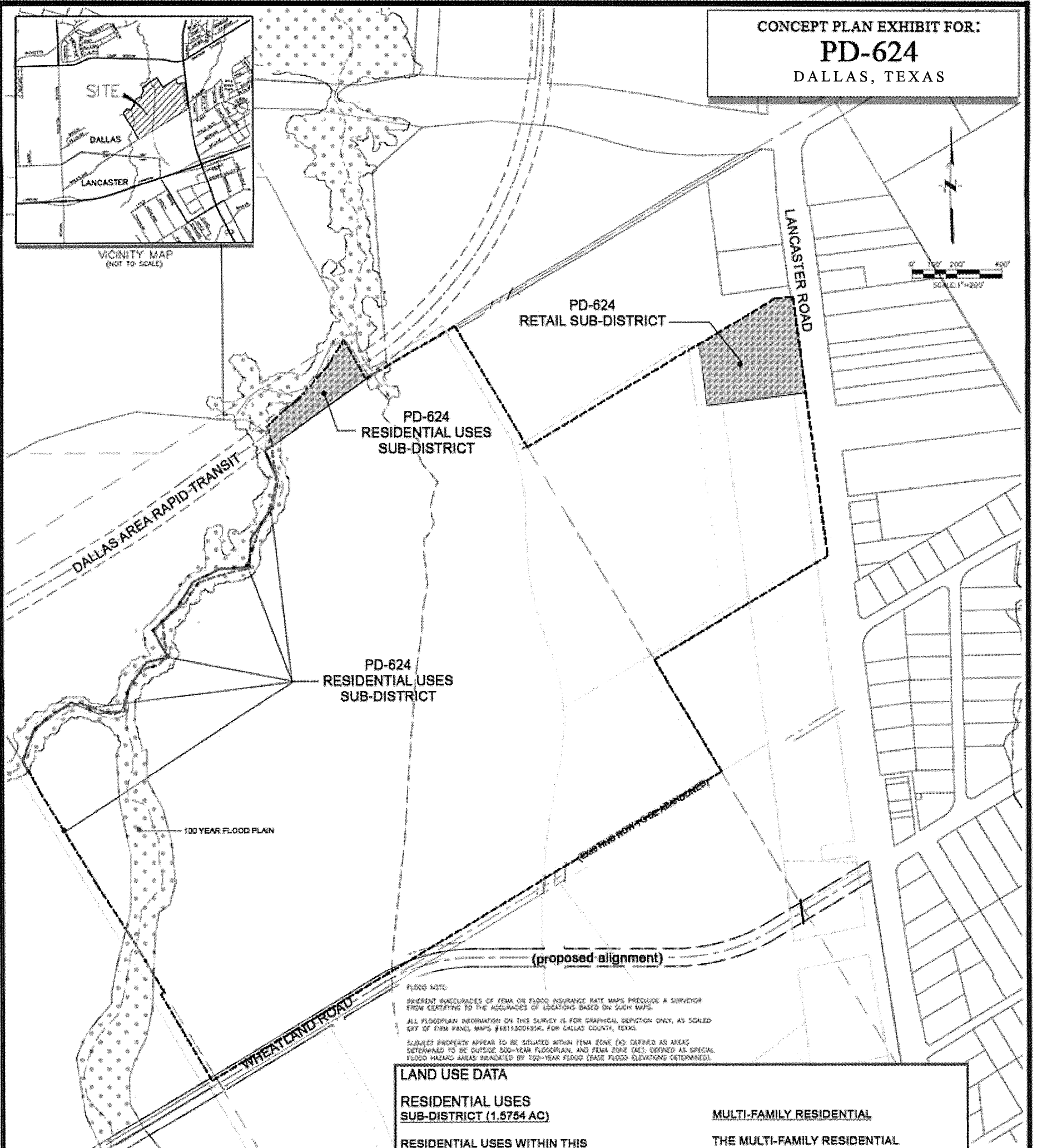
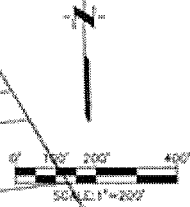
30562

1771204

CONCEPT PLAN EXHIBIT FOR:
PD-624
 DALLAS, TEXAS



VICINITY MAP
(NOT TO SCALE)



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 SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND FEMA ZONE (AE), DEFINED AS SPECIAL FLOOD HAZARD AREAS BOUNDARY BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED).

LAND USE DATA	
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Exhibit 624A

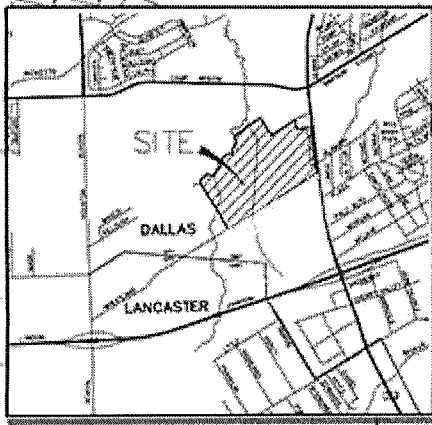
Planned Development
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Approved
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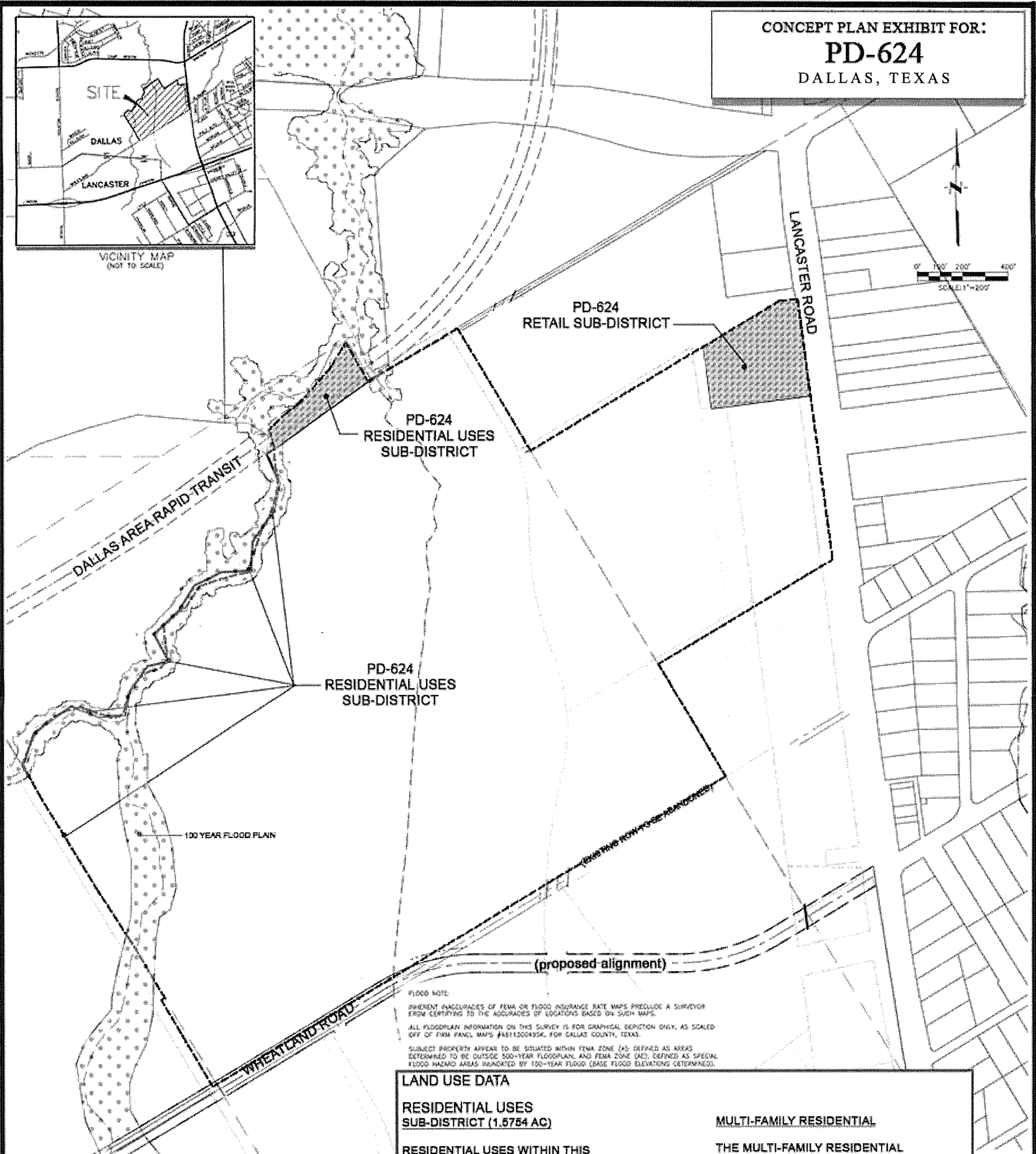
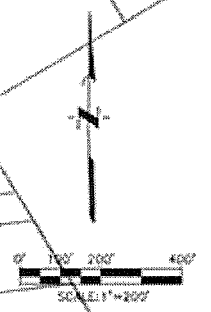
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CONCEPT PLAN EXHIBIT FOR:
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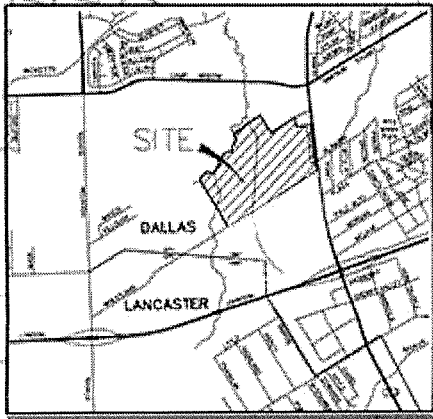
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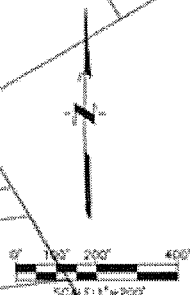
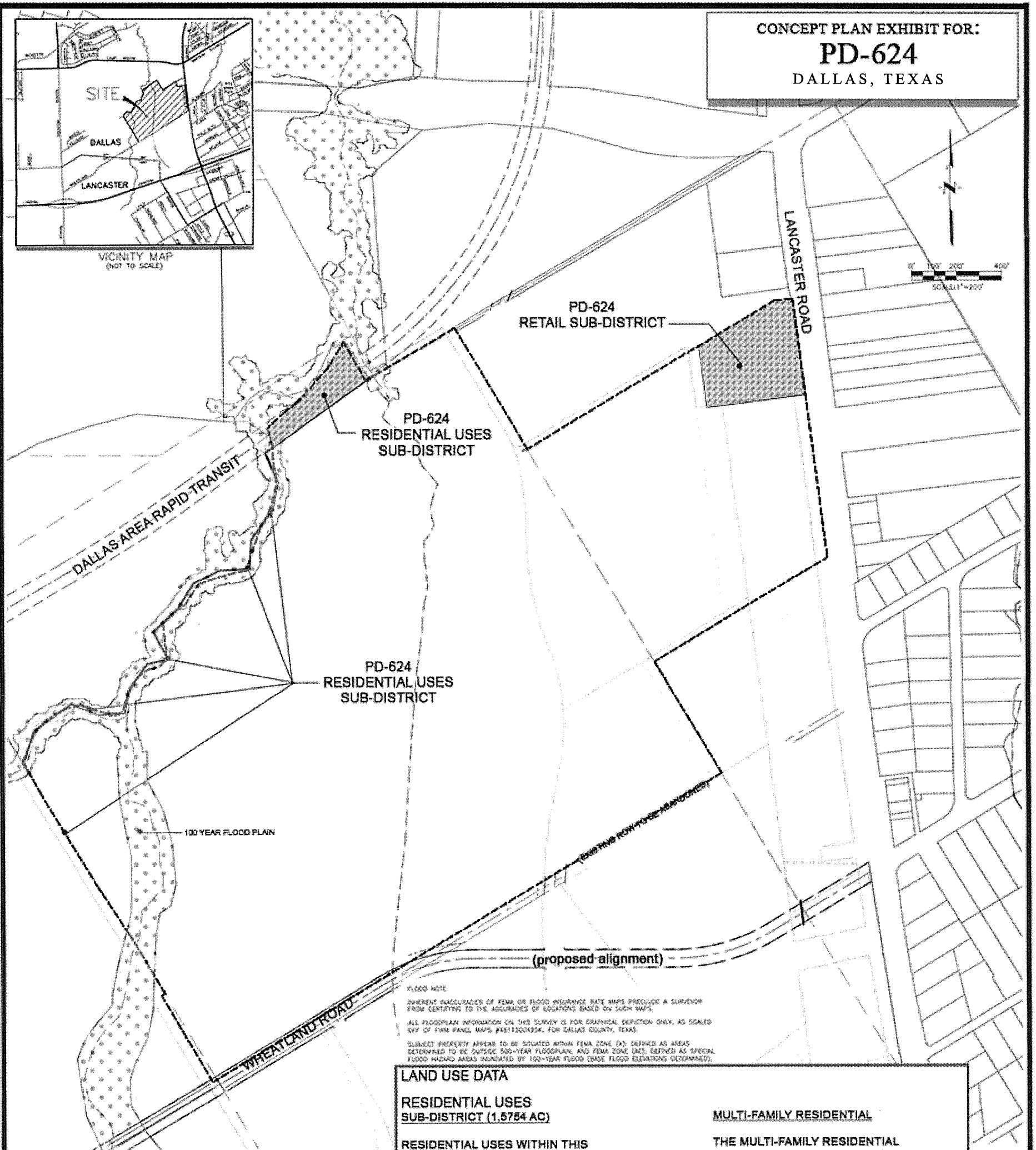
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VICINITY MAP
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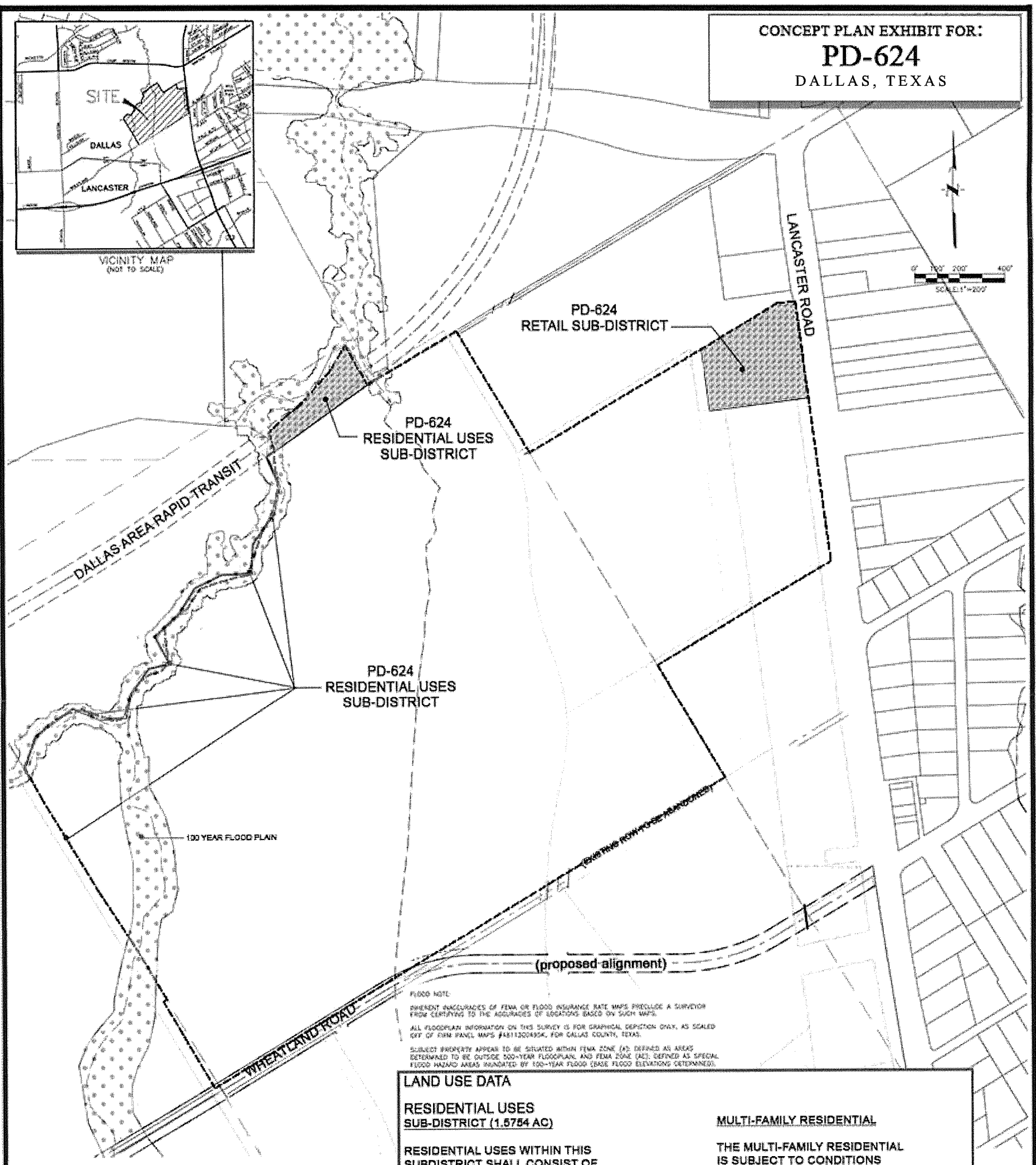
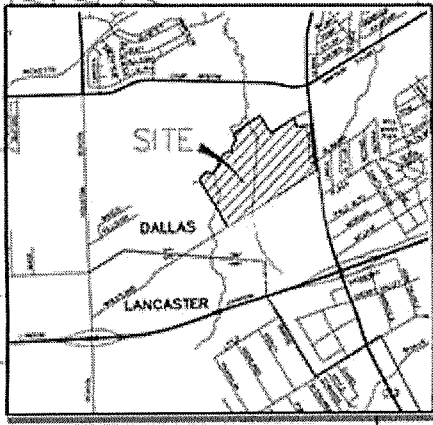
Exhibit 624A
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 District No. 624

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 July 20, 2017

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PD-624
 DALLAS, TEXAS



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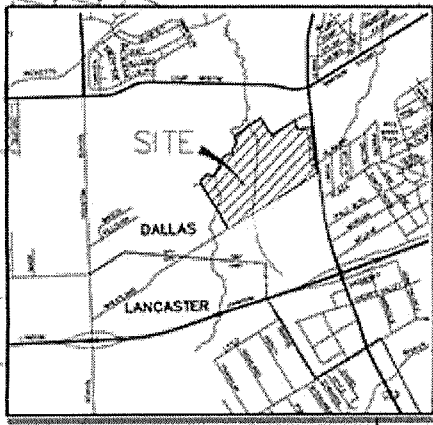
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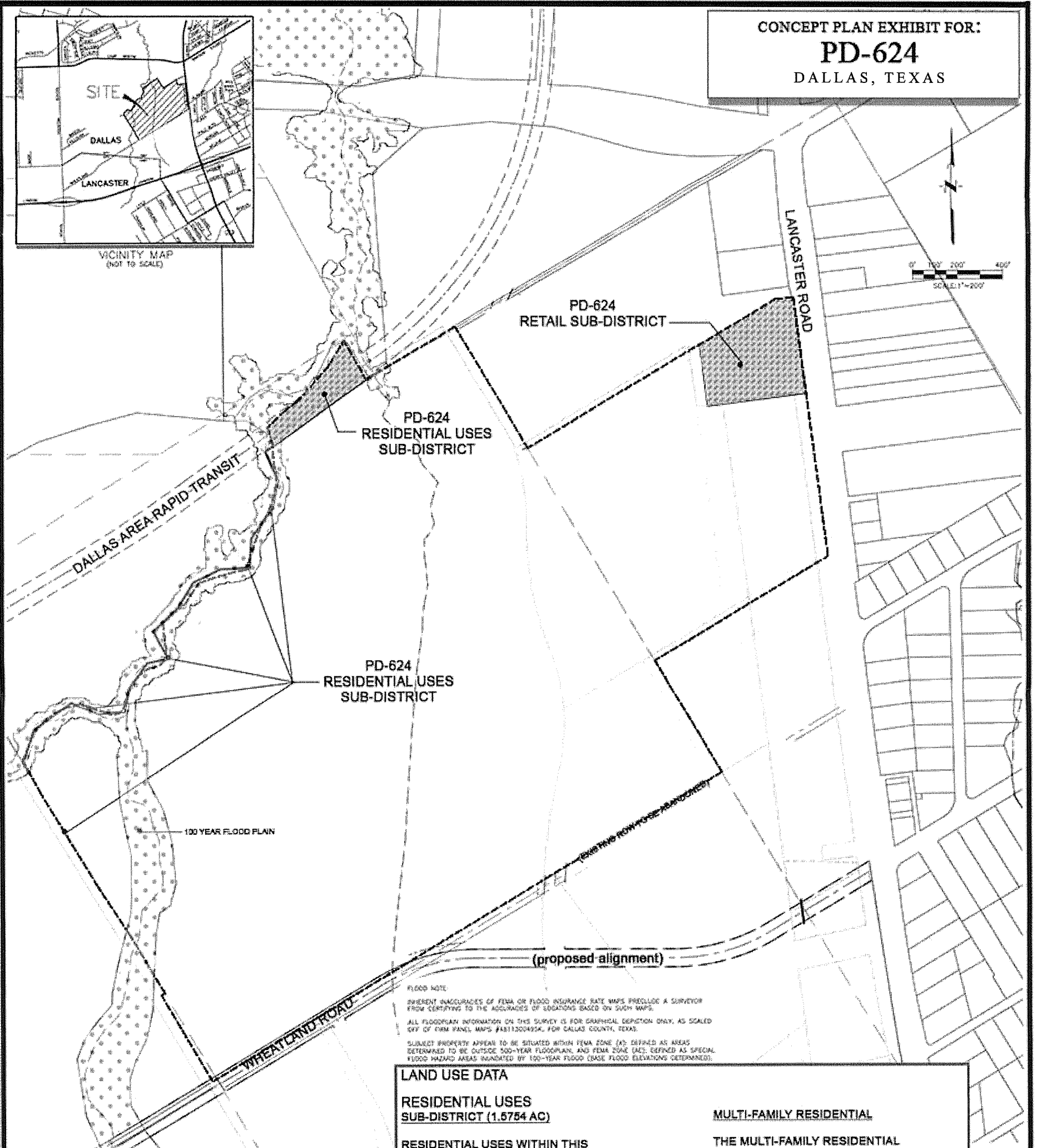
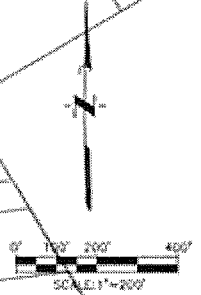
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CONCEPT PLAN EXHIBIT FOR:
PD-624
 DALLAS, TEXAS



VICINITY MAP
(NOT TO SCALE)



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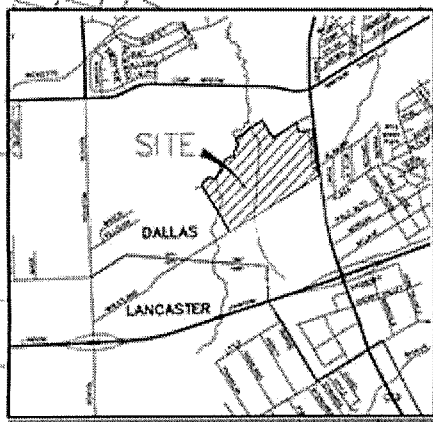
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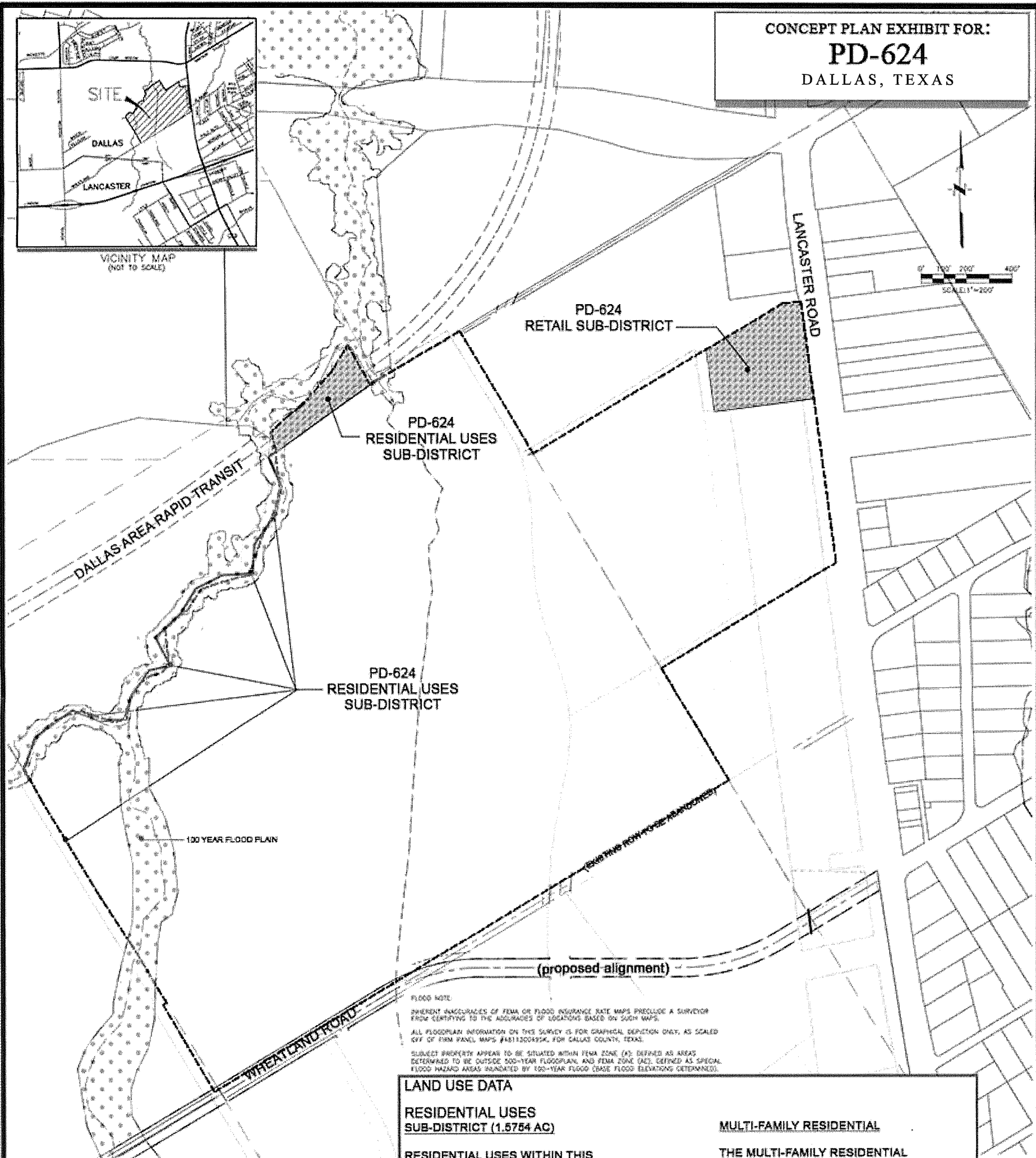
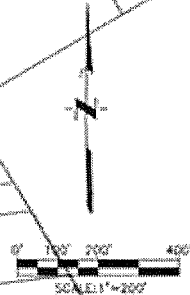
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 SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (AS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND FEMA ZONE (AE), DEFINED AS SPECIAL FLOOD HAZARD AREAS BOUNDARY BY 100-YEAR FLOOD (BASE FLOOD) ELEVATIONS DETERMINED).

LAND USE DATA	
<p>RESIDENTIAL USES SUB-DISTRICT (1.5754 AC)</p> <p>RESIDENTIAL USES WITHIN THIS SUBDISTRICT SHALL CONSIST OF SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS AND SHALL MEET THE FOLLOWING REQUIREMENTS:</p> <p><u>SINGLE-FAMILY</u></p> <p>SINGLE-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE TH-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS</p>	<p><u>MULTI-FAMILY RESIDENTIAL</u></p> <p>THE MULTI-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE MF-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD 624 REQUIREMENTS</p> <p><u>RETAIL USES SUB-DISTRICT (3.733 AC)</u></p> <p>THE RETAIL SUB-DISTRICT IS SUBJECT TO CONDITIONS APPLICABLE TO THE CR ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS</p>

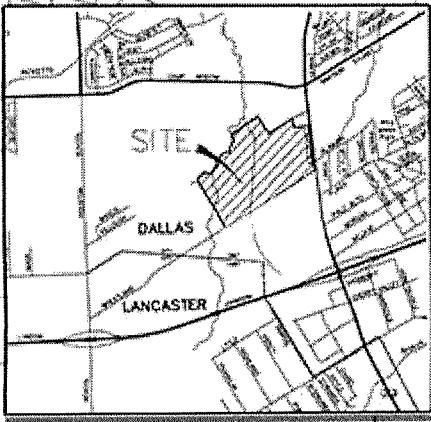
AUGUST 7, 2017

BGE INC.
 2945 DALLAS PARKWAY
 SUITE 204
 FRISCO, TEXAS 75034
 WWW.BGEINC.COM

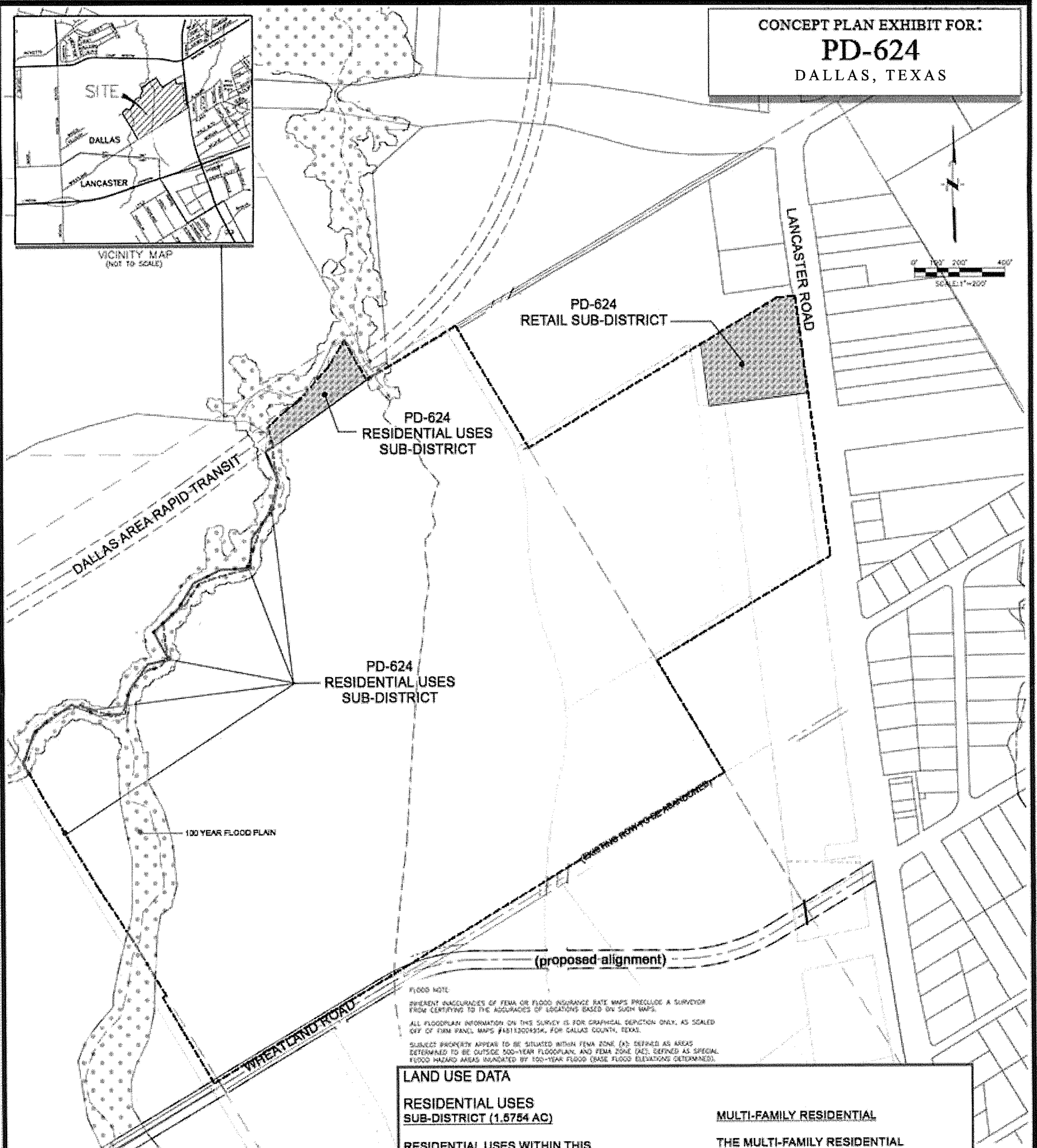
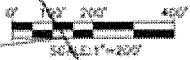
30562

171204

CONCEPT PLAN EXHIBIT FOR:
PD-624
 DALLAS, TEXAS



VICINITY MAP
(NOT TO SCALE)



FLOOD NOTE:
 PRESENT UNACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
 ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL REFERENCE ONLY, AS SCALED OFF OF FIRM PANEL MAPS #4813004234, FOR DALLAS COUNTY, TEXAS.
 SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (AS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND FEMA ZONE (AS DEFINED AS SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED).

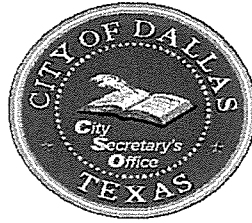
LAND USE DATA	
<p>RESIDENTIAL USES SUB-DISTRICT (1.5754 AC)</p> <p>RESIDENTIAL USES WITHIN THIS SUBDISTRICT SHALL CONSIST OF SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS AND SHALL MEET THE FOLLOWING REQUIREMENTS:</p> <p><u>SINGLE-FAMILY</u></p> <p>SINGLE-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE TH-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS</p>	<p>MULTI-FAMILY RESIDENTIAL</p> <p>THE MULTI-FAMILY RESIDENTIAL IS SUBJECT TO CONDITIONS APPLICABLE TO THE MF-2(A) ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD 624 REQUIREMENTS</p> <p>RETAIL USES SUB-DISTRICT (3.733 AC)</p> <p>THE RETAIL SUB-DISTRICT IS SUBJECT TO CONDITIONS APPLICABLE TO THE CR ZONING CLASSIFICATION AS SET OUT IN THE DALLAS DEVELOPMENT CODE, AS AMENDED, EXCEPT AS PROVIDED IN THE PD REQUIREMENTS</p>

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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 _____ AUG 9 2017 _____

ORDINANCE NUMBER _____ 30562 _____

DATE PUBLISHED _____ AUG 12 2017 _____

ATTESTED BY: