

8-2-17

ORDINANCE NO. 30571

An ordinance amending Article 624, “PD 624,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code; amending the property location and size regulations in Section 51P-624.102 of Article 624; adding Section 51P-624.104.1, “Exhibit”; deleting Section 51P-624.117, “Zoning Map”; providing a new conceptual plan; amending Ordinance No. 25130, passed by the Dallas City Council on December 11, 2002 by providing a revised 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 624 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-624.102, “Property Location and Size,” of Article 624, “PD 624,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-624.102. PROPERTY LOCATION AND SIZE.

PD 624 is established on property located on the north side of Wheatland Road, and the west side of Lancaster Road. The size of PD 624 is approximately 5.138 [~~152.1040~~] acres.”

SECTION 2. That Article 624, “PD 624,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-624.104.1, “Exhibit,” to read as follows:

“SEC. 51P-624.104.1. EXHIBIT.

That the following exhibit is incorporated into this article: Exhibit 624A: conceptual plan.”

SECTION 3. That Section 51P-624.117, “Zoning Map,” of Article 624, “PD 624,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

“~~SEC. 51P-624.117. ZONING MAP.~~

~~PD 624 is located on Zoning Map No. P-7.]”~~

SECTION 4. That the Exhibit A (property description) attached to Ordinance No. 25130 is replaced by the Exhibit A attached to this ordinance.

SECTION 5. That the conceptual plan, Exhibit 624A of Article 624, “PD 624,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 624A attached to this ordinance.

SECTION 6. That development of this district must comply with the full-scale version of Exhibit 624A (conceptual 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.

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 Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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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:

LARRY E. CASTO, City Attorney

By 
Assistant City Attorney

Passed AUG · 9 2017

EXHIBIT A
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TRACT 1

BEGINNING at a point for corner with the following coordinates: N – 6926883.2320, E – 2494277.9296 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, feet, on grid);

THENCE along a curve to the right, having a central angle of 01 degrees 43 minutes 47 seconds, a radius of 436.83 feet, and a chord bearing and distance of North 01 degrees 47 minutes 23 seconds East, 13.19 feet, an arc length of 13.19 feet to a point for corner;

THENCE North 20 degrees 09 minutes 39 seconds West, a distance of 73.80 feet to a point for corner;

THENCE North 46 degrees 23 minutes 17 seconds East, a distance of 100.59 feet to a point for corner;

THENCE North 52 degrees 04 minutes 23 seconds East, a distance of 80.48 feet to a point for corner;

THENCE North 41 degrees 34 minutes 38 seconds East, a distance of 198.49 feet to a point for corner;

THENCE North 31 degrees 19 minutes 30 seconds East, a distance of 141.72 feet to a point for corner;

THENCE South 29 degrees 39 minutes 49 seconds East, a distance of 199.00 feet to a point for corner;

THENCE South 58 degrees 51 minutes 22 seconds West, a distance of 13.05 feet to a point for corner;

THENCE South 32 degrees 44 minutes 28 seconds East, a distance of 1.62 feet to a point for corner;

THENCE South 54 degrees 24 minutes 14 seconds West, a distance of 497.93 feet to a point for corner, said point also being the POINT OF BEGINNING and containing a total area of 1.4051 acres (61,206 square feet) of land, more or less.

TRACT 2

BEGINNING at a point for corner with the following coordinates: N - 6927548.3124, E - 2496596.5793 (referenced to NAD 83, Texas State Plane, North Central FIPS 4202, foot, on grid);

EXHIBIT A

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THENCE South 07 degrees 07 minutes 07 seconds East, a distance of 433.04 feet to a point for corner;

THENCE South 82 degrees 34 minutes 59 seconds West, a distance of 439.00 feet to a point for corner;

THENCE North 07 degrees 24 minutes 01 seconds West, a distance of 277.03 feet to a point for corner;

THENCE North 59 degrees 03 minutes 36 seconds East, a distance of 390.80 feet to a point for corner;

THENCE North 82 degrees 33 minutes 54 seconds East, a distance of 82.85 feet to the POINT OF BEGINNING containing 162,610 square feet or 3.733 acres of land more or less.



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 30571

DATE PUBLISHED AUG 12 2017

ATTESTED BY: