

9-6-24

ORDINANCE NO. **32851**

An ordinance changing the zoning classification on the following property:

BEING all of Lots 15 through 19 in City Block 2/6113 (Tract 1) and all of Lots 1 through 16, Lots 18 and 19, Lots 21 through 37, a portion of Lot 20 and the abandoned Bell Court/Camp Wisdom Court right-of-way in City Block 1/6113 (Tract 2); fronting approximately a combined 962.09 feet along the northwest line of Camp Wisdom Road; fronting approximately 545 feet along the southwest line of Turnout Lane; and containing approximately 13.89 acres,

from Planned Development District No. 101 to Subdistrict 1 within Planned Development District No. 101; amending the conceptual or development plan, main uses, yard, lot, and space, off-street parking and loading, and signs regulations in Sections 51P-101.104, 51P-101.105, 51P-101.107, 51P-101.108, and 51P-101.111 of Article 101 to reflect the creation of a new Subdistrict 1; adding a new section 51P-101.102.1, "Creation of Subdistrict"; adding a new section 51P-101.103.1, "Exhibit"; adding a new section 51P-101.111.1, "Mixed Income Housing"; deleting Section 51P-101.116, "Zoning Map"; providing a property description; providing a Subdistrict 1 conceptual plan; 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 amend Article 101 as 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 Planned Development District No. 101 to Subdistrict 1 within Planned Development District No. 101 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Article 101, "PD 101," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-101.102.1, "Creation of Subdistrict," to read as follows:

**"SEC. 51P-101.102.1. CREATION OF SUBDISTRICT.**

This district has one subdistrict: Subdistrict 1 (Tracts 1 and 2)."

SECTION 3. That Article 101, "PD 101," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-101.103.1, "Exhibit," to read as follows:

**"SEC. 51P-101.103.1. EXHIBIT.**

The following exhibits are incorporated into this article:

- (1) Exhibit 101A: property description.
- (2) Exhibit 101B: Subdistrict 1 conceptual plan."

SECTION 4. That Section 51P-101.104, "Conceptual or Development Plan," of Article 101, "PD 101," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**“SEC. 51P-101.104. CONCEPTUAL OR DEVELOPMENT PLAN.**

(a) In general. Except as provided in this section, n[~~N~~]o conceptual or development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a conceptual plan, site plan, development plan, site analysis, or development schedule do not apply.

(b) Subdistrict 1. Development and use of Subdistrict 1 for a multiple-family use must comply with the Subdistrict 1 conceptual plan (Exhibit 101A). If there is a conflict between the text of this article and the Subdistrict 1 conceptual plan, the text of this article controls.”

SECTION 5. That Section 51P-101.105, “Main Uses,” of Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-101.105. MAIN USES PERMITTED.**

(a) In general. Except as provided in this section, t[~~T~~]he following [main] uses are the only main uses permitted [~~on the Property~~]:

(1) Residential uses.

- Single-family.
- [— ~~Hotel or motel.~~]

(2) Utility and public service uses.

- Utility or government installation other than listed.
- Local utilities.
- Electrical substation.
- Radio, television, or microwave tower.
- Commercial radio or television transmitting station.
- Sewage pumping station.
- Sewage treatment plant. [*SUP*]
- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.
- Water treatment plant.

(3) Transportation uses.

- Airport or landing field.
- STOL (short takeoff or landing) port.
- Transit passenger shelter.
- Helistop. [*SUP*]

(4) Community service uses.

- Post office.
- Community, welfare, or health center.
- Foster home.
- Child-care facility.
- Halfway house. [SUP]
- Family home.

(5) Medical uses.

- Hospital.
- Establishment for care of alcoholic, narcotic, or psychiatric patients. [SUP]
- Medical clinic or ambulatory surgical center.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.
- Rectory.
- Convent or monastery.
- Cemetery or mausoleum. [SUP]
- Establishment of religious, charitable, or philanthropic nature.

(7) Education uses.

- Public [~~Pub~~ie] or private school.
- Institution for special education.
- Business school.
- College, university, or seminary.
- College fraternity or sorority house.
- College dormitory.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Public park or playground.
- Game court center.
- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement. [SUP]
- Theater.
- Wax museum.

(9) Bar and restaurant uses.

- Alcoholic beverage establishments.
- Restaurant without drive-in service.
- Private club.
- Catering service.

(10) Personal, professional, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber or beauty shop.
- Health studio.
- Custom cleaning shop.
- Self-service laundry or dry cleaning.
- Laundry or cleaning pick-up or receiving station.
- Key shop.
- Shoe repair.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcrafted bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery store.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Pet shop.
- Furniture store.
- Second hand store.
- Pawn shop.
- Hardware or sporting goods store.
- Home improvement center.

- Hobby and art supplies store.
- Paint and wallpaper store.

(12) Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Auto painting or body rebuilding shop (inside) [SUP]
- Car wash.
- Service station.

(13) Commercial uses.

- Appliance fix-it shop.
- Tool and equipment rental (inside display only).
- Mining. [SUP]
- Duplication shop.
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Aluminum collection center.

(15) Animal related uses.

- Farm or ranch.
- Veterinarian's office.
- Animal clinic without outside run.

(16) Industrial and manufacturing uses.

- None permitted.

(17) Lodging uses.

- Hotel and motel.

(b) Subdistrict 1. The following main uses are permitted in Subdistrict 1:

(1) Residential uses.

- Single-family.
- Multiple-family.

(2) Utility and public service uses.

- None permitted.

- (3) Transportation uses.
  - Transit passenger shelter.
  - Helistop. [SUP]
- (4) Community service uses.
  - Post office.
  - Child or adult care facility.
- (5) Medical uses.
  - Medical clinic or ambulatory surgical center.
  - Optical shop.
  - Medical appliance fitting and sales.
- (6) Religious uses.
  - Church.
- (7) Education uses.
  - None permitted.
- (8) Recreation and entertainment uses.
  - Public park or playground.
- (9) Bar and restaurant uses.
  - Restaurant without drive-in service.
- (10) Personal, professional, and custom crafts uses.
  - Office.
  - Temporary construction or sales office.
  - Bank or savings and loan office.
  - Barber or beauty shop.
  - Laundry or cleaning pick-up or receiving station.
- (11) Retail uses.
  - Retail stores other than listed.
  - Antique shop.
  - Retail food store.

- Bakery or confectionery store.
- Book and stationary store.
- Camera shop.
- Clothing store.
- Drug store.
- Florist store.
- Pet shop.
- Furniture store.
- Hardware or sporting goods store.
- Hobby and art supplies store.
- Paint and wallpaper store.

(12) Motor vehicle related uses.

- Auto parts sales (inside only).

(13) Commercial uses.

None permitted.

(14) Storage and waste disposal uses.

None permitted.

(15) Animal related uses.

None permitted.

(16) Industrial and manufacturing uses.

None permitted.

(17) Lodging uses.

- Hotel and motel.”

SECTION 6. That Section 51P-101.107, “Yard, Lot, and Space Regulations,” of Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:



**“SEC. 51P-101.107. YARD, LOT, AND SPACE REGULATIONS.**

(a) In general. Except as provided in this section, the yard, lot, and space regulations in this subsection apply.

(1) Minimum front, side, and rear yard requirements. Minimum front, side, and rear yard requirements for the SC Shopping Center District apply in this PD.

(2[b]) Floor area ratio. Maximum permitted floor area ratio is 0.15:1.

(3[e]) Height. Maximum permitted building height is 240 feet.

(4[d]) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5[e]) Lot area, width, and depth. Minimum lot area, width, and depth requirements for the SC Shopping Center District apply in this PD.

(b) Subdistrict 1. The yard, lot, and space regulations in this subsection apply in Subdistrict 1.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations for the SC Shopping Center District apply.

(2) Front, side, and rear yards. For residential uses, the minimum front, side, and rear yard requirements for the MF-1 Multiple-Family District apply.

(3) Density. For multiple-family uses, maximum number of dwelling units per acre is 12.

(4) Floor area ratio.

(A) Except as provided in this paragraph, maximum floor area ratio is 0.15:1.

(B) For a multiple-family use that is compliant with Section 51P-101.111.1, maximum floor area ratio is 0.25:1.

(5) Height.

(A) Except as provided in this paragraph, maximum structure height is 240 feet.

(B) For residential uses, maximum structure height is 30 feet.

(6) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot area, width, and depth. For a residential use, the minimum lot area, width, and depth requirements for the MF-1 Multiple-Family District apply.

(8) Fencing and screening. Fencing and screening are permitted and required in accordance with Section 51A-4.602.”

SECTION 7. That Section 51P-101.108, “Off-Street Parking and Loading,” of Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-101.108. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, c[C]onsult the use regulations in Division 51-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of Chapter 51 for information regarding off-street parking and loading generally.

(b) Multifamily uses in Subdistrict 1.

(1) For efficiency and one-bedroom dwelling units, one space per bedroom with a minimum of one space per dwelling unit must be provided.

(2) For dwelling units with two or more bedrooms, one-half space per bedroom with a maximum of two spaces per dwelling unit must be provided.

(3) If required parking is restricted to resident parking only, an additional one-quarter space per dwelling unit must be provided for guest parking.

(4) No additional parking is required for accessory uses that are limited principally to residents.”

SECTION 8. That Section 51P-101.111, “Signs,” of Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-101.111. SIGNS.**

(a) Except as provided in this section, s~~[S]~~igns must comply with the provisions for business zoning districts ~~[eontained]~~ in Article VII.

(b) For residential uses in Subdistrict 1, signs must comply with the provisions for nonbusiness zoning districts in Article VII.”

SECTION 9. That Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-101.111.1, “Mixed Income Housing,” to read as follows:

**“SEC. 51P-101.111.1. MIXED INCOME HOUSING.**

(a) In general. Except as provided in this section, the development bonuses identified in Section 51P-101.107 apply if a minimum of five percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income and are in compliance with Division 51A-4.1100, as amended. No more than five percent of the residential units may be mixed income housing.

(b) Development standards. Compliance with Section 51A-4.1107 is required.”

SECTION 10. That Section 51P-101.116, “Zoning Map,” of Article 101, “PD 101,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

~~“[SEC. 51P-101.116. ZONING MAP.~~

~~PD 101 is located on Zoning Map Nos. P-2 and P-3.]”~~

SECTION 11. That development of this district must comply with the full-scale version of Exhibit 101B (Subdistrict 1 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 12. 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 13. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 14. 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 15. 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 16. 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:

TAMMY L. PALOMINO, City Attorney

By   
Assistant City Attorney

Passed SEP 11 2024

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GIS\_Approved

**EXHIBIT A**

Mesquite Height Additions  
8311 W. Camp Wisdom Road.

Tract 1

Lots 15 through 19, Block 2, of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, same being those tracts of land conveyed to Iliyan Development Corporation, by deed recorded in Inst. No. 201000006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;

THENCE North 30 degrees 00 minutes 00 seconds West a distance of 424.38 feet to a point for corner at the West corner of Lot 15, Block 2 of said addition;

THENCE North 59 degrees 56 minutes 59 seconds East along the North line of said Lot 15 a distance of 162.12 feet to a point for corner, said point being in the West line of X-Ray Lane, a 60 foot right-of-way;

THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said X-Ray Lane, a distance of 422.32 feet to a point for corner at the East corner of Lot 18, Block 2 of said addition and being in the North line of said Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 162.50 feet to the POINT OF BEGINNING and containing 1.58 acres or 68,713 square feet of land.

Tract 2

Lots 1 through 16, 18 through the south part of 20, 21 through 37 Block 1 and all of Bell Court (Camp Wisdom Court), of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas

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GIS\_Approved

County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, same being those tracts of land conveyed to Iliyan Development Corporation, by deed recorded in Inst. No. 201000006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;

THENCE North 59 degrees 13 minutes 23 seconds East, along the North line of Camp Wisdom Road, a distance of 222.50 feet to a point for corner at the South corner of Lot 4, Block 1 of said addition and in the East line of X-Ray Lane, a 60 foot right-of-way, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 30 degrees 02 minutes 59 seconds West, along the East line of said X-Ray Lane a distance of 601.56 feet to a point for corner at the West corner of Lot 37, Block 1 of said addition and being in the South line of Mesquite Lane, a 60 foot right-of-way;

THENCE North 59 degrees 56 minutes 59 seconds East, along the South line of said Mesquite Lane, a distance of 1062.00 feet to a point for corner at the North corner of Lot 26, Block 1 of said addition and in the West line of Turnout Lane, a 60 foot right-of-way;

THENCE South 30 degrees 02 minutes 59 seconds East along the West line of said Turnout Lane, a distance of 375.00 feet to a point for corner at the East corner of Lot 21, Block 1 of said addition;

THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of said Lot 21, a distance of 204.13 feet to a point for corner in the East line of Lot 16, Block 1 of said addition and being in a curve to the right having a radius of 249.95 feet, a delta angle of 8 degrees 55 minutes 44 seconds and a chord bearing and distance of South 38 degrees 17 minutes 16 seconds East for 38.91 feet;

THENCE along the East line of said Lot 16 and along said curve to the right an arc length of 38.95 feet to a point for corner;

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THENCE South 30 degrees 02 minutes 59 seconds East, along the East line of said Lot 16 a distance of 4.59 feet to a point for corner;

THENCE North 59 degrees 57 minutes 01 seconds East, a distance of 198.55 feet to a point for corner in the West line of said Turnout Lane;

THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said Turnout Lane, a distance of 170.00 feet to a point for corner at the East corner of Lot 20, Block 1 of said addition and in the North line of Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 323.04 feet to a point for corner at the South corner of Lot 18 of said addition;

THENCE North 30 degrees 02 minutes 59 seconds West, along the West line of Lot 18, a distance of 178.70 to a point for corner at the West corner Lot 18;

THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of Lot 16, a distance of 100.00 feet to a point corner;

THENCE South 30 degrees 02 minutes 59 seconds East, along the West line Lot 17, a distance of 179.97 feet to a point for corner in the North line of Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of Camp Wisdom Road, a distance of 639.05 feet to the POINT OF BEGINNING and containing 13.89 acres or 605,127 square feet.

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**EXHIBIT 101A**  
**Property Descriptions**

**PERIMETER**

BEING all of City Blocks 1/6113, 2/6113, 3/6113, 4/6113, 5/6113, 6/6113 and 7/6113, said property fronting 1436.25 feet on the northwest line of Camp Wisdom road, beginning at the intersection of the northwest line of Camp Wisdom Road and the west line of Florina Drive (abandoned), and fronting 149.45 feet on the west line of Florina Drive, beginning at the northwest corner of Camp Wisdom Road and Florina Drive, and involving all of those properties having frontage on Camp Wisdom Road, X-Ray Lane, Mesquite Lane, Turnout Lane, Lindaloe Lane, Pixie Lane, Prime Lane and Camp Wisdom Court.

**SUBDISTRICT 1**

**Tract 1**

Lots 15 through 19, Block 2, of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, same being those tracts of land conveyed to Iliyan Development Corporation, by deed recorded in Inst. No. 201000006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;

THENCE North 30 degrees 00 minutes 00 seconds West a distance of 424.38 feet to a point for corner at the West corner of Lot 15, Block 2 of said addition;

THENCE North 59 degrees 56 minutes 59 seconds East along the North line of said Lot 15 a distance of 162.12 feet to a point for corner, said point being in the West line of X-Ray Lane, a 60 foot right-of-way;

THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said X-Ray Lane, a distance of 422.32 feet to a point for corner at the East corner of Lot 18, Block 2 of said addition and being in the North line of said Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 162.50 feet to the POINT OF BEGINNING and containing 1.58 acres or 68,713 square feet of land.

**Tract 2**



Lots 1 through 16, 18 through the south part of 20, 21 through 37 Block 1 and all of Bell Court (Camp Wisdom Court), of Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71046, Page 2467, Plat Records, Dallas County, Texas, same being those tracts of land conveyed to Iliyan Development Corporation, by deed recorded in Inst. No. 201000006282, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the South corner of Lot 19, Block 2 of said addition and in the North line of Camp Wisdom Road, a 100 foot right-of-way;

THENCE North 59 degrees 13 minutes 23 seconds East, along the North line of Camp Wisdom Road, a distance of 222.50 feet to a point for corner at the South corner of Lot 4, Block 1 of said addition and in the East line of X-Ray Lane, a 60 foot right-of-way, said point being the POINT OF BEGINNING of the herein described tract;

THENCE North 30 degrees 02 minutes 59 seconds West, along the East line of said X-Ray Lane a distance of 601.56 feet to a point for corner at the West corner of Lot 37, Block 1 of said addition and being in the South line of Mesquite Lane, a 60 foot right-of-way;

THENCE North 59 degrees 56 minutes 59 seconds East, along the South line of said Mesquite Lane, a distance of 1062.00 feet to a point for corner at the North corner of Lot 26, Block 1 of said addition and in the West line of Turnout Lane, a 60 foot right-of-way;

THENCE South 30 degrees 02 minutes 59 seconds East along the West line of said Turnout Lane, a distance of 375.00 feet to a point for corner at the East corner of Lot 21, Block 1 of said addition;

THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of said Lot 21, a distance of 204.13 feet to a point for corner in the East line of Lot 16, Block 1 of said addition and being in a curve to the right having a radius of 249.95 feet, a delta angle of 8 degrees 55 minutes 44 seconds and a chord bearing and distance of South 38 degrees 17 minutes 16 seconds East for 38.91 feet;

THENCE along the East line of said Lot 16 and along said curve to the right an arc length of 38.95 feet to a point for corner;

THENCE South 30 degrees 02 minutes 59 seconds East, along the East line of said Lot 16 a distance of 4.59 feet to a point for corner;

THENCE North 59 degrees 57 minutes 01 seconds East, a distance of 198.55 feet to a point for corner in the West line of said Turnout Lane;

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THENCE South 30 degrees 02 minutes 59 seconds East, along the West line of said Turnout Lane, a distance of 170.00 feet to a point for corner at the East corner of Lot 20, Block 1 of said addition and in the North line of Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of said Camp Wisdom Road, a distance of 323.04 feet to a point for corner at the South corner of Lot 18 of said addition;

THENCE North 30 degrees 02 minutes 59 seconds West, along the West line of Lot 18, a distance of 178.70 to a point for corner at the West corner Lot 18;

THENCE South 59 degrees 57 minutes 13 seconds West, along the South line of Lot 16, a distance of 100.00 feet to a point corner;

THENCE South 30 degrees 02 minutes 59 seconds East, along the West line Lot 17, a distance of 179.97 feet to a point for corner in the North line of Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the North line of Camp Wisdom Road, a distance of 639.05 feet to the POINT OF BEGINNING and containing 13.89 acres or 605,127 square feet.

**NOTE:** This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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PROJECT: MOUNTAIN CREEK CROSSING  
8353 W. CAMP WISDOM ROAD, DALLAS TX

| DRAWING REVISIONS |  |
|-------------------|--|
| DATE              |  |
|                   |  |
|                   |  |
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|                   |  |
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DRAWN BY: NEC  
CHECKED BY: BH  
DESCRIPTION:

CONCEPTUAL  
PLAN

DATE: 04/02/24  
PROJECT NO: MCRXPS 0124  
FILE NAME: 001  
SHEET:

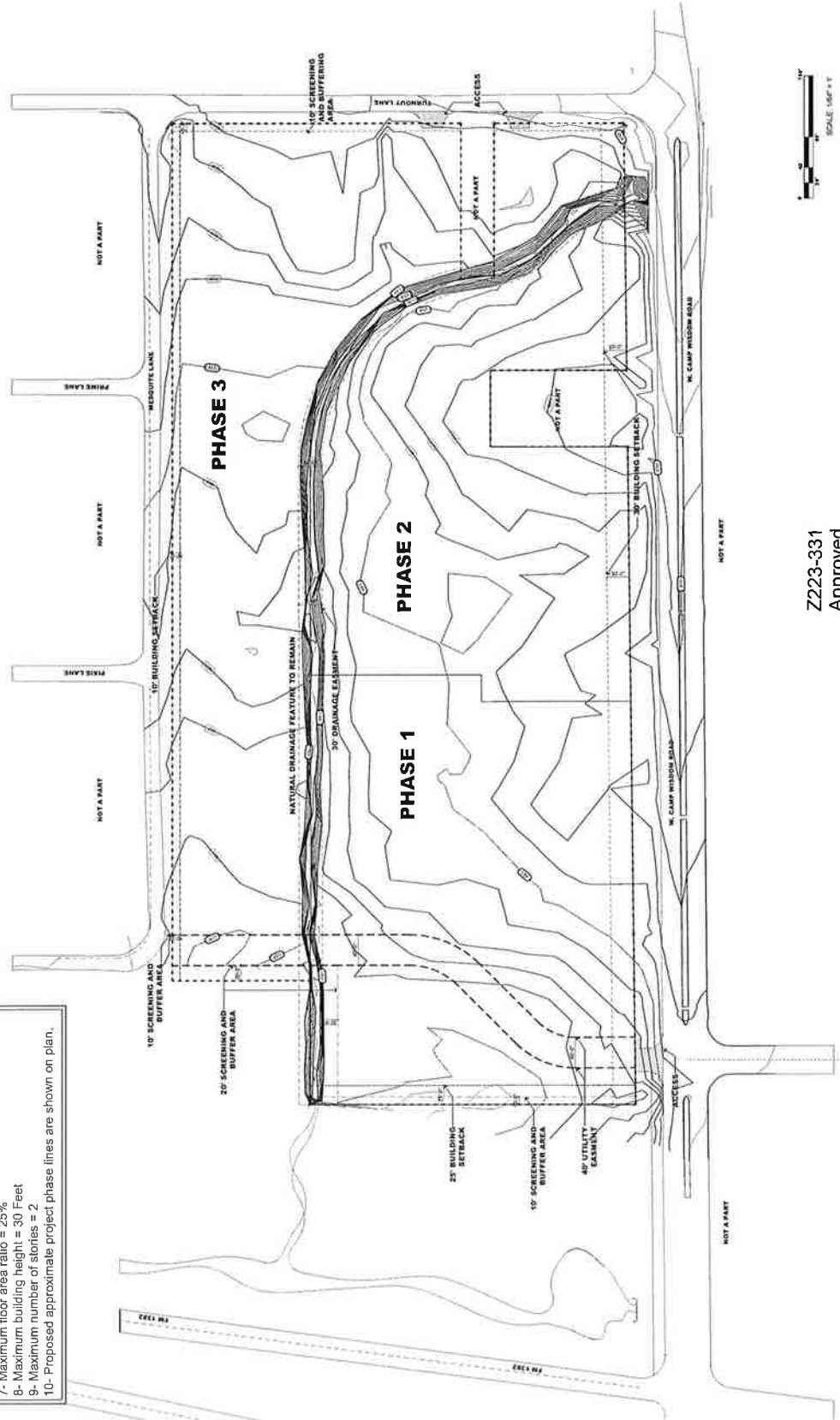
A-1

# CONCEPTUAL PLAN

## MOUNTAIN CREEK CROSSING

(15.47 A.C.)

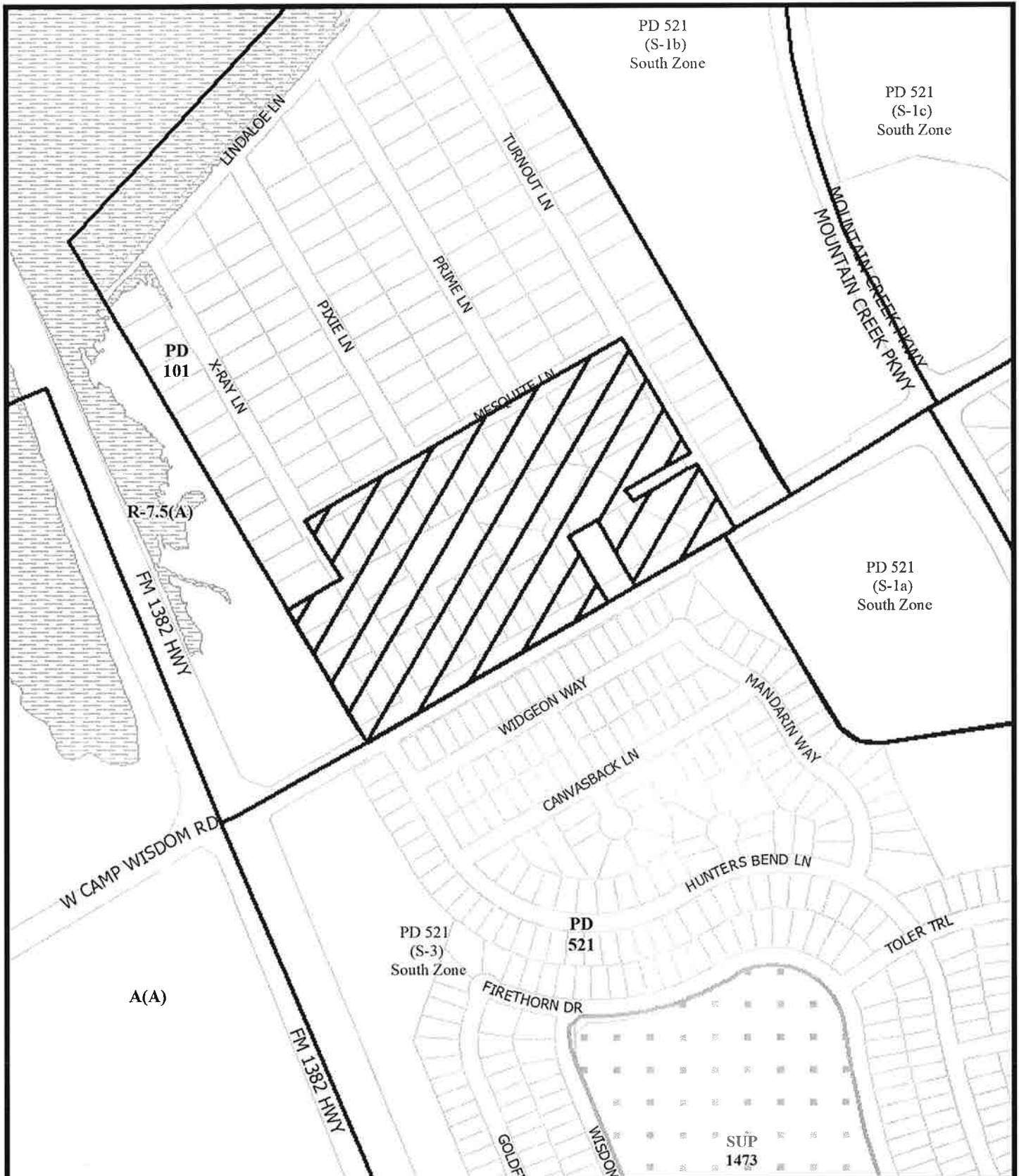
- LAND USE INFORMATION**
- 1- There are no cemeteries or historical landmarks on the property.
  - 2- Property area = 15.47 Acres.
  - 3- Land Use for the property = Multifamily
  - 4- Maximum lot coverage = 40%.
  - 5- Net residential density = 12 Units per acre.
  - 6- Maximum number of units = 180 Units
  - 7- Maximum floor area ratio = 25%
  - 8- Maximum building height = 30 Feet
  - 9- Maximum number of stories = 2
  - 10- Proposed approximate project phase lines are shown on plan.



Z223-331  
Approved  
City Plan Commission  
July 25, 2024

32851

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1:4,800

## ZONING MAP

Case no: **Z223-331**

Date: **5/14/2024**



## 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 11 2024

ORDINANCE NUMBER 32851

DATE PUBLISHED SEP 14 2024

ATTESTED BY: