

ORDINANCE NO. 27558

An ordinance amending Article 711, "PD 711," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the development plan regulations in Section 51P-711.105 and the landscaping regulations in Section 51P-711.112 of Article 711; providing a new conceptual plan; providing a development plan for retirement housing uses; providing a landscape plan for retirement housing uses; 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 711 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-711.105, "Development Plan," of Article 711, "PD 711," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

“SEC. 51P-711.105.**DEVELOPMENT PLAN.**

(a) Except as provided in this section, a[A] development plan that complies with the conceptual plan and this article must be submitted for each tract and must be approved by the city plan commission prior to the issuance of a building permit for that tract.

(b) For multifamily uses, the development plan for each tract must include a tabulation box, consisting of the proposed density, the existing density, and the proposed and existing lot coverage on the Property.

(c) For retirement housing uses, development and use of the Property must comply with the development plan for retirement housing uses (Exhibit 711B). If there is a conflict between the text of this article and the development plan for retirement housing uses, the text of this article controls.”

SECTION 2. That Section 51P-711.112, “Landscaping,” of Article 711, “PD 711,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-711.112.**LANDSCAPING.**

(a) Except as provided in this section, a[A] landscape plan that complies with Article X must be approved by the city plan commission for each tract prior to the issuance of a certificate of occupancy.

(b) The trees and the tree preservation setback area shown on the conceptual plan must be maintained and incorporated into the respective landscape plan for each tract.

(c) For retirement housing uses, landscaping must be provided as shown on the landscape plan for retirement housing uses (Exhibit 711C). If there is a conflict between the text of this article and the landscape plan for retirement housing uses, the text of this article controls.

(d[e]) [A] P[plant] materials must be maintained in a healthy, growing condition.”

SECTION 3. That the conceptual plan, Exhibit 711A of Article 711, “PD 711,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 711A attached to this ordinance.

SECTION 4. That the development/landscape plan approved by the city plan commission on September 11, 2008, is replaced by the Exhibits 711B (development plan for retirement housing uses) and 711C (landscape plan for retirement housing uses) attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale versions of Exhibits 711A (conceptual plan), 711B (development plan for retirement housing uses), and 711C (landscape plan for retirement housing uses) 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 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

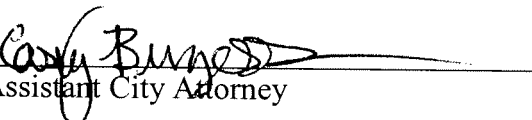
SECTION 7. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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 JUN 10 2009

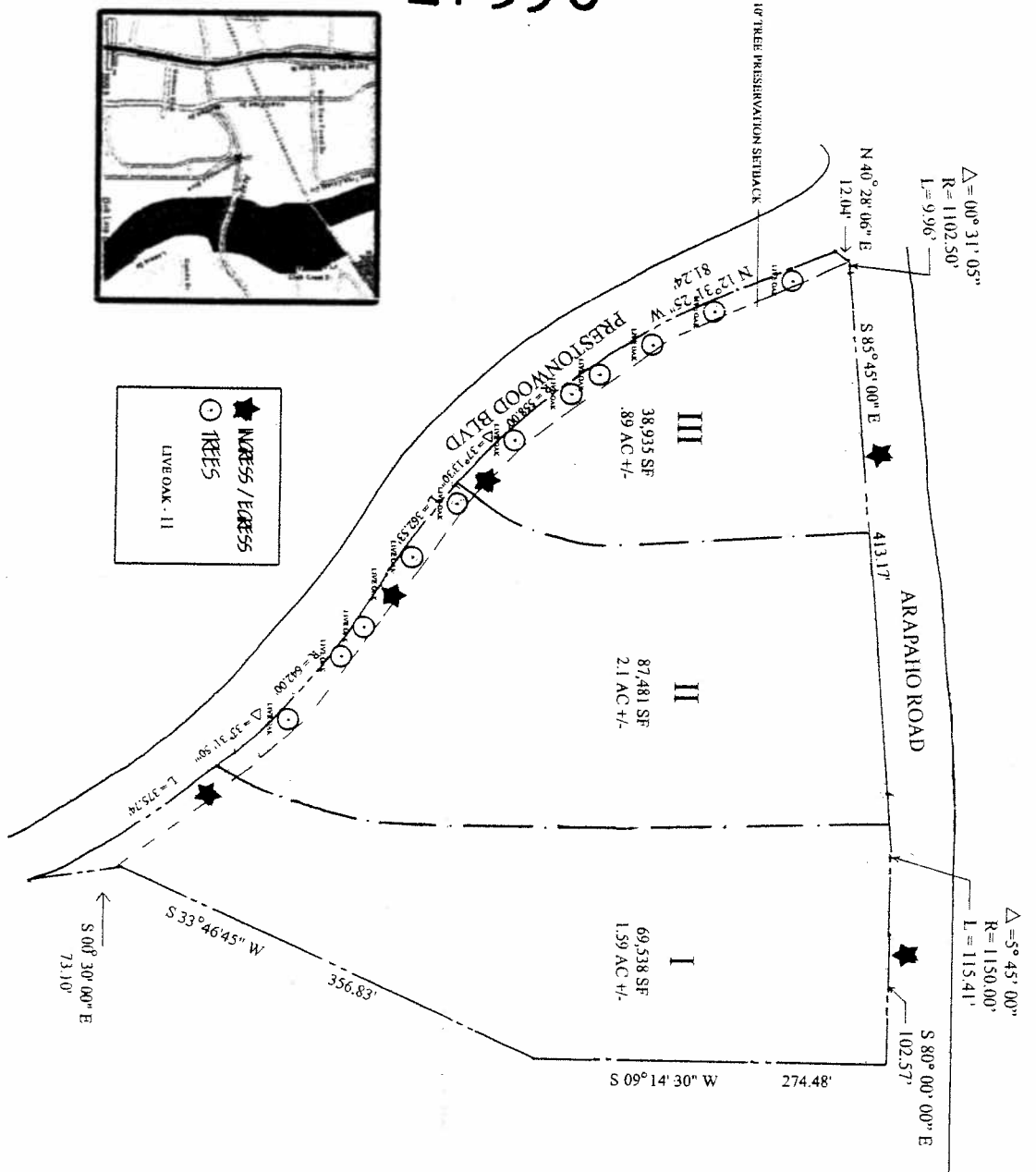
27558



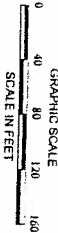
5350 ALPHA ROAD, DALLAS, TEXAS 75240-8727, 701 9636

HUPPERT'S AND PROHMAN ARCHITECTS, L.P.

1000 WEST WASHINGTON STREET, SUITE 2000, DALLAS, TEXAS 75201-2000



112 # 04119



CONCEPTUAL PLAN

SCALE: 1/40

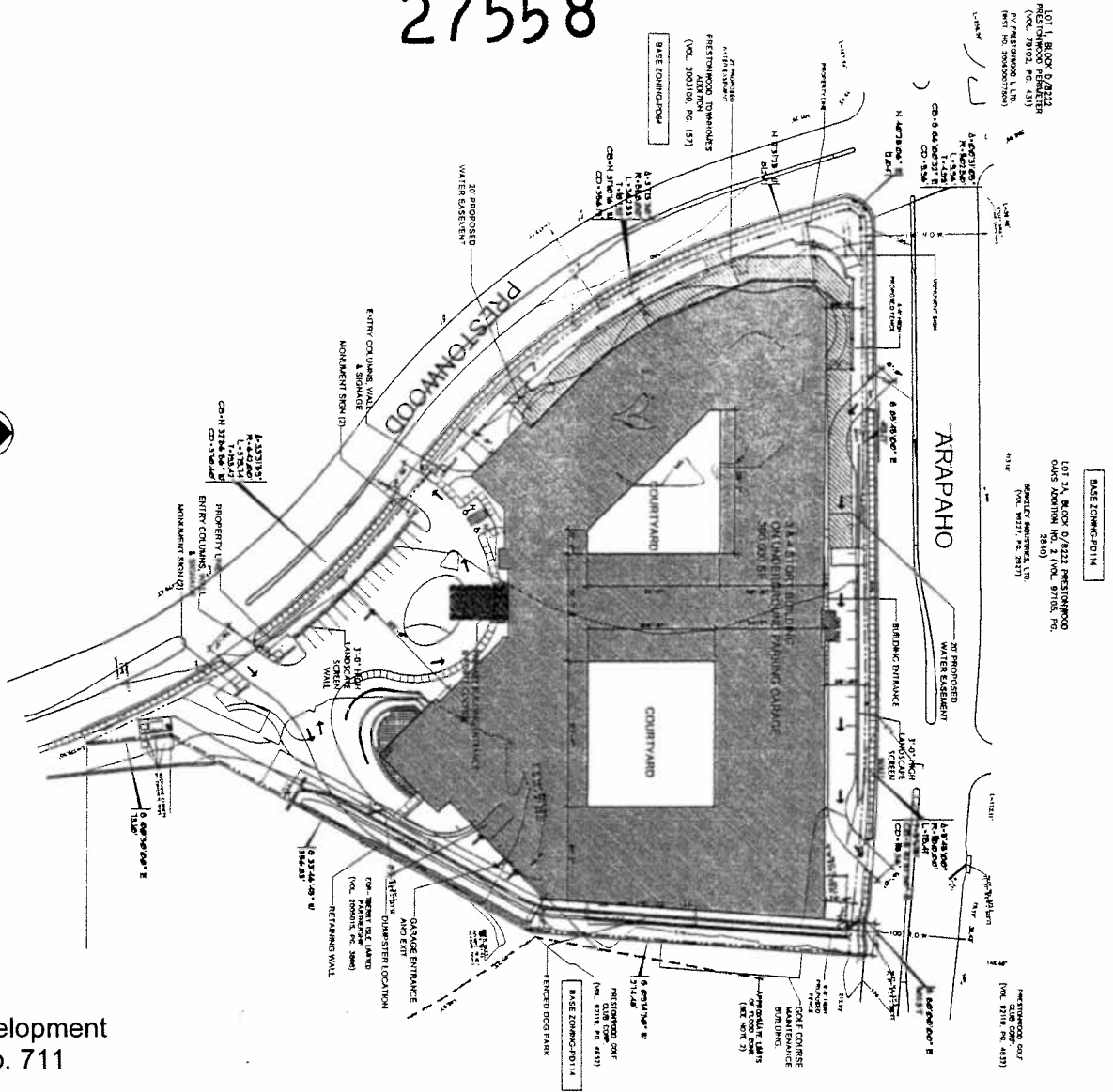
ZONING CASE # 2089-153 (WE)

Planned Development District No. 711

Approved City Plan Commission May 7, 2009

Prepared Using ArcGIS

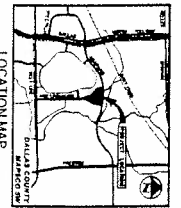
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Planned Development
District No. 711

Approved
City Plan Commission
May 7, 2009

Z089-153 (WE)



LAND AREA	31.00 AC
BUILDING AREA	110,000 SQ FT
PROPOSED PARKING SPACES	100
FLOOR AREA RATIO	3.55
LOT COVERAGE	35.5%
PARKING	100 SPACES
OFF-STREET LOADING AREA	100 SPACES
SETBACKS	15 FT
USE	RESIDENTIAL
DENSITY	100 UNITS

NOTES

1. Building footprint for this survey is based on a building of South St. project, 45' setback. ETL, for the south right-of-way line of Arapaho Road according to the plat of Prestonwood Phase II recorded in Volume 19378, Page 808 of the Public Records of Dallas County, Texas.
2. Subject property is shown on the Historical Flood Insurance Program Flood Insurance Study Map for Dallas County, Texas (Map No. 48115C(00) 2, Community Flood No. 480117 (00) 2, Effective Date August 23, 2007).



The Tradition- Prestonwood
15250 Prestonwood Boulevard
Dallas, Texas 75248

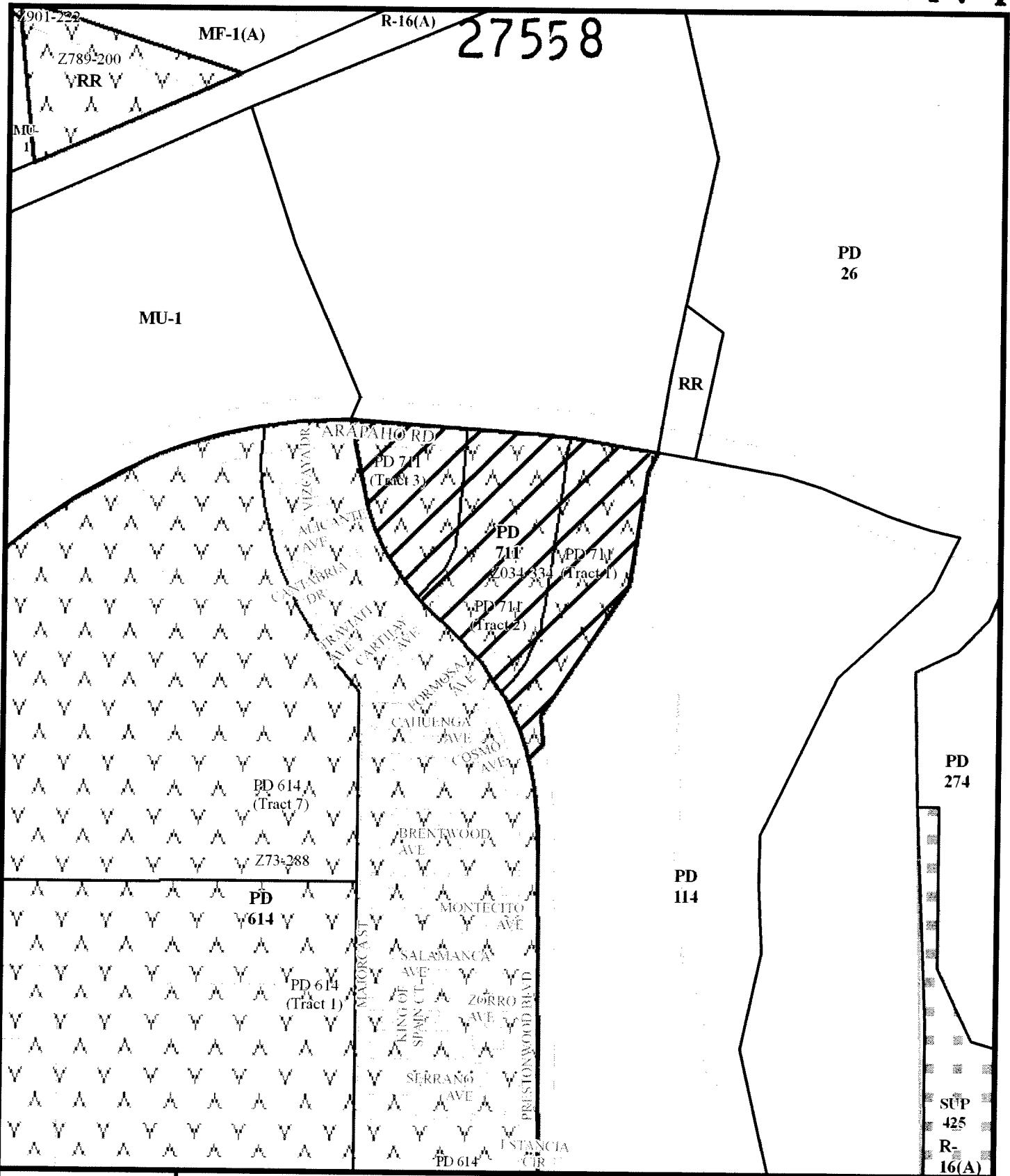


CONSTRUCTION
PACKAGE II
DEVELOPMENT PLAN
PD711 ORDINANCE
NO. 27078
PD.001



CT
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ZONING AND LAND USE

Map no: B-7
 Case no: Z089-153 WE