

3-26-12

ORDINANCE NO. **28590**

An ordinance amending Article 194, "PD 194," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; providing a new development plan; providing a new elevation/landscape 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 this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 194 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 194, "PD 194," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"ARTICLE 194.**

**PD 194.**

**SEC. 51P-194.101. LEGISLATIVE HISTORY.**

PD 194 was established by Ordinance No. 18598, passed by the Dallas City Council on February 27, 1985. Ordinance No. 18598 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

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**SEC. 51P-194.102. PROPERTY LOCATION AND SIZE.**

PD 194 is established on property generally located on the northwest side of Greenville Avenue, north of the north line of Boundbrook Avenue. The size of PD 194 is approximately 41,628 square feet.

**SEC. 51P-194.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51.

**SEC. 51P-194.104. EXHIBITS [CONCEPTUAL PLAN].**

The following exhibits are incorporated into this article:

(1) Exhibit 194A: development plan.

(2) Exhibit 194B: development plan and elevation. [~~Development of the fire station must conform to the conceptual plan that is labelled Exhibit 194A. Development of residential uses must comply with the standards for an R 7.5 Single Family District as defined by the Dallas Development Code.~~]

**SEC. 51P-194.105. DEVELOPMENT PLAN.**

(a) For fire station and tower/antenna for cellular communication uses, development and use of the Property must comply with the development plan (Exhibit 194A). If there is a conflict between the text of this article and the development plan, the text of this article controls. [~~Prior to the issuance of a building permit for a fire station, a detailed development plan for the fire station must be approved by the city plan commission. The development plan must be in accordance with the conceptual plan and conditions of this article.~~]

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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**SEC. 51P-194.106. LANDSCAPE PLAN.**

(a) For fire station and tower/antenna for cellular communication uses, landscaping must be provided as shown on the development plan and elevation (Exhibit 194B). If there is a conflict between the text of this article and the development plan and elevation, the text of this article controls.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy growing condition. ~~[Prior to the issuance of a certificate of occupancy for a fire station, a detailed landscape plan for the fire station must be approved by the city plan commission.]~~

**SEC. 51P-194.107. USES.**

(a) Except as provided in this section, t[T]he only permitted uses on the Property are ~~[a fire station and]~~ those uses permitted in an R-7.5 Single-Family District.

(b) The following uses are also permitted:

- Fire station.
- Tower/antenna for cellular communication *[monopole cellular tower only]*.

**SEC. 51P-194.108. HEIGHT.**

(a) Maximum permitted height for the fire station is 22 feet. Height for residential uses must comply with the standards for an R-7.5 Single-Family District.

(b) The maximum height for the tower/antenna for cellular communication is 65 feet.

(c) Residential proximity slope does not apply to a tower/antenna for cellular communication. Residential proximity slope applies to all other uses.

**SEC. 51P-194.109. SETBACKS.**

For the fire station, the front yard setback is 25 feet from the currently existing right-of-way of Greenville Avenue. Side yard setbacks for the fire station are 10 feet and the rear yard setback is 15 feet. Setbacks for residential uses must conform to the standards of an R-7.5 Single-Family District.

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**SEC. 51P-194.110. SCREENING.**

A six-foot solid screening wall must be constructed along the western and southern boundaries of the fire station site.

**SEC. 51P-194.111. ADDITIONAL PROVISIONS [~~GENERAL REQUIREMENTS~~].**

(a) A tower/antenna for cellular communications support structure must be constructed to support the antenna arrays for at least two other wireless carriers. The tower/antenna for cellular communications support structure must be made available to other wireless communication carriers upon reasonable terms.

(b) Antenna cells mounted on a tower/antenna for cellular communication must be flush mounted and any future co-location cells must be of the same type.

(c) The Property must be properly maintained in a state of good repair and neat appearance.

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, [~~other applicable codes~~] and regulations of the city.

**SEC. 51P-194.112. COMPLIANCE WITH CONDITIONS [~~PAVING~~].**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

**[~~SEC. 51P-194.113. COMPLIANCE WITH CONDITIONS.~~]**

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of [~~for~~] a use [~~in this PD~~] until there has been [~~is~~] full compliance with this article, the Dallas Development Code, the construction codes, and all other [~~applicable~~] ordinances, rules, and regulations of the city.

**[~~SEC. 51P-194.114. ZONING MAP.~~]**

~~PD 194 is located on Zoning Map No. E-8.]”~~

SECTION 2. That the conceptual plan, Exhibit 194A of Article 194, “PD 194,” of Chapter 51P of the Dallas City Code, is replaced by the development plan, Exhibit 194A, attached to this ordinance.

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SECTION 3. That development of this district must comply with the full-scale versions of Exhibit 194A (development plan) and Exhibit 194B (development plan and elevation) 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 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 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 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.

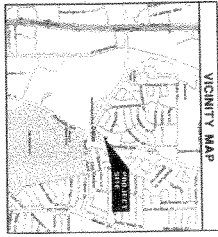
APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By   
Assistant City Attorney

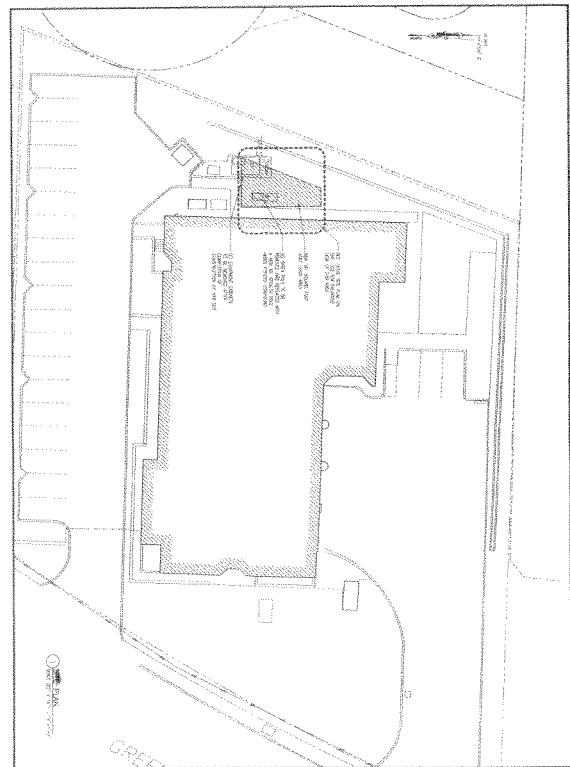
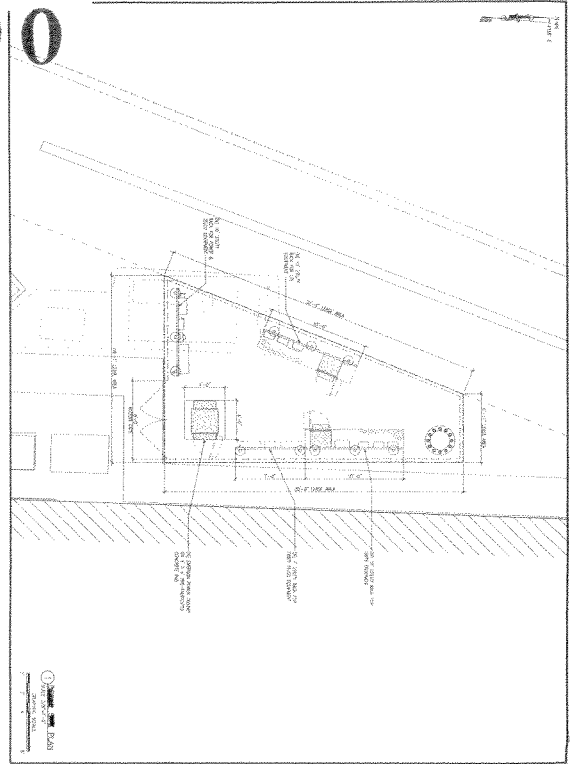
Passed MAR 28 2012

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Planned Development  
District No. 194

Approved  
City Plan Commission  
February 16, 2012

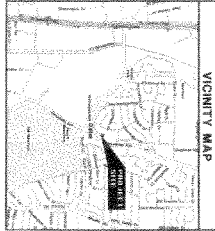


# DETAILED DEVELOPMENT PLAN

PLANNED DEVELOPMENT DISTRICT 194  
AMENDMENT  
8701 Greenville Avenue  
Dallas Fire Station No. 28  
Z 112-139

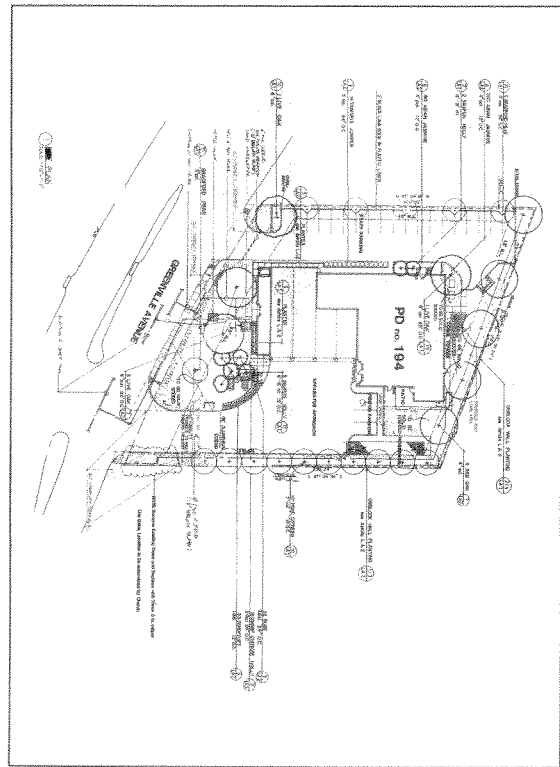
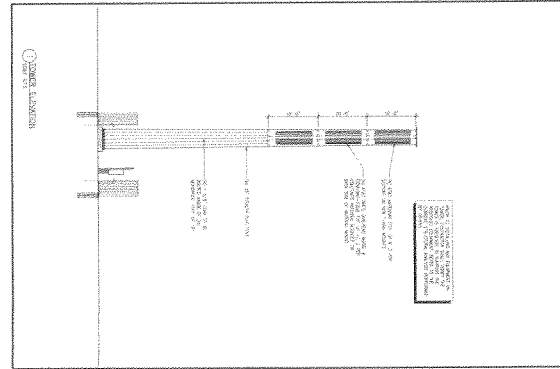


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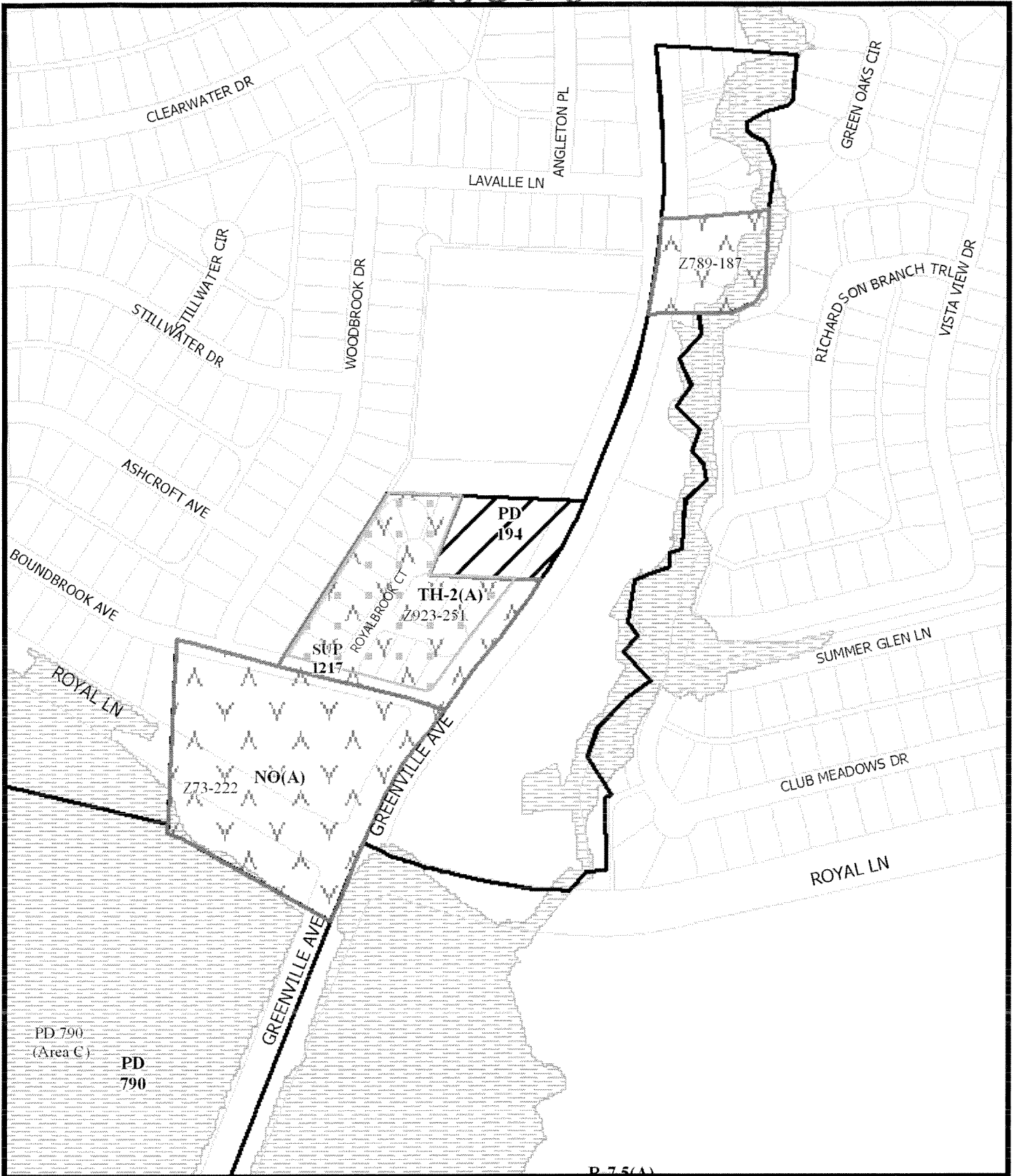
# DEVELOPMENT PLAN AND ELEVATION

PLANNED DEVELOPMENT DISTRICT 194  
AMENDMENT  
8701 Greenville Avenue  
Dallas Fire Station No. 28  
Z 112-139



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## ZONING AND LAND USE

Case no: Z112-139

Date: 12/19/2011