

8-7-12

ORDINANCE NO. 28720

An ordinance amending Article 493, "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the development plan; yard, lot, and space; and landscaping regulations in Sections 51P-493.104, 51P-493.107, and 51P-493.110 of Article 493; providing a new Section 51P-493.103.1; deleting Section 51P-493.117; providing a new development plan; amending Ordinance No. 23374, passed by the Dallas City Council on December 10, 1997, to provide a new 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 493 and Ordinance No. 23374 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 493, "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-493.103.1, "Exhibit," to read as follows:

“SEC. 51P-493.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 493A: development plan.”

SECTION 2. That Section 51P-493.104, “Development Plan,” of Article 493, “PD 493,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-493.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 493A). ~~If there is [In the event of]~~ a conflict between the ~~text [provisions]~~ of this article and the development plan, the ~~text [provisions]~~ of this article controls. ~~[[Note: The development plan is incorrectly stamped with Ordinance No. 23375, rather than Ordinance No. 23374.]]~~”

SECTION 3. That Section 51P-493.107, “Yard, Lot, and Space Regulations,” of Article 493, “PD 493,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-493.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section [below], the yard, lot, and space regulations for the NO(A) Neighborhood Office District [contained in Section 51A-4.121(a)(4)] apply ~~[to this PD]~~.

(b) Front[, side, and rear] yard. Minimum front[, side, and rear] yard[s] is 22 feet [are as shown on the development plan].

(c) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 11 feet.

(d) Floor area. Maximum floor area is 15,000 square feet [as shown on the development plan].

(e[~~d~~]) Height. Except as provided in Section 51A-4.408(a)(2), maximum structure height is 30 feet.

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(f[e]) Lot coverage. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not ~~[as shown on the development plan]~~.

(g[f]) Stories. Maximum number of stories above grade is two.”

SECTION 4. That Section 51P-493.110, “Landscaping,” of Article 493, “PD 493,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-493.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls ~~[in accordance with Article X]~~.

(b) ~~[A] P~~[p]lant materials must be maintained in a healthy, growing condition.”

SECTION 5. That Section 51P-493.117, “Zoning Map,” of Article 493, “PD 493,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

“~~SEC. 51P-493.117. ZONING MAP.~~

~~PD 493 is located on Zoning Map Nos. H-8 and G-8.]”~~

SECTION 6. That the development plan, Exhibit 493A of Article 493, “PD 493,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 493A attached to this ordinance.

SECTION 7. That development of this district must comply with the full-scale version of Exhibit 493A (development 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 8. That the property description in the caption and Section 1 of Ordinance No. 23374 is amended to read as follows:

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"BEING [~~all of~~] Lot[s] 2A[, 3, 4, 5, and 6] in City Block A/2954; [~~in the W.P. Carder Survey, Abstract No. 282, in the City of Dallas, Dallas County, Texas, said lots~~] fronting 437.54 feet on the west line of Skillman Street[, ~~beginning at a point 75.76 feet~~] north of [~~the north line of~~] Woodcrest Lane;[,] and containing approximately 1.04 acres [~~of land~~]."

SECTION 9. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 10. That the zoning ordinances of the City of Dallas and 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 11. 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 12. 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 Casey B. Burrell
Assistant City Attorney

AUG 08 2012

Passed _____

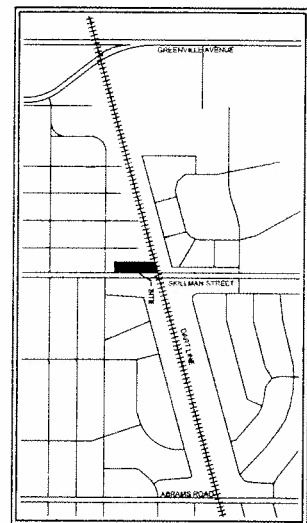
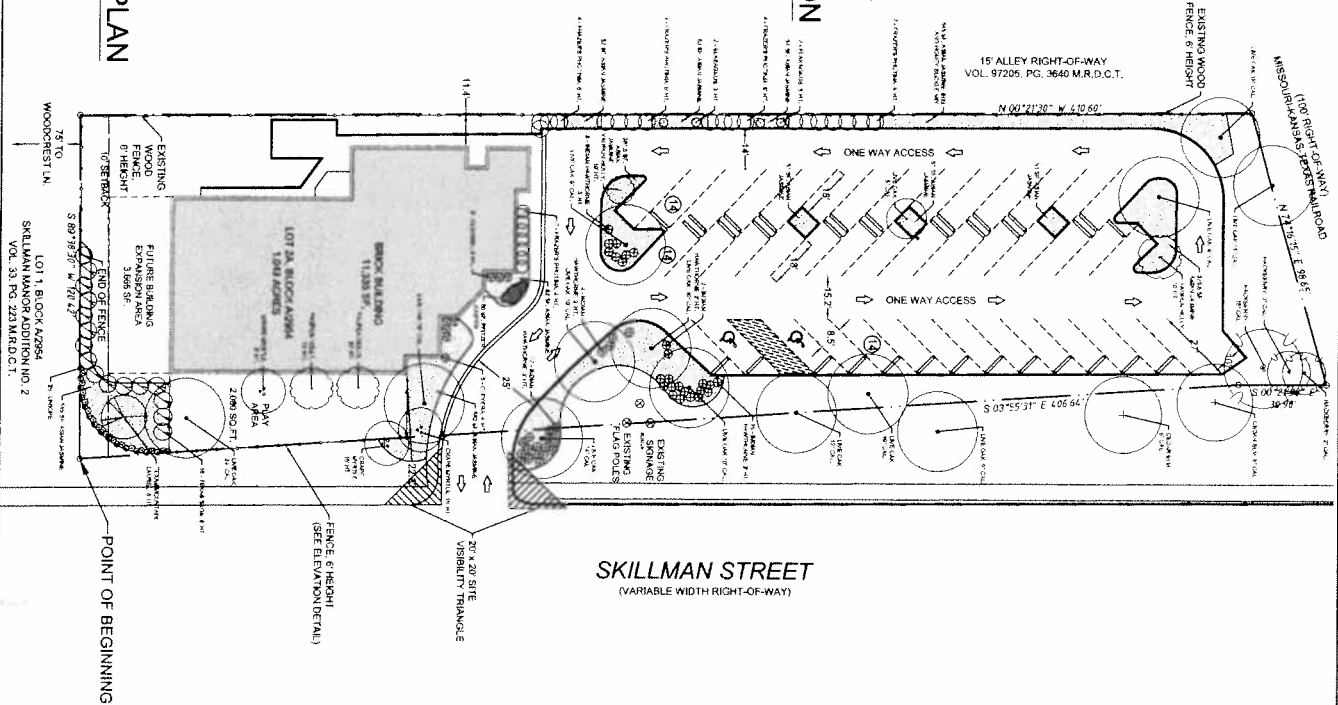
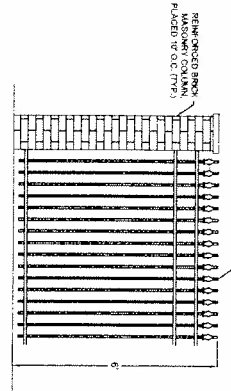


1 DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

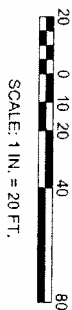


2 FENCE ELEVATION
SCALE: 1" = 20'-0"

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VICINITY MAP
NTS



PD 493
EXISTING BLDG. AREA: 11,335 SF.
EXPANSION AREA: 3,665 SF.
HEIGHT/STORIES: MAX. 30' / 2 STORIES
LOT COVERAGE: 33%
PROVIDED OFF-STREET PARKING: 42 SPACES

Planned Development
District No. 493

Approved
City Plan Commission
June 21, 2012

4411 SKILLMAN STREET
CITY OF DALLAS, TEXAS

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06/22/12
PROJECT NUMBER
CASE NUMBER



1:3,600

ZONING AND LAND USE

Case no: Z112-201

Date: 5/31/2012