

8-8-12

ORDINANCE NO. 28730

An ordinance amending Article 865, "PD 865," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending Sections 51P-865.104, 51P-865.106, and 51P-865.109 of Article 865; providing a new conceptual plan; providing a development 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 865 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-865.104, "Exhibit," of Article 865, "PD 865," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-865.104. EXHIBITS.**

The following exhibits are [is] incorporated into this article:

- (1) Exhibit 865A: conceptual plan.
- (2) Exhibit 865B: development plan."

28730

SECTION 2. That Section 51P-865.106, "Development Plan," of Article 865, "PD 865," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-865.106. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 865B) ~~[A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district]~~. If there is a conflict between the text of this article and the development plan, the text of this article controls."

SECTION 3. That Subparagraph (A) of Paragraph (4), "Projections," of Subsection (a), "Setbacks," of Section 51P-865.109, "Yard, Lot, and Space Regulations," of Article 865, "PD 865," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(A) Ordinary projections of canopies, balconies, stoops, bay windows, awnings, and other architectural features may project up to 10 feet into the required setbacks ~~[if a minimum sidewalk clearance from the projection of five feet is provided]~~."

SECTION 4. That Subsection (a) of Section 51P-865.114, "Additional Provisions," of Article 865, "PD 865," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

(a) A minimum eight-foot-wide ~~[six-foot-wide]~~ sidewalk with a minimum unobstructed four-foot-wide sidewalk must be provided along street frontages.

SECTION 5. That the conceptual plan, Exhibit 865A of Article 865, "PD 865," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 865A attached to this ordinance.

SECTION 6. That development of this district must comply with the full-scale versions of Exhibit 865A (conceptual plan) and Exhibit 865B (development plan) 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.

28730

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.

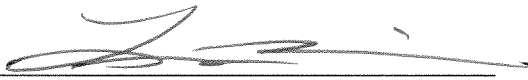
SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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:

THOMAS P. PERKINS, JR., City Attorney

By



Assistant City Attorney

Passed

AUG 08 2012

121954



1 CONCEPTUAL PLAN  
SCALE: 1" = 30'-0"

Exhibit 865A



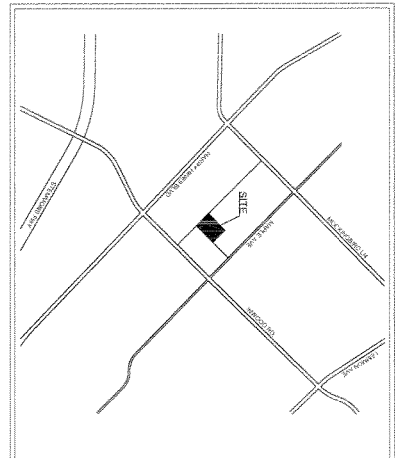
Planned Development  
District No. 865

Approved  
City Plan Commission  
June 21, 2012

CONCEPTUAL PLAN  
Z112-232  
USE: MULTI-FAMILY  
GROSS AREA: 4,989 ACRES  
MAX. LOT COVERAGE: 80%  
NET RESIDENTIAL DENSITY: 69 UNITS/AC  
MAX. HEIGHT: 80 FT./ 4 STORIES  
ENCROACHMENTS ARE PERMITTED WITHIN  
REQUIRED FRONT YARD IN ACCORDANCE  
WITH PD 865



VICINITY MAP  
NTS



RESIDENCES AT FOREST PARK  
CITY OF DALLAS, TEXAS

Baldwin  
Associates

BALDWIN  
ASSOCIATES

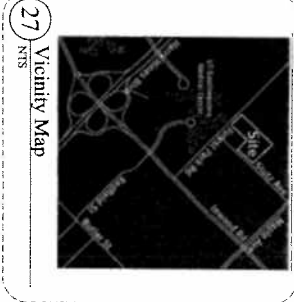
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

06/07/12

PROJECT NUMBER

CASE NUMBER

28730

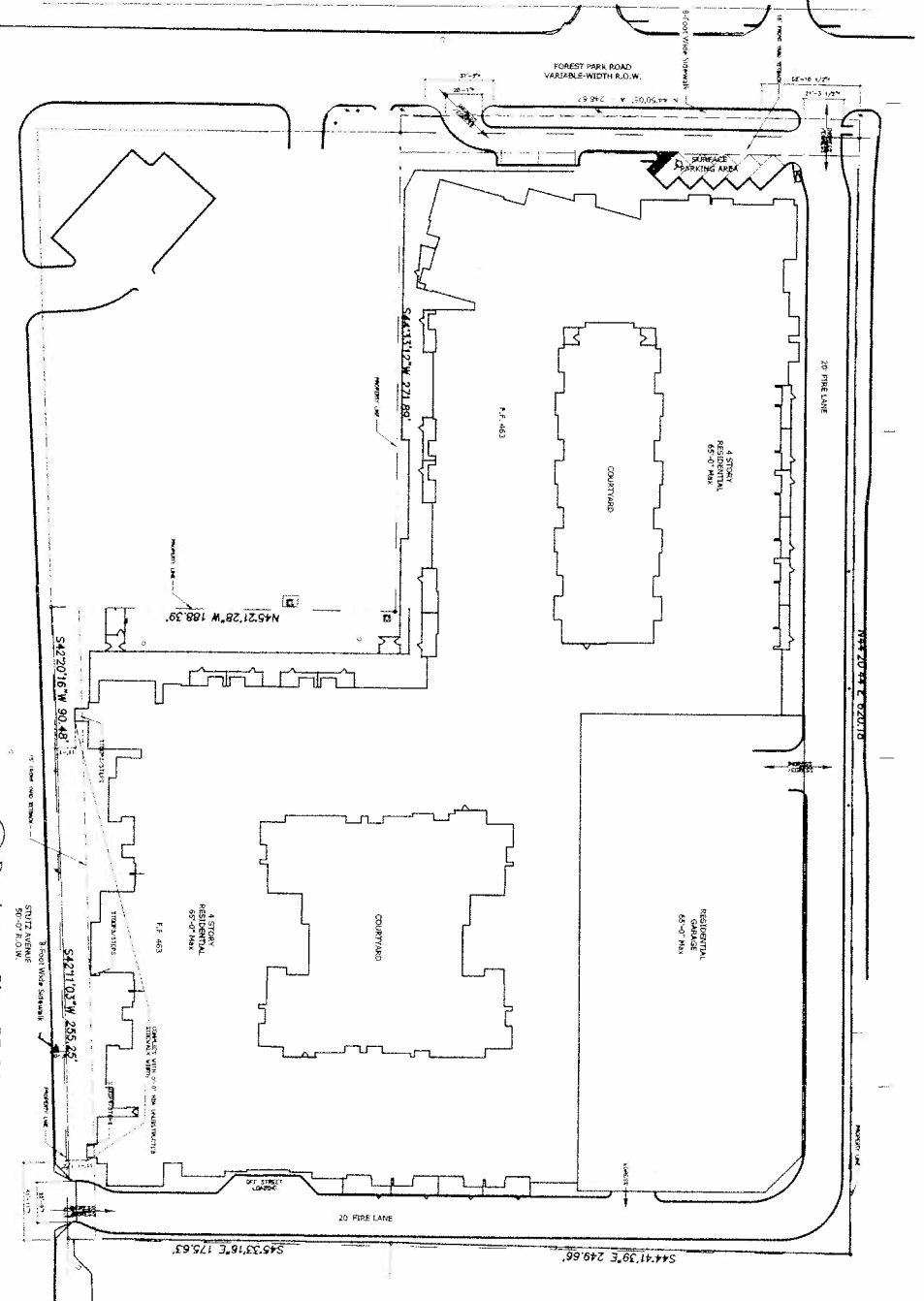


PLAN DEVELOPMENT DISTRICT No. 865	
SITE LOCATION	800 S. 28th St.
DEVELOPMENT STATISTICS	
TOTAL LOT AREA	4,588 AC
TOTAL LOT AREA	131,000 SF
TOTAL DENSITY PL./AC.	68.75 PL./AC.
BUILDING GROUND FLOOR SQ. FT.	
Residential Bldg.	96,000 SF
Garage	32,000 SF
TOTAL AREA	131,000 SF
LOT COVERAGE	131,000 SF
ACTUAL LOT COVERAGE	60.3%
LOT COVERAGE PERCENTAGE	

21

Development Plan - PD 865

Scale: 1"=50'-0"



Planned Development  
District No. 865

CASE NUMBER 2112-232

DEVELOPMENT PLAN  
PD 865

TCR  
TOWN & COUNTRY REAL ESTATE

Project Number: 2112034-00  
Development Plan: 02.10.2012

Alexan Medical District  
Dallas, Texas



JHP ARCHITECTS, INC. (JHP)  
8340 MARLOW ROAD  
DALLAS, TEXAS 75248  
PHONE: 214.551.9900  
FAX: 214.551.9901

JHP

121954

28730

Z045-257 Z067-320

MAPLE AVE

KIMSEY DR

IM

FOREST PARK RD

Z023-300

Z045-235

Z056-215

Z034-175

Z056-289 Tract 2  
Z056-289 Tract 1

Z023-301

PD  
865

PD  
295

MU-3

MU-2

INWOOD RD

PD  
337

HARRY HINES P



1:3,600

# ZONING AND LAND USE

Case no: Z112-232

Date: 5/24/2012