

10-3-13

ORDINANCE NO. 29170

An ordinance amending Article 287, “PD 287,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code; amending the exhibit regulations in Section 51P-287.103.1 of Article 287; providing a new Tract 6a 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 287 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Paragraph (2) of Section 51P-287.103.1, “Exhibits,” of Article 287, “PD 287,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(2) Exhibit 287B: Tract 6a development plan [reserved].”

SECTION 2. That Section 51P-287.105, “Development Plan,” of Article 287, “PD 287,” of Chapter 51P, Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-287.105. DEVELOPMENT PLAN.

(a) Generally. A development plan for each tract or portion thereof must be submitted to and approved by the city plan commission prior to the issuance of any building permit for work on that tract. All development must conform with an approved development plan. The development plan must include the site plan requisites listed in Section 51A-4.803(d). Tract 6b is not subject to the requirements of Subsection 51P-287.105(a), as provided in Subsection 51P-287.105(d) of this article.

(b) Elevations. Development plans submitted for Tracts 2 and 3 must include architectural elevation drawings for all structures. Heights must include mean sea level elevations.

(c) Submission of plans to private entities. Each development plan must be submitted to the designated zoning representative of the Forest Hills, Little Forest Hills, and Emerald Isle neighborhood associations at the same time a development plan is submitted to the park and recreation department.

(d) Tract 6a. Development and use of Tract 6a must comply with the Tract 6a development plan (Exhibit 287B). If there is a conflict between the text of this article and the Tract 6a development plan, the text of this article controls.

(e) Tract 6b. For all uses on Tract 6b, 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, development schedule, and landscape plan do not apply.

(f[e]) Exceptions. A development plan is not required for the following:

- (1) landscaping, walkways, courtyards, plazas, water features; or similar landscape element;
- (2) utility lines;
- (3) gazebos;
- (4) trellises;
- (5) pergolas;
- (6) arbors;
- (7) transit or tram shelters;
- (8) guard stations;

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- (9) ticket booths;
- (10) areas used for vehicular circulation, excluding parking areas;
- (11) pedestrian skybridges;
- (12) underground walkways;
- (13) restrooms; and
- (14) buildings, structures, or additions 500 square feet or less.”

SECTION 3. That Subsection (b) of Section 51P-287.109, “Floor Area,” of Article 287, “PD 287,” of Chapter 51P, Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) Except as provided in this section the maximum total permitted floor area for each tract is as follows:

<u>Tract</u>	<u>Maximum Floor Area</u> <u>(in square feet)</u>
Tract 1	15,500
Tract 2	2,000
Tract 3	52,000
Tract 4	24,200
Tract 5	95,000
Tract 6a	34,000
Tract 6b[a]	7,500”

SECTION 4. That Subsections (d) and (e) of Section 51P-287.112, “Setbacks,” of Article 287, “PD 287,” of Chapter 51P, Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(d) A side yard setback of 10 feet is required along the southwest boundary of Tract 6a as shown on the Tract 6a development [conceptual] plan.

“(e) A front yard setback of 25 feet is required for Tract 6a as shown on the Tract 6a development [conceptual] plan.”

SECTION 5. That development of this district must comply with the full-scale version of Exhibit 287B (Tract 6a 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 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:

WARREN M.S. ERNST, Interim City Attorney

By 
Assistant City Attorney

Passed OCT - 8 2013

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Exhibit A

Legal Description

24,769 Square Foot Parcel

Situated in the

C.A. Lovejoy Survey, Abstract No. 829 and the
Richard Scurry Survey, Abstract No. 1382
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 24,769 square foot (0.569 acre) tract of land situated in the C.A. Lovejoy Survey, Abstract No. 829 and the Richard Scurry Survey, Abstract No. 1382, City of Dallas, Dallas County, Texas; said tract being part of Garland Road (State Highway No. 78, formerly known as Bankhead Highway, a variable width right-of-way, no record found) and adjoining Lot 1, Block A/4411, Dallas Arboretum and Botanical Garden Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89020, Page 2034 of the Deed Records of Dallas County, Texas and the southeast right-of-way line of Gaston Parkway (a 50-foot wide right-of-way dedicated by plat recorded in Volume 20, Page 67 of the Map Records of Dallas County, Texas, on the northwest and Lot 1A, Block 6/5284, Dallas Arboretum Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201200245747 of the Official Public Records of Dallas County, Texas, on the southeast; said 24,769 square foot tract being more particularly described as follows (bearing system for this description based on the Texas State Plane Coordinate System, North Central Texas, Zone 4202, North American Datum of 1983 (CORS96), Epoch: 2002.00):

BEGINNING, at a point for corner in the northwest right-of-way line of said Garland Road; said point being the easternmost corner of said Lot 1, Block A/4411 and the southernmost corner of the southwest terminus of the said Gaston Parkway;

THENCE, North 44 degrees, 18 minutes, 37 seconds East, along the said northwest line of Garland Road and the southeast right-of-way line of said Gaston Parkway, a distance of 30.00 feet to a point for corner;

THENCE, South 45degrees,20minutes,30secondsEast, departing the said northwest line of Garland Road and the said southeast line of Gaston Parkway and into and across the said right-of-way of Garland Road, a distance of 101.08 feet to a point for corner in the southeast right-of-way line of said Garland Road; said point being in the northwest line of said Lot 1A, Block 6/5284;

THENCE, along the said southeast line of Garland Road and the said northwest line of Lot 1A Block 6/5284, the following two (2) calls:

South 44degrees,39minutes,30secondsWest, a distance of 94.55 feet to an angle point;

South 43degrees,50minutes,54secondsWest, a distance of 149.97 feet to a point for corner; said point being the westernmost corner of said Lot 1A, Block 6/5284 and the northernmost corner of that certain tract of land described in Special Warranty Deed to Tamale Partners, Ltd. recorded in Instrument No. 201100295906 of said Official Public Records;

THENCE, North 46degrees,09minutes,06secondsWest, departing the said southeast line of Garland Road and the said northwest line of Lot 1A, Block 6/5284 and into and across the said

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right-of-way of Garland Road, a distance of 101.76 feet to a point for corner in the said northwest line of Garland Road and the southeast line of said Lot 1, Block A/4411;

THENCE, North 44degrees, 19minutes, 17seconds East, along the said northwest line of Garland Road and the said southeast line of Lot 1, Block A/4411 a distance of 215.94 feet to the POINT OF BEGINNING; and CONTAINING, 24,769 square feet or 0.569 acres of land, more or less.

1214-13.171SUP.dwg
SUP FIELD NOTES REVISED.docxmcc

DEVELOPMENT SUMMARY: TRACT 6A

LAND USES: PARKING GARAGE

SETBACKS, REQUIRED SETBACKS
PER PLANNED DEVELOPMENT DISTRICT 287.

TRACTS	TRACT 6A	TRACT 6B
PROPOSED	17' SETBACK FROM ADJACENT PROPERTY LINE 17' SETBACK FROM ADJACENT PROPERTY LINE 17' SETBACK FROM ADJACENT PROPERTY LINE	17' SETBACK FROM ADJACENT PROPERTY LINE 17' SETBACK FROM ADJACENT PROPERTY LINE 17' SETBACK FROM ADJACENT PROPERTY LINE
MINIMUM	17'	17'

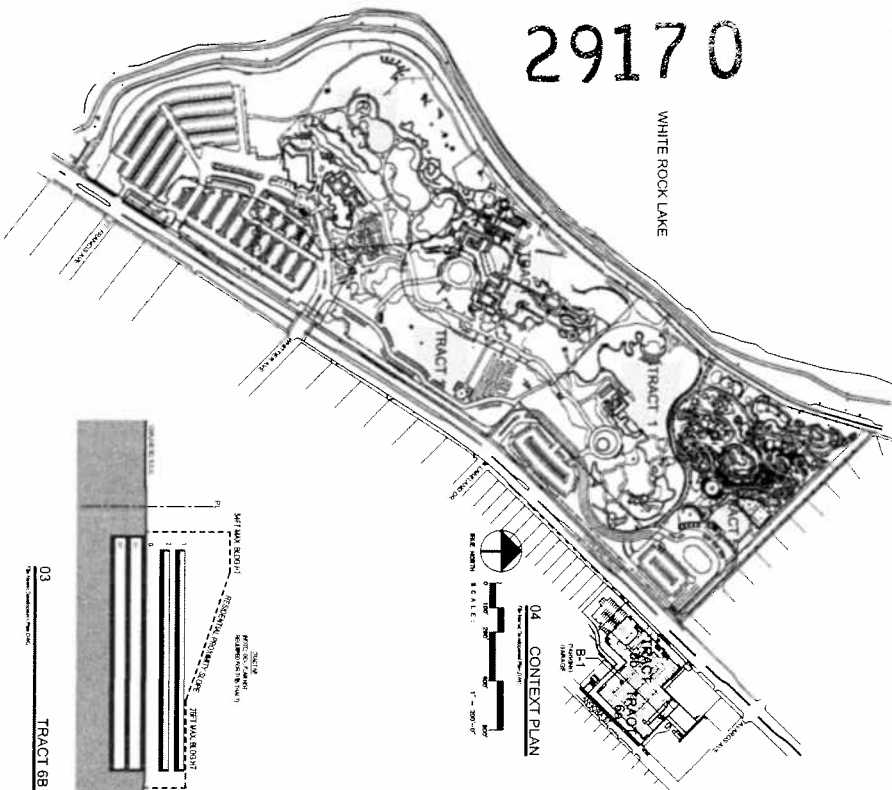
PARKING: REQUIRED PARKING IS PER PLANNED DEVELOPMENT DISTRICT 287.

PARKING DATA	TRACT 1	TRACT 3	TRACT 5	TRACTS 6a & 6b	TOTAL
NO. OF VEHICLES	100	100	100	100	400
NO. OF SPACES	100	100	100	100	400
NO. OF SPACES	100	100	100	100	400
NO. OF SPACES	100	100	100	100	400
NO. OF SPACES	100	100	100	100	400

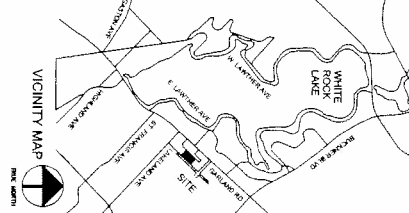
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WHITE ROCK LAKE

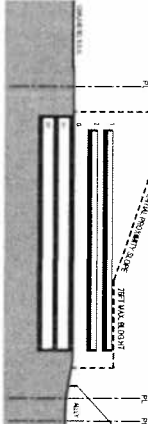


04 CONTEXT PLAN
1 inch = 100 feet
1 inch = 100 feet

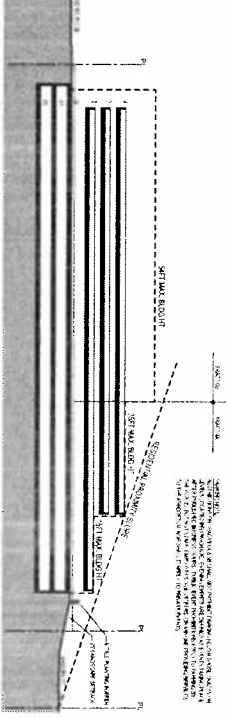


05 VICINITY MAP
1 inch = 100 feet

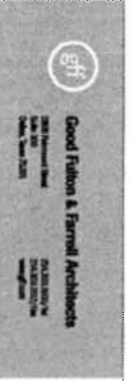
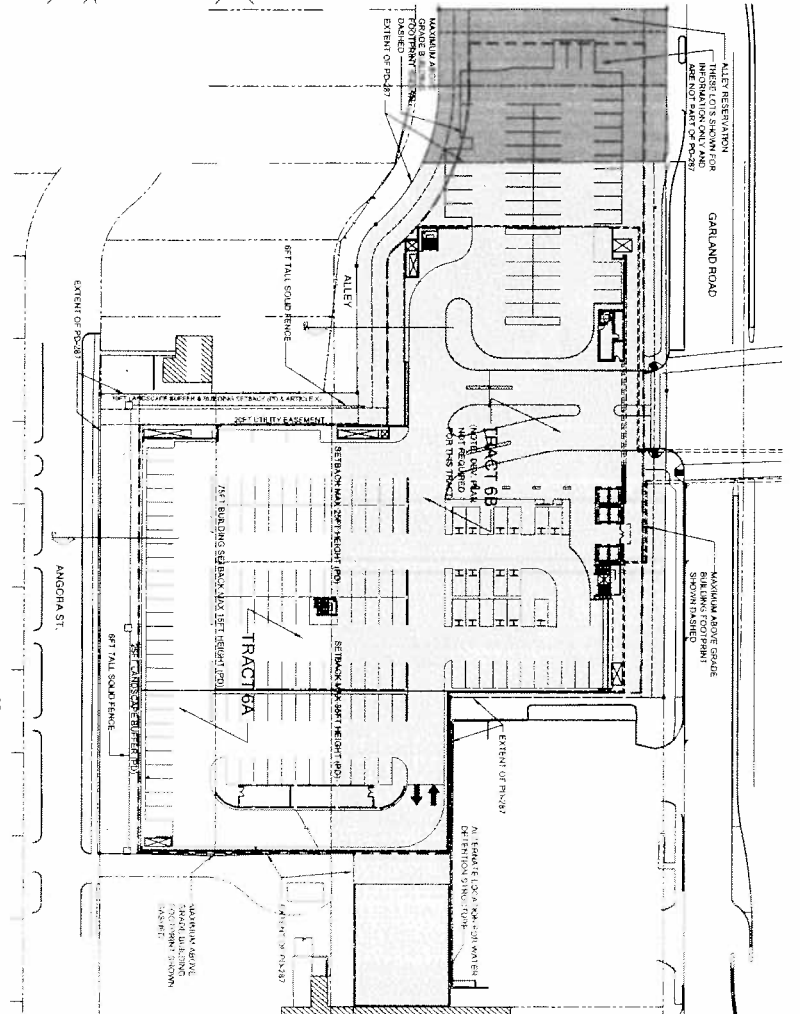
03 TRACT 6B SECTION
1 inch = 100 feet



01 TRACT 6A/B SECTION
1 inch = 100 feet



02 GRADE LEVEL PLAN
1 inch = 100 feet



Dallas Arboretum &
Botanical Society, Inc.
8017 Garland Road
Dallas, Texas 75218
Ph: (214) 515-6500

DEVELOPMENT PLAN
Planned Development District 287
Dallas Arboretum
8017 Garland Road
Dallas, Texas 75218
File Name: Development Plan.dwg
Date: 08/24/13
SHEET 1 of 2

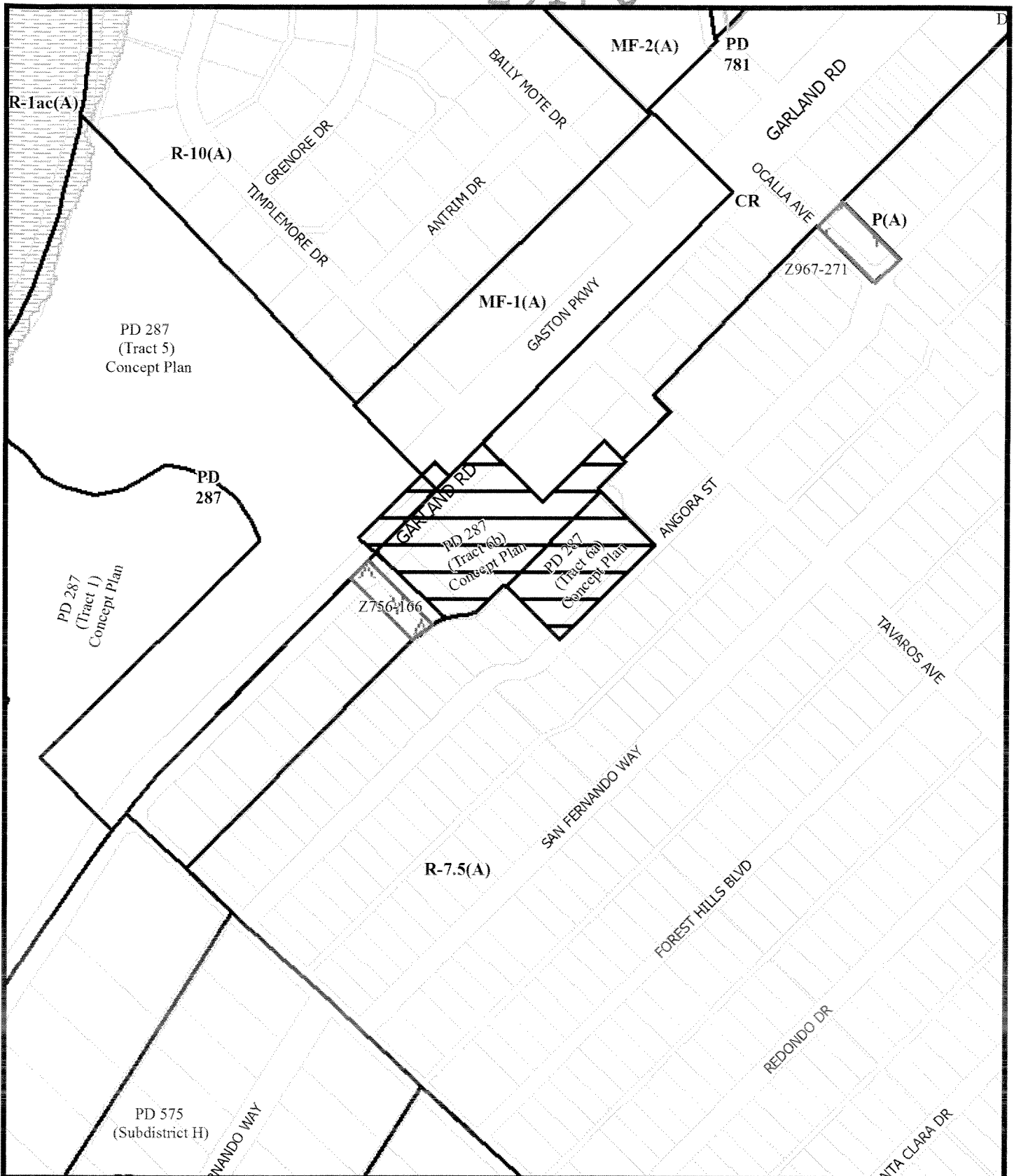
Planned Development District
Tracts 6a
08/24/13

Exhibit 287B
Planned Development
No. 287

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1:3,600

ZONING MAP

Case no: Z123-319

Date: 9/25/2013