

6-16-15

ORDINANCE NO. 29784

An ordinance amending Article 730, "PD 730," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the exhibits and development plan regulations in Sections 51P-730.103.1 and 51P-730.105; providing a new development/landscape plan for Lots 21A, 22A, and 24A in City Block 1/2538 and Lot 8 in City Block 9/2532; 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 730 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-730.103.1, "Exhibits," of Article 730, "PD 730," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-730.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 730A: conceptual plan.

- (2) Exhibit 730B: Tract 1B development plan.
- (3) Exhibit 730C: Tract 1B landscape plan.
- (4) Exhibit 730D: Tract 1C development plan.
- (5) Exhibit 730E: Tract 1C landscape plan.
- (6) Exhibit 730F: development/landscape plan for Lots 21A, 22A, and 24A in City Block 1/2538 and Lot 8 in City Block 9/2532.

SECTION 2. That Section 51P-730.105, "Development Plan," of Article 730, "PD 730," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Subsection (d) to read as follows:

- "(d) For Lots 21A, 22A, and 24A in City Block 1/2538 and Lot 8 in City Block 9/2532, development and use of the Property must comply with the development/landscape plan for Lots 21A, 22A, and 24A in City Block 1/2538 and Lot 8 in City Block 9/2532 (Exhibit 730F). If there is a conflict between the text of this article and the development plan for Lots 21A, 22A, and 24A of City Block 1/2538 and Lot 8 of City Block 9/2532, the text of this article controls."

SECTION 3. That development of this district must comply with the full-scale version of Exhibit 730F (development/landscape 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 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.

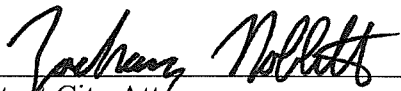
SECTION 5. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

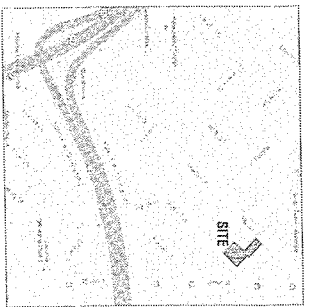
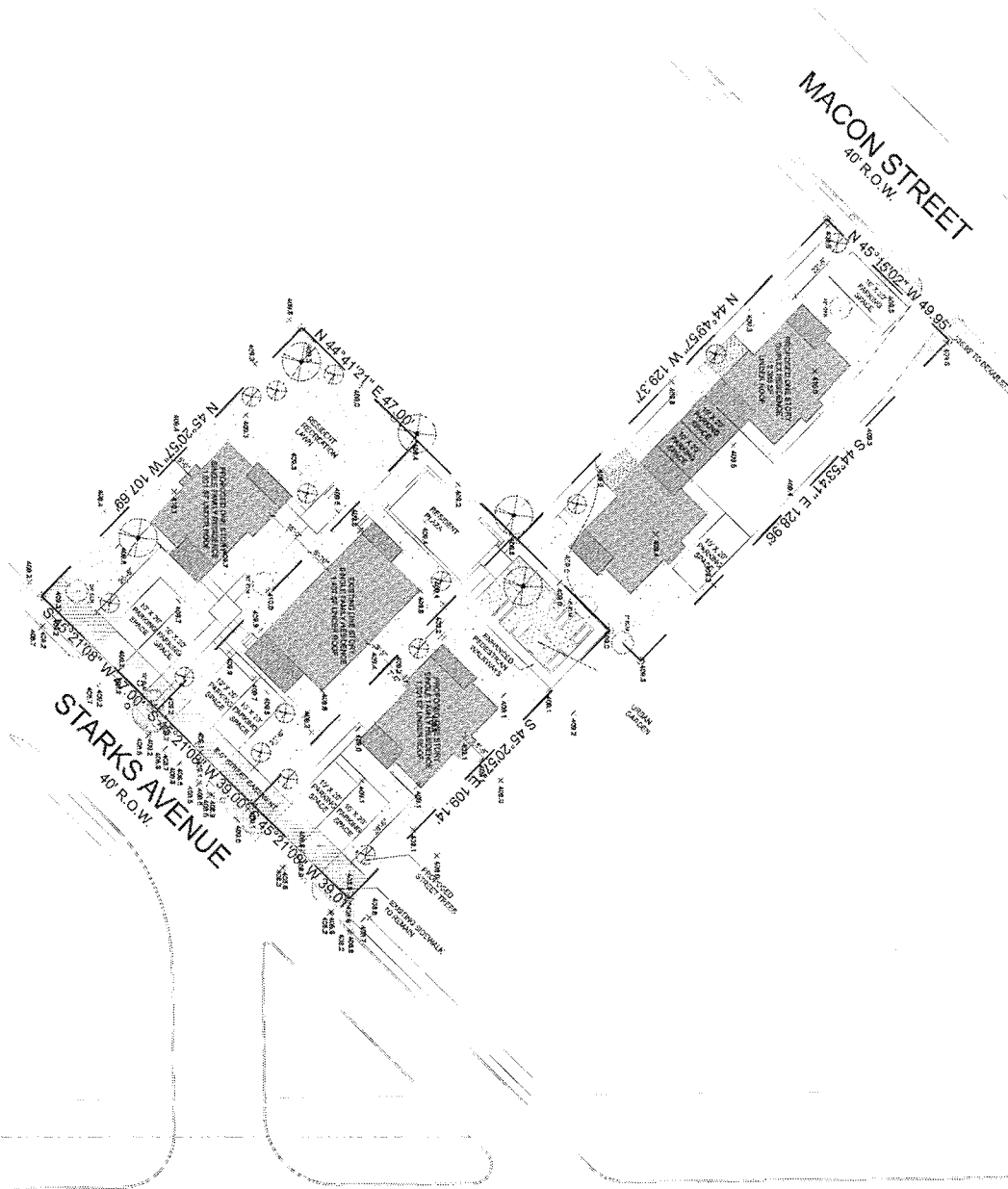
WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed: JUN 17 2015

Development/Landscape Plan
Exhibit 730F
PDD No. 730

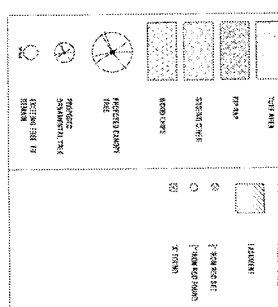
Approved
City Plan Commission
May 21, 2015



SITE DATA

PROJECT NAME: MAISON STARKS
SUBMITTER: [Name]
DATE: [Date]
PROJECT ADDRESS: [Address]
PROJECT TYPE: [Type]
PROJECT AREA: [Area]

LANDSCAPE KEY

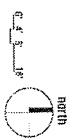


GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AS SHOWN ON THE RECORD PLANS.
3. THE DEVELOPER SHALL MAINTAIN ALL SETBACKS AS SHOWN ON THE RECORD PLANS.

LANDSCAPE DATA

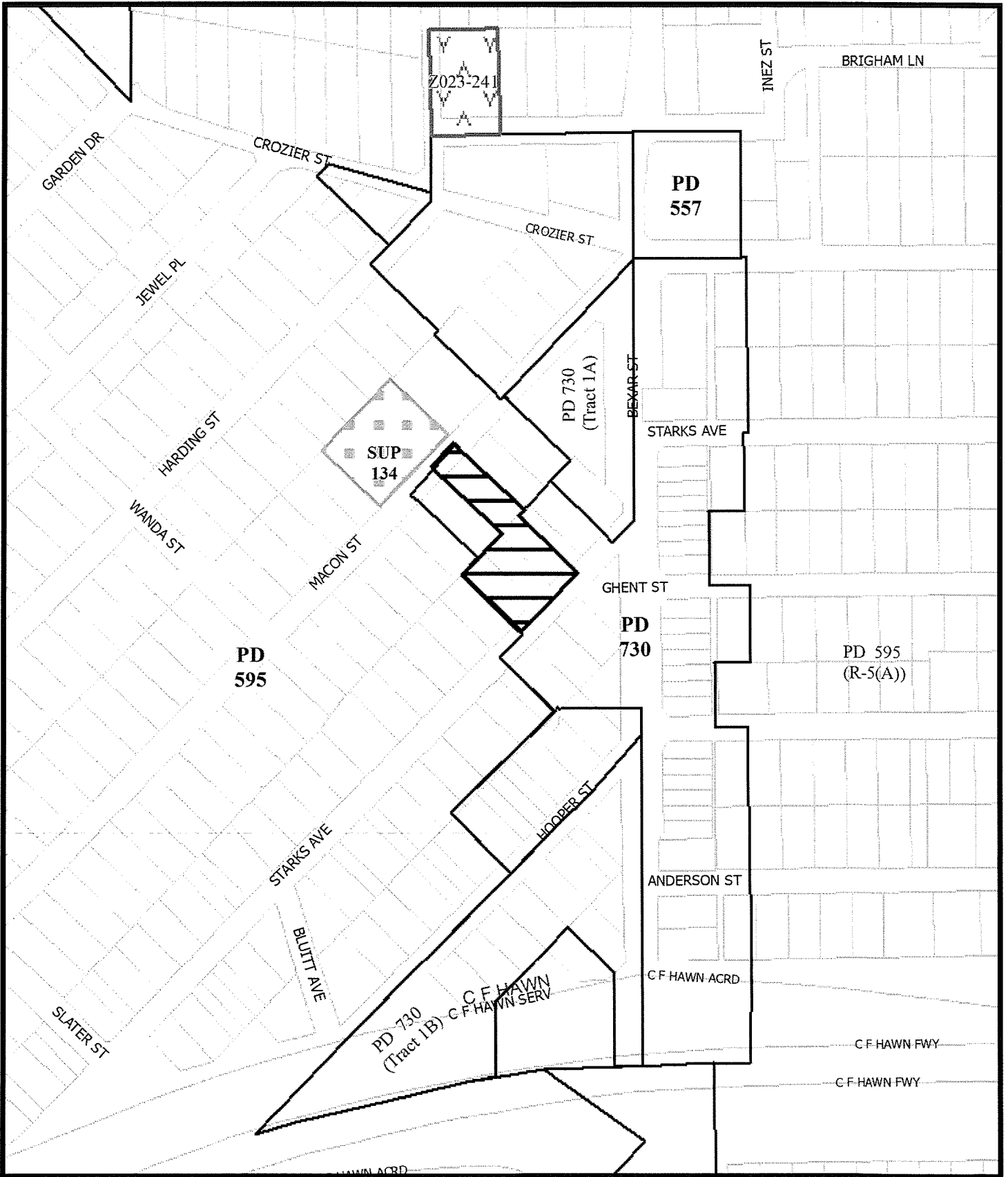
PLANTING: [Details]
MATERIALS: [Details]
MAINTENANCE: [Details]



MAISON STARKS
2445 S. 24th Street, Macon, GA 31204
DATE: [Date]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

Owner/Developer: [Name]
General Contractor: [Name]
Architect: [Name]
Landscape Architect: [Name]

WORKSHOP
DEVELOPMENT &
LANDSCAPE PLAN
A001

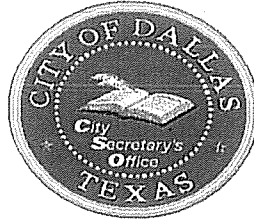


1:2,400

ZONING MAP

Case no: Z145-228

Date: 4/30/2015



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 17 2015

ORDINANCE NUMBER 29784

DATE PUBLISHED JUN 20 2015

ATTESTED BY: