

6-17-15

ORDINANCE NO. 29785

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 211/6113 located at the northeast corner of LBJ Freeway and Mountain Creek Parkway; and containing approximately 3.088 acres,

from Subdistrict B within Planned Development District No. 521 to Subdistrict B-2 within Planned Development District No. 521; amending Article 521, "PD 521," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, exhibits, creation of separate zones and subdistricts, development plan, main uses, yard, lot, and space regulations, off-street parking and loading, landscaping, signs, and additional provisions regulations in Sections 51P-521.103, 51P-521.103.1, 51P-521.104, 51P-521.106, 51P-521.107, 51P-521.109, 51P-521.110, 51P-521.112, 51P-521.113, and 51P-521.118 of Article 521; providing a new concept development plan – north zone; providing a new Subdistricts B and B-1 property description; providing a Subdistrict B-2 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 the rezoning of the property described in this ordinance and this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 521 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict B within Planned Development District No. 521 to Subdistrict B-2 within Planned Development District No. 521 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Subsection (c) of Section 51P-521.103, “Definitions and Interpretations,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.”

SECTION 3. That Section 51P-521.103.1, “Exhibit,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Section 51P-521.103.1, “Exhibits,” and amended to read as follows:

“SEC. 51P-521.103.1. EXHIBITS.

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

(1) Exhibit 521A: c[~~C~~]oncept d[~~D~~]evelopment p[~~P~~]lan – n[~~N~~]orth z[~~Z~~]one and c[~~C~~]oncept d[~~D~~]evelopment p[~~P~~]lan – s[~~S~~]outh z[~~Z~~]one.

(2) Exhibit 521B: zone descriptions.

(3) Exhibit 521C: subdistrict property descriptions.

(4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.

(5) Exhibit 521C2: Subdistrict B-2 property description.

(6) Exhibit 521D: single-family subdivision plats.

(7) Exhibit 521E: PD 187 development plans.

- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.”

SECTION 4. That Subsection (c), “Subdistricts,” of Section 51P-521.104, “Creation of Separate Zones and Subdistricts,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(c) Subdistricts.

- (1) The North Zone is divided into seven [~~six~~] subdistricts: A, B, B-1, B-2, C, D, and E.
- (2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.
- (3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C.”

SECTION 5. That Section 51P-521.106, “Development Plan,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-521.106. DEVELOPMENT PLAN.

- (a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)
- (b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.
- (c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g[6]) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request.”

SECTION 6. That Subsection (a), “Subdistricts A, B, B-1, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” of Section 51P-521.107, “Main Uses,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Subsection (a), “Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S10,” and is amended to read as follows:

“(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- Animal production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.*]
- Commercial stable. [*Subdistricts A, B, B-1, B-2, C, and D only.*]
- Crop production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.*]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [*Subdistricts B, [~~and~~] B-1, and B-2 only.*]
- Catering service.
- Commercial cleaning or laundry plant. [*Subdistricts B, [~~and~~] B-1, and B-2 only; SUP required.*]
- Custom business services.
- Electronics service center.
- Job or lithographic printing.

- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, ~~and~~ B-1, and B-2 only.]*
- Medical or scientific laboratory.
- Technical school.
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- Industrial (inside) for light manufacturing. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.] [In Subdistrict B, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(c).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Library, art gallery, or museum. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

- Public or private school. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- (5) Lodging uses.
- Hotel or motel. *[In Subdistricts B, ~~and~~ B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right.]*
- (6) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S -10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(10) Retail and personal service uses.

- Ambulance service. *[Subdistricts B, ~~B-1~~, and B-2 only.]*
- Animal shelter or clinic with outside run. *[Subdistricts B, ~~B-1~~, and B-2 only.]*
- Animal shelter or clinic without outside run. *[Subdistricts B, ~~B-1~~, and B-2 only.]*
- Auto service center. *[Subdistricts B, ~~B-1~~, and B-2 only.]*
- Alcoholic beverage establishments. *[Subdistricts B, ~~B-1~~, and B-2 only; SUP required.]*
- Business school.
- Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Personal service use.

- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right.]*
- Surface parking.
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Theater. *[Subdistricts B, B-1, B-2, D, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley.
- Transit passenger shelter. *[SUP required in Subdistricts B, ~~and~~ B-1, and B-2; otherwise, by right.]*
- Transit passenger station or transfer center. *[SUP required in Subdistricts B, ~~and~~ B-1, and B-2; otherwise, by right.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, ~~and~~ B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse.
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

-- Warehouse. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.*]

SECTION 7. That Subsection (a), “Subdistricts A, B, B-1, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” of Section 51P-521.109, “Yard, Lot, and Space Regulations,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Subsection (a), “Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” and amended to read as follows:

“(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, D, S-1a, and S-10.

(B) Minimum side and rear yard in Subdistricts S-1b, S-1c, and S-1d is five feet.

(C) Minimum side and rear yard in Subdistricts B, [~~and~~] B-1, and B-2 are 10 feet.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, and B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	12
S-1b	52.9	345,648	5
S-1c	44.8	292,723	5
S-1d	35.4	231,303	5
S-10	15.5	155,792	24

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, ~~and~~ B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23.

(G) For Subdistricts S-1b, S-1c, and S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-10, maximum FAR is 0.23.

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, ~~and~~ B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.(A) Subdistricts A, B, B-1, B-2, C, D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistricts S-1a, S-1b, S-1c, and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(6) Lot coverage.(A) Subdistricts B, ~~and~~ B-1, and B-2.

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Maximum lot coverage is 60 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10; and

(B) 5,000 square feet in Subdistricts S-1b, S-1c, and S-1d.

(8) Stories.

(A) Maximum number of stories for non-residential structures is 12.

(B) Maximum number of stories for residential structures is three.

(9) Lighting.

(A) Subdistricts B, [and] B-1, and B-2. Light fixtures attached to poles may not be located above 35 feet in height. All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.”

SECTION 8. That Section 51P-521.110, “Off-Street Parking and Loading,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as [~~otherwise~~] provided in this article, consult the use regulations [~~contained~~] in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, [and] B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.”

SECTION 9. That Subsection (b) of Section 51P-521.112, “Landscaping,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) In Subdistricts B, [and] B-1, and B-2, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.”

SECTION 10. That Subsection (c), “Private License Granted in Subdistricts B and B-1,” of Section 51P-521.112, “Landscaping,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Subsection (c), “Private License Granted in Subdistricts B, B-1, and B-2.”

SECTION 11. That Subsection (d), “Parkway Landscape Permit in Subdistricts B and B-1,” of Section 51P-521.112, “Landscaping,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Subsection (d), “Parkway Landscape Permit in Subdistricts B, B-1, and B-2.”

SECTION 12. That Subsection (a), “Subdistricts A, B, B-1, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” of Section 51P-521.113, “Signs,” of Article 521, “PD 521,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as Subsection (a), “Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10,” and amended to read as follows:

“(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, and S-10 must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, ~~and~~ B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in

coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.”

SECTION 13. That Section 51P-521.118, “Additional Provisions,” of Article 521, “PD 521,” 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) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).”

SECTION 14. That page 1 of the concept development plan – north zone and concept development plan – south zone, Exhibit 521A of Article 521, “PD 521,” of Chapter 51P of the Dallas City Code, is replaced by the page 1 of Exhibit 521A attached to this ordinance.

SECTION 15. That the Subdistricts B and B-1 property description, Exhibit 521C1 of Article 521, “PD 521,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 521C1 attached to this ordinance.

SECTION 16. That development of Subdistrict B-2 must comply with the full-scale version of Exhibit 521H (Subdistrict B-2 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 17. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 18. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 19. 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 20. 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 21. 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

Exhibit A

ZONING DESCRIPTION
SUB-DISTRICT B-2
3.088 ACRES

BEING A 3.088 ACRE TRACT OF LAND SITUATED IN THE E.H. PAXTON SURVEY, ABSTRACT NO. 1126 AND THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 211, DALLAS COUNTY, TEXAS AND BEING PART OF TRACTS OF LAND CONVEYED TO MOUNTAIN CREEK JOINT VENTURE BY DEED RECORDED IN VOLUME 84004, PAGE 6445, VOLUME 84016, PAGE 4310 AND VOLUME 84043, PAGE 3038, DEED RECORDS, DALLAS COUNTY, TEXAS; SAID 3.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO I-20 & MOUNTAIN CREEK PARTNERS, LTD BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAID POINT BEING THE SOUTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425 AND THE SOUTHWEST CORNER OF SUB-DISTRICT "A" OF SAID ORDINANCE; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES, 30 MINUTES, 13 SECONDS WEST, A DISTANCE OF 527.98 FEET TO AN ANGLE POINT;

NORTH 88 DEGREES, 32 MINUTES, 10 SECONDS WEST, A DISTANCE OF 262.89 FEET TO AN ANGLE POINT;

NORTH 88 DEGREES, 22 MINUTES, 00 SECONDS WEST, A DISTANCE OF 710.61 FEET TO THE **POINT OF BEGINNING (STATE PLANE GRID COORDINATES: N=6,930,953.84, E=2,440,125.64)**;

THENCE, SOUTH 83 DEGREES, 22 MINUTES, 00 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, A DISTANCE OF 522.63 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SAID SOUTH LINE OF SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND INTO AND ACROSS SAID SUB-DISTRICT "B" THE FOLLOWING COURSES AND DISTANCES:

NORTH 56 DEGREES, 13 MINUTES, 33 SECONDS WEST, A DISTANCE OF 75.23 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES, 01 MINUTES, 21 SECONDS EAST, A DISTANCE OF 257.48 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES, 27 MINUTES, 58 SECONDS, A RADIUS OF 1260.00 FEET, A LONG CHORD OF NORTH 28 DEGREES, 17 MINUTES, 22 SECONDS EAST, A DISTANCE OF 32.24 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 32.24 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES, 56 MINUTES, 40 SECONDS EAST, A DISTANCE OF 21.48 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37 DEGREES, 01 MINUTES, 38 SECONDS, A RADIUS OF 170.00 FEET, A LONG CHORD OF SOUTH 82 DEGREES, 27 MINUTES, 28 SECONDS EAST, A DISTANCE OF 107.96 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 109.86 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES, 01 MINUTES, 43 SECONDS EAST, A DISTANCE OF 146.11 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19 DEGREES, 09 MINUTES, 45 SECONDS, A RADIUS OF 285.00 FEET, A LONG CHORD OF NORTH 88 DEGREES, 36 MINUTES, 35 SECONDS EAST, A DISTANCE OF 94.87 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 95.32 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14 DEGREES, 51 MINUTES, 33 SECONDS, A RADIUS OF 305.00 FEET, A LONG CHORD OF SOUTH 89 DEGREES, 14 MINUTES, 19 SECONDS EAST, A DISTANCE OF 78.88 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 79.10 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES, 01 MINUTES, 27 SECONDS EAST, A DISTANCE OF 0.64 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES, 37 MINUTES, 53 SECONDS WEST, A DISTANCE OF 240.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.088 ACRES OF LAND, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Exhibit 521C1
ZONING DESCRIPTION
SUB-DISTRICT B -REVISED
423.591 ACRES

BEING A 423.591 ACRE TRACT OF LAND SITUATED IN THE A. B. WILSON SURVEY, ABSTRACT NO. 1550, THE FIELD SECREST SURVEY, ABSTRACT NO. 1379, THE G. LUDWICK SURVEY, ABSTRACT 781 AND THE JOHN J. BLAIR SURVEY, ABSTRACT 211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF TRACTS OF LAND CONVEYED TO MOUNTAIN CREEK JOINT VENTURE BY DEED RECORDED IN VOLUME 84004, PAGE 6445, VOLUME 84016, PAGE 4310 AND VOLUME 84043, PAGE 3038, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAID 423.591 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO I-20 & MOUNTAIN CREEK PARTNERS, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO, 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUB-DISTRICT "D", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425;

THENCE, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT AND THE COMMON NORTH LINE OF SAID SUB-DISTRICT "D", A DISTANCE OF 1549.79 FEET TO A NORTHERLY CORNER AT A BEND IN THE SAID NORTH LINE OF SAID 564.179 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SUB-DISTRICT "D" AND THE NORTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN SAID ORDINANCE;

THENCE, NORTH 63 DEGREES 21 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT AND THE COMMON NORTH LINE OF SAID SUB-DISTRICT "B", A DISTANCE OF 865.29 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 564.179 ACRE TRACT, SAID CORNER BEING THE **POINT OF BEGINNING (STATE PLANE GRID COORDINATES: N=6,939,295.11, E=2,442,527.24)**;

THENCE, ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND OVER AND ACROSS SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 30 MINUTES 24 SECONDS EAST, A DISTANCE OF 3402.84 FEET TO A POINT FOR CORNER;

SOUTH 10 DEGREES 11 MINUTES 03 SECONDS WEST, A DISTANCE OF 1850.52 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 11 MINUTES 32 SECONDS, A RADIUS OF 678.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 443.62 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 451.94 FEET TO A POINT FOR CORNER;

SOUTH 28 DEGREES 0 MINUTES 29 SECONDS EAST, A DISTANCE OF 153.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 02 SECONDS, A RADIUS OF 1400.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 41 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 908.91 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 925.68 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SUB-DISTRICT "B" AND SUB-DISTRICT "A", DESCRIBED IN SAID ORDINANCE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND THE COMMON LINE OF SAID SUB-DISTRICTS "A" AND "B", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 47 MINUTES 41 SECONDS WEST, A DISTANCE OF 7.50 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 51 MINUTES 29 SECONDS, A RADIUS OF 1000.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 28 DEGREES 21 MINUTES 56 SECONDS WEST, A DISTANCE OF 632.26 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 643.30 FEET TO A POINT FOR CORNER;

SOUTH 9 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 76.92 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 22 MINUTES 49 SECONDS WEST, A DISTANCE OF 91.47 FEET TO A POINT FOR CORNER;

SOUTH 22 DEGREES 4 MINUTES 50 SECONDS WEST, A DISTANCE OF 232.79 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 700.07 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 564.179 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID SUB-DISTRICT "B" AND THE SOUTHWEST CORNER OF SAID SUB-DISTRICT "A", SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID SUB-DISTRICT "B" AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES 0 MINUTES 13 SECONDS WEST, A DISTANCE OF 527.98 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 2 MINUTES 10 SECONDS WEST, A DISTANCE OF 262.89 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 660.669 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND THE SAID SOUTH LINE OF SUB-DISTRICT "B" INTO AND ACROSS SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES, 37 MINUTES, 53 SECONDS EAST, A DISTANCE OF 240.53 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES, 01 MINUTES, 27 SECONDS WEST, A DISTANCE OF 0.64 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14 DEGREES, 51 MINUTES, 33 SECONDS, A RADIUS OF 305.00 FEET, A LONG CHORD THAT BEARS NORTH 89 DEGREES, 14 MINUTES, 19 SECONDS WEST, A DISTANCE OF 78.88 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.10 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19 DEGREES, 09 MINUTES, 45 SECONDS, A RADIUS OF 285.00 FEET, A LONG CHORD OF SOUTH 88 DEGREES, 36 MINUTES, 35 SECONDS WEST, A DISTANCE OF 94.87 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 95.32 FEET TO A POINT FOR CORNER;

SOUTH 79 DEGREES, 01 MINUTES, 43 SECONDS WEST, A DISTANCE OF 146.11 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37 DEGREES, 01 MINUTES, 38 SECONDS, A RADIUS OF 170.00 FEET, A LONG CHORD OF NORTH 82 DEGREES, 27 MINUTES, 28 SECONDS WEST, A DISTANCE OF 107.96 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 109.86 FEET TO A POINT FOR CORNER;

NORTH 63 DEGREES, 56 MINUTES, 40 SECONDS WEST, A DISTANCE OF 21.48 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES, 27 MINUTES, 58 SECONDS, A RADIUS OF 1260.00 FEET, A LONG CHORD OF SOUTH 28 DEGREES, 17 MINUTES, 22 SECONDS WEST, A DISTANCE OF 32.24 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.24 FEET TO A

POINT FOR CORNER;
SOUTH 29 DEGREES, 01 MINUTES, 21 SECONDS WEST, A DISTANCE OF 257.48
FEET TO A POINT FOR CORNER;

SOUTH 56 DEGREES, 13 MINUTES, 33 SECONDS EAST, A DISTANCE OF 75.23
FEET TO A POINT FOR CORNER IN THE SAID SOUTH LINE OF SUB-DISTRICT
"B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY
NO. 20;

THENCE, ALONG THE SAID SOUTH LINE OF SUB-DISTRICT "B" AND THE SAID
NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, THE FOLLOWING
COURSES AND DISTANCES:

SOUTH 82 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 104.22
FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 35 MINUTES 13 SECONDS WEST, A DISTANCE OF 135.28
FEET TO A POINT FOR CORNER;

SOUTH 85 DEGREES 49 MINUTES 25 SECONDS WEST, A DISTANCE OF 911.18
FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SUB- DISTRICT
"B";

THENCE, ALONG THE WEST LINE OF SAID SUB-DISTRICT "B", THE FOLLOWING
COURSES AND DISTANCES:

NORTH 26 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 874.07
FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 40 MINUTES 10 SECONDS EAST, A DISTANCE OF 2320.20
FEET TO A POINT FOR CORNER;

NORTH 10 DEGREES 11 MINUTES 03 SECONDS EAST, A DISTANCE OF 3345.11
FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 1139.98
FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 2757.75
FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE
TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 40 MINUTES 00
SECONDS, A RADIUS OF 520.34 FEET, A LONG CHORD THAT BEARS, NORTH
09 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 185.65 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.65
FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SUB- DISTRICT "B";

THENCE, SOUTH 63 DEGREES 38 MINUTES 42 SECONDS EAST, ALONG THE NORTH
LINE OF SAID SUB-DISTRICT "B", A DISTANCE OF 11298.912 FEET TO THE **POINT OF**

**BEGINNING, AND CONTAINING 419.823 ACRES OF LAND, MORE OR LESS.
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT
THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO
CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE
RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR
RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS
PREPARED.**

ZONING DESCRIPTION
SUB-DISTRICT B-1
76.647 ACRES

BEING A 76.647 ACRE TRACT OF LAND SITUATED IN THE A. B. WILSON SURVEY, ABSTRACT NO. 1550, THE FIELD SECREST SURVEY, ABSTRACT NO. 1379, THE G. LUDWICK SURVEY, ABSTRACT 781 AND THE JOHN J. BLAIR SURVEY, ABSTRACT 211, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO 1-20 & MOUNTAIN CREEK PARTNERS, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO, 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAID 76.647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 564.179 ACRE TRACT OF LAND, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SUB-DISTRICT "D", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425;

THENCE, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID 564.179 ACRE TRACT, A DISTANCE OF 1549.79 FEET TO A NORTHERLY CORNER AT A BEND IN THE SAID NORTH LINE OF SAID 564.179 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SUB-DISTRICT "D" AND THE NORTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN SAID ORDINANCE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS SAID 564.179 ACRE TRACT AND ALONG THE COMMON LINE OF SAID SUB-DISTRICTS "B" AND "D", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 1602.92 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID SUB-DISTRICT "D";

SOUTH 50 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 145.03 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 22 MINUTES 58 SECONDS, A RADIUS OF 1000.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 63 DEGREES 40 MINUTES 26 SECONDS EAST, A DISTANCE OF 439.40 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 443.01 FEET TO A POINT FOR CORNER, SAID POINT BEING THE COMMON EAST CORNER OF SAID SUB-DISTRICT "B" AND THE NORTHWEST CORNER OF SUB-DISTRICT "C" DESCRIBED IN SAID ORDINANCE;

THENCE, SOUTH 15 DEGREES 30 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF SUB-DISTRICTS "B" AND "C", AND CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, A DISTANCE OF 3282.56 FEET TO A POINT FOR

CORNER, SAID POINT BEING THE COMMON SOUTHWEST CORNER OF SAID SUB-DISTRICT "C", THE NORTHWEST CORNER OF SUB-DISTRICT "A", DESCRIBED IN SAID ORDINANCE AND A COMMON EAST CORNER OF SAID SUB-DISTRICT "B", AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 50 MINUTES 30 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 22 MINUTES 26 SECONDS WEST, A DISTANCE OF 772.45 FEET;

THENCE, ALONG THE COMMON LINE OF SAID SUB-DISTRICTS "A" AND "B", CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 781.25 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47 DEGREES 17 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE AND CONTINUING OVER AND ACROSS SAID 564.179 ACRE TRACT, A DISTANCE OF 612.88 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE SAID COMMON LINE OF SUB-DISTRICTS "A" AND "B" AND THE WEST LINE OF SAID 564.179 ACRE TRACT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 02 SECONDS, A RADIUS OF 1400.00 FEET, AND A LONG CHORD THAT BEARS NORTH 42 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 908.91 FEET;

THENCE, ALONG THE WEST LINE OF SAID 564.179 ACRE TRACT AND OVER AND ACROSS SAID SUB-DISTRICT "B", THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 925.68 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 30 MINUTES 29 SECONDS WEST, A DISTANCE OF 153.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 11 MINUTES 32 SECONDS, A RADIUS OF 678.00 FEET, AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF 443.62 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 451.94 FEET TO A POINT FOR CORNER;

NORTH 10 DEGREES 41 MINUTES 03 SECONDS EAST, A DISTANCE OF 1850.52 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 24 SECONDS, A DISTANCE OF 3402.84 FEET TO A POINT FOR AT THE NORTHWEST CORNER OF SAID 564.179 ACRE TRACT AND BEING ON THE NORTH LINE OF SAID SUB-DISTRICT "B";

THENCE, SOUTH 63 DEGREES 21 MINUTES 42 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID 564.179 ACRE TRACT AND THE SAID NORTH LINE OF SUB-DISTRICT "B", A DISTANCE OF 865.29 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 76.647 ACRES LAND, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Exhibit 521C2

ZONING DESCRIPTION
SUB-DISTRICT B-2
3.088 ACRES

BEING A 3.088 ACRE TRACT OF LAND SITUATED IN THE E.H. PAXTON SURVEY, ABSTRACT NO. 1126 AND THE JOHN J. BLAIR SURVEY, ABSTRACT NO. 211, DALLAS COUNTY, TEXAS AND BEING PART OF TRACTS OF LAND CONVEYED TO MOUNTAIN CREEK JOINT VENTURE BY DEED RECORDED IN VOLUME 84004, PAGE 6445, VOLUME 84016, PAGE 4310 AND VOLUME 84043, PAGE 3038, DEED RECORDS, DALLAS COUNTY, TEXAS; SAID 3.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A 564.179 ACRE TRACT OF LAND, CONVEYED AS TRACTS 8, 9, 10 TO I-20 & MOUNTAIN CREEK PARTNERS, LTD BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 200503639073, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; SAID POINT BEING THE SOUTHEAST CORNER OF SUB-DISTRICT "B", DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 24425 AND THE SOUTHWEST CORNER OF SUB-DISTRICT "A" OF SAID ORDINANCE; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES, 30 MINUTES, 13 SECONDS WEST, A DISTANCE OF 527.98 FEET TO AN ANGLE POINT;

NORTH 88 DEGREES, 32 MINUTES, 10 SECONDS WEST, A DISTANCE OF 262.89 FEET TO AN ANGLE POINT;

NORTH 88 DEGREES, 22 MINUTES, 00 SECONDS WEST, A DISTANCE OF 710.61 FEET TO THE **POINT OF BEGINNING (STATE PLANE GRID COORDINATES: N=6,930,953.84, E=2,440,125.64)**;

THENCE, SOUTH 83 DEGREES, 22 MINUTES, 00 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, A DISTANCE OF 522.63 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SAID SOUTH LINE OF SUB-DISTRICT "B" AND THE SAID NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND INTO AND ACROSS SAID SUB-DISTRICT "B" THE FOLLOWING COURSES AND DISTANCES:

NORTH 56 DEGREES, 13 MINUTES, 33 SECONDS WEST, A DISTANCE OF 75.23 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES, 01 MINUTES, 21 SECONDS EAST, A DISTANCE OF 257.48 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES, 27 MINUTES, 58 SECONDS, A RADIUS OF 1260.00 FEET, A LONG CHORD OF NORTH 28 DEGREES, 17 MINUTES, 22 SECONDS EAST, A DISTANCE OF 32.24 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 32.24 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES, 56 MINUTES, 40 SECONDS EAST, A DISTANCE OF 21.48 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37 DEGREES, 01 MINUTES, 38 SECONDS, A RADIUS OF 170.00 FEET, A LONG CHORD OF SOUTH 82 DEGREES, 27 MINUTES, 28 SECONDS EAST, A DISTANCE OF 107.96 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 109.86 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES, 01 MINUTES, 43 SECONDS EAST, A DISTANCE OF 146.11 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19 DEGREES, 09 MINUTES, 45 SECONDS, A RADIUS OF 285.00 FEET, A LONG CHORD OF NORTH 88 DEGREES, 36 MINUTES, 35 SECONDS EAST, A DISTANCE OF 94.87 FEET;

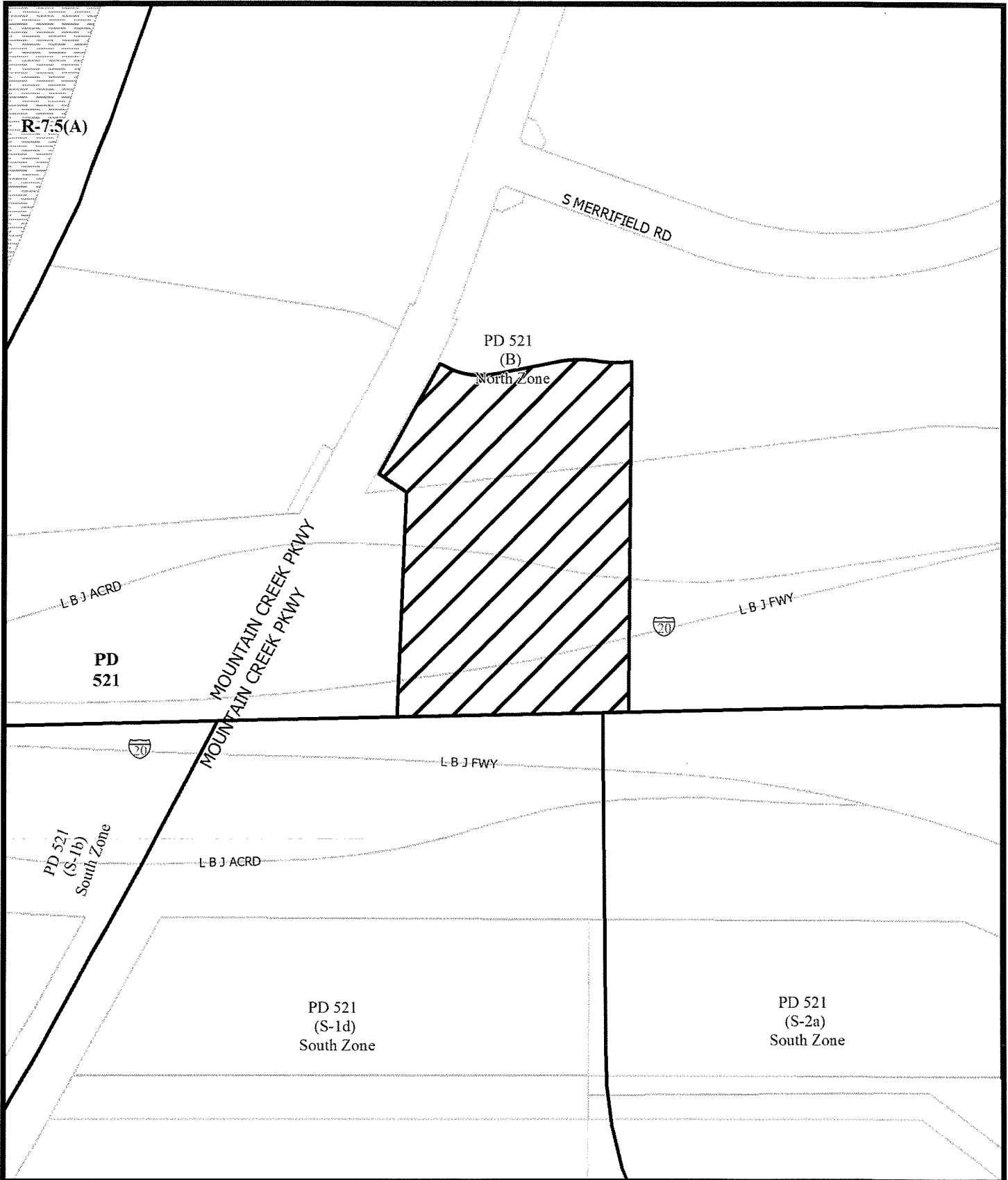
ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 95.32 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14 DEGREES, 51 MINUTES, 33 SECONDS, A RADIUS OF 305.00 FEET, A LONG CHORD OF SOUTH 89 DEGREES, 14 MINUTES, 19 SECONDS EAST, A DISTANCE OF 78.88 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 79.10 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES, 01 MINUTES, 27 SECONDS EAST, A DISTANCE OF 0.64 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES, 37 MINUTES, 53 SECONDS WEST, A DISTANCE OF 240.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.088 ACRES OF LAND, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



1:3,600

ZONING MAP

Case no: Z145-229

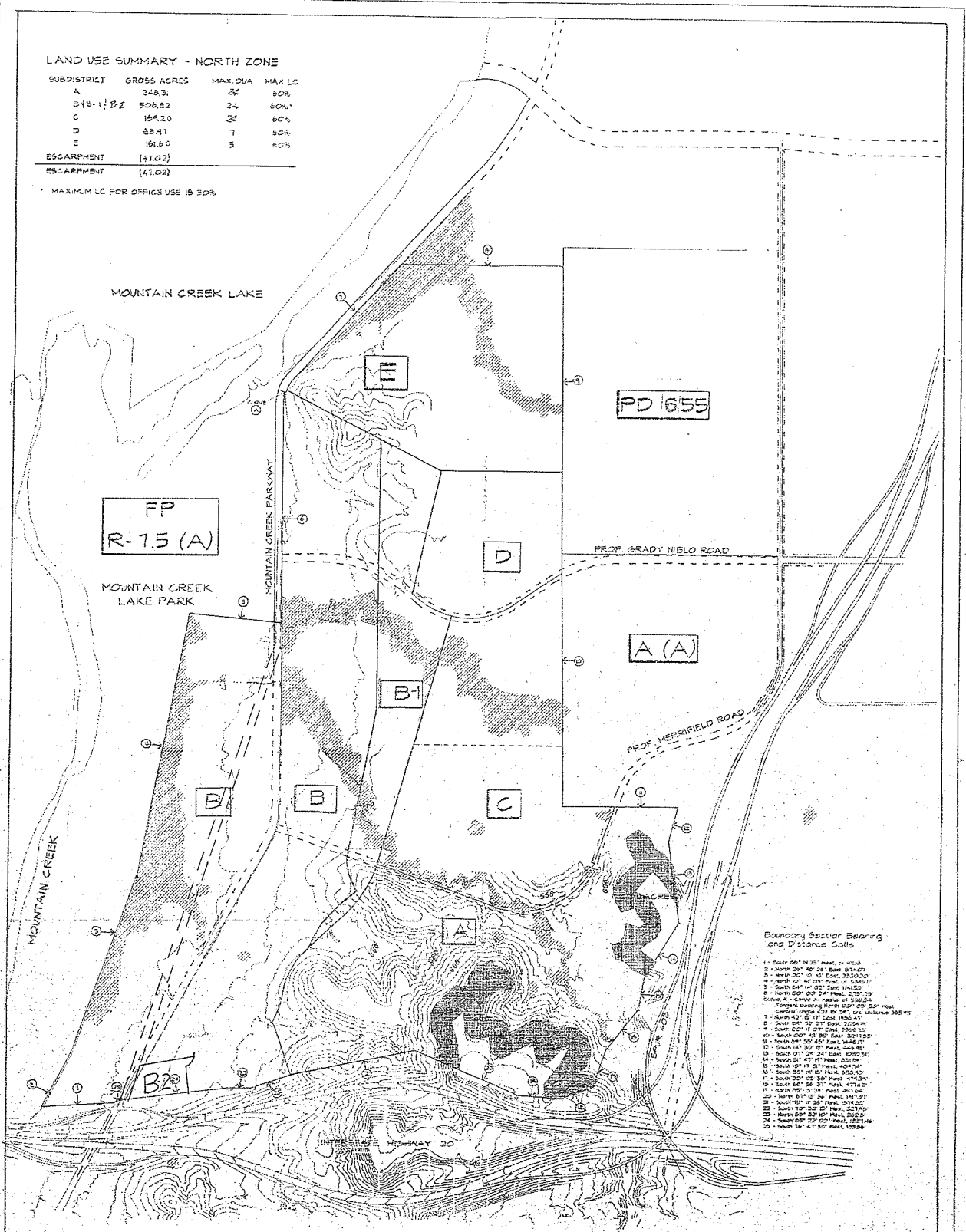
Date: 5/7/2015

LAND USE SUMMARY - NORTH ZONE

SUBDISTRICT	GROSS ACRES	MAX. DUA	MAX. LC
A	248.31	25	50%
B (B-1) & B-2	906.82	24	50%
C	164.20	25	60%
D	68.47	7	50%
E	161.60	5	50%

ESCARPMENT (41.02)
ESCARPMENT (41.02)

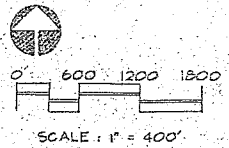
* MAXIMUM LC FOR OFFICE USE IS 30%



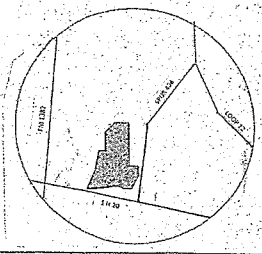
Boundary Sector Bearing and Distance Calls

- 1 - South 86° 14' 33" West, 111.00'
- 2 - North 26° 40' 28" East, 374.07'
- 3 - North 20° 10' 32" East, 293.93'
- 4 - North 10° 41' 01" East, 536.01'
- 5 - South 84° 14' 22" East, 148.22'
- 6 - North 00° 00' 34" East, 2.75'
- 7 - North 1° 00' 00" East, 100.00'
- 8 - South bearing from 00° 00' 00" East
- 9 - Central angle 225° for 540° distance 355.45'
- 10 - North 43° 12' 17" East, 145.41'
- 11 - North 84° 52' 27" East, 225.44'
- 12 - South 00° 11' 07" East, 356.61'
- 13 - North 00° 45' 57" East, 228.82'
- 14 - South 04° 52' 45" East, 144.17'
- 15 - South 14° 30' 07" East, 424.87'
- 16 - South 01° 24' 24" East, 1022.21'
- 17 - South 31° 47' 47" East, 622.42'
- 18 - South 10° 13' 51" East, 428.74'
- 19 - South 80° 46' 10" East, 622.42'
- 20 - South 25° 22' 35" East, 474.54'
- 21 - South 64° 56' 37" East, 474.54'
- 22 - North 05° 01' 24" East, 141.14'
- 23 - North 10° 11' 38" East, 374.52'
- 24 - South 10° 22' 07" East, 527.46'
- 25 - South 05° 22' 07" East, 527.46'
- 26 - South 16° 47' 52" East, 109.54'

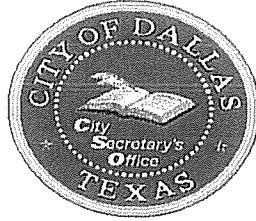
PD-521 CONCEPT DEVELOPMENT PLAN-NORTH ZONE



 FLOOD PLAIN
 ESCARPMENT



Concept Development Plan - North Zone - Exhibit 521A
Plandev Development No. 521
EHS-22968



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 29785

DATE PUBLISHED JUN 20 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".