

3-21-16

ORDINANCE NO. 30031

An ordinance amending Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the development plan, parking, and uses regulations in Sections 51P-83.104, 51P-83.105, and 51P-83.108 of Article 83; adding a new section 51P-83.103.1; deleting Section 51P-83.111; providing a new property description; providing a new 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 83 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-83.103.1, "Exhibit," to read as follows:

**"SEC. 51P-281.103.1. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 83A: development plan."

SECTION 2. That Section 51P-83.104, "Development Plan," of Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-83.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 83A). If there is a conflict between the text of this article and the development plan, the text of this article controls. [~~The property must be developed in accordance with the development plan approved by the city plan commission on June 21, 1984 (Exhibit 83A).~~]"

SECTION 3. That Section 51P-83.105, "Parking," of Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-83.105. PARKING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51-4.200 for the specific off-street parking and loading requirements for each use.

(b) Warehouse. [~~Off-street parking must be provided at the ratio of] O[~~ne~~] space per [~~for each~~] 1,000 square feet of floor area is required. [~~for warehouse uses;~~]~~

(c) Office. O[~~ne~~] space per [~~for each~~] 300 square feet of floor area is required. [~~for office uses;~~]

(d) Caretaker's quarters. O[~~ne~~] space per [~~for each~~] 500 square feet of floor area is required. [~~for the caretaker's quarters; and~~]

(e) Restaurant. O[~~ne~~] space per [~~for each~~] 100 square feet of floor area is required. [~~for restaurant uses]"~~]"

SECTION 4. That Section 51P-83.108, "Uses," of Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-83.108. USES.**

Uses are limited to those warehouses, offices, caretaker's quarters, church, and a restaurant. Uses that sell or serve alcoholic beverages are not permitted in this PD."

SECTION 5. That Section 51P-83.111, "Zoning Map," of Article 83, "PD 83," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is deleted as follows:

~~"[SEC. 51P-83.111.           ZONING MAP.~~

~~PD 83 is located on Zoning Map No. J-9.]"~~

SECTION 6. That the property description in Section 1 of Ordinance No. 14958 is replaced by the property description, Exhibit A, attached to this ordinance.

SECTION 7. That the development plan, Exhibit 83A of Article 83, "PD 83," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 83A attached to this ordinance.

SECTION 8. That development of this district must comply with the full-scale version of Exhibit 83A (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 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 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:

WARREN M.S. ERNST, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed           MAR 23 2016

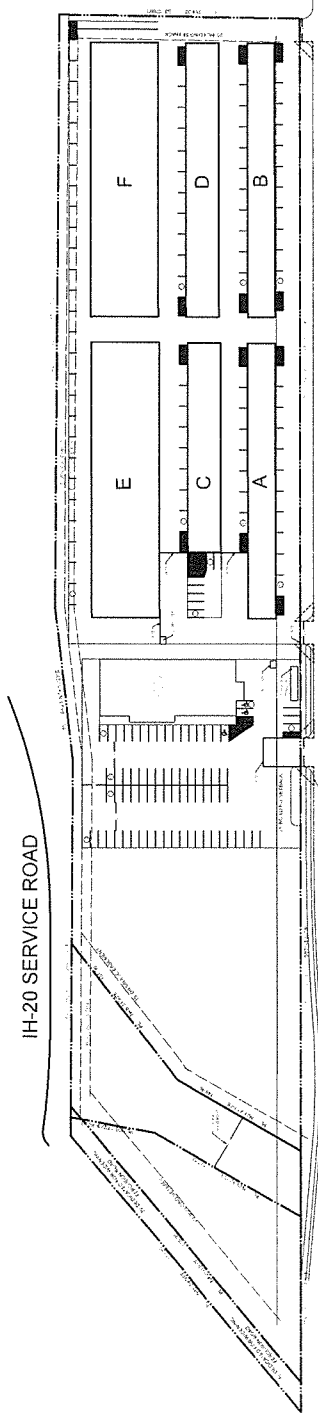


1  
SCALE: 1" = 60'-0"



Approved  
City Plan Commission  
February 4, 2016

**Development Plan (Revised)**  
Exhibit 83A  
PDD No. 83



**SITE INFORMATION:**

TOTAL LAND AREA = 6.879 ACRES; 298,649.26 SF  
 TOTAL EXISTING BUILDINGS = 14,815 SF (41.05%)

**EXISTING BUILDINGS:**

A: FIRST FLOOR 6,900 SF  
 SECOND FLOOR 8,700 SF

APARTMENT 1,600 SF  
 OFFICE 200 SF

**FIRST FLOOR:**  
 B: 8,700 SF  
 C: 10,440 SF

**SECOND FLOOR:**  
 D: 10,440 SF  
 E: 20,880 SF  
 F: 20,880 SF

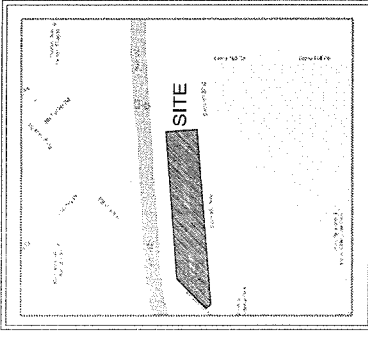
CHURCH 7,620 SF  
 TOTAL EXISTING: 105,060 SF

TOTAL PROJECT BUILDING AREA: 142,135 SF

**PARKING:**

TOTAL WAREHOUSE AREA: 140,335 SF  
 1 CAR/1000 SF = 140 CARS  
 TOTAL WAREHOUSE AREA: 20,800 SF  
 1 CAR/200 SF = 104 CARS  
 APARTMENT = 3 CARS  
 TOTAL CHURCH AREA: 7,620 SF  
 1 CAR/18' FEW LENGTH = XX CARS  
 TOTAL PARKING REQUIRED: XXX CARS  
 TOTAL PARKING PROVIDED: 167 CARS

VICINITY MAP  
NTS



CASE NUMBER	12-31-2015
PROJECT NUMBER	12-31-2015

BALDWIN ASSOCIATES  
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 Dallas, Texas 75226  
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**Baldwin Associates**

4209 SAMUELL BOULEVARD  
CITY OF DALLAS, TEXAS

16046

894091

Z156-126(WE)

## Exhibit A

Being a tract of land in City Block B/7043 and being more particularly described as follows:

BEGINNING at the Southwest corner of Ferguson Road and R. L. Thornton Freeway, a distance of 362.11 feet to a point;

THENCE North  $86^{\circ} 01' 30''$  East along the south line of Thornton Freeway, a distance of 362.11 feet to a point;

THENCE continuing along the south line Thornton Freeway North  $79^{\circ} 01' 39''$  East, a distance of 164.23 feet to a point;

THENCE continuing along the south line of Thornton Freeway North  $86^{\circ} 01' 30''$  East, a distance of 622.92 feet to a point for corner in the north line of Samuell Boulevard;

THENCE South  $3^{\circ} 30'$  East, a distance of 254 feet to a point for corner in the north line of Samuell Boulevard;

THENCE along the north line of Samuell Boulevard South  $85^{\circ} 41' 19''$  West, a distance of 622.95 feet to a point;

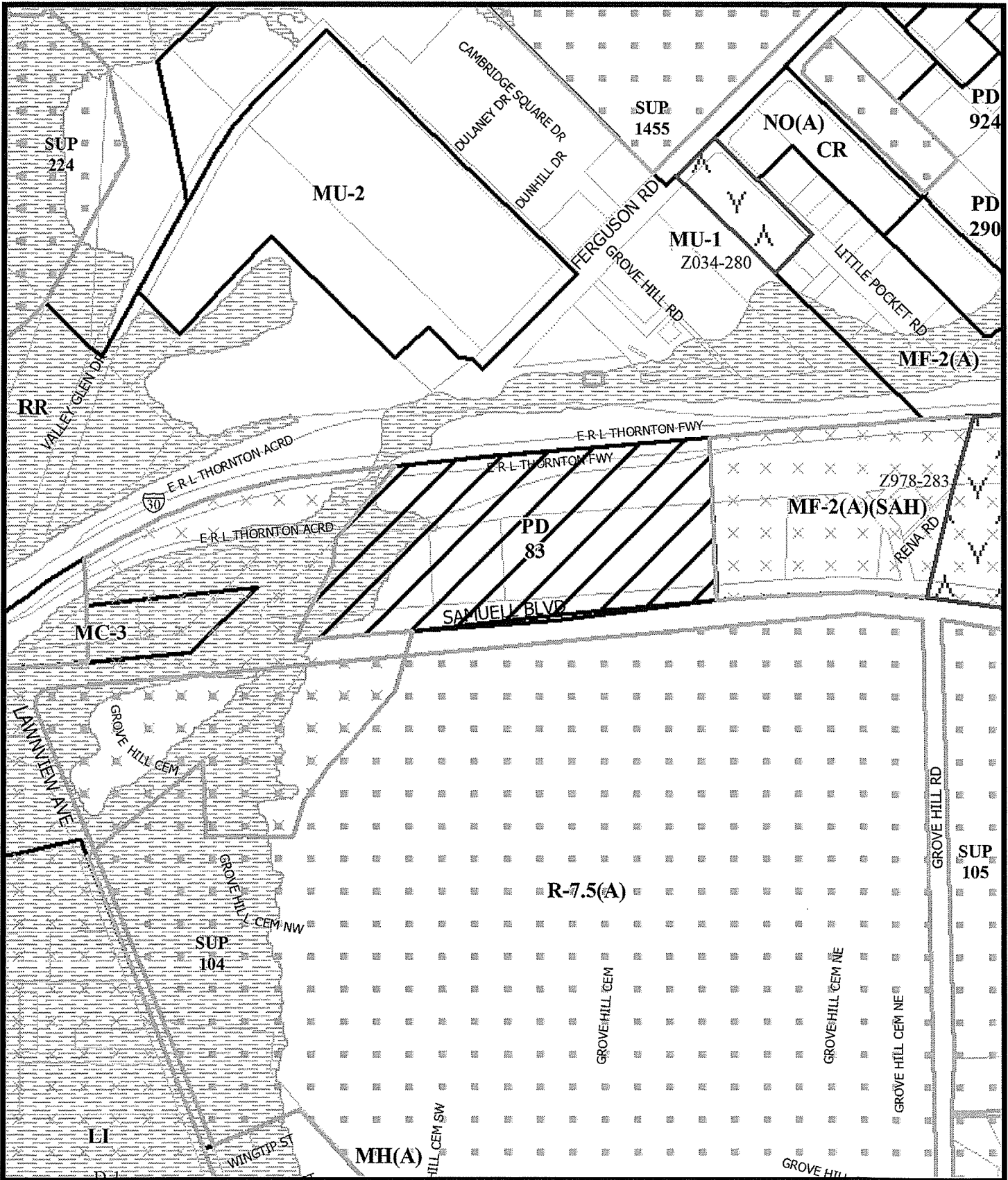
THENCE continuing along the North line of Samuell Boulevard South  $85^{\circ} 41' 30''$  West, a distance of 637.48 feet to a point for corner;

THENCE North  $25^{\circ} 27' 10''$  East, a distance of 177.12 feet to a point for corner;

THENCE North  $6^{\circ} 17' 22''$ , a distance of 74 feet to a point in the Southeast line of Ferguson Road;

THENCE North  $41^{\circ} 1' 35''$  East along the Southeast line of Ferguson Road, a distance of 20.18 feet to the PLACE OF BEGINNING.

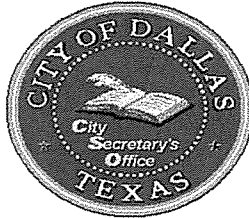
**NOTE:** This Document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



1:4,800

# ZONING MAP

Case no: Z156-126  
 Date: 1/20/2016



**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** MAR 23 2016

**ORDINANCE NUMBER** 30031

**DATE PUBLISHED** MAR 26 2016

**ATTESTED BY:**