

3-23-16

ORDINANCE NO. 30033

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 5754 located at the northwest corner of Redfield Street and Butler Street; fronting approximately 375 feet on the northeast side of Redfield Street; fronting approximately 281 feet on the northwest side of Butler Street; and containing approximately 2.42 acres,

from an IR Industrial/Research District to Planned Development District No. 955; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 955; establishing use regulations and development standards for this planned development district; 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

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an IR Industrial/Research District to Planned Development District No. 955 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 955 to read as follows:

"ARTICLE 955.

PD 955.

SEC. 51P-955.101. LEGISLATIVE HISTORY.

PD 955 was established by Ordinance No. _____, passed by the Dallas City Council on March 23, 2016.

SEC. 51P-955.102. PROPERTY LOCATION AND SIZE.

PD 955 is established on property located at the northwest corner of Redfield Street and Butler Street. The size of PD 955 is approximately 2.42 acres.

SEC. 51P-955.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, DOMESTIC VIOLENCE FACILITY means a facility that provides temporary boarding, lodging, counseling, and child-care for victims of domestic violence, including dependents. A domestic violence facility may include an office and social, recreational, health, and other related programming.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-955.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 955A: development plan.

SEC. 51P-955.105. DEVELOPMENT PLAN.

(a) For a domestic violence facility, development and use of the Property must comply with the development plan (Exhibit 955A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, 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, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-955.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial/Research District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the IR Industrial/Research District is subject to DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Domestic violence facility.

SEC. 51P-955.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-955.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the IR Industrial/Research district apply.

SEC. 51P-955.109. OFF-STREET PARKING AND LOADING.

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

(b) For a domestic violence facility, a minimum of 0.25 off-street parking spaces per bed is required for the 4,100 square feet of lodging and resident support areas, plus one off-street parking space per 500 square feet for the rest of the facility.

SEC. 51P-955.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-955.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-955.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-955.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-955.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 3. 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 4. That development of this district must comply with the full-scale version of Exhibit 955A (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 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 955 in Chapter 51P.

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 the zoning ordinances of the City of Dallas and 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, City Attorney

By 
Assistant City Attorney

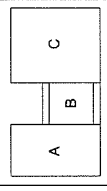
Passed **MAR 23** 2016

01/25/16



ISSUES

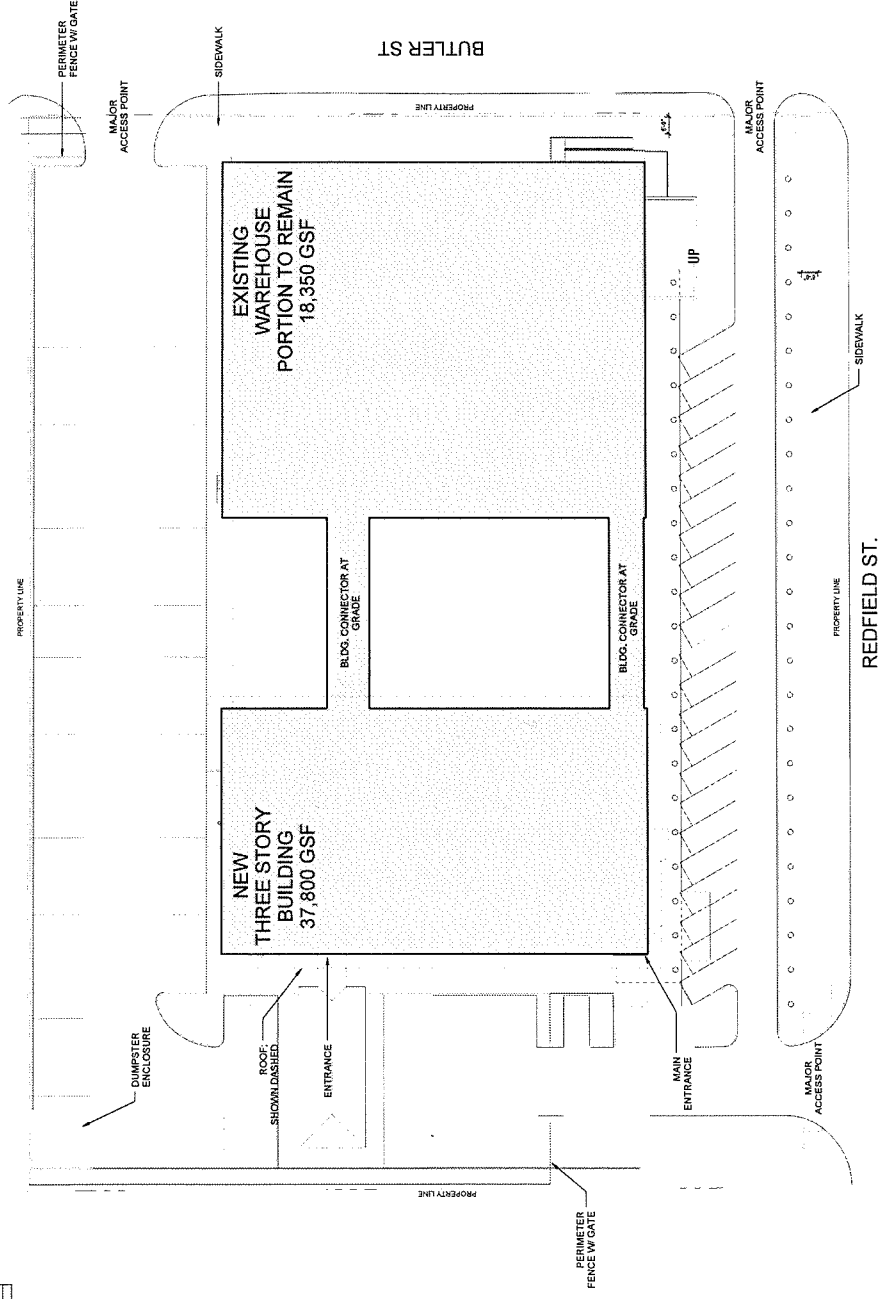
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DEVELOPMENT PLAN
Z1596-139
JOB 15246.0000
DATE 01/25/16
SHEET



01 DEVELOPMENT PLAN
1" = 200'



Development Plan
Exhibit 955A
PDD No. 955

Approved
City Plan Commission
February 4, 2016

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE			
2	ISSUE			
3	ISSUE			
4	ISSUE			
5	ISSUE			
6	ISSUE			
7	ISSUE			
8	ISSUE			

Exhibit A

PROPERTY DESCRIPTION

Being a tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, in the City of Dallas, Dallas County, Texas, and a part of City Block 5754, City of Dallas, Dallas County, being that same tract of land conveyed to Redfield Investment, L.P. (Tract 2) by Special Warranty Deed recorded in Instrument No. 200600260394, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

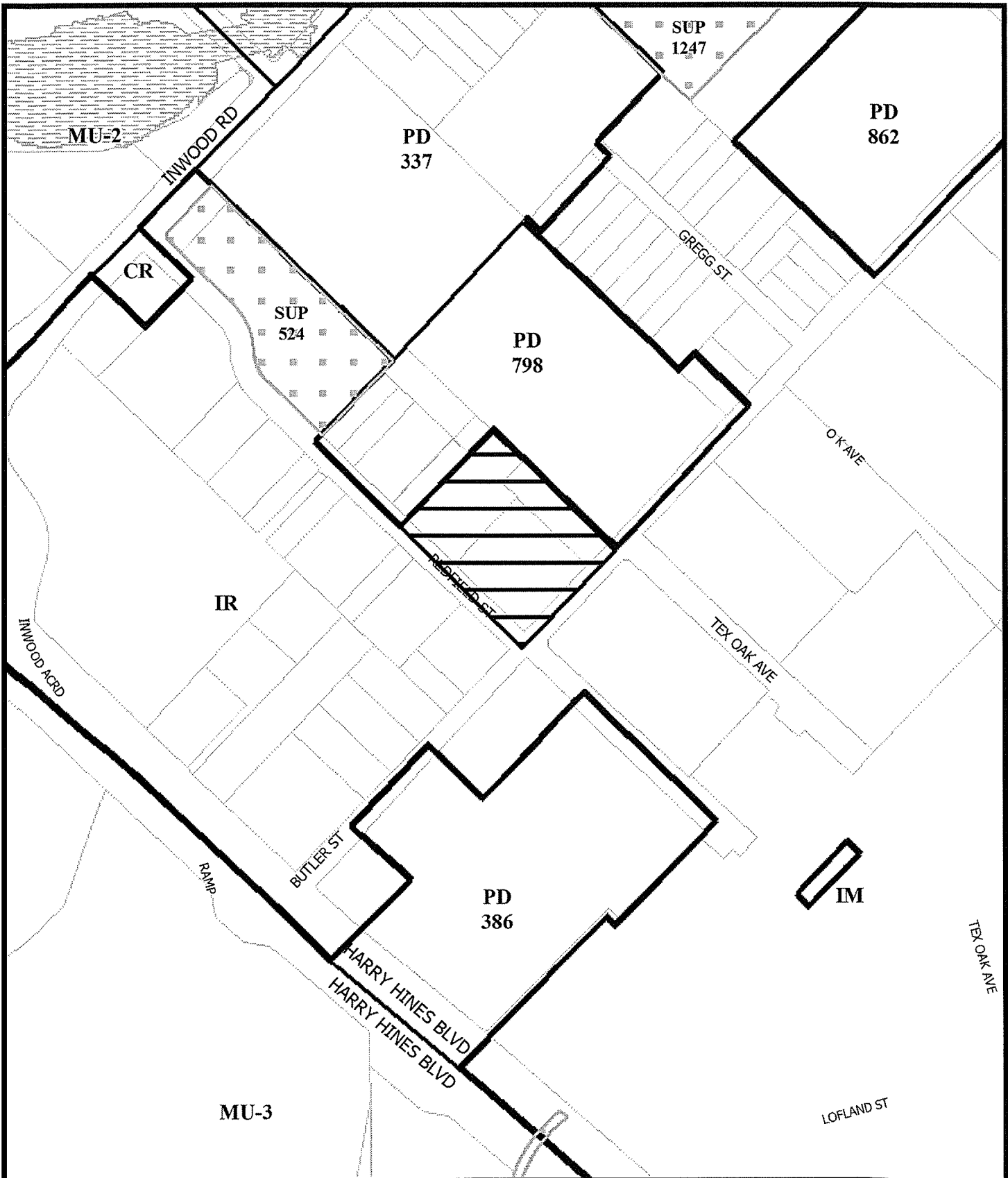
Beginning at an "X" set for corner, said point being in the intersection of the Northwest line of Butler Street (a 50 foot right-of-way) and the Northeast line of Redfield Street (a 50 foot right-of-way);

Thence North 44 degrees 34 minutes 00 seconds West along said Redfield Street, a distance of 375.00 feet to a cotton spindle found for corner, said point being the most Western South corner of a tract of land conveyed to Dallas County Hospital District dba Parkland Health & Hospital System by Trustee's Deed recorded in Instrument No. 201000311236, Official Public Records, Dallas County, Texas;

Thence North 45 degrees 12 minutes 57 seconds East along the Southeast line of said Dallas County Hospital District tract, a distance of 281.20 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for corner, said point being an interior ell corner of said Dallas County Hospital District tract;

Thence South 44 degrees 34 minutes 00 seconds East along the Southwest line of said Dallas County Hospital District tract, a distance of 375.00 feet to an "X" set for corner, said point being the most Eastern South corner of said Dallas County Hospital District tract, and being in the Northwest line of aforementioned Butler Street;

Thence South 45 degrees 12 minutes 57 seconds West along the Northwest line of said Butler Street, a distance of 281.20 feet to the Point of Beginning and containing 105,449 square feet or 2.42 acres of land.

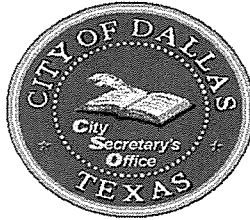


1:3,600

ZONING MAP

Case no: Z156-139

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 30033

DATE PUBLISHED MAR 26 2016

ATTESTED BY: