

9-2-16

ORDINANCE NO. 30191

An ordinance amending Article 324, "PD 324," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, development plan, uses, maximum floor area, lot coverage, setbacks, off-street parking, landscaping, signs, general requirements, paving, and compliance with conditions regulations in Sections 51P-324.103, 51P-324.104, 51P-324.105, 51P-324.106, 51P-324.108, 51P-324.109, 51P-324.110, 51P-324.111, 51P-324.112, 51P-324.113, and 51P-324.115 of Article 324; adding a new Section 51P-324.103.1, "Exhibits;" adding a new Section 51P-324.110.1, "Tract III Development;" deleting Section 51P-324.114, "Paving;" deleting Section 51P-324.116, "Zoning Map;" providing a Tract III development/landscape 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 324 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-324.103, “Definitions and Interpretations,” of Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-324.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and provisions [~~contained~~] in Chapter 51A apply to this article.

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

(c) Tracts I and II are considered to be a non-residential zoning district.

(d) Tract III is considered to be a residential zoning district.”

SECTION 2. That Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-324.103.1, “Exhibits,” to read as follows:

“SEC. 51P-324.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 324A: Tracts I and II development plan.
- (2) Exhibit 324B: landscape plan.
- (3) Exhibit 324C: Tract III development/landscape plan.”

SECTION 3. That Section 51P-324.104, “Development Plan,” of Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-324.104. DEVELOPMENT PLANS.

(a) Tracts I and II. Development and u[se] of the Property must comply with the Tracts I and II [~~detailed~~] development plan[s] (Exhibit 324A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Tract III. Development and use of the Property must comply with the Tract III development/landscape plan (Exhibit 324C). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

SECTION 4. That Section 51P-324.105, "Uses," of Article 324, "PD 324," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-324.105. USES.

(a) Tracts I and II. The following uses are the only main uses permitted [~~on the Property~~]:

--[(1)] Office.

--[(2)] Industrial (inside), limited to fabric sewing.

--[(3)] Warehouse, limited to a facility for the inside storage and distribution of items produced or manufactured at the industrial (inside) uses located on the Property.

(b) Tract III. The following uses are the only main uses permitted:

-- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-209(b)(3) is not met.]

-- Local utilities.

-- Multifamily.

-- Single family."

SECTION 5. That Section 51P-324.106, "Maximum Floor Area," of Article 324, "PD 324," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-324.106. MAXIMUM FLOOR AREA AND DENSITY.

(a) Maximum floor area for non-residential uses [on the Property]. Total f[F]loor area for non-residential uses on the Property is limited to 66,677 square feet.

(b) Maximum floor areas on Tract I.

- (1) Maximum floor area permitted on Tract I is 43,820 square feet.
- (2) Maximum floor areas for all uses permitted on Tract I are as follows:

<u>Use Category</u>	<u>Maximum Floor Area (in square feet)</u>
Office	800 [1,540]
Industrial (inside)	16,900
Warehouse	25,368

(c) Maximum floor areas on Tract II.

- (1) Maximum floor area permitted on Tract II is 15,047 square feet.
- (2) Maximum floor areas for all uses permitted on Tract II are as follows:

<u>Use Category</u>	<u>Maximum Floor Area (in square feet)</u>
Office	800
Industrial (inside)	15,047
Warehouse	14,247

(d) Maximum density in [floor area on] Tract III. Maximum [floor area] density in [on] Tract III is 10-units [7,810 square feet].

SECTION 6. That Section 51P-324.108, “Lot Coverage,” of Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-324.108. LOT COVERAGE.

(a) Tracts I and II. Maximum lot coverage [~~permitted on the Property~~], including parking structures, is 80 percent.

(b) Tract III. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For purposes of this subsection, Tract III is considered to be one lot.”

SECTION 7. That Section 51P-324.109, “Setbacks,” of Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-324.109. SETBACKS.

(a) Tract I. The setbacks required for all structures on Tract I are as follows:

- (1) Five-foot front yard setback.
- (2) No minimum side and rear yard setbacks.

(b) Tract[s] II [~~and III~~]. The setbacks required for all structures on Tract[s] II [~~and III~~] are as follows:

- (1) Fifteen-foot front yard setback.
- (2) Five-foot side and rear yard setbacks.

(c) Tract III. The setbacks required for all structures on Tract III are as follows:

- (1) Five-foot front yard setback.
- (2) Five-foot side and rear yard setbacks.”

SECTION 8. That Section 51P-324.110, “Off-Street Parking,” of Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-324.110. OFF-STREET PARKING.

(a) Tracts I and II. [~~Parking required.~~] Parking must be provided in accordance with the Tracts I and II [~~detailed~~] development plan[s]. Parking for any future development not shown on the Tracts I and II [~~detailed~~] development plan[s] and for any expansion or conversion of the existing uses must be provided in accordance with the [~~requirements of~~] the Dallas Development Code.

(b) Tract III. Two off-street parking spaces per dwelling unit are required. In addition, 0.25 unassigned off-street parking spaces per dwelling unit must be provided for use by visitors or residents. [Parking demand study. The owner must submit a parking demand study to the department of public works and transportation three years from October 25, 1989. The study must delineate the existing parking layout, the demand for parking, and any changes in the number of people employed at the existing facility.]

SECTION 9. That Article 324, "PD 324," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-324.110.1, "Tract III Development," to read as follows:

"SEC. 51P-324.110.1. TRACT III DEVELOPMENT.

(a) Except as provided in this section, a shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) Ingress and egress from the Property must be provided in the locations shown on the Tract III development/landscape plan. No other ingress or egress is permitted.

(c) The driveway or shared access area must have a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of pavement to the edge of pavement."

SECTION 10. That Section 51P-324.111, "Landscaping," of Article 324, "PD 324," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-324.111. LANDSCAPING.

(a) Tracts I and II. Landscaping must be provided as shown on the landscape plans (Exhibit 324B). All landscaping must be installed within six months of October 25, 1989. ~~[All plant material must be maintained in a healthy, growing condition at all times.]~~

(b) Tract III. Landscaping must be provided as shown on the Tract III development/landscape plan (Exhibit 324 C).

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition."

“**SEC. 51P-324.114[5].**

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 [for] a use, [~~in this PD~~] until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other [~~applicable~~] ordinances, rules, and regulations of the city.”

SECTION 15. That Article 324, “PD 324,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by deleting Section 51P-324.116, “Zoning Map,” as follows:

“~~SEC. 51P-324.116.~~

~~**ZONING MAP.**~~

~~PD 324 is located on Zoning Map No. I-8.]”~~

SECTION 16. That development of this district must comply with the full-scale version of Exhibit 324C (Tract III 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 version of the plan.

SECTION 17. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 18. 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 19. 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 20. 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:

CHRISTOPHER D. BOWERS, Interim City Attorney

By 
Assistant City Attorney

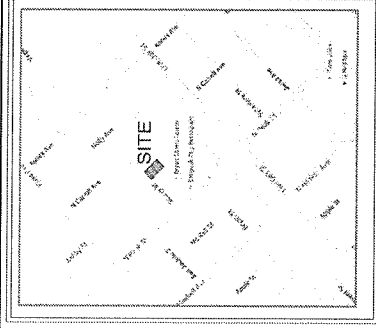
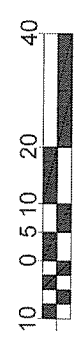
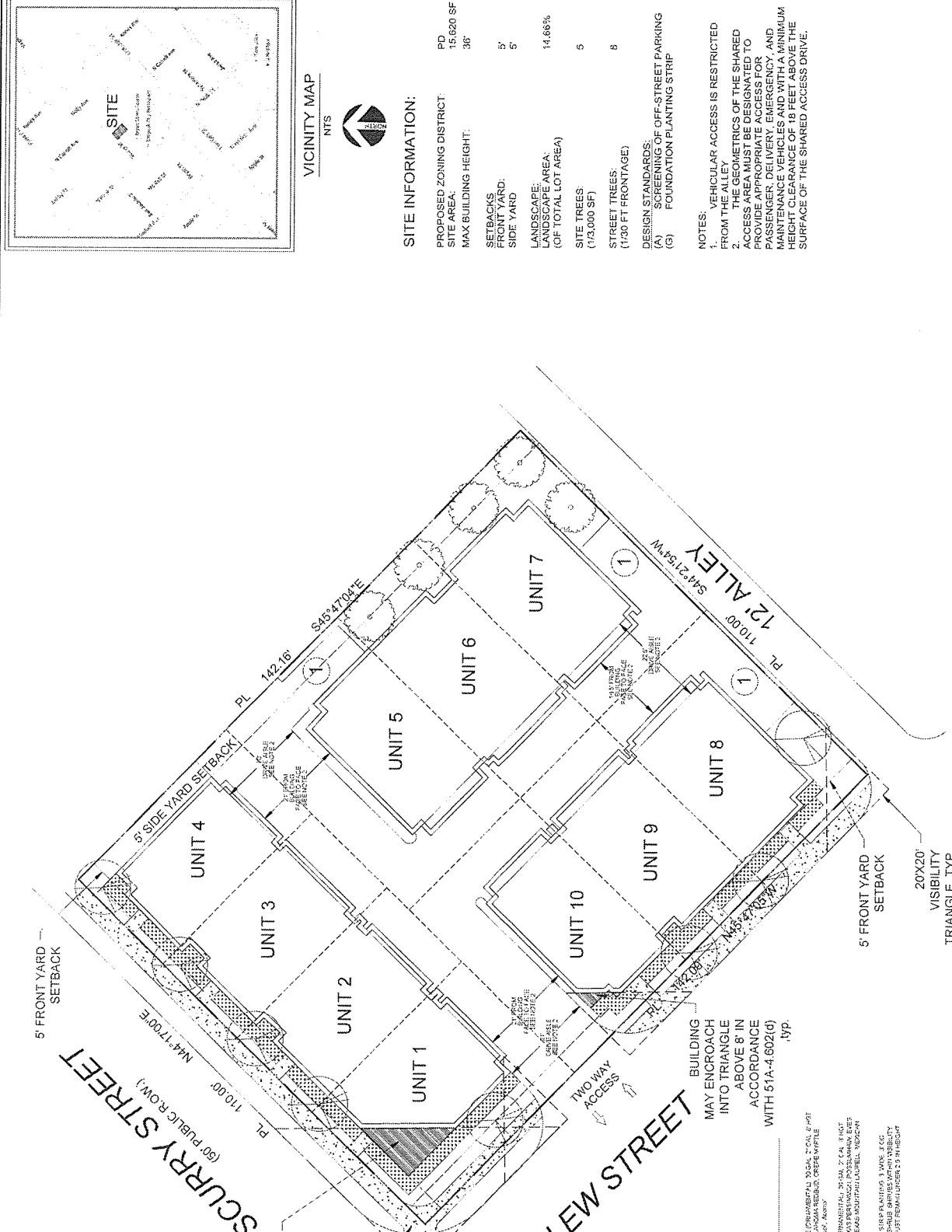
Passed SEP 14 2016

1 SITE PLAN
SCALE: 1" = 10'-0"

Planned Development
District No. 324

Approved
City Plan Commission
August 4, 2016

CASE NUMBER: Z156-226



VICINITY MAP
NTS

SITE INFORMATION:

PROPOSED ZONING DISTRICT:	PD
SITE AREA:	15,620 SF
MAX BUILDING HEIGHT:	38'
SETBACKS	
FRONT YARD:	5'
SIDE YARD:	5'
LANDSCAPE	
LANDSCAPE AREA:	14.66%
(G.P. TOTAL LOT AREA)	
SITE TREES:	6
(1/3,000 SF)	
STREET TREES:	8
(1/30 FT FRONTAGE)	
DESIGN STANDARDS:	
(A) FOUNDATION PLANTING STRIP	
(B) FOUNDATION PLANTING STRIP	

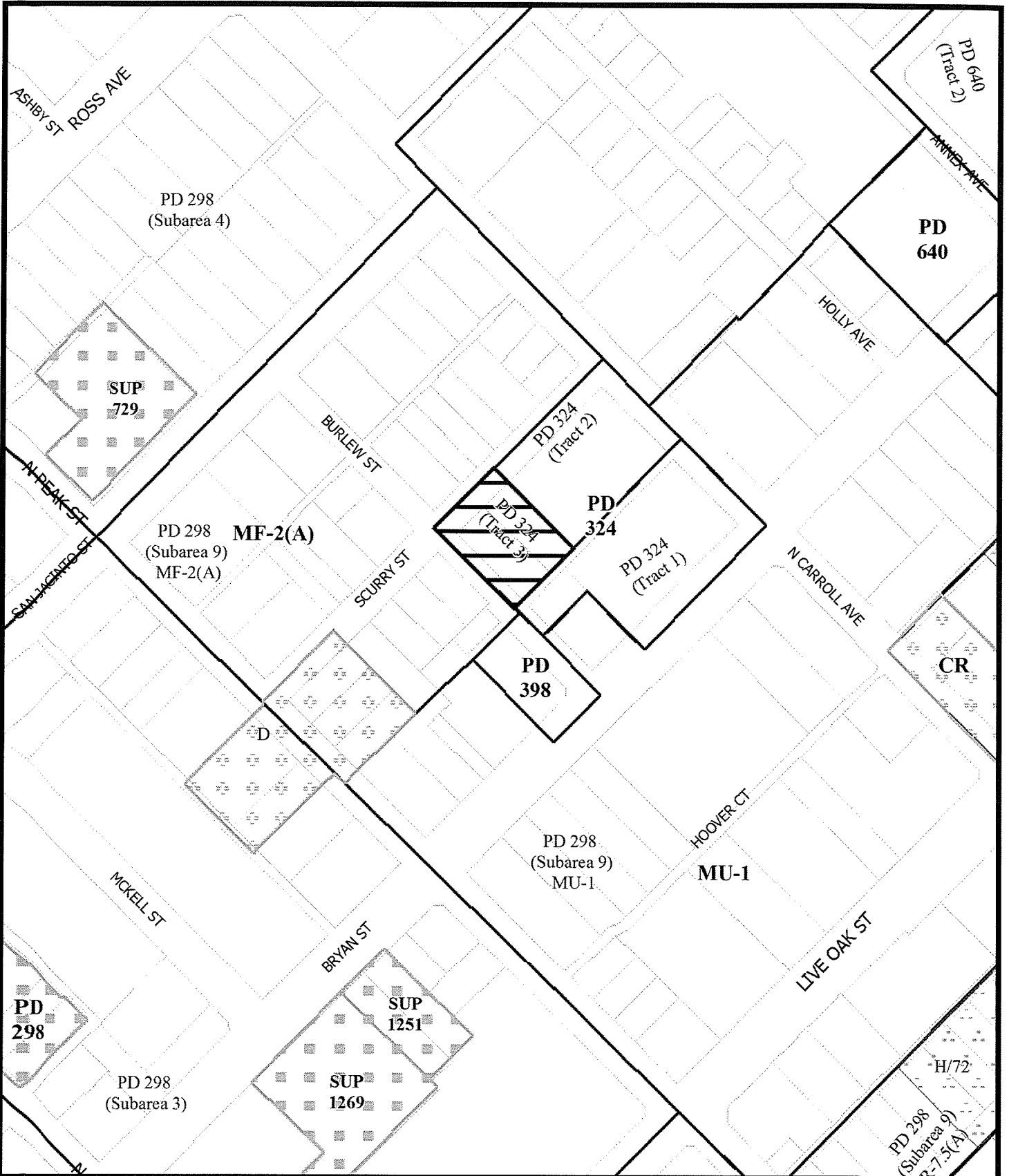
- NOTES:**
- VEHICULAR ACCESS IS RESTRICTED FROM THE ALLEY.
 - THE GEOMETRICS OF THE SHARED ACCESS AREA MUST BE DESIGNATED TO PROVIDE APPROPRIATE ACCESS FOR MAINTENANCE VEHICLES AND MAINTENANCE VEHICLES WITH A MINIMUM HEIGHT CLEARANCE OF 18 FEET ABOVE THE SURFACE OF THE SHARED ACCESS DRIVE.

08/02/2016
CASE NUMBER

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CITY OF DALLAS, TEXAS



1:2,400

ZONING MAP

Case no: Z156-226

Date: 4/29/2016



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 SEP 14 2016

ORDINANCE NUMBER 30191

DATE PUBLISHED SEP 17 2016

ATTESTED BY: