

11-14-17

30722

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING all of Lot 4A in City Block 11/827; fronting approximately 405 feet along the southwest line of Washington Avenue; fronting approximately 230 feet along the northwest line of Race Street; and containing approximately 2.1214 acres,

from an MU-3 Mixed Use District to Planned Development District No. 997; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 997; 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 MU-3 Mixed Use District to Planned Development District No. Article 997 on the following property ("the Property"):

BEING all of Lot 4A in City Block 11/827; fronting approximately 405 feet along the southwest line of Washington Avenue; fronting approximately 230 feet along the northwest line of Race Street; and containing approximately 2.1214 acres.

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SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 997 to read as follows:

"ARTICLE 997.

PD 997.

SEC. 51P-997.101. LEGISLATIVE HISTORY.

PD 997 was established by Ordinance No. _____, passed by the Dallas City Council on December 13, 2017.

SEC. 51P-997.102. PROPERTY LOCATION AND SIZE.

PD 997 is established on property located along the southwest line of Washington Avenue, northwest of Race Street. The size of PD 997 is approximately 2.1214 acres.

SEC. 51P-997.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(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 non-residential zoning district.

SEC. 51P-997.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 997A: development and landscape plan.

SEC. 51P-997.105. DEVELOPMENT PLAN.

(a) For a college, university, or seminary, development and use of the Property must comply with the development and landscape plan (Exhibit 997A). If there is a conflict between the text of this article and the development and landscape plan, the text of this article controls.

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(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.701 regarding submission or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-997.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use 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 MU-3 Mixed Use District is subject to DIR in this district; etc.

SEC. 51P-997.107. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-997.108. 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 MU-3 Mixed Use District apply.

SEC. 51P-997.109. OFF-STREET PARKING.

(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 college, university, or seminary, a minimum of 261 spaces is required.

SEC. 51P-997.110. STUDENT ENROLLMENT.

Maximum full-time student enrollment is 750 students. This provision excludes online enrollment.

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SEC. 51P-997.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-997.112. LANDSCAPING.

(a) For a college, university, or seminary, landscaping must be provided as shown on the development and landscape plan.

(b) For all other uses, landscaping must be provided in accordance with Article X.

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

SEC. 51P-997.113. SIGNS.

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

SEC. 51P-997.114. 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-997.115. 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 997A (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 997 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:

LARRY E. CASTO, City Attorney

By


Assistant City Attorney

DEC 13 2017

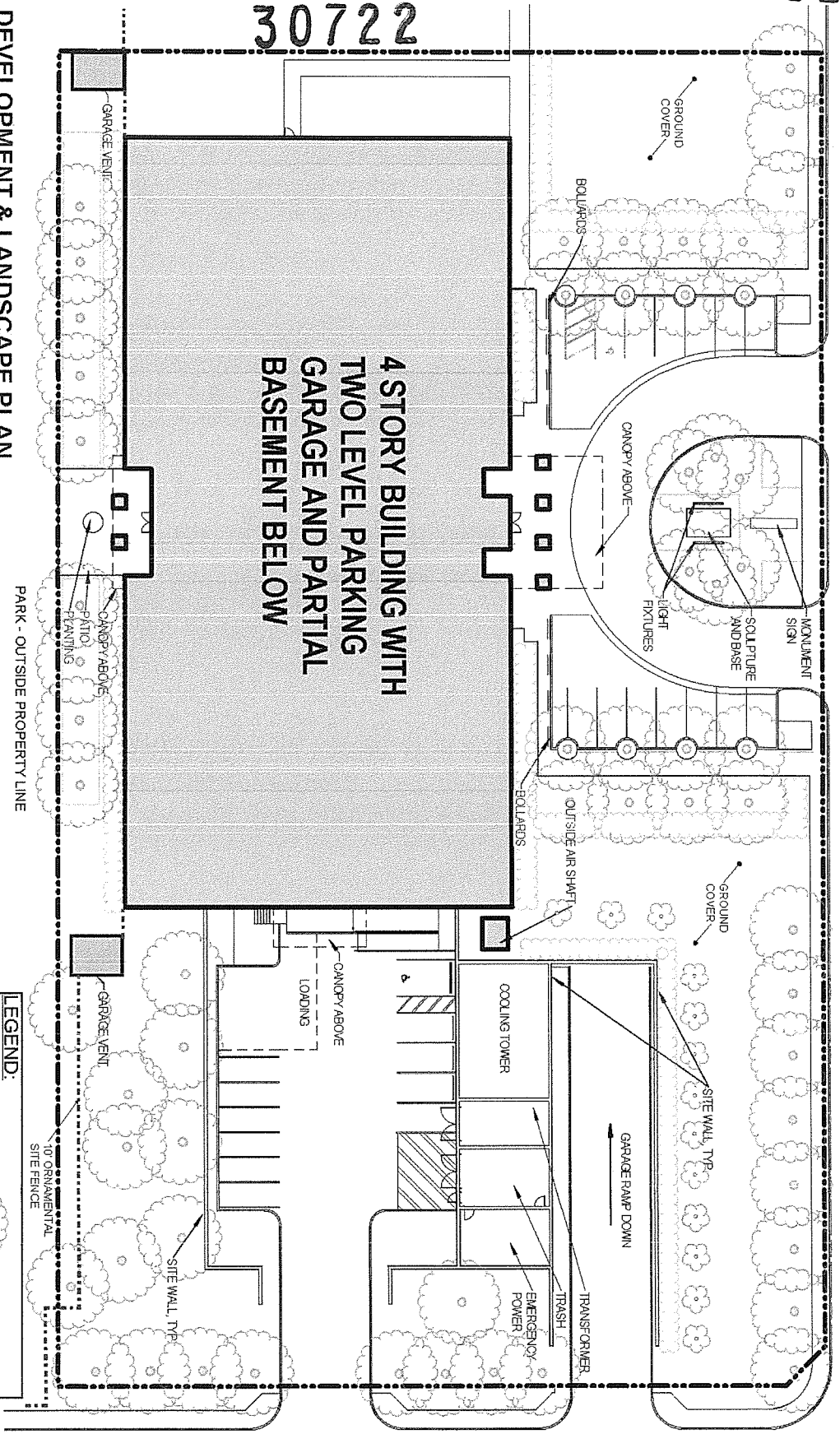
Passed _____

**BAYLOR UNIVERSITY: LOUISE HERRINGTON
SCHOOL OF NURSING ACADEMIC BUILDING**
333 NORTH WASHINGTON AVE.
CITY OF DALLAS, DALLAS COUNTY, TEXAS
LOT 4A, BLOCK 11/872
PLANNED DEVELOPMENT DISTRICT NO. _____

N. WASHINGTON AVE

171922

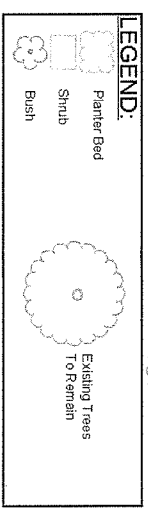
Exhibit 997A
30722



DEVELOPMENT & LANDSCAPE PLAN

1" = 30'-0" Site Area: 2.1214 ac.
Uses: MU-3 District Uses
Development Guidelines: Per Ordinance
Gross Square Footage: 114,049 sq. ft.
Parking: 261 Spaces (24 surface, 237 below grade)

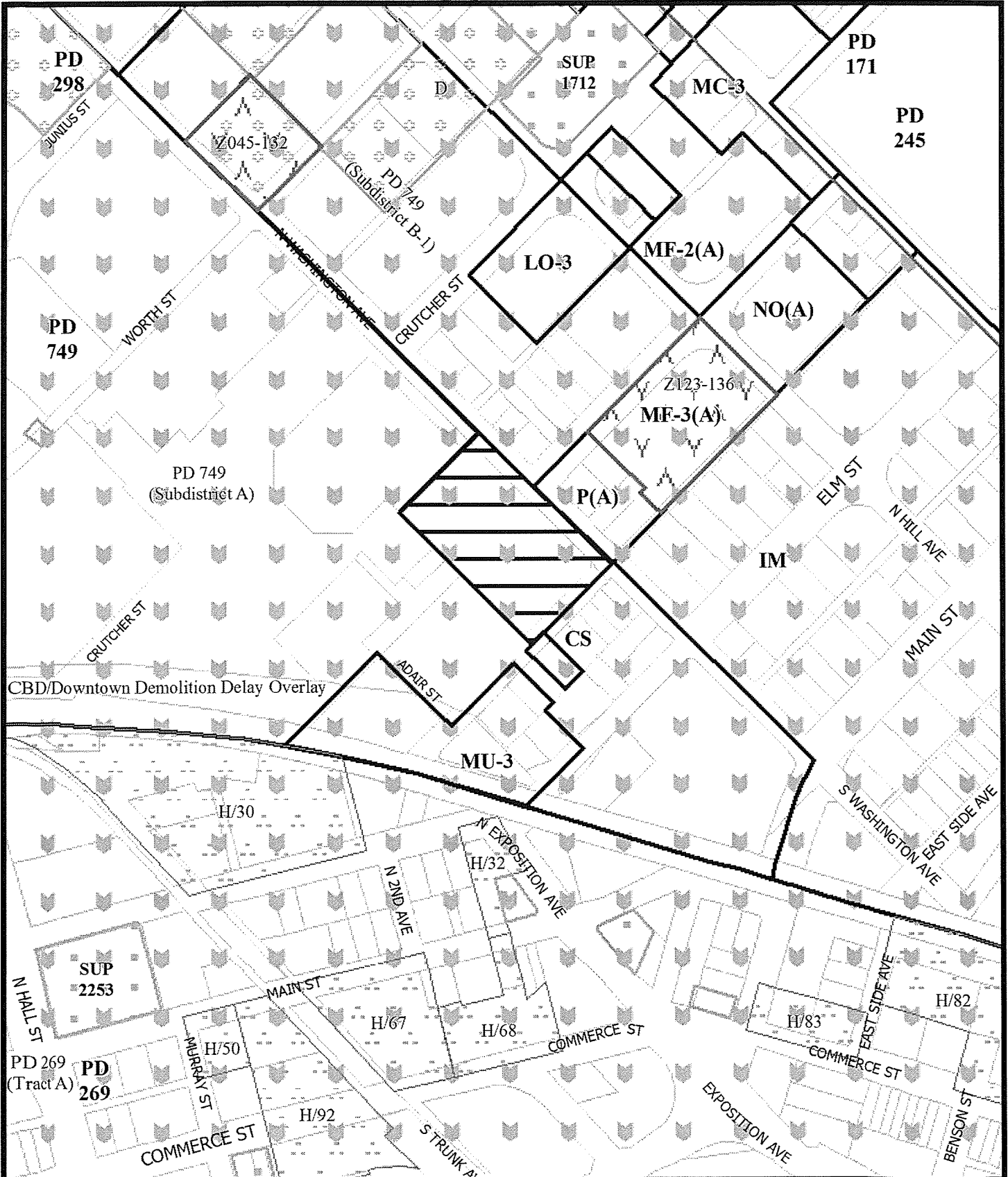
Z167-365 (WE)



Planned Development
District No. 997

RACE STREET

Approved
City Plan Commission
October 19, 2017

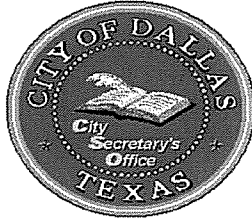


1:3,600

ZONING MAP

Case no: Z167-365

Date: 9/22/2017



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 _____ DEC 13 2017 _____

ORDINANCE NUMBER _____ 30722 _____

DATE PUBLISHED _____ DEC 16 2017 _____

ATTESTED BY: