

ORDINANCE NO. 30974

An ordinance changing the zoning classification on the following property:

BEING Lots 1 through 8 in City Block 33/8196, Tract A in City Block 34/8196, Tract D in City Block 35/8196, and Lots 1 through 18 in City Block 36/8196; fronting the north and south sides of Arapaho Road west of Coit Road; fronting both sides of El Estado Drive approximately 630 feet west of Coit Road; and containing approximately 14.57 acres,

from a D(A) Duplex District and an MF-1(A) Multifamily District to Planned Development District No. 1004; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 1004; 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 a D(A) Duplex District and an MF-1(A) Multifamily District to Planned Development District No. 1004 on the following property ("the Property"):

BEING Lots 1 through 8 in City Block 33/8196, Tract A in City Block 34/8196, Tract D in City Block 35/8196, and Lots 1 through 18 in City Block 36/8196; fronting the north and south sides of Arapaho Road west of Coit Road; fronting both sides of El Estado Drive approximately 630 feet west of Coit Road; and containing approximately 14.57 acres.

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 1004 to read as follows:

"ARTICLE 1004.

PD 1004.

SEC. 51P-1004.101. LEGISLATIVE HISTORY.

PD 1004 was established by Ordinance No. _____, passed by the Dallas City Council on September 12, 2018.

SEC. 51P-1004.102. PROPERTY LOCATION AND SIZE.

PD 1004 is established on property located on El Estado Drive, north and south of Arapaho Road and west of Coit Road. The size of PD 1004 is approximately 14.57 acres.

SEC. 51P-1004.103. CREATION OF SUBAREAS.

This district is divided into two subareas, Subarea 1 and Subarea 2, as shown on the development plan (Exhibit 1004A).

SEC. 51P-1004.104. 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) In this district, ACCESSORY CENTRAL LEASING OFFICE means a facility for property management and leasing activity for rental units that is accessory to residential uses within the Property.

- (d) This district is considered to be a residential zoning district.

SEC. 51P-1004.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1004A: development plan.

SEC. 51P-1004.107. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Generators and equipment less than eight feet in height and accessory structures less than 200 square feet in floor area are not required to be shown on the development plan.

SEC. 51P-1004.106. MAIN USES PERMITTED.

(a) Subarea 1. The only main uses permitted are those main uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in Chapter 51A. For example, a use permitted in the D(A) Duplex District only by specific use permit (SUP) is permitted in this subarea only by SUP; a use subject to development impact review (DIR) in the D(A) Duplex District is subject to DIR in this subarea; etc.

(b) Subarea 2. The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this subarea only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this subarea; etc.

SEC. 51P-1004.108. ACCESSORY USES.

(a) 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.

(b) Accessory central leasing office is permitted by right and may be located anywhere within the district.

SEC. 51P-1004.109. 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.)

(a) Subarea 1.

(1) Except as provided in this subsection, the yard, lot, and space regulations for the D(A) Duplex District apply.

(2) For an accessory central leasing office, the minimum side yard setback is five feet.

(b) Subarea 2. The yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

SEC. 51P-1004.110. 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.

(a) No parking is required for an accessory central leasing office.

SEC. 51P-1004.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1004.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P-1004.113. SIGNS.

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

SEC. 51P-1004.114. 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-1004.115. 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 1004A (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 1004 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:

CHRISTOPHER J. CASO, Interim City Attorney

By  _____
Assistant City Attorney

Passed SEP 12 2018

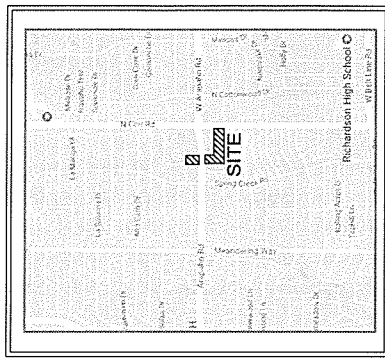
PROJECT NUMBER
06/01/2018

CASE NUMBER

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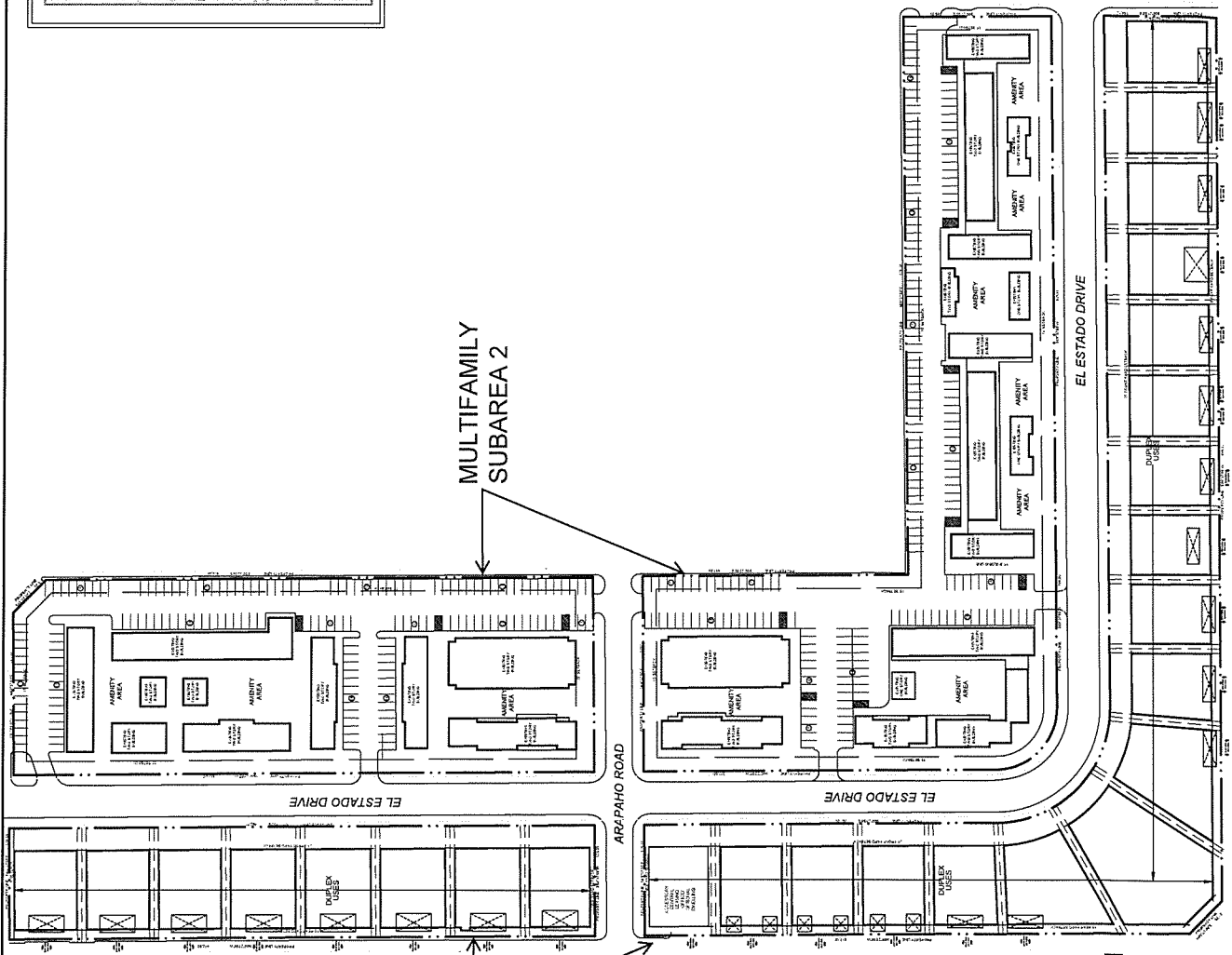


VICINITY MAP
NTS

SITE NAME	VIA AL MOORELY
LAND USE	DUPLEX, MULTIFAMILY, ACCESSORY LEASING OFFICE
TOTAL AREA	1.576 ACRES
PROPERTIES	
SUBAREA 1, DUPLEX	82793 SF
BLDG. FLOORING, 10' SOUTH OF ARAPAHO	80072 SF
BLDG. FLOORING, 10' SOUTH OF ARAPAHO	80072 SF
SUBAREA 2, MULTIFAMILY	1300 AC
BLDG. FLOORING, TRACT A, NORTH OF ARAPAHO	143895 SF
BLDG. FLOORING, TRACT B, SOUTH OF ARAPAHO	201517 SF
SUBAREA 1, DUPLEX	
YARD, LOT SPACE	REQUIRED
FRONT SETBACK	MIN. 5 FT.
REAR SETBACK	MIN. 5 FT.
LOT AREA	MIN. 6000 SF
OFF-CORNER SETBACKS	NO MAX.
BUILDING HEIGHT	NO MAX.
BUILDING STORIES	NO MAX.
PARKING	REQ.
STREET LIGHTS	NO MAX.
LANDSCAPING	NO MAX.
LEASING OFFICE IN SUBAREA 1	
YARD, LOT SPACE	REQUIRED
FRONT SETBACK	MIN. 5 FT.
REAR SETBACK	MIN. 5 FT.
LOT AREA	MIN. 6000 SF
OFF-CORNER SETBACKS	NO MAX.
BUILDING HEIGHT	NO MAX.
BUILDING STORIES	NO MAX.
PARKING	REQ.
STREET LIGHTS	NO MAX.
LANDSCAPING	NO MAX.
SUBAREA 2, MULTIFAMILY	
YARD, LOT SPACE	REQUIRED
FRONT SETBACK	MIN. 5 FT.
REAR SETBACK	MIN. 5 FT.
LOT AREA	MIN. 6000 SF
OFF-CORNER SETBACKS	NO MAX.
BUILDING HEIGHT	NO MAX.
BUILDING STORIES	NO MAX.
PARKING	REQ.
STREET LIGHTS	NO MAX.
LANDSCAPING	NO MAX.
GUEST PARKING	UNASSIGNED

NOTE: ACCESSORY STRUCTURES LESS THAN 200 SF ARE NOT SHOWN
CANOPY STRUCTURE: SIZE VARIES

Z178-202



MULTIFAMILY
SUBAREA 2

DUPLEX
SUBAREA 1

DEVELOPMENT PLAN
SCALE: 1" = 60'-0"

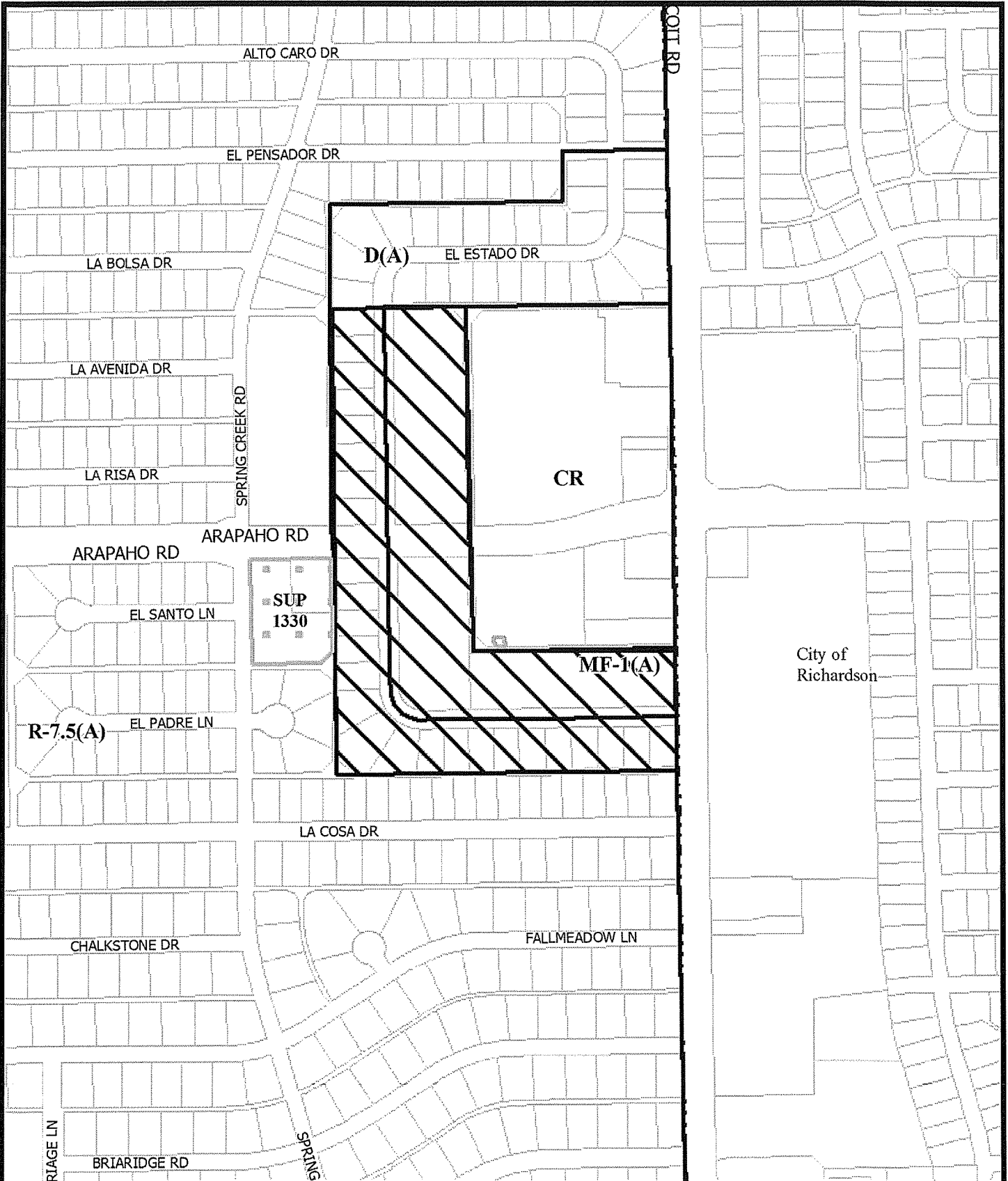


Exhibit 1004A
Planned Development
District No. 1004

Approved
City Plan Commission
August 2, 2018

30974

181295

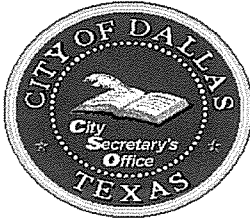


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ZONING MAP

Case no: Z178-202

Date: 4/5/2018



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 12 2018

ORDINANCE NUMBER 30974

DATE PUBLISHED SEP 15 2018

ATTESTED BY: