

2-19-19

31126

ORDINANCE NO. _____

An ordinance amending Article 989, "PD 989," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the off-street parking and loading and landscaping regulations in Sections 51P-989.109 and 51P-989.111 of Article 989; providing a revised 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 989 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Subsection (b) of Section 51P-989.109, "Off-Street Parking and Loading," of Article 989, "PD 989," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(b) For a public school other than an open-enrollment charter school, parking may be located in the required front yard along Saint Augustine Drive and the minimum off-street parking requirement is 9.25 spaces per high school classroom."

SECTION 2. That Section 51P-989.111, "Landscaping," of Article 989, "PD 989," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) Except as provided in this section, [L]andscaping must be provided in accordance with Article X.

(b) Saint Augustine Drive detention pond screening. Except when in conflict with drainage requirements, a minimum three-foot tall hedgerow is required between Saint Augustine Drive and the detention pond as shown on the development plan. The hedgerow must consist of evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

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

SECTION 3. That the development plan, Exhibit 989A of Article 989, "PD 989," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 989A attached to this ordinance.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 989A (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 a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

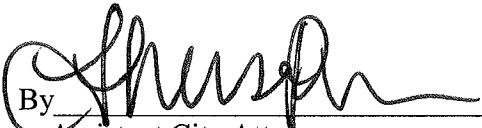
SECTION 6. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. 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 8. 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

FEB 27 2019

Passed _____

190342

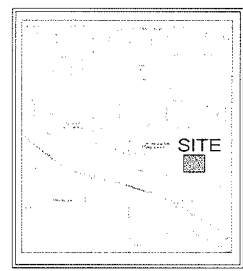
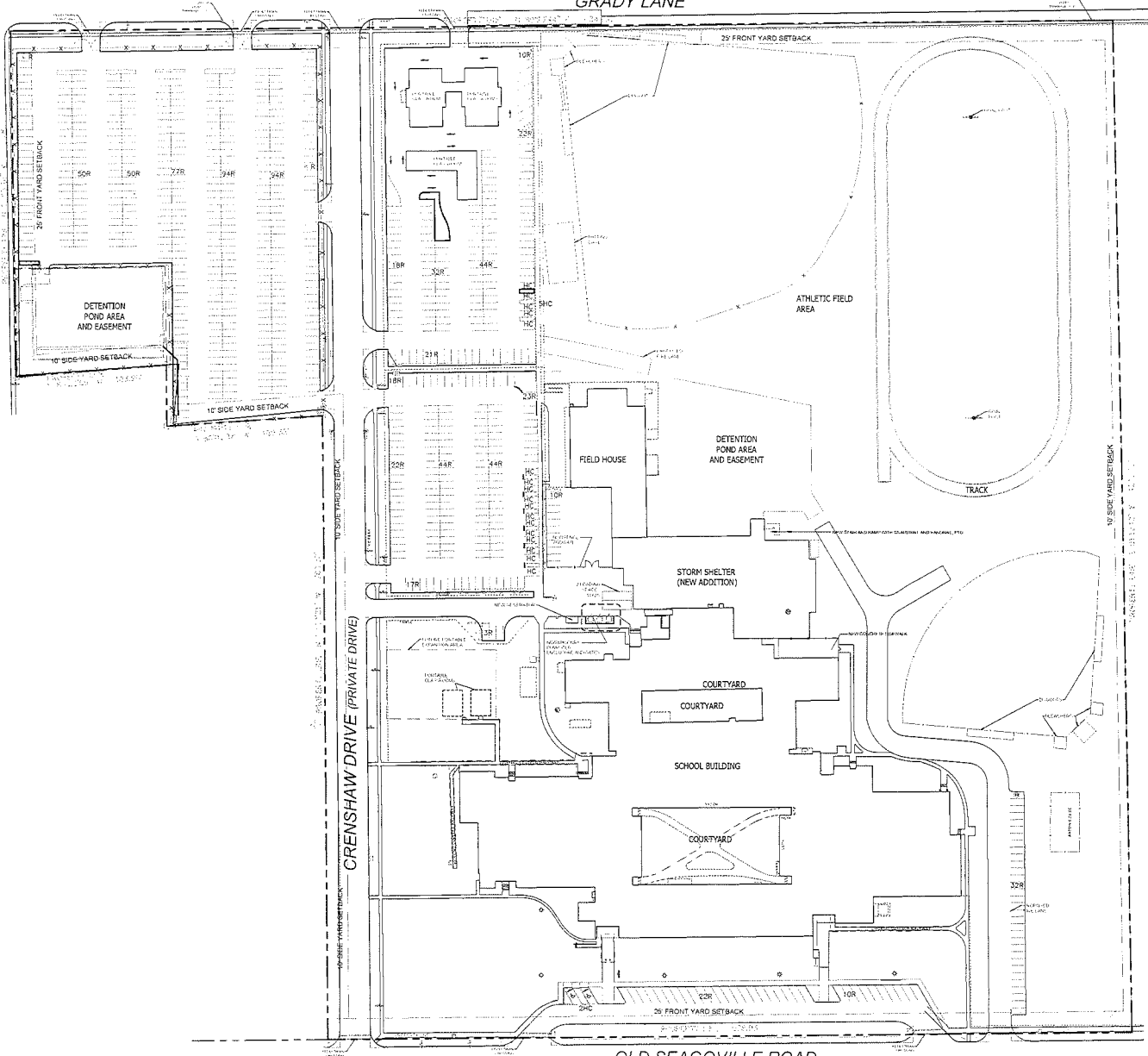
31126

ST. AUGUSTINE ROAD

CRENSHAW DRIVE (PRIVATE DRIVE)

GRADY LANE

OLD SEAGOVILLE ROAD



VICINITY MAP
NTS



SITE DATA TABLE

ZONING DISTRICT	PD for public school
TOTAL SITE AREA	29,446 AC
LAND USE	Public school
	Grades 9-12
TOTAL FLOOR AREA	290,000 SQ. FT.
	PROVIDED
BUILDING STORIES/HEIGHT	3 stories/ 38FT
LOT COVERAGE	15%
SETBACKS	
	MIN.
FRONT SETBACK	25 FT
SIDE SETBACK	10 FT
REAR SETBACK	15 FT
PARKING	
HIGH SCHOOL CLASSROOMS (S1)	
9 PER CLASSROOM	
TOTAL REQUIRED	819
PROVIDED	840

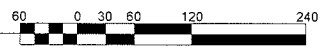
Exhibit 989A

Planned Development
District No. 989

Approved
City Plan Commission
January 3, 2019



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



12/03/2018

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214-729-7949
OFFICE: 214-824-7949
rob@baldwinplanning.com

Baldwin Associates

9733 OLD SEAGOVILLE ROAD
CITY OF DALLAS, TEXAS

CASE #Z178-392

31126

190342



1:4,800

ZONING MAP

Case no:

Z178-392

Date:

11/9/2018



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 FEB 27 2019

ORDINANCE NUMBER 31126

DATE PUBLISHED MAR 02 2019

ATTESTED BY: