

12-6-19

ORDINANCE NO. 31407

An ordinance changing the zoning classification on the following property:

BEING all of Lots 11A, 11B, 12A, 12B, and 13B in City Block E/6627 on the northwest corner of Camp Wisdom Road and Manitoba Avenue; fronting approximately 250.00 feet along the north line of Camp Wisdom Road; fronting approximately 192.00 feet along the west line of Manitoba Avenue; and containing approximately 1.1 acres,

from an R-7.5(A) Single Family District to Planned Development District No. 1024; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 1024; 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 R-7.5(A) Single Family District to Planned Development District No. 1024 on the following property ("the Property"):

BEING all of Lots 11A, 11B, 12A, 12B, and 13B in City Block E/6627 on the northwest corner of Camp Wisdom Road and Manitoba Avenue; fronting approximately 250.00 feet along the north line of Camp Wisdom Road; fronting approximately 192.00 feet along the west line of Manitoba Avenue; and containing approximately 1.1 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 1024 to read as follows:

"ARTICLE 1024.

PD 1024.

SEC. 51P-1024.101. LEGISLATIVE HISTORY.

PD 1024 was established by Ordinance No. _____, passed by the Dallas City Council on December 11, 2019.

SEC. 51P-1024.102. PROPERTY LOCATION AND SIZE.

PD 1024 is established on property located at the northwest corner of Camp Wisdom Road and Manitoba Avenue. The size of PD 1024 is approximately 1.1 acres.

SEC. 51P-1024.103. 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 residential zoning district.

SEC. 51P-1024.104. EXHIBIT.

The following exhibits are incorporated into this article:

- (1) Exhibit 1024A: development plan.
- (2) Exhibit 1024B: landscape plan.

SEC. 51P-1024.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 1024A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-1024.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) The following use is permitted by right.

-- Police or fire station *[limited to a fire station]*.

SEC. 51P-1024.107. 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-1024.108. 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.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a police or fire station limited to a fire station:

(1) Minimum front yard is 10 feet on Manitoba Avenue.

(2) Minimum front yard is 25 feet on Camp Wisdom Road.

- (3) Parking is allowed in the Manitoba Avenue front yard.
- (c) Side and rear yard.
 - (1) Minimum side yard is 10 feet.
 - (2) Minimum rear yard is 10 feet.
- (d) Floor area. For a police or fire station limited to a fire station, maximum floor area is 16,000 square feet.
- (e) Height. A flagpole is permitted in the required yards with a maximum height of 45 feet.
- (f) Lot coverage. For a police or fire station limited to a fire station, maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P-1024.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-1024.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1024.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a police or fire station limited to a fire station, landscaping must be provided as shown on the landscape plan (Exhibit 1024B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (c) The street buffer zone on Manitoba Avenue is a minimum of two feet. A minimum of two street trees are required in the Manitoba Avenue street buffer zone.
- (d) For a police or fire station limited to a fire station, a minimum of three trees are required in the western residential buffer zone in the location shown on the landscape plan.
- (e) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1024.112. SCREENING/FENCING.

An eight-foot masonry fence is allowed in the Manitoba Avenue front yard.

SEC. 51P-1024.113. SIGNS.

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

SEC. 51P-1024.114. 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-1024.115. 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 versions of Exhibit 1024A (development plan) and Exhibit 1024B (landscape plan) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 1024 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.

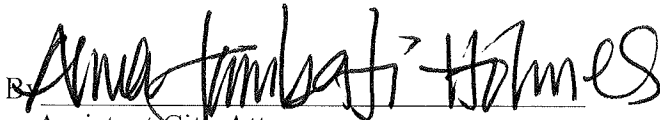
SECTION 7. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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.

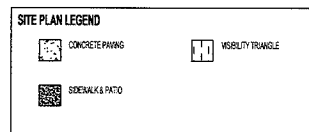
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney


Assistant City Attorney

Passed DEC 11 2019

31407



LEGAL DESCRIPTION:	ZONING & USE:
STATE: TEXAS	CURRENT ZONING: R7(5A)
COUNTY: DALLAS	PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
CITY: DALLAS	PROPOSED USE: FIRE STATION
SECKLEY ESTATES RESUB	CURRENT LOT AREA: 44.105 TOTAL S.F. (11.165 ACRES)
BLK 62877.375 S 1/4 N 12E 12S &	PROPOSED LOT AREA: 41,743 S.F. (0.96 ACRES)
12S 1/4WY DISMEMBERMENT	MAXIMUM LOT COVERAGE: 50%
FIRE STATION SITE - EXEMPT 1960	MAXIMUM LOT RATIO (FAR): 0.40
9627 ONE 1/4NW 200687.00E	APPROXIMATE BUILDING FLOOR AREA: 115,042 SF
	SPECIAL AREA AND DESIGN STANDARDS
	BUILDING HEIGHT:
	MAXIMUM: 35 FT. MAX.
	PROPOSED: 23 FT
	SETBACKS:
	FRONT: 25 FT.
	SIDE: 10 FT.
	REAR: 10 FT.

PARKING SUMMARY:
TOTAL PARKING SPACES:
17 SPACES FOR STAFF
1 SPACE FOR VISITORS
1 ACCESSIBLE SPACE FOR VISITORS

19 PARKING SPACES TOTAL

IMPERVIOUS COVERAGE:
TOTAL S.F. OF IMPERVIOUS COVERAGE: 35,199 S.F.

PARKING & DRIVEWAYS: 16,507 S.F.
BUILDING: 15,042 S.F.
PAVING & SIDEWALK: 3,650 S.F.




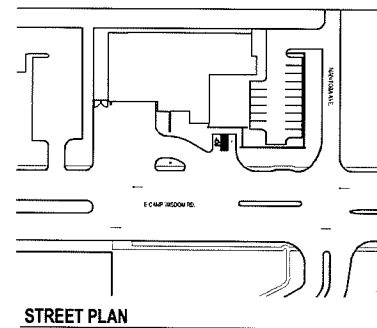
VICINITY MAP

FIRE STATION 46
331 EAST CAMP WISDOM ROAD
DALLAS TEXAS

DEVELOPMENT PLAN
ZONING CASE NO: Z189-310

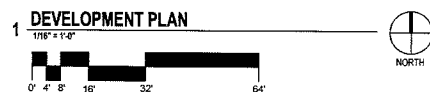


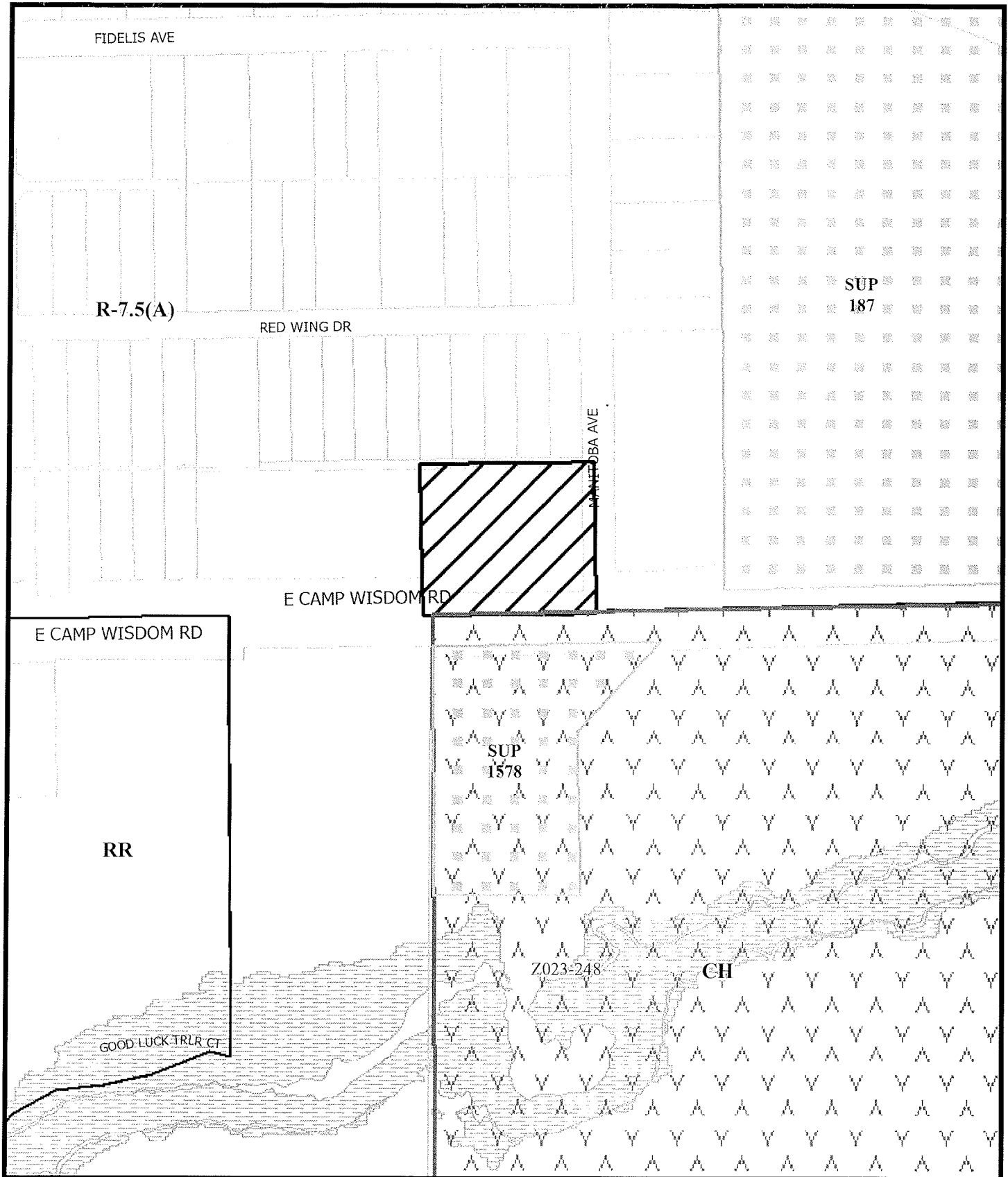
DATE		REVISION	
09/20/2019	AMEND SUP TO PD		
10/04/2019	PLANNING COMMENTS		
11/17/2019	PD CONDITIONS		
 andrade		4121 Commercial Street, Suite Dallas, Texas 75226 214-824-7040	
DRAWN BWA	CHECKED FJA	SCALE 1/16"=1'-0"	DATE 07/15/2019
			CPM/JAN/NUMBER 2793



STREET PLAN

Exhibit 1024A
Planned Development
District No. 1024





1:2,400

ZONING MAP

Case no: Z189-310

Date: 10/22/2019



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 11 2019

ORDINANCE NUMBER 31407

DATE PUBLISHED DEC 14 2019

ATTESTED BY: