201968

12-09-20

ORDINANCE NO. **31727**

An ordinance amending Article 493, "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the exhibit, yard, lot, space, and landscaping regulations in Sections 51P-493.103.1, 51P-493.107, and 51P-493.110 of Article 493; providing a revised development plan; providing a 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 493 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P. 493.103.1, "Exhibit," of Article 493, "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-493.103.1.   EXHIBIT<u>S</u>.

The following exhibit<u>s are</u> [is] incorporated into this article:

(1)   Exhibit 493A: development plan.

(2)   Exhibit 493B: landscape plan."

SECTION 2. That Subsection (c), "Side and Rear Yard," of Section 51P-493.107, "Yard, Lot, and Space Regulations," of Article 493 "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(c)   Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 11 feet. An accessory structure with a floor area less than 150 square feet may encroach into the side and rear setback."

SECTION 3. That Subsection (a) of Section 51P-493.110, "Landscaping," of Article 493, "PD 493," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a)   Landscaping must be provided as shown on the landscape [development] plan (Exhibit 493B). If there is a conflict between the text of this article and the landscape [development] plan, the text of this article controls."

SECTION 4. That the development plan, Exhibit 493A of Article 493, "PD 493," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 493A attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale versions of Exhibits 493A (development plan) and 493B (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 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 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, City Attorney

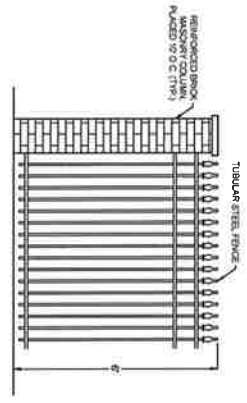By _Casey Byers_

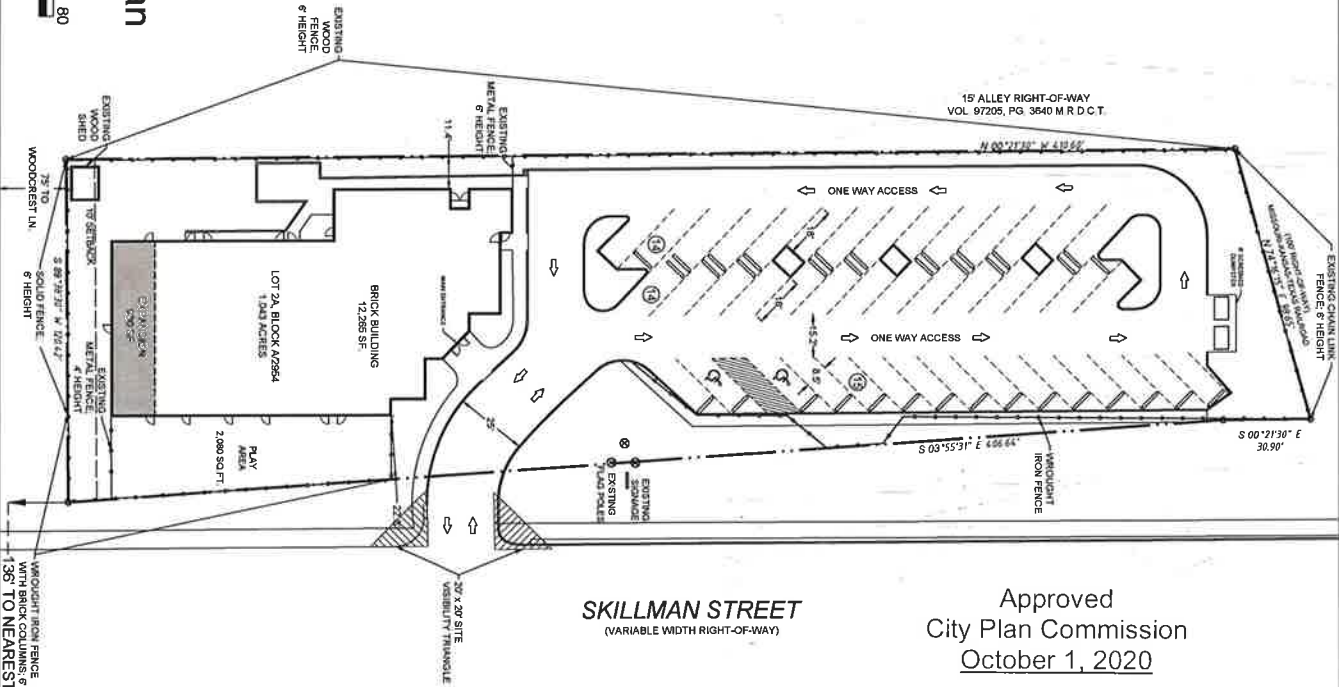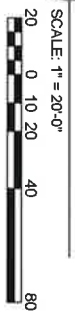Assistant City Attorney

DEC 0 9 2020

Passed _____

31727 201968

Exhibit 493A

Development Plan

① SCALE: 1" = 20'-0"

20 0 10 20 40 80

NORTH

② SCALE: 1" = 20'-0"
TYP. FENCE ELEVATION

REINFORCED BRICK MASONRY COLUMN, PLACED 10' O.C. (TYP.)
TUBULAR STEEL FENCE

15' ALLEY RIGHT-OF-WAY
VOL. 97205, PG. 3640 M.R.D.C.T.

N 00°21'30" W 410.65'

⇐ ONE WAY ACCESS ⇐

EXISTING WOOD FENCE, 6' HEIGHT

EXISTING METAL FENCE, 6' HEIGHT

EXISTING WOOD SHED

75' TO WOODCREST LN.

S 89°38'30" W 120.42'

TSF SETBACK

CUMBERLAND EDGE

LOT 2A, BLOCK A/2954
1.043 ACRES

BRICK BUILDING
12,265 SF.

PLAY AREA
2,080 SQ. FT.

EXISTING METAL FENCE, 4' HEIGHT

6' HEIGHT SOLID FENCE

MAIN ENTRANCE

ONE WAY ACCESS ⇒

N 74°15'11" E 87.65'

EXISTING CHAIN LINK FENCE, 6' HEIGHT

(100' RIGHT-OF-WAY)
MISSOURI-KANSAS RAILROAD

PENDING RAILROAD

S 00°21'30" E 30.90'

S 03°55'31" E 406.64'

WROUGHT IRON FENCE

EXISTING SIGNAGE

EXISTING FLAG POLES

20' x 20' SITE VISIBILITY TRIANGLE

WROUGHT IRON FENCE WITH BRICK COLUMNS; 6' HEIGHT; SEE ELEVATION DETAIL THIS SHEET

136' TO NEAREST FIRE HYDRANT (WOODCREST AND SKILLMAN)

SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

Approved
City Plan Commission
October 1, 2020
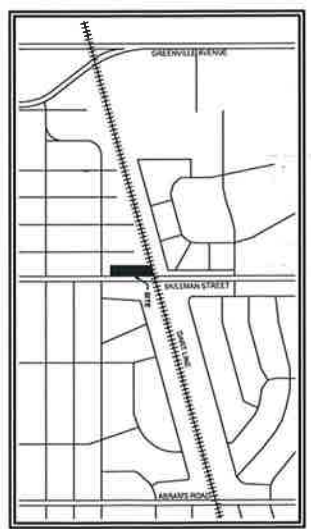
Z190-246

VICINITY MAP
NTS
NORTH

GREENVILLE AVENUE
SKILLMAN STREET
ABRAMS ROAD

4411 SKILLMAN STREET
PD 493
USE: CHILD CARE FACILITY
TOTAL BLDG. AREA: 12,265 SF.
HEIGHT/STORIES: MAX 30'/ 2 STORIES
LOT COVERAGE: 33%
PROVIDED PARKING: 43 SPACES
REQUIRED PARKING (1/500 SF): 25 SPACES

Planned Development
District No. 493

PROPOSED CHILDCARE FACILITY
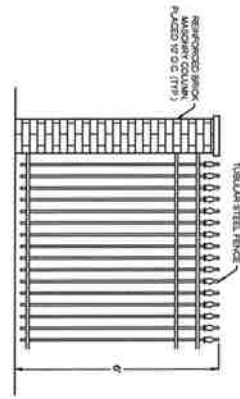**4411 SKILLMAN STREET**
DALLAS, TX

Baldwin Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
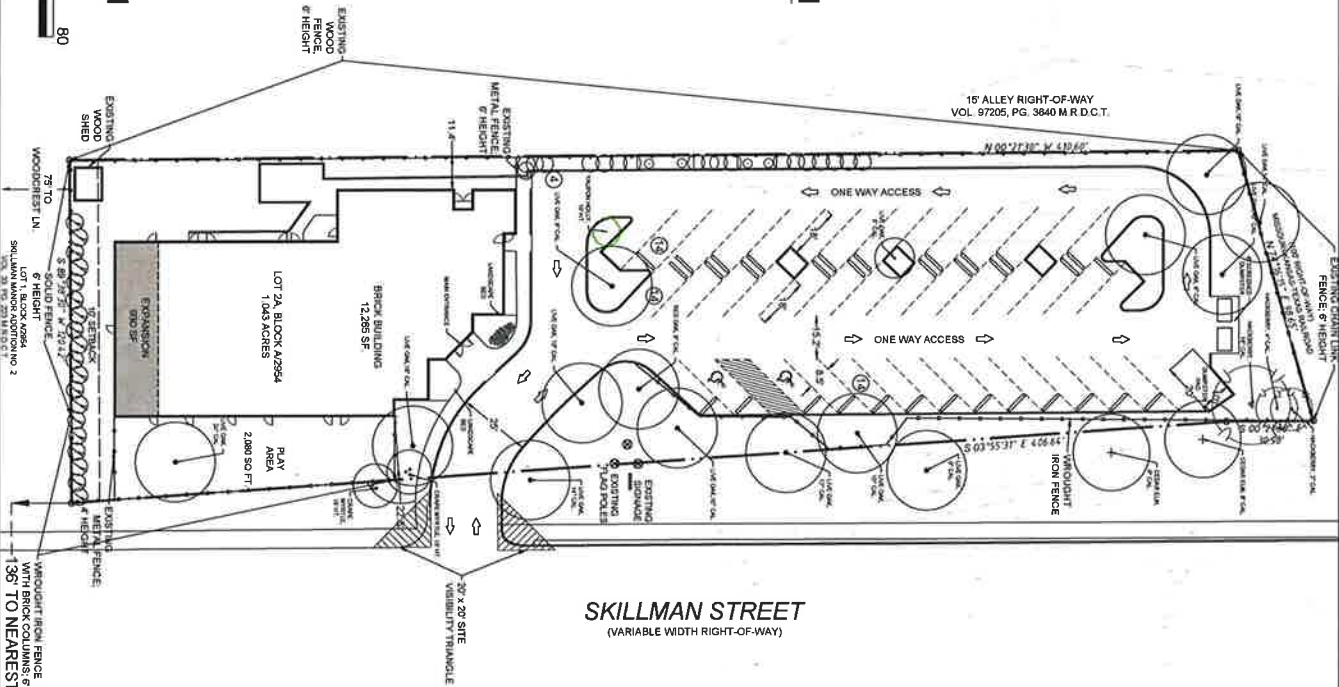MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

08/18/2020
PROJECT NUMBER

CASE NUMBER

31727

201968

Exhibit 493B

LANDSCAPE PLAN
① SCALE: 1" = 20'-0"

NORTH

20 0 10 20   40   80

TYP. FENCE ELEVATION
② SCALE: 1" = 20'-0"

REINFORCED BRICK MASONRY COLUMN, PLACED 10' O.C. (TYP.)

TUBULAR STEEL FENCE

EXISTING WOOD FENCE, 6' HEIGHT

EXISTING WOOD SHED

75' TO WOODCREST LN.

EXISTING METAL FENCE, 6' HEIGHT

15' ALLEY RIGHT-OF-WAY
VOL. 97205, PG. 3840 M.R.D.C.T.

N 00°27'30" W 430.60'

ONE WAY ACCESS

EXISTING CHAIN LINK FENCE, 6' HEIGHT

LOT 1, BLOCK A/2954
SKILLMAN MANOR ADDITION NO. 2

LOT 2A, BLOCK A/2954
1.043 ACRES

6' HEIGHT SOLID FENCE

10' SETBACK

EXPANSION 930 SF

BRICK BUILDING
12,285 SF.

ONE WAY ACCESS

PLAY AREA
2,080 SQ FT.

EXISTING SIGNAGE

EXISTING FLAG POLES

WROUGHT IRON FENCE

EXISTING METAL FENCE, 4' HEIGHT

136' TO NEAREST FIRE HYDRANT (WOODCREST AND SKILLMAN)

WROUGHT IRON FENCE WITH BRICK COLUMNS, 6' HEIGHT; SEE ELEVATION DETAIL THIS SHEET

20' X 20' SITE VISIBILITY TRIANGLE

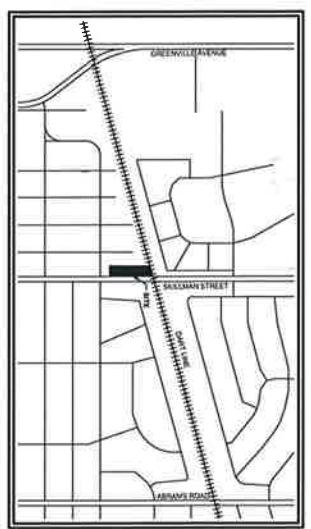## SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

4411 SKILLMAN STREET
PD 493
USE: CHILD CARE FACILITY
TOTAL BLDG. AREA: 12,265 SF.
HEIGHT/STORIES: MAX. 30'/ 2 STORIES
LOT COVERAGE: 33%
PROVIDED PARKING: 42 SPACES
REQUIRED PARKING (1/500 SF): 27 SPACES

VICINITY MAP
NTS

NORTH

GREENVILLE AVENUE

SKILLMAN STREET

ABRAMS ROAD

Planned Development
District No. 493

Z190-246

PROPOSED CHILDCARE FACILITY
4411 SKILLMAN STREET
DALLAS, TX

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
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rob@baldwinplanning.com

11/05/2020
PROJECT NUMBER

CASE NUMBER

PD
873

AMESBURY DR

CREIGHTON DR

BERWYN LN

MF-1(A)

SUP
1976

PD
493

CAMDEN AVE

SOMERVILLE AVE

WOODCREST LN

SARATOGA CIR

DALNY ST

SKILLMAN ST

R-7.5(A)

SUDBURY DR

RAVENDALE LN

1:2,400

ZONING MAP

Case no: __Z190-246__

Date: __9/17/2020__

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.

DEC 0 9 2020

DATE ADOPTED BY CITY COUNCIL _____

ORDINANCE NUMBER 31727 _____

DEC 1 2 2020

DATE PUBLISHED _____

ATTESTED BY: