ARTICLE 343.

PD 343.

SEC. 51P-343.101.  LEGISLATIVE HISTORY.

PD 343 was established by Ordinance No. 20830, passed by the Dallas City Council on November 28, 1990. Ordinance No. 20830 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance 20830 was amended by Ordinance No. 22661, passed by the Dallas City Council on January 24, 1996; Ordinance No. 23076, passed by the Dallas City Council on April 9, 1997; and Ordinance No. 23517, passed by the Dallas City Council on May 13, 1998. (Ord. Nos. 19455; 20830; 22661; 23076; 23517; 25850)

SEC. 51P-343.102.  PROPERTY LOCATION AND SIZE.

PD 343 is established on property generally located at the northwest corner of White Rock Trail and Goforth Road. The size of PD 343 is approximately 27.6265 acres. (Ord. Nos. 20830; 23076; 25850)

SEC. 51P-343.103.  DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise provided in this article, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(b) Except as otherwise provided in this article, the definitions contained in Chapter 51A apply to this article.

(c) ASSISTED LIVING FACILITY means a permanent residential facility which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Individual units may not have kitchen facilities (i.e. cook tops, ranges, or other full size appliances) but may contain bar sinks, small refrigerators, and microwave ovens. Assisted living facilities must be licensed as Personal Care Facilities under Chapter 247 of the Texas Health and Safety Code. Assisted Living Facilities do not include other licensed health facilities under Subtitle B, "Licensing of Health Facilities," of Title 4, "Health Facilities," of the Texas Health and Safety Code, specifically nursing homes. (Ord. Nos. 23517; 25850)

SEC. 51P-343.104.  CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 343A). The conceptual plan serves as a development plan for Tract 1. In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23517; 25850)

SEC. 51P-343.105.  DEVELOPMENT PLAN.

Development and use of Tract 2 must comply with the development plan approved by the Dallas City Council for Tract 2 on April 9, 1997 (Exhibit 343B). Development and use of Tract 3 must comply with the development plan approved by the Dallas City Council for Tract 3 on May 13, 1998 (Exhibit 343C). In the event of a conflict between the provisions of this article and the approved development
plans for Tract 2 and Tract 3, the provisions of this article control. In the event of a conflict between the conceptual plan and the approved development plans for Tract 2 and Tract 3, the conceptual plan controls.

(Ord. Nos. 23076; 23517; 25850)

SEC. 51P-343.106. LANDSCAPING.

(a) Except as provided in Subsection (b), landscaping must be provided in accordance with the requirements of Article X and the regulations contained in Division 51A-10.130, “Tree Preservation,” apply to this PD.

(b) Tree removal applications must be approved by the building official prior to the submission of an application for a building permit on the Property.

(c) Prior to the issuance of a certificate of occupancy on Tract 3, all landscaping and fencing along the frontage of Tract 3 must be provided as shown on the Tract 3 landscape plan (Exhibit 343D).

(Ord. Nos. 23517; 25850)

SEC. 51P-343.107. USES.

The only uses permitted on the Property are a convalescent and nursing home and retirement housing on Tract 1, single family uses on Tract 2, and an assisted living facility and retirement housing on Tract 3. (Ord. Nos. 23517; 25850)

SEC. 51P-343.108. DENSITY.

No more than 328 beds are permitted on Tract 1. No more than 55 dwelling units are permitted on Tract 2. On Tract 3, no more than 30 units with a maximum of 60 beds are permitted in the assisted living facility and no more than 120 dwelling units or suites are permitted in the retirement housing use. (Ord. Nos. 23517; 25850)

SEC. 51P-343.109. LOT COVERAGE.

Maximum lot coverage for:

(1) Tract 1 is 35 percent;

(2) Tract 2 is 70 percent; and

(3) Tract 3 is 45 percent. (Ord. Nos. 23517; 25850)

SEC. 51P-343.110. SETBACKS.

(a) For Tract 1, setbacks must be provided as shown on the conceptual plan.

(b) For Tract 2, setbacks must be provided as follows:
(1) Minimum front yard setback is 15 feet. For purposes of Tract 2, front yard means that portion of a lot which abuts a street and extends across the width of the lot between the back of the curb and the setback line.

(2) Minimum side and rear yard setback is five feet.

(3) Garages adjacent to a street must be located a minimum of 20 feet from the back of the curb if the garage faces upon or can be entered directly from the street. No garage may be converted into a living area unless provisions are made to provide required off-street parking elsewhere on the lot. Any garage door located less than 20 feet from the right-of-way of an adjacent street or alley must be equipped with an electric automatic control door opener. The automatic control door opener must be maintained in working order at all times. For purposes of this section, a garage means a parking space or spaces located in an enclosed structure.

(c) For Tract 3, setbacks must be provided as shown on the development plan for Tract 3. (Ord. Nos. 23517; 25850)

SEC. 51P-343.111. BUILDING HEIGHT.

Maximum structure height for:

(1) Tract 1 is 20 feet;

(2) Tract 2 is 28 feet; and

(3) Tract 3 is 35 feet. (Ord. Nos. 23517; 25850)

SEC. 51P-343.112. STORIES.

Maximum number of stories permitted on:

(1) Tract 1 is one;

(2) Tract 2 is two; and

(3) Tract 3 is three. (Ord. Nos. 23517; 25850)

SEC. 51P-343.113. OFF-STREET PARKING.

The following parking requirements apply on the Property.

(1) Ninety-nine off-street parking spaces are required for Tract 1.

(2) Off-street parking spaces are required on Tract 2 at a ratio of two spaces per single family dwelling unit.

(3) Off-street parking on Tract 3 must be provided as shown on the development plan for Tract 3. (Ord. Nos. 23517; 25850)
SEC. 51P-343.114. SIDEWALKS.

Sidewalks are not required in Tract 2. (Ord. Nos. 23517; 25850)

SEC. 51P-343.115. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23517; 25850)

SEC. 51P-343.116. STREET AND PAVEMENT WIDTH.

Minimum right-of-way and pavement widths for streets in Tract 2 are 51 feet and 31 feet, respectively. Pavement width is measured from curb to curb. (Ord. Nos. 23517; 25850)

SEC. 51P-343.117. MAINTENANCE.

The entire premises must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 23517; 25850)

SEC. 51P-343.118. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city.

(b) 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 director of public works and transportation.

(c) The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. (Ord. Nos. 22661; 23517; 25850)

SEC. 51P-343.119. ZONING MAP.

PD 343 is located on Zoning Map No. F-9. (Ord. Nos. 20830; 25850)