

ARTICLE 350.

PD 350.

SEC. 51P-350.101. LEGISLATIVE HISTORY.

PD 350 was established by Ordinance No. 20992, passed by the Dallas City Council on June 26, 1991. Ordinance No. 20992 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20992 was amended by Ordinance No. 21998, passed by the Dallas City Council on March 23, 1994, and Ordinance No. 23009, passed by the Dallas City Council on January 22, 1997. (Ord. Nos. 10962; 19455; 20992; 21998; 23009; 25508)

SEC. 51P-350.102. PROPERTY LOCATION AND SIZE.

PD 350 is established on property generally fronting on the southwest line of Turtle Creek Boulevard between the south line of Avondale Avenue and the north line of Irving Avenue. The size of PD 350 is approximately 2.937 acres. (Ord. Nos. 20992; 25508)

SEC. 51P-350.103. 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. (Ord. 25508)

SEC. 51P-350.104. DEVELOPMENT PLAN.

Development of the Property must comply with the development plan (Exhibit 350A). (Ord. Nos. 21998; 25508)

SEC. 51P-350.105. LANDSCAPING.

(a) Landscape plan. All landscaping must be provided as shown on the landscape plan (Exhibit 350B). Unless otherwise stated below, all landscaping must be installed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. A survey of existing trees on the Property with a caliper of more than four inches is included as part of the landscape plan.

(b) Tree Preservation.

(1) Purpose. The purpose of this provision is to:

(A) preserve and enhance the natural beauty, environment, and vegetative space of the Property;

(B) promote and protect the health, safety, and welfare of the public;

(C) provide physical and psychological buffering between the Property and surrounding properties;

(D) safeguard and enhance property values and to protect public and private investment;

(E) conserve energy; and

(F) provide habitat for wildlife.

(2) Definitions.

(A) CALIPER means the diameter of a tree trunk measured six inches above ground level for trees with a caliper of four inches or less. The caliper is measured twelve inches above ground if the caliper at six inches above ground level exceeds four inches. If a tree is of the multi-trunk variety, the caliper of the tree is the diameter of the largest trunk plus half of the diameters of the other trunks.

(B) PROTECTED TREE means a tree that has a caliper of eight inches or more.

(C) REMOVE means an act that causes a tree to decline and die within three years of the following acts or events: cutting down of a tree; compaction of soil above the root system of a tree; changing the natural grade above the root system of the tree; injury to a tree from fire, wind, flood, pests, disease, or other natural causes; application of herbicide or other lethal chemicals; or placement of nonpermeable pavement over the root system of a tree.

(3) Removal of protected trees. Protected trees may not be removed from the Property, unless the tree:

(A) was dead;

(B) had a disease or injury that threatened the life of the tree;

(C) was in danger of falling or had partially fallen;

(D) was in a visibility triangle;

(E) interferes with service provided by a city department or a public utility within a public right-of-way;

(F) threatens public health or safety as determined by the building official;

(G) interferes with maintenance of the water supply, treatment and distribution system, wastewater collection and treatment system, storm water, drainage and flood control facilities, or roadway facilities within the public right of way; or

(H) was on property offered as right-of-way in an approved plat filed of record in the county clerk's office.

(4) Replacement trees.

(A) If a protected tree is removed, a replacement tree must be planted on the Property.

(B) Replacement trees must be planted in soil that meets the requirements of Section 51A-10.106(d).

(C) A replacement tree may not be planted within a visibility triangle, a water course, an existing or proposed street or alley, a utility easement, a driveway, or a sidewalk.

(D) A replacement tree must be a minimum of three inches in caliper and 10 feet in height when planted.

(E) A replacement tree must be located within 100 feet of a verifiable water supply. The watering method must be adequate to maintain the replacement tree in a healthy, growing condition.

(F) Any replacement tree must be planted within 30 days after the removal of the protected tree.

(G) Replacement trees must be maintained in a healthy, growing condition at all times.

(H) Any replacement tree that dies within one year of planting must be replaced with another replacement tree that equals the replacement tree originally required. (Ord. Nos. 21998; 25508)

SEC. 51P-350.106. USES.

The only uses permitted on the Property are detached single family dwelling units and a guardhouse. (Ord. Nos. 21998; 25508)

SEC. 51P-350.107. DENSITY.

No more than 16 dwelling units are permitted on the Property. (Ord. Nos. 21998; 25508)

SEC. 51P-350.108. SPECIAL SIDEWALK PROVISION.

No sidewalk is required along the fire lane access easement shown on the development plan. (Ord. Nos. 21998; 25508)

SEC. 51P-350.109. HOMEOWNERS' ASSOCIATION.

A homeowners' association for the purpose of proper care and maintenance of the common areas on the Property must be established prior to the issuance of any building permits for single family dwellings on the Property. (Ord. Nos. 21998; 25508)

SEC. 51P-350.110. SIGNS.

All signs must comply with the provisions for non-business zoning districts as provided in Article VII. (Ord. Nos. 21998; 25508)

SEC. 51P-350.111. SETBACKS.

(a) Except as otherwise provided in Subsections (b) and (c), setbacks must be provided for all structures, including roof overhangs, as indicated by dashed lines on the development plan.

(b) A maximum of four unitary air conditioning units with a standard sound rating number (SRN) of 18 or less with a minimum separation between each unit of two feet may be located 18 inches from the side property line.

(c) Exterior stairs may extend from the main structure into the rear yard setback as follows:

- (1) The stairs may be located no closer than 10 feet from the rear property line.
- (2) No portion of the area underneath the stairs may be enclosed.
- (3) The uppermost landing of the stairs may not extend more than six feet from the rear building facade.
- (4) No portion of the stairs may extend above the second floor. (Ord. Nos. 23009; 25508)

SEC. 51P-350.112. HEIGHT.

No residential structure may exceed 44 feet in height, as measured to the ridge or peak of the roof. (Ord. Nos. 21998; 25508)

SEC. 51P-350.113. STORIES.

No residential structure may exceed three stories. (Ord. Nos. 21998; 25508)

SEC. 51P-350.114. COVERAGE.

(a) Except as further limited by the requirements of Subsection (b), maximum lot coverage for each building site on the Property is 60 percent.

(b) Lot coverage for all lots on the Property combined may not exceed 50 percent. (Ord. Nos. 21998; 25508)

SEC. 51P-350.115. WEST FACADE.

No openings (windows, balconies, or doors) are allowed on the west-facing facade above the second floor of structures built on Lots 10 and 11. (Ord. Nos. 21998; 25508)

SEC. 51P-350.116. MINIMUM LOT SIZE.

Minimum lot size on the Property is 4,500 square feet. (Ord. Nos. 21998; 25508)

SEC. 51P-350.117. PARKING.

Parking must be provided at the ratio of four spaces per residential dwelling unit. Required spaces may be placed in tandem. No parking space may be located between the public right-of-way and a platted building line. All enclosed parking spaces facing upon or accessed directly from a street or alley must be located at least 20 feet from the property line. Excess parking spaces may be provided in the common area easement as shown on the development plan. (Ord. Nos. 21998; 25508)

SEC. 51P-350.118. FENCES.

The perimeter fence shown on the development plan must be a minimum of six feet in height, and may not exceed eight feet in height. (Ord. Nos. 21998; 25508)

SEC. 51P-350.119. GUARD HOUSE.

The guardhouse must be located as shown on the development plan. (Ord. Nos. 21998; 25508)

SEC. 51P-350.120. 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 a 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20992; 21998; 25508; 26102)

SEC. 51P-350.121. ZONING MAP.

PD 350 is located on Zoning Map No. I-7. (Ord Nos. 21998; 25508)