

12-1-20

ORDINANCE NO. 31716

An ordinance amending Article 919, "PD 919," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the development plan, main uses permitted, yard, lot, and space regulations, off-street parking and loading, landscaping, signs, and additional provisions regulations in Sections 51P-919.105, 51P-919.106, 51P-919.108, 51P-919.109, 51P-919.111, 51P-919.112, and 51P-919.113 of Article 919; providing a revised development plan; providing a revised 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 919 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-919.105, "Development Plan," of Article 919, "PD 919," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

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“(b) For [a] retirement housing and medical clinic uses, development and use of the Property must comply with the development plan (Exhibit 919A). If there is a conflict between the text of this article and the development plan, the text of this article controls.”

SECTION 2. That Section 51P-919.106, “Main Uses Permitted,” of Article 919, “PD 919,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-919.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-3(A) Multifamily District, subject to the same conditions applicable in the MF-3(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-3(A) Multifamily 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 MF-3(A) Multifamily District is subject to DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Medical clinic or ambulatory surgical center [limited to a medical clinic].

(c) The following use is prohibited:

-- Multifamily.”

SECTION 3. That Section 51P-919.108, “Yard, Lot, and Space Regulations,” of Article 919, “PD 919,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (c), “Medical Clinic,” to read as follows:

“(c) Medical clinic.

(1) Front yard. Minimum front yard is 35 feet. Urban form setback does not apply.

(2) Floor area. Maximum floor area is 7,000 square feet.

(3) Height. Maximum structure height is 60 feet.

(4) Stories. No maximum number of stories.”

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SECTION 4. That Subsection (b), “Retirement Housing,” of Section 51P-919.109, “Off-Street Parking and Loading,” of Article 919, “PD 919,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) Retirement housing.

~~[(1)]~~ 0.4 off-street parking spaces for each dwelling unit or suite.

~~[(2) Off-street parking may be located in the front yard.]”~~

SECTION 5. That Subsection (a), “In General,” of Section 51P-919.111, “Landscaping,” of Article 919, “PD 919,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-919.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

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

(3) A tree removal permit may be issued by the building official before the issuance of a building permit.

(4) Japanese maple trees may be used to meet the tree replacement requirements.

(5) A five-foot landscape buffer between back-of-curb and edge of sidewalk pavement is required around the perimeter of the site.

(6) A minimum of one street tree must be located every 30 feet on-center in the landscape buffer along Adams Avenue.

(b) Retirement housing and medical clinic uses. Landscaping must be provided as shown on the attached landscape plan (Exhibit 919B).”

SECTION 6. That Section 51P-919.112, "Signs," of Article 919, "PD 919," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-919.112. SIGNS.

(a) In general. Except as provided in this section, s[§]igns must comply with the provisions for non-business zoning districts in Article VII.

(b) Medical clinic.

(1) Maximum height for a detached sign is 10 feet.

(2) Minimum setback for a detached sign is 15 feet.

(3) Only one sign is permitted along the street frontage of either Llewellyn Avenue or Page Avenue."

SECTION 7. That Section 51P-919.113, "Additional Provisions," of Article 919, "PD 919," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Subsection (c) to read as follows:

"(c) The hours of operation for a medical clinic are limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m., Saturday and Sunday."

SECTION 8. That the development plan, Exhibit 919A of Article 919, "PD 919," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 919A attached to this ordinance.

SECTION 9. That the landscape plan, Exhibit 919B of Article 919, "PD 919," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 919B attached to this ordinance.

SECTION 10. That development of this district must comply with the full-scale versions of Exhibit 919A (development plan) and Exhibit 919B (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.

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SECTION 11. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 12. 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 13. 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 14. 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 Buyers
Assistant City Attorney

Passed DEC 09 2020



hpla studio

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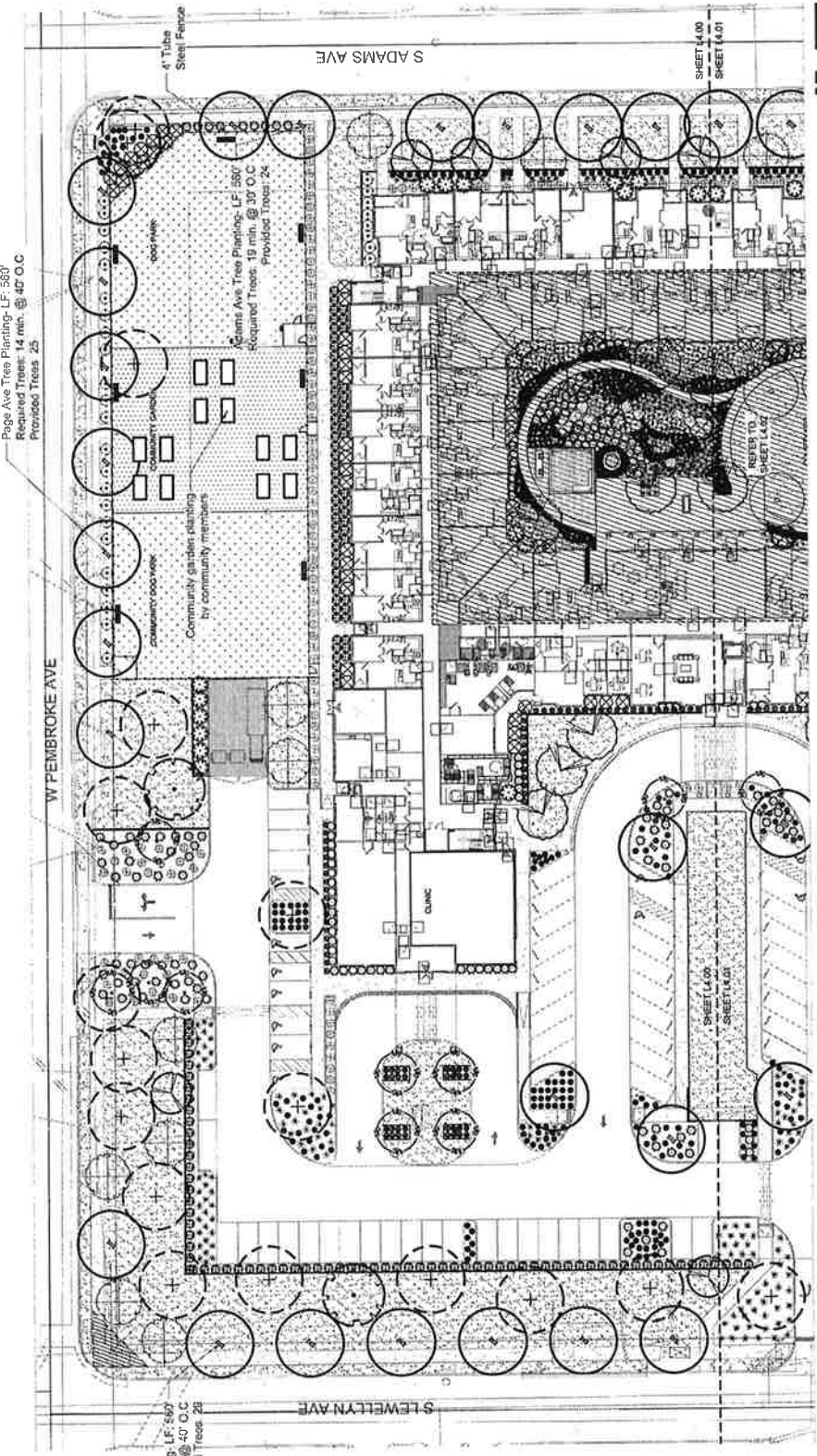
CLIENT
LEE COLLETTEN
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.00

SCALE AS NOTICED

201955
PERMIT SET - 2020-OCTOBER-6
210.2705

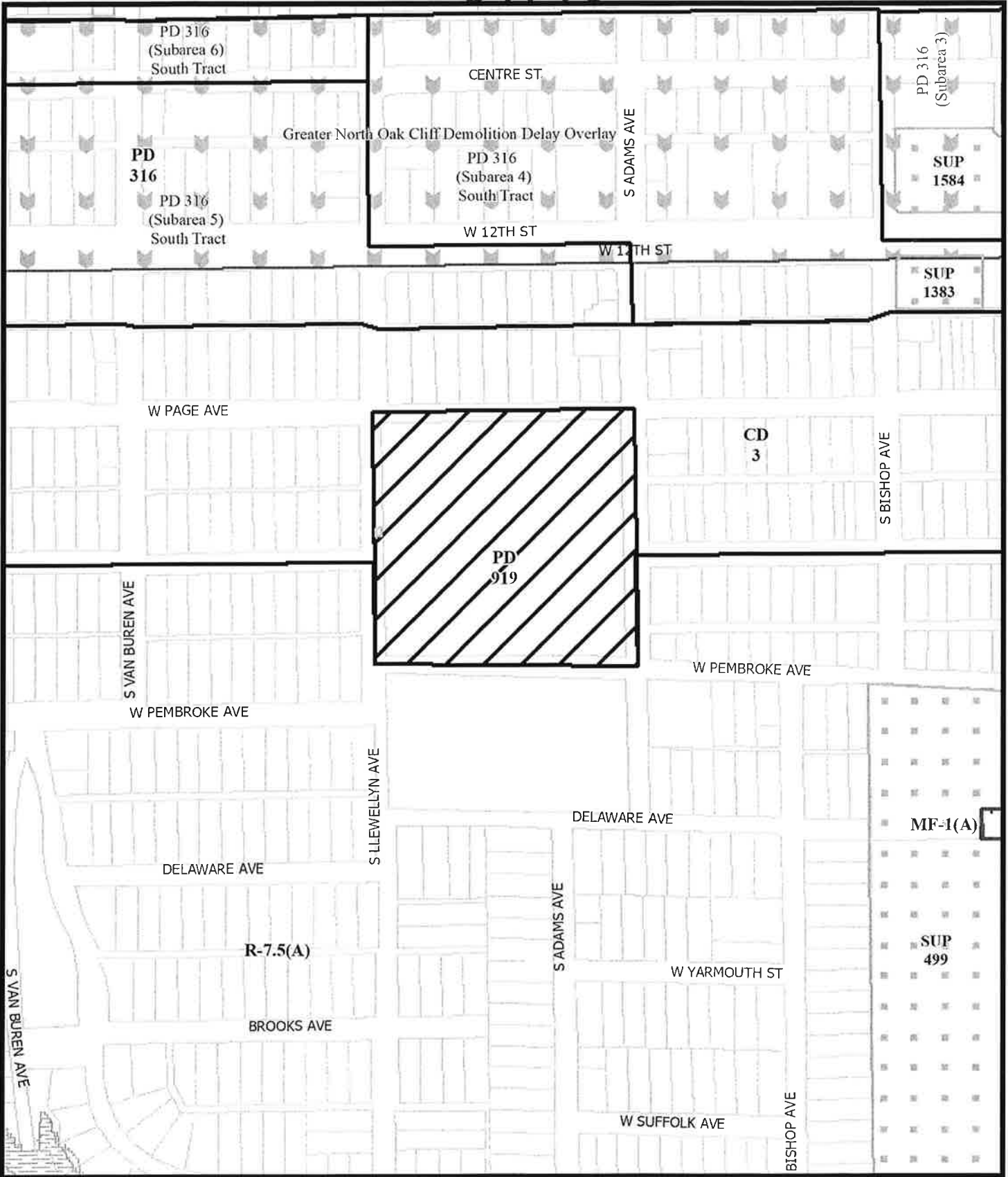


LANDSCAPE PLAN
OVERALL SITE

SYMBOL	DESCRIPTION	SIZE	QUANTITY	COMMENTS
[Symbol]	PLANT PALETTE - SITE			
[Symbol]	CANOPY TREES			
[Symbol]	PLANTING SPECIES			
[Symbol]	UNDERSTORY TREES			
[Symbol]	LANDSCAPE MATERIALS			

Planned Development
District No. 919

Approved
City Plan Commission
October 15, 2020



1:3,600

ZONING MAP

Case no: Z190-276

Date: 11/12/2020



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.

DATE ADOPTED BY CITY COUNCIL DEC 09 2020

ORDINANCE NUMBER 31716

DATE PUBLISHED DEC 12 2020

ATTESTED BY: