

ARTICLE 624.

PD 624.

SEC. 51P-624.101. LEGISLATIVE HISTORY.

PD 624 was established by Ordinance No. 25130, passed by the Dallas City Council on December 11, 2002. (Ord. 25130)

SEC. 51P-624.102. PROPERTY LOCATION AND SIZE.

PD 624 is established on property located on the north side of Wheatland Road, and the west side of Lancaster Road. The size of PD 624 is approximately 152.1040 acres. (Ord. 25130)

SEC. 51P-624.103. GENERAL PURPOSE AND DESCRIPTION.

Utilizing careful building siting and sensitivity to adjacent residential and non-residential development, this district provides a generous amount of open space and visual amenities, and works to create a very livable multi-family/single family neighborhood. (Ord. 25130)

SEC. 51P-624.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) The residential uses subdistrict is considered to be a residential zoning district and the retail subdistrict is considered to be a nonresidential zoning district.

(c) UNT-Dallas Campus property means that property that is proposed to be a University of North Texas-Dallas Campus located on the site immediately to the northwest of the Property at the intersection of Camp Wisdom Road and Houston School Road. (Ord. 25130)

SEC. 51P-624.105. SUBDISTRICTS.

This district is divided into two subdistricts: the residential subdistrict and the retail subdistrict. The boundaries of these subdistricts are as shown in the conceptual plan (Exhibit 624A). (Ord. 25130)

SEC. 51P-624.106. MAIN USES PERMITTED.

(a) Except as limited in this subsection, the only main uses permitted in the residential subdistrict are those main uses permitted in the MF-2(A) District, subject to the same conditions applicable in the MF-2(A) District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MF-2(A) District only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in the MF-2(A) District is subject to DIR in this subdistrict. Multifamily uses in this subdistrict may not occupy more than a total of 86 developable acres.

(b) The only main uses permitted in the retail subdistrict are those main uses permitted in the CR District, subject to the same conditions applicable in the CR District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the CR District only by specific use permit (SUP) is permitted in this subdistrict only by SUP, and a use subject to development impact review (DIR) in the CR District is subject to DIR in this subdistrict. (Ord. 25130)

SEC. 51P-624.107. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 624A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 25130)

SEC. 51P-624.108. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. (Ord. 25130)

SEC. 51P-624.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of 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.

(b) In this district, the following accessory use is not permitted.

-- Accessory helistop.

(Ord. 25130)

SEC. 51P-624.110. 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. In the event of a conflict, between this section and Division 51A-4.400, this section controls.)

(a) The yard, lot, and space regulations in Section 51A-4.114, "Townhouse TH-2(A)," apply to single family uses in the residential subdistrict.

(b) Except as provided below, the yard, lot, and space regulations in Section 51A-4.116(b), "MF-2(A) District," apply to multifamily uses in the residential subdistrict with the following exceptions:

(1) Multifamily density may not exceed 18 units per acre.

(2) Along the primary vehicular circulation framework [see Subsection 51P-624.116(b)], buildings must be located a maximum of 20 feet from face of curb, except where easements make this impossible.

(c) The yard, lot, and space regulations in Section 51A-4.122(b), "Community Retail (CR) District," apply to uses in the retail subdistrict. (Ord. 25130)

SEC. 51P-624.111. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25130)

SEC. 51P-624.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25130)

SEC. 51P-624.113. LANDSCAPING.

See Article X. (Ord. 25130)

SEC. 51P-624.114. SIGNS.

Signs in the residential subdistrict must comply with the provisions for non-business zoning districts in Article VII, and signs in the retail subdistrict must comply with the provisions for business zoning districts in Article VII. (Ord. 25130)

SEC. 51P-624.115. ADDITIONAL PROVISIONS.

(a) A minimum of 10 percent of the Property must be maintained as common open-space with a permeable surface. The tree preservation, removal, and replacement provisions in Division 51A-10.130 do not apply in this district.

(b) A primary vehicular circulation framework of public or private streets must be provided on the plat of the Property, connecting the UNT-Dallas Campus property to the various developments on the Property, Lancaster Road, and Wheatland Road. This vehicular circulation framework will not require construction of a bridge over Ricketts Branch if Ricketts Branch borders the Property at the access point of the street into the Property.

(c) For multifamily uses, a pedestrian/bicycle circulation plan must be included in the development plan provided for approval by the city plan commission, providing access from the multifamily developments on the Property to the UNT-Dallas Campus property, Lancaster Road, and Wheatland Road. The multifamily pedestrian/bicycle circulation plan must be integrated with the primary vehicular circulation framework and must include the following pedestrian amenities:

(1) Paved pathways for pedestrians and bicycles with minimum widths of 12 feet.

(2) Minimum three-inch caliper trees at a minimum of one per 30 feet of pathway. The trees must be of the species listed in Section 51A-10.134(b).

(3) Benches at one per 400 feet of pathway. The benches must be the same make and model used by the parks and recreation department for use in any Dallas park.

(4) Bicycle parking provided on the Property used for multifamily uses at one space for every 20 required off-street parking spaces in the multifamily project.

(5) Pedestrian street lamps on the pathway at a minimum of one lamp per 400 feet of pathway. The street lamps must be the same make and model of pedestrian lamps used by the parks and recreation department in any Dallas park, and will be part of the overall lighting plan for the residential subdistrict.

Provision of the pedestrian amenities will be counted towards meeting the Article X requirements for site trees in Section 51A-10.125(b)(4) and the optional design standard for enhanced pedestrian walkways in Section 51A-10.126(i).

(d) The following transportation improvements must be included in the development plan:

(1) Right-turn lanes on Lancaster Road and Wheatland Road at all proposed streets and driveways into the Property.

(2) Median modifications, pedestrian cross walks, traffic signals and traffic signal upgrades on Lancaster Road and Wheatland Road, if warranted and authorized by the director of public works and transportation.

(e) The building official shall not issue a building permit to authorize work on a multifamily use in this district before commencement of construction of at least 10,000 square feet of floor area for classrooms and/or office space at the UNT-Dallas Campus property, as evidenced by construction contracts.

(f) The entire Property must be properly maintained in a state of good repair and neat appearance.

(g) 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. (Ord. Nos. 25130; 25789)

SEC. 51P-624.116. 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 director of public works and transportation.

(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, in this district 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. 25130; 26102; 26894)

SEC. 51P-624.117. ZONING MAP.

PD 624 is located on Zoning Map No. P-7. (Ord. Nos. 25130; 26894)