

**ARTICLE 625.**

**PD 625.**

**SEC. 51P-625.101. LEGISLATIVE HISTORY.**

PD 625 was established by Ordinance No. 25088, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.102. PROPERTY LOCATION AND SIZE.**

PD 625 is established on property located on the northwest corner of Lancaster Road and Camp Wisdom Road. The size of PD 625 is approximately 132.24 acres. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.103. DEFINITIONS, PURPOSE, 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.

(c) The residential use and residential/retirement housing use subdistricts are considered to be residential zoning districts, and the mixed use subdistrict is considered to be a nonresidential zoning district.

(d) The general purpose of the proposed development is to provide a generous amount of open space and visual amenities by utilizing careful building siting and sensitivity to adjacent residential and nonresidential development, to create a very liveable single-family/mixed use neighborhood. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.104. SUBDISTRICTS.**

This district is divided into three subdistricts: the residential use subdistrict, the residential/retirement housing use subdistrict, and the mixed use subdistrict. The boundaries of these subdistricts are as shown in the conceptual plan (Exhibit 625A). (Ord. Nos. 25088; 27600)

**SEC. 51P-625.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 625A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.106. 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. Nos. 25088; 27600)

**SEC. 51P-625.107.**

**MAIN USES PERMITTED.**

(a) The only main uses permitted in the residential use subdistrict are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this subdistrict.

(b) Except as provided in this subsection, the only main uses permitted in the residential/retirement housing use subdistrict are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable to the TH-3(A) Townhouse District, as set out in the Dallas Development Code. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this subdistrict.

(1) Retirement housing is permitted by right.

(2) Nonresidential uses are only permitted on the ground floor and must be oriented toward Patrol Way.

(c) Except as provided in this subsection, the only main uses permitted in the mixed use subdistrict are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in the Dallas Development Code. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this subdistrict.

(1) At least 50 percent of all ground-floor space must be used for nonresidential uses.

(2) Transit passenger station or transfer center use is allowed by right subject to approval by the city plan commission of a development plan, which must meet the submission requirements and standards set forth in 51A-4.211(10)(E)(i) through (vi).

(3) The following uses are not permitted:

- Animal shelter or clinic.
- Auto service center.
- Car wash.
- Cemetery or mausoleum.
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Crop production.
- Labor hall.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Recycling buy-back center.
- Recycling collection center.
- Swap or buy shop.

(Ord. Nos. 25088; 25790; 27600)

**SEC. 51P-625.108.****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.

(c) In the residential/retirement housing use subdistrict, accessory uses are only permitted on the ground floor and must be oriented toward Patrol Way. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.109.****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 applicable to uses in an R-5(A) Single Family District apply to uses in the residential use subdistrict.

(b) The yard, lot, and space regulations applicable to uses in a TH-3(A) Townhouse District apply to uses in the residential/retirement housing use subdistrict, with the following exceptions for retirement housing:

(1) Front yard. Maximum front yard is 20 feet on Patrol Way. See Section 51P-625.114(c). Maximum front yard is 50 feet on Crouch Road.

(2) Side and rear yard. Minimum side and rear yard is 25 feet.

(3) Density. Maximum dwelling unit density is 112 units.

(4) Height. Maximum structure height is 36 feet.

(5) Transparency. Minimum transparency, as defined in Section 51A-13.201, of 30 percent is required on the first floor of any façade fronting Patrol Way or Crouch Road. Minimum transparency of 25 percent is required on all other facades.

(c) Except as provided in this subsection, the yard, lot and space regulations applicable to uses in an MU-1 Mixed Use District apply to uses in the mixed use subdistrict.

(1) Maximum building height is the lesser of 90 feet or the point at which a building would penetrate a horizontal plane extending over the site from an elevation line measured 36 feet above grade at Lancaster Road.

(2) Maximum floor area for all retail uses combined is 500,000 square feet, and the maximum floor area for all office uses combined is 100,000 square feet.

(3) Maximum number of residential units of all kinds combined is 400, up to a maximum of 400,000 square feet. (Ord. Nos. 25088; 25790; 27600)

**SEC. 51P-625.110. FENCING.**

Retirement housing in the residential/retirement housing use subdistrict must comply with the following fencing requirements:

(1) Fencing is prohibited in the front yard along Patrol Way.

(2) Fences may not exceed six feet in height.

(3) Fence materials must be:

(A) brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials; and

(B) no more than 25 percent opaque. (Ord. 27600)

**SEC. 51P-625.111. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) Retirement housing in the residential/retirement housing use subdistrict.

(1) For an accessory community center used in conjunction with retirement housing, one space per 500 square feet of floor area is required. No parking is required for corridors that provide access to individual retirement housing units.

(2) Angled or parallel parking may be provided within the right-of-way along Patrol Way and Crouch Road upon approval of the director of public works and transportation. A maximum of one row of parking may be provided between the front of any building and Crouch Road.

(3) Except as provided in this paragraph, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduced the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 = \text{one-third}$ ). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) Impact of DART light rail. Off-street parking requirements for all uses in the mixed use and residential/retirement housing use subdistricts shall be reduced by 20 percent below the requirements in Section 51A-4.200 after DART begins operating a light-rail stop in the mixed use subdistrict.

(d) Special parking for a transit passenger station or transfer center use. At such time as a DART light rail station is opened in the mixed use and residential/retirement use subdistricts, all uses allowed in the mixed use and residential/retirement housing use subdistricts may make available 25 percent of their required parking as shared remote parking with a transit passenger station or transfer center use subject to the following requirements:

(1) a maximum of 500 spaces in the mixed use subdistrict may be used as remote parking for a transit passenger station or transfer center;

(2) special parking may account for up to 100 percent of parking for a transit passenger station or transfer center;

(3) there is no maximum distance requirement for a remote parking in the mixed use and residential/retirement housing use subdistricts for a transit passenger station or transfer center; and

(4) the shared parking agreement must be executed in accordance with Section 51A-4.328. (Ord. Nos. 25088; 25790; 27600)

**SEC. 51P-625.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI of the Dallas Development Code. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.113. LANDSCAPING.**

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

(b) Residential/retirement housing use subdistrict. The following requirements apply in addition to Article X.

(1) Streetscape requirements along Patrol Way and Crouch Road.

(A) A minimum six-foot-wide planting zone as defined in Section 51A-13.501 must be provided adjacent to the curb.

(B) A perimeter landscape buffer strip is not required along public street frontages.

(C) Trees must be planted at 30 feet on center.

(D) All required trees must be recommended for local area use by the director of parks and recreation and must be “canopy trees” or “large trees” as defined in Article X.

(E) Required trees must have a minimum height of eight feet and a minimum caliper of three inches at the time of planting.

(F) Required trees must be spaced as uniformly as practicable.

(G) Tree grates must be provided for all trees within the planting zone. These tree grates must conform to city standards and specifications and be large enough to permit healthy tree growth.

(2) Sidewalks.

(A) Sidewalks with a minimum width of six feet must be provided between a main building and the planting zone.

(B) Sidewalks must remain clear of obstacles at all times and be constructed to meet all city and American with Disabilities Act (ADA) specifications.

(3) Pedestrian amenities.

(A) One bench must be provided within the planting zone for each 300 feet of street frontage.

(B) One bicycle rack must be provided within the planting zone for each 300 feet of street frontage. Required bicycle racks must provide parking for at least five bicycles.

(C) Pedestrian scale lighting must be provided along required sidewalks at 75 foot intervals. To qualify as pedestrian scale lighting, lighting must:

(i) provide a minimum of 1.5 footcandles; and

(ii) be mounted at a height no greater than 14 feet. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.114. MAIN BUILDINGS IN THE RESIDENTIAL/RETIREMENT HOUSING USE SUBDISTRICT.**

(a) The primary entrance to a main building must face Patrol Way.

(b) Driveway approaches are prohibited in front of the building facade on Patrol Way.

(c) For structures fronting on Patrol Way, a portion of the front facade equal to at least 70 percent of the length of the lot must be located within the area between the property line and the maximum setback. The remainder of the front facade (30 percent of the length of the lot or less) must be set back at the maximum setback. (Ord. 27600)

**SEC. 51P-625.115. SIGNS.**

Signs in the residential use and residential/retirement housing use subdistricts must comply with the provisions for non-business zoning districts in Article VII, and signs in the mixed use subdistrict must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 25088; 27600)

**SEC. 51P-625.116. ADDITIONAL PROVISIONS.**

(a) A minimum of 10 percent of the Property must be maintained as common open-space area 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 Property to connect the proposed DART station with Crouch Road, Camp Wisdom Road, the intersection of Lancaster Road and Sylvia Street, and all building sites on the Property.

(c) A pedestrian/bicycle circulation plan must be provided for approval by the city plan commission as part of the development plan for the mixed-use and residential/retirement housing use subdistricts, providing access from the various developments in the mixed-use and residential/retirement housing use subdistricts to the DART station. The pedestrian/bicycle circulation plan must be integrated with the primary vehicular circulation framework for the mixed-use and residential/retirement housing use subdistricts and must include the following pedestrian amenities:

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

(2) 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.

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

(4) Bicycle parking must be provided on the Property located in the mixed-use and residential/retirement housing use subdistricts at one space for every 20 required off-street parking spaces in the mixed use and residential/retirement housing use subdistricts.

(5) Pedestrian street lamps on the pathway at one lamp per 400 feet of pathway. The pedestrian street lamps must be the same make and model as used by the department of parks and recreation in any Dallas park, and will be part of the overall lighting plan for the mixed-use and residential/retirement housing use subdistricts.

Provision of the pedestrian amenities will be counted towards meeting the Article X requirements for site trees in Section 51A-10.125(b)(3) and the optional design standard for enhanced pedestrian walkways in Section 51A-10.126(i).

(d) The following transportation improvements must be provided:

(1) Right turn lanes on Lancaster Road and Camp Wisdom 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 Camp Wisdom Road if warranted and authorized by the director of public works and transportation.

(e) At least 30 days before submitting a development plan, the applicant must notify the Runyon Springs Neighborhood Association and the Hidden Valley Neighborhood Association. The addresses for the entities are the most current on file with the Department of Development Services. The applicant must hold a neighborhood meeting with both associations before submitting a development plan.

(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. 25088; 25790; 27600)

**SEC. 51P-625.117.**

**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 or a certificate of occupancy for a use in this planned development 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. 25088; 26102; 27600)

**SEC. 51P-625.118.**

**ZONING MAP.**

PD 625 is located on Zoning Map Nos. O-7, O-8, P-7, and P-8. (Ord. Nos. 25088; 27600)