

ARTICLE 944.

PD 944.

SEC. 51P-944.101. LEGISLATIVE HISTORY.

PD 944 was established by Ordinance No. 29794, passed by the Dallas City Council on June 17, 2015. (Ord. 29794)

SEC. 51P-944.102. PROPERTY LOCATION AND SIZE.

PD 944 is established in the general area southwest of the intersection of Duluth Street and Borger Street. The size of PD 944 is approximately 15.342 acres. (Ord. 29794)

SEC. 51P-944.103. 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.

(c) In this district, RECREATIONAL AMENITIES means structures that are used for physical exercise or enjoyment and are not limited to playground equipment, exercise stations, splash parks, or swimming pools.

(d) This district is considered to be a residential zoning district. (Ord. 29794)

SEC. 51P-944.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 944A: conceptual plan.
- (2) Exhibit 944B: street cross section. (Ord. 29794)

SEC. 51P-944.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 944A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 29794)

SEC. 51P-944.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be processed in phases and include any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) A final plat for a single family development may make minor deviations from the lot and secondary street configuration shown on the development plan provided that the final plat does not increase the number of lots or provide additional access points. (Ord. 29794)

SEC. 51P-944.107. MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted 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 Chapter 51A. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district, etc. (Ord. 29794)

SEC. 51P-944.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The following accessory use is permitted by right:

- Accessory community center (private). (Ord. 29794)

SEC. 51P-944.109. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this section, minimum front yard is 15 feet.

(2) For a detached single family use, no minimum front yard is required.

(c) Side yard.

(1) Except as provided in this section, minimum side yard is 10 feet.

(2) For a detached single family use, no minimum side yard.

(d) Rear yard.

(1) Except as provided in this section, minimum rear yard is 15 feet.

(2) For a detached single family use, minimum rear yard is 10 feet.

(e) Height.

(1) Maximum structure height is 36 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height for an accessory community center (private):

(A) Amateur communications tower.

(B) Chimney and vent stacks.

(C) Clerestory.

(D) Cooling tower.

(E) Elevator penthouse or bulkhead.

(F) Mechanical equipment room.

(G) Ornamental cupola or dome.

- (H) Parapet wall or deck railing, limited to a height of five feet.
- (I) Skylights.
- (J) Tank designed for holding liquids.
- (K) Visual screens which surround roof mounted mechanical equipment.

(3) The following structures may project a maximum of 12 feet above the maximum structure height for single family dwelling units:

- (A) Amateur communications tower.
 - (B) Chimney and vent stacks.
 - (C) Clerestory.
 - (D) Ornamental cupola or dome.
 - (E) Parapet wall or deck railing, limited to a height of five feet.
 - (F) Skylights.
- (f) Density. Maximum number of dwellings units is 240.
- (g) Lot coverage.
- (1) In general. Except as provided in this section, maximum lot coverage is 45 percent.
 - (2) Single Family. For a detached single family use, maximum lot coverage is 55 percent.
 - (3) Accessory community center (private).
 - (A) Except as provided in this section, maximum lot coverage is 40 percent.
 - (B) For an accessory community center (private), the following items are not included in the lot coverage calculations:
 - (i) Pavilion.
 - (ii) Gazebo.

(h) Lot size. For a detached single family use in a shared access development, minimum lot size is 1,550 square feet.

(i) Shared access areas. Shared access areas may be used to satisfy minimum lot area requirements and determine lot coverage. (Ord. 29794)

SEC. 51P- 944.110. 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 and loading requirements for each use.

(b) Accessory community center (private). A minimum of five parking spaces are required for an accessory community center (private). (Ord. 29794)

SEC. 51P-944.111. INGRESS-EGRESS.

(a) Ingress and egress must be provided as shown on the conceptual plan. Final location of the driveways and drive approaches may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

(b) For a shared access development, the location of ingress-egress points must be shown on the development plan and preliminary plat. (Ord. 29794)

SEC. 51P-944.112. SHARED ACCESS DEVELOPMENT.

(a) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development."

(b) For a shared access development with up to 240 lots, a minimum of four access points are required.

(c) Adjacent shared access developments may have shared access areas that connect.

(d) A maximum of two access points may be restricted to ingress and egress for emergency vehicles.

(e) A minimum sidewalk width of four feet is required. The sidewalks may be interspersed throughout the development. A minimum of 3,315 linear feet of sidewalk must be provided.

(f) Minimum pavement width is 24 feet.

(g) Off-street parking is allowed on both sides of a shared access area.

(h) A minimum of one community swimming pool or splash park must have a final permit issued and final inspection completed before submittal of the last final plat. (Ord. 29794)

SEC. 51P-944.113. URBAN DESIGN GUIDELINES

The following design guideline must be incorporated in a shared access development:

(a) Each block face must have structures with different elevations and facade styles. Front facades with similar elevations, colors, or materials must be separated by at least three lots.

(b) Front facing garages must be inset a minimum of one foot from the main structure facade.

(c) Minimum driveway width for a garage is 12 feet. Maximum driveway length is 18 feet from back-of-curb to garage.

(d) A shared access development must provide maximum connectivity with multiple ways into and out of the development. No dead-end streets are permitted.

(e) Sidewalk connections to recreational amenities must be provided.

(f) All dwelling units must be within a 100-feet of a sidewalk. (Ord. 29794)

SEC. 51P-944.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29794)

SEC. 51P-944.115. LANDSCAPING.

(a) Landscape plan. Except as provided in this section, landscaping must be provided in accordance with Article X. The entire district is considered one lot for purposes of this section.

(b) Shared access development. For a shared access development, landscaping must be provided in accordance with the following:

(1) One site tree must be provided for every 4,000 square feet within the shared access development. Every site tree must have a planting area of at least 25 square feet. Trees must be a species listed in Section 51A-10.134

(2) In addition to site trees, one large canopy tree must be provided for every 25 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or the parkway. Parkway licenses are

required. In this subsection, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

(c) Landscape area and common areas. A minimum of 87,000 square feet of landscape area is required. Landscape area and common areas may be dedicated in phases and on different final plats.

(1) Landscape area cannot be located entirely within one phase of the development or on one final plat.

(2) Landscape area and common areas may include recreational amenities.

(d) Tree mitigation. Tree mitigation may be completed in phases. These phases may coincide with phased final plats. Within five years after the issuance of a grading permit, the property owner shall present to the building official the total mitigation calculation including the mitigation amount less trees planted. This term may be extended by two, one-year extensions if approved by the building official. (Ord. 29794)

SEC. 51P-944.116. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29794)

SEC. 51P-944.117. ADDITIONAL PROVISIONS.

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

(b) 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.

(c) No more than 240 lots may be platted as a shared access development.

(d) Before the final inspection of the first single family dwelling unit, an eight inch water main must be provided to serve the shared access development, with final design and construction approved by Dallas Water Utilities. (Ord. 29794)

SEC. 51P-944.118. 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 city.

(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, until there is 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. 29794)