

ARTICLE 207.

PD 207.

SEC. 51P-207.101. LEGISLATIVE HISTORY.

PD 207 was established by Ordinance No. 18788, passed by the Dallas City Council on July 17, 1985. Ordinance No. 18788 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18788 was amended by Ordinance No. 19491, passed by the Dallas City Council on March 4, 1987. (Ord. Nos. 10962; 18788; 19491; 25711)

SEC. 51P-207.102. PROPERTY LOCATION AND SIZE.

PD 207 is established on property generally located along Highland Road, southwest of San Rafael Drive. The size of PD 207 is approximately 21.7443 acres. (Ord. Nos. 18788; 25711)

SEC. 51P-207.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25711)

SEC. 51P-207.104. CONCEPTUAL PLAN.

Development on the Property must conform to the conceptual plan (Exhibit 207A). (Ord. Nos. 19491; 25711)

SEC. 51P-207.105. LANDSCAPE PLAN.

A landscape plan must be submitted to and approved by the city plan commission prior to the issuance of any building permit. The common open areas, as shown on the approved development plan, must be landscaped and sprinklered as shown on the approved landscape plan. The landscape areas must be maintained in a healthy and growing condition at all times. (Ord. Nos. 18788; 25711)

SEC. 51P-207.106. PERMITTED USES.

The only permitted uses on the Property are single-family uses, including accessory uses. (Ord. Nos. 18788; 25711)

SEC. 51P-207.107. TYPES OF UNITS.

All dwelling units on the Property must be detached dwelling units. (Ord. Nos. 18788; 25711)

SEC. 51P-207.108. MAXIMUM NUMBER OF LOTS.

The total number of lots allowed on the Property is 108. (Ord. Nos. 18788; 25711)

SEC. 51P-207.109. BUILDING HEIGHT.

No building or structure may exceed 30 feet in height. (Ord. Nos. 18788; 25711)

SEC. 51P-207.110. MINIMUM LOT SIZE.

Minimum lot size is 5,000 square feet. (Ord. Nos. 18788; 25711)

SEC. 51P-207.111. SETBACKS.

Minimum building setbacks are as follows:

- (1) Front. Ten feet.
- (2) Side. Zero feet on one side lot line, six feet on the other.
- (3) Rear. Ten feet except for lots having a rear yard on Highland Road; the required rear yard setback line for these lots is the westerly line of the greenbelt area as identified on the development plan.
- (4) Corner lots. Corner lots must maintain a 10-foot setback on the side with the shorter frontage (the front yard), and a six-foot setback on the side with the longer frontage (one of the side yards). The yard opposite the six-foot side yard has no setback. (Ord. Nos. 18788; 25711)

SEC. 51P-207.112. GREENBELT.

The greenbelt area along Highland Road, as shown on the development plan, must be maintained as open space. No structure or paving of any kind, including but not limited to buildings, walls, fences, and swimming pools, is permitted in the greenbelt area. During construction on any lot adjacent to the greenbelt area, a temporary fence must be provided and maintained along the drip line of the trees within the greenbelt area adjacent to the lot to protect the trees from construction vehicles. (Ord. Nos. 19491; 25711)

SEC. 51P-207.113. TREES.

(a) All trees in the 20-foot-wide strip of land west of the western greenbelt boundary line with a caliper of eight inches or more, as indicated in the tree survey map (Exhibit 207B), must be maintained. The owner may not remove or cause to be removed any of these trees.

(b) The owner must plant at least 50 trees within the greenbelt area. The trees must be of the Texas red cedar species, have a height of not less than 12 feet, an average caliper of four inches, and an average spacing of 20 feet. The owner must provide a sprinkler system and maintain the trees for a minimum of one year after all the trees have been planted. (Ord. Nos. 19491; 25711)

SEC. 51P-207.114. SCREENING.

A minimum six-foot-high solid masonry screening wall must be constructed and maintained along the southwesterly right-of-way line of San Rafael Drive as shown on the approved development plan, prior to the issuance of any building permit on the Property. (Ord. Nos. 18788;25711)

SEC. 51P-207.115. HOMEOWNERS' ASSOCIATION.

A homeowners' association must be formed prior to the approval of a final plat of the Property to ensure that the landscaped areas, common open space, and the screening wall are properly maintained and that any necessary repairs or replacement of dead plant material is performed. (Ord. Nos. 18788; 25711)

SEC. 51P-207.116. PLATTING.

A final subdivision plat that complies with the approved development plan must be submitted to and approved by the city plan commission prior to any permits being issued by the city. (Ord. Nos. 18788; 25711)

SEC. 51P-207.117. SIGNS.

All signs must comply with the non-business provisions of Division 51-7.400 and must be located as shown on the development plan. (Ord. Nos. 18788; 25711)

SEC. 51P-207.118. PAVING.

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. (Ord. Nos. 18788; 25711)

SEC. 51P-207.119. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or 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. 18788; 25711)

SEC. 51P-207.120. ZONING MAP.

PD 207 is located on Zoning Map No. I-9. (Ord. Nos. 18788; 25711)