

**ARTICLE 218.**

**PD 218.**

**SEC. 51P-218.101. LEGISLATIVE HISTORY.**

PD 218 was established by Ordinance No. 18896, passed by the Dallas City Council on October 9, 1985. Ordinance No. 18896 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18896 was amended by Ordinance No. 19424, passed by the Dallas City Council on December 17, 1986, and Ordinance No. 21426, passed by the Dallas City Council on September 23, 1992. Ordinance No. 19424 expanded the boundaries of the PD to include R-1(Acre) Single-Family property located on both sides of Coventry Road at Croydon Circle. (Ord. Nos. 10962; 18896; 19424; 21426; 25711)

**SEC. 51P-218.102. PROPERTY LOCATION AND SIZE.**

PD 218 is established on property generally located west of the west line of Hillcrest Road, north of Churchill Way. The size of PD 218 is approximately 59.96 acres. (Ord. Nos. 18896; 19424; 25711)

**SEC. 51P-218.103. 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-218.104. DEVELOPMENT PLAN.**

Development and use of the Property must conform to the development plan (Exhibit 218A). (Ord. Nos. 21426; 25711)

**SEC. 51P-218.105. PERMITTED USES.**

(a) The only uses permitted on the Property are single-family, private recreation areas, and private streets.

(b) All private streets must comply with Section 51A-4.211(5)(E) of Chapter 51A and must have sidewalks on both sides. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.106. LAKES/OPEN SPACE.**

If lakes are not built in accordance with the development plan, the designated lake areas must be maintained as open space by the owners of the Property. (Ord. Nos. 19424; 25711)

**SEC. 51P-218.107. DEVELOPMENT REQUIREMENTS.**

Setbacks, building height, and screening must conform to the development plan. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.108. MAXIMUM LOT COVERAGE.**

Maximum lot coverage for any lot on the Property is 60 percent. (Ord. Nos. 18896; 25711)

**SEC. 51P-218.109. LANDSCAPING.**

Landscaping must be provided as shown on the development plan and completed in accordance with Article X. This plan supersedes the conceptual landscape plan approved by the city plan commission on November 6, 1986. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.110. LANDSCAPE MAINTENANCE.**

Maintenance of all common areas, perimeter walls, and right-of-way landscaping must be provided by a homeowners' association. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.111. UTILITIES.**

All utilities must be placed underground. (Ord. Nos. 18896; 25711)

**SEC. 51P-218.112. SIGNS.**

Any identification signs for the development must be located as shown on the development plan, and all signs must comply with the non-business provisions of Section 51-7.400. (Ord. Nos. 18896; 25711)

**SEC. 51P-218.113. PARKING.**

A minimum of two off-street parking spaces per lot is required. All parking must comply with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.114. LIGHTING.**

Lighting for the recreational areas must be located so as to not reflect light or glare onto adjacent residential properties. (Ord. Nos. 18896; 25711)

**SEC. 51P-218.115. DENSITY.**

Maximum density on the Property may not exceed 2.91 dwelling units per acre, with the maximum number of dwelling units not to exceed 160. (Ord. Nos. 21426; 25711)

**SEC. 51P-218.116. GENERAL REQUIREMENTS.**

Utilization and development of this PD must be in conformance with all city requirements and regulations not altered in this article. (Ord. Nos. 18896; 25711)

**SEC. 51P-218.117. 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. 18896; 25711)

**SEC. 51P-218.118. 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. 18896; 25711)

**SEC. 51P-218.119. SPECIAL ADDRESS NUMBERING.**

The use of special address numbering is permitted in this PD. The owners of the Property must register any special address numbers with the department of public works and transportation, the fire department, and the police department of the city. (Ord. Nos. 19424; 25711)

**SEC. 51P-218.120. ZONING MAP.**

PD 218 is located on Zoning Map No. D-7. (Ord. Nos. 18896; 25711)