

ARTICLE 226.

PD 226.

SEC. 51P-226.101. LEGISLATIVE HISTORY.

PD 226 was established by Ordinance No. 19051, passed by the Dallas City Council on March 5, 1986. Ordinance No. 19051 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 19051; 25711)

SEC. 51P-226.102. PROPERTY LOCATION AND SIZE.

PD 226 is established on property generally located at the northeast corner of Red Bird Lane and Kiwanis Road. The size of PD 226 is approximately 104 acres. (Ord. Nos. 19051; 25711)

SEC. 51P-226.103. 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-226.104. DEVELOPMENT PLAN.

Development of the Property must be in accordance with the city plan commission-approved development plan (Exhibit 226A). (Ord. Nos. 19051; 25711)

SEC. 51P-226.105. PERMITTED USES.

The only uses allowed on the Property are single-family and related accessory uses. The placement of mobile homes on the Property is prohibited. (Ord. Nos. 19051; 25711)

SEC. 51P-226.106. SETBACKS.

(a) Minimum setbacks for single-family dwellings are as follows:

- (1) front yard - 35 feet;
- (2) side yard - 10 feet; and
- (3) rear yard - 10 feet.

(b) Minimum setbacks for all structures other than single-family dwelling units are as follows:

- (1) front yard - 35 feet;

- (2) side yard - 15 feet; and
- (3) rear yard - 20 feet. (Ord. Nos. 19051; 25711)

SEC. 51P-226.107. HEIGHT.

Maximum building height for any structure on the Property is 30 feet. (Ord. Nos. 19051; 25711)

SEC. 51P-226.108. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage is 40 percent. (Ord. Nos. 19051; 25711)

SEC. 51P-226.109. LOT SIZES.

Minimum permitted lot size for each lot may not be less than the size shown on the approved development plan. (Ord. Nos. 19051; 25711)

SEC. 51P-226.110. REPLAT.

The replatting of lots on the Property is only allowed when the lot size is increased. The combination of one or more lots with a portion of another lot is permitted only if the remainder of the portion of the lot is combined with a contiguous lot. All replatting must comply with the requirements and regulations of the Dallas Development Code. (Ord. Nos. 19051; 25711)

SEC. 51P-226.111. SIGNS.

Signs must comply with the requirements for non-business zoning districts as set forth in the Dallas Development Code. (Ord. Nos. 19051; 25711)

SEC. 51P-226.112. STREETS.

Neither public nor private streets, other than those shown on the approved development plan, are permitted. (Ord. Nos. 19051; 25711)

SEC. 51P-226.113. GENERAL REQUIREMENTS.

Utilization of the Property must comply with all ordinances, rules, and regulations of the city. (Ord. Nos. 19051; 25711)

SEC. 51P-226.114. 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. 19051; 25711)

SEC. 51P-226.115.

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. 19051; 25711)

SEC. 51P-226.116.

ZONING MAP.

PD 226 is located on Zoning Map No. O-4. (Ord. Nos. 19051; 25711)