

ARTICLE 227.

PD 227.

SEC. 51P-227.101. LEGISLATIVE HISTORY.

PD 227 was established by Ordinance No. 19091, passed by the Dallas City Council on March 19, 1986. Ordinance No. 19091 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 19091; 25711)

SEC. 51P-227.102. PROPERTY LOCATION AND SIZE.

PD 227 is established on property generally located on Rosemeade Parkway, east of the east line of Marsh Lane. The size of PD 227 is approximately 4.353 acres. (Ord. Nos. 19091; 25711)

SEC. 51P-227.103. 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-227.104. DEVELOPMENT PLAN.

Development of the Property must comply with the city plan commission-approved development plan (Exhibit 227A). (Ord. Nos. 19091; 25711)

SEC. 51P-227.105. USES.

The only permitted uses on the Property are those uses allowed in an MF-1 Multiple-Family District. (Ord. Nos. 19091; 25711)

SEC. 51P-227.106. LANDSCAPE PLAN.

Landscaping must be provided in accordance with the requirements for an MF-1 Multiple-Family District as set forth in Article X. (Ord. Nos. 19091; 25711)

SEC. 51P-227.107. DENSITY.

Multiple-family development may not exceed 200 dwelling units on the Property. Uses other than multiple-family must meet the density requirements set forth in the Dallas Development Code for the use in an MF-1 Multiple-Family District. (Ord. Nos. 19091; 25711)

SEC. 51P-227.108. MAXIMUM HEIGHT.

Maximum permitted height for all buildings is 36 feet. (Ord. Nos. 19091; 25711)

SEC. 51P-227.109. COVERAGE.

Maximum permitted lot coverage is 60 percent. (Ord. Nos. 19091; 25711)

SEC. 51P-227.110. OFF-STREET PARKING.

Off-street parking must be provided in accordance with the Dallas Development Code. (Ord. Nos. 19091; 25711)

SEC. 51P-227.111. MINIMUM SETBACKS.

A minimum setback of 15 feet must be provided from the property line adjacent to Rosemeade Parkway. A minimum side and rear yard setback of 10 feet must be provided for all structures. (Ord. Nos. 19091; 25711)

SEC. 51P-227.112. GENERAL REQUIREMENTS.

(a) Utilization of the Property must comply with all applicable ordinances, rules, and regulations of the city.

(b) 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.

(c) 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. 19091; 25711)

SEC. 51P-227.113. ZONING MAP.

PD 227 is located on Zoning Map No. AA-6. (Ord. Nos. 19091; 25711)