ARTICLE 144.

PD 144.

SEC. 51P-144.101.  LEGISLATIVE HISTORY.

PD 144 was established by Ordinance No. 17781, passed by the Dallas City Council on April 6, 1983. Ordinance No. 17781 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17781 was amended by Ordinance Nos. 19412 and 19413, passed by the Dallas City Council on December 17, 1986; Ordinance No. 19841, passed by the Dallas City Council on January 27, 1988; Ordinance No. 21221, passed by the Dallas City Council on March 11, 1992; and Ordinance No. 22934, passed by the Dallas City Council on October 23, 1996. Ordinance No. 19412 changed the zoning on a 4.402 acre portion of the Property from PD 144 to a TH-1 Townhouse District. (Ord. Nos. 10962; 17781; 19412; 19413; 19841; 21221; 22934; 25508)

SEC. 51P-144.102.  PROPERTY LOCATION AND SIZE.

PD 144 is established on property generally located on both sides of Windflower Way, north of Richwater Drive. The size of PD 144 is approximately 25.671 acres. (Ord. Nos. 19413; 25508)

SEC. 51P-144.103.  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. 25508)

SEC. 51P-144.104.  DEVELOPMENT PLAN.

Use of the Property must comply with the development plan (Exhibit 144A). (Ord. Nos. 21221; 22934; 25508)

SEC. 51P-144.105.  USES.

The only uses permitted are multiple-family, single-family, and related accessory uses. (Ord. Nos. 21221; 25508)

SEC. 51P-144.106.  NUMBER OF DWELLING UNITS PERMITTED.

Development of the Property is limited to a maximum of 163 multiple-family and 88 single-family dwelling units. (Ord. Nos. 21221; 25508)

SEC. 51P-144.107.  HEIGHT.

Structures may not exceed 36 feet in height. (Ord. Nos. 21221; 25508)
SEC. 51P-144.108.  SETBACKS.

Except as otherwise provided, all structures must be set back as shown on the development plan. (Ord. Nos. 21221; 25508)

SEC. 51P-144.109.  DEVELOPMENT STANDARDS FOR TRACT 1A.

Development of Tract 1A must comply with the yard, lot, and space regulations applicable to the TH-3 district contained in the Dallas Development Code and the Tract 1A Detailed Development Plan (Exhibit 144B). (Ord. Nos. 21221; 25508)

SEC. 51P-144.110.  LOT COVERAGE.

Lot coverage must not exceed 60 percent. (Ord. Nos. 21221; 25508)

SEC. 51P-144.111.  VEHICULAR ACCESS.

Direct vehicular access between individual lots located within this PD and Frankford Road or Sunmeadow Drive is prohibited. (Ord. Nos. 21221; 25508)

SEC. 51P-144.112.  PARKING.

At all times during and after development, the parking spaces provided on the Property must meet or exceed the parking required pursuant to the Dallas Development Code. Off-street parking for dwelling units within Tract 1, as noted on the development plan, must be provided at a minimum of two parking spaces per unit in Tract 1. Excess parking spaces provided on Tracts 2 and 3 may be counted for required parking for development within Tract 1. Development within Tracts 2 and 3 must provide all required parking on the respective tracts. (Ord. Nos. 21221; 25508)

SEC. 51P-144.113.  SIGNS.

All signs must comply with the requirements for signs in non-business zoning districts contained in the Dallas Development Code. (Ord. Nos. 21221; 25508)

SEC. 51P-144.114.  PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 17781; 25508; 26102)

SEC. 51P-144.115.  GENERAL REQUIREMENTS.

Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21221; 25508; 26102)
SEC. 51P-144.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article and with the construction codes and all other applicable ordinances of the city. (Ord. Nos. 17781; 25508; 26102)

SEC. 51P-144.117. ZONING MAP.

PD 144 is located on Zoning Map Nos. A-7 and AA-7. (Ord. Nos. 17781; 25508)