

ARTICLE 401.

PD 401.

SEC. 51P-401.101. LEGISLATIVE HISTORY.

PD 401 was established by Ordinance No. 22109, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22109 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22109; 26042)

SEC. 51P-401.102. PROPERTY LOCATION AND SIZE.

PD 401 is established on property generally located along the west line of Audelia Road, north of the north line of Kingsley Road. The size of PD 401 is approximately 5.319 acres. (Ord. Nos. 22109; 26042)

SEC. 51P-401.103. DEFINITIONS AND INTERPRETATIONS.

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

(c) This district is considered to be a residential zoning district. (Ord. Nos. 22109; 26042)

SEC. 51P-401.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 401A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 22109; 26042)

SEC. 51P-401.105. USES PERMITTED.

The only uses allowed in this PD are those uses allowed in the MF-1(A) Multifamily District. (Ord. Nos. 22109; 26042)

SEC. 51P-401.106. DEVELOPMENT STANDARDS.

Development of the Property must comply with the standards of the MF-1(A) Multifamily District. (Ord. Nos. 22109; 26042)

SEC. 51P-401.107. DENSITY.

Maximum number of dwelling units allowed is 114. (Ord. Nos. 22109; 26042)

SEC. 51P-401.108. LANDSCAPING.

Landscaping must be provided as shown on the development/landscape plan. Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22109; 26042)

SEC. 51P-401.109. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22109; 26042)

SEC. 51P-401.110. 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. 22109; 26042)

SEC. 51P-401.111. 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 ordinances, rules, and regulations of the city. (Ord. Nos. 22109; 26042)

SEC. 51P-401.112. ZONING MAP.

PD 401 is located on Zoning Map No. F-9. (Ord. Nos. 22109; 26042)