

ARTICLE 407.

PD 407.

SEC. 51P-407.101. LEGISLATIVE HISTORY.

PD 407 was established by Ordinance No. 22252, passed by the Dallas City Council on November 9, 1994. Ordinance No. 22252 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22252 was amended by Ordinance No. 25198, passed by the Dallas City Council on February 26, 2003. (Ord. Nos. 19455; 22252; 25198; 26042)

SEC. 51P-407.102. PROPERTY LOCATION AND SIZE.

PD 407 is established on property generally located on the south line of Kiest Boulevard, east of the east line of Boulder Drive. The size of PD 407 is approximately 2.704 acres. (Ord. Nos. 22252; 26042)

SEC. 51P-407.103. 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. 25198; 26042)

SEC. 51P-407.104. CONCEPTUAL PLAN.

For a retirement housing use, development and use of the Property must comply with the conceptual plan (Exhibit 407A). (Ord. Nos. 25198; 26042)

SEC. 51P-407.105. DEVELOPMENT PLAN.

- (a) If the Property is developed with a multifamily use, development and use of the Property must comply with the site plan attached to an ordinance granting a specific use permit.
- (b) If the Property is developed with any TH-2(A) Townhouse District use, a new development plan must be approved by the city plan commission.
- (c) If the Property is developed with a retirement housing use, a site plan must be approved by the city plan commission.
- (d) In the event of a conflict between the provisions of this article and any development plan or site plan, the provisions of this article control. (Ord. Nos. 25198; 26042)

SEC. 51P-407.106.

MAIN USES PERMITTED.

The only uses authorized by this PD are:

(1) Multifamily. *[SUP]*

(2) Except as provided in Paragraph (3), those uses permitted in the TH-2(A) Townhouse District, subject to the same conditions applicable in the TH-2(A) Townhouse District, as set out in the Dallas Development Code. For example, a use permitted in the TH-2(A) Townhouse District by specific use permit (SUP) is permitted in this PD only by SUP; a use subject to development impact review (DIR) in the TH-2(A) Townhouse District is subject to DIR in this PD; etc.

(3) Retirement housing is permitted by right. (Ord. Nos. 25198; 26042)

SEC. 51P-407.107.

DEVELOPMENT STANDARDS.

(a) If the Property is developed with a multifamily use, development of the Property must comply with the development standards shown on the site plan attached to an ordinance granting a specific use permit.

(b) If the Property is developed with any TH-2(A) Townhouse District use, the development standards contained in Section 51A-4.114, "TH-2(A) Townhouse District," apply to this PD, except that:

(1) maximum number of stories is two;

(2) if the Property is developed with a retirement housing use, the setbacks of the existing structures must be preserved as shown on the conceptual plan; and

(3) if the Property is developed with a retirement housing use, maximum number of dwelling units or suites is 66. (Ord. Nos. 25198; 26042)

SEC. 51P-407.108.

LANDSCAPING.

(a) If the Property is developed with a multifamily use, all landscaping must be provided as shown on the landscape plan or site plan attached to an ordinance granting a specific use permit.

(b) Except as provided in Subsection (c), if the Property is developed with any TH-2(A) Townhouse District use, a new landscape plan must be approved by the city plan commission. Landscaping must be installed within six months after approval of a landscape plan by the city plan commission.

(c) If the Property is developed with a retirement housing use, a new landscape plan must be approved by the city plan commission.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25198; 26042)

SEC. 51P-407.109. 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. 25198; 26042)

SEC. 51P-407.110. 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. 25198; 26042)

SEC. 51P-407.111. 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. 25198; 26042)

SEC. 51P-407.112. ZONING MAP.

PD 407 is located on Zoning Map No. N-5. (Ord. Nos. 22252; 26042)