

ARTICLE 416.

PD 416.

SEC. 51P-416.101. LEGISLATIVE HISTORY.

PD 416 was established by Ordinance No. 22426, passed by the Dallas City Council on May 24, 1995. Ordinance No. 22426 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22426; 26042)

SEC. 51P-416.102. PROPERTY LOCATION AND SIZE.

PD 416 is established on property generally fronting on the north line of Walnut Hill Lane, between Fieldfare Drive and Gooding Drive. The size of PD 416 is approximately 7.5375 acres. (Ord. Nos. 22426; 26042)

SEC. 51P-416.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (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. 22426; 26042)

SEC. 51P-416.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 416A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22426; 26042)

SEC. 51P-416.105. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission prior to the issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. (Ord. Nos. 22426; 26042)

SEC. 51P-416.106. MAIN USES PERMITTED.

- (a) Institutional and community service uses.
 - Adult day care facility. [SUP]
 - Child-care facility. [SUP]
 - Church.
 - Community service center. [SUP]

- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]

(b) Miscellaneous uses.

- Temporary construction or sales office.

(c) Recreation uses.

- Country club with private membership. [SUP]
- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course. [SUP]

(d) Residential uses.

- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
- Single family.

(e) Transportation uses.

- Private street or alley.
- Transit passenger shelter.

(f) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Utility or government installation other than listed. [SUP]

(Ord. Nos. 22426; 26042)

SEC. 51P-416.107. ACCESSORY USES.

(a) The following accessory uses are not permitted in this PD:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(b) The accessory community center (private) use is permitted only within the Common Area as shown on the conceptual plan. (Ord. Nos. 22426; 26042)

SEC. 51P-416.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard setback is five feet.

(b) Side and rear yard.

(1) Minimum side yard setback is three feet on at least one side of a lot. Lots on the Property are permitted to have one side yard with no setback. Single family structures on the Property must be separated by a minimum of three feet.

(2) Minimum rear yard setback is five feet.

(c) Density. No more than 37 dwelling units are permitted on the Property.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height. Maximum structure height is 36 feet.

(f) Stories. Maximum number of stories is two.

(g) Lot coverage. Maximum lot coverage is 60 percent for residential structures and 25 percent for nonresidential structures.

(h) Lot size. Minimum lot area is 5,000 square feet. (Ord. Nos. 22426; 26042)

SEC. 51P-416.109. OFF-STREET PARKING AND LOADING.

A minimum of three off-street parking spaces are required per lot. Garages may not be enclosed into a living area unless provisions are made to provide required parking elsewhere on the lot. (Ord. Nos. 22426; 26042)

SEC. 51P-416.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22426; 26042)

SEC. 51P-416.111. ELECTRICAL SERVICE FOR SINGLE FAMILY USES.

In this district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this district when, in the opinion of the board, the special exception will:

(1) not be contrary to the public interest;

(2) not adversely affect neighboring properties; and

(3) not be used to conduct a use not permitted in this district. (Ord. Nos. 22426; 26042)

SEC. 51P-416.112. ACCESS.

(a) Ingress and egress must be provided as shown on the conceptual plan.

(b) Prior to the issuance of a building permit for a single family use on the Property, a left-turn pocket on eastbound Walnut Hill Lane must be completed as shown on the conceptual plan. (Ord. Nos. 22426; 26042)

SEC. 51P-416.113. LANDSCAPING.

Landscaping must comply with Article X and the following:

(1) Landscape plan. A landscape plan must be submitted with the development plan and must be approved by the city plan commission prior to the issuance of a building permit for any use on the Property.

(2) Irrigation. Landscaping must be served by an automatic underground irrigation system.

(3) Maintenance. All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22426; 26042)

SEC. 51P-416.114. TREE PRESERVATION.

The regulations contained in Division 51A-10.130, "Tree Preservation," apply to this PD. (Ord. Nos. 22426; 26042)

SEC. 51P-416.115. SCREENING.

A minimum six-foot-high screening wall must be installed as shown on the conceptual plan. A minimum six-foot-high screening fence must be installed as shown on the conceptual plan. (Ord. Nos. 22426; 26042)

SEC. 51P-416.116. HOMEOWNERS' ASSOCIATION.

Prior to final plat approval, the owner(s) of the Property must execute an instrument creating a homeowners' association for the maintenance of common areas, screening walls and fences, landscape areas (including perimeter landscaping areas), and private streets. This instrument must be approved as to form by the city attorney and filed in the Dallas County deed records. (Ord. Nos. 22426; 26042)

SEC. 51P-416.117. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22426; 26042)

SEC. 51P-416.118. ADDITIONAL PROVISIONS.

(a) Except for the early release program, all proposed infrastructure, including paving, drainage, and appurtenances, must be approved and accepted by the director of public works and transportation prior to issuance of a building permit for a single family use on the Property.

(b) Barrier free ramps must be installed simultaneously with the paving of the private streets on the Property.

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

(d) 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. 22426; 26042)

SEC. 51P-416.119. GENERAL REQUIREMENTS.

(a) 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.

(b) 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. 22426; 26042)

SEC. 51P-416.120. ZONING MAP.

PD 416 is located on Zoning Map No. F-6. (Ord. Nos. 22426; 26042)