

ARTICLE 622.

PD 622.

SEC. 51P-622.101. LEGISLATIVE HISTORY.

PD 622 was established by Ordinance No. 25052, passed by the Dallas City Council on October 9, 2002. (Ord. 25052)

SEC. 51P-622.102. PROPERTY LOCATION AND SIZE.

PD 622 is established on property located on the east line of Campbell Road, south of the south line of Summerside Drive. The size of PD 622 is approximately 7.76 acres. (Ord. 25052)

SEC. 51P-622.103. 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. 25052)

SEC. 51P-622.104. MAIN USES PERMITTED.

(a) Residential uses.

- Handicapped group dwelling unit. *[Permitted in Tract 1 only. SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Single family. *[Permitted in Tract 1 only.]*

(b) Transportation uses.

- Private street or alley.

(Ord. 25052)

SEC. 51P-622.105. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory use is permitted only in Tract 2 in this district:

- Accessory community center (private).

(Ord. 25052)

SEC. 51P-622.106. CONCEPTUAL PLAN.

Development and use of Tract 2 of the Property must comply with the Tract 2 conceptual plan (Exhibit 622A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. Nos. 25052; 25446)

SEC. 51P-622.107. DEVELOPMENT PLAN.

Development and use of Tract 1 of the Property must comply with the Tract 1 development plan (Exhibit 622A). In the event of a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 25052; 25446)

SEC. 51P-622.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. No minimum front yard.
- (b) Side and rear yard.
 - (1) Minimum side yard:
 - (A) Minimum side yard is 10 feet on the western property line of Lots C, D, and E.
 - (B) No minimum side yard in all other cases.
 - (2) Minimum rear yard.
 - (A) No minimum rear yard for Tract 2, and for Lots A, B, and C.
 - (B) Minimum rear yard is 20 feet in all other cases.
- (c) Density. For Tract 1, the maximum number of dwelling units is 80.
- (d) Floor area. For Tract 2, the maximum floor area is 2,000 square feet.
- (e) Height. For Tract 1, the maximum structure height is 36 feet. For Tract 2, the maximum structure height is 24 feet.
- (f) Lot coverage. For Tract 1, the maximum lot coverage is 70 percent. For Tract 2, the maximum lot coverage is 25 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size.
 - (1) Tract 1: Minimum lot size is 1,875 square feet.
 - (2) Tract 2: No minimum lot size.

(h) Stories. For Tract 1, the maximum number of stories above grade is three. For Tract 2, the maximum number of stories above grade is two.

(i) Minimum building separation. Minimum building separation is 15 feet in the locations shown on Exhibit 622A. (Ord. Nos. 25052; 25446)

SEC. 51P-622.109. OFF-STREET PARKING AND LOADING.

Except for Tract 2, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. In Tract 2, a minimum of five spaces is required in the location shown on Exhibit 622A. (Ord. Nos. 25052; 25446)

SEC. 51P-622.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25052)

SEC. 51P-622.111. LANDSCAPING.

(a) In Tract 1, each platted lot must contain a minimum of two large trees, with each tree having a caliper of at least four inches. For purposes of this subsection, the required trees may be planted between the property line and the pavement of the street.

(b) In Tract 2, a landscape plan must be submitted with the development plan and approved by the city plan commission prior to the 60th final building inspection of a single family use on the Property. The landscape plan must include at least: ten large trees, with each tree having a caliper of at least four inches; 50 5-gallon evergreen shrubs; and grass.

(c) In the Campbell Road-fronting common area on the Property, a landscape plan must be submitted and approved by the city plan commission prior to the 20th final building inspection of a single family use on the Property. The landscape plan must include at least: an undulating, non-solid berm with a 4:1 slope on the west side of the fence easement in the location shown on the development plan; one small tree having a caliper of at least four inches for each 25 feet of street frontage exclusive of the ingress/egress point; and grass. In addition, the landscape plan must include a planting area not less than 100 square feet in size for each 100 feet of frontage on Campbell Road, exclusive of the ingress/egress point. Each planting area must contain a minimum of six evergreen shrubs, with each shrub having a minimum size of five gallons, and seasonal plantings, with a minimum seasonal plant density of one plant for each four square feet of planting area.

(d) The trees required in Subparagraphs (a), (b), and (c) above must be Live Oak, Red Oak, Sweet Gum, or Cedar Elm.

(e) The “existing solid photinia hedgerow” must remain in the location shown on the development plan.

(f) All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25052; 25446)

SEC. 51P-622.112. SIGNS.

Signs must comply with the provisions for business/non-business zoning districts in Article VII. (Ord. 25052)

SEC. 51P-622.113. 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. 25052; 26102)

SEC. 51P-622.114. COMPLIANCE WITH CONDITIONS.

(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 to authorize work, or a certificate of occupancy to authorize the operation of a use in this district 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. 25052; 26102)

SEC. 51P-622.115. ZONING MAP.

PD 622 is located on Zoning Map No. A-7. (Ord. 25052)