

Division S-2. PD Subdistrict 2.

SEC. S-2.101. LEGISLATIVE HISTORY.

PD Subdistrict 2 was established by Ordinance No. 21474, passed by the Dallas City Council on November 11, 1992. Ordinance No. 21474 amended Ordinance No. 21416, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21416; 21474; 25267)

SEC. S-2.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 2 is established on property generally located on both sides of Cole Avenue between Vine Street and Allen Street. The size of PD Subdistrict 2 is approximately 106,825 square feet. (Ord. Nos. 21474; 25267)

SEC. S-2.103. TRACTS ESTABLISHED.

This PD Subdistrict is divided into two tracts: Tracts A and B. Both tracts are described in Ordinance No. 21474. (Ord. Nos. 21474; 25267)

SEC. S-2.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this division refer to articles, divisions, or sections in Chapter 51.

(c) Section 51-2.101, "Interpretations," applies to this division.

(d) For purposes of determining the applicability of regulations in this division and in Chapter 51 triggered by adjacency or proximity to another zoning subdistrict or district, and for purposes of interpreting the requirements of Division 51-4.800, this subdistrict is considered to be a residential zoning district.

(e) A graphic presentation of the subdistrict and its tracts is shown on the conceptual plan (Exhibit S-2A). In the event of a conflict between Exhibit S-2A and the property descriptions in Section 1 of Ordinance No. 21474, the property descriptions prevail.

(f) In the event that PD 193 ever ceases to exist and the Property is not rezoned at that time, all references in this division to uses and development standards in PD 193 will mean those uses and development standards as they last were in that district. (Ord. Nos. 21474; 25267)

SEC. S-2.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. (Ord. Nos. 21474; 25267)

SEC. S-2.106. DEVELOPMENT PLAN.

Prior to application for a building permit for work on the Property, but in no event later than six months from the effective date of Ordinance No. 21474, a detailed development plan must be submitted to and approved by the city plan commission. That plan must be consistent with the conceptual plan. (Ord. Nos. 21474; 25267)

SEC. S-2.107. MAIN USES PERMITTED.

The uses permitted in this PD subdistrict are all uses permitted in the MF-3 subdistrict, subject to the same conditions applicable in the MF-3 subdistrict. For example, a use permitted in the MF-3 subdistrict by SUP only is permitted on the Property by SUP only. (Ord. Nos. 21474; 25267)

SEC. S-2.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 21474; 25267)

SEC. S-2.109. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Front yards must comply with the setbacks indicated on the conceptual plan. The following are permitted in the front yard of the Property: stairs and porches not to exceed 7.5 feet in height, railings not to exceed 11 feet in height, fences not to exceed eight feet in height, electrical transformers, and light poles.

(b) Side and rear yard. Side and rear yards must comply with the setbacks indicated on the conceptual plan.

(c) Number of dwelling unit permitted. No more than 90 dwelling units are permitted on Tract A or on Tract B. No more than a total of 165 dwellings units are permitted on the Property.

(d) Dwelling unit density. There is no limit on the number of dwelling units permitted per net acre.

(e) Floor area ratio. Floor area ratio on the Property may not exceed 4:1.

(f) Height. No structure may exceed 54 feet in height on Tract A or 50 feet in height on Tract B.

(g) Lot coverage. Lot coverage on the Property may not exceed 75 percent.

(h) Lot size. Lot area for residential use may not be less than 10,000 square feet. (Ord. Nos. 21474; 25267)

SEC. S-2.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in Subsection (b), off-street parking and loading must be provided in compliance with Part I of this article.

(b) The off-street parking space requirement is 1.25 spaces per dwelling unit with a maximum requirement of 208 spaces. Required parking spaces for uses on one tract may be provided on the other tract. (Ord. Nos. 21474; 25267)

SEC. S-2.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21474; 25267)

SEC. S-2.112. LANDSCAPING.

A landscaping plan must be submitted with the development plan. The landscaping plan must be consistent with the planting areas shown on the conceptual plan. All landscaping must be provided as shown on the landscaping plan. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21474; 25267)

SEC. S-2.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21474; 25267)

SEC. S-2.114. OTHER OAK LAWN SPD REQUIREMENTS.

Except as otherwise specified in this division, development and use of the Property must comply with Part I of this article. (Ord. Nos. 21474; 25267)

SEC. S-2.115. GENERAL REQUIREMENTS.

Development and 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. 21474; 25267; 26102)

SEC. S-2.116. 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. 21474; 25267; 26102)

SEC. S-2.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21474; 25267; 26102)

SEC. S-2.118. ZONING MAP.

PD Subdistrict 2 is located on Zoning Map No. I-7. (Ord. Nos. 21474; 25267)