

ARTICLE 741.

PD 741.

SEC. 51P-741.101. LEGISLATIVE HISTORY.

PD 741 was established by Ordinance No. 26233, passed by the Dallas City Council on January 25, 2006. (Ord. 26233)

SEC. 51P-741.102. PROPERTY LOCATION AND SIZE.

PD 741 is established on property located on the north side of Hackberry Road, east of Belt Line Road. The size of PD 741 is approximately 355 acres. (Ord. 26233)

SEC. 51P-741.103. 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) Tract A of this district is considered to be a nonresidential zoning district.
- (d) Tract B of this district is considered to be a residential zoning district. (Ord. 26233)

SEC. 51P-741.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 741A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. Tract A and Tract B are shown on the conceptual plan. (Ord. 26233)

SEC. 51P-741.105. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district. A preliminary plat may serve as the development plan for development of single family uses. The development plan or preliminary plat must comply with the conceptual plan, development agreement, and conditions of this district. (Ord. 26233)

SEC. 51P-741.106. MAIN USES PERMITTED.

- (a) Tract A. The only main uses permitted in Tract A are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district.

(b) Tract B. The only main uses permitted in Tract B are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this district. (Ord. 26233)

SEC. 51P-741.107. ACCESSORY USES.

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. (Ord. 26233)

SEC. 51P-741.108. 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) Tract A. Except as provided in this subsection, the yard, lot, and space regulations in Section 51A-4.125(f), "MU-3 and MU-3(SAH) Districts," apply to Tract A. The minimum front yard setbacks may be reduced up to 100 percent upon a determination by the city plan commission that the proposed setbacks are part of the uniform development and streetscape of Tract A. The proposed setbacks, as well as the street and parkway cross sections, must be reflected on a development plan and landscape plan.

(b) Tract B. Except as provided in this subsection, the yard, lot, and space regulations in Section 51A-4.114(f), "Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts," apply to Tract B. Maximum dwelling unit density is 12 dwelling units per acre. (Ord. 26233)

SEC. 51P-741.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 26233)

SEC. 51P-741.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26233)

SEC. 51P-741.111. LANDSCAPING.

(a) Tract A. A landscape plan must be submitted with each development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. Landscaping must be provided as shown on the landscape plan.

(b) Tract B. Landscaping must be provided in accordance with Article X.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 26233)

SEC. 51P-741.112. SIGNS.

(a) Tract A. Signs must comply with the provisions for business zoning districts in Article VII.

(a) Tract B. Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26233)

SEC. 51P-741.113. ADDITIONAL PROVISIONS.

(a) A development plan, landscape plan, or preliminary plat may not be submitted until:

(1) A Traffic Impact Analysis (TIA) has been approved by the director of development services.

(2) A development agreement has been approved by the city council that details infrastructure and service provisions and phasing, and assigns cost responsibilities for the provision of emergency services, water, waste water, and recreational services and facilities.

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

(c) 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. 26233)

SEC. 51P-741.114. 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. 26233)

SEC. 51P-741.115. ZONING MAP.

PD 741 is located on Zoning Map Nos. C-2, C-3, D-2, and D-3. (Ord. 26233)