

ARTICLE 57.

PD 57.

SEC. 51P-57.101. LEGISLATIVE HISTORY.

PD 57 was established by Ordinance No. 13960, passed by the Dallas City Council on January 29, 1973. Ordinance No. 13960 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 13960 was amended by Ordinance No. 14140, passed by the Dallas City Council on June 11, 1973; Ordinance No. 14474, passed by the Dallas City Council on March 25, 1974; Ordinance No. 14528, passed by the Dallas City Council on May 6, 1974; Ordinance No. 19945, passed by the Dallas City Council on April 27, 1988; and Ordinance No. 21369, passed by the Dallas City Council on August 12, 1992. (Ord. Nos. 10962; 13960; 14140; 14474; 14528; 19945; 21369; 25423)

SEC. 51P-57.102. PROPERTY LOCATION AND SIZE.

PD 57 was established on property generally located on the north side of Northwest Highway, east of Lakemont Drive. The size of PD 57 is approximately 31.057 acres. (Ord. Nos. 13960; 14474; 25423)

SEC. 51P-57.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

SEC. 51P-57.104. BOUNDARIES OF PLANNED DEVELOPMENT.

The boundaries of PD 57 include all of the property shown on the site plan (Exhibit 57A). (Ord. Nos. 19945; 21369; 25423)

SEC. 51P-57.105. SITE PLAN.

Use of the Property must comply with the site plan. (Ord. Nos. 21369; 25423)

SEC. 51P-57.106. USES PERMITTED.

The only uses permitted on the Property are single-family attached and detached dwellings, swimming pools (private), private recreation clubs or areas, and accessory community centers (private). (Ord. Nos. 21369; 25423)

SEC. 51P-57.107. STANDARDS.

Unless otherwise stated in this article, all development must comply with the requirements for a TH-2 district as defined in Chapter 51. (Ord. Nos. 21369; 25423)

SEC. 51P-57.108. LOT COVERAGE.

Maximum lot coverage for development of that portion of the property commonly known as the “Pierremont Development,” located to the east of the line labelled “possible iron fencing” on the site plan, is 66 percent. (Ord. Nos. 19945; 25423)

SEC. 51P-57.109. MAXIMUM HEIGHT AND STORIES.

No building in this PD may exceed a height of 30 feet or two stories. (Ord. Nos. 21369; 25423)

SEC. 51P-57.110. DENSITY.

A maximum of 222 dwelling units are permitted at a density of 7.99 units per acre. (Ord. Nos. 21369; 25423)

SEC. 51P-57.111. LANDSCAPE PLANS.

Landscaping must be provided as shown on the two landscape plans labelled “Wellington Landscape Plan” (Exhibit 57B) and “Pierremont Landscape Plan” (Exhibit 57C). Landscaping shown on the Wellington Landscape Plan must be installed prior to November 1, 1988. Landscaping shown on the Pierremont Landscape Plan must be installed within six months of the date of passage of Ordinance No. 19945. An underground irrigation system must be provided for landscaping installed after the date of passage of Ordinance No. 21369. (Ord. Nos. 19945; 21369; 25423)

SEC. 51P-57.112. FENCES AND GARDEN WALLS.

Fences and garden walls on lots may be built on the side and rear property lines. Front yard setbacks for fences and garden walls must be 12 feet. Maximum height of fences and garden walls must be seven feet. Only wrought iron fencing is permitted along the property line labelled “possible iron fencing” on the site plan. (Ord. Nos. 21369; 25423)

SEC. 51P-57.113. SCREENING WALL.

(a) Solid brick and solid wood screening walls must be provided along the adjoining property lines, and wrought iron fences may be permitted, all as shown on the site plan.

(b) A screening fence the entire length of Rosa Road with brick posts must be built and set back at least eight feet and up to 24 feet from Rosa Road in accordance with the site plan.

(c) The Rosa Road screening fence and the adjacent property fences to the northwest corner must be built prior to construction of townhouses north of Wilada Drive.

(d) The entire area between the north screening fence and the Rosa Road pavement must be landscaped by the developers pursuant to the landscape plan and maintained in perpetuity by the developments' respective homeowners associations.

(e) Prior to the issuance of any building permit for construction of any dwelling units on the Property, a six-foot solid screening wall must be constructed along the northern and western boundaries of the Property as shown on the site plan. The screening walls along Rosa Road and Lakemont Drive must be constructed of the same type and quality of material as the existing wall along the south line of Rosa Road. (Ord. Nos. 21369; 25423)

SEC. 51P-57.114. PAVING.

(a) Unless otherwise stated in this article, all streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to meet the requirements of Chapter 51.

(b) Brick pavers are permitted in the streets as shown on the site plan. The brick pavers must comply with the Dallas Central Business District construction guidelines for brick pavers and must be approved by the director of public works and transportation.

(c) Except for driveways located wholly within private building sites, all private streets, drives, entrances, and parking areas must be paved and maintained in perpetuity by the developments' respective homeowners associations and be in accordance with requirements of the department of public works and transportation. (Ord. Nos. 21369; 25423)

SEC. 51P-57.115. FIRE LANES.

Fire lanes must be provided in accordance with requirements of the Dallas Fire Department and be at least 20 feet in width. (Ord. Nos. 21369; 25423)

SEC. 51P-57.116. PRIVATE COMMUNITY CENTER.

The private community centers must be located in the areas shown on the site plan. No community building may be located nearer than 20 feet to a residential building. (Ord. Nos. 21369; 25423)

SEC. 51P-57.117. MAINTENANCE.

The entire premises must be maintained in a state of good repair and tidy appearance. (Ord. Nos. 21369; 25423)

SEC. 51P-57.118. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21369; 25423)

SEC. 51P-57.119.**LIGHTING.**

Any lighting in the PD must give an indirect and soft lighting effect and must not shine directly onto any adjacent property. Light standards on tennis courts must reflect the light downwards and not reflect light onto any adjoining property. (Ord. Nos. 21369; 25423)

SEC. 51P-57.120.**ACCESS.**

(a) Ingress and egress to the Property is limited to Northwest Highway. Temporary or permanent access to Rosa Road, Lakemont Drive, and Wilada Drive is prohibited.

(b) Acceleration and deceleration lanes should be provided at the easternmost main entrance on Northwest Highway. A deceleration lane should be provided at the westernmost main entrance on Northwest Highway. The acceleration and deceleration lanes should conform with the standards set by the department of public works and transportation. (Ord. Nos. 21369; 25423)

SEC. 51P-57.121.**BRIDGES.**

Any bridge within the development must be constructed to handle at least 50,000 pounds on two axles. (Ord. Nos. 21369; 25423)

SEC. 51P-57.122.**REGULATIONS FOR WELLINGTON DEVELOPMENT.**

The following regulations apply only to the portion of the Property commonly known as the “Wellington Development” to the west of the line labelled “possible iron fencing” on the site plan.

(1) Curbs, sidewalks, and streets. Mountable curbs are allowed on the Property. Twenty-nine-foot back-to-back paving, including the mountable curbs, is permitted within 50-foot street rights-of-way on the Property, as approved by the director of public works and transportation. Sidewalks may be built adjacent to curbs. Private driveway curb returns may encroach onto adjacent property as shown on the site plan. All mountable curbs and sidewalks must comply with the standards approved by the department of public works and transportation.

(2) Off-street parking. Four parking spaces must be provided on each lot behind the property line. Two of the four parking spaces must be provided within an enclosed garage. One of the remaining two outside parking spaces may be designated as a compact stall.

(3) On-street parking. On-street parking is limited to only one side of any public street as approved by the director of public works and transportation. The owner must provide parking regulatory signs and the painting of all curbs restricting parking.

(4) Garage setbacks. An enclosed garage may not be converted into a living area. The average garage setback for all lots may not be less than 20 feet measured from the face of the garage door along the centerline of the driveway to the property line. No individual garage setback may be less than 17.5 feet as measured along a line from the face of the garage door parallel to the edge of the driveway to the property line. (Ord. Nos. 21369; 25423)

SEC. 51P-57.123.**REGULATIONS FOR PIERREMONT DEVELOPMENT.**

In the Pierremont development, garage doors must be set back at least 13 feet from the front lot line, and must be equipped with electric automatic controls. The controls must be maintained in working condition at all times. (Ord. Nos. 21369; 25423)

SEC. 51P-57.124.**MEDIUM IMPROVEMENTS.**

A left-turn pocket at the Northwest Highway median and the median improvements on Cochran Heights Drive must be provided as shown on Exhibit 57D. The improvements must be completed before a building permit is issued for construction of any dwelling units on the Property. (Ord. Nos. 21369; 25423; 26340)

SEC. 51P-57.125.**VISUAL OBSTRUCTION.**

The owner of the Property must comply with Section 51-4.602(d) of Chapter 51, except that the visibility triangle at the intersection of the driveway edge and the street curb line is formed by connecting the point of intersection and points on the driveway edge and the street curb line 15 feet from the intersection. (Ord. Nos. 21369; 25423)

SEC. 51P-57.126.**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. 21369; 25423; 26102)

SEC. 51P-57.127.**STREETS AND PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation. (Ord. Nos. 13960; 25423; 26102)

SEC. 51P-57.128.**COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy shall be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13960; 25423)

SEC. 51P-57.129.**ZONING MAP.**

PD 57 is located on Zoning Map No. F-6. (Ord. Nos. 21369; 25423)