

ARTICLE 214.

PD 214.

SEC. 51P-214.101. LEGISLATIVE HISTORY.

PD 214 was established by Ordinance No. 18880, passed by the Dallas City Council on October 2, 1985. Ordinance No. 18880 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 18880; 25711; 26784)

SEC. 51P-214.102. PROPERTY LOCATION AND SIZE.

PD 214 is established on property generally fronting on the south line of John West Road, approximately 820 feet east of the east line of Buckner Boulevard. The size of PD 214 is approximately 21.676 acres. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.103. 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. Nos. 25711; 26784)

SEC. 51P-214.104. DEVELOPMENT PLAN.

The Property is divided into two tracts, Tract I and Tract II. Development and use of the Property must comply with the development plan for Tract I and the conceptual plan for Tract II (Exhibit 214A). A development plan for Tract II must be approved by the city plan commission before any building permit is issued for that tract, except that a development plan is not required before a building permit is issued for site or drainage work. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.105. USES.

(a) Tract I. The only permitted use is single-family.

(b) Tract II.

(1) Main uses. The following uses are the only main uses permitted:

(A) Those main uses permitted in the LC Light Commercial District, subject to the same conditions applicable in the LC Light Commercial District, as set out in Chapter 51. For example, a use permitted in the LC Light Commercial District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial District is subject to DIR in this district; etc.

(B) The following additional main uses are permitted by right:

- Motor freight hauling and storage.
- Contractor's maintenance yard.
- Open storage (with visual screening).
- Light fabrication and assembly.

(2) Accessory uses. The following accessory use is permitted by right:

- Machine or welding shop [*Limited to 10 percent of the floor area of the main use*].

(Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.106. DENSITY AND FLOOR AREA RATIO.

- (a) Tract I. Maximum permitted density is 119 dwelling units.
- (b) Tract II. Maximum floor area ratio for:
 - (1) retail and personal service uses is 0.5.
 - (2) any combination of lodging, office, and retail and personal service uses is 0.75.
 - (3) all other permitted uses is 1.0. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.107. SINGLE-FAMILY ATTACHED STRUCTURES PROHIBITED ON TRACT I.

(a) No single-family structure on Tract I of the Property may share a common wall, roof, or other structural feature with any other residential structure.

(b) Accessory structures to the residential use, on the same lot as the residential use, are not "residential structures" for the purposes of this article. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.108. LANDSCAPING.

(a) Tract I.

(1) A landscape plan for the area contiguous to John West Road must be submitted to the city plan commission for approval prior to the issuance of any building permit.

(2) All landscaping must be installed in conformance with the landscape plan prior to final inspection of any structure.

(3) All landscaping materials must be fully sprinklered by a permanent sprinkler system, and all plant materials must be maintained or replaced in conformance with the approved plan.

(b) Tract II. Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(1) A minimum 20-foot-wide landscape buffer strip with evergreen plant materials, a minimum of 10 feet in height, must be provided along the Property boundary between Tracts I and II as shown on the conceptual plan.

(2) A minimum 20-foot-wide landscape buffer strip with evergreen plant materials, a minimum of 10 feet in height, must be provided beginning at the northeast corner of the Property and extending in a southerly direction along the east Property line 250 feet as shown on the conceptual plan.

(3) One live oak tree with a minimum four-inch caliper must be planted every 30 feet in the landscape buffer strip as shown on the conceptual plan.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.109. SCREENING.

(a) A screening wall that is a minimum of six feet in height, except where in conflict with the visual obstruction provisions of the Dallas Development Code, must be constructed at and along the John West Road right-of-way where it is contiguous to the Property, prior to the final inspection of any structure on Tract I. These walls must be located as shown on the development and conceptual plans.

(b) A minimum eight-foot-high solid masonry screening must be provided between Tracts I and II in the location shown on the conceptual plan before any building permits are issued for structures on Tract II.

(c) A minimum eight-foot-high solid masonry screening wall must be provided along the east Property line, where residential adjacency exists, as shown on the conceptual plan and before any building permits are issued for structures on Tract II. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.110. LOT COVERAGE.

Maximum lot coverage is 60 percent. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.111. HEIGHT.

(a) Tract I. Maximum structure height is 30 feet.

(b) Tract II. Except as provided in this subsection, maximum structure height is 45 feet. Structures within 90 feet of the north or east Property line may not exceed 30 feet in height. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.112. SETBACKS.

(a) Tract I. All structures must be set back as shown on the development plan.

(b) Tract II.

(1) Along the north and east Property lines, structures must be set back a minimum of 60 feet.

(2) Along the west and south Property lines, no setbacks are required. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.113. SIGNS.

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

(b) Tract II. Signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.114. PARKING, LOADING, AND VEHICULAR ACCESS.

(a) Tract I. Vehicular access is permitted only from and to John West Road.

(b) Tract II. Except as provided in this section, parking and loading must comply with Chapter 51 of the Dallas Development Code.

(1) Light poles may not exceed 20 feet in height if they are located within:

(A) 60 feet of the north Property line, or

(B) 90 feet of the east Property line in the area adjacent to the 20-foot landscape buffer required by Section 51P-214.108(b)(2).

(2) Vehicles with more than two axles may not park within:

(A) 90 feet of the north Property line, or

(B) 90 feet of the east Property line in the area adjacent to the 20-foot landscape buffer required by Section 51P-214.108(b)(2).

(3) Loading docks and service courts may not be located within:

(A) 90 feet of the north Property line, or

(B) 90 feet of the east Property line in the area adjacent to the 20-foot landscape buffer required by Section 51P-214.108(b)(2).

(4) Shipping and delivery trucks are only permitted on the Property between 7:00 a.m. and 8:00 p.m., Monday through Friday. (Ord. Nos. 18880; 25711; 26784)

SEC. 51P-214.115. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(b) 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.

(c) 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. 18880; 25711; 26784)

SEC. 51P-214.116. ZONING MAP.

PD 214 is located on Zoning Map No. I-10. (Ord. Nos. 18880; 25711; 26784)