

## **ARTICLE 1007.**

### **PD 1007.**

#### **SEC. 51P-1007.101. LEGISLATIVE HISTORY.**

PD 1007 was established by Ordinance No. 31078, passed by the Dallas City Council on December 12, 2018. (Ord. 31078)

#### **SEC. 51P-1007.102. PROPERTY LOCATION AND SIZE.**

PD 1007 is established on property located at the southwest corner of Walnut Hill Lane and White Rock Trail. The size of PD 1007 is approximately 4.593 acres. (Ord. 31078)

#### **SEC. 51P-1007.103. 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. 31078)

#### **SEC. 51P-1007.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 1007A: conceptual plan.
- (2) Exhibit 1007B: conceptual fence elevation. (Ord. 31078)

#### **SEC. 51P-1007.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 1007A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 31078)

#### **SEC. 51P-1007.106. DEVELOPMENT PLAN.**

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For residential uses, a final plat may serve as the development plan. (Ord. 31078)

#### **SEC. 51P-1007.107. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(2) Residential uses.

- Handicapped group dwelling unit.
- Single family.

(3) Utility and public service uses.

- Local utilities. (Ord. 31078)

#### **SEC. 51P-1007.108. ACCESSORY USES.**

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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) Accessory community center (private). Accessory community center (private) is permitted by right. (Ord. 31078)

#### **SEC. 51P-1007.109. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Nonresidential uses. Except as provided in this subsection, the yard, lot, and space regulations for the NO(A) Neighborhood Office District apply.

(1) Front yard. Minimum front yard is 33 feet along White Rock Trail.

(2) Height. Except as provided in this paragraph, maximum structure height is 24 feet. Maximum structure height within 150 feet of White Rock Trail is 12 feet.

(b) Residential uses. Except as provided in this subsection, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(1) Front yard. Minimum front yard is 15 feet along White Rock Trail. Cantilevered roof eaves, unenclosed porches, stairs, stoops, and awnings may project up to five feet into the White Rock Trail required front yard.

(2) Side and rear yard. Walnut Hill Lane is considered a side yard.

(3) Density. Maximum number of dwelling units is 38.

(4) Height. Maximum structure height is 32 feet, measured to the midpoint of a sloped roof or to the top of the roof for a flat roof.

(5) Lot coverage. Maximum lot coverage is 65 percent for residential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. The shared access area may be used to determine lot coverage.

(6) Lot size. No minimum lot size. (Ord. 31078)

#### **SEC. 51P-1007.110. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as proved in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Residential uses. Two spaces per dwelling unit are required. For a shared access development, guest parking must be provided at a minimum of 0.45 parking space per dwelling unit within a shared access development. (Ord. 31078)

#### **SEC. 51P-1007.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 31078)

#### **SEC. 51P-1007.112. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Shared access developments with a minimum of 11 and a maximum of 38 individual lots must provide a minimum landscape area equal to 15 percent of the total shared access development area.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31078)

#### **SEC. 51P-1007.113. DESIGN STANDARDS.**

(a) Sidewalks.

(1) Shared access development internal sidewalks. Sidewalks are permitted along the shared access drive. If installed, a sidewalk must be a minimum width of four feet.

(2) White Rock Trail sidewalks. A minimum five-foot-wide sidewalk must be provided along White Rock Trail.

(b) Residential building materials.

(1) Each residential structure must be constructed of a minimum of 25 percent masonry material.

(2) Except as provided in this paragraph, a minimum of 50 percent of the cumulative facade area for all residential structures combined must be constructed of masonry material. For single family structures with frontage on White Rock Trail, a minimum of 50 percent of the cumulative facade area of those structures combined must be constructed of masonry material.

(3) For purposes of this subsection, masonry material includes brick and stone, but does not include stucco, EIFS (Exterior Insulation and Finish Systems), or fiber cement siding. Building facade calculation does not include openings for windows or doors. Cumulative facade area includes the total building facade area of all existing and proposed structures.

(c) Fences along White Rock Trail and Walnut Hill Lane.

(1) Except as provided in this subsection, for residential uses, fences must comply with the conceptual fence elevation (Exhibit 1007B).

(2) Maximum fence height is four feet with maximum five-foot-high columns, measured on the outside of the fence.

(3) For residential uses, a minimum of 60 percent of the fencing along White Rock Trail and a minimum of 65 feet of fencing along the northern property line must be solid and constructed of masonry materials. The remaining fencing for residential uses must be solid and constructed of any combination of masonry or decorative iron materials. For nonresidential uses, fencing along White Rock Trail must be solid and constructed of 100 percent masonry materials.

(4) A minimum of 20 percent of the fencing along White Rock Trail must provide recesses that are a minimum of six feet in width and minimum of three feet in depth.

(d) Residential roof slope. Except as provided in this paragraph, the minimum roof slope is 2:12. A minimum of half the roof area must maintain a minimum roof slope of 4:12. Membrane roofs and parapets are prohibited. (Ord. 31078)

#### **SEC. 51P-1007.114. SIGNS.**

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Signs visible from White Rock Trail may not exceed five feet in height, measured from the top of the sign to ground level. (Ord. 31078)

#### **SEC. 51P-1007.115. INFRASTRUCTURE IMPROVEMENT.**

(a) The apportionment determination required in Section 51A-1.109 for a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be made prior to the issuance of a building permit for new construction.

(b) Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Walnut Hill Lane and White Rock Trail must be paid to the city as determined by the apportionment analysis in Section 51A-1.109. (Ord. 31078)

#### **SEC. 51P-1007.116. ADDITIONAL SHARED ACCESS DEVELOPMENT REGULATIONS.**

(a) A shared access development may have one access point for a maximum of 38 lots.

(b) A shared access point must have a minimum pavement width of 30 feet. (Ord. 31078)

#### **SEC. 51P-1007.117. ADDITIONAL PROVISIONS.**

(a) The 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. 31078)

**SEC. 51P-1007.118. 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 city.

(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, 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. 31078)