

ARTICLE 228.

PD 228.

SEC. 51P-228.101. LEGISLATIVE HISTORY.

PD 228 was established by Ordinance No. 19069, passed by the Dallas City Council on March 19, 1986. Ordinance No. 19069 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 19069; 25711)

SEC. 51P-228.102. PROPERTY LOCATION AND SIZE.

PD 228 is established on property generally located along the south line of Richwater Drive, west of the west line of Campbell Road. The size of PD 228 is approximately 25.118 acres. (Ord. Nos. 19069; 25711)

SEC. 51P-228.103. 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. 25711)

SEC. 51P-228.104. DEVELOPMENT PLAN.

A detailed development plan approved by the city plan commission is labelled Exhibit 228A. Development of the Property must comply with the development plan. (Ord. Nos. 19069; 25711)

SEC. 51P-228.105. PERMITTED USES.

The only permitted uses on the Property are single-family detached units, private streets, and a guard house. (Ord. Nos. 19069; 25711)

SEC. 51P-228.106. DEVELOPMENT STANDARDS.

All development plans must comply with all yard, lot, space, parking, sign, and other regulations for an R-7.5 Single-Family District, as set out in the Dallas Development Code, except as otherwise stated below. (Ord. Nos. 19069; 25711)

SEC. 51P-228.107. DENSITY.

Development of the Property is limited to a maximum of 32 single-family dwelling units. (Ord. Nos. 19069; 25711)

SEC. 51P-228.108. LANDSCAPING.

Landscaping must be provided as shown on the city plan commission-approved landscape plan (Exhibit 228B). All plant materials must be maintained in a healthy growing condition at all times. (Ord. Nos. 19069; 25711)

SEC. 51P-228.109. GUARD HOUSE.

The guard house must be set back a minimum of 40 feet from the north boundary line of the Property as indicated on the rendering (Exhibit 228C), landscape plan, and development plan. (Ord. Nos. 19069; 25711)

SEC. 51P-228.110. FLOOD PLAIN.

(a) The flood plain must be monumented at each lot line and at other points deemed necessary by the director of public works and transportation.

(b) No structures may be placed within the flood plain. For the purposes of this article, “structure” includes but is not limited to: swimming pools; cabanas; gazebos; storage sheds; and fences.

(c) Maintenance access easements (as may be deemed necessary by the director of public works and transportation) must be provided to enter upon the flood plain for the purpose of inspecting and performing any maintenance. (Ord. Nos. 19069; 25711)

SEC. 51P-228.111. PRIVATE STREETS.

All private streets or alleys must comply with the requirements of Section 51-4.217. (Ord. Nos. 19069; 25711)

SEC. 51P-228.112. HOMEOWNERS’ ASSOCIATION.

A homeowners’ association must be established for maintenance of common areas, flood plain easements, and private streets. Individual lot owners, as well as the homeowners’ association, are responsible for this maintenance. (Ord. Nos. 19069; 25711)

SEC. 51P-228.113. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all plans, contracts, ordinances, rules, and regulations of the city. (Ord. Nos. 19069; 25711)

SEC. 51P-228.114. 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. 19069; 25711)

SEC. 51P-228.115.

COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19069; 25711)

SEC. 51P-228.116.

ZONING MAP.

PD 228 is located on Zoning Map No. A-7. (Ord. Nos. 19069; 25711)