

ARTICLE 969.

PD 969.

SEC. 51P-969.101. LEGISLATIVE HISTORY.

PD 969 was established by Ordinance No. 30157, passed by the Dallas City Council on August 10, 2016. (Ord. 30157)

SEC. 51P-969.102. PROPERTY LOCATION AND SIZE.

PD 969 is established on property located on Lasater Road northwest of Stark Road. The size of PD 969 is approximately 62.66 acres. (Ord. 30157)

SEC. 51P-969.103. 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. 30157)

SEC. 51P-969.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 969A: conceptual plan. (Ord. 30157)

SEC. 51P-969.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 969A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 30157)

SEC. 51P-969.106. DEVELOPMENT PLAN.

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. (Ord. 30157)

SEC. 51P-969.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc. (Ord. 30157)

SEC. 51P-969.108. ACCESSORY USES.

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. (Ord. 30157)

SEC. 51P-969.109. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Rear yard. Minimum yard is 10 feet. (Ord. 30157)

SEC. 51P-969.110. 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. 30157)

SEC. 51P-969.111. FENCE AND OTHER DESIGN STANDARDS.

(a) A six-foot-tall masonry fence must be built and maintained along Lasater Road.

(b) A six-foot-tall solid wood fence must be built and maintained along the northern Property line.

(c) A six-foot-tall fence constructed of tubular steel or a similar material must be provided along the southwestern Property line on any lot that contains a single family use. The fence must set back from the Property line a minimum of five feet.

(d) A minimum of 80 percent of the facade of each dwelling unit must be brick or stone. Siding material must be fiber cement siding.

(e) Chimneys built on the outside of a facade fronting the street must be constructed of 100 percent brick or stone. (Ord. 30157)

SEC. 51P-969.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30157)

SEC. 51P-969.113. LANDSCAPING AND TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, landscaping and tree preservation must be provided in accordance with Article X.

(b) Tree preservation. In addition to Article X tree preservation requirements, a minimum of one acre of the existing trees at the southwest corner of the Property in the area shown on the conceptual plan must be preserved.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 30157)

SEC. 51P-969.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30157)

SEC. 51P-969.115. 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. 30157)

SEC. 51P-969.116. 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. 30157)