ARTICLE 932.

PD 932.

SEC. 51P-932.101. LEGISLATIVE HISTORY.

PD 932 was established by Ordinance No. 29565, passed by the Dallas City Council on December 10, 2014. (Ord. 29565)

SEC. 51P-932.102. PROPERTY LOCATION AND SIZE.

PD 932 is established on property located on the east line of Chapel Downs Drive, north of Timberview Road. The size of PD 932 is approximately 1.903 acres. (Ord. 29565)

SEC. 51P-932.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) ENHANCED PAVEMENT means an area with nonpermeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, exposed aggregate concrete, and stamped or stained concrete.

(2) REDUCED SIDE YARD LOT means a single family or handicapped group dwelling unit structure on a platted lot with one side yard having a lesser setback than the opposite side yard.

(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. 29565)

SEC. 51P-932.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 932A: development plan. (Ord. 29565)

SEC. 51P-932.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 932A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29565)
SEC. 51P-932.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

-- Church.
-- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
-- Local utilities.
-- Single family.
-- Tower/antenna for cellular communication. [Limited to a mounted cellular antenna.]

(Ord. 29565)

SEC. 51P-932.107. 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. 29565)

SEC. 51P-932.108. 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-10(A) Single Family District apply.

(b) Perimeter setbacks.

(1) Northern Property line. Minimum setback is five feet.

(2) Southern Property line. Minimum setback is 15 feet.

(3) Western Property line. Minimum setback is five feet.

(4) Eastern Property line (Webb Chapel Road). No minimum setback.

(c) Front yard. For single family and handicapped group dwelling unit structures, minimum front yard is 15 feet.

(d) Side and rear yard.

(1) Except as provided in this subsection, for single family and handicapped group dwelling unit structures, minimum side yard is five feet.

(2) For reduced side yard lots, minimum side yard is one foot on one side and five feet on the opposite side with a minimum of six feet between residential structures.
(3) A side or rear yard is not required adjacent to Webb Chapel Road.

(e) Density. Maximum number of dwelling units is 12.

(f) Lot coverage.

(1) Maximum lot coverage is:

(A) for the entire district: 60 percent.

(B) for residential structures: 70 percent for each lot.

(C) for nonresidential structures: 25 percent for each lot.

(2) Aboveground parking structure are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. Minimum lot size is not required. (Ord. 29565)

SEC. 51P-932.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided 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) A minimum of five visitor parking spaces must be provided in the locations shown on the development plan. (Ord. 29565)

SEC. 51P-932.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29565)

SEC. 51P-932.111. LANDSCAPING.

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

(b) Western and southern perimeter.

(1) One small tree with a minimum height of six feet at the time of planting must be provided for each 25 feet of Property perimeter.

(2) Large shrubs with a minimum size of five gallons at the time of planting must be provided and spaced not more than three feet apart.
(c) Large trees.

(1) A minimum of three large trees with a caliper equal to or exceeding four inches must be provided on each lot between the front property line of the lot and the edge of pavement.

(2) Trees existing on the Property on December 10, 2014 with a caliper equal to or exceeding four inches that are determined by the arborist to be healthy may be counted toward the large tree requirements in this subsection.

(3) One large tree or an existing healthy tree with a caliper equal to or exceeding eight inches may count as two, four-inch large trees.

(d) Open space.

(1) 3,000 square feet of open space must be provided in the location shown on the development plan.

(2) One sign not to exceed 10 square feet in area must be placed not less than five feet from the Property line to identify the location of the open space.

(e) Best practices. In order to be compatible with the adjacent established neighborhood, best practices must be used to preserve and incorporate quality trees existing on December 10, 2014 based on advice given by an ISA certified or highly credentialed arborist.

(f) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 29565)

SEC. 51P-932.112. FENCES.

(a) Maximum fence height along Webb Chapel Road and the utility right-of-way shown on the development plan is 10 feet.

(b) Maximum fence height along the western perimeter of the Property is six feet. (Ord. 29565)

SEC. 51P-932.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29565)

SEC. 51P-932.114. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.
(2) 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.

(3) Before final inspection of the last dwelling unit, enhanced pavement must be provided at the point of shared access ingress/egress as shown on the development plan.

(b) Windows, doors, balconies, and decks.

(1) For all of the southernmost and westernmost lots, windows located on a southern or western facade and located above a first floor must be translucent glass or other opaque materials that obscure views on adjacent properties.

(2) For all of the southernmost and westernmost lots, balconies and decks are not allowed above the first floor. (Ord. 29565)

SEC. 51P-932.115. 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. 29565)