

ARTICLE 575.

PD 575.

SEC. 51P-575.101. LEGISLATIVE HISTORY.

PD 575 was established by Ordinance No. 24269, passed by the Dallas City Council on May 24, 2000. Ordinance No. 24269 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 24269 was amended by Ordinance No. 24421, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 19455; 24269; 24421; 25163)

SEC. 51P-575.102. PROPERTY LOCATION AND SIZE.

PD 575 is established on property generally bounded by Lakeland Drive on the east, San Leandro Drive on the south, Highland Road on the west and the alley between San Fernando Way and Garland Road on the north. The size of PD 575 is approximately 300.97 acres. (Ord. Nos. 24421; 25163)

SEC. 51P-575.103. 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. Nos. 24421; 25163)

SEC. 51P-575.104. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24421; 25163)

SEC. 51P-575.105. CREATION OF SUBDISTRICTS.

This district is divided into 10 subdistricts as shown on Exhibit 575A. (Ord. Nos. 24421; 25163)

SEC. 51P-575.106. MAIN USES PERMITTED.

The main uses permitted in this district are those permitted in an R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this planned development district; etc. (Ord. Nos. 24421; 25163)

SEC. 51P-575.107.

ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24421; 25163)

SEC. 51P-575.108.

YARD, LOT, AND SPACE REGULATIONS.

The development standards contained in Section 51A-4.112(e), "R-10(A) District," apply to this planned development district, except as otherwise required in this article.

(1) Minimum front yard for each subdistrict is as follows:

(A) In Subdistrict A, minimum front yard setback on St. Francis Avenue, San Leandro Drive, and San Pedro Parkway is 22.5 feet. Minimum front yard setback on San Benito Way is 15 feet.

(B) In Subdistrict B, minimum front yard is 40 feet.

(C) In Subdistrict C, minimum front yard is 45 feet.

(D) In Subdistrict D, minimum front yard is 50 feet.

(E) In Subdistrict E, minimum front yard is 55 feet.

(F) In Subdistrict F, minimum front yard is 60 feet.

(G) In Subdistrict G, minimum front yard is 65 feet.

(H) In Subdistrict H, minimum front yard is 70 feet.

(I) In Subdistrict I, minimum front yard is 80 feet.

(J) In Subdistrict J, minimum front yard is 100 feet.

(2) The minimum front yard required in this article controls over any building line or front yard established by a plat.

(3) Minimum lot size for each subdistrict is as follows:

(A) In Subdistrict A, minimum lot size is 16,000 square feet.

(B) In Subdistrict B, minimum lot size is 13,000 square feet.

(C) In Subdistrict C, minimum lot size is 16,000 square feet.

(D) In Subdistrict D, minimum lot size is 16,000 square feet.

(E) In Subdistrict E, minimum lot size is 16,000 square feet.

(F) In Subdistrict F, minimum lot size is 16,000 square feet.

- (G) In Subdistrict G, minimum lot size is 16,000 square feet.
- (H) In Subdistrict H, minimum lot size is 16,000 square feet.
- (I) In Subdistrict I, minimum lot size is 16,000 square feet.
- (J) In Subdistrict J, minimum lot size is 16,000 square feet. (Ord. Nos.

24421; 25163)

SEC. 51P-575.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 24421; 25163)

SEC. 51P-575.110. OFF-STREET PARKING AND LOADING.

See Article VI. (Ord. Nos. 24421; 25163)

SEC. 51P-575.111. LANDSCAPING.

All landscaping must be provided in accordance with Article X. (Ord. Nos. 24421; 25163)

SEC. 51P-575.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24421; 25163)

SEC. 51P-575.113. ADDITIONAL PROVISIONS.

(a) The entire 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. Nos. 24421; 25163; 26102)

SEC. 51P-575.114. 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 director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development 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. 24421; 25163; 26102)

SEC. 51P-575.115.

ZONING MAP.

PD 575 is located on Zoning Map Nos. H-9, I-9, H-10, and I-10. (Ord. Nos. 24269; 25163)

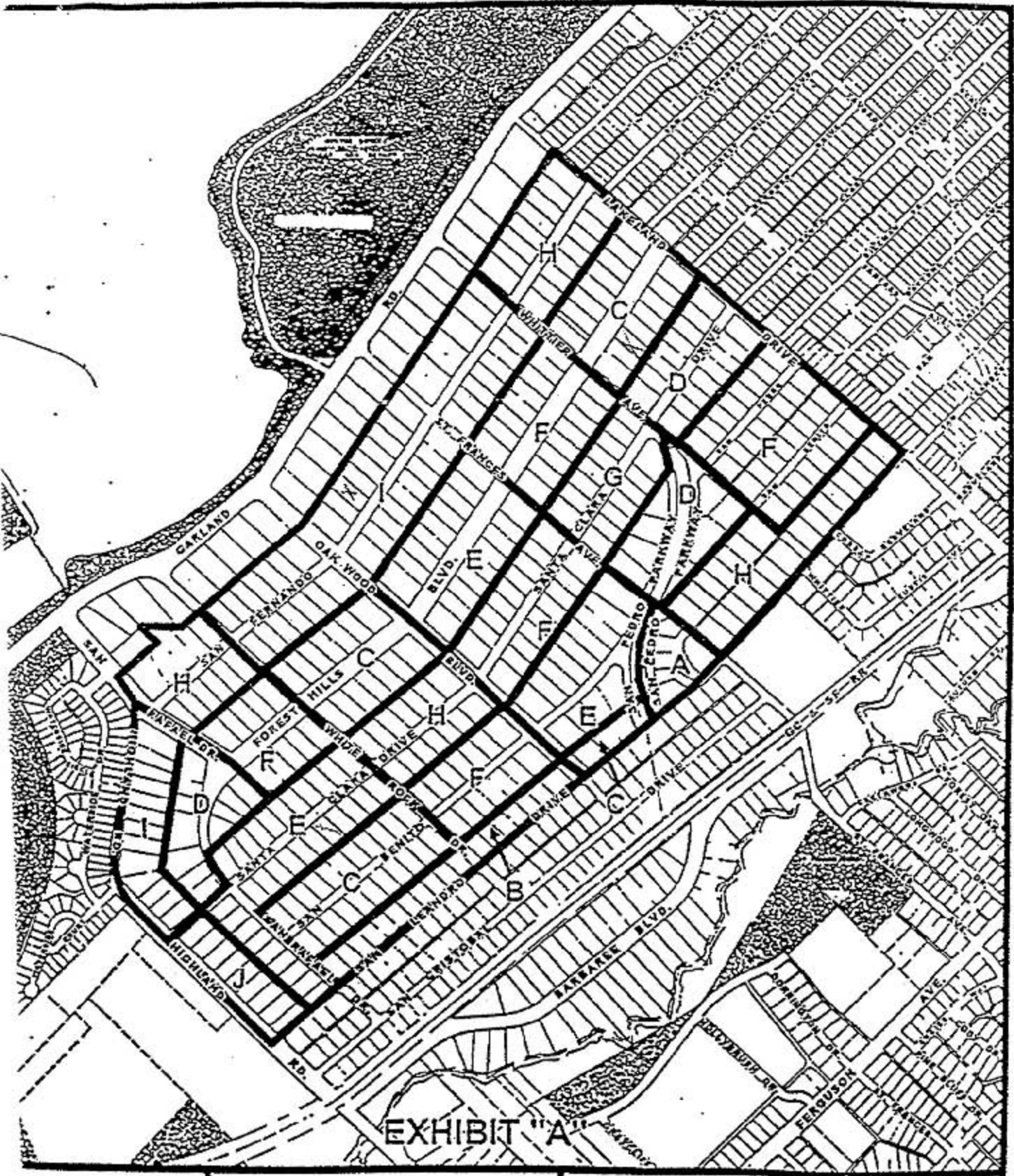
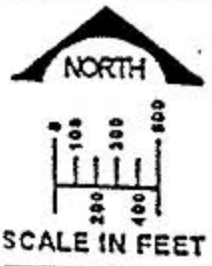


EXHIBIT "A"



Subdistrict
Map

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MAP NO. H9, I9, H10, I10
PLANNED DEVELOPMENT
DISTRICT NO. 575