

6-15-15

ORDINANCE NO. 29786

An ordinance amending Article 745, "PD 745," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, exhibits, accessory uses, yard, lot, and space regulations, visual obstruction regulations, landscaping, building element and design standards, and additional provisions regulations in Sections 51P-745.104, 51P-745.104.1, 51P-745.108, 51P-745.109, 51P-745.111, 51P-745.114, 51P-745.115, and 51P-745.117 of Article 745; deleting Section 51P-745.119 zoning map; providing a new roadway cross sections plan; providing a private permeable area plan, providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 745 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (c) of Section 51P-745.104, "Definitions and Interpretations," of Article 745, "PD 745," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

“(c) In this district, the following definitions apply:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) INTERIOR SIDE YARD means a side yard that is not adjacent to a street.

(2.1) LANDSCAPE WALLS mean a retaining wall or decorative wall.

(3) MEWS STREET means a multimodal street for pedestrians or low-speed vehicular traffic.

(4) OPEN SPACE means an area that is unobstructed to the sky, and that contains no structures except for ordinary projections of window sills, bay windows, belt courses, cornices, eaves, unenclosed balconies, unenclosed patios, stoops, and other architectural features. A required yard on a lot with a structure is not open space.

(5) PRIMARY STREET means the principal frontage for a building site, as designated on the development plan.

(5.1) PRIVATE PERMEABLE AREA means an area open and available to residents.

(6) PROPERTY means Subareas A, B, C, and D collectively.

(7) ROADWAY ZONE means the zone for public use that includes the right-of-way, a portion of the sidewalk and utility easements, and landscape areas including pavers, concrete sidewalks, landscaping, trees, and decorative lighting, as shown on the roadway cross sections.

(8) SECONDARY STREET means the frontage for a building site that is not a primary street, as designated on the development plan.

(9) SETBACK means the minimum distance a building may be erected from a roadway zone or lot line.

(10) STOOP means a small porch leading to the entrance of a residence.

(11) TANDEM PARKING means one parking space in front of another parking space.”

SECTION 2. That Section 51P-745.104.1, “Exhibits,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

## “SEC. 51P-745.104.1.

## EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 745A: conceptual plan.
- (2) Exhibit 745B: equivalency chart.
- (3) Exhibit 745C: mixed use development parking chart.
- (4) Exhibit 745D: tree survey.
- (5) Exhibit 745E: roadway cross sections.
- (6) Exhibit 745F: private permeable area plan.”

SECTION 3. That Section 51P-745.108, “Accessory Uses,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (d) to read as follows:

“(d) In Subarea B, the following additional accessory use is permitted:

-- Accessory community center (private).”

SECTION 4. That Subsection (g), “Subarea B,” of Section 51P-745.109, “Yard, Lot, and Space Regulations,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(g) Subarea B.

(1) Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is 10 feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(iii) For single family structures, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 16 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provisions (ii) and (iii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(iii) For single family uses, there are no facade locating requirements.

(D) Landscape walls. Landscape walls may be located anywhere in the required front yard, subject to compliance with visual obstruction regulations.

(E) Projections.

(i) Window sills, belt courses, cornices, or other architectural features may project up to 12 inches into the required front yard and right-of-way subject to a license for use of the public right-of-way.

(ii) Cantilevered roof eaves, attached signage, steps, stoops, and balconies may project up to six feet into the required front yard and right-of-way subject to a license for use of the public right-of-way, with a minimum clearance of 10 feet above grade, provided the projection is no greater than 14 feet in width.

(2) Side and rear yard.

(A) In general. Except as provided in this paragraph, minimum side and rear yard is six feet, except that for lots with single family uses no minimum interior side, side or rear yard is required.

(B) Landscape walls. Landscape walls may be located anywhere in the required side and rear yard.

(C) Projections. Window sills, belt courses, cornices, steps, stoops, or other architectural features may project up to 12 inches into the required side and rear yards. Cantilevered roof eaves, steps, stoops, and balconies may project up to three feet into the required side and rear yards.

(3) Dwelling unit density. Maximum dwelling unit density is 120 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 4.0. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 240 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is four acres.

(9) Shared access developments. Except as provided in this subparagraph, shared access developments must comply with Section 51A-4.411. Subject to the final plat providing no dead end streets, there is no maximum number of lots that may be connected or combined. For purposes of this subparagraph, a cul-de-sac or a shared access area containing a maximum linear distance of 150 feet are not considered dead end streets.

(10) Fence, screening and visual wall obstruction regulations.

(A) Except as provided in this paragraph, a perimeter fence may not exceed eight feet.

(B) Along Treehouse Lane, a fence may not exceed six feet.”

SECTION 5. That Section 51P-745.111, “Visual Obstruction Regulations,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (c) to read as follows:

“(c) Landscape walls exceeding 18 inches in height may not be located in a visibility triangle.”

SECTION 6. That Paragraph (1) of Subsection (a), “Landscape Plan,” of Section 51P-745.114, “Landscaping,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. The landscape plan must include any relevant parkway area and roadway zones. For Subarea B, a landscape plan must be submitted for each area of a shared access development before the issuance of a building permit to authorize work in each area.”

SECTION 7. That Section 51P-745.114, “Landscaping,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (j), “Subarea B,” to read as follows:

“(j) Subarea B.

(1) Single family uses. Single family uses must comply with the following requirements:

(A) A minimum of 20 percent of the aggregate land area of all shared access developments in Subarea B must be designated as landscape area. Designated landscape area must consist of all areas within a shared access development except for platted residential lots and driving surfaces. For purposes of this subsection, consolidated open space, pedestrian way open space, mid-block open space, and modified mid-block open space located as shown on the private permeable area plan (Exhibit 745F) are considered landscape area.

(B) One site tree must be provided for every 4,000 square feet within a shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.

(C) In addition to any site trees, one tree must be provided for every 40 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this paragraph, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

(D) Required street trees may be located anywhere in Subarea B.

(2) Private permeable area plan for a shared access development.

(A) For a shared access development, consolidated open space, pedestrian way open space, mid-block open space, and modified mid-block open space must be provided as shown on the private permeable area plan (Exhibit 745F).

(B) Dimensional revisions to consolidated open space areas 1 through 8 may be considered if requested revisions provide for no reduction in land area for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(C) Dimensional revisions to a pedestrian way open space may be considered if requested revisions provide for not less than 18 feet of width for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(D) Dimensional revisions to a mid-block open space may be considered if requested revisions provide for not less than 10 feet of width for each area, using the director procedure in Section 51A-4.702(h)(2)(A). For purposes of this subparagraph, Section 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

(E) Roof eaves may project into a pedestrian way open space and mid-block open space up to two feet, with a minimum clearance of 10 feet above grade.

(F) Each pedestrian way open space area, as shown on the private permeable area plan (Exhibit 745F), must be 100 percent permeable except sidewalks no more than four feet in width, steps, stoops, retaining walls, and landscape walls.

(G) Each mid-block open space as shown on the private permeable area plan, must contain a minimum width of 10 feet and must be 90 percent permeable. For purposes of this subparagraph, brick pavers or similarly small dimensioned material are considered permeable. Nonpermeable sidewalk construction is prohibited.

(H) Each modified mid-block open space, as shown on the private permeable area plan, must be 90 percent permeable. For purposes of this subparagraph, brick pavers or similarly small dimensioned material are considered permeable. Nonpermeable sidewalk construction is prohibited.

(I) If consolidated open space area 3 is developed with a swimming pool and associated structures and improvements, a minimum of 45 percent of the land area must be covered by natural grass, ground cover, or other natural plant materials (excluding screening).

(3) Tree preservation, removal, and replacement for single family uses. Tree preservation, removal and replacement must comply with Division 51A-10.130.

(4) Mitigation calculations. Within five years after issuance of a grading permit, the Property owner shall present to the building official the total mitigation calculation including mitigation amount less trees planted. This term may be extended by two one-year extensions to be mutually agreed by the building official and Property owner.”

SECTION 8. That Section 51P-745.115, “Building Elements and Design Standards,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-745.115. BUILDING ELEMENTS AND DESIGN STANDARDS.**

(a) In general.

(1) Applicability.

(A) Except as provided in this section, building elements and design standards apply to all buildings within the district.

(B) Single family uses in Subarea B are not subject to this section.

(2) Purpose. Building elements and design standards are intended to:

(A) ensure that new development enhances and is compatible with surrounding neighborhoods; and

(B) enhance the character and environment for pedestrians.



(3) Building elements and facade for Subareas A, C, and D.(A) Street-level transparency. *(Measured between 0 and 10 feet above adjacent sidewalk.)*

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. *(Measured from floor to floor.)*

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.(i) Primary street facade: Required.(ii) Entrance spacing: *(Maximum linear feet.)*

(aa) Except as provided in Provision (bb): 100.

(bb) For hospital, medical or scientific laboratory, and

all office uses: 150.

(iii) Secondary facade: Allowed.(4) Building elements and facade for Subarea B.(A) Street-level transparency. *(Measured for first finished floor above adjacent sidewalk.)*(i) Primary street facade:(aa) Except as provided in Provision (bb): Minimum 40 percent.(bb) For multifamily uses: Minimum 30 percent.(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. *(Measured from floor to floor.)*

(i) Primary street facade:

(aa) Except as provided in Provision (bb): Minimum 40 percent.

(bb) For multifamily uses: Minimum 30 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing (Maximum linear feet.): 150.

(iii) Secondary facade: Allowed.

(5) Blank wall. A blank wall may not face a primary street for more than 20 linear feet.

(6[5]) Street-level retail use front windows. A minimum of 60 percent of a street-fronting street-level window must allow views into the street-level retail use for a depth of at least four feet, measured from the edge of the sidewalk closest to the window. Windows must be clear, unpainted, or translucent. Spandrel glass or back-painted glass is not permitted.

(b) Off-street parking structures.

(1) Except as provided in this subsection, a[A]ll permanent parking structures must be either underground, or concealed in a building with a facade that is similar in appearance to the facade of either the main non-parking building to which the parking is accessory or the adjacent structure's architecture. At least 10 percent of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(2) Parking structures in Subarea B that are not adjacent to public right-of-way are not subject to the requirements of Paragraph (1).

(c) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Multifamily structures. The facade of multifamily dwelling units, exclusive of trim, doors, soffets, and shutters, must consist of no more than 15 percent wood or products that appear to be wood (such as Hardi-plank), with the remainder of the facade to be constructed of glass or masonry that does not have the appearance of wood.”

SECTION 9. That Section 51P-745.117, “Additional Provisions,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-745.117. ADDITIONAL PROVISIONS.**

(a) In Subarea B, platting must comply with Article VIII. No more than 350 lots may be platted as a shared access development subject to a final plat providing for no dead end streets. For purposes of this subsection, a cul-de-sac or a shared access area containing a maximum linear distance of 150 feet are not considered dead end streets.

(b) Before the final inspection of the first single family dwelling unit, an eight inch water main must be provided to serve the shared access development, with final design and construction approved by Dallas Water Utilities.

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

(d[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.

SECTION 10. That Section 51P-745.119, “Zoning Map,” of Article 745, “PD 745,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

**“~~[SEC. 51P-745.119. ZONING MAP.~~**

~~PD 745 is located on Zoning Map No. E-8.]”~~

SECTION 11. That the roadway cross sections plan, Exhibit 745E of Article 745, “PD 745,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 745E attached to this ordinance.

SECTION 12. That development of this district must comply with the full-scale versions of Exhibit 745E (roadway cross sections) and Exhibit 745F (*private permeable area plan*) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 13. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 14. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

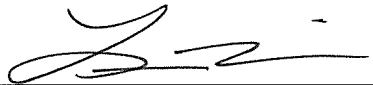
SECTION 15. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By



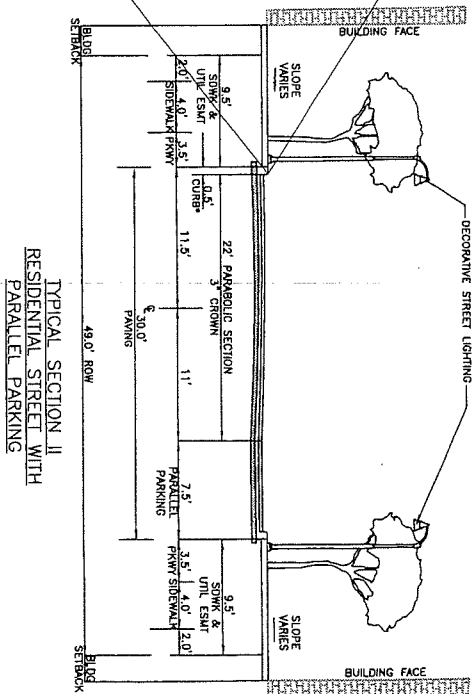
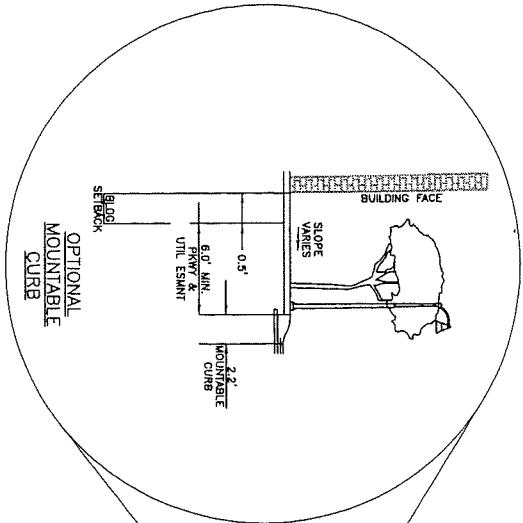
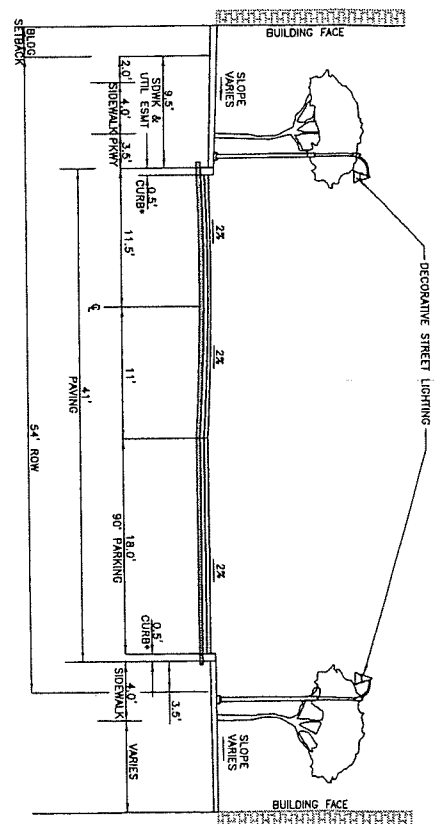
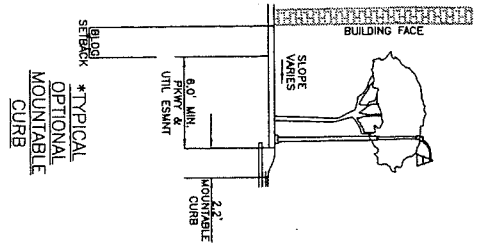
Assistant City Attorney

Passed

JUN 17 2015

Approved  
City Plan Commission  
May 21, 2015

Roadway Cross Sections Plan,  
Page 1  
Exhibit 745E  
PDD No. 745



1/15-153 (03)

PD 745  
AMENDMENT

ROADWAY CROSS  
SECTIONS - PD 745

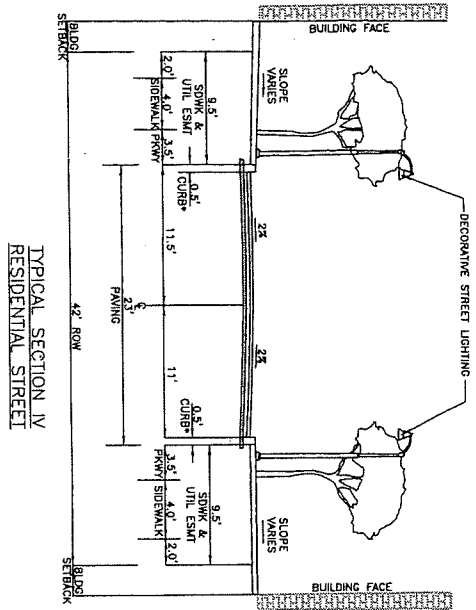
SHEET 1

**JACOBS**  
1899 BRYAN STREET SUITE 1200  
DALLAS, TX 75201-5806  
PHONE 214-638-5800  
FAX 214-638-0447

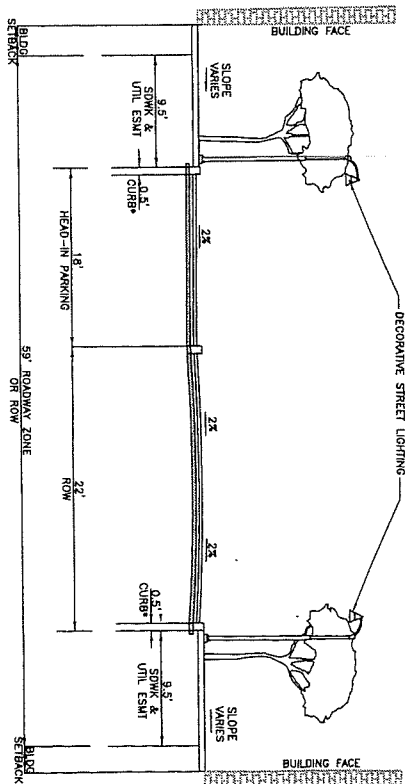
Approved  
City Plan Commission  
May 21, 2015

Roadway Cross Sections Plan,

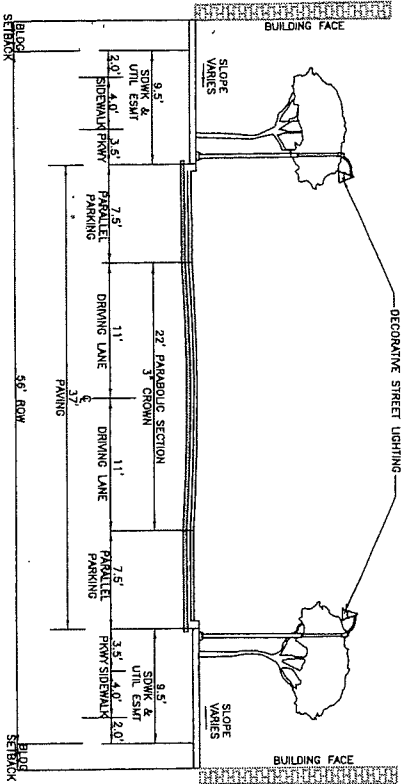
Page 2  
Exhibit 745E  
PDD No. 745



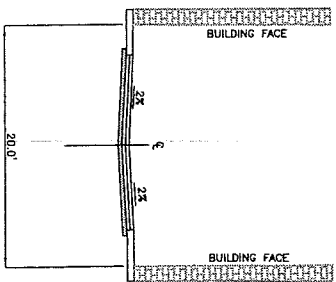
TYPICAL SECTION IV  
RESIDENTIAL STREET



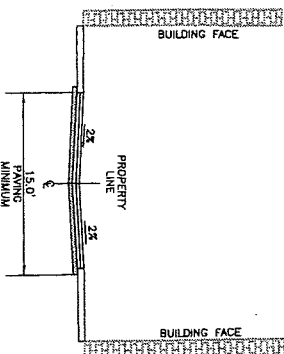
TYPICAL SECTION V  
CRESCENT SECTION



TYPICAL SECTION III  
RESIDENTIAL STREET WITH  
PARALLEL PARKING  
ON BOTH SIDES OF STREET



TYPICAL SECTION VII



TYPICAL SECTION VI  
ALLEY

PD 745  
AMENDMENT





ROADWAY CROSS  
SECTIONS - PD 745

SHEET 2

2/15/15/12/15

**JACOBS**  
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**LEGEND:**

-  CONSOLIDATED OPEN SPACE
-  PEDESTRIAN WAY OPEN SPACE  
(MINIMUM 18 FOOT WIDTH)
-  MID-BLOCK OPEN SPACE  
(MINIMUM 10 FOOT WIDTH)
-  MODIFIED MID-BLOCK OPEN SPACE  
(NO MINIMUM WIDTH)

DART LINE

AREA 1  
0.80AC

AREA 7  
0.10AC

AREA 2  
0.70AC

AREA 6  
0.10AC

AREA 3  
0.50AC

AREA 8  
0.09AC

AREA 4  
0.10AC

AREA 5  
0.20AC

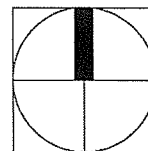
TREHOUSE LANE

MEADOW ROAD

Z145-153(RB)



SCALE: 1"=200' N O R T H



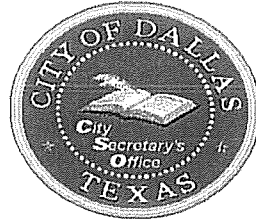
SUBAREA

Approved  
City Plan Commission  
May 21, 2015

**L**  
Private Permeable Area Plan  
Exhibit 745F  
PDD No. 745







## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 17 2015

ORDINANCE NUMBER 29786

DATE PUBLISHED JUN 20 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Sims".