

6-17-15

ORDINANCE NO. 29787

An ordinance amending Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, exhibit, detailed development plan, main uses permitted, accessory uses, yard, lot, and space, and landscaping regulations, in Sections 51P-921.104, 51P-921.105, 51P-921.106, 51P-921.107, 51P-921.108, 51P-921.109, and 51P-921.112 of Article 921; adding Sections 51P-921.105.1, "conceptual plan," and 51P-921.110.1, "traffic management plan" to Article 921; providing a new detailed development plan; providing a conceptual 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 921 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-921.104, "Definitions and Interpretations," of Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**“SEC. 51P-921.104. DEFINITIONS AND INTERPRETATIONS.**

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

(1) CORNERSIDE YARD means a side yard that abuts a street.

(2) GUARD HOUSE means an unmanned building that is not intended to control access into the district.

(3) TYPE A LOT means a lot with a minimum area of 2,730 square feet, a minimum width of 26 feet, and a minimum depth of 105 feet, unless the lot is located on a cul-de-sac or partial cul-de-sac (curb knuckle), in which case minimum lot depth is 80 feet and a minimum lot area of 2,080 square feet.

(4) TYPE B LOT means a lot with a minimum area of 5,750 square feet, a minimum width of 50 feet, and a minimum depth of 115 feet, unless the lot is located on a cul-de-sac or partial cul-de-sac (curb knuckle), in which case minimum lot depth is 90 feet and a minimum lot area of 4,500 square feet.

(5) TYPE C LOT means a lot with a minimum area of 4,400 square feet, a minimum width of 40 feet, and a minimum depth of 110 feet, unless the lot is located on a cul-de-sac or partial cul-de-sac (curb knuckle), in which case minimum lot depth is 85 feet and a minimum lot area of 3,400 square feet.

(6) TYPE E LOT means a lot with a minimum area of 7,200 square feet, a minimum width of 60 feet, and a minimum depth of 120 feet, unless the lot is located on a cul-de-sac or partial cul-de-sac (curb knuckle), in which case minimum lot depth is 95 feet and a minimum lot area of 5,700 square feet.

(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.”

SECTION 2. That Section 51P-921.105, “Exhibit,” of Article 921, “PD 921,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-921.105. EXHIBITS.**

The following exhibits are [~~is~~] incorporated into this article:

- (1) Exhibit 921A: detailed development plan.
- (2) Exhibit 921B: conceptual plan.

SECTION 3. That Section 51P-921.105.1, "Conceptual Plan," of Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is added to read as follows:

**"SEC. 51P-921.105.1. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 921B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls."

**"SEC. 51P-921.106. DETAILED DEVELOPMENT PLAN.**

SECTION 4. That Section 51P-921.106, "Detailed Development Plan," of Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

(a) Except as provided in this section, development and use of the Property must comply with the detailed development plan (Exhibit 921A). If there is a conflict between the text of this article and the detailed development plan, the text of this article controls.

(b) A final plat for a single-family development may make minor deviations from the lot and secondary street configuration shown on the detailed development plan provided that the final plat does not increase the number of lots or provide additional access points to Coit Road.

(c) Development plans and amendments to approved development plans must be approved by the city council, following the procedures in Section 51A-4.702.

SECTION 5. That Section 51P-921.107, "Main Uses Permitted," of Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**“SEC. 51P-921.107. MAIN USES PERMITTED.**

(a) 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.

(b) The following use is permitted by right;

-- Public school other than an open-enrollment charter school. [Subarea 4 only.]”

SECTION 6. That Section 51P-921.108, “Accessory Uses,” of Article 921, “PD 921,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-921.108. ACCESSORY USES.**

(a) 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.

(b) The following accessory uses are permitted by right:

- Accessory community center (private). *[Subarea 3 only. Maximum floor area is 3,000 [2,500] square feet.]*
- Guard house. *[Two guard houses are permitted, one at each access point shown on the detailed development plan.]”*

SECTION 7. That Section 51P-921.109, “Yard, Lot, and Space Regulations,” of Article 921, “PD 921,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-921.109. 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.

(1) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(2) Minimum cornerside yard is 15 feet.

(3) Maximum structure height is 36 feet.

(4) Except as provided in this section, maximum number of stories above grade is two.

(5) Maximum lot coverage for residential uses is 60 percent.

(b) Subarea 1.

(1) Lot types. The following lot types are permitted:

(A) Type B lots.

(B) Type C lots.

(C) Type E lots.

(2) Front yard.

(A) For Type B [~~and C~~] lot[s], minimum front yard is 20 feet.

(B) For Type C lots, minimum front yard is 10 feet.

(C) A guard house may be located in a front yard.

(3) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

(4) Density.

(A) Maximum number of dwelling units is 170.

(B) For Type B lots, maximum number of dwelling units is 70.

(C) For Type C lots, maximum number of dwelling units is 65.

(D) For Type E lots, maximum number of dwelling units is 35.

- (c) Subarea 2.
- (1) Lot type. Type B lots are permitted.
  - (2) Front yard. Minimum front yard is 20 feet.
  - (3) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.
  - (4) Density. Maximum number of dwelling units is 215.
- (d) Subarea 3.
- (1) Lot types. The following lot types are permitted:
    - (A) Type A lots.
    - (B) Type C lots.
  - (2) Front yard.
    - (A) For Type A lots, minimum front yard is 20 feet.
    - (B) Type C lots, minimum front yard is 10 feet.
  - (3) Side and rear yard.
    - (A) For Type A lots, no minimum side yard; minimum rear yard is five feet.
    - (B) For Type C lots, minimum side yard is five feet; minimum rear yard is [five feet if the lot is located on a cul-de-sac, otherwise minimum rear yard is] 20 feet.
  - (4) Density.
    - (A) Maximum number of dwelling units is 345.
    - (B) For Type A lots, maximum number of dwelling units is 180.
    - (C) For Type C lots, maximum number of dwelling units is 165.
- (e) Subarea 4.
- (1) Lot types. The following lot types are permitted:
    - (A) Type B lots.

- (B) Type C lots.
- (B) Type E lots.
- (2) Front yard.
  - (A) For Type B and E lots, m[M]inimum front yard is 20 feet.
  - (B) For Type C lots, minimum front yard is 10 feet.
  - (C) A guard house may be located in a front yard.
- (3) Side yard. Minimum side yard is five feet.
- (4) Rear yard.
  - (A) For Type B and E lots, minimum rear yard is five feet.
  - (B) For Type C lots, minimum rear yard is 20 feet.
- (5) Density.
  - (A) Maximum number of dwelling units is 130 [~~185~~].
  - (B) For Type B lots, maximum number of dwelling units is 75 [~~95~~].
  - (C) For Type C lots, maximum number of dwelling units is 35 [~~70~~].
  - (D) For Type E lots, maximum number of dwelling units is 20.”

SECTION 8. That Section 51P-921.110.1, “Traffic Management Plan,” of Article 921, “PD 921,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is added to read as follows:

**“SEC. 51P-921.110.1. TRAFFIC MANAGEMENT PLAN**

Prior to the issuance of a building permit for a public school other than an open-enrollment charter school, a traffic management plan must be provided which demonstrates that no queuing will occur in the public right-of-way.”

SECTION 9. That Section 51P-921.112, "Landscaping," of Article 921, "PD 921," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"SEC. 51P-921.112. LANDSCAPING.**

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

(b) Single family.

(1) Subareas 1[;] and 2[, and 4].

(A) In general. Except as provided in this paragraph, a[A]t least two trees per lot are required. A minimum of one tree must be a large canopy tree.

(B) Type A lots. One tree per lot is required.

(C) Type E lots. At least three trees per lot are required. A minimum of one tree must be a large canopy tree.

(2) Subarea 3. For Type A lots only, one tree per lot is required.

(c) Shared access development. For Type A lots only, one tree per lot is required. [~~Common areas. Common areas must be landscaped in accordance with and as shown on the detailed development plan.~~]

(d) Street trees.

(1) One street tree must be provided for each 50 linear feet of street frontage.

(2) Street trees must be evenly distributed along both sides of the street and at a consistent depth within 10 feet of the back-of-curb.

(3) The installation of street trees must be completed with the completion of each subarea addition.

(e) Landscape plan.

(1) A landscape plan that includes the detention areas, access points, or buffer zones must be approved by city council before the issuance of a building permit to authorize work for a single-family home in that phase.



(2) Landscape plans and amendments to approved landscape plans must be approved by the city council, following the procedures in Section 51A-4.702.

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

SECTION 10. That the detailed development plan, Exhibit 921A of Article 921, “PD 921,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 921A attached to this ordinance.

SECTION 11. That development of this district must comply with the full-scale versions of Exhibits 921A (detailed development plan) and 921B (conceptual 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 12. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

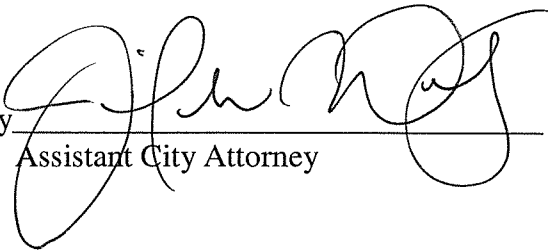
SECTION 13. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 14. 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 15. 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

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# UNIVERSITY PLACE ADDITION - CONCEPTUAL PLAN

GROSS LAND AREA	
SUB AREA 1	33.39 AC
SUB AREA 2	42.35 AC
SUB AREA 3	47.50 AC
SUB AREA 4	39.08 AC
TOTAL	162.33 AC

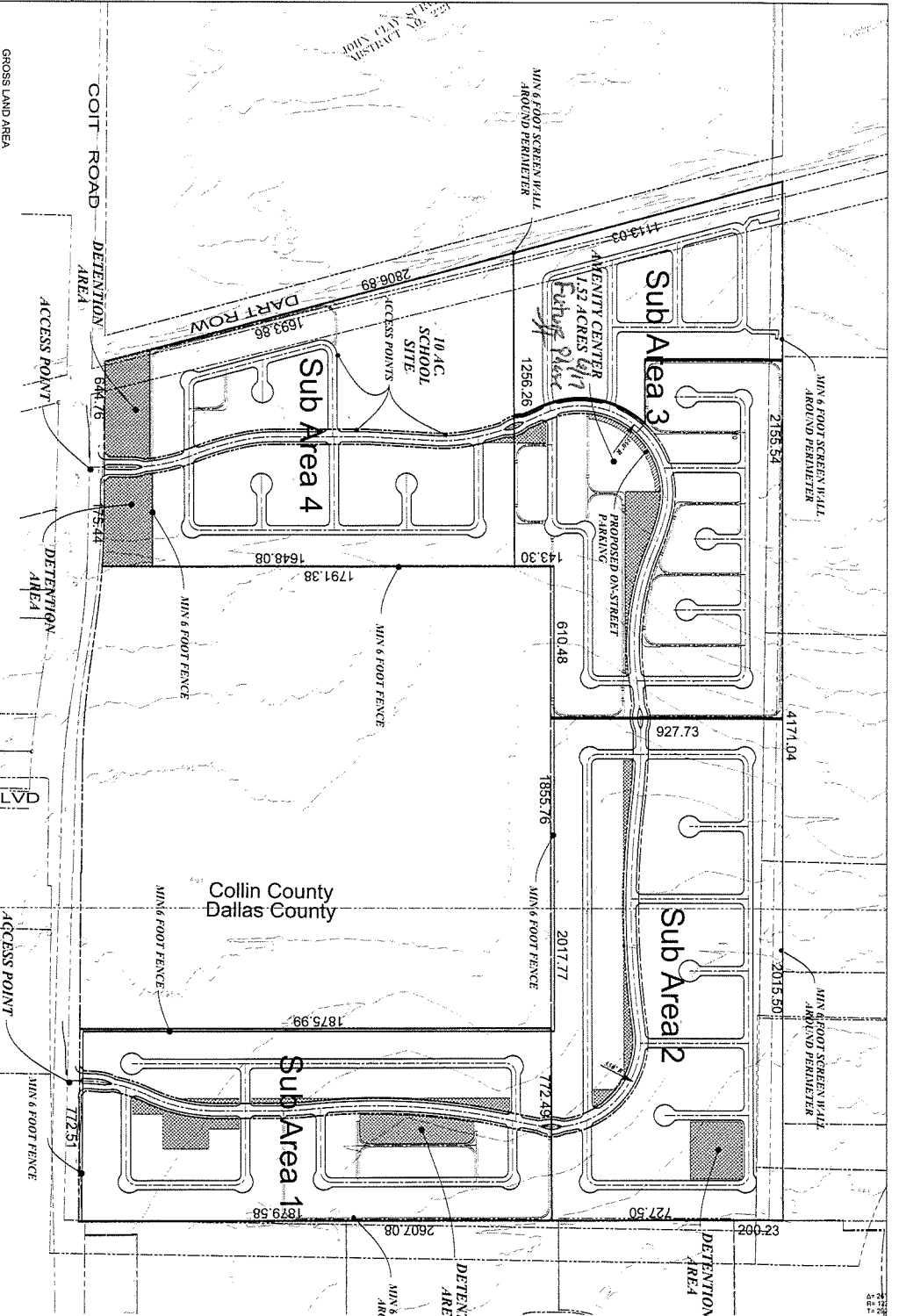
  

MAXIMUM NUMBER OF LOTS	
SUB AREA 1	170
SUB AREA 2	210
SUB AREA 3	345
SUB AREA 4	130
TOTAL	860

SETBACKS		FRONT SIDE REAR		MAXIMUM HEIGHT	
SUB AREA 1	TYPE A	25	5	5	36 FT.
SUB AREA 1	TYPE B	10	5	20	36 FT.
SUB AREA 1	TYPE C	20	5	5	36 FT.
SUB AREA 1	TYPE D	20	5	5	36 FT.
SUB AREA 2	TYPE A	25	0	20	36 FT.
SUB AREA 2	TYPE B	10	5	20	36 FT.
SUB AREA 2	TYPE C	20	5	5	36 FT.
SUB AREA 2	TYPE D	20	5	5	36 FT.
SUB AREA 3	TYPE A	25	0	20	36 FT.
SUB AREA 3	TYPE B	10	5	20	36 FT.
SUB AREA 3	TYPE C	20	5	5	36 FT.
SUB AREA 3	TYPE D	20	5	5	36 FT.
SUB AREA 4	TYPE A	25	0	20	36 FT.
SUB AREA 4	TYPE B	10	5	20	36 FT.
SUB AREA 4	TYPE C	20	5	5	36 FT.
SUB AREA 4	TYPE D	20	5	5	36 FT.

McCALLUM BLVD



Collin County  
Dallas County

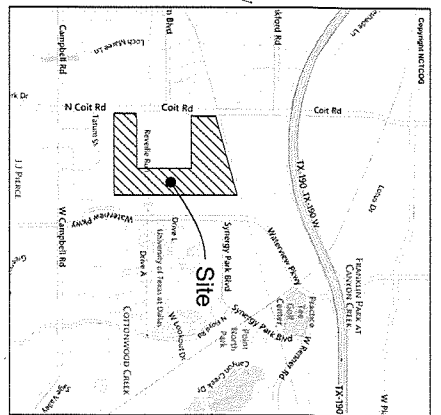


EXHIBIT 'A'  
 CONCEPTUAL PLAN  
 UNIVERSITY PLACE ADDITION  
 17100 & 17300 Coit Road  
 ZONING CASE Z145-213  
 PD 921

Prepared: June, 2014  
 Revisions: March, 2015

Approved  
 City Plan Commission  
 May 21, 2015

Conceptual Plan  
 Exhibit 921B  
 PDD No. 921





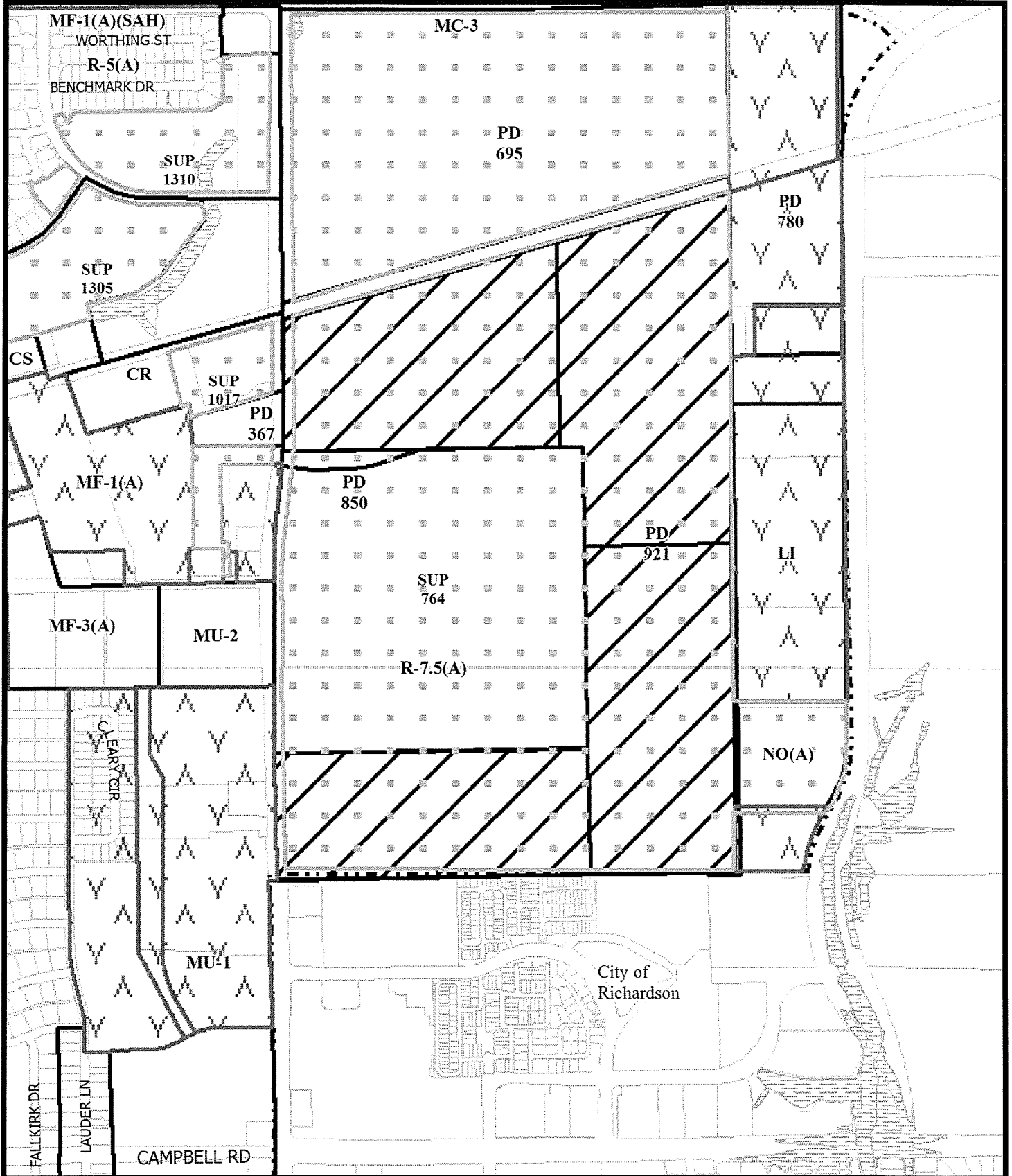
Approved  
City Plan Commission  
May 21, 2015

Zoning case Z145-213  
DEVELOPMENT PLAN  
PLANNED DEVELOPMENT  
DISTRICT NO. 921  
163.0 ACRE TRACT  
SITUATED IN CITY OF DALLAS BLOCK 878  
City of Dallas, Dallas and  
Collin Counties, Texas



101 NORTH BURNING WOODS, ROYALTON, TEXAS 75081 (314)-340-0000

Table with multiple columns: Block No., Lot No., Zoning, Area, etc. The table is organized into blocks (BLOCK 1 through BLOCK 15) and lists individual lots with their corresponding zoning designations and areas. The zoning designations include various residential and commercial codes such as R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, 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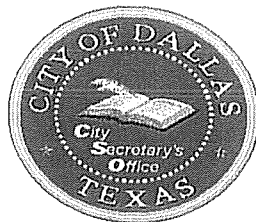


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# ZONING MAP

Case no:           Z145-213          

Date:           4/16/2015



## 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 29787

DATE PUBLISHED JUN 20 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose G. Liss".