ARTICLE 107.

PD 107.

SEC. 51P-107.101. LEGISLATIVE HISTORY.

PD 107 was established by Ordinance No. 15997, passed by the Dallas City Council on October 25, 1978. Ordinance No. 15997 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 15997 was amended by Ordinance No. 19090, passed by the Dallas City Council on March 19, 1986. (Ord. Nos. 10962; 15997; 19090; 25423)

SEC. 51P-107.102. PROPERTY LOCATION AND SIZE.

PD 107 is established on property generally located on the east line of Preston Road, north of Spring Valley Road. The size of PD 107 is approximately 16.3 acres. (Ord. Nos. 15997; 25423)

SEC. 51P-107.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51. (Ord. 25423)

SEC. 51P-107.104. DEVELOPMENT PLAN.

Utilization of the Property must be in accordance with the development plan approved by the city plan commission on February 20, 1986 (Exhibit 107A). (Ord. Nos. 19090; 25423)

SEC. 51P-107.105. MAIN USES.

Zero lot line residential uses are permitted in this district. (Ord. Nos. 15997; 25423)

SEC. 51P-107.106. BUILDING SETBACKS.

The front yard setback is 15 feet unless it is platted to a lesser standard, but in no case will the front yard setback be less than 10 feet from the property line. Side yard setbacks apply as shown on the development plan and on the approved plat. (Ord. Nos. 15997; 25423)

SEC. 51P-107.107. LOT COVERAGE.

Maximum percent of lot area that may be covered by the main building and all accessory buildings may not exceed 60 percent. (Ord. Nos. 15997; 25423)
SEC. 51P-107.108.  MAXIMUM HEIGHTS.

No structure may exceed 36 feet in height. (Ord. Nos. 15997; 25423)

SEC. 51P-107.109.  DENSITY.

Maximum number of dwelling units in this development may not exceed 81. (Ord. Nos. 15997; 25423)

SEC. 51P-107.110.  DWELLINGS.

In no instance may units be attached. (Ord. Nos. 15997; 25423)

SEC. 51P-107.111.  PARKING.

Parking must be provided at the ratio of three spaces per residential unit, and the required spaces may be placed in a “stacked” manner. In no instance may a required parking space violate a platted building line. No enclosed parking space may be closer than 20 feet from the property line. (Ord. Nos. 15997; 25423)

SEC. 51P-107.112.  SCREENING REGULATIONS.

A minimum six-foot screening wall must be placed within the “common green” area as shown on the development plan. Said wall must be maintained in a state of good repair and neat appearance by the homeowners’ association. (Ord. Nos. 15997; 25423)

SEC. 51P-107.113.  HOMEOWNERS’ ASSOCIATION.

A homeowners’ association instrument must be filed for record at the time of platting for the purpose of providing maintenance and upkeep of all “common green” areas as shown on the development plan and all the structures within those “common green” areas, plus any other functions deemed appropriate by the members of the association. (Ord. Nos. 15997; 25423)

SEC. 51P-107.114.  STREETS, ALLEYS, AND PAVING.

(a) All street and alley corner clips must be provided as required by the department of public works and transportation. An alley corner clip must be dedicated on Lot 2 of the Williamsburg at Preston subdivision, as shown on the development plan.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 15997; 25423; 26102)
SEC. 51P-107.115.  COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may be issued by the building official until there is full compliance with this article and any applicable provisions of the Comprehensive General Zoning Ordinance of the city and the Dallas Building Code. (Ord. Nos. 15997; 25423; 26102)

SEC. 51P-107.116.  ZONING MAP.

PD 107 is located on Zoning Map No. C-7. (Ord. 25423)