ARTICLE 132.

PD 132.

SEC. 51P-132.101. LEGISLATIVE HISTORY.

PD 132 was established by Ordinance No. 17214, passed by the Dallas City Council on November 18, 1981. Ordinance No. 17214 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 17214; 25508)

SEC. 51P-132.102. PROPERTY LOCATION AND SIZE.

PD 132 is established on property generally bounded by Martel Avenue, Glencoe Street, Longview Street, and Central Expressway. The size of PD 132 is approximately 6.02 acres. (Ord. Nos. 17214; 25508)

SEC. 51P-132.103. 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 are to articles, divisions, or sections in Chapter 51. (Ord. 25508)

SEC. 51P-132.104. DEVELOPMENT PLAN.

A detailed development plan, as approved by the city plan commission, is labelled Exhibit 132A. Development must be in accordance with the above-referenced development plan. (Ord. Nos. 17214; 25508)

SEC. 51P-132.105. USES.

Development in Phase I is limited to seven four-unit buildings, three 15-unit buildings, a clubhouse, and recreational area. Phase II is limited to 14 duplex units and 16 four-unit buildings. (Ord. Nos. 17214; 25508)

SEC. 51P-132.106. DENSITY.

Phase I is limited to 73 dwelling units. Phase II is limited to 92 dwelling units. (Ord. Nos. 17214; 25508)

SEC. 51P-132.107. HEIGHT.

Maximum height for all development in Phase I may not exceed 36 feet in height. Development on Phase II may not exceed 24 feet in height for duplex units and 36 feet in height for four-unit buildings. (Ord. Nos. 17214; 25508)
SEC. 51P-132.108. PARKING.

Parking must be provided as required for multiple-family units and other permitted uses in a Multiple-Family-1 District and must be located as shown on the development plan. All parking must be provided in accordance with Chapter 51. (Ord. Nos. 17214; 25508)

SEC. 51P-132.109. SIGNS.

All signs must comply with the non-business category of Chapter 51. (Ord. Nos. 17214; 25508)

SEC. 51P-132.110. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to the requirements of Section 20-812 of Chapter 51.

(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. 17214; 25508; 26102)

SEC. 51P-132.111. GENERAL REQUIREMENTS.

Development of this property must be in compliance with the requirements of all departments of the city. (Ord. Nos. 17214; 25508; 26102)

SEC. 51P-132.112. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17214; 25508)

SEC. 51P-132.113. ZONING MAP.

PD 132 is located on Zoning Map No. H-8. (Ord. Nos. 17214; 25508)