ARTICLE 138.

PD 138.

SEC. 51P-138.101. LEGISLATIVE HISTORY.

PD 138 was established by Ordinance No. 17475, passed by the Dallas City Council on July 28, 1982. Ordinance No. 17475 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 17475; 25508)

SEC. 51P-138.102. PROPERTY LOCATION AND SIZE.

PD 138 is established on property generally located along the east line of Kelly Boulevard, north of Old Mill Road. The size of PD 138 is approximately 18.693 acres. (Ord. Nos. 17475; 25508)

SEC. 51P-138.103. 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-138.104. DEVELOPMENT PLAN.

A development plan, as approved by the city plan commission, is labelled Exhibit 138A. Development must be in accordance with the lot arrangement and street location shown on the city plan commission-approved development plan. (Ord. Nos. 17475; 25508)

SEC. 51P-138.105. SUBDIVISION PLAT.

Prior to the issuance of any building permit, a subdivision plat as approved by the city plan commission must be filed for record with the county clerk. In conjunction with the submission of the subdivision plat, a legal instrument establishing a plan for the permanent care and maintenance of any common area or communally-owned facility must be submitted to and approved by the city attorney as to legal form and by the city plan commission as to suitability for the proposed use of the common area. (Ord. Nos. 17475; 25508)

SEC. 51P-138.106. USES.

Development within this PD is limited to single-family detached dwellings to be developed to Townhouse-3 District standards, except as otherwise noted. (Ord. Nos. 17475; 25508)

SEC. 51P-138.107. DENSITY.

Development is limited to 185 dwelling units. (Ord. Nos. 17475; 25508)
SEC. 51P-138.108. MINIMUM LOT WIDTH.

Minimum lot width is five feet. (Ord. Nos. 17475; 25508)

SEC. 51P-138.109. ACCESS TO KELLY SPRINGFIELD ROAD (KELLY BOULEVARD).

No lots are allowed vehicular access to Kelly Springfield Road (Kelly Boulevard) except the eight lots in the southwest corner of the subdivision as shown on the development plan. (Ord. Nos. 17475; 25508)

SEC. 51P-138.110. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to the requirements of Division 51-4.300, “Off-street Parking and Loading Regulations,” and Section 51-4.604, “Access Standards.”

(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. 17475; 25508; 26102)

SEC. 51P-138.111. SIGNS.

All signs must comply with the non-business category of Article VII, “Sign Regulations.” (Ord. Nos. 17475; 25508)

SEC. 51P-138.112. MAINTENANCE.

All common areas and walls must be maintained in a state of good repair, and all landscaped areas must be maintained in a healthy growing condition at all times. (Ord. Nos. 17475; 25508)

SEC. 51P-138.113. GENERAL REQUIREMENTS.

Utilization of this property must be in compliance with all other codes and regulations of the city. (Ord. Nos. 17475; 25508; 26102)

SEC. 51P-138.114. 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. 17475; 25508)

SEC. 51P-138.115. ZONING MAP.

PD 138 is located on Zoning Map No. A-5. (Ord. Nos. 17475; 25508)