ARTICLE 139.

PD 139.

SEC. 51P-139.101. LEGISLATIVE HISTORY.

PD 139 was established by Ordinance No. 17430, passed by the Dallas City Council on June 2, 1982. Ordinance No. 17430 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 17430; 25508)

SEC. 51P-139.102. PROPERTY LOCATION AND SIZE.

PD 139 is established on property generally located at the northwest corner of Royal Lane and Royal Haven Lane. The size of PD 139 is approximately 11.5 acres. (Ord. Nos. 17430; 25508)

SEC. 51P-139.103. 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-139.104. DEVELOPMENT PLAN.

Utilization of the Property must be in accordance with a city plan commission-approved site plan which is labelled Exhibit 139A. (Ord. Nos. 17430; 25508)

SEC. 51P-139.105. 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. (Ord. Nos. 17430; 25508)

SEC. 51P-139.106. USES.

The uses in the PD are limited to 141 single-family dwelling units and their accessory uses. (Ord. Nos. 17430; 25508)

SEC. 51P-139.107. HEIGHT.

Maximum height of the dwelling units is 24 feet. (Ord. Nos. 17430; 25508)

SEC. 51P-139.108. PARKING.

Two off-street parking spaces must be provided per dwelling unit. (Ord. Nos. 17430; 25508)
SEC. 51P-139.109. INGRESS/EGRESS.

All means of ingress and egress to the Property must be approved by the traffic design section of the department of public works and transportation of the city. (Ord. Nos. 17430; 25508; 26102)

SEC. 51P-139.110. SCREENING.

A minimum four-foot fence must be erected on the vertical wall which forms the east side of a concrete-lined drainage channel existing on the west property line of the tract. A minimum six-foot screening fence must be erected on the north property line between the subject tract and the existing church site. A maximum eight-foot screening fence is authorized, but not required, along Royal Haven and Royal Lane with the understanding that the height of any fence within the sight triangle may not exceed 30 inches. (Ord. Nos. 17430; 25508)

SEC. 51P-139.111. SIGNS.

All signs in the PD must comply with the requirements of Division 51-7.400 for the non-business category of the Dallas Development Code. (Ord. Nos. 17430; 25508)

SEC. 51P-139.112. GENERAL REQUIREMENTS.

Unless otherwise specified, development of this property must be in compliance with Townhouse-4 District standards and with the requirements of all departments of the city. (Ord. Nos. 17430; 25508; 26102)

SEC. 51P-139.113. PAVING.

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. 17430; 25508; 26102)

SEC. 51P-139.114. 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. 17430; 25508)

SEC. 51P-139.115. ZONING MAP.

PD 139 is located on Zoning Map No. E-5. (Ord. Nos. 17430; 25508)