ARTICLE 141.

PD 141.

SEC. 51P-141.101. LEGISLATIVE HISTORY.

PD 141 was established by Ordinance No. 17332, passed by the Dallas City Council on March 17, 1982. Ordinance No. 17332 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 17332; 25508)

SEC. 51P-141.102. PROPERTY LOCATION AND SIZE.

PD 141 is established on property generally located at the southeast corner of Forest Lane and Stults Road. The size of PD 141 is approximately 4.7041 acres. (Ord. Nos. 17332; 25508)

SEC. 51P-141.103. 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-141.104. DEVELOPMENT PLAN.

Property within this PD must be developed in accordance with a city plan commission-approved development plan which is labelled Exhibit 141A. (Ord. Nos. 17332; 25508)

SEC. 51P-141.105. SUBDIVISION PLAT.

Prior to the issuance of any building permit within this PD, a subdivision plat as approved by the city plan commission must be filed for record with the county clerk. If necessary, a legal instrument establishing a plan for permanent care and maintenance of any common area or commonly used 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. 17332; 25508)

SEC. 51P-141.106. USES.

The uses in the PD are limited to multiple-family dwellings and related accessory uses. (Ord. Nos. 17332; 25508)

SEC. 51P-141.107. DENSITY.

Development is limited to a maximum of 70 dwelling units at a density of 14.88 dwelling units per acre. (Ord. Nos. 17332; 25508)
SEC. 51P-141.108. STORIES AND HEIGHT.

Structures may not exceed two stories and 36 feet in height. (Ord. Nos. 17332; 25508)

SEC. 51P-141.109. SETBACKS.

Setbacks must be observed as indicated on the approved development plan. (Ord. Nos. 17332; 25508)

SEC. 51P-141.110. LOT COVERAGE.

Coverage may not exceed 60 percent of the site. (Ord. Nos. 17332; 25508)

SEC. 51P-141.111. PARKING.

Off-street parking must be provided in accordance with the requirements of Section 51-4.301. (Ord. Nos. 17332; 25508)

SEC. 51P-141.112. SIGNS.

All signs must comply with the requirements for the non-business category in Division 51-7.400. (Ord. Nos. 17332; 25508)

SEC. 51P-141.113. DECELERATION LANE.

A deceleration lane must be provided along Forest Lane to provide for a free right turn into the subject property from eastbound Forest Lane as shown on the approved plan. (Ord. Nos. 17332; 25508)

SEC. 51P-141.114. GENERAL REQUIREMENTS.

Utilization of this property must be in compliance with all other codes and regulations of the city. (Ord. Nos. 17332; 25508; 26102)

SEC. 51P-141.115. 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. 17332; 25508; 26102)

SEC. 51P-141.116. 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. 17332; 25508)
PD 141 is located on Zoning Map No. D-8. (Ord. Nos. 17332; 25508)