

ARTICLE 20.

PD 20.

SEC. 51P-20.101. LEGISLATIVE HISTORY.

PD 20 was established by Ordinance No. 11098, passed by the Dallas City Council on June 28, 1965. Ordinance No. 11098 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 11098 was amended by Ordinance No. 13949, passed by the Dallas City Council on January 22, 1973; Ordinance No. 14055, passed by the Dallas City Council on April 9, 1973; and Ordinance No. 24998, passed by the Dallas City Council on August 14, 2002. Ordinance No. 24998 changed the zoning on a portion of the property west of Annabelle Lane between Sarah Lee Lane and the Texas and New Orleans Railroad from PD 20 to an R-7.5(A) Single Family District. (Ord. Nos. 10962; 11098; 13949; 14055; 24998; 25423)

SEC. 51P-20.102. PROPERTY LOCATION AND SIZE.

PD 20 is established on property generally located on the west side of Lonsdale Avenue, south of Sarah Lee Drive. The size of PD 20 is approximately .367 acres. (Ord. Nos. 24998; 25423)

SEC. 51P-20.103. 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.

(c) Editor's note: Ordinance No. 24998 changed the zoning on most of the property which originally comprised PD 20, leaving only a small portion of PD 20. The remaining portion is located in Tract I. Ordinance No. 24998 did not amend the regulations of PD 20 to eliminate references to Tracts II and III, which no longer exist by operation of Ordinance No. 24998. (Ord. 25423)

SEC. 51P-20.104. USES PERMITTED.

The only uses permitted in this PD are as follows:

- (1) Tract I. Townhouses.
- (2) Tract II. Single-family dwellings.
- (3) Tract III. Apartments. (Ord. Nos. 14055; 25423)

SEC. 51P-20.105. DENSITY.

The density of the three tracts is as follows:

- (1) Tract I. Townhouses built in accordance with Multiple-Family-3 standards.

(2) Tract II. Single-family dwellings not to exceed Residential-7,500 square feet density.

(3) Tract III. Apartments not to exceed Multiple-Family-2 density. (Ord. Nos. 14055; 25423)

SEC. 51P-20.106. STANDARDS.

(a) Tract I. All development of this tract shall be in compliance with the Multiple-Family-3 standards of Ordinance No. 13768.

(b) Tract II. All development of this tract shall be in compliance with the Residential-7,500 square feet standards.

(c) Tract III. All development of this tract shall be in accordance with the Multiple Family-2 standards. (Ord. Nos. 14055; 25423)

SEC. 51P-20.107. DEVELOPMENT OF RESIDENTIAL LOTS.

At such time of development of the apartment area (Tract III), that portion of the single-family area (Tract II), and the townhouse area (Tract I) that is adjacent to or contiguous with the apartment area, must be improved and developed with single-family or townhouse residences simultaneous with any apartment construction or development. The single-family and townhouse development shall be of sufficient width to align with the dimensions of the adjoining apartment area and to include development of any lot partially extended beyond the dimension of any apartment tract or lot. (Ord. Nos. 14055; 25423)

SEC. 51P-20.108. GENERAL REQUIREMENTS.

(a) This planned development must comply with the various requirements of all of the departments of the city.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation.

(c) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13949; 14055; 25423; 26102)

SEC. 51P-20.109. ZONING MAP.

PD 20 is located on Zoning Map No. M-10. (Ord. 25423)

SEC. 51P-20.110. PLAN.

PD 20 has no city council-approved conceptual or development plan. (Ord. 25423)