

ARTICLE 21.

PD 21.

SEC. 51P-21.101. LEGISLATIVE HISTORY.

PD 21 was established by Ordinance No. 11094, passed by the Dallas City Council on June 28, 1965. Ordinance No. 11094 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. 11094 was amended by Ordinance No. 14285, passed by the Dallas City Council on October 8, 1973, and Resolution No. 77-2793, passed by the Dallas City Council on September 21, 1977. (Ord. Nos. 10962; 11094; 14285; 25423; Res. 77-2793)

SEC. 51P-21.102. PROPERTY LOCATION AND SIZE.

PD 21 is established on property generally located on Christopher Place, southwest of Fitzhugh Avenue. The size of PD 21 is approximately 4.046 acres. (Ord. Nos. 11094; 25423)

SEC. 51P-21.103. 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. 25423)

SEC. 51P-21.104. SITE PLAN.

Development must comply with the site plans (Exhibit 21A) approved by the city plan commission. (Ord. Nos. 11094; 14285; 25423)

SEC. 51P-21.105. DIRECTION OF FACING.

All dwelling units must face the line designated "front facing line"; however, the front wall of an individual unit is not required to be located on the line. (Ord. Nos. 11094; 25423)

SEC. 51P-21.106. BUILDABLE AREA.

All dwelling units must be constructed within the area designated "buildable area." (Ord. Nos. 11094; 25423)

SEC. 51P-21.107. REAR YARD.

A rear yard having a minimum dimension of 20 feet must be provided along the northwest, southwest, and southeast boundary of the Property. (Ord. Nos. 11094; 25423)

SEC. 51P-21.108. SIDE YARD.

A side yard having a minimum dimension of 15 feet must be provided along the northeast property line (along the southwest line of Fitzhugh Avenue). (Ord. Nos. 11094; 25423)

SEC. 51P-21.109. HEIGHT.

No dwelling unit may exceed a height of three standard stories. (Ord. Nos. 11094; 25423)

SEC. 51P-21.110. SUBDIVISION.

(a) Before the issuance of a building permit, the tract must be platted into a single lot by a plat approved by the city plan commission and filed for record in the office of the county clerk of Dallas County.

(b) If the property is to be developed as a condominium or as separately owned single-family dwellings, before the issuance of a building permit, the owner shall file a plat, prepared by a licensed surveyor or engineer, with the individual building site or sites designated by letter; vis. A., B., C., et cetera, and by size and location, with the corners of each site indicated by a permanent marker.

(c) Plats designated "Site B-1" and "Site B-2" approved by the city plan commission on September 8, 1977, are attached to and made a part of Ordinance No. 11094. (Ord. Nos. 11094; 25423; Res. 77-2793)

SEC. 51P-21.111. DENSITY.

A maximum of 35 dwelling units are permitted. (Ord. Nos. 11094; 25423)

SEC. 51P-21.112. PARKING.

A minimum of two covered off-street parking spaces must be provided for each dwelling unit. In addition, one off-street parking space for each two dwelling units in the project must be provided which are available for the common use of visitors, creating a total requirement of two and one-half off-street parking spaces for each dwelling. (Ord. Nos. 11094; 25423)

SEC. 51P-21.113. COVERAGE.

Not more than 35 percent of the total area of the site may be covered by structures or buildings of any kind. (Ord. Nos. 11094; 25423)

SEC. 51P-21.114. MINIMUM UNIT AREA.

No dwelling site may have a minimum width from side wall to side wall of less than 24 feet. (Ord. Nos. 11094; 25423)

SEC. 51P-21.115. PAVING.

All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer must bear the total cost and maintenance of all such improvements, including curb drainage structures that may be necessary. (Ord. Nos. 11094; 25423)

SEC. 51P-21.116. DEDICATION.

The subdivision plat must provide for any necessary dedication on Fitzhugh Avenue and must provide for paving and dedication of any part of the Avondale Extension as is deemed necessary by the department of public works and transportation. (Ord. Nos. 11094; 25423)

SEC. 51P-21.117. ACCESS TO PARKING.

All covered parking must be entered from the interior drive as shown on the site plan. No parking may be entered directly from either Fitzhugh Avenue or the proposed Avondale Extension. (Ord. Nos. 11094; 25423)

SEC. 51P-21.118. HEIGHT OF BUILDING WALLS.

Rear building walls backing to the proposed Avondale Extension may not exceed two stories in height, exclusive of roofing. (Ord. Nos. 11094; 25423)

SEC. 51P-21.119. SWIMMING POOL COVER.

A swimming pool cover is permitted in Lot V of Block 7/2023, as indicated on the site plans. (Ord. Nos. 14285; 25423)

SEC. 51P-21.120. GENERAL REQUIREMENTS.

(a) 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.

(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article, the requirements of the building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 11094; 25423; 26102)

SEC. 51P-21.121. ZONING MAP.

PD 21 is located on Zoning Map No. I-7. (Ord. 25423)