

ARTICLE 30.

PD 30.

SEC. 51P-30.101. LEGISLATIVE HISTORY.

PD 30 was established by Ordinance No. 11619, passed by the Dallas City Council on October 31, 1966. Ordinance No. 11619 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 11619 was amended by Resolution No. 71-2805, passed by the Dallas City Council on August 2, 1971; Ordinance No. 13505, passed by the Dallas City Council on January 17, 1972; Ordinance No. 13951, passed by the Dallas City Council on January 22, 1973; Resolution No. 75-2846, passed by the Dallas City Council on September 16, 1975; Ordinance No. 15388, passed by the Dallas City Council on January 17, 1977; and Ordinance No. 15809, passed by the Dallas City Council on April 19, 1978. (Ord. Nos. 10962; 11619; 13505; 13951; 15388; 15809; 25423; Res. Nos. 71-2805; 75-2846)

SEC. 51P-30.102. PROPERTY LOCATION AND SIZE.

PD 30 is established on property located at the southeast corner of Preston Road and Willow Lane. The size of PD 30 is approximately 9.32 acres. (Ord. Nos. 11619; 25423)

SEC. 51P-30.103. 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-30.104. DEVELOPMENT PLAN.

In connection with this PD, there is a development plan (Exhibit 30A) indicating development of single-family attached and detached dwellings with community recreational facilities. Development must be in conformance with said site plan. (Ord. Nos. 11619; 15388; 25423)

SEC. 51P-30.105. USES.

Within this PD, no main use other than single-family attached and detached dwellings is permitted. A maximum of two dwelling units are permitted per structure. A community recreational building and other recreational facilities, including a swimming pool, and accessory buildings as shown on the development plan are also permitted. (Ord. Nos. 11619; 25423)

SEC. 51P-30.106. DEVELOPMENT REGULATIONS.

(a) Setbacks. All buildings and structures must be set back from the property line as indicated on the development plan. All garages must be set back a minimum of 20 feet from the curb line of a dedicated street, and a minimum of three feet from the right-of-way line of any alley.

(b) Parking. Off-street parking must be provided at a minimum ratio of two spaces for each dwelling unit.

(c) Stories. No building or structure may exceed two stories.

(d) Density. A maximum of 56 dwelling units are permitted. Each dwelling unit must have a minimum of 2,000 square feet of living space, exclusive of garage or carport area.

(e) Community recreation building. The existing residential structure may be used as the community recreation building as indicated on the development plan. (Ord. Nos. 11619; 15809; 25423)

SEC. 51P-30.107. SCREENING.

A six-foot-high solid masonry screening wall must be provided along the west, north, east, and south property lines, as shown on the development plan. (Ord. Nos. 11619; 25423)

SEC. 51P-30.108. ACCESS.

Access to the Property is limited to one curb opening on Preston Road and one curb opening on Willow Lane, as indicated on the development plan. (Ord. Nos. 11619; 25423)

SEC. 51P-30.109. SUBDIVISION.

Prior to issuance of a building permit within the Property, a subdivision plat of the Property must be approved by the city plan commission and filed for record in the office of the County Clerk, Dallas County, Texas. (Ord. Nos. 11619; 25423)

SEC. 51P-30.110. HOMEOWNERS' ASSOCIATION REQUIRED.

(a) In connection with this PD, it is contemplated that there will be single-family attached and detached dwellings developed jointly utilizing common open spaces, access drives, and other necessary facilities as shown and provided for and approved on the development plan. In order to provide for the adequate maintenance and continuance of such common facilities, proper evidence showing the execution and filing of such covenants creating a homeowners' association composed of the individual owners of property within the Property must be submitted to the city plan commission prior to the sale of any lot or tract or prior to approval of the final subdivision plat for the area by the city plan commission. Such covenants must provide the following:

(1) Proper evidence of the creation of such homeowners' association.

(2) Each owner of property, whether of a single-family attached or detached dwelling unit, within this PD shall be a member of the homeowners' association.

(3) Each property owner, whether of a single-family attached or detached dwelling unit, shall have the right to use the common open space.

(4) The homeowners' association shall be responsible for the maintenance and continuance of easements and pavements therein.

(5) Maintenance of the open space must be financed by assessments levied against each property owner, and such assessments must be of sufficient amount to insure adequate maintenance.

(6) The developer shall contribute the missing shares for maintenance of common open space until all units are sold to guarantee continuous maintenance.

(7) Provisions must be made for a Committee for Architectural Control consisting of three members: the project architect; a representative of the land owner; and a representative of the homeowners. This committee shall retain complete architectural control of any physical structure to be placed on the land including fences, walls, dwellings units, any and all items visible from the street. This committee shall also retain strict architectural control of all landscape structures as well as exterior color and materials, providing for dwelling structures to be a minimum of 50 percent brick with all other exterior materials to be of maximum quality, providing for roof structures to be of tile, wood, shingle or shake, and providing for all landscape planning to be done by a licensed landscape architect selected by the committee.

(b) The structure of such homeowners' association must be approved by the city plan commission and the city attorney prior to or in conjunction with the approval of the final subdivision plat, or prior to the sale of any lot or tract, and filed for record with the county clerk. The document creating the homeowners' association constitutes a covenant running with the land and is binding upon each property, his heirs or successors in title. (Ord. Nos. 11619; 25423)

SEC. 51P-30.111. PAVING.

(a) All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt, and all private drives serving the dwelling units must have a minimum width of 30 feet. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(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. 11619; 25423; 26102)

SEC. 51P-30.112. COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may 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. 11619; 25423)

SEC. 51P-30.113. ZONING MAP.

PD 30 is located on Zoning Map No. D-7. (Ord. 25423)