

ARTICLE 31.

PD 31.

SEC. 51P-31.101. LEGISLATIVE HISTORY.

PD 31 was established by Ordinance No. 11638, passed by the Dallas City Council on November 21, 1966. Ordinance No. 11638 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. (Ord. Nos. 10962; 11638; 25423)

SEC. 51P-31.102. PROPERTY LOCATION AND SIZE.

PD 31 is established on property located at the northeast corner of Webb Chapel Road and Walnut Hill Lane. The size of PD 31 is approximately 53.15 acres. (Ord. Nos. 11638; 25423)

SEC. 51P-31.103. 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-31.104. DEVELOPMENT PLAN.

In connection with this PD, there is a development plan (Exhibit 31A) delineating four land use areas designated as Tracts I through IV, and all development must be in accordance with the development plan. (Ord. Nos. 11638; 25423)

SEC. 51P-31.105. USES.

Within the areas designated as Tracts I and Ia, II and III of the development plan, the main use of each lot is single-family detached dwellings on Tracts I and Ia, duplex on Tract II, and four-unit multiple-family dwellings on Tract III. In addition, in each of these areas, any accessory or incidental use designated as permitted in the respective district in Section 10-202 of the Comprehensive Zoning Ordinance is also permitted as an accessory or incidental use. The definitions of Section 10-300 applies to all permitted uses. Tract IV must be dedicated to the city for public use. *[Note: Pursuant to a memorandum dated February 4, 1972, from James M. Schroeder, Jr., Director of Planning and Urban Development, to J. Tom Jones, Chief Building Official, a decrease in density on Lots 1, 20-A, 21-A, 22-A, and 24-A of Tract III was authorized to permit free-standing duplex development instead of four-unit multiple-family dwellings.]* (Ord. Nos. 11638; 25423; 26102)

SEC. 51P-31.106. DEVELOPMENT REGULATIONS.

(a) Lot area, lot width, lot depth, and sign regulations for Tracts I, Ia, II, and III. Minimum lot area, lot width, lot depth, and sign regulations for Tracts I and Ia, II, and III are the same as set forth in the Comprehensive Zoning Ordinance (Ordinance No. 10962) for the R-10, 2F-1, and MF-1 districts

respectively, except that minimum lot width of Tract II is 60 feet and the minimum lot depth of Tract III is 100 feet.

(b) Tracts I and Ia regulations. The regulations with regards to front yards, side yards, rear yards, maximum lot coverage, floor area ratio, minimum off-street parking and loading, signs, building height, and accessory buildings are as set forth in the Comprehensive Zoning Ordinance (Ordinance No. 10962) for the Residential-10,000 square foot zoning district.

(c) Tract II regulations.

(1) Yards.

(A) Minimum front yard is 15 feet.

(B) Minimum side yard is 10 percent of the width of the lot, with no less than a 10-foot minimum side yard on a corner lot.

(C) Minimum rear yard is 25 feet.

(2) Parking. Off-street parking must be provided at a minimum ratio of two spaces for each dwelling unit. All off-street parking must be placed at the rear of each lot.

(3) Coverage. The maximum area of the lot which may be covered by all buildings and structures is 60 percent. Dwelling structures and accessory buildings may not cover more than fifty percent of that portion of the lot lying to the rear of a line erected joining the midpoint of one side line with the midpoint of the opposite side lot line.

(4) Stories. No building or structure may exceed three stories.

(5) Density. Minimum lot area for each dwelling unit is 3,000 square feet.

(d) Tract III regulations.

(1) Yards.

(A) Minimum front yard is 15 feet.

(B) Minimum side yard is 10 feet, except that a minimum side yard of 15 feet must be provided on a corner lot.

(C) Minimum rear yard is 25 feet.

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

(3) Coverage. No main dwelling structure may cover more than 40 percent of the lot or tract and, together with covered parking, structures and other accessory buildings, no more than 60 percent of the lot or tract.

(4) Stories. No building or structure may exceed three stories.

(5) Density. Minimum lot area for each living unit is 2,000 square feet. A maximum of four living units are permitted per lot. (Ord. Nos. 11638; 25423)

SEC. 51P-31.107. SCREENING.

A six-foot-high solid masonry screening wall must be provided along the west and south lines of Tract I, the north line of Tract II, and the south line of Tract III, terminating at the easterly street of Tract III, as shown on the development plan. (Ord. Nos. 11638; 25423)

SEC. 51P-31.108. 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 with the County Clerk of Dallas County, Texas. (Ord. Nos. 11638; 25423)

SEC. 51P-31.109. PAVING.

(a) Tracts II and III. In order to allow rear access to dwelling units, 20-foot-wide paved alleys are required as indicated on the development plan. Streets must have a pavement width of 36 feet.

(b) All tracts. 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. 11638; 25423; 26102)

SEC. 51P-31.110. 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. 11638; 25423)

SEC. 51P-31.111. ZONING MAP.

PD 31 is located on Zoning Map Nos. F-5 and F-6. (Ord. 25423)