

ARTICLE 32.

PD 32.

SEC. 51P-32.101. LEGISLATIVE HISTORY.

PD 32 was established by Ordinance No. 11717, passed by the Dallas City Council on February 13, 1967. Ordinance No. 11717 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 11717 was amended by Resolution No. 67-1419, passed by the Dallas City Council on March 27, 1967. (Ord. Nos. 10962; 11717; 25423; Res. 67-1419)

SEC. 51P-32.102. PROPERTY LOCATION AND SIZE.

PD 32 is established on property generally located along the east line of Jim Miller Road, south of Elam Road and north of Loop 12. The size of PD 32 is approximately 18.11 acres. (Ord. Nos. 11717; 25423)

SEC. 51P-32.103. 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-32.104. DEVELOPMENT PLAN.

Development must be in general conformance with the development plan as approved by the city plan commission (Exhibit 32A). (Ord. Nos. 11717; 25423; Res. 67-1419)

SEC. 51P-32.105. USES.

The uses permitted in this PD are townhouses, apartments, and a day nursery. (Ord. Nos. 11717; 25423)

SEC. 51P-32.106. DEVELOPMENT REGULATIONS.

Development must meet the standards of the MF-2 zoning regulations as set forth in the zoning ordinance (Ordinance No. 10962). (Ord. Nos. 11717; 25423)

SEC. 51P-32.107. ADDITIONAL REGULATIONS FOR DAY NURSERY.

(a) In general. The regulations in the following subsections apply to the day nursery authorized by this PD.

(b) Recreational area. The outdoor recreational area must be within the unoccupied area between the main building and the rear lot line, extending from the side lot line to side lot line. It must be enclosed at all times with a fence which must be built and maintained with a minimum height of four feet. A six-foot-high solid fence must be built and maintained along all play areas adjacent to residential property.

(c) Play area. A minimum of 50 square feet of inside area and 100 square feet of outside play area must be provided for each child in attendance.

(d) Signs.

(1) No sign erected may exceed two square feet in area.

(2) All signs must be placed flat against the wall of the building.

(3) No other device may be used to advertise the day nursery.

(e) Ordinance No. 10104. All requirements of Ordinance No. 10104 must be complied with.

(f) Maintenance. The entire premises must be maintained in good repair and tidy appearance. (Ord. Nos. 11717; 25423)

SEC. 51P-32.108. PLATTING AND DEDICATIONS.

Prior to issuance of a building permit, a plat providing for the following dedications must be filed for record in the office of the County Clerk of Dallas County, Texas:

(1) Dedication to provide for 50 feet from the centerline of Jim Miller Road.

(2) Dedication for fire lanes as required by the Fire Department.

(3) Dedication of floodway easements as required by the Department of Public Works and Transportation.

(4) Dedication of water and sewer easements as required by the Water Utilities Department. (Ord. Nos. 11717; 25423)

SEC. 51P-32.109. 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. 11717; 25423; 26102)

SEC. 51P-32.110. 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. 11717; 25423)

SEC. 51P-32.111.

ZONING MAP.

PD 32 is located on Zoning Map No. M-10. (Ord. 25423)