

## **ARTICLE 34.**

### **PD 34.**

#### **SEC. 51P-34.101. LEGISLATIVE HISTORY.**

PD 34 was established by Ordinance No. 11766, passed by the Dallas City Council on March 27, 1967. Ordinance No. 11766 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 11766 was amended by Resolution No. 67-4943, passed by the Dallas City Council on October 30, 1967; Resolution No. 69-6833, passed by the Dallas City Council on December 22, 1969; Ordinance No. 14527, passed by the Dallas City Council on May 6, 1974; Resolution No. 75-3067, passed by the Dallas City Council on October 6, 1975; and Resolution No. 77-2794, passed by the Dallas City Council on September 21, 1977. (Ord. Nos. 10962; 11766; 14527; 25423; Res. Nos. 67-4943; 69-6833; 75-3067; 77-2794)

#### **SEC. 51P-34.102. PROPERTY LOCATION AND SIZE.**

PD 34 is established on property generally located along the northwest line of Ferguson Road, beginning 739.07 feet of the northeast line of Highland Road. The size of PD 34 is approximately 44.30 acres. (Ord. Nos. 11766; 25423)

#### **SEC. 51P-34.103. 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-34.104. DEVELOPMENT PLAN.**

Development must be in accordance with the approved development plan (Exhibit 34A). (Ord. Nos. 11766; 14527; 25423; Res. Nos. 67-4943; 75-3067; 77-2794)

#### **SEC. 51P-34.105. USES.**

(a) Within the designated areas on the development plan, the main use of each lot or tract is as follows:

- (1) Area A. Residential-7,500 square foot single-family detached dwellings.
- (2) Area B. Two Family-1, duplexes.
- (3) Area C. Multiple-Family-2, apartments.
- (4) Area D. Public open space and drainage easement.

(b) In any of the above designated areas, any accessory or incidental use as permitted in the respective districts in Section 10-202 of the Comprehensive Zoning Ordinance is permitted in this PD.

(c) The definitions of Section 10-300 apply to all permitted uses. (Ord. Nos. 11766; 25423)

**SEC. 51P-34.106. DEVELOPMENT REGULATIONS.**

The regulations with regard to minimum lot area, lot width, lot depth, front yards, rear yards, side yards, maximum lot coverage, building height, floor area ratio, minimum off-street parking and loading, signs, screening, building location and spacing, and accessory buildings for the R-7.5, 2F-1, and MF-2 areas designated on the development plan, are the same as set forth in the Comprehensive Zoning Ordinance (Ordinance No. 10962) for the R-7.5, 2F-1, and MF-2 districts, respectively. (Ord. Nos. 11766; 25423)

**SEC. 51P-34.107. DEVELOPMENT SCHEDULE.**

Development must begin within a period of 18 months from the date of passage of Ordinance No. 11766. The Residential-7,500 square foot area and the Two-Family-1 area must be developed prior to the occupancy of any of the buildings within the Multiple-Family-2 area or the permanent connection of the utilities to the same. This development schedule is a part of the development plan and must be adhered to by the owner, developer, and his successors in interest. *[Note: Resolution No. 69-6833, passed by the Dallas City Council on December 22, 1969, states in Section 1 that the development schedule regulation shall be interpreted to mean that the Owner of said subdivision is entitled to a certificate of occupancy and a connection of the utilities on Phase One of the apartments consisting of 130 units adjacent to Graycliff Drive presently under construction by virtue of having commenced and having in process of building three duplex units in Block 3/7038 and three single-family residences in Block 1/7038. Upon the completion of these apartment units, no other apartment units may be commenced and no building permits may be issued until all of the duplex units and all of the single-family units are in process of construction in Block Nos. 1/7038, 2/7038, and 3/7038. In addition, Section 2 of this resolution states that no certificate of occupancy may be issued and no utilities furnished for the completion of the 130 units now under construction except on the terms hereinabove described which must be agreed to by the owner of the apartment units.]* (Ord. Nos. 11766; 25423; Res. 69-6833)

**SEC. 51P-34.108. SUBDIVISION.**

Prior to the issuance of any building permit within the area covered by this PD, a subdivision plat of the entire development must be filed for record with the County Clerk of Dallas County. (Ord. Nos. 11766; 25423)

**SEC. 51P-34.109. DEDICATION.**

Prior to the issuance of any building permit within the area covered by this PD:

(1) right-of-way must be dedicated for the proposed Valley Glen Drive and other streets and alleys as indicated on the development plan or deemed necessary by platting requirements; and

(2) property between the proposed Valley Glen Drive and the northwest property line must be dedicated to the city for public open space and drainage easement. (Ord. Nos. 11766; 25423; 26102)

**SEC. 51P-34.110. 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. 11766; 25423; 26102)

**SEC. 51P-34.111. 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. 11766; 25423)

**SEC. 51P-34.112. ZONING MAP.**

PD 34 is located on Zoning Map No. I-9. (Ord. 25423)