

ARTICLE 38.

PD 38.

SEC. 51P-38.101. LEGISLATIVE HISTORY.

PD 38 was established by Ordinance No. 12013, passed by the Dallas City Council on December 11, 1967. Ordinance No. 12013 amended Ordinance No. 10962, Chapter 51 of the Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 12013 was amended by Resolution No. 70-1618, passed by the Dallas City Council on April 20, 1970, and Resolution No. 71-2624, passed by the Dallas City Council on July 19, 1971. (Ord. Nos. 10962; 12013; 25423; Res. Nos. 70-1618; 71-2624)

SEC. 51P-38.102. PROPERTY LOCATION AND SIZE.

PD 38 was established on property generally located on Altoona Drive, north of Ledbetter Drive. The size of PD 38 is approximately 74.55 acres. (Ord. Nos. 12013; 25423)

SEC. 51P-38.103. 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-38.104. SUBDIVISION PLAT.

Before the issuance of any building permit on Tract I or II, a subdivision plat must be approved and filed for record and must include the following.

(1) A Residential-10,000 square feet subdivision plat on Tract I with no vehicular access to Tract II.

(2) Deed restrictions for single-family uses on Tract I which make the property owners in the adjacent subdivision a party to the restrictions.

(3) A 20-foot-wide pedestrian-way extending from the 60-foot-wide access street through Tract II, eastward through the first tier of lots in Tract I. A barrier must be installed at each end and adjacent to the public alley to block vehicular use of this pedestrian-way. Parking areas and vehicle access routes adjacent to the pedestrian-way are prohibited.

(4) Tract II must be platted into apartment tracts with a 60-foot-wide access street connecting Cockrell Hill Road and Ledbetter Drive (Loop 12).

(5) A dedication to provide for 50 feet of right-of-way from the center-line of Cockrell Hill Road. (Ord. Nos. 12013; 25423)

SEC. 51P-38.105. APARTMENT DEVELOPMENT.

All apartment developments must meet the standards of the Multiple-Family-1 zoning district. (Ord. Nos. 12013; 25423)

SEC. 51P-38.106. SITE PLAN.

Before the issuance of any building permit on an apartment tract, a detailed site plan for the tract must be approved by the city plan commission. A site plan for a portion of the property, as approved by the Dallas City Council on July 19, 1971, is labelled Exhibit 38A. Compliance with the site plan is required. (Ord. Nos. 12013; 25423; Res. 71-2624)

SEC. 51P-38.107. VEHICULAR ACCESS.

Vehicular access is prohibited from any part of Tract II into the public alley between Tracts I and II. (Ord. Nos. 12013; 25423)

SEC. 51P-38.108. PAVING AND UTILITIES.

Before the issuance of any building permits in Tract II, all streets and alleys in Tract I must be paved and all utilities installed, ready for construction of homes. (Ord. Nos. 12013; 25423)

SEC. 51P-38.109. VISUAL BARRIER OF TREES.

Before the issuance of a certificate of occupancy on any apartment tract adjacent to the public alley between Tracts I and II, a visual barrier of trees and shrubs must be planted and maintained in a living and growing condition, adjacent to the public alley. (Ord. Nos. 12013; 25423)

SEC. 51P-38.110. DRAINAGE.

Development of Tracts I and II must meet the requirements of the drainage section of the department of public works and transportation. (Ord. Nos. 12013; 25423)

SEC. 51P-38.111. SUP NO. 373.

Ordinance No. 11886, which authorizes Specific Use Permit No. 373 for a day nursery in the area designated as Tract II in the PD, remains in full force and effect. (Ord. Nos. 12013; 25423)

SEC. 51P-38.112. GENERAL REQUIREMENTS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose 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. 12013; 25423; 26102)

SEC. 51P-38.113. ZONING MAP.

PD 38 is located on Zoning Map No. N-5. (Ord. 25423)