

ARTICLE 39.

PD 39.

SEC. 51P-39.101. LEGISLATIVE HISTORY.

PD 39 was established by Ordinance No. 12019, passed by the Dallas City Council on December 18, 1967. Ordinance No. 12019 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. (Ord. Nos. 10962; 12019; 25423)

SEC. 51P-39.102. PROPERTY LOCATION AND SIZE.

PD 39 is established on property generally located along the southwest line of Easton Road, southeast of Lake Gardens Drive and northwest of Garland Road. The size of PD 39 is approximately 16.87 acres. (Ord. Nos. 12019; 25423)

SEC. 51P-39.103. 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-39.104. DEVELOPMENT PLAN.

Development must be in accordance with the development plan approved by the city plan commission and the city council (Exhibit 39A). (Ord. Nos. 12019; 25423)

SEC. 51P-39.105. USES.

Within this PD, no use is permitted other than townhouse apartments, multiple-family dwellings, day nursery, swimming pool, and related uses as indicated on the development plan. (Ord. Nos. 12019; 25423)

SEC. 51P-39.106. DEVELOPMENT REGULATIONS.

(a) In general. The regulations with regard to minimum lot area, lot width, lot depth, front yard, side yard, rear yard, maximum lot coverage, signs, building location and spacing, and accessory buildings are the same as set forth in the Comprehensive Zoning Ordinance No. 10962 for the Multiple-Family-2 District for townhouse apartments and multiple-family dwellings.

(b) Stories. No building may exceed a height three stories.

(c) Density. Minimum lot area for each dwelling unit is as follows:

(1) Unit with no separate bedroom - 800 square feet.

- (2) One bedroom - 1,000 square feet.
- (3) Two bedroom - 1,200 square feet.
- (4) More than two bedrooms - 1,200 square feet plus 150 square feet for each additional bedroom. (Ord. Nos. 12019; 25423)

SEC. 51P-39.107. OFF-STREET PARKING.

Off-street parking must be provided at the following minimum ratios:

- (1) Day nursery - one space for each 10 children in attendance.
- (2) Townhouse apartments and multiple-family dwellings - one and one-half spaces per dwelling unit. (Ord. Nos. 12019; 25423)

SEC. 51P-39.108. FIRE LANES AND UTILITY EASEMENTS.

(a) Fire lanes and utility easements must be provided in accordance with the requirements of the Fire Department.

(b) Prior to the issuance of a building permit, a 20-foot fire lane and utility easement must be dedicated along the property fronting Easton Road as indicated on the development plan. (Ord. Nos. 12019; 25423)

SEC. 51P-39.109. SCREENING.

A solid masonry screening wall must be maintained along the side of property fronting on Easton Road as shown on the development plan. (Ord. Nos. 12019; 25423)

SEC. 51P-39.110. COMPLIANCE WITH ORDINANCE NO. 10104.

The day nursery must comply with all the requirements of Ordinance No. 10104. (Ord. Nos. 12019; 25423)

SEC. 51P-39.111. PAVING.

(a) All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. 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. 12019; 25423; 26102)

SEC. 51P-39.112.

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. 12019; 25423)

SEC. 51P-39.113.

ZONING MAP.

PD 39 is located on Zoning Map No. G-10. (Ord. 25423)