

## ARTICLE 41.

### PD 41.

#### SEC. 51P-41.101. LEGISLATIVE HISTORY.

PD 41 was established by Ordinance No. 12440, passed by the Dallas City Council on February 10, 1969. Ordinance No. 12440 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 12440 was amended by Ordinance No. 13692, passed by the Dallas City Council on June 26, 1972. (Ord. Nos. 10962; 12440; 13692; 25423)

#### SEC. 51P-41.102. PROPERTY LOCATION AND SIZE.

PD 41 is established on property generally located along the west line of Inwood Road between Forest Lane and Willow Lane. The size of PD 41 is approximately 32.25 acres. (Ord. Nos. 12440; 25423)

#### SEC. 51P-41.103. 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-41.104. DEVELOPMENT PLAN.

Development must be in accordance with the development plan (Exhibit 41A). The development plan is composed of two separate plans - a site plan and lotting plan. *[Note: Ordinance No. 13692 substitutes a plot plan for the site plan and lotting plan attached to Ordinance No. 12440. No revisions, however, were made to the text of the development plan requirement.]* (Ord. Nos. 12440; 13692; 25423)

#### SEC. 51P-41.105. USES.

The only permitted uses in this PD are single-family attached and detached dwellings with garages and a private community center as shown on the development plan. No more than 210 attached and detached units are permitted on the Property. (Ord. Nos. 12440; 25423)

#### SEC. 51P-41.106. DEVELOPMENT REGULATIONS.

(a) In general.

(1) Attached living units. Each attached living unit must have separate heating and air conditioning, a minimum living area of 1,200 square feet, and be 80 percent masonry. The maximum length of any group of attached living units is six.

(2) Detached living units. Each detached living unit must have separate utilities with a minimum living area of 2,500 square feet and a two-car garage.

(b) Yards. Ten feet must be provided between the ends of detached living units. A 10 foot side yard must be provided on living units adjoining driveways or dedicated streets. All structures, including garages, must setback a minimum distance of 25 feet from the edge of private streets. The minimum distance between the fronts of structures facing on the permanent open space must be 65 feet. A minimum 10 foot rear yard must be provided for all units.

(c) Stories. All end living units, being those lots with numbers shown on the lotting plan, must be one story in height. This applies to all lots for attached living units shown as 40 foot widths. No living unit may exceed two standard stories.

(d) Coverage. Maximum lot coverage for a main structure and accessory structures is 60 percent.

(e) Lot size. Interior lots in Tract I must be a minimum of 30 feet by 100 feet and end lots must be a minimum of 40 feet by 100 feet. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.107. OFF-STREET PARKING.**

Off-street parking must be provided at a minimum ratio of two spaces per living unit. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.108. DRAINAGE.**

All requirements of the department of public works and transportation must be met with regard to the existing creek. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.109. SCREENING.**

A six-foot masonry screening wall must be provided on the west property line with the exception of that portion of the line within the existing creek. A five-foot masonry wall must be provided adjacent to dedicated streets. The required wall for the entire development must be constructed prior to occupancy of any living unit. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.110. SUBDIVISION PLAN.**

Prior to issuance of a building permit for all or part of this planned development, a subdivision plat of the entire area must be approved by the city plan commission and filed for record in the Office of the County Clerk, Dallas County, Texas. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.111. HOMEOWNERS' ASSOCIATION.**

All interior private drives, parking areas, driveways, recreational areas, and permanent open spaces must be maintained by a single maintenance corporation paid for by the residents of the area. (Ord. Nos. 12440; 25423)

**SEC. 51P-41.112.**

**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. 12440; 25423; 26102)

**SEC. 51P-41.113.**

**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. 12440; 25423)

**SEC. 51P-41.114.**

**ZONING MAP.**

PD 41 is located on Zoning Map No. D-7. (Ord. 25423)