

ARTICLE 42.

PD 42.

SEC. 51P-42.101. LEGISLATIVE HISTORY.

PD 42 was established by Ordinance No. 12883, passed by the Dallas City Council on March 2, 1970. Ordinance No. 12883 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 12883 was amended by Ordinance No. 14617, passed by the Dallas City Council on July 29, 1974. (Ord. Nos. 10962; 12883; 14617; 25423)

SEC. 51P-42.102. PROPERTY LOCATION AND SIZE.

PD 42 is established on property generally located along the south line of the Lyndon B. Johnson Freeway between Drexelwood Drive and Inwood Road. The size of PD 42 is approximately 27.41 acres. (Ord. Nos. 12883; 25423)

SEC. 51P-42.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51. (Ord. 25423)

SEC. 51P-42.104. DEVELOPMENT PLAN.

Development must be in conformance with the development plan (Exhibit 42A) attached to Ordinance No. 12883, except that the four-foot-high screening wall as shown within the required front yards of Lots 1 and 92 on the northeast and southeast corners of Drexelwood Drive and Thunder Road, respectively, is not required. The development plan indicates maximum buildable area for the main structure of each lot or double lot. (Ord. Nos. 12883; 14617; 25423)

SEC. 51P-42.105. USES.

No uses other than detached two family dwellings or free standing duplexes are permitted as shown on the development plan. The dwelling units must be within the building area of each lot or double lot as shown on the development plan. Single-family detached dwellings are permitted, provided each lot or lots has a minimum width of 60 feet. (Ord. Nos. 12883; 25423)

SEC. 51P-42.106. DEVELOPMENT REGULATIONS.

- (a) Front yard. There must be a minimum front yard of 25 feet except those lots fronting on the proposed cul-de-sac which must have a minimum of 20 feet.
- (b) Side yard. There must be a minimum side yard for each set of double lots equal to 10 percent of the total width of each double lot, with a five-foot minimum and a 10-foot maximum. A

minimum side yard of 10 feet must be provided on lots fronting Tryall Drive, Drexelwood Drive, and the 25-foot alley entering Thunder Road.

(c) Rear yard. Minimum rear yard of 10 feet is required.

(d) Coverage. The main building and accessory buildings may not cover more than 60 percent of each double lot.

(e) Stories. No building or structure may exceed three stories. (Ord. Nos. 12883; 25423)

SEC. 51P-42.107. OFF-STREET PARKING.

Off-street parking must be provided at a minimum ratio of two spaces per dwelling unit. (Ord. Nos. 12883; 25423)

SEC. 51P-42.108. SCREENING.

(a) Except as provided in this section, screening must be provided as shown on the development plan with a minimum height of six feet behind the front building line.

(b) The four-foot-high screening wall shown within the required front yards of Lots 1 and 92 on the northeast and southeast corners of Drexelwood Drive and Thunder Road, respectively, is not required.

(c) Required screening must consist of masonry or masonry and wood and must meet the design, material, and construction requirements of the department of public works and transportation. (Ord. Nos. 14617; 25423)

SEC. 51P-42.109. SUBDIVISION PLAN.

Prior to issuance of a building permit for all or any 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. 12883; 25423)

SEC. 51P-42.110. TRAFFIC.

All requirements of the department of public works and transportation regarding sight lines at street and alley intersections in the erection of fences must be complied with. The alley turning radii must be a minimum of 40 feet or as approved by the department of public works and transportation. (Ord. Nos. 12883; 25423)

SEC. 51P-42.111. PAVING.

(a) All paving, drainage, easement, and alley requirements of the department of public works and transportation must be complied with.

(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. 12883; 25423; 26102)

SEC. 51P-42.112. 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. 12883; 25423)

SEC. 51P-42.113. ZONING MAP.

PD 42 is located on Zoning Map Nos. D-6 and D-7. (Ord. 25423)