

ARTICLE 47.

PD 47.

SEC. 51P-47.101. LEGISLATIVE HISTORY.

PD 47 was established by Ordinance No. 13265, passed by the Dallas City Council on April 26, 1971. Ordinance No. 13265 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. (Ord. Nos. 10962; 13265; 25423)

SEC. 51P-47.102. PROPERTY LOCATION AND SIZE.

PD 47 is established on property generally located on both sides of Helsem Way, east of Hillcrest Road. The size of PD 47 is approximately 18.8 acres. (Ord. Nos. 13265; 25423)

SEC. 51P-47.103. 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-47.104. DEVELOPMENT PLAN.

Development must conform with the development plan (Exhibit 47A). (Ord. Nos. 13265; 25423)

SEC. 51P-47.105. SUBDIVISION PLAT.

Before the issuance of any building permit, a subdivision plat of the entire area must be approved by the city plan commission and filed for record. (Ord. Nos. 13265; 25423)

SEC. 51P-47.106. USES.

Single-family attached dwellings, a private community center, an outdoor recreational area, a swimming pool, and four tennis courts are permitted in this PD. (Ord. Nos. 13265; 25423)

SEC. 51P-47.107. DENSITY.

A maximum of 100 attached dwelling units are permitted. (Ord. Nos. 13265; 25423)

SEC. 51P-47.108. BUILDABLE AREA.

Buildable area for each dwelling unit is designated by letter A, B, C, D, or E, as shown on the development plan. Maximum buildable area for the community center is 8125 square feet. (Ord. Nos. 13265; 25423)

SEC. 51P-47.109. FRONT YARD.

All attached dwellings and parking structures must set back 50 feet from the centerline of dedicated streets and a minimum distance of 25 feet from the centerline of private streets. (Ord. Nos. 13265; 25423)

SEC. 51P-47.110. SIDE YARD.

All attached dwellings and covered parking structures must have a minimum side yard setback of 10 feet from the right-of-way line of dedicated streets and 25 feet from the centerline of private streets. (Ord. Nos. 13265; 25423)

SEC. 51P-47.111. REAR YARD.

All buildings must have a minimum rear yard of 15 feet from the property lines. (Ord. Nos. 13265; 25423)

SEC. 51P-47.112. HEIGHT.

No dwelling unit may exceed a height of 36 feet. The community center may not exceed a height of one standard story. (Ord. Nos. 13265; 25423)

SEC. 51P-47.113. BUILDING LOCATION.

The community center, swimming pool, and tennis courts must be generally located as shown on the development plan. (Ord. Nos. 13265; 25423)

SEC. 51P-47.114. COVERAGE.

No more than 35 percent of the total area of the site may be covered by buildings. (Ord. Nos. 13265; 25423)

SEC. 51P-47.115. STREETS AND PAVING.

The extension of Breckenridge Drive on the east boundary line must have a minimum paving width of 36 feet. All private streets must have a minimum paving of 27 feet. All driveways, entrances, parking areas, and private streets and dedicated streets must be constructed to the requirements of all departments of the city. Private streets must be constructed to meet requirements the department of public works and transportation deems necessary for proper maintenance according to standards of the city. (Ord. Nos. 13265; 25423; 26102)

SEC. 51P-47.116.

DEDICATION.

The subdivision plat must provide for all necessary street dedications, and must provide for a 50-foot right-of-way dedication for the extension of Breckenridge Drive as shown on the development plan. (Ord. Nos. 13265; 25423)

SEC. 51P-47.117.

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 in accordance with 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. 13265; 25423; 26102)

SEC. 51P-47.118.

ZONING MAP.

PD 47 is located on Zoning Map Nos. D-7 and D-8. (Ord. 25423)