

ARTICLE 48.

PD 48.

SEC. 51P-48.101. LEGISLATIVE HISTORY.

PD 48 was established by Ordinance No. 13443, passed by the Dallas City Council on November 22, 1971. Ordinance No. 13443 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; 13443; 25423)

SEC. 51P-48.102. PROPERTY LOCATION AND SIZE.

PD 48 is established on property generally located on the south side of Redbird Lane, east of Hampton Road. The size of PD 48 is approximately 10.875 acres. (Ord. Nos. 13443; 25423)

SEC. 51P-48.103. 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-48.104. SITE PLAN/DEED RESTRICTIONS.

(a) A site plan for this PD (Exhibit 48A), approved by the city plan commission, is attached to and made a part of Ordinance No. 13443.

(b) Before the issuance of a building permit, a site plan and deed restrictions must be filed for record. (Ord. Nos. 13443; 25423)

SEC. 51P-48.105. DEDICATION.

Before the issuance of a building permit, a dedication must be made to provide for 50 feet of right-of-way from the centerlines of Hampton Road and Red Bird Lane. (Ord. Nos. 13443; 25423)

SEC. 51P-48.106. PRIVATE STREETS/DRIVES.

All interior private streets and drives must be constructed to meet specifications of the department of public works and transportation and must have:

- (1) a minimum paving width of 27 feet back-to-back for two-way traffic;
- (2) a minimum paving width of 15 feet for one-way traffic; and
- (3) 20 feet of paving with a minimum 50-foot radius for fire truck turn around. (Ord. Nos. 13443; 25423)

SEC. 51P-48.107. INGRESS /EGRESS.

All vehicular traffic ingress and egress must be from Red Bird Lane. (Ord. Nos. 13443; 25423)

SEC. 51P-48.108. PARKING.

Parking must be provided at the ratio of two off-street parking spaces on each lot. (Ord. Nos. 13443; 25423)

SEC. 51P-48.109. TOWNHOUSE STORY LIMIT.

A maximum of 55 townhouses are allowed in this PD and are limited to a maximum of three stories in height as designated on the site plan. (Ord. Nos. 13443; 25423)

SEC. 51P-48.110. FLOOR AREA.

No living unit may have a floor area of less than 1,500 square feet excluding garage areas. (Ord. Nos. 13443; 25423)

SEC. 51P-48.111. WALL SURFACES.

The exterior wall surfaces of each single-family attached building complex must be at least 70 percent masonry, not counting window and door areas. A single-family attached building complex is defined as one to six single-family attached houses joined together. (Ord. Nos. 13443; 25423)

SEC. 51P-48.112. FENCE.

The townhouse development must be enclosed by a perimeter fence as shown on the approved site plan. The fence must be not less than six feet high nor more than 10 feet high where shown on the approved plan. The fence must be constructed as detailed on the drawing and as noted on the approved plan. (Ord. Nos. 13443; 25423)

SEC. 51P-48.113. UTILITIES.

All utilities must be underground. (Ord. Nos. 13443; 25423)

SEC. 51P-48.114. FIRE HYDRANTS.

Fire hydrants must be installed in this PD as required by the Dallas Fire Department. (Ord. Nos. 13443; 25423)

SEC. 51P-48.115. HOMEOWNERS' ASSOCIATION.

It is anticipated that in this PD, there will be single-family attached houses with common open areas and access drives. In order to provide for the adequate maintenance and continuance of these

facilities, proper evidence showing the execution and filing for record of covenants creating a homeowners' association composed of individual owners of property and/or homes in the PD must be approved by the city attorney and city council before the sale of any dwelling unit. The covenants must provide the following:

(1) Each owner or property in the PD must be a member of the homeowners' association.

(2) Each property owner must have the right to use all common open areas, access drives, and/or streets.

(3) The common open areas and access drives must be placed in the ownership of the homeowners' association, which shall be responsible for the operation, maintenance, and continuance of the open space and access drives. (Ord. Nos. 13443; 25423)

SEC. 51P-48.116. LANDSCAPING.

Landscaping details for the Red Bird Lane entrance and common areas must be approved by the city plan commission before the issuance of a certificate of occupancy. (Ord. Nos. 13443; 25423)

SEC. 51P-48.117. 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 building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13443; 25423; 26102)

SEC. 51P-48.118. ZONING MAP.

PD 48 is located on Zoning Map No. O-6. (Ord. 25423)