

ARTICLE 50.

PD 50.

SEC. 51P-50.101. LEGISLATIVE HISTORY.

PD 50 was established by Ordinance No. 13428, passed by the Dallas City Council on November 8, 1971. Ordinance No. 13428 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 13428 was amended by Ordinance No. 15951, passed by the Dallas City Council on September 20, 1978. (Ord. Nos. 10962; 13428; 15951; 25423)

SEC. 51P-50.102. PROPERTY LOCATION AND SIZE.

PD 50 is established on property generally located along the east line of the Dallas North Tollway, south of Harvest Hill Road. The size of PD 50 is approximately 34.86 acres. (Ord. Nos. 13428; 25423)

SEC. 51P-50.103. 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-50.104. DEVELOPMENT PLAN.

In connection with this PD, there is a development plan composed of two parts titled Plan I and Plan II (Exhibit 50A). Plan I is a general development plan of the entire district. Plan II is a detailed plan showing a typical arrangement of buildings, driveways, fire lanes, parking areas, easements, and such other features as required by this article. All development must be in general conformance with this development plan. (Ord. Nos. 13428; 15951; 25423)

SEC. 51P-50.105. USES.

The following uses are permitted within this PD:

- (1) Single-family attached dwellings.
- (2) Private community center.
- (3) Private recreation club or area.
- (4) Any accessory uses permitted for single-family attached dwellings. (Ord. Nos. 13428; 25423)

SEC. 51P-50.106. GENERAL REGULATIONS.

The standards for off-street parking and loading, screening and storage, accessory buildings, and signs are as required in the 2F-1 district except as provided in this article. (Ord. Nos. 13428; 25423)

SEC. 51P-50.107. DENSITY.

A maximum of 250 dwelling units is permitted. (Ord. Nos. 13428; 25423)

SEC. 51P-50.108. BUILDING SETBACKS.

Minimum building lines or distance of buildings from lot lines is as shown on the development plan. (Ord. Nos. 13428; 25423)

SEC. 51P-50.109. MAXIMUM COVERAGE.

Maximum percent of the area of any lot which may be covered by buildings or structures is 65 percent. Maximum coverage of the entire tract by buildings may not exceed 33 percent excluding service buildings or clubhouse. (Ord. Nos. 13428; 25423)

SEC. 51P-50.110. BUILDING SITES.

(a) The location of lots indicate arrangement and grouping in numbers only, provided no lot is platted below the following minimum standards:

- (1) Minimum lot width is 25 feet.
- (2) Minimum lot depth is 100 feet.
- (3) Minimum lot area is 2500 feet.
- (4) Maximum floor area ratio is 2:1.

(b) All lots must have frontage on a dedicated street or dedicated public access easement.

(c) Only one dwelling unit per lot is permitted.

(d) Any excess of open land above that required by Section 51P-50.116 may be applied to increasing lot depths by not more than 10 feet on any one lot.

(e) The total allowable front footage of developed lots is 7045 feet.

(f) Lots may be grouped in varying sizes subject to the maximum and minimums in Subsections 51P-50.107 and 51P-50.110 and provided that the maximum allowable developed lot front footage of 7045 feet is not exceeded.

(g) Groups of developed lots as shown on the development plan may be increased or decreased in number provided that a corresponding decrease or increase is made in other groups and that the maximum allowable density of 250 lots is not exceeded. (Ord. Nos. 13428; 25423)

SEC. 51P-50.111. HEIGHT.

No building may exceed a height of 24 feet. (Ord. Nos. 13428; 25423)

SEC. 51P-50.112. OFF-STREET PARKING.

- (a) A minimum of two spaces per dwelling unit must be provided except that:
 - (1) four spaces per unit must be provided on 50 percent of the lots shown, and
 - (2) a total of 3.5 off-street parking spaces per unit must be provided for the entire development.
- (b) Of the four spaces per unit required on 50 percent of the lots, two of the spaces must be provided in a garage behind the required 20-foot front yard building line, while the remaining two required spaces may be located within the 20-foot front yard setback. This requirement applies only to those lots where the 20-foot front yard setback is shaded on the development plan.
- (c) Parking courts must be shown as dedicated public access easements on the subdivision plat. (Ord. Nos. 15951; 25423)

SEC. 51P-50.113. STANDARDS FOR STREETS AND PARKING COURTS.

- (a) A 40-foot dedicated street, as shown on the development plan, must be paved to a width of 30 feet and must otherwise be built according to the requirements of city departments.
- (b) The 40-foot dedicated street must be marked with a no parking stripe to prohibit on-street parking of vehicles.
- (c) Parking courts for off-street guest parking, driveways, and entrances must be built to standards required by city departments. (Ord. Nos. 13428; 25423)

SEC. 51P-50.114. SCREENING.

A minimum six-foot solid masonry or concrete screening wall must be provided along all boundaries of the PD except where openings are shown or may be required by city departments. (Ord. Nos. 13428; 25423)

SEC. 51P-50.115. UTILITIES.

Each lot must have separate utilities. These utilities must be installed according to the requirements of city departments. (Ord. Nos. 13428; 25423)

SEC. 51P-50.116. FIRE LANES.

Fire lanes must be marked and maintained as required by the fire department. (Ord. Nos. 13428; 25423)

SEC. 51P-50.117. COMMON OPEN SPACE REQUIRED.

Common open space, to be maintained by a property owners' association, must be provided as shown on the development plan. A minimum of 2,600 square feet per dwelling unit must be provided for such common open space, to include a greenbelt, recreation areas and facilities, and pedestrianways. (Ord. Nos. 13428; 25423)

SEC. 51P-50.118. SUBDIVISION PLAN.

Prior to issuance of a building permit for all or any portion of this PD, a preliminary plat of the entire area must be approved by the city plan commission. A final plat must be filed for record for each phase to be developed. (Ord. Nos. 13428; 25423)

SEC. 51P-50.119. PROPERTY OWNERS' ASSOCIATION REQUIRED.

Prior to the sale of any lot or parcel within this PD, a property owners' association must be created to provide for maintenance of common open areas, facilities, parking courts, and easements. The provisions of this association must be submitted to the department of development services, approved as to form by the city attorney, and filed for record with the County Clerk of Dallas County, Texas. (Ord. Nos. 13428; 25423)

SEC. 51P-50.120. DEVELOPMENT SCHEDULE.

Development of the plan will be in phases of not less than 35 dwelling units each with a minimum of 2,600 square feet of common open space per dwelling unit. (Ord. Nos. 13428; 25423)

SEC. 51P-50.121. RECREATION BUILDINGS.

A maximum of two recreation and/or storage and service buildings, located as shown on the development plan, with a total buildable area of 8,000 square feet above grade are permitted. (Ord. Nos. 13428; 25423)

SEC. 51P-50.122. PEDESTRIANWAY.

An all weather surfaced pedestrianway must be provided as indicated on the development plan to permit passage from the south property line to the north property line and must be maintained by the property owners' association or owners of the area within this PD. (Ord. Nos. 13428; 25423)

SEC. 51P-50.123. SCREENING WALLS.

Two wood knockout-type screening walls having a width of 25 feet and a minimum height of six feet to provide pedestrian access and emergency vehicular access must be located as shown on the development plan and must be constructed according to the requirements of all city departments. (Ord. Nos. 13428; 25423)

SEC. 51P-50.124.

PAVING.

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. 13428; 25423; 26102)

SEC. 51P-50.125.

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. 13428; 25423)

SEC. 51P-50.126.

ZONING MAP.

PD 50 is located on Zoning Map No. D-7. (Ord. 25423)