

ARTICLE 52.

PD 52.

SEC. 51P-52.101. LEGISLATIVE HISTORY.

PD 52 was established by Ordinance No. 13490, passed by the Dallas City Council on January 3, 1972. Ordinance No. 13490 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 13490 was amended by Ordinance No. 14078, passed by the Dallas City Council on April 30, 1973, and Ordinance No. 14866, passed by the Dallas City Council on April 14, 1975. (Ord. Nos. 10962; 13490; 14078; 14866; 25423)

SEC. 51P-52.102. PROPERTY LOCATION AND SIZE.

PD 52 is established on property generally located at the southeast intersection of Northwest Highway and the H. & T.C. Railroad. The size of PD 52 is approximately 11.74 acres. (Ord. Nos. 13490; 25423)

SEC. 51P-52.103. 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-52.104. DEVELOPMENT PLAN.

Before the passage of an ordinance, a detailed site plan must be approved by the city plan commission. The approved site plan must be attached to and made a part of Ordinance No. 13490. Compliance with the site plan (Exhibit 52A) is required. (Ord. Nos. 13490; 14866; 25423)

SEC. 51P-52.105. SUBDIVISION PLAT.

Before the issuance of any building permit on any portion of this PD, a subdivision plat of the entire district must be approved by the city plan commission and filed for record with the County Clerk, Dallas County, Texas. (Ord. Nos. 13490; 25423)

SEC. 51P-52.106. USES PERMITTED.

Single-family attached dwellings and a private community center are the only uses permitted in this PD. (Ord. Nos. 13490; 25423)

SEC. 51P-52.107. MAXIMUM HEIGHT.

No building in this PD may exceed a height of two stories. (Ord. Nos. 13490; 25423)

SEC. 51P-52.108. LOT WIDTH.

Minimum lot width for all buildings must be provided as shown on the development plan. (Ord. Nos. 13490; 25423)

SEC. 51P-52.109. LOT DEPTH.

Minimum lot depth for all buildings is 97 feet. (Ord. Nos. 13490; 25423)

SEC. 51P-52.110. DENSITY.

A maximum of 66 dwelling units are permitted at a density of 8.15 units per acre. (Ord. Nos. 13490; 25423)

SEC. 51P-52.111. BUILDING LOCATION AND SPACING.

The location and spacing of all main and accessory buildings, the minimum distance between buildings, between buildings and property lines, street lines, alley lines, and dedicated easements must be provided as indicated on the detailed plan. (Ord. Nos. 13490; 25423)

SEC. 51P-52.112. FRONT YARD SETBACK.

Minimum front yard setback is 18 feet. Balconies and other architectural features may project over the required front yard not more than three feet. (Ord. Nos. 13490; 25423)

SEC. 51P-52.113. REAR YARD SETBACK.

Minimum rear yard setback is 15 feet. Balconies and other architectural features may project above the required rear yard not more than five feet. (Ord. Nos. 13490; 25423)

SEC. 51P-52.114. SIDE YARD SETBACK.

No side yard setback is required. When the side lot line is adjacent to property owned by the homeowners' association, ordinary projections such as window sills, bay windows, belt courses, cornices, roof eaves, and other architectural features may project over the side property line a maximum of 24 inches. (Ord. Nos. 13490; 25423)

SEC. 51P-52.115. PARKING.

A minimum of two covered off-street parking spaces must be provided for each dwelling unit. Parking for the private community center must be provided at the ratio of one space per 100 square feet of gross floor area. (Ord. Nos. 13490; 25423)

SEC. 51P-52.116. COVERAGE.

Not more than 80 percent of the area of a lot may be covered by structures of any kind. (Ord. Nos. 13490; 25423)

SEC. 51P-52.117. FENCES AND GARDEN WALLS.

Fences and garden walls on lots may be built on the side and rear property lines. The front yard setback for fences and garden walls is 15 feet. The maximum height for fences and garden walls is six feet. (Ord. Nos. 13490; 25423)

SEC. 51P-52.118. SCREENING WALL.

A six-foot-high solid brick or wood screening wall must be provided along the southeast property line beside the alley. (Ord. Nos. 13490; 25423)

SEC. 51P-52.119. ACCESS.

Vehicular access to the area within this PD must be provided as shown on the site plan. (Ord. Nos. 13490; 25423)

SEC. 51P-52.120. PAVING.

All private streets, drives, entrances, and parking areas must be paved in accordance with the requirements of the department of public works and transportation. (Ord. Nos. 13490; 25423)

SEC. 51P-52.121. FIRE LANES.

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 13490; 25423)

SEC. 51P-52.122. PRIVATE COMMUNITY CENTER.

The private community center must be located in the area shown on the site plan. No building may be located nearer than 20 feet to a residential dwelling. (Ord. Nos. 13490; 25423)

SEC. 51P-52.123. PROPERTY OWNERS' ASSOCIATION.

In connection with this PD, proper evidence showing the execution and filing of covenants creating a property owners' association must be submitted to the city plan commission before the sale of any lot or tract within the PD. The structure of the association must be approved by the city plan commission and the city attorney before the sale of any lot or tract, and must be filed for record with the County Clerk. Covenants must provide for the following:

- (1) Maintenance responsibility. The Property owner or owners of this development are responsible for the development and maintenance of all common facilities and easements except

easements dedicated to a municipal, county, or state authority as are indicated on the approved development plan.

(A) Proper evidence of the creation of the property owners' association.

(B) Each owner of property in the development must be a member in the property owners' association and must have rights to the use of all common facilities and easements in the area of the development.

(C) The property owners' association is responsible for the operation and continuing maintenance of all common facilities and easements except for easements dedicated to a municipal, county, or state authority in the area of the development, as indicated on the approved development plan.

(D) Continuous maintenance of these areas of responsibility must be financed by assessments levied against each property owner in the area of the development. The assessments must be of sufficient amounts to insure adequate maintenance.

(2) Binding agreement. This agreement constitutes a covenant binding on each property owner in this described area, their heirs, or successors in title, and runs with the land. (Ord. Nos. 13490; 25423)

SEC. 51P-52.124.

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. 13490; 25423; 26102)

SEC. 51P-52.125.

ZONING MAP.

PD 52 is located on Zoning Map No. G-9. (Ord. 25423)