

ARTICLE 69.

PD 69.

SEC. 51P-69.101. LEGISLATIVE HISTORY.

PD 69 was established by Ordinance No. 14708, passed by the Dallas City Council on October 21, 1974. Ordinance No. 14708 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. 14708 was amended by Ordinance No. 18361, passed Dallas City Council on August 15, 1984, and Ordinance No. 18421, passed by the Dallas City Council on October 3, 1984. (Ord. Nos. 10962; 14708; 18361; 18421; 25423)

SEC. 51P-69.102. PROPERTY LOCATION AND SIZE.

PD 69 is established on property generally located on the southeast corner of Beckley Avenue and Overton Road. The size of PD 69 is approximately 40.216 acres. (Ord. Nos. 14708; 25423)

SEC. 51P-69.103. 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-69.104. SITE PLAN.

The property must be developed as shown on the site plan (Exhibit 69A). (Ord. Nos. 18361; 25423)

SEC. 51P-69.105. LANDSCAPING.

The property must be landscaped in accordance with a landscape plan to be approved by the city plan commission for each phase of development prior to the issuance of a building permit. All plant material must be maintained in a healthy growing condition at all times. All trees removed to allow the development of buildings must be replaced. (Ord. Nos. 18361; 25423)

SEC. 51P-69.106. SUBDIVISION.

Prior to the issuance of a building permit for all or any part of this planned development district, 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 of Dallas County, Texas. (Ord. Nos. 18361; 25423)

SEC. 51P-69.107. HEIGHT AND STORIES.

No buildings or structures may exceed 24 feet in height or two stories. (Ord. Nos. 18361; 25423)

SEC. 51P-69.108. USES.

Uses are limited to multiple-family uses, a maximum of 740 dwelling units, and a day care center not to exceed 2,500 square feet in floor area. (Ord. Nos. 18361; 25423)

SEC. 51P-69.109. TRAFFIC.

All street dedication and ingress and egress to the property must comply with the requirements of the department of public works and transportation. Vehicular access from the property to Sun Valley Drive, Garza Avenue, and Huckleberry Circle is prohibited. (Ord. Nos. 18361; 25423)

SEC. 51P-69.110. PARKING.

Off-street parking must be provided in accordance with the requirements of the Dallas Development Code, as amended. (Ord. Nos. 18361; 25423)

SEC. 51P-69.111. GARBAGE STORAGE AREAS.

All garbage storage areas must be enclosed on three sides by an eight-foot-high solid wood or masonry screening fence. (Ord. Nos. 18361; 25423)

SEC. 51P-69.112. SCREENING.

An eight-foot-high solid wood or masonry screening fence must be built along the eastern property line south of Garza Avenue and along the entire southern property line. The fence must be constructed so as to separate the park from the remainder of the property in this PD. Existing trees in this area eight or more inches in diameter may not be damaged or removed. (Ord. Nos. 18361; 25423)

SEC. 51P-69.113. DEVELOPMENT STANDARDS.

Except as otherwise provided in this article, the development standards in the Dallas Development Code, as amended, applicable to an MF-1 Multiple-Family District, apply to all property in this PD. (Ord. Nos. 18361; 25423)

SEC. 51P-69.114. DAY CARE CENTER.

(a) Ingress-egress. A circular drive or similar area must be provided for the off-street loading and unloading of children, as shown on the site plan.

(b) Indoor area. A minimum of 50 square feet of indoor area must be provided for each child in attendance.

(c) Outdoor play area. A minimum of 100 square feet of outdoor play space must be provided for each child in the play area at one time, and located as shown on the site plan.

(d) Fencing. The outdoor play area must be totally enclosed by a minimum four-foot-high fence as shown on the site plan.

(e) Parking. The day care center off-street parking must be provided at the ratio of one space for each 500 square feet of floor area. (Ord. Nos. 18361; 25423)

SEC. 51P-69.115. DEVELOPMENT SCHEDULE.

Development of the park must begin before or simultaneously with the development of another property in this PD. (Ord. Nos. 18361; 25423)

SEC. 51P-69.116. CUL-DE-SAC.

The Sun Valley Drive cul-de-sac must be constructed to park and recreation department specifications at no expense to the City. (Ord. Nos. 18361; 25423)

SEC. 51P-69.117. BRUSH REMOVAL.

Brush removal must be done under park and recreation department supervision at no expense to the city. (Ord. Nos. 18361; 25423)

SEC. 51P-69.118. PARK EQUIPMENT.

The purchase and installation of all park equipment must be under park and recreation department supervision. (Ord. Nos. 18361; 25423)

SEC. 51P-69.119. SIGNS.

All signs must comply with the provisions for the non-business zoning districts in Article VII, "Sign Regulations." (Ord. Nos. 18361; 25423)

SEC. 51P-69.120. NEIGHBORHOOD PRIVACY.

No second story windows or balconies are permitted in or on walls facing the south in Building Nos. 1-16 and walls facing the east in Building Nos. 16-27, as shown on the site plan. (Ord. Nos. 18361; 25423)

SEC. 51P-69.121. GENERAL REQUIREMENTS.

Use of the property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 18361; 25423; 26102)

SEC. 51P-69.122. PAVING.

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. (Ord. Nos. 14708; 25423; 26102)

SEC. 51P-69.123.**COMPLIANCE WITH CONDITIONS.**

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. 14708; 25423)

SEC. 51P-69.124.**ZONING MAP.**

PD 69 is located on Zoning Map No. N-7. (Ord. Nos. 18361; 25423)