

ARTICLE 136.

PD 136.

SEC. 51P-136.101. LEGISLATIVE HISTORY.

PD 136 was established by Ordinance No. 17275, passed by the Dallas City Council on January 27, 1982. Ordinance No. 17275 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 17275 was amended by Ordinance No. 20032, passed by the Dallas City Council on August 10, 1988. (Ord. Nos. 10962; 17275; 20032; 25508)

SEC. 51P-136.102. PROPERTY LOCATION AND SIZE.

PD 136 is established on property generally bounded by East R.L. Thornton Freeway on the north, Henderson Avenue on the southwest and the west line of Beeman Street on the east. The size of PD 136 is approximately 23.3825 acres. (Ord. Nos. 17275; 20032; 25508)

SEC. 51P-136.103. 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. 25508)

SEC. 51P-136.104. LAND USE MAP.

A map defining existing land uses within the boundaries of this PD is labelled Exhibit 136A. (Ord. Nos. 17275; 25508)

SEC. 51P-136.105. USES.

Uses within this PD are permitted as follows:

(1) In general. Uses are limited to single-family detached and duplex dwellings and other uses as permitted in the Residential-7,500 Square Foot District except as otherwise provided in Paragraph (3) of this section.

(2) Surface parking. In addition to the uses authorized in Paragraph (1) of this section, surface parking is a permitted use on Lots 14, 15, 16, and 17 in City Block 8/1639, as shown on the site and landscape plan (Exhibit 136B). If Lots 14, 15, 16, or 17 in City Block 8/1639 are developed with surface parking, compliance with the site and landscape plan is required. Landscaping must be installed in accordance with the site and landscape plan prior to the issuance of a certificate of occupancy unless a temporary certificate of occupancy is issued pursuant to Section 51-10.108. All plant materials must be maintained in a healthy, growing condition at all times.

(3) Existing uses and structures and signs.

(A) All existing uses, as shown on the land use map, and structures within this PD are legal conforming uses and structures under this article. No residentially developed lot in this PD may contain more dwelling units than the number indicated on the land use map with the exception of Lots 14, 15, 16, and 17 in City Block 8/1639, which may be developed with duplex uses. However, any structure now being used as a single-family dwelling but which was either originally built as a duplex or used as a duplex at any time may be converted back to a duplex.

(B) Nonresidential uses, which were existing as of July 1, 1981, and not identified on the land use map, that are conducted on the same lot with a residential use, will be considered as legal conforming uses so long as the nonresidential use is conducted by an occupant of the residence and the scale of operation of the use is not enlarged in any way. No advertisement, sign, or display is permitted on the premises. The use may not generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

(C) All signs must comply with the provisions of Article VII, "Sign Regulations."

(4) Condemnation or intentional removal of structures. Any lot in which a nonresidential structure has been officially condemned by the city or has been intentionally removed or demolished may be redeveloped with the use and structure standards (including off-street parking provided) existing on the lot at the time of the passage of Ordinance No. 17275 or with the residential standards defined in Section 51P-136.106 of this article.

(5) Applicability of Section 51P-136.106. The development standards defined in Section 51P-136.106 apply to the following uses:

(A) All lots in Subarea A that are vacant at the time of the passage of Ordinance No. 17275.

(B) Any residential structure in the PD that is to be enlarged as long as the number of dwelling units does not increase. (Ord. Nos. 20032; 25508; 26102)

SEC. 51P-136.106. DEVELOPMENT STANDARDS: RESIDENTIAL SINGLE FAMILY DETACHED AND DUPLEX DWELLINGS.

(a) Minimum lot area per structure is 7,250 square feet.

(b) Minimum front yard setback for all lots is 10 feet beginning from the front property line. Any setbacks on interior lots must be the same as, or between, the setbacks of the closest adjacent structures. Any structure to be located on a vacant corner lot must conform to a setback that is within five percent of the setback of the closest adjacent structure within the same block.

(c) Minimum lot width is 50 feet.

(d) Standards for development must be in accordance with all other provisions of the Residential-7,500 Square Foot District. (Ord. Nos. 17275; 25508)

SEC. 51P-136.107.

GENERAL REQUIREMENTS.

(a) The filing fee and area of notification for any amendment to this PD are based on the amount of land area involved in the proposed amendment in accordance with the fee schedule and area of notification established for zoning change requests under the heading, "All Other Applications."

(b) The board of adjustment has the authority to hear appeals and grant variances from the terms of this article in accordance with regulations and procedures specified in Section 51-3.102. (Ord. 17275; 25508)

SEC. 51P-136.108.

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. 17275; 25508; 26102)

SEC. 51P-136.109.

COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17275; 25508)

SEC. 51P-136.110.

ZONING MAP.

PD 136 is located on Zoning Map Nos. J-8 and J-9. (Ord. Nos. 17275; 25508)