

ARTICLE 72.

PD 72.

SEC. 51P-72.101. LEGISLATIVE HISTORY.

PD 72 was established by Ordinance No. 14675, passed by the Dallas City Council on September 23, 1974. Ordinance No. 14675 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14675 was amended by Ordinance No. 16053, passed by the Dallas City Council on December 20, 1978. (Ord. Nos. 10962; 14675; 16053; 25423)

SEC. 51P-72.102. PROPERTY LOCATION AND SIZE.

PD 72 is established on property generally located on the northwest line of Inwood Road, southwest of the southwest corner of Inwood Road and Lemmon Avenue. The size of PD 72 is approximately 9.2513 acres. (Ord. Nos. 14675; 16053; 25423; 26323; 26413)

SEC. 51P-72.103. 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-72.104. DEVELOPMENT PLAN.

All development within this PD must be in accordance with the city plan commission approved development plan (Exhibit 72A). Development may occur in two phases as indicated on the development plan. (Ord. Nos. 14675; 16053; 25423)

SEC. 51P-72.105. USES.

Within the boundaries of this PD, no uses other than those indicated on the development plan are permitted. These uses must be in conformance with those as defined in Definition Number 163, "Automobile, Motorscooter or Motorcycle Display, Sales and Service (Outside Display)," of the Comprehensive Zoning Ordinance of the city. (Ord. Nos. 14675; 25423; 26102)

SEC. 51P-72.106. DEVELOPMENT REGULATIONS.

The following regulations apply to development within this PD:

(1) The regulations with regard to minimum off-street parking and loading requirements must meet the requirements of the Comprehensive Zoning Ordinance as applicable to the use and required as one parking space for every 500 square feet of site area. A minimum of 853 spaces must be provided and arranged as shown on the development plan.

(2) No building may exceed a maximum of one story or 30 feet in height.

(3) All setbacks for buildings or display areas must be provided as illustrated on the approved development plan.

(4) New or used cars may only be displayed on the four designated pads in front of the main showroom building. All other parking spaces in front of the showroom building must be for customer parking only as indicated on the development plan.

(5) All customer parking areas must be clearly marked and defined as customer parking areas by the use of signs or permanent paint.

(6) The four designated display pads in front of the showroom must be built at grade. (Ord. Nos. 14675; 25423)

SEC. 51P-72.107. LANDSCAPING.

(a) All landscaping must be provided as indicated on the development plan including the caliper of trees and the types and quantity of plant material. Landscaping must be maintained in a healthy growing condition at all times.

(b) Except as provided in this subsection, all landscaping must be installed prior to the issuance of a certificate of occupancy. The three-inch caliper live oak trees on the interior portion of the Phase II area must be provided prior to the issuance of a certificate of occupancy on any building within the Phase II portion of the development plan.

(c) Landscaping must also be provided in the 10-foot strip of land parallel to Inwood Road and designated as additional right-of-way for the widening of Inwood Road. The ten-foot strip must be landscaped with Asian Jasmine, as indicated on the adjoining property, or with a similar quality ground cover.

(d) The hedge, as indicated in the landscape strip along and parallel with Inwood Road, must be planted at a minimum height of 18 inches at 18 inches on center and must grow to a maximum height of 24 inches. The hedge must be maintained at the 24-inch height. (Ord. Nos. 14675; 25423)

SEC. 51P-72.108. SPRINKLER SYSTEM.

(a) An underground sprinkler system must be installed to water the landscaped areas along Inwood Road and in front of the main showroom. The 10 feet of dedicated right-of-way along Inwood Road must be watered and maintained along with the required landscape strip along Inwood Road.

(b) The landscaped islands on the interior portions of the property need not be served by the sprinkler system. (Ord. Nos. 14675; 25423)

SEC. 51P-72.109. SUBDIVISION PLAT.

Prior to the issuance of a building permit for development on any portion of this PD, a subdivision plat of the entire Property must be approved by the city plan commission and filed for record in the Plat Records of Dallas County, Texas. (Ord. Nos. 14675; 25423)

SEC. 51P-72.110. FENCES.

All fences must be built and maintained as indicated on the development plan with a minimum height of six feet. (Ord. Nos. 14675; 25423)

SEC. 51P-72.111. PAVING.

(a) All driveways, entrances, and parking areas must be provided in accordance with the development plan and must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer must bear the total cost and maintenance of all these improvements.

(b) 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. 14675; 25423; 26102)

SEC. 51P-72.112. FIRE LANES.

Fire lanes and automatic sprinkler systems must be provided and maintained to comply with the requirements of the fire department. (Ord. Nos. 14675; 25423)

SEC. 51P-72.113. SIGNS.

All signs must conform to Chapter 41, "Sign Standards," of the Dallas City Code (Ordinance No. 14086). (Ord. Nos. 14675; 25423)

SEC. 51P-72.114. MAINTENANCE.

The entire premises must be maintained in a state of good repair and neat appearance. (Ord. Nos. 14675; 25423)

SEC. 51P-72.115. LIGHTING.

(a) Lights must be provided as shown on the development plan in accordance with the following lighting level requirements:

- (1) Front row level lights must have from 100-150 footcandles.
- (2) The general display area (front 195 feet) must have from 20-30 footcandles.
- (3) The rear parking area must have from 5-10 footcandles.

(b) All lights except those necessary for security purposes must be turned-off by 10:30 p.m. every night. (Ord. Nos. 14675; 25423)

SEC. 51P-72.116. AUTOMOBILE STORAGE.

The outside storage of motor vehicles is only permitted in areas that are surfaced in compliance with Section 20-812 of Chapter 51, as amended. (Ord. Nos. 16053; 25423)

SEC. 51P-72.117. 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. 14675; 25423)

SEC. 51P-72.118. ZONING MAP.

PD 72 is located on Zoning Map No. H-6. (Ord. 25423)