

ARTICLE 222.

PD 222.

SEC. 51P-222.101. LEGISLATIVE HISTORY.

PD 222 was established by Ordinance No. 19223, passed by the Dallas City Council on July 16, 1986. Ordinance No. 19223 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19223 was amended by Ordinance No. 23418, passed by the Dallas City Council on January 28, 1998; Ordinance No. 24070, passed by the Dallas City Council on October 27, 1999; and Ordinance No. 25083, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 10962; 19223; 23418; 24070; 25083; 25711)

SEC. 51P-222.102. PROPERTY LOCATION AND SIZE.

PD 222 is established on property generally located at the northwest corner of Preston Road and Frankford Road. The size of PD 222 is approximately 14.58 acres. (Ord. Nos. 19223; 25711; 25959)

SEC. 51P-222.103. 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. 25711)

SEC. 51P-222.104. DEVELOPMENT PLAN.

Utilization of the Property must comply with the development plan (Exhibit 222A). (Ord. Nos. 24070; 25083; 25711; 25959; 26595)

SEC. 51P-222.105. PERMITTED USES.

(a) Except as provided below, the only permitted uses on the Property are those uses listed as permitted in an SC Shopping Center District as set forth in the Dallas Development Code.

(b) The only permitted uses in the areas identified as Residential 2 and Residential 3 are single-family uses and a private recreation center, club, or area. (Ord. Nos. 24070; 25711)

SEC. 51P-222.106. FLOOR AREA.

Maximum permitted floor area is as follows.

(1) Phase I. Maximum permitted floor area in Phase I is 224,639 square feet. Of this total, all retail uses in Phase I combined may not exceed 20,827 square feet.

(2) Phase II. Maximum permitted floor area in Phase II is 265,482 square feet. Of this total, all retail uses in Phase II combined may not exceed 21,128 square feet.

(3) Phase III. Maximum permitted floor area in Phase III is 118,818 square feet. Of this total, all retail uses combined may not exceed 27,000 square feet.

(4) All uses combined. Notwithstanding Paragraphs (1), (2), and (3) above, maximum permitted floor area for all uses combined on the Property is 708,939 square feet.

(5) Office uses. For purposes of Paragraphs (1), (2), and (3) above, office uses include all uses permitted in an O-2 Office District except bank and savings and loan office with drive-in window. Uses permitted as limited uses in an O-2 Office District may be included as office floor area but are subject to all provisions governing limited uses. (Ord. Nos. 25083; 25711)

SEC. 51P-222.107. SETBACKS.

Minimum permitted building setbacks are as shown on the development plan. (Ord. Nos. 24070; 25711)

SEC. 51P-222.108. BUILDING HEIGHTS AND STORIES.

(a) Maximum permitted building heights for all structures are as shown on the development plan.

(b) Maximum number of stories on Lots 24, 25, and 26 as shown on the development plan is two. (Ord. Nos. 24070; 25711; 26595)

SEC. 51P-222.109. LOT COVERAGE.

Lot coverage, excluding parking structures, may not exceed 40 percent. Parking structures are limited to the locations and sizes shown on the development plan. (Ord. Nos. 24070; 25711)

SEC. 51P-222.110. OFF-STREET PARKING AND LOADING.

(a) Off-street parking must be provided for each use as required by the Dallas Development Code. The provisions of Section 51-4.301(c)(6) may be used in calculating the minimum parking requirements.

(b) Off-street loading must comply with the provisions of Section 51-4.303. (Ord. Nos. 24070; 25711)

SEC. 51P-222.111. SIGNS.

(a) Except as provided below, signs must comply with the provisions for business zoning districts as listed in Division 51-7.300.

(b) No non-premise signs are permitted.

(c) For the areas identified as Residential 2 and Residential 3, signs must comply with the provisions for non-business zoning districts contained in Article VII. After February 28, 2007, no final inspection for any structure in Residential Area 2 or 3 is permitted until directional signage and visitor parking signage in these areas is in place as shown on the development plan. (Ord. Nos. 24070; 25711; 26595)

SEC. 51P-222.112. LANDSCAPE PLAN.

Landscaping for Phase I must be in accordance with the city plan commission-approved Phase I landscape plan (Exhibit 222B). A landscape plan for Phase II and Phase III must be submitted to and approved by the city plan commission prior to the issuance of any building permits for construction within each respective phase. Landscaping must be installed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy for any use in the phase covered by a landscape plan. (Ord. Nos. 19223; 24070; 25711)

SEC. 51P-222.113. SCREENING.

A minimum nine-foot-high solid masonry wall must be constructed along the west property line from Frankford Road to a point 420 feet north of the north line of Frankford Road. A minimum eight-foot-high solid masonry wall must be constructed along the remaining portion of the west property line, the north property line, and the east property line as shown on the development plan. (Ord. Nos. 24070; 25711)

SEC. 51P-222.114. FRONTAGE.

All lots must front on an access easement to Frankford Road as shown on the development plan. The requirement of Section 51-8.503(b)(1) that all lots front upon either a dedicated public street or private street is waived. (Ord. Nos. 24070; 25711)

SEC. 51P-222.115. ACCESS EASEMENT.

Access easements must have a minimum of 36 foot pavement width. Except for 23 lots, a parking space must be at least 20 feet from the right-of-way line adjacent to an access easement if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the access easement. No later than May 28, 2007, all lots with an existing enclosed parking structure located within twenty feet of the access easement must have an operable automatic garage door installed if the space faces upon or can be entered directly from the access easement. No final inspection is permitted for any new enclosed parking structure located within twenty feet of the access easement unless it has an operable automatic garage door installed if the space faces upon or can be entered directly from the access easement. (Ord. Nos. 24070; 25711; 26595)

SEC. 51P-222.116. RESIDENTIAL DENSITY.

The density for residential uses may not exceed 50 lots. (Ord. Nos. 24070; 25711)

SEC. 51P-222.117. LANDSCAPING AND TREE PLANTING.

(a) Number and location of trees.

(1) Before the final inspection of any building on a lot, each lot must have at least two large trees, each with a caliper equal to or exceeding two inches, and one small tree or large shrub. At least one of the two large trees must be located in the front yard.

(2) In the alternative, an equivalent number and size of trees and shrubs must be provided on the Property.

(b) Species of trees. Any required trees must be of a species listed in Section 51A-10.134(b) of Chapter 51A. (Ord. Nos. 24070; 25711)

SEC. 51P-222.118. SIDEWALKS.

A sidewalk must be provided from the west property line to Ring Road along Frankford Road. The sidewalk must be a minimum of four feet wide if not adjacent to the back of a curb or five feet wide if adjacent to the back of a curb. (Ord. Nos. 24070; 25711)

SEC. 51P-222.119. HOMEOWNERS' ASSOCIATION.

Prior to final plat approval, the owner(s) of the Property must execute an instrument creating a homeowners' association for the maintenance of common areas, screening walls, landscape areas, access easement, and for other functions. This instrument must be approved as to form by the city attorney and filed in the Collin County deed records. (Ord. Nos. 24070; 25711)

SEC. 51P-222.120. VISITOR PARKING.

(a) Visitor parking spaces and landscaping, as shown on the development plan, must be completed prior to any final inspection in Residential Area 2 or 3 that occurs after February 28, 2007. (Ord. Nos. 24070; 25711; 26595)

SEC. 51P-222.121. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 25083; 25711)

SEC. 51P-222.122. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all other rules, regulations, and ordinances of the city. (Ord. Nos. 24070; 25711)

SEC. 51P-222.123.

COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25083; 25711)

SEC. 51P-222.124.

ZONING MAP.

PD 222 is located on Zoning Map No. AA-7. (Ord. Nos. 19223; 25711)