

ARTICLE 88.

PD 88.

SEC. 51P-88.101. LEGISLATIVE HISTORY.

PD 88 was established by Ordinance No. 15115, passed by the Dallas City Council on March 1, 1976. Ordinance No. 15115 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the Dallas City Code, as amended. Ordinance No. 15115 was amended by Resolution No. 76-1434, passed by the Dallas City Council on June 1, 1976; Resolution No. 79-3241, passed by the Dallas City Council on October 24, 1979; Resolution No. 80-0712, passed by the Dallas City Council on February 27, 1980; Resolution No. 80-1346, passed by the Dallas City Council on May 7, 1980; Resolution No. 82-2054, passed by the Dallas City Council on June 9, 1982; Resolution No. 86-1290, passed by the Dallas City Council on April 23, 1986; Ordinance No. 19363, passed by the Dallas City Council on November 12, 1986; Ordinance No. 21530, passed by the Dallas City Council on January 13, 1993; and Ordinance No. 23050, passed by the Dallas City Council on February 26, 1997. (Ord. Nos. 10962; 15115; 19363; 21530; 23050; 25423; Res. Nos. 76-1434; 79-3241; 80-0712; 80-1346; 82-2054; 86-1290)

SEC. 51P-88.102. PROPERTY LOCATION AND SIZE.

PD 88 is established on property generally located on the south line of Camp Wisdom Road, west of Clark Road. The size of PD 88 is approximately 55.5234 acres. (Ord. Nos. 19363; 25423)

SEC. 51P-88.103. 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-88.104. CONCEPTUAL PLAN.

A conceptual plan labelled "P.D. 88 Zoning Plan," dividing the Property into 13 tracts, is provided as Exhibit 88A. Use of the Property must comply with the conceptual plan. (Ord. Nos. 21530; 25423)

SEC. 51P-88.105. DEVELOPMENT PLANS.

Development of the Property must comply with the nine development plans (Exhibits 88B - 88J). (Ord. Nos. 21530; 23050; 25423; 26881; 27118)

SEC. 51P-88.106. LANDSCAPE PLAN.

Landscaping must be provided and maintained in accordance with the landscape plan (Exhibit 88K). All plant materials must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21530; 25423)

SEC. 51P-88.107. ESCARPMENT AREA.

Any development plan and/or plat which is within the escarpment area must be reviewed and approved by the escarpment review committee prior to the issuance of any building permit on the Property. (Ord. Nos. 21530; 25423)

SEC. 51P-88.108. PARKING.

Off-street parking for residential uses must be provided in accordance with the provisions contained in the Dallas Development Code, as amended. One off-street parking space per 500 square feet of building floor area must be provided for nonresidential uses. Parking for any use located on the Property may be provided in any of the designated parking areas shown on the development plans. (Ord. Nos. 21530; 25423)

SEC. 51P-88.109. SIGNS.

Signs located in the required setback must comply with the provisions for non-business zoning districts contained in Article VII. All other signs must comply with the provisions for business zoning districts. (Ord. Nos. 21530; 25423)

SEC. 51P-88.110. SETBACKS.

All buildings and structures must observe a minimum setback of 60 feet from the Camp Wisdom Road right-of-way line and from the eastern boundary line of the Property. All buildings and structures must observe the required minimum setback from the escarpment zone as required by the Dallas Development Code, as amended. (Ord. Nos. 21530; 25423)

SEC. 51P-88.111. USES AND DEVELOPMENT STANDARDS.

The only uses permitted on the Property are a linguistic center, retirement housing, and one monopole cellular tower, as defined in Section 51A-4.212(10.1) of the Dallas Development Code. For purposes of this article, linguistic center means a training facility for the study and translation of unwritten languages. Various ancillary and related uses, as listed on the development plans, are permitted in conjunction with the linguistic center and retirement housing uses. Listed ancillary and related uses not defined in the Dallas Development Code shall be given common meaning. Development of the Property must be in accordance with the following provisions:

(1) Tract I.

(A) Uses. The only permitted uses are those indicated on the appropriate development plan.

- (B) Floor area. Maximum permitted floor area is 50,000 square feet.
- (C) Lot coverage. Maximum permitted lot coverage is 25 percent.
- (D) Stories. Maximum number of permitted stories is three stories.
- (E) Height. Maximum permitted building height is 36 feet.

(2) Tract II.

development plan.

- (A) Uses. The only permitted uses are those indicated on the appropriate
- (B) Density. Maximum density is 15 units per acre.
- (C) Lot coverage. Maximum lot coverage is 25 percent.
- (D) Stories. Maximum number of permitted stories is three stories.
- (E) Height. Maximum permitted building height is 36 feet.
- (F) Floor area. Maximum permitted floor area is 120,000 square feet.

permitted.

(3) Tract III. This tract must be reserved as open space except that surface parking is

(4) Tract IV.

development plan.

- (A) Uses. The only permitted uses are those indicated on the appropriate
- (B) Floor area. Maximum permitted floor area is 250,000 square feet.
- (C) Lot coverage. Maximum permitted lot coverage is 40 percent.
- (D) Stories. Maximum number of permitted stories is five stories.
- (E) Height. Maximum permitted building height is 60 feet.

(5) Tract V.

development plan.

- (A) Uses. The only permitted uses are those indicated on the appropriate
- (B) Floor area. Maximum permitted floor area is 50,000 square feet.
- (C) Lot coverage. Maximum permitted lot coverage is 45 percent.
- (D) Stories. Maximum number of permitted stories is two stories.
- (E) Height. Maximum permitted building height is 24 feet.

(6) Tract VI.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Floor area. Maximum permitted floor area is 25,000 square feet.

(C) Lot coverage. Maximum permitted lot coverage is 40 percent.

(D) Stories. Maximum number of permitted stories is five.

(E) Height. Maximum permitted building height is 60 feet.

(7) Tract VII.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Floor area. Maximum permitted floor area is 15,000 square feet.

(C) Lot coverage. Maximum permitted lot coverage is 40 percent.

(D) Stories. Maximum number of permitted stories is three stories.

(E) Height. Maximum permitted building height is 36 feet.

(8) Tract VIII.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Density. Maximum density is 10 units per acre.

(C) Lot coverage. Maximum permitted lot coverage is 40 percent.

(D) Stories. Maximum number of permitted stories is three stories.

(E) Height. Maximum permitted building height is 36 feet.

(F) Floor area. Maximum permitted floor area is 6,000 square feet.

(9) Tract IX.

development plan. (1) Uses. The only permitted uses are those indicated on the appropriate

(2) Floor area. Maximum permitted floor area is 10,000 square feet.

(3) Lot coverage. Maximum permitted lot coverage is 50 percent.

(4) Stories. Maximum number of permitted stories is three stories.

(5) Height. Maximum permitted building height is 36 feet.

(10) Tract X.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Floor area. Maximum permitted floor area is 50,000 square feet.

(C) Lot coverage. Maximum permitted lot coverage is 15 percent.

(D) Stories. Maximum number of permitted stories is three stories.

(E) Height. Maximum permitted heights are as follows:

(i) Except as provided in Subparagraph (E)(ii), the maximum permitted building height is 36 feet.

(ii) Maximum permitted height for the monopole cellular tower is 110 feet.

(11) Tract XI.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Density. Maximum permitted density is 10 units per acre for the recreational vehicle facility use, and 15 units per acre for all other residential uses.

(C) Lot coverage. Maximum permitted lot coverage is 40 percent.

(D) Stories. Maximum number of permitted stories is three stories.

(E) Height. Maximum permitted building height is 36 feet.

(F) Floor area. Maximum permitted floor area is 250,000 square feet.

(12) Tract XII.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Floor area. Maximum permitted floor area is 60,000 square feet.

(C) Lot coverage. Maximum permitted lot coverage is 50 percent.

(D) Stories. Maximum number of permitted stories is three stories.

(E) Height. Maximum permitted building height is 36 feet.

(13) Tract XIII.

development plan. (A) Uses. The only permitted uses are those indicated on the appropriate

(B) Density. Maximum permitted density is 15 units per acre.

- (C) Lot coverage. Maximum permitted lot coverage is 40 percent.
- (D) Stories. Maximum permitted number of stories is three stories.
- (E) Height. Maximum permitted building height is 36 feet.
- (F) Floor area. Maximum permitted floor area is 100,000 square feet. (Ord. Nos. 23050; 25423; 26881; 27118)

SEC. 51P-88.112. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city.

(b) 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.

(c) The building official shall not issue a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, as amended, and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 15115; 19363; 21530; 25423; 26102)

SEC. 51P-88.113. ZONING MAP.

PD 88 is located on Zoning Map No. P-3. (Ord. Nos. 21530; 25423)