

ARTICLE 27.

PD 27.

SEC. 51P-27.101. LEGISLATIVE HISTORY.

PD 27 was established by Ordinance No. 11501, passed by the Dallas City Council on June 27, 1966. Ordinance No. 11501 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. (Ord. Nos. 10962; 11501; 25423)

SEC. 51P-27.102. PROPERTY LOCATION AND SIZE.

PD 27 is established on property located along both sides of Insurance Lane, between Hester Avenue and Knox Street. The size of PD 27 is approximately 4.91 acres. (Ord. Nos. 11501; 25423)

SEC. 51P-27.103. 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-27.104. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the general site plan (Exhibit 27A). If there is a conflict between the text of this article and the general site plan, the text of this article controls.

(b) In Subarea 1, development and use of the Property must comply with the development plan for Subarea 1 (Exhibit 27B). If there is a conflict between the text of this article and the development plan for Subarea 1, the text of this article controls. (Ord. Nos. 11501; 25423; 27601)

SEC. 51P-27.105. USES.

(a) Except as provided in this section, all uses enumerated under the Schedule of Uses for the Office District, Section 10-200 of the Comprehensive Zoning Ordinance (Ordinance No. 10962) are permitted in this district except those uses not also enumerated under the Schedule of Uses for the Planned Development District.

(b) In Subarea 1, up to 4,500 square feet of office/showroom warehouse is allowed in addition to the uses listed in Subsection (a). (Ord. Nos. 11501; 25423; 27601)

SEC. 51P-27.106. BUILDING LINES.

(a) Except as provided in this section, all buildings adjacent to North Central Expressway must maintain a 15-foot building line.

(b) Except as provided in this section, all buildings adjacent to Insurance Lane must maintain a 23-foot building line.

(c) Properties adjacent to Hester Avenue must maintain a five-foot side yard.

(d) In Subarea 1, no setback is required for buildings adjacent to North Central Expressway or Insurance Lane. (Ord. Nos. 11501; 25423; 27601)

SEC. 51P-27.107. SIDEWALKS.

Except in Subarea 1, an eight-foot paved sidewalk must be constructed and maintained, at the developer's total expense, along the Insurance Lane building lines. (Ord. Nos. 11501; 25423; 27601)

SEC. 51P-27.108. PARKING.

(a) Off-street parking is permitted on Insurance Lane as indicated on the general site plan. All parking spaces must be paved at the developer's total expense. These off-street parking spaces will count toward compliance with the minimum off-street parking requirements of Section 20 of the Comprehensive Zoning Ordinance (Ordinance No. 10962). In the event that additional parking spaces are required for office uses under the provisions of Section 20, additional off-street spaces must be provided.

(b) Remote parking spaces in Subarea 1 west of Insurance Lane may be counted toward required parking for uses in Subarea 1 east of Insurance Lane. (Ord. Nos. 11501; 25423; 27601)

SEC. 51P-27.109. SIGNS.

All provisions for sign standards applicable to the Office District under Section 23 of the Comprehensive Zoning Ordinance (Ordinance No. 10962) must be observed. (Ord. Nos. 11501; 25423)

SEC. 51P-27.110. 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. 11501; 25423; 26102)

SEC. 51P-27.111. COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may be issued by the building official until there has been full compliance with the provisions of this article in accordance with the requirements of the building for which the certificate is issued, together with all other provisions of Ordinance No. 11501, any applicable provisions of the zoning ordinance, and the building codes. (Ord. Nos. 11501; 25423)

SEC. 51P-27.112. ZONING MAP.

PD 27 is located on Zoning Map No. H-7. (Ord. 25423)