

## **ARTICLE 202.**

### **PD 202.**

#### **SEC. 51P-202.101. LEGISLATIVE HISTORY.**

PD 202 was established by Ordinance No. 18731, passed by the Dallas City Council on May 29, 1985. Ordinance No. 18731 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18731 was amended by Ordinance No. 18952, passed by the Dallas City Council on December 4, 1985; Ordinance No. 21031, passed by the Dallas City Council on August 28, 1991; Ordinance No. 21533, passed by the Dallas City Council on January 13, 1993; and Ordinance No. 23469, passed by the Dallas City Council on March 25, 1998. (Ord. Nos. 10962; 18731; 18952; 21031; 21533; 23469; 25711)

#### **SEC. 51P-202.102. PROPERTY LOCATION AND SIZE.**

PD 202 is established on property generally located on the east line of Preston Road, north of the north line of Crownover Court. The size of PD 202 is approximately 3.997 acres. (Ord. Nos. 18731; 25711)

#### **SEC. 51P-202.103. 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-202.104. SITE PLAN.**

Use of the Property must comply with the site plan (Exhibit 202A). (Ord. Nos. 21533; 23469; 25711)

#### **SEC. 51P-202.105. LANDSCAPE PLAN.**

Landscaping must conform to the landscape plan (Exhibit 202B). All landscaping must be installed within six months after the issuance of a certificate of occupancy. All plant materials must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21031; 21533; 25711)

#### **SEC. 51P-202.106. PERMITTED USES.**

The only uses permitted on the Property are professional, personal service, and custom crafts uses as listed in Section 51-4.210, a medical clinic or ambulatory surgical center, and an animal clinic without outside runs. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.107. HEIGHT.**

The height of the one-story buildings may not exceed 24 feet, and the height of the two-story building may not exceed 36 feet. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.108. SETBACKS.**

Minimum setbacks are as follows:

- (1) From the northern boundary line of the Property, 15 feet.
- (2) From the eastern boundary line of the Property, 75 feet.
- (3) From the southern boundary line of the Property, 25 feet.
- (4) From the western boundary line of the Preston Road right-of-way, 25 feet. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.109. MAXIMUM FLOOR AREA.**

Maximum permitted floor area for all uses combined is 34,175 square feet. The floor area for all uses except the following must not exceed a cumulative total of 3,000 square feet:

- (1) Office.
- (2) Bank or savings and loan office.
- (3) Medical clinic or ambulatory surgical center. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.110. PARKING.**

A minimum of 124 off-street parking spaces must be provided on the Property. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.111. SCREENING.**

A six-foot-high solid screening wall must be provided and maintained on the northern boundary of the Property. An eight-foot-high solid screening wall must be provided and maintained along the southern boundary of the Property. The screening wall required along the southern boundary of the Property must be erected prior to the issuance of a certificate of occupancy for the south building. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.112. SIGNS.**

- (a) Except as provided in Subsection (b), all signs must comply with the provisions for non-business zoning districts contained in Division 51-7.400.

(b) One detached premise sign with a maximum effective area of 58 square feet, a maximum height of 11 feet, and located a minimum of nine feet from the Property line as shown on the site plan, is permitted on Lot 15, City Block C/8734. This detached sign must comply with the sign elevation as shown on the site plan. (Ord. Nos. 23469; 25711)

**SEC. 51P-202.113. PAVING.**

(a) All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced to comply with the Dallas Development Code.

(b) 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. 18731; 21533; 25711)

**SEC. 51P-202.114. MAINTENANCE.**

The entire premises must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.115. GENERAL REQUIREMENTS.**

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. (Ord. Nos. 21533; 25711)

**SEC. 51P-202.116. 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. 18731; 25711)

**SEC. 51P-202.117. ZONING MAP.**

PD 202 is located on Zoning Map No. AA-7. (Ord. Nos. 18731; 25711)