

## **ARTICLE 206.**

### **PD 206.**

#### **SEC. 51P-206.101. LEGISLATIVE HISTORY.**

PD 206 was established by Ordinance No. 18761, passed by the Dallas City Council on June 12, 1985. Ordinance No. 18761 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 18761; 25711)

#### **SEC. 51P-206.102. PROPERTY LOCATION AND SIZE.**

PD 206 is established on property generally located at the northeast corner of Meadow Road and Stone Canyon Road. The size of PD 206 is approximately 5.5656 acres. (Ord. Nos. 18761; 25711)

#### **SEC. 51P-206.103. 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-206.104. DEVELOPMENT PLAN.**

Development of the Property must comply with the development plan (Exhibit 206A). (Ord. Nos. 18761; 25711)

#### **SEC. 51P-206.105. USES.**

The only permitted uses on the Property are a pre-retirement home and a private community center.

(1) Pre-retirement home. For the purposes of this article, pre-retirement home means a multiple-family use as defined in the Dallas Development Code except that occupancy of the units within this PD is limited to pre-retirement families. Pre-retirement family means three persons or less, excluding servants, one of whom is age 55 or older, living together as a single household unit. Multiple-family uses are also permitted on the Property without restriction if off-street parking is provided in accordance with the Dallas Development Code.

(2) Private community center. For purposes of this article, private community center means as defined in the Dallas Development Code. Food service for the residents and their guests is permitted within the private community center. (Ord. Nos. 18761; 25711)

#### **SEC. 51P-206.106. DENSITY.**

No more than 142 dwelling units are permitted on the Property. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.107. SETBACKS.**

Minimum setbacks must comply with the development plan. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.108. MAXIMUM FLOOR AREA.**

The private community center may not exceed 5,367 square feet of floor area. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.109. HEIGHT.**

Maximum permitted height for all structures is 36 feet. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.110. COVERAGE.**

Maximum coverage of the Property is 43 percent, excluding parking structures. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.111. PARKING.**

A minimum of 184 off-street parking spaces must be provided until a parking audit is conducted, after which, more spaces may be required by the city. A parking audit must be performed by a registered professional engineer within three years of June 12, 1985, and must be conducted as outlined in the Parking Audit Exhibit (Exhibit 206B), to the satisfaction of the director of public works and transportation. If the parking audit indicates a parking deficiency in the opinion of the director of public works and transportation, the owner(s) must provide additional spaces to satisfy the indicated deficiency, by constructing all or a portion of the parking deck as shown on the development plan, or any other means authorized by the Dallas Development Code. If the audit is not conducted within the specified period, the city may cause it to be conducted. If additional parking is necessary to satisfy the parking deficiency and none is provided within one year of notification of the deficiency, the city may cause additional parking to be constructed on the easement granted for that purpose. If the city causes the parking audit to be conducted, or causes the additional parking to be constructed, or both, the city may submit a draft for up to \$200,000 to recover its costs in accordance with the certificate and letter of credit (Exhibit 206C). (Ord. Nos. 18761; 25711)

**SEC. 51P-206.112. PAVING.**

(a) All streets, driveways, parking spaces, and maneuvering areas for parking and loading must comply with the requirements of 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. 18761; 25711)

**SEC. 51P-206.113. LANDSCAPING.**

Landscaping must be installed and maintained in accordance with the landscape plan (Exhibit 206D). All landscaped areas must be fully sprinkled. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.114. EASEMENT.**

Prior to issuance of a certificate of occupancy for the private community center, the owner(s) must submit an instrument granting an easement to the city for the area designated as a parking deck on the development plan that would allow the city to construct additional parking spaces as specified above. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.115. GENERAL REQUIREMENTS.**

(a) Development must be in accordance with all rules, regulations, and requirements of the city.

(b) 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 18761; 25711)

**SEC. 51P-206.116. ZONING MAP.**

PD 206 is located on Zoning Map No. E-8. (Ord. Nos. 18761; 25711)