

**ARTICLE 220.**

**PD 220.**

**SEC. 51P-220.101. LEGISLATIVE HISTORY.**

PD 220 was established by Ordinance No. 18932, passed by the Dallas City Council on November 6, 1985. Ordinance No. 18932 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18932 was amended by Ordinance No. 22558, passed by the Dallas City Council on September 27, 1995, and Ordinance No. 23836, passed by the Dallas City Council on March 24, 1999. (Ord. Nos. 10962; 18932; 22558; 23836; 25711)

**SEC. 51P-220.102. PROPERTY LOCATION AND SIZE.**

PD 220 is established on property generally located at the northwest corner of Stults Road and Jerry Street. The size of PD 220 is approximately 13.417 acres. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.103. 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-220.104. DEVELOPMENT PLAN.**

All development must comply with the development plan (Exhibit 220A). (Ord. Nos. 22558; 23836; 25711)

**SEC. 51P-220.105. PERMITTED USES.**

The only uses permitted on the Property are:

- (1) a radio, television, or microwave tower and supporting equipment facilities;
- (2) a private school; and
- (3) those uses permitted in an R-10 Single-Family District ("R-10 uses"). (Ord. Nos. 18932; 25711)

**SEC. 51P-220.106. STRUCTURE SETBACKS.**

(a) Tower. Minimum permitted setback for the tower is:

- (1) 255 feet from the northern boundary line of the Property; and

(2) 560 feet from the boundary line of the Property along Stults Road.

(b) Gymnasium. Gymnasium buildings must provide a minimum setback of:

(1) 60 feet from the nearest right-of-way line of Jerry Street; and

(2) 130 feet from the nearest right-of-way line of Stults Road.

(c) R-10 uses. Except as provided above, structures containing R-10 uses must comply with the minimum setback provisions of the R-10 Single-Family District as set forth in Chapter 51. (Ord. Nos. 23836; 25711)

**SEC. 51P-220.107. HEIGHT.**

(a) Private school buildings. Maximum permitted height of the private school buildings is 36 feet.

(b) Tower. Maximum permitted height of the tower is 83 feet.

(c) R-10 uses. Structures containing R-10 uses must comply with the minimum setback provisions for R-10 districts as set forth in the Dallas Development Code. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.108. MAXIMUM LOT COVERAGE.**

Lot coverage may not exceed 30 percent of the lot area. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.109. ACCESS.**

Curb cuts for vehicular ingress-egress are limited to the number and approximate locations shown on the development plan. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.110. OFF-STREET PARKING.**

Off-street parking must be provided in compliance with the Dallas Development Code except that no parking spaces other than those indicated on the development plan are permitted within 40 feet of the boundary line of the Property along Stults Road and Jerry Street. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.111. PAVING.**

(a) All streets, driveways, parking spaces, and maneuvering areas for parking 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. 18932; 25711)

**SEC. 51P-220.112.                    SIGNS.**

All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations." (Ord. Nos. 18932; 25711)

**SEC. 51P-220.113.                    LANDSCAPE PLAN.**

All landscaping must be installed in conformance with the landscape plan (Exhibit 220B). Landscaping adjacent to the new classrooms, as shown on the landscape plan, must be installed within six months after final inspection of the new classrooms by the building official. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22558; 25711)

**SEC. 51P-220.114.                    GENERAL REQUIREMENTS.**

Development of the property within this PD must comply with all ordinances, rules, and regulations of the city. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.115.                    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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 18932; 25711)

**SEC. 51P-220.116.                    ZONING MAP.**

PD 220 is located on Zoning Map No. E-8. (Ord. Nos. 18932; 25711)