

ARTICLE 224.

PD 224.

SEC. 51P-224.101. LEGISLATIVE HISTORY.

PD 224 was established by Ordinance No. 19027, passed by the Dallas City Council on February 19, 1986. Ordinance No. 19027 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 19027; 25711)

SEC. 51P-224.102. PROPERTY LOCATION AND SIZE.

PD 224 is established on property generally located at the east corner of Ferguson Road and Drummond Drive. The size of PD 224 is approximately 0.5 acres. (Ord. Nos. 19027; 25711)

SEC. 51P-224.103. 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-224.104. DEVELOPMENT PLAN.

Development of the Property must conform to the city plan commission-approved development plan (Exhibit 224A). (Ord. Nos. 19027; 25711)

SEC. 51P-224.105. USES.

The only use permitted on the Property is a veterinarian's office. (Ord. Nos. 19027; 25711)

SEC. 51P-224.106. ELEVATION.

Development of the Property must generally conform to the city plan commission-approved elevation drawing (Exhibit 224B). (Ord. Nos. 19027; 25711)

SEC. 51P-224.107. LANDSCAPING PLAN.

The Property must be landscaped in accordance with the development plan prior to the issuance of a certificate of occupancy for any use on the Property. All landscaping must be maintained in a healthy, growing condition at all times. (Ord. Nos. 19027; 25711)

SEC. 51P-224.108. MAXIMUM FLOOR AREA.

Maximum permitted total floor area on the Property is 3,015 square feet. (Ord. Nos. 19027; 25711)

SEC. 51P-224.109. SETBACKS.

Required setbacks are as shown on the development plan. (Ord. Nos. 19027; 25711)

SEC. 51P-224.110. MAXIMUM COVERAGE.

Maximum coverage on the Property is 40 percent. (Ord. Nos. 19027; 25711)

SEC. 51P-224.111. MAXIMUM PERMITTED HEIGHT.

Maximum permitted height for any structure on the Property is 22 feet. (Ord. Nos. 19027; 25711)

SEC. 51P-224.112. OFF-STREET PARKING AND LOADING.

Parking and loading must be provided in accordance with the Dallas Development Code. (Ord. Nos. 19027; 25711)

SEC. 51P-224.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Division 51-7.400 except that no detached premise or illuminated sign (other than detached directional signs) is permitted on the Property. (Ord. Nos. 19027; 25711)

SEC. 51P-224.114. GENERAL REQUIREMENTS.

(a) Utilization of the Property must be in compliance with the requirements of all 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, and completed to the satisfaction of the director of public works and transportation.

(c) 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. 19027; 25711)

SEC. 51P-224.115. ZONING MAP.

PD 224 is located on Zoning Map No. G-11. (Ord. Nos. 19027; 25711)