ARTICLE 106.

PD 106.

SEC. 51P-106.101. LEGISLATIVE HISTORY.

PD 106 was established by Ordinance No. 15920, passed by the Dallas City Council on August 16, 1978. Ordinance No. 15920 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 15920 was amended by Ordinance No. 17441, passed by the Dallas City Council on June 9, 1982; Ordinance No. 18282, passed by the Dallas City Council on June 6, 1984; Ordinance No. 18451, passed by the Dallas City Council on October 31, 1984; Ordinance No. 18857, passed by the Dallas City Council on September 11, 1985; Ordinance No. 19001, passed by the Dallas City Council on January 22, 1986; Ordinance No. 19266, passed by the Dallas City Council on August 27, 1986; Ordinance No. 19347, passed by the Dallas City Council on October 29, 1986; Ordinance No. 20338, passed by the Dallas City Council on June 14, 1989; Ordinance No. 22247, passed by the Dallas City Council on August 11, 1999; and Ordinance No. 23971, passed by the Dallas City Council on October 29, 1999; and Ordinance No. 24198, passed by the Dallas City Council on March 8, 2000. Ordinance No. 18857 changed the zoning on a portion of the Property located at the northwest corner of Levelland Drive and Gold Dust Trail to an O-1 Office District. Ordinance No. 19001 changed the zoning on a portion of the Property bounded by Frankford Road, Starbuck Drive, Sunhaven Lane, and Winding Creek Road to PD 223. Ordinance No. 19266 changed the zoning on a portion of the Property located along Davenport Road, approximately 100 feet south of Winding Creek Road, to an O-1 Office District. Ordinance No. 19347 changed the zoning on a portion of the Property located between Sunhaven Lane and Riseden Drive to PD 253. Ordinance No. 20338 changed the zoning on a portion of the Property located at the southeast corner of Davenport Road and Winding Creek Road to an NO(A) Neighborhood Office District. Ordinance No. 22247 changed the zoning on a portion of the Property located at the southwest corner of Levelland Road and Winding Creek Road to a TH-2(A) Townhouse District. Ordinance No. 23971 changed the zoning on a portion of the Property located at the southwest corner of Frankford Road and Hillcrest Road to PD 555. Ordinance No. 24198 changed the zoning on a portion of the Property along Frankford Road west of Winding Creek Road to an R-10(A) Single Family District. (Ord. Nos. 10962; 15920; 17441; 18282; 18451; 18857; 19001; 19266; 19347; 20338; 22247; 23971; 24198; 25164; 26102)

SEC. 51P-106.102. PROPERTY LOCATION AND SIZE.

PD 106 is established on property generally bounded by McCallum Boulevard on the south, Davenport Road on the west, Frankford Road on the north, and Starbuck Drive on the east. The size of PD 106 is approximately 209.44 acres. (Ord. Nos. 15920; 18857; 19001; 19266; 19347; 20338; 22247; 23971; 24198; 25164; 26102)

SEC. 51P-106.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all code references are to Chapter 51. (Ord. 25164)
SEC. 51P-106.104. CREATION OF TRACT A.

That the following described property within this PD shall constitute “Tract A,” to-wit:

BEING all of Lots 21, 22, 23, 24, 25, 26, and 27 in City Block G/8727, fronting 300 feet on the west line of Starbuck Drive between the south line of Windrock Road and the north line of Sawmill Road, fronting 300 feet on the south line of Windrock Road, beginning at its intersection with the west line of Starbuck Drive and also fronting 400 feet on the north line of Sawmill Road, beginning at its intersection with the west line of Starbuck Drive and containing 2.41 acres of land. (Ord. Nos. 18282; 25164)

SEC. 51P-106.105. DEVELOPMENT PLAN.

Development of residential property within the PD must be in accordance with the Preston Highlands Revised Subdivision Plat. The fire station must conform to the site plan (Exhibit 106A). (Ord. Nos. 18451; 25164)

SEC. 51P-106.106. USES PERMITTED.

Except as provided in Section 51P-106.108, utilization of property within this PD is limited to those uses permitted in an R-10 Single Family District and a fire station. (Ord. Nos. 17441; 18282; 25164)

SEC. 51P-106.107. DEVELOPMENT STANDARDS.

(a) In general. Except as provided in this section and in Section 51P-106.108, utilization of lots within this district must comply with the development standards of the R-10 Single Family District.

(b) Minimum lot area.

(1) No lot within this subdivision may be replatted into a lot that is less than 10,000 square feet in size.

(2) A platted lot containing less than 10,000 square feet shall be recognized as a building site.

(c) Minimum floor area. The floor area for enclosed living space exclusive of carports, garages, or accessory use areas per dwelling unit may not be less than 1,800 square feet. (Ord. Nos. 15920; 18282; 25164)

SEC. 51P-106.108. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT A.

(a) Uses. The only permitted uses in Tract A are the private school use and those uses permitted in an R-10 Single Family District.

(b) Site plan. Development and utilization of Tract A must comply with the site plan for Tract A (Exhibit 106B).
(c) **Landscape plan.** Landscaping of Tract A must comply with the landscape plan approved by the city plan commission on May 3, 1984 (Exhibit 106C).

(d) **Off-street parking.** Off-street parking must be provided as shown on the site plan for Tract A.

(e) **Paving.** All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials, such as asphaltic paving materials or concrete. Minimum requirements for the surface are compacted subgrade covered by: (1) concrete paving; (2) hot mix asphaltic paving consisting of a binder course and a surface course; or (3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless, and suitable for use under all weather conditions.

(f) **Number of students.** No more than 40 students may be in attendance at the private school at any one time.

(g) **Maintenance.** The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(h) **Signs.** All signs must comply with the provisions for non-business zoning districts contained in Article VII.

(i) **Height.** The maximum permitted heights of the private school building are those shown on the site plan for Tract A. The entire building must be limited to one story, regardless of its height. (Ord. Nos. 18282; 25164)

**SEC. 51P-106.109  FILING FEE.**

The filing fee for an amendment to this PD will be based on the amount of land area involved in the proposed amendment in accordance with the fee schedule established for zoning changes. (Ord. Nos. 15920; 25164)

**SEC. 51P-106.110.  RECONCILIATION OF CONFLICTS.**

In the event of a conflict between the provisions of Section 51P-106.108 and any other provision of this article, the provisions of Section 51P-106.108 control in the use and development of Tract A. (Ord. Nos. 18282; 25164)

**SEC. 51P-106.111.  GENERAL REQUIREMENTS.**

Use of the Property must comply with all other applicable codes and regulations of the city. (Ord. Nos. 15920; 25164; 26102)

**SEC. 51P-106.112.  COMPLIANCE WITH CONDITIONS.**

(a) 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.
(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article, the Dallas Development Code, and the Dallas Building Code. (Ord. Nos. 15920; 25164; 26102)

SEC. 51P-106.113. ZONING MAP.

PD 106 is located on Zoning Map Nos. A-7 and AA-7. (Ord. Nos. 17441; 25164)