

ARTICLE 12.

PD 12.

SEC. 51P-12.101. LEGISLATIVE HISTORY.

PD 12 was established as a special permit by Ordinance No. 10198, passed by the Dallas City Council on February 17, 1964. Ordinance No. 10198 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. The special permit created by Ordinance No. 10198 was converted to PD 12 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. (Ord. Nos. 5238; 10198; 10962; 24637)

SEC. 51P-12.102. PROPERTY LOCATION AND SIZE.

PD 12 is established on property located on the south side of Ledbetter Drive, west of Houston School Road. The size of PD 12 is approximately 9.367 acres. (Ord. Nos. 10198; 24637)

SEC. 51P-12.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to uses, articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51. (Ord. 24637)

SEC. 51P-12.104. USES.

Local Retail-3 District uses are permitted on the property. See Appendix A. (Ord. Nos. 10198; 24637)

SEC. 51P-12.105. SETBACKS.

A 25-foot front building line must be observed from all dedicated streets, except that pump islands for service stations may be located as close as 20 feet to the front property line. (Ord. Nos. 10198; 24637)

SEC. 51P-12.106. PARKING.

Paved off-street parking must be provided at the following minimum ratios: One space for every 200 square feet of gross retail floor area; one space for every 250 square feet of gross general office occupancy; one space for every 150 square feet of gross floor area used for doctor's offices, clinics or restaurants; one space for each unit of a motel or hotel; one space for every six beds of a convalescent home; and one and one-half spaces for every apartment unit. All parking arrangements and means of ingress and egress must be approved by the department of public works and transportation. (Ord. Nos. 10198; 24637)

SEC. 51P-12.107. PAVING.

All driveways, entrances, and parking areas must have a minimum surfacing of six inches of compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of these improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 10198; 24637)

SEC. 51P-12.108. SIGNS.

Except as otherwise provided, no signs or billboards are permitted other than those pertaining to the occupancy of the premises or commodities sold on the premises, which must be of the parapet wall, marquee, or flat-wall type. A standard pole sign, not exceeding 36 square feet, is permitted for any service station, drive-in grocery, drive-in laundry pick-up station, or similar drive-in facility. Flashing, rotating, or intermittently lighted signs are prohibited. Special shopping center signs may be approved by the city plan commission upon submission of plans. (Ord. Nos. 10198; 24637)

SEC. 51P-12.109. SCREENING.

Screening consisting of a six-foot-high brick veneer solid masonry wall must be built and maintained along all property lines adjacent to residentially zoned property. (Ord. Nos. 10198; 24637)

SEC. 51P-12.110. CONVERSION.

Residential structures may not be changed to a use of less restricted classification except on the basis of plans approved by the city plan commission and city council. Plans must show existing and proposed construction and remodeling, the use which is intended, the location of the building on the lot, the required off-street parking, and any other features that are required by this article. (Ord. Nos. 10198; 24637)

SEC. 51P-12.111. DEDICATIONS.

(a) Dedication for the extension of Five Mile Parkway to Houston School Road as a major thoroughfare is required.

(b) Fifty feet of right-of-way from the center line of Houston School Road must be provided. (Ord. Nos. 10198; 24637)

SEC. 51P-12.112. OUTSIDE SPEAKERS.

No outside speakers are allowed. (Ord. Nos. 10198; 24637)

SEC. 51P-12.113. LIGHTING.

Outside lighting must be directed away from the adjacent residentially-zoned areas and into the shopping center area. (Ord. Nos. 10198; 24637)

SEC. 51P-12.114. PAVED ALLEY.

The alley adjacent to Tracts A and C on the west must be paved to the specifications of the public works and transportation department, from Ledbetter Drive (Loop 12) to Oxbow Lane, at the expense of the developer of Tracts A and C. (Ord. Nos. 10198; 24637)

SEC. 51P-12.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for that purpose, and the same must be done to the satisfaction of the director of public works and transportation.

(b) No certificate of occupancy may be issued by the building official until there has been full compliance with the provisions of this article and any applicable provisions of the zoning ordinance and the construction codes. (Ord. Nos. 10198; 24637; 26102)

SEC. 51P-12.116. ZONING MAP.

PD 12 is located on Zoning Map No. O-7. (Ord. 24637)

SEC. 51P-12.117. PLAN.

PD 12 has no city council-approved conceptual or development plan. (Ord. 24637)