ARTICLE 126.

PD 126.

SEC. 51P-126.101. LEGISLATIVE HISTORY.

PD 126 was established by Ordinance No. 16992, passed by the Dallas City Council on May 27, 1981. Ordinance No. 16992 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 16992; 25508)

SEC. 51P-126.102. PROPERTY LOCATION AND SIZE.

PD 126 is established on property generally located on the northeast side of Phoenix Drive, southeast of Greenville Avenue. The size of PD 126 is approximately 2.734 acres. (Ord. Nos. 16992; 25508)

SEC. 51P-126.103. 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. 25508)

SEC. 51P-126.104. SITE PLAN.

Utilization of the Property must be in accordance with the city plan commission-approved site plan (Exhibit 126A). (Ord. Nos. 16992; 25508)

SEC. 51P-126.105. PERMITTED USES.

A nursing home or convalescent home for the rehabilitation of cardiac patients under the supervision of the Department of Cardiology at Presbyterian Medical Center is permitted. This facility will include: (1) a running tract with a maximum floor area of 28,000 square feet; (2) a swimming pool with a maximum floor area of 8,000 square feet; and (3) support facilities with a maximum floor area of 15,000 square feet. (Ord. Nos. 16992; 25508)

SEC. 51P-126.106. MAXIMUM HEIGHT.

No building may exceed 25 feet in height. (Ord. Nos. 16992; 25508)

SEC. 51P-126.107. PARKING.

Parking must be located as shown on the approved site plan. (Ord. Nos. 16992; 25508)
SEC. 51P-126.108. INGRESS/EGRESS.

There may be no ingress or egress from Areta Street until such time that Areta Street is improved to standard. (Ord. Nos. 16992; 25508)

SEC. 51P-126.109. SIGNS.

All signs must follow the business category of Article IV of Chapter 41, “Sign Regulations,” of the Dallas City Code. (Ord. Nos. 16992; 25508)

SEC. 51P-126.110. SCREENING.

All parking adjacent to residential areas must be screened with a six-foot-high solid fence. (Ord. Nos. 16992; 25508)

SEC. 51P-126.111. PAVING.

(a) All parking spaces, aisles, maneuvering areas, and drive-way connections to streets or alleys, whether enclosed or unenclosed, must be surfaces to comply with the standards set out in Section 20-810 of Chapter 51.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation. (Ord. Nos. 16992; 25508; 26102)

SEC. 51P-126.112. GENERAL REQUIREMENTS.

Utilization of the Property must be in compliance with all other applicable statutes, codes, and regulations of the city. (Ord. Nos. 16992; 25508; 26102)

SEC. 51P-126.113. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 16992; 25508)

SEC. 51P-126.114. ZONING MAP.

PD 126 is located on Zoning Map No. F-9. (Ord. Nos. 16992; 25508)