

ARTICLE 17.

PD 17.

SEC. 51P-17.101. LEGISLATIVE HISTORY.

PD 17 was established as a special permit by Ordinance No. 9148, passed by the Dallas City Council on February 12, 1962. Ordinance No. 9148 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 9148 was subsequently amended by Ordinance No. 10290, passed by the Dallas City Council on April 6, 1964, and Resolution No. 64-6694, passed by the Dallas City Council on December 7, 1964. The special permit created by Ordinance No. 9148, as amended, was converted to PD 17 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Subsequently, Ordinance No. 9148 was amended by Resolution No. 70-3827, passed by the Dallas City Council on September 8, 1970; Ordinance No. 13671, passed by the Dallas City Council on June 5, 1972; Resolution No. 76-0734, passed by the Dallas City Council on March 15, 1976; Ordinance No. 16339, passed by the Dallas City Council on August 29, 1979; and by Ordinance No. 18382, passed by the Dallas City Council on September 5, 1984. (Ord. Nos. 5238; 9148; 10290; 10962; 13671; 16339; 18382; 24637; 26102; Res. Nos. 64-6694; 70-3827; 76-0734)

SEC. 51P-17.102. PROPERTY LOCATION AND SIZE.

PD 17 is established on property located at the southeast corner of Alpha Road and Preston Road. The size of PD 17 is approximately 10.732 acres. (Ord. Nos. 9148; 24637)

SEC. 51P-17.103. 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-17.104. USES.

Only Local Retail-3 District uses are permitted on the property. See Appendix A. (Ord. Nos. 9148; 24637)

SEC. 51P-17.105. PARKING.

Off-street parking must be provided at the following minimum ratios: One space for every 200 square feet of retail floor area; one space for every 250 square feet of office area; one space for every 150 square feet of floor area used for doctor's offices, medical clinics or restaurants; and one and one-half spaces for each apartment unit. (Ord. Nos. 9148; 24637)

SEC. 51P-17.106.**PAVING.**

All service drives, 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. 9148; 24637)

SEC. 51P-17.107.**SIGNS.**

(a) Except as provided below, 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 flat wall, parapet wall, marquee, ground, or pole type.

(b) Except as provided below, no sign may exceed 28 feet, 9 inches in height.

(c) No pole sign may exceed 36 square feet in area for any exposed single surface or 72 square feet in area for double exposed surfaces. If the pole sign contains more than two exposed surfaces, the maximum permitted exposed area for all surfaces combined is 72 square feet.

(d) No flat wall, parapet wall, marquee, or pole type sign may project into or over the right-of-way of any public thoroughfare by more than 18 inches.

(e) A maximum of one special project or shopping center sign may be erected for each four acres in the site or tract on which the project is located. The maximum height of a special project or shopping center sign is 50 feet.

(f) All special project, shopping center, billboard, or ground signs must be located a minimum of 25 feet from all property lines. In addition, these signs may not be located closer to an adjacent residential district than a distance equal to twice the height of the proposed sign.

(g) The total exposed surface of all signs facing or visible from a dedicated street which may be placed on any lot, site, or tract may not exceed in square feet the product of four times the lineal feet of frontage of that lot, site, or tract exposed to the street. In the event a tract is exposed to more than one street and signs are to be placed along these additional exposures, then the exposures are considered front yards and must meet all requirements for a front yard.

(h) Flashing, revolving, rotating, or intermittently-lighted signs are prohibited. (Ord. Nos. 10290; 24637)

SEC. 51P-17.108.**SCREENING.**

Screening must be provided to protect the surrounding areas as deemed necessary in the approval of the site plan. (Ord. Nos. 9148; 24637)

SEC. 51P-17.109.**CONVERSION.**

No conversion, expansion, or use of existing buildings or structures is permitted except on the basis of plans approved by the city plan commission. Plans must show the use that is intended, the relation of yards, off-street parking, and other open spaces to surrounding properties. (Ord. Nos. 9148; 24637)

SEC. 51P-17.110. DEDICATION.

Prior to the issuance of a building permit or certificate of occupancy, property must be dedicated along Preston Road and Alpha Road to widen those thoroughfares as provided for in the Major Thoroughfare Plan. (Ord. Nos. 9148; 24637)

SEC. 51P-17.111. COMPLIANCE WITH CONDITIONS.

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

(2) 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 building codes. (Ord. Nos. 9148; 24637; 26102)

SEC. 51P-17.112. ZONING MAP.

PD 17 is located on Zoning Map No. C-7. (Ord. 24637)

SEC. 51P-17.113. PLAN.

Development must comply with Exhibit 17A. (Ord. Nos. 18382; 24637)