

## **ARTICLE 26.**

### **PD 26.**

#### **SEC. 51P-26.101. LEGISLATIVE HISTORY.**

PD 26 was established by Ordinance No. 11497, passed by the Dallas City Council on June 27, 1966. Ordinance No. 11497 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 11497 was amended by Ordinance No. 11897, passed by the Dallas City Council on July 31, 1967; Ordinance No. 12900, passed by the Dallas City Council on March 23, 1970; Ordinance No. 14569, passed by the Dallas City Council on June 3, 1974; Ordinance No. 15854, passed by the Dallas City Council on June 14, 1978; and Ordinance No. 16975, passed by the Dallas City Council on May 13, 1981. Ordinance No. 14569 changed the zoning classification on a 99.585-acre portion of the Property from PD 26 to a SC Shopping Center District; Ordinance No. 15854 changed the zoning of a 27.7903-acre portion of the Property to a SC Shopping Center District; and Ordinance No. 16975 changed the zoning of a 13.2777-acre portion of the Property to an MF-3 Multiple-Family District, an O-2 Office District, and a SC Shopping Center District. (Ord. Nos. 10962; 11497; 11897; 12900; 14569; 15854; 16975; 25423)

#### **SEC. 51P-26.102. PROPERTY LOCATION AND SIZE.**

PD 26 is established on property generally located along Arapaho, west of Preston Road, north of Belt Line Road, and south of the St. Louis & Southwestern Railroad. The size of PD 26 is approximately 120.637 acres. (Ord. Nos. 11497; 14569; 15854; 16975; 25423)

#### **SEC. 51P-26.103. 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. 25423)

#### **SEC. 51P-26.104. DEVELOPMENT PLAN.**

Development must be in conformance with the general development plan (Exhibit 26A) which must be approved by the city plan commission and city council and attached to and made a part of Ordinance No. 11497, as amended. (Ord. Nos. 12900; 25423)

#### **SEC. 51P-26.105. USES.**

Four use areas are designated on the general development plan. Within each of these areas, uses as defined in the Comprehensive Zoning Ordinance are permitted as follows:

(1) Tract I. Within the area designated for retail shopping, all uses permitted in the SC Shopping Center District are permitted.

(2) Tract II. Within the area designated for garden apartments, all uses permitted in the MF-1 Multiple-Family-1 District are permitted.

(3) Tract III. Within the area designated for high-rise apartments, all uses permitted in the MF-3 Multiple-Family-3 District are permitted, as well as a club house for uses permitted in Tract IV below.

(4) Tract IV. Within the area designated for a country club, community center, and recreational area, the following uses are permitted:

- (A) Community center (private).
- (B) Off-street parking incidental to a main use.
- (C) Swimming pool (private).
- (D) Country club with private membership.
- (E) Recreation club or area (private). (Ord. Nos. 12900; 25423)

**SEC. 51P-26.106. GENERAL REGULATIONS.**

The regulations with regards to minimum lot area, lot width, lot depth, front yards, side yards, rear yards, maximum lot coverage, floor area ratio, minimum off-street parking and loading requirements, signs, building height, open storage and screening, building location and spacing, building site, and accessory buildings for Tracts I through IV are set forth in the Comprehensive General Zoning Ordinance for the respective district listed in the following schedule. All applicable provisions of Section 11 through 26 in the Comprehensive Zoning Ordinance must be complied with.

(1) Tract I. The regulations of the SC Shopping Center District apply.

(2) Tract II. The regulations of the MF-1 Multiple-Family-1 District apply, except that no building may exceed two stories.

(3) Tract III. The regulations of the MF-3 Multiple-Family-3 District apply.

(4) Tract IV. The regulations of the R-7.5 Single-Family Residential-7,500 District apply. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.107. CONSTRUCTION.**

Exterior walls of the total project must be 75 percent masonry or masonry veneer construction. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.108. SCREENING.**

A four-foot-high solid masonry wall must be erected along the south line of Tract II. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.109.                      SIDEWALKS.**

Sidewalks must be provided adjacent to and on each side of all dedicated streets and as shown on the general development plan in accordance with the standards of Council Resolution 64-1454, adopted on March 16, 1964, by the Dallas City Council of the city. (Ord. Nos. 12900; 25423; 26102)

**SEC. 51P-26.110.                      FLOOD PLAIN PREFIX.**

Inasmuch as a portion of the area included in this PD is presently designated as lying within a flood plain and is hereby declared to be the intention of Ordinance No. 12900 that such designation is hereby retained as shown on the general development plan and all development within such flood plain area shall be subject to the regulations of Section 10-1100 of the Comprehensive Zoning Ordinance unless said designation is changed in accordance with the provisions of Section 10-1120. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.111.                      SECTION 10-631 APPLIES.**

In the event of a conflict between any provisions contained herein and Section 10-631 of the Comprehensive Zoning Ordinance, Section 10-631 prevails. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.112.                      SUBDIVISION.**

Prior to the issuance of a building permit for all or any portion of any individual tract, as designated on the general development plan as Tracts I through IV inclusive, within this PD, a preliminary subdivision plat of the entire PD must be approved by the city plan commission and a final subdivision plat of said individual tract must be filed in the Plat Records of Dallas County, Texas. (Ord. Nos. 12900; 25423)

**SEC. 51P-26.113.                      PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 11497; 25423; 26102)

**SEC. 51P-26.114.                      COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy may be issued by the building official until there has been full compliance with the provisions of this article in accordance with the requirements of the building for which the certificate is issued, together with all other provisions of Ordinance No. 11497, as amended, any applicable provisions of the zoning ordinance, and the building codes. (Ord. Nos. 11497; 25423)

**SEC. 51P-26.115.                      ZONING MAP.**

PD 26 is located on Zoning Map No. B-7. (Ord. Nos. 16975; 25423)