

## **ARTICLE 49.**

### **PD 49.**

#### **SEC. 51P-49.101. LEGISLATIVE HISTORY.**

PD 49 was established by Ordinance No. 13406, passed by the Dallas City Council on October 18, 1971. Ordinance No. 13406 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 13406 was amended by Ordinance No. 22663, passed by the Dallas City Council on January 24, 1996. (Ord. Nos. 10962; 13406; 22663; 25423)

#### **SEC. 51P-49.102. PROPERTY LOCATION AND SIZE.**

PD 49 is established on property generally located on the west side of Houston School Road, north of Camp Wisdom Road. The size of PD 49 is approximately 97.189 acres. (Ord. Nos. 13406; 25423)

#### **SEC. 51P-49.103. 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-49.104. CONCEPTUAL, DEVELOPMENT, AND LANDSCAPE PLAN.**

(a) Conceptual plan and development plan for Tract IV. Development and use of the Property must comply with the conceptual plan (Exhibit 49A). In addition, development and use of Tract IV must comply with the development plan for Tract IV (Exhibit 49B). In the event of a conflict between the provisions of this article and the conceptual or development plan, the provisions of this article control.

(b) Development plans for Tracts I, II, and III. A development plan for Tracts I, II, and III must be approved by the city plan commission prior to the issuance of any building permit for development in that respective tract. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article.

(c) Landscape plans. Landscaping on Tract IV must comply with the landscape plan (Exhibit 49C). A landscape plan for Tracts I, II, and III must be submitted for city plan commission approval at the time of submission of a development plan for the respective tract. Landscaping for Tracts I, II, and II must be in compliance with the approved landscape plans. (Ord. Nos. 22663; 25423)

**SEC. 51P-49.105. SUBDIVISION PLAT.**

Before the issuance of any building permit for all or part of this PD, a subdivision plat for that part must be approved by the city plan commission and filed in the plat records of Dallas County, Texas. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.106. GENERAL REGULATIONS.**

(a) Tracts I, II, and III. For Tracts I, II, and III, the regulations with regard to maximum lot coverage, side yards, rear yards, front yards, floor area ratio, open storage and screening, and building site plan, are the same as set forth in Chapter 51 for a Multiple-Family-2 District for apartment development, for an Office-1 District for office development and for a Shopping Center District for shopping center development.

(b) Tract IV. Development of Tract IV must be in accordance with the development plan for Tract IV. (Ord. Nos. 22663; 25423)

**SEC. 51P-49.107. HEIGHT.**

No building or structure may exceed a maximum height of two stories, and all buildings are limited to the maximum height indicated on the conceptual and development plans. (Ord. Nos. 22663; 25423)

**SEC. 51P-49.108. 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 all of these improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.109. FIRE LANES.**

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.110. LIGHTING.**

Light poles or standards located in parking areas may not exceed eight feet in height and must be covered to deflect light downward. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.111. DRAINAGE AND UTILITY REQUIREMENTS.**

Drainage and utility requirements must comply with requirements of the Dallas Department of Water Utilities. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.112. EASEMENTS.**

Easements for water and sanitary sewer mains must comply with the requirements of the department of public works and transportation. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.113. DENSITY.**

The apartment development is restricted to a maximum of 14 living units per acre. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.114. STREET PAVING AND DEDICATION.**

Street paving and dedication must comply with the requirements of the city. (Ord. Nos. 13406; 25423; 26102)

**SEC. 51P-49.115. APPROVAL BY ALL DEPARTMENTS.**

Approval of this PD is subject to requirements of all departments of the city. (Ord. Nos. 13406; 25423; 26102)

**SEC. 51P-49.116. SIGNS.**

No signs of a flashing, revolving (rotating), or intermittently lighted type are permitted in this PD. All signs must be wall or ground signs only. Ground signs must be for community information or directions only. Wall signs must be for building identification only. Lighting of any sign must be from a concealed source. All signs must comply with all other requirements of Section 23 of the zoning ordinance. (Ord. Nos. 13406; 25423)

**SEC. 51P-49.117. USES.**

The following uses are permitted within this PD as designated on the conceptual plan: Apartments developed in conformance to Multiple-Family-2 standards; community center; offices developed in conformance with Office-1 standards; shopping center developed in conformance with Shopping Center standards; and a mortuary or funeral home as shown on the development plan for Tract IV. (Ord. Nos. 22663; 25423)

**SEC. 51P-49.118. GENERAL REQUIREMENTS.**

(a) 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.

(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article in accordance with the requirements of the building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13406; 25423; 26102)

**SEC. 51P-49.119.**

**ZONING MAP.**

PD 49 is located on Zoning Map Nos. O-7 and P-7. (Ord. Nos. 22663; 25423)