

ARTICLE 59.

PD 59.

SEC. 51P-59.101. LEGISLATIVE HISTORY.

PD 59 was established by Ordinance No. 14052, passed by the Dallas City Council on April 9, 1973. Ordinance No. 14052 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14052 was amended by Ordinance No. 14915, passed by the Dallas City Council on June 23, 1975; Ordinance No. 15125, passed by the Dallas City Council on March 8, 1976; and Ordinance No. 17809, passed by the Dallas City Council on April 20, 1983. (Ord. Nos. 10962; 14052; 14915; 15125; 17809; 25423)

SEC. 51P-59.102. PROPERTY LOCATION AND SIZE.

PD 59 is established on property generally located along the south line of Elam Road, east of Prairie Creek Road and west of Buttercup Lane. The size of PD 59 is approximately 21.0616 acres. (Ord. Nos. 17809; 25423)

SEC. 51P-59.103. 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-59.104. DEVELOPMENT PLAN.

The Property must be developed in accordance with the development plan approved by the city plan commission on March 24, 1983 (Exhibit 59A). (Ord. Nos. 17809; 25423)

SEC. 51P-59.105. USES.

Uses are restricted to the hospital, medical clinic, and helistop uses. The helistop use is subject to Section 51P-59.109. (Ord. Nos. 17809; 25423)

SEC. 51P-59.106. HEIGHT.

Maximum height of all buildings is that stated on the development plan. (Ord. Nos. 17809; 25423)

SEC. 51P-59.107. SCREENING.

Screening must be provided as shown on the development plan. (Ord. Nos. 17809; 25423)

SEC. 51P-59.108. OFF-STREET PARKING.

Off-street parking must be provided at the ratio of one space per bed for the hospital use and one space per 150 square feet of floor area for the medical clinic use. All off-street parking must be located as shown on the development plan. (Ord. Nos. 17809; 25423)

SEC. 51P-59.109. HELISTOP.

A helistop site may be located within the boundaries of the PD, subject to FAA and city department of aviation approval. (Ord. Nos. 17809; 25423)

SEC. 51P-59.110. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Division 51-7.400 of Article VII, "Sign Regulations." (Ord. Nos. 17809; 25423)

SEC. 51P-59.111. GENERAL REQUIREMENTS.

Utilization of the Property must be in compliance with state and federal laws and all applicable codes and regulations of the city. (Ord. Nos. 17809; 25423; 26102)

SEC. 51P-59.112. 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. 14052; 25423; 26102)

SEC. 51P-59.113. COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 14052; 25423)

SEC. 51P-59.114. ZONING MAP.

PD 59 is located on Zoning Map No. M-11. (Ord. Nos. 17809; 25423)