

## **ARTICLE 594.**

### **PD 594.**

#### **SEC. 51P-594.101. LEGISLATIVE HISTORY.**

PD 594 was established by Ordinance No. 24501, passed by the Dallas City Council on January 24, 2001. Ordinance No. 24501 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24501; 25163)

#### **SEC. 51P-594.102. PROPERTY LOCATION AND SIZE.**

PD 594 is established on property fronting on the southwest line of Washington Avenue, beginning at a point approximately 120 feet southeast of the southeast line of Thomas Avenue. The size of PD 594 is approximately 1.854 acres. (Ord. Nos. 24501; 25163)

#### **SEC. 51P-594.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A.

(c) This district is considered to be a residential zoning district. (Ord. Nos. 24501; 25163)

#### **SEC. 51P-594.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development/landscape plan (Exhibit 594A). In the event of a conflict between the provisions of this article and the development/ landscape plan, the provisions of this article control. (Ord. Nos. 24501; 25163)

#### **SEC. 51P-594.105. MAIN USES PERMITTED.**

The only use permitted in this planned development district is a retirement housing use. (Ord. Nos. 24501; 25163)

#### **SEC. 51P-594.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.107. YARD, LOT, AND SPACE REGULATIONS.**

The development standards contained in Section 51A-4.116(b), “MF-2(A) District,” apply to this planned development district, except that maximum structure height is 54 feet. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.108. OFF-STREET PARKING AND LOADING.**

A minimum of 74 spaces is required in the location shown on the development/landscape plan. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.110. LANDSCAPING.**

- (a) Landscaping must be provided as shown on the development/landscape plan.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24501; 25163)

**SEC. 51P-594.112. ADDITIONAL PROVISIONS.**

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24501; 25163; 26102)

**SEC. 51P-594.113. COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24501; 25163; 26102)

**SEC. 51P-594.114.**

**ZONING MAP.**

PD 594 is located on Zoning Map No. I-7. (Ord. Nos. 24501; 25163)