

ARTICLE 104.

PD 104.

SEC. 51P-104.101. LEGISLATIVE HISTORY.

PD 104 was established by Ordinance No. 15909, passed by the Dallas City Council on August 16, 1978. Ordinance No. 15909 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 15909 was amended by Ordinance No. 19831, passed by the Dallas City Council on January 13, 1988; Ordinance No. 20827, passed by the Dallas City Council on November 28, 1990; Ordinance No. 20943, passed by the Dallas City Council on May 8, 1991; and Ordinance No. 23107, passed by the Dallas City Council on May 14, 1997. Ordinance No. 23107 rezoned a portion of the Property from PD 104 to an LO-1 Limited Office District. (Ord. Nos. 10962; 15909; 19831; 20827; 20943; 23107; 25423)

SEC. 51P-104.102. PROPERTY LOCATION AND SIZE.

PD 104 is established on property generally located north of McCallum Boulevard and west of Preston Road. The size of PD 104 is approximately 31.38 acres. (Ord. Nos. 15909; 23107; 25423)

SEC. 51P-104.103. 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 refer to articles, divisions, or sections in Chapter 51. (Ord. 25423)

SEC. 51P-104.104. DEVELOPMENT PLAN.

Use of the portion of the Property bounded by Summerside Drive, Preston Road, McCallum Boulevard, and Campbell Road must comply with the development plan (Exhibit 104A). (Ord. Nos. 19831; 25423)

SEC. 51P-104.105. MAIN USES.

All uses are allowed as specified in the General Retail District of the Comprehensive General Zoning Ordinance of the city. (Ord. Nos. 15909; 25423; 26102)

SEC. 51P-104.106. MAXIMUM BUILDING HEIGHTS.

No building erected, altered, or connected may exceed two stories or 30 feet in height. (Ord. Nos. 15909; 25423)

SEC. 51P-104.107. MINIMUM SETBACK.

All buildings must setback a minimum of 20 feet from all boundary lines of the PD. (Ord. Nos. 15909; 25423)

SEC. 51P-104.108. SCREENING REGULATIONS.

(a) Where the PD directly abuts a residential zoning district and such district is not separated by a street, screening must be erected at that boundary line. Screening must either be a landscaped earthen berm of not less than eight feet in height and 10 feet in depth, or an eight-foot solid masonry wall.

(b) All “service” sides of buildings within the PD must be screened from adjacent residentially zoned districts. (Ord. Nos. 15909; 25423)

SEC. 51P-104.109. LANDSCAPE REGULATIONS.

(a) Not less than nine percent of the net land area (gross land area minus building area) of the PD must be non-paved area, planted in grass, ground cover, trees, or scrubs. The Preston Road frontage must have a landscaped earthen berm with cuts for vehicle entrances.

(b) Landscaping must be installed on the portion of the Property bounded by Summerside Drive, Preston Road, McCallum Boulevard, and Campbell Road in accordance with the landscape plan (Exhibit 104B). All plant materials must be maintained in a healthy, growing condition at all times. (Ord. Nos. 15909; 19831; 25423)

SEC. 51P-104.110. SIGNS.

(a) No outdoor advertising signs (billboards) are permitted.

(b) Except as otherwise provided in Subsection (a), all signs located on the property described in Exhibits 104C and 104D must comply with the provisions for business zoning districts contained in Article VII.

(c) All signs except those located on the property described in Exhibits 104C and 104D must comply with the requirement of Subsection (a) and the following requirements.

(1) Two detached signs will be permitted for the purpose of identification of the total development. These signs may not exceed 20 feet in height.

(2) There is a maximum of one sign per business. Such sign must be an attached premise sign with an effective area not to exceed 50 square feet.

(3) No sign may exceed a brightness of 200-foot lamberts. (Ord. Nos. 20827; 20943; 25423; 26340)

SEC. 51P-104.111. UTILITIES.

All on site utilities will be underground. (Ord. Nos. 15909; 25423)

SEC. 51P-104.112. GENERAL REQUIREMENTS.

Utilization of the Property must be in compliance with all other applicable codes and regulations of the city. (Ord. Nos. 15909; 25423; 26102)

SEC. 51P-104.113. STREETS AND 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. 15909; 25423; 26102)

SEC. 51P-104.114. COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may be issued by the building official until there is full compliance with this article and any applicable provisions of the Comprehensive General Zoning Ordinance of the city and the Dallas Building Code. (Ord. Nos. 15909; 25423; 26102)

SEC. 51P-104.115. ZONING MAP.

PD 104 is located on Zoning Map No. A-7. (Ord. Nos. 19831; 25423)