

ARTICLE 209.

PD 209.

SEC. 51P-209.101. LEGISLATIVE HISTORY.

PD 209 was established by Ordinance No. 18841, passed by the Dallas City Council on August 14, 1985. Ordinance No. 18841 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18841 was amended by Ordinance No. 20518, passed by the Dallas City Council on November 29, 1989, and Ordinance No. 24888, passed by the Dallas City Council on April 10, 2002. (Ord. Nos. 10962; 18841; 20518; 24888; 25423; 26340)

SEC. 51P-209.102. PROPERTY LOCATION AND SIZE.

PD 209 is established on property generally located at the northwest corner of Southwestern Boulevard and North Central Expressway. The size of PD 209 is approximately 3.320 acres. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and provisions in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all references to code divisions and sections in this article refer to divisions and sections in Chapter 51. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.104. DEVELOPMENT PLAN.

Use of the Property must comply with the development plan (Exhibit 209A). (Ord. Nos. 20518; 24888; 25423; 26340)

SEC. 51P-209.105. LANDSCAPE PLAN.

A detailed landscape plan must be submitted to and approved by the city plan commission prior to the issuance of any building permits for any construction on the Property. The detailed landscape plan must comply with the requirements of Article X, "Landscape Regulations," of Chapter 51. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.106. USES.

The only permitted uses on the Property are single-family, private community center, and those uses permitted in an O-2 Office District ("office uses") except for a bank or savings and loan office with drive-in facilities, as those uses are defined in Chapter 51. (Ord. Nos. 18841; 25423; 26340)

SEC. 51P-209.107. DEVELOPMENT STANDARDS FOR SINGLE-FAMILY USES.

All residential uses on the Property must comply with the following standards:

- (1) Minimum permitted lot size is 2,000 square feet for each single-family lot.
- (2) Maximum permitted height is 24 feet for single-family structures which are either within 60 feet of the Southwestern Boulevard right-of-way, or within 60 feet of the west boundary line of the Property. All other residential structures have a maximum permitted height, as defined above, of 36 feet.
- (3) Maximum permitted lot coverage for all single-family structures is 80 percent.
- (4) Maximum permitted residential density on the Property is 28 dwelling units except that, if no private community center is constructed, maximum residential density on the Property is 30 dwelling units.
- (5) No minimum front, side, or rear yards for single-family structures are required on the Property unless shown as a building line on an approved subdivision plat.
- (6) Parking must be provided on the same lot as the main use at the ratio of three off-street parking spaces for each single-family use. No designated off-street parking area may be converted to living area. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.108. DEVELOPMENT STANDARDS FOR OFFICE USES.

All office uses on the Property must comply with the following standards:

- (1) Maximum permitted floor area for all office uses combined is 35,000 square feet.
- (2) Maximum permitted height for all office structures is 42 feet measured from grade to the top of the structure.
- (3) Vehicular ingress and egress to office uses is permitted only to the north and east. No vehicular access to the residential area on the west or south is permitted.
- (4) Maximum lot coverage for office structures may not exceed 40 percent.
- (5) All office structures must comply with the following setbacks:
 - (A) Front yard - 25 feet.
 - (B) Side yard - 10 feet.
 - (C) Rear yard - 60 feet.
- (6) Maximum floor to area ratio for all office uses combined is 0.698:1.
- (7) All exterior office building facades must consist of 40 percent masonry construction.
- (8) Elevation drawings for all office buildings to be constructed on the Property must be submitted to and approved by the city plan commission concurrently with the detailed development plans for the office uses. All office development on the Property must comply with the elevation drawings approved by the commission.

(9) Parking must be provided at the ratio of one space for each 333 square feet of office floor area. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.109. DEVELOPMENT STANDARDS FOR THE PRIVATE COMMUNITY CENTER USE.

(a) The area designated as “Community Center” on the development plan may only be utilized as a private community center, or as two additional residential lots for construction of two single-family residences as provided in Section 51P-209.107(a)(4).

(b) Maximum permitted lot coverage for the private community center structure is 40 percent.

(c) Maximum permitted height for the private community center structure is 24 feet, as defined in Chapter 51.

(d) Parking must be provided at the ratio of one space for each 100 feet of private community center floor area. (Ord. Nos. 18841; 25423; 26340)

SEC. 51P-209.110. PAVING.

Paving for all public and private streets, auto courts, and parking areas must comply with the specifications and requirements of the department of public works and transportation. (Ord. Nos. 18841; 25423; 26340)

SEC. 51P-209.111. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII, “Sign Regulations.” The office tract on the Property will be considered an O-2 zoning district for purposes of determining the requirements for attached signs. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.112. SCREENING.

A solid masonry wall with a minimum height of six feet must be constructed as shown on the development plan. The wall may be set back from the boundary line of the Property to allow for existing trees or other desirable vegetation. The wall may be a part of a building as long as it acts as a screen. (Ord. Nos. 24888; 25423; 26340)

SEC. 51P-209.113. HOMEOWNERS ASSOCIATION.

Common areas on the Property must be maintained by a homeowner’s association. The instrument creating the homeowner’s association must be approved by the city attorney’s office, submitted to the city plan commission for review, and filed for record in the Deed Records of Dallas County, Texas. (Ord. Nos. 18841; 25423; 26340)

SEC. 51P-209.114. GENERAL REQUIREMENTS.

Development of the Property must be in compliance with all other requirements and regulations of the City of Dallas. (Ord. Nos. 20518; 25423; 26340)

SEC. 51P-209.115. STREETS AND PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24888; 25423; 26340)

SEC. 51P-209.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this PD 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. 24888; 25423; 26340)

SEC. 51P-209.117. ZONING MAP.

PD 209 is located on Zoning Map No. G-8. (Ord. Nos. 20518; 25423; 26340)