

## **ARTICLE 22.**

### **PD 22.**

#### **SEC. 51P-22.101. LEGISLATIVE HISTORY.**

PD 22 was established as a special permit by Ordinance No. 9147, passed by the Dallas City Council on February 12, 1962. Ordinance No. 9147 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 9147 was amended by Resolution No. 62-4621, passed by the Dallas City Council on September 17, 1962; Resolution No. 64-6694, passed by the Dallas City Council on December 7, 1964; and Resolution No. 67-1082, passed by the Dallas City Council on March 6, 1967. The special permit created by Ordinance No. 9147 was converted to PD 22 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. (See Resolution No. 65-1552, passed by the Dallas City Council on March 17, 1965, indicating the City Council's motion to include the special permit in the comprehensive zoning ordinance, and the memo from Tom Jones, Chief Building Inspector, to H. Alden Deyo, Director of Planning, dated September 17, 1965, which effectuates the intent of Resolution No. 65-1552.) PD 22 was amended by Ordinance No. 13887, passed by the Dallas City Council on November 20, 1972; Resolution No. 75-2340, passed by the Dallas City Council on July 28, 1975; Resolution No. 76-1181, passed by the Dallas City Council on May 3, 1976; Resolution No. 76-1257, passed by the Dallas City Council on May 10, 1976; Resolution No. 76-2864, passed by the Dallas City Council on November 1, 1976; Resolution No. 76-3289, passed by the Dallas City Council on December 20, 1976; and Ordinance No. 24034, passed by the Dallas City Council on September 22, 1999. Ordinance No. 24034 changed the zoning on a portion of the Property from PD 22 to an RR Regional Retail District. (Ord. Nos. 5238; 9147; 10962; 13887; 24034; 25423; Res. Nos. 62-4621; 64-6694; 65-1552; 67-1082; 75-2340; 76-1181; 76-1257; 76-2864; 76-3289)

#### **SEC. 51P-22.102. PROPERTY LOCATION AND SIZE.**

PD 22 was established on property generally located on the south side of Alpha Road, west of Preston Road. The size of PD 22 is approximately 7.763 acres. (Ord. Nos. 9147; 13887; 24034; 25423; 26749)

#### **SEC. 51P-22.103. 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-22.104. SITE PLAN.**

Development must generally conform with the site plans (Exhibit 22A). (Ord. Nos. 9147; 13887; 25423; Res. Nos. 75-2340; 76-1181; 76-1257; 76-3289; 26749)

**SEC. 51P-22.105. OFF-STREET PARKING.**

Off-street parking must be provided at the minimum ratio of one space for each 200 square feet of retail floor area; one space for each 150 square feet of floor area for doctors' offices, medical clinics, and restaurants; one space for each 250 square feet of office area; and 1 1/2 spaces for each apartment unit. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.106. SURFACING.**

All service drives, 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 these improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.107. SIGNS.**

No signs or billboards other than those pertaining to the occupancy of the premises or commodities sold thereon are permitted, and allowable signs must be of the parapet wall, marquee, or flat wall type, except that standard pole signs, not exceeding 36 square feet, are permitted for a filling station, drive-in grocery, drive-in laundry pick-up station, or similar drive-in facility. No sign or billboard is permitted of a flashing or intermittently lighted type, except that special shopping center signs may be approved by the city plan commission after submission of plans. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.108. SCREENING.**

Screening must be provided as deemed necessary in the approval of the site plan for the protection of the surrounding area. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.109. DEDICATION.**

A necessary dedication must be provided along Preston Road and/or Alpha Road as required in the Major Thoroughfare Plan before the issuance of a building permit or a certificate of occupancy. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.110. CONVERSION OR EXPANSION.**

No conversion, expansion, or use of existing buildings or structures is allowed under this special permit ordinance, except on the basis of remodeling plans approved by the city plan commission showing the use which is intended, the relation of yards, off-street parking, and other open spaces to surrounding properties. (Ord. Nos. 9147; 25423)

**SEC. 51P-22.111. 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 and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 9147; 25423; 26102)

**SEC. 51P-22.112. ZONING MAP.**

PD 20 is located on Zoning Map No. C-7. (Ord. 25423)