

**ARTICLE  
XXXX.**

**PD XXXX.**

**SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.**

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on DATE.

**SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.**

PD XXXX is established on property generally located on the west line of Preston Road, west of of McCallum Road. The size of PD XXXX is approximately 8.01 acres.

**SEC. 51P-XXXX.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a residential zoning district.

**SEC. 51P-XXXX.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit XXXXA: conceptual plan.
- (2) Exhibit XXXXB: Tract 2 development plan.

**SEC. 51P-XXXX.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit XXXXA). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-XXXX.105. DEVELOPMENT PLAN.**

- (a) Tract 1. Development plan is not required.
- (b) Tract 2. Development and use of Tract 2 must comply with the development plan (Exhibit XXXXB). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

**SEC. 51P-XXXX.106. USES PERMITTED.**

(a) Tract 1. The only main uses permitted in Tract 1 are those uses permitted in the LO(A) Limited Office District, subject to the same conditions applicable in the LO(A) Limited Office District, as set out in Chapter 51A.

(b) Tract 2.

(1) Permitted uses.

(A) Except as provided in this subsection, the only main uses permitted in Tract 2 are those uses permitted in the LO(A) Limited Office District, subject to the same conditions applicable in the LO(A) Limited Office District, as set out in Chapter 51A.

(B) The following additional main uses are permitted by right:

-- Restaurant with drive-in or drive-through service. [DIR]

**SEC. 51P-XXXX.107. 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.

**SEC. 51P-XXXX.108. YARD, LOT, AND SPACE REGULATIONS.**

The yard, lot, and space regulations of the LO-1 Limited Office contained in Section 51A-4.121(b) apply to this planned development district.

**SEC. 51P-XXXX.107. OFF-STREET PARKING AND LOADING.**

Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

**SEC. 51P-XXXX.108. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-XXXX.109. LANDSCAPING.**

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition.

**SEC. 51P-XXXX.110. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

**SEC.51P-XXXX.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.

(c) No thru traffic signage shall be installed along McCallum Boulevard to dissuade motorists from cutting through the rear of the site.

**SEC. 51P-XXXX.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 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.