

## **ARTICLE 1.**

### **PD 1.**

#### **SEC. 51P-1.101. LEGISLATIVE HISTORY.**

PD 1 was established as a special permit by Ordinance No. 9259, passed by the Dallas City Council on May 21, 1962. Ordinance No. 9259 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. The special permit created by Ordinance No. 9259 was converted to PD 1 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 9259 repealed Ordinance No. 8101, passed by the Dallas City Council on June 15, 1959; Ordinance No. 8286, passed by the Dallas City Council on December 7, 1959; and Ordinance No. 9107, passed by the Dallas City Council on January 8, 1962. Ordinance No. 9259 was amended by Ordinance No. 9490, passed by the Dallas City Council on November 5, 1962; Resolution No. 63-4227, passed by the Dallas City Council on August 5, 1963; Ordinance No. 11107, passed by the Dallas City Council on July 12, 1965; and Ordinance No. 20153, passed by the Dallas City Council on December 14, 1988. (Ord. Nos. 5238; 8101; 8286; 9107; 9259; 9490; 10962; 11107; 20153; 24637; Res. 63-4227)

#### **SEC. 51P-1.102. PROPERTY LOCATION AND SIZE.**

PD 1 is established on property located on the south side of Forest Lane between Inwood Road and Eastern Avenue. The size of PD 1 is approximately 6.66 acres. (Ord. Nos. 9259; 24637)

#### [SEC. 51P-1.103. CREATION OF SUBDISTRICTS.](#)

[This district is divided into the following subdistricts:](#)

[\(1\) Subdistrict 1](#)

#### **SEC. 51P-1.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to uses, articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51. (Ord. 24637)

#### **SEC. 51P-1.104. USES.**

The following uses are permitted on the Property:

- (1) Medical clinic.
- (2) Lodge.
- (3) Bank or savings and loan office.
- (4) Professional or general business office.
- (5) Doctor's office. (Ord. Nos. 5238; 9259; 11107; 24637)

**SEC. 51P-1.105. SURFACE MATERIALS.**

All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.106. PARKING.**

(a) Off-street parking must be provided at a minimum ratio of one space for each 250 square feet of floor area.

(b) Off-site parking for the medical office use on the eastern end of this planned development district must be provided as shown on the Altick site plan labelled as Exhibit 1A. Employees of the medical office use must park in the off-site parking lot. (Ord. Nos. 9259; 20153; 24637)

~~(b)~~(c) For a bank or savings and loan office use in Subdistrict 1, off-street parking must be provided at a minimum ratio of space for each 333 square feet of floor area.

**SEC. 51P-1.107. SIGNS.**

(a) Name plates or signs for clinics and hospitals are permitted only if they are:

- (1) less than 12 square feet in area and attached to the structure;
- (2) erected behind the building and attached to the structure; or
- (3) erected behind the building line.

(b) Flashing, rotating, revolving, or intermittently lighted signs are prohibited. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.108. SCREENING.**

The owner must provide a six-foot-high solid masonry fence on the south line of the alley, subject to obtaining permission from the property owner. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.109. DEDICATION.**

Before issuance of a building permit, a dedication of 30 feet for the widening of Forest Lane must be provided, subject to the requirements of the Major Thoroughfare Plan, as deemed necessary. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.110. OVERNIGHT STAY.**

Patients may not stay overnight in the clinic. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.111. STORIES.**

(a) No structure may exceed one story in height, except as noted on the site plan attached to Ordinance No. 9259 and labelled as Exhibit 1B, and the site plan labelled as Exhibit 1A. (Ord. Nos. 9490; 20153; 24637; 27181)

(b) No structure may exceed two stories in height within Subdistrict 1.

**SEC. 51P-1.112. LANDSCAPING.**

(a) Landscaping must be provided as shown on Exhibits 1A and 1D.

(b) All landscaping must be installed on the portion of the Property covered by Exhibit 1A within six months of the date final inspection is approved by the public works and transportation department.

(c) All landscaping must be installed on the portion of the Property covered by Exhibit 1D within six months after the issuance of a certificate of occupancy to authorize the operation of any use on that portion of the Property.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 20153; 24637; 27181)

**SEC. 51P-1.113. SECOND STORY WINDOW REGULATIONS.**

(a) Only four obscure windows are permitted in the rear, second story of the medical office building shown on Exhibit 1A. These windows must be located above eye level. For the purposes of this article, obscure windows mean windows with a finished glass that permits passage of light but that prevents distinct visibility. (Ord. Nos. 20153; 24637)

(b) All south facing second story windows within Subdistrict 1 must be obscure windows with a finished glass that permits passage of light but that prevents distinct visibility.

**SEC. 51P-1.114. PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must comply with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 9259; 24637; 26102)

**SEC. 51P-1.115. COMPLIANCE WITH CONDITIONS.**

Compliance with this article and applicable provisions of the zoning ordinance and the building codes is required before the issuance of a certificate of occupancy for any use on the Property. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.116. ZONING MAP.**

PD 1 is located on Zoning Map No. D-7. (Ord. Nos. 20153; 24637)

**SEC. 51P-1.117.**

**PLANS.**

(a) Development of the Property must comply with Exhibits 1A, 1B, 1C, 1D, and 1E. (Ord. Nos. 9259; 20153; 24637; 27181; Res. 63-4227)

(b) Exhibit 1D: Subdistrict 1 Site Plan.

(c) Exhibit 1E: Subdistrict 1 Landscape Plan.