

ARTICLE 15.

PD 15.

SEC. 51P-15.101. LEGISLATIVE HISTORY.

PD 15 was established as a C-2 district with special deed restrictions by Ordinance No. 4040, passed by the Dallas City Council on April 23, 1947. Ordinance No. 4040 amended Chapter 165 of Title XLIII of the Code of Civil and Criminal Ordinances of 1941. The district created by Ordinance No. 4040 was converted to PD 15 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 4040 was amended by Ordinance No. 14241, passed by the Dallas City Council on September 4, 1973; Resolution No. 77-2960, passed by the Dallas City Council on October 5, 1977; Resolution No. 77-3605, passed by the Dallas City Council on November 30, 1977; and Ordinance No. 16683, passed by the Dallas City Council on September 17, 1980. (Ord. Nos. 3251; 4040; 10962; 14241; 16683; 24637; Res. Nos. 77-2960; 77-3605)

SEC. 51P-15.102. PROPERTY LOCATION AND SIZE.

PD 15 is established on property located on the north side of West Northwest Highway between Pickwick Lane and Baltimore Avenue. The size of PD 15 is approximately 14.2 acres. (Ord. Nos. 14241; 24637)

SEC. 51P-15.103. 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-15.104. USES.

(a) Use of the first and second floors of the building known as the Preston Towers Condominium Building at 6211 W. Northwest Highway are limited to the following uses:

- (1) Snack shop, limited to 1200 square feet of floor space.
- (2) Private club with bar service, limited to 1500 square feet of floor space.
- (3) Barber shop and beauty shop.
- (4) Health studio.
- (5) Laundry or dry cleaning (self service).
- (6) Laundry or cleaning pickup and receiving station.
- (7) Food store, retail sales.

- (8) Book and stationery store.
- (9) Cigar, tobacco, and candy store.
- (10) Drug store or pharmacy.
- (11) Medical office.
- (12) General office.
- (13) Optical shop.
- (14) Jewelry store.
- (15) Travel bureau.
- (16) Clothing store.
- (17) Florist shop.
- (18) Party service office.

(b) All of the above-listed uses are restricted to the first and second floors in accordance with the attached floor plans, limited to a total of 24,487 square feet of net leasable space, and must be limited uses subject to the provisions of Section 10-1000, Chapter 51. *[Note: Section 10-1000 was later recodified as Section 51-4.218 in Chapter 51.]*

(c) Only Multiple Family-3 District uses, excluding the uses listed in Subsections (a) and (b) above, are permitted in the balance of the Preston Towers Condominium Building. (Ord. Nos. 16683; 24637)

SEC. 51P-15.105. DENSITY.

The density of PD 15 is limited to the present density plus the density of the proposed tower on Tract 3, up to a maximum of 52.4 dwelling units per acre. (Ord. Nos. 14241; 24637)

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SEC. 51P-15.106. FIRE SAFETY.

(a) An automatic sprinkler system must be provided as required in Section 16-61 of Ordinance No. 8737, the City Fire Protection Code.

(b) In order to provide sufficient water for fire protection, the building must be connected to the 12-inch water main located on the north right-of-way line of Northwest Highway.

(c) The applicant must provide an eight-inch water line along the north property line of PD 15 to connect the existing water lines located at Pickwick Lane and at Baltimore Lane. Two standard fire hydrants must be installed along this eight-inch water line, dividing its length into three equal parts.

(d) The alley along the north property line of PD 15 must be designated as a fire lane.

(e) The north/south access easement adjacent to the east boundary line of Tract 3 in PD 15 must be designated as a fire lane.

(f) The perpetual access easement adjacent to the north right-of-way line of Northwest Highway must be designated as a fire lane. (Ord. Nos. 14241; 24637)

SEC. 51P-15.107. CIRCULATION AT PICKWICK LANE.

Parking is prohibited on both sides of Pickwick Lane from Northwest Highway to Bandera Avenue. "No parking" signs must be provided except adjacent to the east right-of-way line where the 60-foot curb cut for a loading apron is located. The area of the loading apron is shown on the site plan labelled Exhibit 15A. A sidewalk must be constructed adjacent to the loading apron. (Ord. Nos. 14241; 24637)

SEC. 51P-15.108. TRAFFIC STUDY.

A traffic study of the area north of Northwest Highway, south of Bandera Road, east of Preston Road, and west of Edgemere must be conducted by the department of public works and transportation. The purpose of the study is to determine the feasibility of alternate traffic patterns and the use of additional traffic control devices to relieve the congested conditions in the area. (Ord. Nos. 14241; 24637)

SEC. 51P-15.109. ACCESS TO DIAMOND HEAD CIRCLE.

Permanent vehicular access must be provided from the proposed apartment building on Tract 3 to Diamond Head Circle (a private street). Diamond Head Circle must be designated as a perpetual access easement. (Ord. Nos. 14241; 24637)

SEC. 51P-15.110. ELEVATION.

The eight-by-ten color photograph of the prospective elevation presented to the city plan commission is labelled as Exhibit 15B. An architectural performance document presented to the city plan commission and required to be attached to Ordinance No. 14241 cannot be located in official city files and is therefore not an exhibit to this article. (Ord. Nos. 14241; 24637; Res. 772960)

SEC. 51P-15.111. CERTIFICATES OF OCCUPANCY REQUIRED.

All businesses within the Preston Towers Condominium Building must obtain a certificate of occupancy unless they presently possess a valid certificate of occupancy. (Ord. Nos. 16683; 24637)

SEC. 51P-15.112. PARKING.

(a) Residential off-street parking must be provided at the minimum rate of 1.22 spaces per unit. If the total number of units reaches 318, any additional units must provide parking in accordance with the requirements of Section 20-200, Chapter 51. *[Note: Section 20-200 was a "Schedule of Minimum Off-street Parking for Single-Family, Two-Family, and Multiple-Family Dwellings - Residential Districts." This schedule was later eliminated and its information incorporated into the use regulations in Chapter 51.]*

(b) A minimum of 89 off-street parking spaces must be provided for the nonresidential uses.
(Ord. Nos. 16683; 24637)

SEC. 51P-15.113. ZONING MAP.

PD 15 is located on Zoning Map No. F-7. (Ord. 24637)

SEC. 51P-15.114. PLAN.

Development on the Property must comply with Exhibit 15A. (Ord. 24637; Res. 773605)

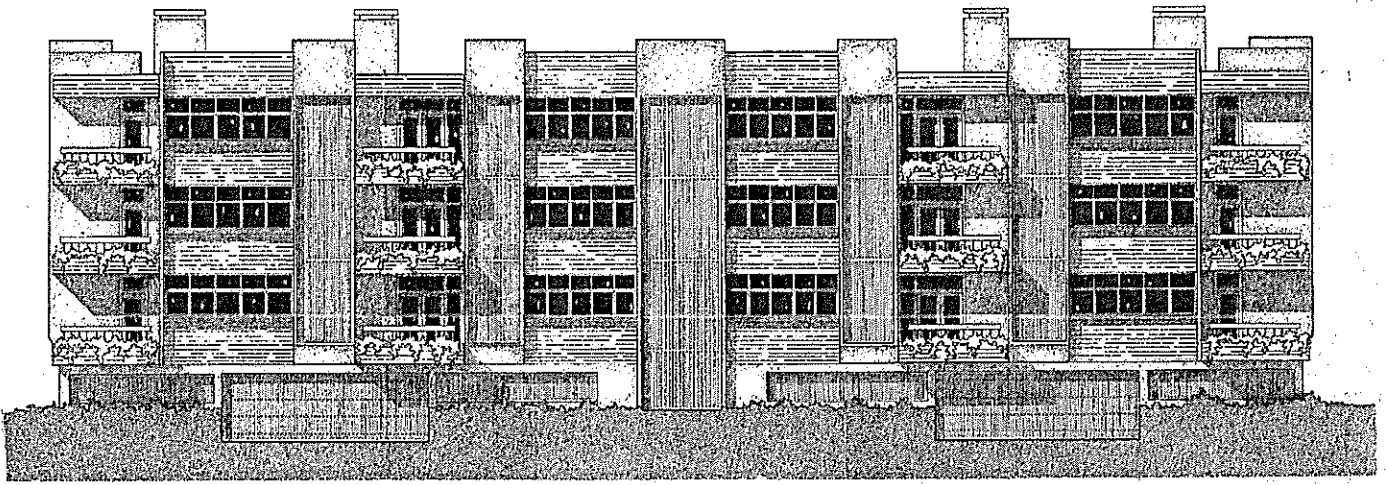


Exhibit 15B

SOUTH ELEVATION - FROM NORTHWEST HIGHWAY

3/16"=1'-0"

APPROVED
CITY PLAN COMMISSION
[Signature]

