

ARTICLE 777.

PD 777.

SEC. 51P-777.101. LEGISLATIVE HISTORY.

PD 777 was established by Ordinance No. 27080, passed by the Dallas City Council on February 13, 2008. (Ord. 27080)

SEC. 51P-777.102. PROPERTY LOCATION AND SIZE.

PD 777 is established on property located at the southeast corner of Belt Line Road and Garden Grove Road. The size of PD 777 is approximately 0.9 acres. (Ord. 27080)

SEC. 51P-777.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. 27080)

SEC. 51P-777.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 777A: development plan. (Ord. 27080)

SEC. 51P-777.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 777A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 27080)

SEC. 51P-777.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in Chapter 51A. For example, a use permitted in the NS(A) Neighborhood Service District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this district; etc. (Ord. 27080)

SEC. 51P-777.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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. (Ord. 27080)

SEC. 51P-777.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the NS(A) Neighborhood Service District apply.

(b) Section 51A-4.401(a)(6) (the front yard setback on a block is controlled by the greatest front yard requirement) does not apply. (Ord. 27080)

SEC. 51P-777.109. OFF-STREET PARKING AND LOADING.

Off-street parking and loading spaces must be provided as shown on the development plan. (Ord. 27080)

SEC. 51P-777.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27080)

SEC. 51P-777.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27080)

SEC. 51P-777.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27080)

SEC. 51P-777.113. ADDITIONAL PROVISIONS.

(a) The 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. (Ord. 27080)

SEC. 51P-777.114.

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 to authorize work, or a certificate of occupancy to authorize the operation of a use 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. 27080)

SEC. 51P-777.115.

ZONING MAP.

PD 777 is located on Zoning Map No. O-12. (Ord. 27080)