

ARTICLE 795.

PD 795.

SEC. 51P-795.101. LEGISLATIVE HISTORY.

PD 795 was established by Ordinance No. 27236, passed by the Dallas City Council on June 25, 2008. (Ord. 27236)

SEC. 51P-795.102. PROPERTY LOCATION AND SIZE.

PD 795 is established on property located at the southwest corner of Church Road and Skillman Street. The size of PD 795 is approximately 8.7529 acres. (Ord. 27236)

SEC. 51P-795.103. 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) Tracts 1 and 3 are considered to be a residential zoning districts.

(d) Tract 2 is considered to be a nonresidential zoning district for any portion of the tract that is developed with an office use.

(e) Tract 2 is considered to be a residential zoning district for any portion of the tract that is developed with retirement housing, handicapped group dwelling unit, or single family uses. (Ord. 27236)

SEC 51P-795.104. CREATION OF TRACTS.

This district is divided into Tracts 1, 2, and 3 as depicted on the conceptual plan (Exhibit 795A). (Ord. 27236)

SEC. 51P-795.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 795A: conceptual plan. (Ord. 27236)

SEC. 51P-795.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 795A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 27236)

SEC. 51P-795.107. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and a development plan, the text of this article controls. (Ord. 27236)

SEC. 51P-795.108. MAIN USES PERMITTED.

(a) Tract 1. The following uses are the only main uses permitted:

- Financial institution without drive-in window. *[Limited use.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
- Local utilities.
- Retirement housing.
- Single family.

(b) Tract 2. The following uses are the only main uses permitted:

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209.(3.1) is not met.]*
- Local utilities.
- Office.
- Retirement housing.
- Single family.

(c) Tract 3. The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc. (Ord. 27236)

SEC. 51P-795.109. 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. 27236)

SEC. 51P-795.110. 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) In general. Setbacks are not required between tracts.

(b) Front yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum front yard is 15 feet.

(B) For all other uses, minimum front yard is 25 feet.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, minimum front yard is 15 feet.

(B) For local utility uses, minimum front yard is 20 feet.

(C) For all other uses, minimum front yard is 25 feet.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(c) Side yard.

(1) Tract 1.

(A) For local utility uses, minimum side yard is five feet.

(B) For retirement housing and financial institution uses, minimum side yard is 10 feet.

(C) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum side yard is five feet.

(2) Tract 2.

(A) For local utility uses, minimum side yard is five feet.

(B) For office use on a lot abutting a residential district, minimum side yard is 20 feet. For all other office uses, minimum side yard is 10 feet.

(C) For retirement housing uses, minimum side yard is 10 feet.

(D) For handicapped group dwelling unit and single family uses, no side yard is required; however, if a side yard is provided, minimum yard is five feet.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(d) Rear yard.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

(B) For retirement housing and financial institution uses, minimum rear yard is 20 feet.

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, minimum rear yard is five feet.

(B) For office uses on a lot abutting a residential district, minimum rear yard is 20 feet. For all other office uses, minimum rear yard is 10 feet.

(C) For retirement housing uses, minimum rear yard is 10 feet.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(e) Density.

(1) Tract 1.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For retirement housing uses, maximum number of dwelling units or suites is 250.

(2) Tract 2.

(A) For handicapped group dwelling unit and single family uses, maximum dwelling unit density is nine units per acre.

(B) For retirement housing uses, maximum density is 20 dwelling unit or suites per acre.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(f) Floor area ratio.

(1) For office uses, maximum floor area ratio is 0.5:1.

(2) For all other uses, no maximum floor area ratio.

(g) Height.

(1) Tract 1.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For retirement housing and financial institution uses, maximum structure height is 60 feet when measured from the lowest finished floor to the highest roof eave, or 570 feet above

sea level to the highest roof eave, whichever is less. The highest ridge of the roof may not exceed 28 feet above the highest eave.

(2) Tract 2.

(A) For handicapped group dwelling unit, single family, and local utility uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less.

(B) For office uses, maximum structure height is 24 feet in height or 565 feet above sea level, whichever is less.

(C) For retirement housing uses, maximum structure height is 36 feet in height or 570 feet above sea level, whichever is less, in the location shown on the conceptual plan.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(h) Lot coverage.

(1) Tract 1. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(3) Tract 3. The yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(i) Lot size.

(1) For handicapped group dwelling unit and single family uses with no side yard, minimum lot size is 2,000 square feet.

(2) For handicapped group dwelling unit and single family uses with a minimum side yard of five feet, minimum lot size is 5,000 square feet.

(3) For retirement housing, local utility, financial institution, and office uses, no minimum lot size.

(j) Stories.

(1) For handicapped group dwelling units and single family uses in Tract 1, maximum number of stories above grade is two.

(2) For local utility uses in Tract 1, maximum number of stories above grade is one.

(3) For retirement housing uses in Tract 1, maximum number of stories above grade is five.

(4) For all other uses, no maximum number of stories. (Ord. 27236)

SEC. 51P-795.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For retirement housing and office uses, Tracts 1, 2, and 3 are considered one lot for off-street parking purposes.

(c) For retirement housing uses, one and one-tenth parking spaces are required for each dwelling unit or suite and must be provided in an enclosed structure.

(d) Off-street loading areas must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan. (Ord. 27236)

SEC. 51P-795.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27236)

SEC. 51P-795.113. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Section 51A-10.125(b)(5)(A) does not apply to underground or structured parking spaces.

(c) Trees with a caliper of six inches or greater located in the tree preservation zone as shown on the conceptual plan must be preserved.

(d) Sidewalks must be provided along Church Road and Skillman Street with a minimum unobstructed width of six feet.

(e) Plant materials must be maintained in a healthy, growing condition. (Ord. 27236)

SEC. 51P-795.114. SIGNS.

(a) Tract 1.

(1) Except as provided in this subsection, signs must comply with the provisions for a non-business zoning district in Article VII.

(2) For retirement housing, handicapped group dwelling unit, and single family uses, one monument or wall sign is permitted for each street frontage.

(A) The maximum sign height is eight feet.

(B) The sign must be set back at least five feet from the Property line along Church Road. No setback is required along Skillman Street.

(C) Signs must comply with visibility obstruction regulations.

- (D) The maximum effective area of a sign is 60 square feet.
- (E) The location of the signs must be shown on the development plan.

(b) Tract 2.

(1) Except as provided in this subsection, signs must comply with the provisions for a non-business zoning district in Article VII.

(2) For office uses, signs must comply with the provisions for a business zoning district in Article VII.

(3) For retirement housing uses, one monument sign is permitted for each street frontage.

- (A) The maximum sign height is eight feet.
- (B) No setback is required for the sign.
- (C) Signs must comply with visibility obstruction regulations.
- (D) The maximum effective area of a sign is 60 square feet.
- (E) The location of the signs must be shown on the development plan.

(c) Tract 3. No signs are permitted except directional or street signs. (Ord. 27236)

SEC. 51P-795.115. INGRESS AND EGRESS.

Ingress to and egress from Church Road is limited to right turn only. Signs must be posted on the Property to prohibit left turns. (Ord. 27236)

SEC. 51P-795.116. 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.
- (c) No delivery vehicles are permitted on the Property between 8:00 p.m. and 8:00 a.m. (the next day), Monday through Saturday, and 7:00 p.m. and 9:00 a.m. (the next day) on Sundays.
- (d) Dumpsters must be at least 30 feet from the perimeter Property line, must be screened by a solid masonry wall with a minimum height of 12 feet, and must be shown on the development plan. (Ord. 27236)

SEC. 51P-795.117.

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. 27236)

SEC. 51P-795.118.

ZONING MAP.

PD 795 is located on Zoning Map Nos. E-9 and F-9. (Ord. 27236)