

ARTICLE 75.

PD 75.

SEC. 51P-75.101. LEGISLATIVE HISTORY.

PD 75 was established by Ordinance No. 14822, passed by the Dallas City Council on March 3, 1975. Ordinance No. 14822 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14822 was amended by Ordinance No. 14889, passed by the Dallas City Council on May 5, 1975; Resolution No. 75-1797, passed by the Dallas City Council on June 2, 1975; and Resolution No. 76-1435, passed by the Dallas City Council on June 1, 1976. (Ord. Nos. 10962; 14822; 14889; 25423; 27535; Res. Nos. 75-1797; 76-1435)

SEC. 51P-75.102. PROPERTY LOCATION AND SIZE.

PD 75 is established on property generally located at the northwest corner of Buckner Boulevard and Scyene Circle (State Highway 352). The size of PD 75 is approximately 13.328 acres. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.103. DEFINITIONS AND INTERPRETATIONS.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 25423; 27535)

SEC. 51P-75.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 75A: development plan. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 75A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 14822; 25423; 27535; Res. 76-1435)

SEC. 51P-75.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

- (2) Commercial and business service uses.
None permitted.
- (3) Industrial uses.
None permitted.
- (4) Institutional and community service uses.
-- Adult day care facility.
-- Child-care facility.
-- Church.
-- Convalescent and nursing homes, hospice care, and related institutions.
- (5) Lodging uses.
None permitted.
- (6) Miscellaneous uses.
-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.
- (7) Office uses.
-- Medical clinic or ambulatory surgical center.
-- Office.
- (8) Recreation uses.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.
- (9) Residential uses.
None permitted.
- (10) Retail and personal service uses.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Personal service uses.
- (11) Transportation uses.
-- Transit passenger shelter.
- (12) Utility and public service uses.
-- Local utilities. *[RAR may be required. See Section 51A-4.212(4).]*
-- Police or fire station.

- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212 (10.1).]*

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.107. ACCESSORY USES.

(a) 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.

(b) The following accessory use is not permitted:

- Private stable.

(Ord. 27535)

SEC. 51P-75.108. 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) Front yard. Minimum front yard is 10 feet.
- (b) Side and rear yard. No minimum required.
- (c) Density. Maximum number of beds and dwelling units is 500.
- (d) Floor area.

(1) For retail and personal service uses, maximum floor area is 10,000 square feet.

(2) For medical clinic or ambulatory surgical center, maximum floor area is 20,000 square feet.

(3) For all other uses, maximum floor area ratio is 3:1.

(e) Height. Maximum structure height is 30 feet.

(f) Lot coverage. Maximum lot coverage is 30 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size is required.

(h) Stories. Maximum number of stories above grade is two. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) The entire district is considered one lot for parking purposes. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.111. LANDSCAPING.

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

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27535)

SEC. 51P-75.112. LIGHTING.

Light poles or standards located in parking areas may not exceed eight feet in height and must be covered to deflect light downward. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.113. INGRESS AND EGRESS.

All ingress and egress must comply with the requirements of the department of public works and transportation. Ingress and egress must be provided as shown on the development plan. (Ord. Nos. 14822; 25423; 27535)

SEC. 51P-75.114. 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. Nos. 14822; 25423; 26102; 27535)

SEC. 51P-75.115. 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. Nos. 14822; 25423; 27535)

SEC. 51P-75.116. ZONING MAP.

PD 75 is located on Zoning Map No. K-10. (Ord. 25423; 27535)