

ARTICLE 807.

PD 807.

SEC. 51P-807.101. LEGISLATIVE HISTORY.

PD 807 was established by Ordinance No. 27547 passed by the Dallas City Council on May 27, 2009. (Ord. 27547)

SEC. 51P-807.102. PROPERTY LOCATION AND SIZE.

PD 807 is established on property located at the northeast corner of Lake June Road and St. Augustine Road. The size of PD 807 is approximately 3.879 acres. (Ord. 27547)

SEC. 51P-807.103. 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. 27547)

SEC. 51P-807.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 807A: development plan.
- (2) Exhibit 807B: landscape plan. (Ord. 27547)

SEC. 51P-807.105. DEVELOPMENT PLAN.

(a) For a library use, development and use of the Property must comply with the development plan (Exhibit 807A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27547)

SEC. 51P-807.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc. (Ord. 27547)

SEC. 51P-807.107. 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 uses are not permitted:

- Accessory community center (private).
- Home occupation.
- Private stable.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop.

(d) An SUP may be required for the following accessory use:

- Accessory medical/infectious waste incinerator. [*See Section 51A-4.217(b)(3.1).*]

(Ord. 27547)

SEC. 51P-807.108. 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.)

The yard, lot, and space regulations for the CR Community Retail District apply. (Ord. 27547)

SEC. 51P-807.109. 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) For a library use, off-street parking spaces and loading areas must be provided as shown on the development plan. (Ord. 27547)

SEC. 51P-807.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27547)

SEC. 51P-807.111. LANDSCAPING.

(a) For a library use, landscaping must be provided as shown on the landscape plan (Exhibit 807B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(1) The prairie grasses shown on the landscape plan are considered native ground cover and are part of the approved landscaping.

(2) The required irrigation system must be consistent with the standards and criteria for a LEED Silver certified designation.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 27547)

SEC. 51P-807.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 27547)

SEC. 51P-807.113. 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. 27547)

SEC. 51P-807.114. 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. 27547)

SEC. 51P-807.115. ZONING MAP.

PD 807 is located on Zoning Map No. L-11. (Ord. 27547)