

ARTICLE 810.

PD 810.

SEC. 51P-810.101. LEGISLATIVE HISTORY.

PD 810 was established by Ordinance No. 27589, passed by the Dallas City Council on June 24, 2009. (Ord. 27589)

SEC. 51P-810.102. PROPERTY LOCATION AND SIZE.

PD 810 is established on property generally located at the northeast corner of IH 30 and Cockrell Hill Road. The size of PD 810 is approximately 1.032 acres. (Ord. 27589)

SEC. 51P-810.103. 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 district. (Ord. 27589)

SEC. 51P-810.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 810A: detached unity agreement sign development plan. (Ord. 27589)

SEC. 51P-810.105. DEVELOPMENT PLAN.

(a) The sign existing on the Property on June 24, 2009, pursuant to the detached sign unity agreement recorded as Instrument No. 20070251798 in the Deed Records of Dallas County, Texas must comply with the detached unity agreement sign development plan (Exhibit 810A) and the detached sign unity agreement recorded as Instrument No. 20070251798 in the Deed Records of Dallas County, Texas. If there is a conflict between the text of this article and the detached unity agreement sign 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. 27589)

SEC. 51P-810.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the CS Commercial Service District, subject to the same conditions applicable in the CS Commercial Service District, as set out in Chapter 51A. For example, a use permitted in the CS Commercial 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 CS Commercial Service District is subject to DIR in this district; etc. (Ord. 27589)

SEC. 51P-810.107. 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. 27589)

SEC. 51P-810.108. 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 CS Commercial Service District apply. (Ord. 27589)

SEC. 51P-810.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A 4.200 for the specific off-street parking and loading requirements for each use. (Ord. 27589)

SEC. 51P-810.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27589)

SEC. 51P-810.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27589)

SEC. 51P-810.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) One detached sign that is a maximum of 70 feet in height and a maximum of 450 square feet in effective area is permitted in the location shown on the detached unity agreement sign development plan (Exhibit 810A). (Ord. 27589)

SEC. 51P-810.113. 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. 27589)

SEC. 51P-810.114. 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. 27589)

SEC. 51P-810.115. ZONING MAP.

PD 810 is located on Zoning Map No. K-5. (Ord. 27589)