

ARTICLE 813.

PD 813.

SEC. 51P-813.101. LEGISLATIVE HISTORY.

PD 813 was established by Ordinance No. 27679, passed by the Dallas City Council on September 23, 2009. (Ord. 27679)

SEC. 51P-813.102. PROPERTY LOCATION AND SIZE.

PD 813 is established on property at the east corner of Spring Avenue and Foreman Street. The size of PD 813 is approximately 18.955 acres. (Ord. 27679)

SEC. 51P-813.103. 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 residential zoning district. (Ord. 27679)

SEC. 51P-813.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 813A: development/landscape plan. (Ord. 27679)

SEC. 51P-813.105. DEVELOPMENT/LANDSCAPE PLAN.

(a) For a medical clinic or ambulatory surgical center, development and use of the Property must comply with the development/landscape plan (Exhibit 813A). If there is a conflict between the text of this article and the development/landscape 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. 27679)

SEC. 51P-813.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-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-5(A) Single Family District is subject to DIR in this district; etc.

(b) The following uses are permitted by right:

- Community service center.
- Medical clinic or ambulatory surgical center. (Ord. 27679)

SEC. 51P-813.107. 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. 27679)

SEC. 51P-813.108. 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 R-5(A) Single Family District apply. (Ord. 27679)

SEC. 51P-813.109. 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. 27679)

SEC. 51P-813.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27679)

SEC. 51P-813.111. LANDSCAPING.

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

(b) For a medical clinic or ambulatory surgical center, landscaping must be provided as shown on the development/landscape plan (Exhibit 813A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 27679)

SEC. 51P-813.112. SIDEWALKS.

(a) Except as provided in this section, sidewalks must be provided in the locations shown on the development/landscape plan.

(b) The director may authorize the realignment of a sidewalk without requiring a minor amendment to the development/landscape plan if the realignment is necessary to protect trees, vary sidewalk layout and width, or integrate sidewalks with architectural features such as benches, plazas, fountains, or other similar features, provided the minimum sidewalk width is four feet. Realignment of a sidewalk for any other reason must be accomplished through either the minor amendment process or a zoning amendment.

(c) The board of adjustment shall not grant a variance to the sidewalk requirements.

(d) Sidewalk waivers are prohibited. (Ord. 27679)

SEC. 51P-813.113. SIGNS.

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

(b) In addition to other signs, two detached monument signs with an effective area of 110 square feet and maximum height of 10 feet are allowed. The minimum setback for these monument signs is five feet. These monument signs may include a changeable message provided that no part of the sign moves or rotates and messages do not change more often than one each 60 seconds.

(c) In addition to other signs, two detached monument directional signs with an effective area of 20 square feet and a maximum height of five feet are allowed. The minimum setback for these directional signs is five feet. (Ord. 27679)

SEC. 51P-813.114. 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. 27679)

SEC. 51P-813.115.

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. 27679)

SEC. 51P-813.116.

ZONING MAP.

PD 813 is located on Zoning Map No. K-9. (Ord. 27679)