

ARTICLE 37.

PD 37.

SEC. 51P-37.101. LEGISLATIVE HISTORY.

PD 37 was established by Ordinance No. 11931, passed by the Dallas City Council on September 5, 1967. Ordinance No. 11931 amended Ordinance No. 10962, Chapter 51 of the Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 11931 was amended by Ordinance No. 12100, passed by the Dallas City Council on March 11, 1968; Ordinance No. 13670, passed by the Dallas City Council on June 5, 1972; Ordinance No. 16844, passed by the Dallas City Council on January 28, 1981; Ordinance No. 17068, passed by the Dallas City Council on July 22, 1981; Ordinance No. 17313, passed by the Dallas City Council on February 24, 1982; Ordinance No. 22163, passed by the Dallas City Council on August 24, 1994; Ordinance No. 23163, passed by the Dallas City Council on June 11, 1997; Ordinance No. 23185, passed by the Dallas City Council on June 11, 1997; and Ordinance No. 23807, passed by the Dallas City Council on February 24, 1999. Ordinance No. 16844 rezoned a 3.8-acre portion of the property from PD 37 to an Industrial-1 District; Ordinance No. 17068 rezoned a 6.6247-acre portion of the property from PD 37 to an Industrial-1 District; Ordinance No. 17313 rezoned a 2.18-acre portion of the property from PD 37 to a Multiple-Family-2 District; and Ordinance No. 23163 rezoned a 10.3-acre portion of the property from PD 37 to a CR Community Retail District. (Ord. Nos. 10962; 11931; 12100; 13670; 16844; 17068; 17313; 22163; 23163; 23185; 23807; 25423)

SEC. 51P-37.102. PROPERTY LOCATION AND SIZE.

PD 37 is established on property generally located on the north corner of Timberline Drive and West Northwest Highway. The size of PD 37 is approximately 51.09 acres. (Ord. Nos. 11931; 12100; 16844; 17068; 17313; 23163; 25423)

SEC. 51P-37.103. 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. (Ord. 25423)

SEC. 51P-37.104. DEVELOPMENT PLAN.

In connection with this PD, the development plan (Exhibit 37A) is composed of two parts designated as Tracts I and II. The permitted uses and applicable regulations for each of these designated tracts are set forth in the regulations of this article. All development in the area covered by this PD must comply with the approved development plan and the requirements of this article. *[Note: In Ordinance No. 22163, Tracts IIA and IIB were designated as subareas of Tract II, and development plans were provided for Tracts IIA and IIB. In Ordinance No. 23807, a new Tract IIC was created, and new development plans were provided for Tracts IIA (Exhibit 37B), IIB (Exhibit 37C), and IIC (Exhibit 37D).]* (Ord. Nos. 11931; 23807; 25423)

SEC. 51P-37.105.

BUILDING SITE APPROVAL.

(a) Creation of building site for Tract I. No permit for the construction of any building or buildings upon any lot or plot may be issued for Tract I, as shown on the development plan, until a site plan indicting the development of this entire tract under one unified development plan has been approved by the city plan commission and thereby made a part of this article. This site plan must indicate all utility and drainage easements, alleys, streets, and other public improvements necessary to meet the normal requirements for platting, including the designation of building areas and such easements, alleys, and streets as are required and have been properly dedicated or abandoned, and the necessary public improvements have been provided.

(b) Platting/subdivision for Tract II. Permits for the construction of buildings meeting the requirements of this article, as amended, together with all other applicable city requirements, must be issued for any lot or plot in Tract II, the area of which is shown on the development plan, if the lot or plot was recorded as a lot or group of lots as a part of a plat properly filed in the plat records of Dallas County, Texas, before the passage of Ordinance No. 11931, or if the lot or plot is a part of a revised subdivision plat submitted to and approved by the city plan commission (making it a part of Ordinance No. 11931), and filed for record with the county clerk. (Ord. Nos. 11931; 25423)

SEC. 51P-37.106.

USES.

Within these three designated Tracts, no use other than those set forth as follows are permitted.

(1) TRACT I. Within the area of this tract, all uses permitted in the Industrial-1 District as defined in the comprehensive zoning ordinance are permitted.

(2) TRACT II. Within the area of this tract, all uses permitted in the Industrial-1 District as defined in the comprehensive zoning ordinance are permitted; except, however, that no outside or open storage, display, or sales are permitted within a 215-foot-deep strip of properties fronting along Northwest Highway as indicated on the approved development plan, and except that caretakers quarters are permitted within Lot 8-A in City Block J/5775. Auto or motorcycle display, sales, and service (outside) uses are allowed within Tracts IIA and IIB.

(3) TRACT IIC. The following uses are permitted within this tract:

(A) All uses permitted in any other tract of PD 37.

(B) Vehicle auction and storage use. *[SUP]*

(i) A "vehicle auction and storage use" is defined as a facility for the auction of vehicles including the storage of inoperable vehicles for a period not to exceed 14 calendar days.

(ii) For purposes of this definition, "vehicles" include automobiles, trucks, boats, and other conveyances.

(iii) Visual screening is required as shown on the approved development plan for a vehicle auction and storage use. (Ord. Nos. 23807; 25423)

SEC. 51P-37.107.**GENERAL REGULATIONS.**

(a) Except as provided in Subsections (b) and (c) below, the regulations with regard to front yards, side yards, rear yards, maximum lot coverage, minimum off-street parking and loading requirements, signs, building height, and accessory buildings shall be as set forth in the comprehensive zoning ordinance for the Industrial-1 District and in all other applicable provisions of Sections 11 through 26 of the comprehensive zoning ordinance; except that, minimum front yards of 40 feet must be provided along Northwest Highway.

(b) For the vehicle auction and storage use, one parking space for each 500 square feet of site area used for vehicle auction must be provided on the Property.

(c) Off-street parking spaces on Tract IIC must be clearly and permanently identified pursuant to Section 51-4.301 or identified by the use of wheel guards and barriers. (Ord. Nos. 23807; 25423)

SEC. 51P-37.108.**PAVING.**

(a) Except as provided in Subsection (b) below, all driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(b) The parking surface for a vehicle auction must be constructed of the materials set forth in Section 51-4.301 or two inches of gravel, or similar surface material approved by the building official. Areas used for vehicle auction and vehicle storage must provide a surface consisting of at least two inches of gravel, or similar surface material approved by the building official. (Ord. Nos. 23807; 25423)

SEC. 51P-37.109.**FIRE LANES.**

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 11931; 25423)

SEC. 51P-37.110.**LANDSCAPING REQUIRED ON TRACT IIC.**

(a) Street trees. A minimum of 21 three-inch caliper canopy trees must be provided along the street frontage of Lakefield Boulevard and Sheila Lane and must be spaced no more than 30 feet from center of trunk to center of trunk as shown on the development plan for Tract IIC.

(b) Canopy trees. Installation of the canopy trees must be completed no later than six months after the issuance of a certificate of occupancy for a vehicle auction and storage use on Tract IIC.

(c) Screening. Plant screening consisting of vines approved for local use by the director of parks and recreation must be planted, as shown on the development plan for Tract IIC. The plant screening must be located in beds and be capable of obtaining a solid appearance within three years. The plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density.

(d) Irrigation requirements. All street landscaping must be irrigated by:

- (1) an automatic irrigation system installed to comply with industry standards; or
- (2) placement within 200 feet of a verifiable water supply; or
- (3) an alternative irrigation system approved by the building official.

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23807; 25423)

SEC. 51P-37.111. GENERAL REQUIREMENTS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this PD 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. 22163; 25423; 26102)

SEC. 51P-37.112. ZONING MAP.

PD 37 is located on Zoning Map Nos. G-5 and G-6. (Ord. Nos. 23807; 25423)