

ARTICLE 411.

PD 411.

SEC. 51P-411.101. LEGISLATIVE HISTORY.

PD 411 was established by Ordinance No. 22325, passed by the Dallas City Council on February 8, 1995. Ordinance No. 22325 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22325; 26042)

SEC. 51P-411.102. PROPERTY LOCATION AND SIZE.

PD 411 is established on property generally located at the southeast corner of Harvest Hill Road and Noel Road. The size of PD 411 is approximately 9.1225 acres. (Ord. Nos. 22325; 26042)

SEC. 51P-411.103. 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. (Ord. 26042)

SEC. 51P-411.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 411A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22325; 26042)

SEC. 51P-411.105. MAIN USES PERMITTED.

(a) Institutional and community service uses.

- Adult day care facility.
- Child-care facility. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 4,000 square feet.]*
- College, university, or seminary. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 7,000 square feet.]*
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital. *[SUP]*

(b) Office uses.

- Medical clinic or ambulatory surgical center. *[Limited to a maximum floor area of 15,000 square feet.]*

(c) Residential uses.

- Retirement housing. *[Limited to a maximum floor area of 250,000 square feet.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(Ord. Nos. 22325; 26042)

SEC. 51P-411.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 22325; 26042)

SEC. 51P-411.107. DEVELOPMENT STANDARDS.

(a) Front yard. Minimum front yard setback is 25 feet. Parking is allowed within the front yard setback.

(b) Side and rear yard. Minimum side and rear yard setback is 25 feet. Parking is allowed within the side and rear setback.

(c) Density. For a retirement housing use, a maximum of 275 dwelling units or suites are allowed. For a convalescent and nursing homes, hospice care, and related institutions use a maximum of 150 dwelling units or suites, with no more than 150 beds, are allowed.

(d) Floor area. Maximum floor area for all uses combined is 300,000 square feet.

(e) Height. Maximum height for any structure is 48 feet.

(f) Lot coverage. Maximum lot coverage is 40 percent, excluding surface parking lots.

(g) Stories. Maximum number of stories for any structure is three. (Ord. Nos. 22325; 26042)

SEC. 51P-411.108. OFF-STREET PARKING AND LOADING.

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

(b) Off-street parking and loading must be provided in the location shown on the development plan.

(c) Controlled access gates, as shown on the development plan, must be installed and operational prior to the issuance of a certificate of occupancy for any medical clinic or ambulatory surgical center use. (Ord. Nos. 22325; 26042)

SEC. 51P-411.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22235; 26042)

SEC. 51P-411.110. LANDSCAPING.

Landscaping must be provided as shown on the development plan. Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22325; 26042)

SEC. 51P-411.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22325; 26042)

SEC. 51P-411.112. ADDITIONAL PROVISIONS.

(a) The entire 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. 22325; 26042)

SEC. 51P-411.113. PAVING.

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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or 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. 22325; 26042)

SEC. 51P-411.115. ZONING MAP.

PD 411 is located on Zoning Map No. D-7. (Ord. Nos. 22325; 26042)