

ARTICLE 412.

PD 412.

SEC. 51P-412.101. LEGISLATIVE HISTORY.

PD 412 was established by Ordinance No. 22326, passed by the Dallas City Council on February 8, 1995. Ordinance No. 22326 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22326; 26042)

SEC. 51P-412.102. PROPERTY LOCATION AND SIZE.

PD 412 is established on property generally located at the south corner of Abrams Road and Fisher Road. The size of PD 412 is approximately 2.8091 acres. (Ord. Nos. 22326; 26042)

SEC. 51P-412.103. 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-412.104. DEVELOPMENT PLAN.

(a) Development and use of the Property for a multifamily use must comply with the development plan (Exhibit 412A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other uses, a development plan must be approved by the city plan commission before issuance of any building permit. (Ord. Nos. 22326; 26042)

SEC. 51P-412.105. MAIN USES PERMITTED.

(a) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*

(b) Institutional and community uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary. *[SUP]*

- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(c) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(d) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(e) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(f) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Business school.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. *[SUP]*
- General merchandise or food store greater than 3,500 square feet. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*

(g) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or council resolution.]*

(h) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Post office. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(Ord. Nos. 22326; 26042)

SEC. 51P-412.106. ACCESSORY USES.

(a) 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.

(b) The following accessory use is not permitted in this district:

- Private stable.

(c) The following accessory uses are permitted by SUP only:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.

(Ord. Nos. 22326; 26042)

SEC. 51P-412.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side yard is 10 feet, and minimum rear yard is 10 feet, except for the covered parking shown on the development plan.

(c) Density. Maximum dwelling unit density is 84 units.

(d) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

Maximum Floor Area Ratio

<u>Use Categories</u>	<u>Base (no MUP)</u>	<u>MUP-2 (no res)</u>	<u>MUP-2 (w/res)</u>	<u>MUP-3 (no res)</u>	<u>MUP-3 (w/res)</u>
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Retail and Personal Service	0.4	0.5	0.5	0.6	0.6

Total Development	0.8	0.9	1.0	1.0	1.1

(e) Height. Maximum structure height is 26 feet, except as provided in Section 51A-4.408(a)(2).

(f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 22326; 26042)

SEC. 51P-412.108. STANDARD AFFORDABLE HOUSING.

(a) No obligation to provide standard affordable housing exists.

(b) If more than 15 dwelling units exist on the Property, eight percent of the dwelling units in excess of 15 units must be standard affordable housing dwelling units as defined in Section 51A-4.902.

(c) If the dwelling unit density on the Property triggers the requirement to provide standard affordable housing, alternative ways to satisfy this obligation as provided for in Section 51A-4.910 may be used.

(d) If more than 15 dwelling units exist on the Property, the property owner shall comply with the provisions of Division 51A-4.900, "Affordable Housing," with the following exceptions:

(1) Of the SAH units provided, 66.67 percent must have one bedroom and 33.33 percent must have two bedrooms.

(2) Section 51A-4.908 is not applicable to this Property. (Ord. Nos. 22326; 26042)

SEC. 51P-412.109. OFF-STREET PARKING AND LOADING.

(a) For multifamily uses, 1.5 off-street parking spaces per unit must be provided as shown on the development plan.

(b) For all other uses, consult the regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements. (Ord. Nos. 22326; 26042)

SEC. 51P-412.110. SECURITY IMPROVEMENTS.

(a) Fencing, a minimum of six feet in height, must be provided along the northwestern and northeastern boundaries of the Property, as shown on the development plan within 180 days after February 8, 1995.

(b) Solid fencing, a minimum of six feet in height, must be provided along the southern and southwestern boundaries of the Property as shown on the development plan within 180 days after February 8, 1995.

(c) Controlled access gates must be provided at the Fisher Road entrance to the Property and must allow tenants to individually operate the gates. The controlled access gates must remain closed at all other times except for maintenance purposes. (Ord. Nos. 22326; 26042)

SEC. 51P-412.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22326; 26042)

SEC. 51P-412.112. LANDSCAPING.

Landscaping must be provided as shown on the development plan and installed within 180 days after issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22326; 26042)

SEC. 51P-412.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22326; 26042)

SEC. 51P-412.114. 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. 22326; 26042)

SEC. 51P-412.115. 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. 22326; 26042)

SEC. 51P-412.116.

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. 22326; 26042)

SEC. 51P-412.117.

ZONING MAP.

PD 412 is located on Zoning Map No. G-8. (Ord. Nos. 22326; 26042)