

ARTICLE 423.

PD 423.

SEC. 51P-423.101. LEGISLATIVE HISTORY.

PD 423 was established by Ordinance No. 22635, passed by the Dallas City Council on December 13, 1995. Ordinance No. 22635 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22635 was amended by Ordinance No. 23559, passed by the Dallas City Council on June 24, 1998, and Ordinance No. 24037, passed by the Dallas City Council on September 22, 1999. (Ord. Nos. 19455; 22635; 23559; 24037; 26042)

SEC. 51P-423.102. PROPERTY LOCATION AND SIZE.

PD 423 is established on property generally fronting on the north line of Alpha Road between Noel Road and Barton Drive. The size of PD 423 is approximately 8.6259 acres. (Ord. Nos. 22635; 26042)

SEC. 51P-423.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations contained 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 zoning district. (Ord. Nos. 22635; 26042)

SEC. 51P-423.104. CONCEPTUAL PLAN.

Development of the Property must comply with the conceptual plan (Exhibit 423A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22635; 23559; 26042)

SEC. 51P-423.105. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission prior to the issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with this article. (Ord. Nos. 22635; 26042)

SEC. 51P-423.106. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

- (b) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory. *[SUP]*
 - Tool or equipment rental.

- (c) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum. *[SUP]*
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
 - Convent or monastery. *[SUP]*
 - Foster home.
 - Hospital.
 - Library, art gallery, or museum.
 - Public or private school. *[RAR]*

- (d) Lodging uses.
 - Hotel or motel. *[RAR]*

- (e) Miscellaneous uses.
 - Temporary construction or sales office.

- (f) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office.

- (g) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

- (h) Residential uses.
 - Residential hotel.
 - Retirement housing.

- (i) Retail and personal service uses.
 - Animal shelter or clinic without outside run. *[RAR]*
 - Auto service center. *[RAR]*

- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales (limited to 2,000 square feet).
- Personal service uses. [RAR]
- Restaurant without drive-in or drive-through service. [DIR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.

(j) Transportation uses.

- Helistop.
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

(k) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]

(l) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Office showroom/warehouse.
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Trade center.

(Ord. Nos. 22635; 24037; 26042)

SEC. 51P-423.107.

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 uses are not permitted in this district:

- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) The pedestrian skybridge accessory use is permitted by SUP only. (Ord. Nos. 22635; 26042)

SEC. 51P-423.108.

YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. Minimum front yard is 15 feet, except the minimum front yard along Barton Drive is 13 feet.

(b) Side and rear yard. No minimum side and rear yard.

(c) Tower spacing. The provisions of Section 51A-4.125(4)(B)(ii), "Tower Spacing," do not apply.

(d) Floor area.

(1) Maximum floor area permitted on the Property is 1,174,000 square feet of office floor area.

(2) If a mix of uses is provided on the Property, the following equivalency chart applies.

<u>Use Category</u>	<u>Equivalency</u>
Retail	240 square feet of retail floor area is equivalent to 1,000 square feet of office floor area
Hotel/motel	1.75 hotel/motel guest rooms is equivalent to 1,000 square feet of office floor area
Other permitted uses	1,000 square feet of floor area is equivalent to 1,000 square feet of office floor area

(3) Restaurants, as a main use, are limited to 21,000 square feet. No more than 20,000 square feet may be inside and no more than 1,000 square feet may be outside for restaurant uses. (Outside restaurant area does not include floor area as defined by the Dallas Development Code.)

(e) Height. Maximum structure height for any allowed use is the lesser of 270 feet or the maximum allowed height according to Federal Aviation Administration requirements. The height is further limited to a maximum height of 45 feet within 50 feet of the Property boundary along Noel Road.

- (f) Lot coverage. Maximum lot coverage is 80 percent.
- (g) Stories. Maximum number of stories is 20. (Ord. Nos. 23559; 24037; 26042)

SEC. 51P-423.109. OFF-STREET PARKING AND LOADING.

(a) One space per 222 square feet of floor area is required if vehicular access is provided from the northernmost .992 acres of the Property, as identified on the conceptual plan, to the remainder of the Property on Saturday afternoons.

(b) If vehicular access is not provided per Subsection (a) above, one space per 27 square feet of floor area is required. (Ord. Nos. 23559; 26042)

SEC. 51P-423.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23559; 26042)

SEC. 51P-423.111. LANDSCAPING.

Landscaping must comply with Article X, and the following.

(1) Parkway landscaping. The owner must provide a staggered double row of street trees within the first 25 feet of the back of the curb of Noel Road. The trees must meet the standards established in Section 51A-10.125(b)(4), with the exception that one tree must be planted for each 30 feet of frontage. The additional trees may be used in satisfying the requirements specified in Article X.

(2) Pedestrian sidewalk. The owner must construct at his sole cost and expense, a sidewalk with a minimum width of six feet adjacent to Noel Road and five feet adjacent to Alpha Road. Sidewalk construction must be completed prior to submission of an application for a certificate of occupancy for any development on the Property. (Ord. Nos. 22635; 26042)

SEC. 51P-423.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22635; 26042)

SEC. 51P-423.113. ADDITIONAL PROVISIONS.

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. 22635; 26042)

SEC. 51P-423.114. GENERAL REQUIREMENTS.

(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 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. 24037; 26042)

SEC. 51P-423.115. ZONING MAP.

PD 423 is located on Zoning Map No. C-7. (Ord. Nos. 22635; 26042)