

ARTICLE 426.

PD 426.

SEC. 51P-426.101. LEGISLATIVE HISTORY.

PD 426 was established by Ordinance No. 22741, passed by the Dallas City Council on April 24, 1996. Ordinance No. 22741 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22741; 26042)

SEC. 51P-426.102. PROPERTY LOCATION AND SIZE.

PD 426 is established on property generally located along Lancaster Road, southeast of Kiest Boulevard. The size of PD 426 is approximately 4.855 acres. (Ord. Nos. 22741; 26042)

SEC. 51P-426.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. In this article:

(1) **KISS-AND-RIDE PARKING SPACES** means standard off-street parking spaces provided for purposes of passenger loading and unloading.

(2) **LONG-TERM BICYCLE PARKING** means facilities provided for the parking of bicycles that are located in a locker or a monitored area.

(3) **SHORT-TERM BICYCLE PARKING** means facilities provided for the parking of bicycles that consist of stationary devices that allow for user-provided cables and locks.

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Section 51A-2.101, "Interpretations," applies to this article.

(3) The following rules apply in interpreting the use regulations in this article.

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(D) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 22741; 26042)

SEC. 51P-426.104. DEVELOPMENT PLAN.

Development and use of the Property for a transit passenger station or transfer center must comply with the development plan (Exhibit 426A). (Ord. Nos. 22741; 26042)

SEC. 51P-426.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory. *[SUP]*
-- Tool or equipment rental.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) 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]*
-- Convent or monastery.
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(e) Lodging uses.

-- Hotel or motel. *[SUP]*

- Lodging or boarding house. *[SUP]*
- Overnight general purpose shelter for 20 or less overnight guests. *[SUP]*

(f) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(g) Office uses.

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

(h) Recreation uses.

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

(i) Residential uses.

- College dormitory, fraternity or sorority house.

(j) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[RAR]*
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[DIR]*
- Commercial amusement (inside). *[As permitted in the CR Community Retail District; see Section 51A-4.210(b)(7).]*
- 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.
- Home improvement center, lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Temporary retail use.

-- Theater.

(k) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[As permitted in the CR Community Retail District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling buy-back center. *[As permitted in the CR Community Retail District; see Section 51A-4.213(11).]*
- Recycling collection center. *[As permitted in the CR Community Retail District; see Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*

(Ord. Nos. 22741; 26042)

SEC. 51P-426.106. 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.

(1) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Home occupation.
- Private stable.

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

- Accessory helistop.
- Accessory medical/infectious waste incinerator used to incinerate more than 225 pounds of waste per hour.

(Ord. Nos. 22741; 26042)

SEC. 51P-426.107.

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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) Transit passenger station or transfer center. Minimum front yard is as shown on the development plan.

(2) All other uses. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Transit passenger station or transfer center. Minimum side and rear yard is as shown on the development plan.

(2) All other uses. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 0.75 for all uses combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 54 feet.

(f) Lot coverage.

(1) Transit passenger station or transfer center. Maximum lot coverage is that lot coverage shown on the development plan.

(2) All other uses. 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 four. Parking garages are exempt from this requirement, but must comply with the height regulations listed above. (Ord. Nos. 22741; 26042)

SEC. 51P-426.108.

OFF-STREET PARKING AND LOADING.

(a) Transit passenger station or transfer center.

(1) Nine kiss-and-ride parking spaces must be provided as shown on the development plan prior to the issuance of a certificate of occupancy.

(2) In addition to the nine kiss-and-ride spaces required, a minimum of 456 off-street parking spaces must be provided prior to the issuance of a certificate of occupancy. At least 201 of these spaces must be located on the station site. The remainder may be located off site and may be shared spaces.

(3) A parking plan for the projected parking demand for this station and adjacent stations along the transit line within the South Oak Cliff corridor must be submitted and approved by the director of the department of development services prior to the issuance of a certificate of occupancy.

(4) Within 12 months of the issuance of a certificate of occupancy for a transit passenger station or a transfer center, the owner must provide for an independent study to analyze the parking situation surrounding the use. The study must be arranged for through city staff and the results of the study must be provided to the director of the department of development services. If the director determines, based on the results of the study, that spillover parking from the use creates a traffic problem in the area, a Residential Parking Management Plan (RPM Plan) must be provided to and approved by the director. The RPM Plan must provide for one of the following options to be implemented within 1,200 feet of the station site:

(A) Installation of regulatory parking signs such as: “No Parking,” “___ Hour Limit,” “No Stopping or Standing,” “No Parking between the hours of and _____.”

(B) An RPM Plan meeting the intent of this section that is approved by the city council after public hearings before the city plan commission and the council.

The RPM Plan must be implemented within six months of its approval. If Option (B) is chosen, any approval by the director is conditioned on approval by the council. If council approval is not obtained, an Option (A) RPM Plan must be submitted to the director within 60 days of the council decision.

(b) All other uses. Consult the use regulations of Division 51A-4.200 for the specific off-street parking requirements for each use.

(c) General regulations. Consult the off-street parking and loading regulations of Chapter 51A (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 22741; 26042)

SEC. 51P-426.109.

BICYCLE PARKING.

(a) Transit passenger station or transfer center.

(1) Two long-term bicycle parking spaces must be provided on the Property.

(2) Eight short-term bicycle parking spaces must be provided on the Property.

(b) All other uses. Consult the use regulations of Division 51A-4.200 for the specific bicycle parking requirements for each use, if any.

SEC. 51P-426.110. LOADING AND UNLOADING.

Loading and unloading of buses at the transit passenger station or transfer center is permitted only in the bus stop lanes, which are designated on the development plan. (Ord. Nos. 22741; 26042)

SEC. 51P-426.111. INTERNAL CIRCULATION.

The transit passenger station or transfer center use must be designed to discourage through traffic movements and speeding. (Ord. Nos. 22741; 26042)

SEC. 51P-426.112. ENHANCED PAVEMENT MARKINGS.

To promote safety and direct traffic into the transit passenger station or transfer center site, enhanced pavement markings must be provided at the Kiest Boulevard entrance into the unloading and kiss-and-ride areas. (Ord. Nos. 22741; 26042)

SEC. 51P-426.113. PEDESTRIAN FACILITIES.

Prior to the issuance of a certificate of occupancy for a transit passenger station or transfer center, marked pedestrian crosswalks with associated traffic control equipment and advance warning signs must be provided in the locations shown on the development plan. (Ord. Nos. 22741; 26042)

SEC. 51P-426.114. SIDEWALKS.

All sidewalks shown on the development plan must be handicapped accessible. (Ord. Nos. 22741; 26042)

SEC. 51P-426.115. SCREENING.

A six-foot-high solid screening fence or wall must be provided and maintained along the parking areas on the south and east sides of the Property, as shown on the development plan, to screen these areas from the adjacent residentially zoned properties. (Ord. Nos. 22741; 26042)

SEC. 51P-426.116. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22741; 26042)

SEC. 51P-426.117. LANDSCAPING.

(a) Transit passenger station or transfer center.

(1) Landscaping for the transit passenger station or transfer center use must be provided as shown on the development plan.

(2) Plant materials located in the Lancaster Road median in the immediate vicinity of the station site must be low growing shrubs and ground covers.

(b) Other uses. Landscaping for all other uses must be provided in accordance with Article X.

(c) Installation and maintenance. All landscaping must be installed in accordance with Article X. All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22741; 26042)

SEC. 51P-426.118. DEVELOPMENT IMPACT REVIEW.

A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. Exception: This provision is not applicable to the transit passenger station or transfer center use. (Ord. Nos. 22741; 26042)

SEC. 51P-426.119. VISUAL INTRUSION.

No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. Nos. 22741; 26042)

SEC. 51P-426.120. SIGNS.

(a) Except as otherwise provided, signs must comply with the provisions for business zoning districts contained in Article VII.

(b) For the transit passenger station or transfer center use, signs may be located only where indicated on the development plan.

(c) A sign identifying the transit passenger station or transfer center entrance must be prominently displayed on Biglow Street at the driveway entrance to the Lancaster/Kiest shopping center near Kiest Boulevard. (Ord. Nos. 22741; 26042)

SEC. 51P-426.121. GENERAL REQUIREMENTS.

(a) The entire premises 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.

(c) 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.

(d) 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22741; 26042)

SEC. 51P-426.122. ZONING MAP.

PD 426 is located on Zoning Map No. N-7. (Ord. Nos. 22741; 26042)