

**ARTICLE 479.**

**PD 479.**

**SEC. 51P-479.101. LEGISLATIVE HISTORY.**

PD 479 was established by Ordinance No. 23170, passed by the Dallas City Council on June 11, 1997. Ordinance No. 23170 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23170; 26042)

**SEC. 51P-479.102. PROPERTY LOCATION AND SIZE.**

PD 479 is established on property generally located on the west line of Stemmons Freeway (Interstate 35E), beginning at a point approximately 407.89 feet northwest of the northwest line of Mockingbird Lane. The size of PD 479 is approximately 3.956 acres. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (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. 23170; 26042)

**SEC. 51P-479.104. DEVELOPMENT PLAN.**

For the uses “radio, television, and microwave tower” and “tower/antenna for cellular communication,” development and use of the Property must comply with the development plan (Exhibit 479A). For all other permitted uses, Subsections 51A-4.702(c)(2) through (i), regarding submission of or amendments to a conceptual, development, site, or landscape plan, do not apply. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.105. MAIN USES PERMITTED.**

- (a) Radio, television, or microwave tower.
- (b) Tower/antenna for cellular communication.
- (c) Utility or government installation other than listed, limited to telecommunication uses, including the storage of equipment for telecommunication uses.
- (d) Warehouse.
- (e) Except as provided above, all uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code. For example, a use permitted in the MU-3 Mixed Use District by specific use permit (SUP) only is

permitted in the PD by SUP. A use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this PD, etc. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.106. 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 uses are not permitted in this PD:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Private stable.

(Ord. Nos. 23170; 26042)

**SEC. 51P-479.107. DEVELOPMENT STANDARDS.**

(a) Except for the “radio, television, or microwave tower” and “tower/antenna for cellular communication” uses, the yard, lot, and space regulations contained in Section 51A-4.125(f), “MU-3 and MU-3(SAH) District,” apply to this PD.

(b) Minimum front, side, and rear yards for a radio, television, or microwave tower and a tower/antenna for cellular communication use are as shown on the development plan.

(c) Maximum structure height for a radio, television, or microwave tower and a tower/antenna for cellular communication use is 307 feet. Prior to the issuance of a building permit for a radio, television, or microwave tower or a tower/antenna for cellular communication use, a copy of the Federal Aviation Administration’s determination of the appropriate height of the structure must be submitted to the building official’s office and the department of development services. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.108. OFF-STREET PARKING AND LOADING.**

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.110. LANDSCAPING.**

Landscaping must comply with Article X. All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.111. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23170; 26042)

**SEC. 51P-479.112. 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. 23170; 26042)

**SEC. 51P-479.113. 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. 23170; 26042)

**SEC. 51P-479.114. ZONING MAP.**

PD 479 is located on Zoning Map Nos. H-5 and I-5. (Ord. Nos. 23170; 26042)