

ARTICLE 5.

PD 5.

SEC. 51P-5.101. LEGISLATIVE HISTORY.

PD 5 was established as a special permit by Ordinance No. 6271, passed by the Dallas City Council on August 16, 1954. Ordinance No. 6271 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. The special permit created by Ordinance No. 6271 was converted to PD 5 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 6271 was amended by Resolution No. 59-2066, passed by the Dallas City Council on May 11, 1959; Ordinance No. 8931, passed by the Dallas City Council on September 5, 1961; Resolution No. 62-466, passed by the Dallas City Council on February 5, 1962; Resolution No. 63-2217, passed by the Dallas City Council on April 29, 1963; Resolution No. 68-4370, passed by the Dallas City Council on August 26, 1968; Resolution No. 69-3106, passed by the Dallas City Council on June 2, 1969; Resolution No. 69-4898, passed by the Dallas City Council on September 2, 1969; Resolution No. 70-1619, passed by the Dallas City Council on April 20, 1970; Resolution No. 71-2096, passed by the Dallas City Council on June 7, 1971; Resolution No. 71-3438, passed by the Dallas City Council on September 20, 1971; Resolution No. 72-804, passed by the Dallas City Council on March 6, 1972; Ordinance No. 13988, passed by the Dallas City Council on February 19, 1973; Ordinance No. 14087, passed by the Dallas City Council on May 7, 1973; Ordinance No. 14411, passed by the Dallas City Council on January 28, 1974; and Resolution No. 77-0758, passed by the Dallas City Council on March 21, 1977. (Ord. Nos. 5238; 6271; 8931; 10962; 13988; 14087; 14411; 24637; Res. Nos. 59-2066; 62-466; 63-2217; 68-4370; 69-3106; 69-4898; 70-1619; 71-2096; 71-3438; 72-804; 77-0758)

SEC. 51P-5.102. PROPERTY LOCATION AND SIZE.

PD 5 is established on property located south of East Northwest Highway (formerly known as Groves Road), north of Santa Anna Avenue, west of Shiloh Road and east of Garland Road. The size of PD 5 is approximately 172.18 acres. (Ord. Nos. 6271; 24637)

SEC. 51P-5.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to uses articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51. (Ord. 24637)

SEC. 51P-5.104. USES.

All uses permitted in the Manufacturing-1 district are permitted on the Property with the exception of the following uses:

- (1) Dance hall.
- (2) Furniture, auction sale.

- (3) Night club.
- (4) Penal or correctional institutions for insane, feeble-minded, liquor, or narcotic.
- (5) Skating rink.
- (6) Beer tavern.
- (7) Brewery.
- (8) Soap compounding (washing compound manufacture).
- (9) Airplane repair and manufacture.
- (10) Boiler manufacture and repair of boilers not exceeding 15 hp.
- (11) Carpet cleaning if no dust proof cleaning rooms in which dust catching, washing, and scouring equipment is provided.
- (12) Cotton ginning and bailing.
- (13) Cotton seed products manufacture.
- (14) Rock crushing.
- (15) Sand and gravel pits.
- (16) Storage battery manufacture.
- (17) Any use which involves a process which would emit dust, objectionable odors, excessive noise, and excessive vibration outside the walls of buildings. See Appendix A. (Ord. Nos. 6271; 24637)

SEC. 51P-5.105. PLATTING.

The area located north of Casa View Heights 7 and 8, between Garland Road and Shiloh Road, having a depth of 630 feet, must be platted with the equivalent of four rows of residential lots facing on two streets. Before any permit may be issued for industrial uses within the area located to the north as described in Ordinance 6271, the railroad company must build or cause to be built houses. These houses must be comparable in size and quality to those immediately south. (Ord. Nos. 6271; 24637)

SEC. 51P-5.106. LANDSCAPING.

(a) A 20-foot buffer strip must be provided immediately to the north of the platted area. A chain link or solid fence with a row of shade trees must be provided within this buffer strip. The shade trees must be placed 40 feet on center. The trees must be maintained in a healthy, growing condition at all times.

(b) A row of shade trees must be located between Garland Road and the Santa Fe mainline right-of-way. These trees must be placed 40 feet on center. The plantings must begin at the main entrance

to the industrial area and continue north to a point opposite the intersection of Lippett Avenue and Garland Road, as shown on the approved site plan. (Ord. Nos. 6271; 24637)

SEC. 51P-5.107. ENTRANCES.

The main entrance to the proposed industrial area must be provided as shown on the approved site plan. All other entrances to the property from Garland Road, if any, must be grade separations at such points where they can be constructed. Any other entrances required to gain access to the Property must be located on Groves Road or Shiloh Road. (Ord. Nos. 6271; 24637)

SEC. 51P-5.108. STREETS.

No streets may extend southward from the area described in Ordinance No. 6271 to the area which is to be developed with single family homes. (Ord. Nos. 6271; 24637)

SEC. 51P-5.109. DEDICATIONS.

Dedications must be made for the widening of Groves Road as a major thoroughfare in accordance with requirements of the major street plan of the city. The widening of Groves Road will serve as an extension of Northwest Highway and Shiloh Road. (Ord. Nos. 6271; 24637; 26102)

SEC. 51P-5.110. SERVICE ROADS.

(a) The service road along Garland Road must be eliminated. Five means of ingress and egress are permitted, one for each of the five lots shown on the approved site plan. The minimum distance between each opening must be recommended by the Department of Public Works and Transportation.

(b) The service road along Shiloh Road must be eliminated. Two openings must be provided for ingress and egress at Western Auto and one for each of the three proposed east-west streets shown on the site plan.

(c) The service road adjacent to the overpass on Groves Road must be eliminated. Approximately 980 feet of service road must be constructed which will extend westward from Shiloh Road. (Ord. Nos. 6271; 8931; 24637)

SEC. 51P-5.111. BUILDING LINES.

(a) Development of the industrial area must generally conform with the site plan approved by the city plan commission. All building lines shown on the site plan must be observed in the construction of buildings. The city plan commission must approve all final plans when they are submitted for building permits.

(b) A 50-foot building line must be maintained along Garland Road. If there is a loading dock on the front of the building, a 100-foot setback from Garland Road must be provided. (Ord. Nos. 6271; 8931; 24637)

SEC. 51P-5.112.

COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation.

(b) No certificate of occupancy may be issued by the building official until there has been a full compliance with the provisions of this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 6271; 8931; 24637; 26102)

SEC. 51P-5.113.

ZONING MAPS.

PD 5 is located on Zoning Map Nos. F-10, F-11, G-10, and G-11. (Ord. 24637)

SEC. 51P-5.114.

PLAN HISTORY.

(a) Development of the Property must comply with the plans and portions of plans approved by the city council that have not been superseded. The following plan history chart contains entries indicating that some plans have been amended or superseded. This information is provided only to aid in the interpretation of plans, and does not represent a legal conclusion as to whether a plan has actually been amended or superseded.

(b) The following chronological history of plans is provided for PD 5:

<u>CC APPROVAL</u>	<u>PLAN NO.</u>	<u>DESCRIPTION</u>
8/16/54	1 (Exhibit 5A)	Ordinance No. 6271 grants a special permit for limited Manufacturing-1 uses, subject to the approved plan attached.
5/11/59	2 (Exhibit 5B)	Site plan amendment.
9/5/61	3	Ordinance No. 8931 amends Ordinance No. 6271. No record exists of the site plan approved in connection with this ordinance.
2/5/62	4 (Exhibit 5C)	A site plan for an office and warehouse addition for 3-M Co. at La Fonda and Santa Fe is approved for the southwest corner of the PD. This plan is a partial amendment to Plan No. 2 (Exhibit 5B).
4/29/63	5 (Exhibit 5D)	A site plan for the American Beauty Building on Santa Anna Street is approved.
8/26/68	6 (Exhibit 5E)	A site plan for loading dock facilities for Santa Fe Railroad is approved. This is a new conceptual plan for part of the Property.

6/2/69	7 (Exhibit 5F)	A site plan for a warehouse addition for 3-M Co. at La Fonda and Santa Fe is approved. This plan supersedes Plan No. 4 (Exhibit 5C).
9/2/69	8 (Exhibit 5G)	A site plan for the Santa Fe Freight House is approved. This plan is a partial amendment to Plan No. 2 (Exhibit 5B).
4/20/70	9 (Exhibit 5H)	A site plan for Santa Fe Railroad Check Station is approved. This plan supersedes part of the conceptual plan and amends Plan No. 6 (Exhibit 5E).
6/7/71	10 (Exhibit 5I)	A site plan for the addition of a portable office building at Garland Road, southeast of Groves Road, is approved for Morgan Building Co.
9/20/71	11 (Exhibit 5J)	A site plan to eliminate bells at the railroad crossing at the intersection of Santa Anna Avenue and Garland Road is approved.
3/6/72	12 (Exhibit 5K)	A site plan for Williams Craft, Inc. is approved.
2/19/73	13 (Exhibit 5L)	A site plan for property located along Santa Anna is approved in connection with Ordinance No. 13988.
5/7/73	14 (Exhibit 5M)	A site plan for Western Electric is approved in connection with Ordinance No. 14087.
1/28/74	15 (Exhibit 5N)	A site plan for the Sears Terminal Freight Facility is approved. The site is located along East Northwest Highway. This site plan amends Plan No. 8 (Exhibit 5G).
3/21/77	16 (Exhibit 5O)	A site plan is approved which amends Ordinance No. 8931.

(c) Development on the Property must comply with the exhibits listed in Subsection (b).
(Ord. 24637)