

ARTICLE 519.

PD 519.

SEC. 51P-519.101. LEGISLATIVE HISTORY.

PD 519 was established by Ordinance No. 23663, passed by the Dallas City Council on September 23, 1998. Ordinance No. 23663 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23663; 25164)

SEC. 51P-519.102. PROPERTY LOCATION AND SIZE.

PD 519 is established on property generally located partly within the DART right-of-way, north and south of Walnut Hill Lane. The size of PD 519 is approximately 1.941 acres. (Ord. Nos. 23663; 25164)

SEC. 51P-519.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23663; 25164)

SEC. 51P-519.104. DEVELOPMENT/ LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 519A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23663; 25164)

SEC. 51P-519.105. MAIN USES PERMITTED.

The only uses permitted by this planned development district are:

- (1) Transit passenger station or transfer center.
- (2) Mounted cellular antenna.
- (3) Electrical substation. (Ord. Nos. 23663; 25164)

SEC. 51P-519.106. 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. Minimum front yard is as shown on the development/landscape plan.
- (b) Side and rear yard. Minimum side or rear yard is as shown on the development/landscape plan.
- (c) Floor area ratio. Maximum floor area ratio is 0.5:1.
- (d) Height. Unless further restricted under Paragraph (1), maximum structure height is 48 feet.
 - (1) A mounted cellular antenna may not exceed 12 feet above the structure to which it is attached.
 - (2) A transit passenger station or transfer center use is exempt from the residential proximity slope restrictions.
 - (3) A mounted cellular antenna attached to a utility structure is exempt from the residential proximity slope restrictions if located within railroad right-of-way.
- (e) Stories. Maximum number of stories above grade is four.
- (f) Lot coverage. Maximum lot coverage is 15.3 percent. (Ord. Nos. 23663; 25164)

SEC. 51P-519.107. OFF-STREET PARKING.

Off-street parking for a transit passenger station or transfer center must be provided as shown on the development/landscape plan. (Ord. Nos. 23663; 25164)

SEC. 51P-519.108. RESIDENTIAL PARKING MANAGEMENT PLAN (RPMP).

Within twelve months of the issuance of a certificate of occupancy for a transit passenger station or transfer center, and annually thereafter for a period of five years from the date of the issuance of a certificate of occupancy, DART must provide for an independent study to analyze the parking situation surrounding the use and the study must be arranged through the department of public works and transportation and the results of the study provided to the director of the department of public works and transportation. 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 (RPMP) must be provided to and approved by the director of public works and transportation. The RPMP must provide for one of the following options to be implemented within 1,200 feet of the station site:

- (1) Installation of regulatory parking signs such as: "No Parking," "X Hour Limit," "No Stopping or Standing," "No Parking between the hours of X and Y."
- (2) An RPMP meeting the intent of this section that is approved by the city council after public hearings before the city plan commission and the city council. The RPMP must be implemented within six months of its approval.
- (3) If option (2) is chosen, any approval by the director of the department of public works and transportation is conditioned on approval by the city council. If city council approval is not obtained, option (1) RPMP must be submitted to the director of the department of public works and transportation within 60 days of the city council decision. (Ord. Nos. 23663; 25164)

SEC. 51P-519.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23663; 25164)

SEC. 51P-519.110. LANDSCAPING.

Landscaping must be installed prior to the issuance of a certificate of occupancy for a transit passenger station or transfer center and must comply with the development/landscape plan. Plant material must be maintained in a healthy, growing condition. Tree mitigation must comply with Article X. (Ord. Nos. 23663; 25164)

SEC. 51P-519.111. SIGNS.

One sign is permitted on the Property and must be located as shown on the development/landscape plan. With the exception of setback and effective area, the sign must comply with the provisions for non-business zoning districts as contained in Division 51A-7.400. (Ord. Nos. 23663; 25164)

SEC. 51P-519.112. ACCESS.

Ingress and egress must be provided as shown on the development/landscape plan. (Ord. Nos. 23663; 25164)

SEC. 51P-519.113. 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. 23663; 25164; 26102)

SEC. 51P-519.114. COMPLIANCE WITH CONDITIONS.

(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 planned development district 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. 23663; 25164; 26102)

SEC. 51P-519.115. ZONING MAP.

PD 519 is located on Zoning Map No. F-8. (Ord. Nos. 23663; 25164)