

ARTICLE 529.

PD 529.

SEC. 51P-529.101. LEGISLATIVE HISTORY.

PD 529 was established by Ordinance No. 23768, passed by the Dallas City Council on January 27, 1999. Ordinance No. 23768 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23768; 25164)

SEC. 51P-529.102. PROPERTY LOCATION AND SIZE.

PD 529 is established on property generally located on the northeast line of Larmanda Street, northwest of the northwest line of Skillman Street. The size of PD 529 is approximately 12.265 acres. (Ord. Nos. 23768; 25164)

SEC. 51P-529.103. 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. 23768; 25164)

SEC. 51P-529.104. CONCEPTUAL PLAN.

Use and development of the Property must comply with the conceptual plan (Exhibit 529A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23768; 25164)

SEC. 51P-529.105. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before 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 the conceptual plan and this article. (Ord. No. 25164)

SEC. 51P-529.106. MAIN USES PERMITTED.

(a) Except as provided in Subsection (b), the uses permitted in this district are all uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District by specific use permit (SUP) only is permitted in this planned development district by SUP only. A use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this planned development district, etc.

- (b) A bar, lounge, or tavern is prohibited. (Ord. Nos. 23768; 25164)

SEC. 51P-529.107. 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 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 community center (private).
- Home occupation.
- Private stable.

- (c) The following accessory use is permitted by SUP only:

- Accessory helistop.

(Ord. Nos. 23768; 25164)

SEC. 51P-529.108. 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 15 feet.

- (b) Side and rear yard. Minimum side and rear yard is:

(1) 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

- (2) no minimum in all other cases.

- (c) Density. No maximum dwelling unit density.

- (d) Floor area. Maximum floor area ratio is:

- (1) 0.75 for all permitted uses, other than office uses; and

- (2) 1.5 for all uses combined.

- (e) Height.

- (1) Residential proximity slope.

(A) If any portion of a structure is over 26 feet in height but less than 54 feet, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.)

(B) If a portion of a structure is equal to or greater than 54 feet, that portion may not be located above a residential proximity slope as defined with an angle of projection of 18.4 degrees (1 to 3 slope) and extends an infinite distance in all directions.

(C) Except for chimneys, 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. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Unless further restricted in Paragraphs (1)(A), (B), and (C) above, maximum structure height is 95 feet.

(f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in the 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 seven. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 23768; 25164)

SEC. 51P-529.109. OFF-STREET PARKING AND LOADING.

For all permitted uses, consult the use regulations contained in 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 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23768; 25164)

SEC. 51P-529.110. SKILLMAN STREET ACCESS.

Prior to the issuance of any building permit, a design plan for access to Skillman Street, located as shown on the conceptual plan, must be submitted to the director of public works and transportation. (Ord. No. 25164)

SEC. 51P-529.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23768; 25164)

SEC. 51P-529.112. TREE SURVEY.

Prior to the issuance of any building permit or demolition permit, whichever occurs first, a tree survey for the entire Property must be completed and submitted to the building official. (Ord. Nos. 23768; 25164)

SEC. 51P-529.113. LANDSCAPING.

Prior to the issuance of any building permit, a landscape plan must be approved by the building official that complies with Article X except as follows:

(1) For every protected tree a minimum of eight caliper inches but less than 12 caliper inches preserved, the required number of site trees may be reduced by two.

(2) For every protected tree a minimum of 12 inches in caliper preserved, the required number of site trees may be reduced by four.

(3) All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23768; 25164)

SEC. 51P-529.114. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23768; 25164)

SEC. 51P-529.115. 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. 23768; 25164; 26102)

SEC. 51P-529.116. 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. 23768; 25164; 26102)

SEC. 51P-529.117. ZONING MAP.

PD 529 is located on Zoning Map Nos. F-8 and F-9. (Ord. Nos. 23768; 25164)