

ARTICLE 602.

PD 602.

SEC. 51P-602.101. LEGISLATIVE HISTORY.

PD 602 was established by Ordinance No. 24599, passed by the Dallas City Council on May 9, 2001. Ordinance No. 24599 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24599; 25163)

SEC. 51P-602.102. PROPERTY LOCATION AND SIZE.

PD 602 is established on property generally located on the southwest line of Walnut Street, northwest of the west line of Audelia Road. The size of PD 602 is approximately 8.03 acres. (Ord. Nos. 24599; 25163)

SEC. 51P-602.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and provisions in Chapter 51A apply to this article.
- (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. 24599; 25163)

SEC. 51P-602.104. CREATION OF SEPARATE AREAS.

This district is divided into two areas: A and B. The boundaries of these areas are verbally described in Exhibit 602A. The development plan (Exhibit 602B) shows a graphic description of the boundaries of the areas. In the event of a conflict, the verbal descriptions in Exhibit 602A control over the graphic description in the development plan. (Ord. Nos. 24599; 25163)

SEC. 51P-602.105. DEVELOPMENT PLAN.

- (a) For multifamily uses, development and use of the Property must comply with the development plan.
- (b) For all other permitted uses, the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24599; 25163)

SEC. 51P-602.106. MAIN USES PERMITTED.

- (a) For Area A: the main uses permitted are multifamily uses and those uses permitted in the CR Community Retail District, as set out in the Dallas Development Code, as amended. For example, a

use permitted in the CR district only by specific use permit (SUP) is permitted in this area only by SUP, and a use subject to development impact review (DIR) in the CR district is subject to DIR in this area.

(b) For Area B: the main uses permitted are multifamily uses and those uses permitted in the NO(A) Neighborhood Office District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the NO(A) district only by specific use permit (SUP) is permitted in this area only by SUP, and a use subject to development impact review (DIR) in the NO(A) district is subject to DIR in this area. (Ord. Nos. 24599; 25163)

SEC. 51P-602.107. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24599; 25163)

SEC. 51P-602.108. DEVELOPMENT STANDARDS.

(a) Except for multifamily uses, the development standards contained in Section 51A-4.122 (b), “Community Retail District,” apply to Area A as shown on the development plan.

(b) Except for multifamily uses, the development standards contained in Section 51A-4.121 (a), “Neighborhood Office District,” apply to Area B as shown on the development plan.

(c) The development standards contained in Section 51A-4.116 (a), “MF-1 (A) District,” apply to multifamily uses, except for the following provisions:

- (1) Density is limited to 220 dwelling units.
- (2) Structures are limited to two stories.
- (3) Height is limited to 30 feet.
- (4) A minimum nine-foot side yard must be provided. (Ord. Nos. 24599; 25163)

SEC. 51P-602.109. OFF-STREET PARKING AND LOADING.

(a) For multifamily uses, a minimum of 345 off-street parking spaces is required.

(b) For all other uses, 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 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 24599; 25163)

SEC. 51P-602.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24599; 25163)

SEC. 51P-602.111. LANDSCAPING.

See Article X. (Ord. Nos. 24599; 25163)

SEC. 51P-602.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 24599; 25163)

SEC. 51P-602.113. 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. 24599; 25163; 26102)

SEC. 51P-602.114. 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. 24599; 25163; 26102)

SEC. 51P-602.115. ZONING MAP.

PD 602 is located on Zoning Map No. D-9. (Ord. Nos. 24599; 25163)