

ARTICLE 605.

PD 605.

SEC. 51P-605.101. LEGISLATIVE HISTORY.

PD 605 was established by Ordinance No. 24639, passed by the Dallas City Council on June 13, 2001. Ordinance No. 24639 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24639; 25163)

SEC. 51P-605.102. PROPERTY LOCATION AND SIZE.

PD 605 is established on property fronting on the south line of Samuell Boulevard and on the west line of Buckner Boulevard. The size of PD 605 is approximately 19.4218 acres. (Ord. Nos. 24639; 25163)

SEC. 51P-605.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations 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. 24639; 25163)

SEC. 51P-605.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 605A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. Minor development plan amendments as set forth in Section 51A-4.702(h) are not authorized in this district. (Ord. Nos. 24639; 25163)

SEC. 51P-605.105. DEVELOPMENT PLAN.

- (a) A development plan for each phase of development must be approved by only the building inspection division before issuance of any building permit within that phase. Minor development plan amendments as set forth in Section 51A-4.702(h) are not authorized in this district.
- (b) There is no time requirement for the submittal of a development plan, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the planned development district ordinance, does not apply.
- (c) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, the development plan may be used as the site plan for a specific use permit if the development plan meets the requirements of Section 51A-4.219(b)(2).

- (d) The development plan may be divided into phases. (Ord. Nos. 24639; 25163)

SEC. 51P-605.106. MAIN USES PERMITTED.

- (a) Commercial and business service uses.
- Catering service.
 - Custom business services.
 - Electronics service center.
 - Job printing (without offset press or lithographic facilities).
 - Technical school (classroom facility only).
- (b) Institutional and community service uses.
- Adult day care facility.
 - Child-care facility.
 - Church.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Library, art gallery, or museum.
 - Public or private school. [RAR]
- (c) Miscellaneous uses.
- Temporary construction or sales office.
- (d) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (e) Retail and personal service uses.
- Business school (classroom facility only).
 - Dry cleaning or laundry store (pick-up and drop-off only, no chemical processes allowed).
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service. *(Maximum of two drive-in or drive-through facilities allowed. Drive-in or drive-through windows and ordering equipment must be at least 300 feet from the nearest single family residential lot. Each facility must be greater than 3,500 square feet in floor area. If two facilities are operated in this district, one facility must be greater than 5,000 square feet in floor area.)*

(f) Transportation uses.

-- Transit passenger shelter. [By SUP. See Section 51A-4.211(9).]

(g) Utility and public service uses.

-- Local utilities.

(Ord. Nos. 24639; 25163)

SEC. 51P-605.107. 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).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Home occupation.
- Private stables.

(Ord. Nos. 24639; 25163)

SEC. 51P-605.108. 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 20 feet, except as otherwise indicated below:

- (1) Minimum front yard from Samuell Boulevard is 20 feet.
- (2) Minimum front yard from Buckner Boulevard is 15 feet.

(b) Side and rear yard.

(1) Minimum side yard is 20 feet, except as otherwise indicated below:

(A) Minimum side yard is 50 feet for lots adjacent to Clover Haven Street, except for a screening wall parallel to Clover Haven Street and extending 50 feet from the alley, which screening wall must be set back a minimum of 25 feet from the Clover Haven Street right-of-way line.

(B) Minimum side yard is 20 feet for lots adjacent to Samuell Boulevard.

(2) Minimum rear yard is 25 feet, except for masonry screening walls adjacent to the alley between Freestone Circle and Buckner Boulevard, which must be set back at least five feet from the alley right-of-way line.

(c) Floor area ratio. Maximum floor area ratio is 0.50.

(d) Height.

(1) Maximum structure height is 35 feet, unless further restricted under Paragraph (2) below.

(2) If any portion of a structure is over 26 feet in height, that portion may not be located above the residential proximity slope. Exception: Chimneys and structures listed in Section 51A-4.408(a)(2) may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(e) Lot coverage. Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories. Maximum number of stories above grade is two. (Ord. Nos. 24639; 25163)

SEC. 51P-605.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. Nos. 24639; 25163)

SEC. 51P-605.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24639; 25163)

SEC. 51P-605.111. LANDSCAPING.

Landscaping must be provided in compliance with Article X, and the following requirements:

(1) A 10-foot-wide tree planting island must be located between any restaurant drive-through window and ordering equipment, and residential lots adjacent to the alley between Freestone Circle and Buckner Boulevard. The tree planting island must be continuous with the exception of cross driveways within the parking lot.

(2) The tree planting island must be planted with minimum three caliper-inch large canopy trees (as defined in Article X) and the trees must be spaced between 40 and 50 feet apart on center.

(3) There must be a permeable landscape buffer between any street right-of-way and any site paving. The landscape buffer along Clover Haven Street must be a minimum of 25 feet wide, and must extend the length of the district along Clover Haven Street. This landscape buffer may not be penetrated by curb cuts or driveways.

(4) A six-foot-high evergreen shrub buffer must border the opposite side of the drive-through lane of all restaurant drive-through windows and exterior ordering equipment.

(5) All landscape elements required by this section are subject to the landscape maintenance requirements of Article X. (Ord. Nos. 24639; 25163)

SEC. 51P-605.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 24639; 25163)

SEC. 51P-605.113. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

See Article V. (Ord. Nos. 24639; 25163)

SEC. 51P-605.114. DRAINAGE.

(a) Interim drainage control facilities. Within six months of city council approval of this district, and prior to any development in this district, interim drainage control in the form of earthen berms and/or earthen swales must be constructed to block storm run-off from entering the alley between Freestone Circle and Buckner Boulevard from this district and must be maintained until replaced by permanent drainage facilities as set forth in this section. Interim storm water flow must be directed into the existing storm sewer intake that has been previously provided for the developed 100-year run-off of the district and upstream areas, as designated by existing approved pre-development drainage plans and drainage area map for the area of the district and contributing upstream areas. (See City of Dallas Drainage Plan No. 421Q-4300, filed with the department of public works and transportation.)

(b) Permanent drainage control facilities.

(1) A permanent drainage plan must be submitted with each development plan application. The permanent drainage plan must replace the interim drainage control facilities with permanent drainage control facilities consisting of:

(A) a screening wall [see Section 51P-605.115 below] that prevents drainage from this district into the alley between Freestone Circle and Buckner Boulevard; and

(B) underground retention/detention facilities that prevent drainage from this district into the existing storm water intakes in excess of the capacity of those intakes.

(2) Each permanent drainage plan must also adequately provide for control of storm water runoff during the construction phase between demolition of the interim drainage facilities and completion of permanent drainage facilities.

(3) Each permanent drainage plan must also adequately provide for the integration of the drainage facilities described in the permanent drainage plan with all interim or permanent drainage facilities. (Ord. Nos. 24639; 25163)

SEC. 51P-605.115.**SCREENING WALLS.**

(a) At the time of development of any lot, parcel, or tract in this district, a screening wall must be constructed from the mid-point of the alley (specifically, the alley dead-end at the alley between Freestone Circle and Buckner Boulevard, and indicated on the conceptual plan as that point separating the North Wall Phase and the South Wall Phase) along the length of the alley to Samuell Boulevard (the “North Wall Phase”), or from the mid-point of the alley along the length of the alley to Clover Haven Street and from that point parallel to Clover Haven Street for a distance of 50 feet from the corner (in order to screen rear service areas in the district)(the “South Wall Phase”). The portion of the wall that must be built is determined by the building site. If the building site is entirely to the south of the mid-point of the alley, the South Wall Phase must be built. If the building site is entirely to the north of the mid-point of the alley, the North Wall Phase must be built. If the building site straddles the mid-point of the alley, the North Wall Phase and the South Wall Phase must be built.

(b) The screening wall must be a minimum of six feet in height and constructed of brick or architectural concrete block. The alley face of the wall must have an anti-graffiti surface treatment.

(c) Screening walls must have a five-foot setback from the alley right-of-way line. (Ord. Nos. 24639; 25163)

SEC. 51P-605.116.**SITE LIGHTING.**

(a) Pole mounted lighting may not exceed 35 feet in height measured from grade level.

(b) Pole, wall, or building mounted lighting having residential adjacency must utilize a horizontal, full visual cut-off fixture to prevent light from intruding into residential lots facing Freestone Circle, except for lighting fixtures mounted on the screening wall as indicated in Subsection (c) below.

(c) As an exception to the requirements in Subsection (b), pole mounted lights built on the screening wall adjacent to the alley must be installed and maintained in a manner to deter shadows from being created along the alley face of the screening wall due to wall height, and to deter light from intruding into residential lots facing Freestone Circle.

(d) Pole mounted lights must be installed and maintained on the screening wall as a condition of development of lots or parcels along the eastern side of the screening wall. (Ord. Nos. 24639; 25163)

SEC. 51P-605.117.**INGRESS/EGRESS.**

(a) Alley access. Lots in this district may not have access to the alley between Freestone Circle and Buckner Boulevard.

(b) Street access. Lots in this district may not have direct access to Clover Haven Street. (Ord. Nos. 24639; 25163)

SEC. 51P-605.118.**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. 24639; 25163; 26102)

SEC. 51P-605.119. 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. 24639; 25163; 26102)

SEC. 51P-605.120. ZONING MAP.

PD 605 is located on Zoning Map No. J-10. (Ord. Nos. 24639; 25163)