

ARTICLE 612.

PD 612.

SEC. 51P-612.101. LEGISLATIVE HISTORY.

PD 612 was established by Ordinance No. 24715, passed by the Dallas City Council on September 12, 2001. (Ord. 24715)

SEC. 51P-612.102. PROPERTY LOCATION AND SIZE.

PD 612 is established on property located on the east line of Spur 408 south of Kiest Boulevard. The size of PD 612 is approximately 29.76 acres. (Ord. 24715)

SEC. 51P-612.103. 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 residential zoning district. (Ord. 24715)

SEC. 51P-612.104. DEVELOPMENT PLAN.

(a) For the purpose of constructing an attached premise sign that exceeds the sign requirements for non-business zoning districts, development and use of the Property must comply with the development plan (Exhibit 612A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all permitted uses, the provisions of Section 51A-4.702 governing the submission of or amendments to a conceptual plan, development plan, site analysis plan, or landscape plan do not apply. (Ord. 24715)

SEC. 51P-612.105. MAIN USES PERMITTED.

The only main uses permitted in this district are those uses permitted in the A(A) Agricultural District, subject to the same conditions applicable in the A(A) Agricultural District as set out in Chapter 51A, as amended. For example, a use permitted in the A(A) Agricultural District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the A(A) Agricultural District is subject to DIR in this district; etc. (Ord. 24715)

SEC. 51P-612.106. 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. 24715)

SEC. 51P-612.107. 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 in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) The maximum structure height for a church is 59 feet.
- (b) For all other uses, the development standards in Section 51A-4.111 apply. (Ord. 24715)

SEC. 51P-612.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24715)

SEC. 51P-612.109. LANDSCAPING.

Landscaping must be provided in accordance with Article X. (Ord. 24715)

SEC. 51P-612.110. SIGNS.

- (a) Signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) One attached premise sign with a maximum area of 250 square feet is permitted, as shown on the development plan.
- (c) Each letter for an attached premise sign must be individually lighted if the letter exceeds 50 square feet in area. (Ord. 24715)

SEC. 51P-612.111. 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. 24715; 26102)

SEC. 51P-612.112. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, 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 district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24715; 26102)

SEC. 51P-612.113. ZONING MAP.

PD 612 is located on Zoning Map No. N-4. (Ord. 24715)