

ARTICLE 614.

PD 614.

SEC. 51P-614.101. LEGISLATIVE HISTORY.

PD 614 was established by Ordinance No. 24708, passed by the Dallas City Council on September 12, 2001. (Ord. 24708)

SEC. 51P-614.102. PROPERTY LOCATION AND SIZE.

(a) PD 614 is established on property generally bounded by Belt Line Road, Dallas North Tollway, Arapaho Road, and Prestonwood Boulevard.

(b) The size of PD 614 is approximately 88.295 acres.

(c) PD 614 is divided into Tracts I, II, III, IV, V, VI, VII, and VIII. (Ord. 24708)

SEC. 51P-614.103. 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. 24708)

SEC. 51P-614.104. CONCEPTUAL PLAN.

Development and use of Tracts IV, V, VI, and VIII must comply with the conceptual plan (Exhibit 614A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. 24708)

SEC. 51P-614.105. DEVELOPMENT PLAN.

(a) Development and use of Tract I must comply with the development plan (Exhibit 614B). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For Tracts II, III, IV, V, VI, VII, and VIII, a development plan must be approved by the city plan commission before issuance of any building permit. (Ord. 24708)

SEC. 51P-614.106. MAIN USES PERMITTED.

(a) For Tracts I, II, III, IV, V, VI, and VII, the main uses permitted are the same as those uses permitted in the RR Regional Retail District, subject to the same conditions applicable in that district, as

set out in the Dallas Development Code, as amended. For example, a use permitted in the RR Regional Retail District only by specific use permit (SUP) is permitted in these tracts only by SUP; a use subject to development impact review (DIR) in the RR Regional Retail District is subject to DIR in these tracts; etc.

(b) For Tract VIII, the main uses permitted are the same as those uses permitted in the RR Regional Retail District or the Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts, subject to the same conditions applicable in those districts, as set out in the Dallas Development Code, as amended. For example, a use permitted in the RR Regional Retail District or the Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts only by specific use permit (SUP) is permitted in Tract VIII only by SUP; a use subject to development impact review (DIR) in the RR Regional Retail District or the Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts is subject to DIR in Tract VIII; etc. In the event of a conflict between the conditions of the RR Regional Retail District and the Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts, the more restrictive condition controls.

(c) The following uses are not permitted in this district:

- Pawn shop.
- Commercial bus station and terminal.

(Ord. 24708)

SEC. 51P-614.107. 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. 24708)

SEC. 51P-614.108. 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 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.

(1) Except as otherwise shown on the development plan for Tract I (Exhibit 614B), the minimum front yard for non-residential uses is 15 feet, and there is no minimum front yard for residential uses.

(2) The minimum front yard setback from Prestonwood Boulevard for any portion of Tract VIII developed with residential uses is 20 feet.

(3) Urban form setback. Except as otherwise shown on the development plan for Tract I (Exhibit 614B), an additional 20-foot front yard setback is required for any portion of a structure over 45 feet in height.

(b) Side and rear yard. There is no minimum side and rear yard.

(c) Density. Residential uses may not exceed 15 dwelling units per acre.

(d) Floor area ratio.

(1) The maximum floor area for all uses is 2,680,000 square feet.

(2) If office uses exceed 1,250,000 square feet, if retail and personal service uses exceed 420,000 square feet, if restaurant uses exceed 60,000 square feet, or if communication exchange facility uses exceed 770,000 square feet, other uses must be reduced in accordance with the following conversion chart:

(A) Communication exchange facility uses may be substituted for any other use at a 10:1 ratio. Any use may be substituted for a communication exchange facility use at a 1:10 ratio.

(B) Retail and restaurant uses may be substituted for office uses at a 1:2 ratio. Office uses may be substituted for retail and restaurant uses at a 2:1 ratio.

(C) Residential uses may be substituted for any other use, except communication exchange facility uses, at a 1:1 ratio.

(3) The maximum floor area ratio for nonresidential uses on any lot is 4.0.

(e) Height.

(1) The maximum structure height on Tracts V and VI is 180 feet.

(2) The maximum structure height on Tracts I, II, III, IV, VI, and VIII is 70 feet.

(3) The residential proximity slope does not apply between uses within this district.

(f) Lot coverage. The maximum lot coverage is 80 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. There is no minimum lot size.

(h) Stories. The maximum number of stories above grade is 12. (Ord. 24708)

SEC. 51P-614.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Consult Division 51A-4.300 for the general regulations governing off-street parking and loading.

(c) Required parking for a use in one tract may be located in another tract if noted on the development plan and landscape plan for the tract providing the parking. A development plan and landscape plan showing required parking for a use in another tract may be amended by the City Plan Commission as a minor amendment pursuant to Sections 51A-4.702(h) and 51A-4.702(i) provided the amount of required parking is not decreased. (Ord. 24708)

SEC. 51P-614.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24708)

SEC. 51P-614.111. LANDSCAPING.

(a) For Tract I, landscaping must be provided as shown on the landscape plan (Exhibit 614C).

(b) For Tracts II, III, IV, V, VI, VII, and VIII, a landscape plan must be approved by the city plan commission before issuance of any building permit.

(c) Existing trees located in the Existing Tree Preservation Buffer shown on the landscape plan (Exhibit 614C) may not be removed except for public purposes such as placement of utilities or other public infrastructure, site access, or visibility easements. The Existing Tree Preservation Buffer is not an additional setback or landscape area.

(d) All plant materials must be maintained in a healthy, growing condition. (Ord. 24708)

SEC. 51P-614.112. SIGNS.

(a) Except as otherwise provided, signs must comply with the provisions for business zoning districts in Article VII. Any portion of Tract VIII developed for residential uses must comply with the provisions for non-business zoning districts in Article VII.

(b) Sign adjacent to the tollway. One additional sign may be provided in the location shown on the attached conceptual plan (Exhibit 614A). This sign must have a minimum setback of five feet and may not be within a required visibility triangle. This sign is limited to a maximum of two sign faces and a maximum effective area of 1,000 square feet for each sign face.

(c) Non-premise signs. Non-premise signs are prohibited. For purposes of this subsection, this district is considered to be one premise.

(d) Detached premise signs. Detached premise signs erected after the establishment of this district may not exceed a maximum effective area of 40 square feet for each sign face, and may not exceed a maximum height of 20 feet. (Ord. 24708)

SEC. 51P-614.113. ADDITIONAL PROVISIONS.

(a) This district must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of this district must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Prior to final plat approval for any residential development in Tract VIII, an instrument creating a legal entity responsible for maintenance of common access areas, required landscaping, and common areas must be submitted to the city plan commission for approval, be approved as to form by the city attorney, and recorded in the deed records of the appropriate county.

(d) Each dwelling unit must be located on an individually platted lot that has frontage on a public street, private street, or shared access area. The private street or shared access area may be privately owned, gated, and maintained. (Ord. Nos. 24708; 26102)

SEC. 51P-614.114. 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 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. 24708; 26102)

SEC. 51P-614.115. ZONING MAP.

PD 614 is located on Zoning Map No. B-7. (Ord. 24708)