

## **ARTICLE 65.**

### **PD 65.**

#### **SEC. 51P-65.101. LEGISLATIVE HISTORY.**

PD 65 was established by Ordinance No. 14347, passed by the Dallas City Council on December 10, 1973. Ordinance No. 14347 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14347 was amended by Ordinance No. 14477, passed by the Dallas City Council on March 25, 1974; Ordinance No. 14492, passed by the Dallas City Council on April 8, 1974; and Ordinance No. 14514, passed by the Dallas City Council on April 29, 1974. Subsequently, Ordinance No. 14903, passed by the Dallas City Council on June 2, 1975, repealed Ordinance No. 14347 and re-established PD 65. Ordinance No. 14903 was amended by Resolution No. 75-2030, passed by the Dallas City Council On June 23, 1975, and Ordinance No. 15141, passed by the Dallas City Council on April 5, 1976. On January 3, 1977, the Dallas City Council passed Ordinance No. 15374. Ordinance No. 15374 repealed Ordinance No. 14903, as amended, and expanded PD 65. Ordinance No. 15374 was amended by Ordinance No. 22103, passed by the Dallas City Council on June 22, 1994, and Ordinance No. 23434, passed by the Dallas City Council on February 11, 1998. (Ord. Nos. 10962; 14347; 14477; 14492; 14514; 14903; 15141; 15374; 22103; 23434; 25423; Res. No. 75-2030)

#### **SEC. 51P-65.102. PROPERTY LOCATION AND SIZE.**

PD 65 is established on property generally located on the southeast side of Holly Hill Drive, beginning at a point approximately 397.00 feet southwest of the southwest line of Phoenix Drive. The size of PD 65 is approximately 3.10 acres. (Ord. Nos. 15374; 25423; 25924)

#### **SEC. 51P-65.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

#### **SEC. 51P-65.104. TRACTS AND SUBAREAS.**

(a) Tracts. This PD is divided into two Tracts: Tract I and Tract II. A metes and bounds description of the tracts is contained in Ordinance No. 15374.

(b) Subarea 1. Tract I contains one subarea which is identified on the development plan (Exhibit 65A) as Subarea 1. A metes and bounds description of Subarea 1 is attached to Ordinance No. 23434. In the event of a conflict between the written description and the boundaries of Subarea 1 as shown on the development plan, the written description controls. (Ord. Nos. 15374; 23434; 25423)

**SEC. 51P-65.105.**

**DEVELOPMENT PLAN.**

Development must be in accordance with the city plan commission approved development plan. (Ord. Nos. 15374; 23434; 25423)

**SEC. 51P-65.106.**

**USES.**

(a) Tract I. The following uses, as defined and limited by Division 10-300 of the Comprehensive General Zoning Ordinance, are allowed within the PD:

(1) Apartments. Allowed in Groups I, II, V, and VI as shown on the development plan.

(2) Private community center uses. Allowed in Groups II, V, and VI as shown on the development plan.

(3) Retail and office uses. Allowed in Groups I and II and limited to the following:

- (A) Art gallery.
- (B) Craft studio (teaching art, ceramics, various crafts).
- (C) Studio for art display or sales.
- (D) Art needlework shop.
- (E) Hobby or art supply shop.
- (F) Camera or film shop.
- (G) Florist shop.
- (H) Restaurants to include bar service and entertainment.
- (I) Ice cream shop.
- (J) Food specialty shop/grocery store.
- (K) Bakery and confectionery shop.
- (L) Cigar, beverage, candy, or tobacco shop.
- (M) Professional offices.
- (N) Decorating service, draperies, accessories, etc.
- (O) Antique shop.
- (P) Book or stationery store.
- (Q) Fabric shop.

- (R) Retail clothing specialty shops.
- (S) Custom sewing or tailoring shop.
- (T) Drug store or apothecary.
- (U) Hairstyling shop, men or women.
- (V) Sporting goods.
- (W) Pet grooming.
- (X) Laundry/cleaning pick-up station.
- (Y) Gift shop. Shops might include limited sales of jewelry, art objects, glassware, housewares, small appliances or boutique furnishings, accessories, specialty sporting goods, etc.
- (Z) Key shop. Shop may not be a parking lot operation.
- (AA) Record shop.

(4) Institutional and community service uses. Limited to a child-care facility in Subarea 1.

(b) Tract II.

(1) Tract II may be uses for the following purposes as defined and limited by Division 10-300 of the Comprehensive General Zoning Ordinance:

- (A) Art gallery.
- (B) Craft studio (teaching art, ceramics, various crafts).
- (C) Studio for art display or sales.
- (D) Art needlework shop.
- (E) Hobby or art supply shop.
- (F) Camera or film shop.
- (G) Florist shop.
- (H) Savings and loan.
- (I) Ice cream shop.
- (J) Food specialty shop/grocery store except as prohibited below.
- (K) Bakery and confectionery shop.
- (L) Cigar, beverage, candy, or tobacco shop.

- (M) Professional offices.
- (N) Decorating service, draperies, accessories, etc.
- (O) Antique shop.
- (P) Book or stationery store.
- (Q) Fabric shop.
- (R) Retail clothing specialty shops.
- (S) Custom sewing or tailoring shop.
- (T) Drug store or apothecary.
- (U) Hairstyling shop, men or women.
- (V) Sporting goods.
- (W) Pet grooming.
- (X) Laundry/cleaning pick-up station.
- (Y) Gift shop. Shops might include limited sales of jewelry, art objects, glassware, housewares, small appliances or boutique furnishings, accessories, specialty sporting goods, etc.
- (Z) Key shop. Shop may not be a parking lot operation.
- (AA) Record shop. (Ord. Nos. 15374; 23434; 25423)

**SEC. 51P-65.107. MAXIMUM HEIGHT.**

(a) Tract I. No structure may exceed 36 feet in height except for those buildings within the area designated as Group I on the development plan. Structures within the Group I area may not exceed 42 feet and 46 feet in height as designated on the development plan and on the elevation plan (Exhibit 65B).

(b) Tract II. No building or structure may exceed 24 feet in height. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.108. DENSITY.**

On Tract I, the density may not exceed that allowed in the MF-1 zoning district. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.109.**

**FLOOR AREAS.**

(a) Tract I. The gross floor area for retail and office uses may not exceed 19,307 square feet. No more than 7,000 square feet of gross floor area may be used for restaurant uses. No more than 2,000 square feet of gross floor area may be used for any single office or retail store other than restaurants.

(b) Tract II. The gross floor area for retail and office uses may not exceed 8,400 square feet. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.110.**

**OFF-STREET PARKING.**

(a) Tract I. Off-street parking must be provided in accordance with the development plan and at the following ratios:

- (1) Apartments. One space per 500 square feet of gross floor area.
- (2) Community centers. Four spaces per tennis court and one space per 100 square feet of gross floor are for the community center buildings.
- (3) Personal service and retail uses. One parking space per 200 square feet of gross floor area.
- (4) Restaurants. One space per 100 square feet of gross floor area.
- (5) Child-care facilities. One parking space per 500 square feet of gross floor area.

(b) Tract II. Off-street parking must be provided in accordance with the development plan and at the following ratios:

- (1) Personal service and retail uses. One parking space per 200 square feet of gross floor area.
- (2) General office uses. One parking space per 300 square feet of gross floor area.
- (3) Doctor's offices. One parking space per 150 square feet of gross floor area. (Ord. Nos. 15374; 22103; 25423)

**SEC. 51P-65.111.**

**LANDSCAPING.**

Landscaping for any development within Subarea 1 must be provided in accordance with Article X. Landscaping for the remainder of Tract I and all of Tract II must be provided as shown on the city plan commission approved landscape plan (Exhibit 65C). Plants must be maintained in a healthy growing condition at all times. Any plant that dies must be replaced with planting material comparable in type and quantity. (Ord. Nos. 15374; 23434; 25423)

**SEC. 51P-65.112.**

**SIGNS.**

(a) Tract I. All signs must conform to Article IV (Non-business Districts) of Chapter 41, "Sign Standards," of the Dallas City Code except as follows:

(1) One detached premise sign may be erected within one hundred feet of the right-of-way of Fair Oaks Avenue.

(2) Two detached premise signs may be erected within one hundred feet of the right-of-way of Holly Hill Drive.

(b) Tract II. All signs must conform to Article IV (Non-business Districts) of Chapter 41, "Sign Standards," of the Dallas City Code. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.113. SUBDIVISION PLAT.**

(a) A final plat must be submitted to and approved by the city plan commission prior to the issuance of a building permit.

(b) A subdivision plat must be submitted to and approved by the city plan commission and filed for record prior to the issuance of a building permit. The plat must provide for any necessary dedication for street widening. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.114. STREETS, PAVING, AND DEDICATIONS.**

(a) All driveways, entrances, and parking areas must meet or exceed the requirements of the department of public works and transportation.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 15374; 25423; 26102)

**SEC. 51P-65.115. FIRE LANES.**

Fire lanes must be provided and designated as required by the fire department. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.116. ACCESS TO TRACT II.**

All vehicular access to the property must be provided in accordance with the development plan. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.117. COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 15374; 25423)

**SEC. 51P-65.118. ZONING MAP.**

PD 65 is located on Zoning Map No. F-8. (Ord. Nos. 22103; 25423)