

Division S-3. PD Subdistrict 3.

SEC. S-3.101. LEGISLATIVE HISTORY.

PD Subdistrict 3 was established by Ordinance No. 21553, passed by the Dallas City Council on January 27, 1993. Ordinance No. 21553 amended Ordinance No. 21416, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21416; 21553; 25267)

SEC. S-3.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 3 is established on property generally located west of Oak Lawn Avenue between Wycliff Avenue and the alley between Irving Avenue and Avondale Avenue and property generally located east of Oak Lawn Avenue between Avondale Avenue and the alley between Avondale Avenue and Newton Court. The size of PD Subdistrict 3 is approximately 3.5946 acres. (Ord. Nos. 21553; 25267)

SEC. S-3.103. TRACTS ESTABLISHED.

PD Subdistrict 3 is divided into six tracts: Tracts I, II, III, IV, V, and VI. All tracts are described in Ordinance No. 21553. (Ord. Nos. 21553; 25267)

SEC. S-3.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this division refer to articles, divisions, or sections in Chapter 51.

(c) Section 51-2.101, "Interpretations," applies to this division.

(d) For purposes of determining the applicability of regulations in this division and in Chapter 51 triggered by adjacency or proximity to another zoning subdistrict or district, and for purposes of interpreting the requirements of Division 51-4.800, this subdistrict is considered to be a nonresidential zoning district.

(e) A graphic presentation of the subdistrict and its tracts is shown on the detailed development/ conceptual plan (Exhibit S-3A). In the event of a conflict between the detailed development/ conceptual plan and the property descriptions in Section 1 of Ordinance No. 21553, the property descriptions prevail.

(f) In the event that PD 193 ever ceases to exist and the Property is not rezoned at that time, all references in this division to uses and development standards in PD 193 will mean those uses and development standards as they last were in that district. (Ord. Nos. 21553; 25267)

SEC. S-3.105. DETAILED DEVELOPMENT/ CONCEPTUAL PLAN.

Development and use of the Property must comply with the detailed development/conceptual plan. This plan serves as the detailed development plan for existing development on Tracts I, II, IV, and V, and serves as the conceptual plan for subsequent phases of development on Tracts III and VI. In the event of a conflict between this division and this plan, this division controls. (Ord. Nos. 21553; 25267)

SEC. S-3.106. DETAILED DEVELOPMENT PLAN.

Prior to increasing a lot's floor area ratio or nonpermeable coverage as they existed on the effective date of Ordinance No. 21553 by more than 10 percent, a detailed development plan must be submitted to and approved by the city plan commission for the portion of the Property to be developed. Tracts III and VI may be used, but not developed, without a detailed development plan being submitted to and approved by the city plan commission. (Ord. Nos. 21553; 25267)

SEC. S-3.107. MAIN USES PERMITTED.

The main uses permitted on the Property are as follows:

- (1) Automobile or motorcycle display, sales, and service (outside display).
- (2) Auto painting or body rebuilding shop (inside).
- (3) Steam cleaning of vehicles and machinery.
- (4) Engine or motor repair shop.
- (5) Bus or truck repair/parking garage.

(6) All main uses permitted in the GR and P subdistricts, subject to the same conditions applicable in those subdistricts. For example, a use permitted in the GR subdistrict by SUP only is permitted on the Property by SUP only. If there is a conflict between the use regulations for these two subdistricts, the least restrictive applies. (Ord. Nos. 21553; 25267)

SEC. S-3.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult Part I of this article. (Ord. Nos. 21553; 25267)

SEC. S-3.109. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard. For structures constructed after the effective date of Ordinance No. 21553, front yards must comply with the setbacks specified for the GR subdistrict. For existing structures, front yards are as shown on the detailed development/conceptual plan.

(b) Side and rear yard. For structures constructed after the effective date of Ordinance No. 21553, side and rear yards must comply with the setbacks specified for the GR subdistrict. For existing structures, side and rear yards are indicated on the detailed development/conceptual plan.

(c) Dwelling unit density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 2.0 on Tracts I, II, V, and VI, and .8 on Tracts III and IV.

(e) Height. No structure may exceed 48 feet in height on Tract III or 36 feet in height on Tract IV, except that certain structures on top of a building as listed in Section 51P-193.125(a)(2)(A) on Tracts III and IV may exceed those limitations. On all other tracts, no structure may exceed the maximum height permitted in the GR subdistrict.

(f) Lot coverage. Maximum lot coverage is 80 percent for subsequent phases of development.

(g) Lot size. No minimum lot size. (Ord. Nos. 21553; 25267)

SEC. S-3.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in Subsection (b) of this section, off-street parking and loading must be provided in compliance with Part I of this article.

(b) Off-street parking must be provided as shown on the detailed development/conceptual plan. If Tract IIB or VI is developed separately from Tracts I, IIA (as shown on the detailed development/conceptual plan), III, IV, or V, or if a use other than the uses listed in Section S-3.107(1) through (5) of this division is proposed to be operated on a tract, off-street parking for that use must be provided in compliance with Part I of this article. (Ord. Nos. 21553; 25267)

SEC. S-3.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21553; 25267)

SEC. S-3.112. LANDSCAPING.

Prior to the issuance of a building permit that would result in the addition of floor area to an existing building, landscaping must be provided as shown on the landscape plan (Exhibit S-3B). Prior to any other development, with the exception of Tract V where the floor area as of the effective date of Ordinance No. 21533 may be increased by up to 50 percent, a detailed landscape plan that complies with the landscaping requirements of PD 193 must be submitted to and approved by the city plan commission in conjunction with the submission and approval of the detailed development plan. Landscaping must be provided as shown on a detailed landscape plan within 120 days after that subsequent development has begun. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21553; 25267)

SEC. S-3.113. SIGNS.

(a) For purposes of the sign regulations in Article VII, “premise” means the Property.

(b) Existing signs may be located as shown on the landscape plan.

(c) A sign erected after the effective date of Ordinance No. 21553 must comply with the provisions for business zoning districts contained in Article VII.

(d) In addition to the maximum number of signs permitted on the Property, one nongovernmental flag or banner may be erected on the Property for each 20 feet, or fraction thereof, of frontage on a right-of-way.

(e) No flag or banner may:

- (1) be within 10 feet of another flag or banner;
- (2) have an effective area of more than 20 square feet;
- (3) hang lower than nine feet above grade;
- (4) hang higher than 20 feet above grade;
- (5) contain a commercial message; or
- (6) project more than 24 inches into the right-of-way. (Ord. Nos. 21553; 25267)

SEC. S-3.114. MINOR AMENDMENTS IN DETAILED DEVELOPMENT/CONCEPTUAL PLAN.

(a) The director may authorize minor amendments to the detailed development portion of the detailed development/conceptual plan that do not:

- (1) alter the basic relationship of the proposed development to adjacent property;
- (2) change the uses permitted;
- (3) increase the floor area by more than 10 percent of the total floor area on the lot as of the effective date of Ordinance No. 21553 unless the increase is for a use listed in Sections S-3.107(1) through (5) of this division;
- (4) increase the height of density allowed;
- (5) decrease the amount or ratio of required off-street parking; or
- (6) reduce the minimum yards required at the boundaries of the site.

(b) An applicant may appeal the decision of the director to the commission. (Ord. Nos. 21553; 25267)

SEC. S-3.115. PLATTING.

Prior to application for a building permit for a subsequent phase of development on the Property, the tract(s) for which the building permit is being submitted must be replatted into one building site. (Ord. Nos. 21553; 25267)

SEC. S-3.116. SCREENING FENCES.

Walls and fences must be located as shown on the detailed development/conceptual plan. (Ord. Nos. 21553; 25267)

SEC. S-3.117. OTHER OAK LAWN SPD REQUIREMENTS.

Except as otherwise specified in this division, development and use of the Property must comply with Part I of this article. Except where otherwise specified in this division, the provisions governing the GR subdistrict in the Oak Lawn PD apply to the Property. (Ord. Nos. 21553; 25267)

SEC. S-3.118. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21553; 25267; 26102)

SEC. S-3.119. PAVING.

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. (Ord. Nos. 21553; 25267; 26102)

SEC. S-3.120. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21553; 25267; 26102)

SEC. S-3.121. ZONING MAP.

PD Subdistrict 3 is located on Zoning Map Nos. H-7 and I-7. (Ord. Nos. 21553; 25267)