

## **ARTICLE 1083.**

### **PD 1083.**

#### **SEC. 51P-1083.101. LEGISLATIVE HISTORY.**

PD 1083 was established by Ordinance No. 32215, passed by the Dallas City Council on May 25, 2022. (Ord. 32215)

#### **SEC. 51P-1083.102. PROPERTY LOCATION AND SIZE.**

PD 1083 is established on property located at the west side of Walton Walker Boulevard north of Davis Street. The size of PD 1083 is approximately 24.6 acres. (Ord. 32215)

#### **SEC. 51P-1083.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, “MASSAGE ESTABLISHMENT” and “MASSAGE” mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(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. 32215)

#### **SEC. 51P-1083.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 1083A: development plan. (Ord. 32215)

#### **SEC. 51P-1083.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 1083A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 32215)

#### **SEC. 51P-1083.106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.  
-- Custom business services.  
-- Electronics service center.  
-- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.  
-- Cemetery or mausoleum. *[SUP]*  
-- Child-care facility.  
-- Church.  
-- College, university, or seminary.  
-- Convent or monastery.  
-- Hospital. *[SUP]*  
-- Library, art gallery, or museum.

(5) Lodging uses.

-- Hotel or motel.

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*  
-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.  
-- Financial institution with drive-in window.  
-- Medical clinic or ambulatory surgical center.  
-- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Business school.
- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishments are prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1) as applied to multiple commercial and industrial districts.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*
- Warehouse. (Ord. 32215)

**SEC. 51P-1083.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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. 32215)

**SEC. 51P-1083.108. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MC-1 Multiple Commercial District apply.

(b) Height. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section [51A-4.408\(a\)\(2\)](#) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. (Ord. 32215)

**SEC. 51P-1083.109. 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. 32215)

**SEC. 51P-1083.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 32215)

**SEC. 51P-1083.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X. This Property is treated as an industrial district if it is used for warehouse uses.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 32215)

**SEC. 51P-1083.112. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 32215)

**SEC. 51P-1083.113. DESIGN STANDARDS.**

(a) Applicability. This following design standards apply to a building containing a warehouse use.

(b) Definitions. The following definitions apply in this section:

(1) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

(2) PRIMARY FACADE WALL means a facade wall facing the Walton Walker Boulevard frontage road.

(3) REAR FACADE WALL means a facade wall facing West to Mountain Creek.

(4) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(c) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements, and rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections that have a relief of a minimum of 1-1/2 inches such as patterns, offsets, reveals, or projecting ribs.

(2) Awnings, canopies, covered walkways, or porticos.

(3) Display windows, faux windows, or decorative windows.

(4) A repeating pattern of clerestory windows along the facade wall.

(5) Trim or accent elements using decorative contrasting colors or decorative accent lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(6) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 50 feet.

(d) Primary entrance. The primary entrance must be architecturally prominent and clearly visible from the abutting street, at least three of the following design elements are required at the primary entrance:

- (1) Architectural details such as metal canopies and curtain wall glass.
- (2) Integral wing walls that incorporate landscaping or screening of truck courts.
- (3) Prominent features, such as increased parapet heights at corner entrances.
- (4) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(e) Materials and colors.

(1) No more than 85 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.

(2) It is recommended that the following materials are only used on rear facade walls:

- (A) Smooth-faced concrete block that is non-tinted or non-burnished.
- (B) Painted tilt-up concrete panels.
- (C) Prefabricated concrete panels.

(f) Illumination. Light standards located within off-street parking or vehicle storage areas must have a maximum height of 40 feet. Corresponding light sources must be directed downward and covered by shielded type fixtures (e.g., full cutoff) and be installed to reduce glare and the consequent interference with boundary streets. (Ord. 32215)

## **SEC. 51P-1083.114. ADDITIONAL PROVISIONS.**

(a) The 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. 32215)

**SEC. 51P-1083.115. 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 city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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. 32215)