ARTICLE 1118.

PD 1118.

SEC. 51P-1118.101. LEGISLATIVE HISTORY.

PD 1118 was established by Ordinance No. 33054, passed by the Dallas City Council on March 26, 2025. (Ord. 33054)

SEC. 51P-1118.102. PROPERTY LOCATION AND SIZE.

PD 1118 is established on property located along the east side of Preston Road and the southwest side of Belt Line Road. The size of PD 1118 is approximately 15.51 acres. (Ord. 33054)

SEC. 51P-1118.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) HABITAT GARDEN means any landscape areas that are designed and maintained to sustain native or native adaptive species to North Texas requiring low water or very low water consumption with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators. Turf and lawn areas are considered planting areas within this definition, except that lawn and turf areas may use grasses that are not considered low or very low water consumption.

(2) INTERNAL PRIMARY DRIVE means the north/south or east/west vehicular drive for primary means of ingress and egress to the Property shown on the conceptual plan.

(3) MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area existing on March 26, 2025, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of March 26, 2025.

(5) ORIGINAL BUILDING means a structure existing on March 26, 2025, but does not include a structure that has undergone a major renovation.

(6) PARKWAY means the area between the back of curb and the sidewalk along all public streets and internal primary drives.

(7) PEDESTRIAN PLAZA means a publicly accessible pedestrian area used as gathering space and constructed with an impervious surface.

(8) STOOP means a small porch leading to the entrance of a residence.

(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. 33054)

SEC. 51P-1118.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 1118A: conceptual plan.

(2) Exhibit 1118B: Phase 1 development plan. (Ord. 33054)

SEC. 51P-1118.105. VISION STATEMENT.

This district is envisioned to breathe new life into a new Pepper Square, transforming it into a vibrant, sustainable, and inclusive mixed-use community that enhances the quality of life for all residents, customers, and visitors. This development aims to create a harmonious blend of residential units, dining, shopping experiences, office spaces, hospitality, and recreational areas, all designed to respect the unique character and scale of the neighborhood and surrounding area. (Ord. 33054)

SEC. 51P-1118.106. CREATION OF SUBAREAS.

This district is divided into five subareas as shown on the conceptual plan (Exhibit 1118A): Phase 1, Open Space A, Open Space B, Phase P, and Phase N. (Ord. 33054)

SEC. 51P-1118.107. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this article and the conceptual plan, the text of this article control. (Ord. 33054)

SEC. 51P-1118.108. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize a major renovation or new construction in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Development and use of Phase 1 must comply with the Phase 1 development plan (Exhibit 1118B). If there is a conflict between the text of this article and the Phase 1 development plan, the text of this article controls.

(c) The building official may issue building permits for the following work without the approval of a development plan:

(1) Alterations to an original building that does not constitute a major renovation.

(2) Alterations to parking lots not associated with a major renovation or new construction.

(3) Installation of open space not associated with new construction or a major renovation.

(d) A development plan is not required to include all phases of development if separate phases are proposed. If separate phases are proposed, however, a development plan for each phase must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase of development.

(e) In addition to the requirements in Section 51A-4.702, a development plan must include a table with the number of dwelling units for each building site and the total number of dwelling units for the Property. (Ord. 33054)

SEC. 51P-1118.109. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use 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 MU-2 Mixed Use District is subject to DIR in this district; etc.

(b) The following main use is permitted by SUP only:

-- Financial institution with drive-in window.

(c) The following main uses are prohibited:

(1) Industrial uses.

-- Gas drilling and production.
-- Temporary concrete or asphalt batching plant.

(2) Retail and personal service uses.

-- Auto service center.
-- Car wash.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Restaurant with drive-in or drive-through service. (Ord. 33054)

SEC. 51P-1118.110. 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. 33054)

SEC. 51P-1118.111. 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 MU-2 Mixed Use District apply. For purposes of compliance with the yard, lot, and space regulations in this section, the Property is considered one lot.

(b) Front yard.

(1) Along Preston Road, minimum front yard is 50 feet.

(2) Along Belt Line Road, minimum front yard is 25 feet.

(3) In Phase 1, urban form setback does not apply.

(c) Side and rear yard.

(1) In general.

(A) No minimum side and rear yard setbacks are required.

(B) Tower spacing does not apply.

(2) Phase P.

(A) Minimum side and rear yard is 50 feet for portions of a building above 90 feet above grade.

(B) Tower spacing only applies up to a total setback of 80 feet.

(d) Density.

(1) In general. Except as provided in this subsection, maximum dwelling unit density is 48.5 dwelling units per acre.

(2) Phase 1 density. Maximum number of dwelling units for Phase 1 is 300.

(3) Retirement housing density bonus. If a minimum of 116 retirement housing dwelling units or suites are provided and a retirement housing restrictive covenant is provided in accordance with Section 51P-1118.119, an additional dwelling unit density of 7.5 dwelling units per acre is permitted.

(4) Maximum density. Total maximum number of dwelling units for the entire Property is 868.

(e) Floor area.

(1) In general. Except as provided in this subsection, maximum floor area ratio is 2.5.

(2) Retail and personal service use floor area.

(A) A minimum of 35,000 square feet of floor area must be made available for retail and personal service uses across the Property.

(B) A minimum of 50 percent of floor area provided on the ground floor fronting Open Space A and Open Space B must be made available for retail and personal service uses.

(f) Height.

(1) Phase 1 and Phase N. Maximum structure height is 75 feet.

(2) Phase P.

(A) Except as provided in this paragraph, maximum structure height is 125 feet.

(B) If receiving the retirement housing density bonus in Section 51P-1118.111(d)(3), maximum structure height is 165 feet.

(3) Open Space A and Open Space B. For non-habitable structures in compliance with Section 51P-1118.115, maximum structure height is 36.

(4) Projections. The following architectural elements may project up to 12 feet above the maximum structure height:

(A) Elevator or stair penthouse or bulkhead.

(B) Mechanical equipment.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Skylights.

(F) Visual screens which surround roof mounted mechanical equipment.

(G) Chimney and vent stacks.

(H) Lightning protection equipment.

(I) Cell towers or other communication equipment.

(J) Parapet wall.

(K) Photovoltaic solar equipment.

(5) Residential proximity slope. Residential proximity slope applies to this district.

(g) Encroachments. The following items are permitted to be located up to nine feet into the required front, side, and rear yards:

(1) Seat walls, unenclosed balconies, bay windows, ramps, retaining walls, stairs, handrails, safety railings, stoops, benches, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(2) Landscape planters.

(3) Sculptures.

(4) Awnings. (Ord. 33054)

SEC. 51P-1118.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Retirement housing. The lesser of one-quarter space per dwelling unit or the minimum number of parking spaces required in Division 51A-4.200 is required.

(c) Parking structure.

(1) In general. A minimum of 85 percent of parking provided for new construction must be located in a parking structure.

(2) Aboveground parking structures. Except for openings for vehicular or pedestrian access:

(A) openings in aboveground parking structure facades must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights; or

(B) aboveground parking structures must be wrapped with a use other than parking, to a minimum depth of 25 feet of the building measured inward from the exterior-facing structure facade.

(d) Surface parking location.

(1) Except as provided in this subsection, surface parking is prohibited in the area:

(A) between the public street-facing facade and the Property line; and

(B) between the internal drive-facing facade and the internal drive.

(2) A maximum of two rows of surface parking may be located along the Preston Road street frontage.

(e) Bicycle parking. Bicycle parking for at least 10 percent of the dwelling units must be provided in a parking or building structure in a secure location near the building entrance.

(f) Passenger loading and residential delivery zones.

(1) Each building site must provide at least two off-street or driveway loading and residential delivery spaces. The board of adjustment may grant a variance to this paragraph.

(2) On-street passenger loading zones, if provided, must be constructed in compliance with Architectural Barriers Act accessibility standards and must be approved by the director of transportation and public works.

(g) Service, loading, and garbage storage areas. Except for passenger loading and residential deliveries, all service, loading, and garbage storage areas must be enclosed within a main structure. (Ord. 33054)

SEC. 51P-1118.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 33054)

SEC. 51P-1118.114. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X. The building official may allow for relocation of trees if necessary to avoid utility, driveway, or visibility triangle conflicts.

(b) Protected tree mitigation. Replacement trees must have a caliper of at least three inches.

(c) Perimeter landscape buffer.

(1) A minimum 16-foot perimeter landscape buffer is required along all public streets.

(2) Sidewalks and pedestrian facilities may be located within the required perimeter landscape buffer.

(3) The parkway must consist of pervious surfaces and contain street trees in accordance with Subsection (d).

(d) Street trees. One tree is required for each 35 feet of street frontage and internal primary drive frontage. Healthy trees existing as of March 26, 2025, with a caliper of two inches or greater located within the perimeter landscape buffer may be preserved and count toward the street tree requirement.

(e) Parking lot trees. All parking spaces in a surface lot may not be located more than 60 feet from a large canopy tree planted on a median or an island. Each parking lot tree must have a minimum caliper of three inches and may not be planted closer than three feet to a paved portion

of the parking lot. The minimum area for a median or island in a surface parking lot is 125 square feet.

(f) Habitat garden landscaping. All landscaping must be a habitat garden and be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(g) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 33054)

SEC. 51P-1118.115. OPEN SPACE.

(a) In general. Prior to or in conjunction with the issuance of the final certificate of occupancy for Phase 1, a minimum cumulative total of 90,000 square feet of open space shown on the conceptual plan as Open Space A and Open Space B must be installed in accordance with this section.

(b) Pedestrian plaza. A pedestrian plaza may not occupy more than 30 percent of Open Space A or Open Space B.

(c) Pedestrian amenities. Within Open Space A and Open Space B, a minimum of six of the following pedestrian facilities are required for each open space subarea:

(1) Bench.

(2) Bike rack.

(3) Drinking fountain.

(4) Dog park.

(5) Pedestrian plaza.

(6) Pedestrian-scaled shade structure.

(7) Picnic table.

(8) Playground equipment.

(9) Public art.

(10) Shaded seating area.

(11) Water feature.

(d) Open Space A perimeter fence. Along Belt Line Road, a minimum four-foot-tall, maximum six-foot-tall fence must be provided for at least 80 percent of the perimeter of Open Space A. The fence must be constructed of wrought iron, black metal, or similar material and must have a surface area that is a minimum of 50 percent open to allow for visibility.

(e) Open space requirements. All open space must comply with the following provisions:

(1) Structures that are not fully enclosed such as pergolas, gazebos, and covered transit shelters and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(2) Open space must contain primarily grass, vegetation, or pedestrian areas.

(3) Parking spaces, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(4) Except for emergency and grounds maintenance vehicles and micromobility vehicles such as e-scooters and e-bikes, operation or parking of vehicles within open space is prohibited.

(5) Open space must be properly maintained in a state of good repair and neat appearance, and plant materials within open space must be maintained in healthy, growing condition. (Ord. 33054)

SEC. 51P-1118.116. SIDEWALKS.

(a) A sidewalk with a minimum unobstructed width of eight feet and a parkway with a minimum width of eight feet must be provided along all public streets.

(b) A sidewalk with a minimum unobstructed width of six feet and a parkway with a minimum width of four feet must be provided along all internal primary drives to ensure pedestrian connectivity throughout the Property.

(c) Tree grates do not count toward the minimum unobstructed sidewalk width.

(d) At least one bench and one trash receptacle must be provided for every 300 linear feet of street frontage and internal primary drives for each development phase. (Ord. 33054)

SEC. 51P-1118.117. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Two detached signs are allowed per street frontage. (Ord. 33054)

SEC. 51P-1118.118. DESIGN STANDARDS FOR NEW CONSTRUCTION.

(a) Street, internal primary drive, and open space frontages.

(1) Frontages. All street-fronting facades, internal primary drive-fronting facades, and open space-fronting facades must have at least one window and at least one common primary entrance facing the street, internal primary drive, or open space at street-level. The entrance must access the street, internal primary drive, or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting, internal primary drive-fronting, and open space-fronting facade.

(2) Individual entries.

(A) Except as provided in this paragraph:

(i) a minimum of 60 percent of the street-level dwelling units adjacent to a street or internal primary drive in each building must have individual entries that access the street or internal primary drive with an improved path connecting to the sidewalk; and

(ii) a minimum of 60 percent of ground-level open space-fronting dwelling units in each building must have individual entries that access the open space.

(B) This paragraph does not apply to retirement housing.

(b) Lighting.

(1) Exterior lighting. Exterior lighting sources, if used, must be oriented down and onto the Property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. For a development greater than 20,000 square feet in floor area, pedestrian scale lighting that provides a minimum average illumination level of 1.5 footcandles must be provided along streets and internal primary drives. The design and placement of both the standards and fixtures must be approved by the director of transportation and public works.

(c) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or internal primary drive must have a surface area that is a minimum of 50 percent open, allowing visibility between three feet and six feet above grade. Sections 51A-4.602(a)(2) and (a)(4) do not apply.

(d) Building articulation. For every 125 feet of horizontal building facade length, a minimum two-foot variation within the vertical plane must be provided.

(e) Pedestrian driveway crossings. At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing. (Ord. 33054)

SEC. 51P-1118.119. RETIREMENT HOUSING RESTRICTIVE COVENANT.

(a) In general. In order to receive the retirement housing density bonus in Section 51P-1118.111, a retirement housing restrictive covenant must be executed and recorded in accordance with this section on a form provided by the city. The instrument must:

(1) be signed by all owners of the Property;

(2) be signed by all lienholders, other than taxing entities, having an interest in the Property;

(3) contain a legal description of the Property;

(4) specify that 116 retirement housing dwelling units or suites must be provided;

(5) be a covenant running with the land;

(6) be for a term of 20 years;

(7) state that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with the instrument;

(8) state that it may only be amended or terminated by a subsequent written instrument that is:

(A) signed by all owners of the Property and all lienholders, other than taxing entities;

(B) approved by the director;

(C) approved as to form by the city attorney; and

(D) recorded and made a part of the deed records of the county or counties in which the Property is located;

(9) state that the owner agrees to maintain the property in compliance with all federal, state, and local health and safety regulations;

(10) state that the owner agrees to notify the city within 30 days of any change in ownership, default, foreclosure, or bankruptcy;

(11) state that it may be enforced by the City of Dallas;

(12) state that it shall be governed by the laws of the State of Texas; and

(13) be approved by the director and be approved as to form by city attorney.

(b) Instrument to be recorded. A true and correct copy of the fully executed retirement housing restrictive covenant must be recorded in the deed records of the county or counties in which the property is located. The instrument will not be considered effective until it is recorded in the deed records in accordance with this article and a recorded copy of the instrument is filed with the director.

(c) Expiration. Upon termination of the retirement housing period and expiration of the retirement housing restrictive covenant, the retirement housing density bonus in Section 51P-1118.111(d)(3) may remain on the Property. (Ord. 33054)

SEC. 51A-1118.120. TRANSIT RIDERSHIP ENHANCEMENTS.

(a) In general. This district is intended to enhance public transportation ridership by providing the enhancements in this section.

(b) Covered transit shelter. A minimum of two covered transit shelter stations with seating must be provided to serve the existing Dallas Area Rapid Transit (DART) bus stop to encourage additional transit ridership. One covered transit shelter station must be located on Preston Road and one covered transit shelter station must be located on Belt Line Road in conjunction with the applicable development phase. Direct pedestrian connections between the DART bus stop and all buildings must be provided. (Ord. 33054)

SEC. 51P-1118.121. CONNECTION TO PUBLIC TRAIL SYSTEM.

(a) In general. This district is intended to enhance walkability and public access via alternatives to automobiles by providing the enhancements in this section.

(b) Trail connection.

(1) Within 12 months of the completion of a publicly accessible hike and bike trail that connects to the White Rock Creek trail and terminates on the south side of Alexis Drive, the Property owner must provide a minimum unobstructed eight-foot-wide sidewalk for pedestrian connection between this district and a crossing at Alexis Drive. The developer is not responsible for the cost of any off-site trail improvements crossing Alexis Drive and Belt Line Road.

(2) The developer may, at its own discretion, grant a pedestrian easement to the city, which the city may accept for this connection.

(3) The developer has sole discretion as to the location and design of this facility and may relocate the location of the trail improvements on the Property at any time. The developer has sole discretion to install additional improvements adjacent to the trail facility. (Ord. 33054)

SEC. 51P-1118.122. INFRASTRUCTURE IMPROVEMENT.

The building official shall not issue a building permit for new construction unless there is an executed developer's agreement or contract for the installation of a traffic signal at Berry Trail and Belt Line Road, as determined by the director. (Ord. 33054)

SEC. 51P-1118.123. 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. 33054)

SEC. 51P-1118.124. 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. 33054)