

ARTICLE 927.

PD 927.

SEC. 51P-927.101. LEGISLATIVE HISTORY.

PD 927 was established by Ordinance No. 29501, passed by the Dallas City Council on October 8, 2014. (Ord. 29501)

SEC. 51P-927.102. PROPERTY LOCATION AND SIZE.

(a) PD 927 is established on property located on both sides of Meadow Road, west of Manderville Lane. The size of PD 927 is approximately 6.657 acres.

(b) This district is divided into two subareas: Subarea A and Subarea B, as shown on the conceptual plan (Exhibit 927A). (Ord. 29501)

SEC. 51P-927.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **BLADE SIGN** means an attached premise sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft fabric materials.

(2) **MIXED USE PROJECT** means a development containing two or more uses on a single building site.

(3) **STOOP** means a small porch leading to the entrance of a residential structure.

(4) **TANDEM PARKING** means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(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. 29501)

SEC. 51P-927.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 927A: conceptual plan. (Ord. 29501)

SEC. 51P-927.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 927A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 29501)

SEC. 51P-927.106. 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 work 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) A development plan is not required to obtain a building permit for a temporary construction or sales office. (Ord. 29501)

SEC. 51P-927.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
None permitted.
- (2) Commercial and business service uses.
-- Medical or scientific laboratory.
- (3) Industrial uses.
None permitted.
- (4) Institutional and community service uses.
-- Adult day care facility.
-- Child-care facility.
-- Church.
-- Convalescent and nursing homes, hospice care, and related institutions.
[RAR]
-- Hospital.
- (5) Lodging uses.
None permitted.
- (6) Miscellaneous use.
-- Temporary construction or sales office. *[May operate for up to 180 days. If construction of the residential use is not complete within 180 days, the building official may grant additional 30-day extensions.]*

- (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.
- None permitted.
- (9) Residential.
- Duplex.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Residential hotel.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- Business school.
 - Dry cleaning or laundry store. *[Subarea B only.]*
 - General merchandise or food store 3,500 feet or less. *[Permitted only within a mixed-use project in conjunction with one of the following uses: adult day care facility; child-care facility; church; convalescent and nursing homes, hospice care, and related institutions; financial institution without drive-in window; financial institution with drive-in window; hospital; medical clinic or ambulatory surgical center; medical or scientific laboratory; multifamily; office; residential hotel; or retirement housing.]*
 - Nursery, garden shop, or plant sales. *[Subarea B only.]*
 - Personal service uses.
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Local utilities.
 - Utility or government installation other than listed. *[SUP]*

- (13) Wholesale, distribution, and storage uses.

None permitted.

(Ord. 29501)

SEC. 51P-927.108. ACCESSORY USES.

(a) 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.

- (b) The following accessory uses are permitted by SUP only:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

- (c) The following accessory use is not permitted:

- Private stable.

(Ord. 29501)

SEC. 51P-927.109. 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.

(1) Single family and handicapped group dwelling unit. The yard, lot, and space regulations for the TH-3(A) Townhouse District apply to single family and handicapped group dwelling unit uses that are not part of a mixed use project.

(2) Density. Maximum number of dwelling units is 390 in Subarea A and Subarea B combined. Maximum dwelling unit density is 59 units per acre.

- (3) Projections.

(A) For multifamily uses, balconies, bay windows, awnings, patios, and signs may project up to five feet into the required setback.

(B) Retaining walls, benches, pots, raised planters, sculptures, cabanas, and other decorative landscaping items may be located within the required setback.

- (C) Stoops may extend up to five feet into the required setback.

(b) Subarea A. Except as provided in this section, the following yard, lot, and space regulations apply.

feet.

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. Minimum side yard is 20 feet. Minimum rear yard is five

- (3) Floor area.

- (A) Residential uses. No maximum floor area.

- (B) Non-residential uses. Maximum floor area is 165,000 square feet.

- (4) Height.

- (A) Residential uses. Maximum structure height is 90 feet.

- (B) Non-residential uses. Maximum structure height is 45 feet.

- (C) Mixed use project. Maximum structure height is 85 feet.

- (5) Lot coverage.

- (A) Maximum lot coverage is 80 percent.

- (B) Except as provided in this paragraph, aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (C) An aboveground parking structure is not included in lot coverage calculations if the roof of the aboveground parking structure is a landscaped interior courtyard and the aboveground parking structure does not exceed 20 feet in height above street level.

- (6) Lot size. No minimum lot size.

- (7) Stories. No maximum number of stories.

(c) Subarea B. Except as provided in this section, the following yard, lot, and space regulations apply.

- (1) Front yard. Minimum front yard is 15 feet.

- (2) Side and rear yard.

- (A) Residential uses. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

- (B) Non-residential uses. No minimum side or rear yard.

- (3) Floor area ratio.

- (A) Residential uses. No maximum floor area.

(B) Non-residential uses. Maximum floor area is 125,000 square feet.

(4) Height.

(A) Residential uses. Maximum structure height is 90 feet.

(B) Non-residential uses. Maximum structure height is 55 feet.

(C) Mixed use project. Maximum structure height is 70 feet.

(5) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Except as provided in this paragraph, aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(C) An aboveground parking structure is not included in lot coverage calculations if the roof of the aboveground parking structure is a landscaped interior courtyard and the aboveground parking structure does not exceed 20 feet in height above street level.

(6) Lot size. No minimum lot size.

(7) Stories. No maximum number of stories. (Ord. 29501)

SEC. 51P-927.110. OFF-STREET PARKING AND LOADING.

(a) 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) Tandem parking is only permitted in conjunction with a residential use. Tandem parking must be assigned to an individual unit. (Ord. 29501)

SEC. 51P-927.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29501)

SEC. 51P-927.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Street trees existing on October 8, 2014 may be counted toward the minimum site tree requirements.

(c) Trees (and tree grates) existing along Manderville Lane and Meadow Road on October 8, 2014 may be counted toward the minimum street tree requirements.

(d) For the eastern perimeter of Subarea B, the perimeter landscape buffer strip requirements do not apply.

(e) Plant materials must be maintained in a healthy, growing condition. (Ord. 29501)

SEC. 51P-927.113. PEDESTRIAN AMENITIES.

(a) A minimum of two different pedestrian amenities are required along the Manderville Road and Meadow Road street frontages. Pedestrian amenities may consist of:

- (1) benches;
- (2) trash receptacles;
- (3) pedestrian lighting;
- (4) fountains or water features; or
- (5) drinking fountains.

(b) All pedestrian amenities must be maintained by the Owner; if there is more than one Owner, all Owners are jointly and severally responsible for maintaining the pedestrian amenities. (Ord. 29501)

SEC. 51P-927.114. SIGNS.

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

(b) Blade signs.

- (1) For each multifamily structure, one blade sign is permitted per street frontage.
- (2) The effective area for each blade sign may not exceed 72 square feet per side.
- (3) Blade signs may project no more than 2.5 feet into the required setback. (Ord. 29501)

SEC. 51P-927.115. 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. 29501)

SEC. 51P-927.116.

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. 29501)