

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres. (Ord. Nos. 23711; 24425; 24914)

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **DATA CENTER** means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including not limited to web hosting organizations and internet service organizations.

(2) **GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE** means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) **PARKWAY** means the portion of a street right-of-way between the projected curb and the lot line of the Property.

(4) **SUBDISTRICT** means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(5) **THIS DISTRICT** means the entire planned development district created by this article.

(6) **ZONE** means the North Zone or the South Zone.

(b) Unless otherwise stated, all references to code articles, divisions, or sections are to Chapter 51A.

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.
- (2) Exhibit 521B: zone descriptions.
- (3) Exhibit 521C: subdistrict property descriptions.
- (4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.
- (5) Exhibit 521C2: Subdistrict B-2 property description.
- (6) Exhibit 521D: single-family subdivision plats.
- (7) Exhibit 521E: PD 187 development plans.
- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.
- (11) Exhibit 521I: Subdistrict S-1c conceptual plan. (Ord. Nos. 29587; 29785; 30305)

SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

- (1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2, C, D, and E.
- (2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.
- (3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C. (Ord. Nos. 23711; 24425; 24914; 27716; 29785)

SEC. 51P-521.105. CONCEPTUAL PLANS.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." If there is a conflict between the text of this article and the conceptual plans, the text of this article controls.

(b) In Subdistrict S-1c, development and use of the Property must comply with the Subdistrict S-1c conceptual plan (Exhibit 521I). If there is a conflict between the text of this article and the Subdistrict S-1c conceptual plan, the text of this article controls. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.106. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request. (Ord. Nos. 24425; 24914; 29785)

SEC. 51P-521.107. MAIN USES.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- Animal production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, and S-1d only.*]
- Commercial stable. [*Subdistricts A, B, B-1, B-2, C, and D only.*]
- Crop production. [*Subdistricts A, B, B-1, B-2, C, D, S-1b, and S-1d only.*]

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*
- Catering service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Commercial cleaning or laundry plant. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Custom business services. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Electronics service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Job or lithographic printing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1, and B-2 only.]*
- Medical or scientific laboratory. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Technical school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- Industrial (inside) for light manufacturing. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.] [In Subdistricts B and S-1c, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(C) and Sec. 51P-521.109(a)(3)(H).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Library, art gallery, or museum. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Public or private school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Financial institution with drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Medical clinic or ambulatory surgical center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Office.

(8) Recreation uses.

- Country club with private membership. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Private recreation center, club, or area. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(10) Retail and personal service uses.

- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic without outside run. *[Subdistricts B, B-1 only.]*
- Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
- Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Business school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial parking lot or garage. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, ~~S-1c,~~ S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Motor vehicle fueling station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*

- Personal service use. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant without drive-in or drive-through service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right in Subdistricts A, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10.]*
- Surface parking. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Theater. *[Subdistricts B, B-1, B-2, D, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*

(11) Transportation uses.

- Heliport. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Helistop. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Private street or alley. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*
- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Electrical substation. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Local utilities.
- Police or fire station.
- Post office. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Radio, television, or microwave tower. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1). Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Utility or government installation other than listed. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Data center. *[Subdistrict S-1c only.]*

- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse.
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*
- Warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

- Animal production. *[Subdistricts S-2a and E only.]*
- Commercial stable. *[Subdistrict E only.]*
- Crop production. *[Subdistricts E and S-6 only.]*

(2) Industrial uses.

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

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict E only.]*
- Child-care facility.
- Church.
- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Public or private school. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Office. *[Subdistricts S-7 and S-9 only; SUP required.]*

(6) Recreation uses.

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

(7) Residential uses.

- Duplex. *[Subdistrict E only.]*
- Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
- Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required.]*
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
- College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*

(8) Retail and personal service uses.

- Dry cleaning or laundry store. *[Subdistrict E only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistrict E only.]*
- Motor vehicle-fueling station. *[Subdistrict E only.]*
- Personal service use. *[Subdistrict E only.]*
- Surface parking. *[Subdistrict E only.]*
- Temporary retail use. *[Subdistrict E only.]*

(9) Transportation uses.

- Private street or alley.
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.108. 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 Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24425; 24914)

SEC. 51P-521.109. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 15 feet.

(B) Subdistrict S-1c.

(i) Main use.

Parkway.

(aa) Minimum front yard is 270 feet along Mountain Creek

Road.

(bb) Minimum front yard is 480 feet along Camp Wisdom

(ii) For an accessory guard house:

Parkway.

(aa) Minimum front yard is 100 feet along Mountain Creek

Road.

(bb) Minimum front yard of 350 feet along Camp Wisdom

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, D, S-1a, and S-10.

(B) Minimum side and rear yard in Subdistricts S-1b, and S-1d is five feet.

(C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

(D) Subdistrict S-1c.

(i) Minimum side yard is 100 feet along the northern property line.

(ii) Minimum side yard is 335 feet along the eastern property line.

(iii) No minimum rear yard.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

| Subdistrict | Net Developable Acres | Maximum Permitted Floor Area (In square feet) | Dwelling Unit Density (Units Per Acre) |
|--------------------|------------------------------|--|---|
| A | 150.0 | Refer to Paragraph (4) below | 24 |

| | | | |
|-----------------|--------|------------------------------|----|
| B, B-1, and B-2 | 501.10 | Refer to Paragraph (4) below | 24 |
| C | 150.0 | Refer to Paragraph (4) below | 24 |
| D | 51.77 | Refer to Paragraph (4) below | 7 |
| S-1a | 11.3 | 113,212 | 12 |
| S-1b | 52.9 | 345,648 | 5 |
| S-1c | 104.51 | 1,205,280 | 0 |
| S-1d | 12.53 | 81,871.02 | 5 |
| S-10 | 15.5 | 155,792 | 24 |

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23.

(G) For Subdistricts S-1b and S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-1c, maximum FAR is 0.27.

(I) For Subdistrict S-10, maximum FAR is 0.23.

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistricts S-1a, S-1b, S-1c, and S-1d.

- (i) Maximum structure height for non-residential structures is 54 feet.
- (ii) Maximum structure height for residential structures is 36 feet.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

- (i) Maximum lot coverage for office uses is 30 percent.
- (ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10. Maximum lot coverage is 60 percent.

(C) Subdistrict S-1c. Maximum lot coverage is 30 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

- (A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10; and
- (B) 5,000 square feet in Subdistricts S-1b and S-1d.

(8) Stories.

(A) Except as provided in this subsection, maximum number of stories for non-residential structures is 12.

(B) Maximum number of stories for residential structures is three.

(C) Maximum number of stories in Subdistrict S-1c is two.

(9) Lighting.

(A) Subdistricts B, B-1, B-2, and S-1c.

(i) Light fixtures attached to poles may not be located above 35 feet in height.

(ii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iii) In Subdistrict S-1c, lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(10) Additional provisions in Subdistrict S-1c. Structures, except guardhouses, are limited to the building area location shown on the Subdistrict S-1c conceptual plan. Guardhouses, parking, drives (except the three drives shown on the Subdistrict S-1c conceptual plan from Mountain Creek Parkway into Subdistrict S-1c), and other access/maneuvering areas are limited to the developable area and building area locations shown on the Subdistrict S-1c conceptual plan.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

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

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, S-9, and E. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, S-9, and E is five feet.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(3) Maximum dwelling unit density and minimum lot size.

| <u>DISTRICT</u> | <u>DENSITY</u> | <u>MINIMUM LOT SIZE</u> |
|-----------------|---------------------|-------------------------|
| S-2a | 15.0 units per acre | N/A |
| S-2b | 20.0 units per acre | N/A |
| S-3 | 6.0 units per acre | 5,000 sq. ft. |
| S-4 | 5.0 units per acre | 6,000 sq. ft. |
| S-5 | 7.5 units per acre | 2,000 sq. ft. |
| S-6 | 5.5 units per acre | 5,000 sq. ft. |
| S-7 | 5.0 units per acre | 2,000 sq. ft. |
| S-8 | 5.5 units per acre | 2,000 sq. ft. |
| S-9 | 24.0 units per acre | N/A |
| E | 5.0 units per acre | 2,000 sq. ft. |

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

(i) 0.195 for institutional and community service uses, the office use, recreation uses, and utility and public service uses; and

(ii) 0.05 for all other uses.

(B) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(C) Applicability of floor area ratio. In Subdistricts S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.

- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height. Maximum structure height is 36 feet.

(7) Lot coverage. Maximum lot coverage is 60 percent.

(8) Stories. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories. (Ord. Nos. 24425; 24914; 27716; 29587; 29785; 30305)

SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as otherwise provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Data center. One space per 2,000 square feet of floor area is required. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24425; 24914)

SEC. 51P-521.112. LANDSCAPING.

(a) In general.

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

(2) Plant materials must be maintained in a healthy, growing condition.

(b) In Subdistricts B, B-1, B-2, and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(6) In Subdistrict E:

(A) For industrial uses and wholesale, distribution, and storage uses, site trees must be provided at a ratio of one tree for each 6,000 square feet of site area.

(B) The total caliper of replacement trees may equal 25 percent of the total caliper of protected trees removed or seriously injured if:

(i) the building official approves a tree removal and mitigation plan;
and

(ii) a conservation easement covering at least 20 acres of the Property that complies with Article X is dedicated to the city prior to the issuance of the first certificate of occupancy.

(c) Subdistrict S-1c.

- (1) Street trees may be planted within 70 feet of the back of the established curb line.
- (2) A landscape buffer with a minimum width of 60 feet is required along the entire frontage adjacent to Mountain Creek Parkway, excluding points of ingress or egress.
 - (A) The berm must be covered in native grasses.
 - (B) For every 150 linear feet of the berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.
 - (C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berm.
 - (D) Trees must be irrigated.
- (3) A berm with a minimum height of 10 feet, a minimum width of 100 feet, and a maximum slope of 5:1, is required on the south side of the developable area as shown on the Subdistrict S-1c conceptual plan.
 - (A) Berms must be covered with native grasses.
 - (B) For every 150 linear feet of a berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.
 - (C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berms.
 - (D) Trees must be irrigated.
 - (E) For each drive approach on Mountain Creek Parkway, 10 flowering trees (Texas Mountain Laurel, Crepe Myrtle, American Red Bud or similar species) must be planted and an approximately 1,000 pound natural stone must be placed on either side of the drive approach.
- (4) Three berms with a minimum height of 10 feet, a minimum width of 100 feet and a maximum slope of 5:1 must be located on the west side of the developable area as shown on the Subdistrict S-1c conceptual plan.
 - (A) Berms must be covered with native grasses.
 - (B) For every 150 linear feet of a berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.
 - (C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berms.
 - (D) Trees must be irrigated.
 - (E) For each drive approach on Mountain Creek Parkway, 10 flowering trees (Texas Mountain Laurel, Crepe Myrtle, American Red Bud or similar species) must be planted and an approximately 1,000 pound natural stone must be placed on either side of the drive approach.
- (5) Two open space areas must be provided as shown on the Subdistrict S-1c conceptual plan. Total open space area must be a minimum of 26 acres.
- (6) A large canopy tree must be planted and maintained for every 150 linear feet along the north side of the subdistrict adjacent to the Oncor property.
- (7) A large canopy tree must be planted and maintained for every 150 linear feet along the south side of the subdistrict adjacent to Camp Wisdom Road.
- (8) A large canopy tree must be planted and maintained for every 150 linear feet along Mountain Creek Parkway (large canopy trees planted on the berms count towards this landscaping requirement.)
- (9) A minimum of five percent of the total lot area must be landscaped.

(10) Landscaping must be designed with water-wise and native plant materials approved by the building official.

(11) Required tree mitigation must be done on the Property to the extent the developed site reasonably allows, and must be approved by the building official.

(12) Open space must remain natural and undistributed except as required for utilities, emergency access, landscaping/mitigation, or excavation/grading. If distributed (other than for emergency access, landscaping/mitigation, or sidewalks) the area must be returned to a natural state using native plant materials. Emergency access through the open areas must be constructed using permeable paving material as approved by the building official.

(d) Private license granted in Subdistricts B, B-1, B-2, E, and S-1c.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (e) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Parkway landscape permit in Subdistricts B, B-1, B-2, E, and S-1c.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.113. SIGNS.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, S-10, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, S-10, and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Signs in Subdistrict S-1c. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) A detached monument sign having a maximum effective area of 60 feet may be located up to the Property line if the sign does not exceed six feet in height above grade.

(D) A maximum of three monument signs are permitted along Mountain Creek Parkway. One monument sign may be located at each access point to the Property from Mountain Creek Parkway.

(E) All monument signs adjacent to a public right-of-way must be designed and constructed to blend with and must be complimentary to the adjacent building. Monument signs must incorporate aesthetics, materials, and colors from the adjacent building. The materials must include 20 percent natural stone as used on the adjacent building. Monument signs must be externally illuminated utilizing ground-mounted light fixtures, and must have groundcover and low shrubbery around the sign to screen the light fixtures from view.

(F) Attached signs are limited to a maximum effective area of 400 square feet and are not permitted to face Camp Wisdom Road.

(4) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate

this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 24425; 24914; 25481; 26102; 27716; 29785; 30305)

SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

Development within this district must comply with Article V. (Ord. Nos. 24425; 24914)

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

- Industrial (inside) for light manufacturing.
- Adult day care facility.
- Cemetery or mausoleum.

- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing home, hospice care, and related institutions.
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum.
- Public or private school.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.
- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- College dormitory, fraternity, or sorority house.
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Trade center.
- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the

construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department. (Ord. Nos. 24425; 24914; 26792; 29587)

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

(c) In Subdistrict S-1c, median openings between Camp Wisdom Road and the northern boundary of the subdistrict must be located as shown on the Subdistrict S-1c conceptual plan. Median openings, stacking lanes for protected left-turns, and driveway openings must be designed to accommodate commercial vehicles for length, width, and turning radius. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

- (1) Thoroughfares shown on the conceptual plans.
- (2) Land areas where slopes exceed a 25 percent grade.
- (3) Drainage ways.
- (4) The escarpment zone. (Ord. Nos. 24425; 24914)

SEC. 51P-521.117.1. SIDEWALKS.

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation.

(d) In Subdistrict S-1c, sidewalks located along public rights-of-way may be placed within the area located behind the back of an established or projected curb line and required berms. If not located in the right-of-way, a sidewalk easement must be dedicated. The sidewalk located in the Open Area A on the Subdistrict S-1c conceptual plan must be a meandering sidewalk. (Ord. Nos. 25481; 30305)

SEC. 51P-521.117.2. SUBDISTRICT S-1c ARCHITECTURAL DESIGN STANDARDS.

The following design standards must be met for all uses in Subdistrict S-1c:

(a) Building wall articulation.

(1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.

(b) Exterior stone. Acknowledging that a wholesale, distribution, and storage use has a major portion of its exterior walls accommodating dock doors, trailers, and truck traffic and that it is generally screened from public view, natural stone veneer must be incorporated at the entry and planned office areas of a building that fronts on a public right-of-way only. The stone must cover a minimum of 20 percent of the non-glazed portions of the walls to a minimum height of 10 feet above grade, within a maximum distance of 60 feet from the corners of the building, but not within the truck dock portion of the building.

(c) Exterior building colors. The exterior walls of a building must be painted, except for areas covered in glazing, stone, or other masonry veneer. Exterior walls must be painted with a minimum of two colors that are complimentary to each other. The colors must be in “earth-tone” hues, incorporating, but limited to, shades of off-whites, tans, beiges, browns, warm grays, and muted reds, greens, and golds. (Ord. 30305)

SEC. 51P-521.118.

ADDITIONAL PROVISIONS.

(a) The entire 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.

NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

(f) Subdistrict S-1c.

(1) No egress or ingress is permitted to or from Camp Wisdom Road, except as required by for emergency access.

(2) For an industrial use or a wholesale, distribution, and storage use, a minimum queuing length of 600 feet must be provided between a guard house and the entry point onto the Property for commercial motor vehicles.

(3) A minimum distance of 1,000 feet must be provided between the centerline of any ingress or egress point for commercial motor vehicles and the west bound travel lanes of Camp Wisdom Road at the intersection of Mountain Creek Parkway.

(4) No commercial motor vehicle queuing is allowed from the Property into the public right-of-way.

(5) Vehicular access to Subdistrict S-2a is limited to emergency vehicles through use of a Knox Box. (Ord. Nos. 24425; 24914; 26102; 29785; 30305)

SEC. 51P-521.119.

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 director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district 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. Nos. 24190; 24914; 26102)