

Division S-19. PD Subdistrict 19.

SEC. S-19.101. LEGISLATIVE HISTORY.

PD Subdistrict 19 was established by Ordinance No. 23022, passed by the Dallas City Council on February 12, 1997. Ordinance No. 23022 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21859; 23022; 25267)

SEC. S-19.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 19 is established on property generally fronting on both sides of Throckmorton Street between Cedar Springs Road and Dickason Avenue. The size of PD Subdistrict 19 is approximately 3.5385 acres. (Ord. Nos. 23022; 25267)

SEC. S-19.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all code references are to Chapter 51.

(c) This subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 23022; 25267)

SEC. S-19.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit S-19A). In the event of a conflict between the provisions of this division and the conceptual plan, the provisions of this division control. (Ord. Nos. 23022; 25267)

SEC. S-19.105. DEVELOPMENT PLANS.

(a) Development of the Property must comply with the approved development plans.

(b) All development plans must comply with the conceptual plan and this division.

(c) Development of Phase One must be in compliance with the development/landscape plan for Phase One (Exhibit S-19B).

(d) Development plans for later phases of development only require city plan commission approval without the requirement of notice and public hearing.

(e) Development plans for later phases of development must cover the entire planned development subdistrict.

(f) No time limit exists for submission of development plans for later phases of development.

(g) Minor amendments to an approved development plan may be authorized by the director of development services.

(h) If the commission disapproves a development plan, the applicant may appeal the decision to the city council. (Ord. Nos. 23022; 25267)

SEC. S-19.106. MAIN USES PERMITTED.

(a) Subareas A-1 and B-1.

(1) Residential uses.

- Multiple-family.
- Hotel and motel.
- Retirement housing.

(2) Utility and service uses.

- Utility or government installation, other than listed.
- Local utilities.
- Electrical substation.
- Radio, television, or microwave tower.
- Commercial radio or television transmitting station.
- Sewage pumping station.
- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.
- Water treatment plant.

(3) Transportation uses.

- Bus passenger shelter.

(4) Community service uses.

- Adult day care facility.
- Post office.
- Child-care facility.

(5) Medical uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.

- Rectory.
- Convent or monastery.

(7) Educational uses.

- Business school.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Game court center.
- Private recreation club or area.
- Inside commercial amusement.
- Theater.

(9) Bar and restaurant uses.

- Bar, lounge, or tavern.
- Restaurant without drive-in or drive-through service.
- Private club.
- Catering service.
- Dance hall.

(10) Professional, personal service, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pickup and receiving station.
- Key shop.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.

- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Service station.
- Commercial parking lot or garage.

(13) Commercial uses.

- Appliance fix-it shop.
- Tool and equipment rental (inside display only).
- Duplication shop.
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Recycling drop-off container.

(15) Animal related uses.

- Veterinarian's office.
- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

- None permitted.

(b) Subarea A-2.

(1) Residential uses.

- Multiple-family.
- Hotel and motel.
- Retirement housing.

(2) Utility and service uses.

- Utility or government installation, other than listed.
- Local utilities.
- Electrical substation.
- Radio, television, or microwave tower.
- Commercial radio or television transmitting station.
- Sewage pumping station.
- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.
- Water treatment plant.

(3) Transportation uses.

- Bus passenger shelter.

(4) Community service uses.

- Adult day care facility.
- Post office.
- Child-care facility.

(5) Medical uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.
- Rectory.
- Convent or monastery.

(7) Educational uses.

- Business school.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Game court center.
- Private recreation club or area.

(9) Bar and restaurant uses.

- Restaurant without drive-in or drive-through service.

(10) Professional, personal service, and custom crafts uses.

- Office.

- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pickup and receiving station.
- Key shop.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Commercial parking lot or garage.

(13) Commercial uses.

- Appliance fix-it shop.
- Duplication shop. [L]
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Recycling drop-off container.

(15) Animal related uses.

- Veterinarian's office.
- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

- None permitted.

(c) Subarea B-2.

(1) Residential uses.

- Multiple-family.
- Hotel and motel.
- Retirement housing.

(2) Utility and service uses.

- Utility or government installation, other than listed.
- Local utilities.
- Electrical substation.
- Radio, television, or microwave tower.
- Commercial radio or television transmitting station.
- Sewage pumping station.
- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.
- Water treatment plant.

(3) Transportation uses.

- Bus passenger shelter.

(4) Community service uses.

- Adult day care facility.
- Post office.
- Child-care facility.

(5) Medical uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

- (6) Religious uses.
- Church.
 - Rectory.
 - Convent or monastery.
- (7) Educational uses.
- Business school.
 - Library, art gallery, or museum.
- (8) Recreation and entertainment uses.
- Game court center.
 - Private recreation club or area.
- (9) Bar and restaurant uses.
- None permitted.
- (10) Professional, personal service, and custom crafts uses.
- Office.
 - Temporary construction or sales office.
 - Bank or savings and loan office.
 - Barber and beauty shop.
 - Mortuary or funeral home.
 - Health studio.
 - Custom cleaning shop.
 - Self service laundry or dry cleaning.
 - Laundry or cleaning pickup and receiving station.
 - Key shop.
 - Tailor, custom sewing, and millinery.
 - Travel bureau.
 - Broadcasting or recording studio.
 - Instructional arts studio.
 - Handcrafted art work studio.
 - Handcraft bookbinding.
 - Photography studio.
 - Safe deposit boxes.
 - Commercial wedding chapel.
- (11) Retail uses.
- Retail stores other than listed.
 - Antique shop.
 - Retail food store.
 - Bakery or confectionery shop.
 - Book and stationery store.
 - Camera shop.
 - Cigar, tobacco, and candy store.
 - Clothing store.
 - Drug store.

- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Commercial parking lot or garage.

(13) Commercial uses.

- Appliance fix-it shop.
- Duplication shop. [L]
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Recycling drop-off container.

(15) Animal related uses.

- Veterinarian's office.
- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

- None permitted.

(Ord. Nos. 23022; 25267)

SEC. S-19.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district 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 51-4.217. For more information regarding accessory uses, consult Section 51-4.217.

(b) The following accessory uses are permitted by right within this subdistrict:

- Game court (private).
- Swimming pool (private).
- Community center (private).

(Ord. Nos. 23022; 25267)

SEC. S-19.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Setbacks. Setbacks must be provided as follows:

(1) Dickason Avenue. Ten foot setback for all subareas.

(2) Throckmorton Street.

(A) Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea A-2. Ten foot setback up to 36 feet in height and a 25 foot setback for any portion of a structure above 36 feet in height.

(C) Subarea B-1. Two and one-half foot setback up to a height of 36 feet and 25 foot setback for any portion of a structure above 36 feet in height.

(D) Subarea B-2. Ten foot setback.

(3) Reagan Street. Ten foot setback for all subareas.

(4) Cedar Springs Road.

(A) Subarea A-1. Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea B-1. Ten foot setback with a covered patio permitted in the setback area.

(5) Northwesterly property line of Subareas B-1 and B-2.

(A) Subarea B-1. No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height.

(B) Subarea B-2. Ten foot setback.

(b) Floor area. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property.

(c) Height. Maximum permitted structure heights are as follows:

(1) Subareas A-1 and A-2.

(A) Maximum structure height. Unless further restricted by Subparagraph (B) below, maximum structure height is 120 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one to one measured from the south right-of-way line of Dickason Avenue.

(2) Subarea B-1. One hundred and twenty feet.

(3) Subarea B-2. Thirty-six feet.

(d) Lot coverage. Maximum permitted lot coverage is 80 percent. Surface parking lots and underground parking structures are not included in lot coverage calculations. For purposes of lot coverage calculations, Subareas A-1 and A-2 are considered one lot, and Subareas B-1 and B-2 are considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-19.109. OFF-STREET PARKING AND LOADING.

(a) One hundred and sixty-six off-street parking spaces must be provided for the uses as shown on the Phase One Development and Landscape Plan. Parking spaces located in the parking lot designated as “commercial parking” on the development/landscape plan for Phase One is excess off-street parking.

(b) Except for dance hall uses, off-street parking attributable to any new floor area must be provided in accordance with PD 193, as amended. Off-street parking for new dance hall floor area must be provided at a ratio of one space for each 100 square feet of floor area.

(c) Off-street parking may be provided in the required setback area.

(d) For purposes of the off-street parking regulations, the entire PD subdistrict is considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-19.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23022; 25267)

SEC. S-19.111. INGRESS AND EGRESS.

Except for access to the public or private school, off-site parking areas located in Subarea B-2, no vehicular access is permitted from Dickason Avenue or Throckmorton Street to Subarea B-2. (Ord. Nos. 23022; 25267)

SEC. S-19.112. LANDSCAPING.

Landscaping for the Property must be provided in accordance with the Phase One Development and Landscape Plan. If the floor area, as shown on the Phase One Development and Landscape Plan is increased by more than 30,000 square feet or if the lot coverage is increased by more than 15,000 square feet, a landscape plan for the entire Property meeting the intent of the landscape provisions contained in PD 193 must be approved by the city plan commission. (Ord. Nos. 23022; 25267)

SEC. S-19.113. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23022; 25267)

SEC. S-19.114. GENERAL REQUIREMENTS.

(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. (Ord. Nos. 23022; 25267; 26102)

SEC. S-19.115. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 23022; 25267; 26102)

SEC. S-19.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23022; 25267; 26102)

SEC. S-19.117. ZONING MAP.

PD Subdistrict 19 is located on Zoning Map No. I-7. (Ord. Nos. 23022; 25267)