

ARTICLE 7.

PD 7.

SEC. 51P-7.101.

LEGISLATIVE HISTORY.

PD 7 was established as a special permit by Ordinance No. 8421, passed by the Dallas City Council on May 2, 1960. Ordinance No. 8421 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. Ordinance No. 8421 was amended by Ordinance No. 8695, passed by the Dallas City Council on December 27, 1960, and Resolution No. 62-3172, passed by the Dallas City Council on July 2, 1962. The special permit created by Ordinance No. 8421 was converted to PD 7 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 8421 was further amended by Ordinance No. 11795, passed by the Dallas City Council on April 17, 1967; Ordinance No. 16582, passed by the Dallas City Council on May 28, 1980; Ordinance No. 19391, passed by the Dallas City Council on November 19, 1986; Ordinance No. 22409, passed by the Dallas City Council on May 10, 1995; Ordinance No. 23006, passed by the Dallas City Council on January 22, 1997; Ordinance No. 23446, passed by the Dallas City Council on February 25, 1998; Ordinance No. 23712, passed by the Dallas City Council on November 11, 1998; and Ordinance No. 24128, passed by the Dallas City Council on December 8, 1999. (Ord. Nos. 5238; 8421; 8695; 10962; 11795; 16582; 19391; 22409; 23006; 23446; 23712; 24128; 24637; 26102; Res. 62-3172)

SEC. 51P-7.102.

PROPERTY LOCATION AND SIZE.

PD 7 is established on property located on the north side of Centerville Road between Garland Road/Alvin Street and Jupiter Road. The size of PD 7 is approximately 15.29 acres. (Ord. Nos. 8421; 24637)

SEC. 51P-7.103.

DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 apply to this article. In the event of a conflict, this section controls. In this article:

(1) **BUILDING REPAIR AND MAINTENANCE SHOP** means a facility providing for general building repair and maintenance, including the installation of plumbing, electrical, air conditioning, and heating equipment.

(2) **CATERING SERVICE** means a facility for the preparation and storage of food and food utensils for off-premise consumption and service.

(3) **CUSTOM BUSINESS SERVICES** means a facility for providing custom services and activities which are performed according to a personal order and require individualized treatment of items. Typical custom business services include etching, engraving, laminating, binding, or the assembly, repair, and sale of such items as trophies, books, documents, window shades, and venetian blinds.

(4) **ELECTRONIC SERVICE CENTER** means a facility for the repair and service of computers and computer equipment, stereo equipment, televisions, radios, and other such electronic items.

(5) INDUSTRIAL (INSIDE) FOR LIGHT MANUFACTURING means a light industrial use where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, drapes, clothing accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices.

(6) MINI-WAREHOUSE means a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet of floor area. For purposes of this definition, a caretaker's quarters is permitted as an accessory use.

(7) OFFICE SHOWROOM/WAREHOUSE means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products.

(8) TOOL OR EQUIPMENT RENTAL means a facility for renting tools or equipment.

(9) WAREHOUSE means a facility for the inside storage and distribution of items.

(b) Unless otherwise stated, all code references are to Chapter 51. (Ord. Nos. 23712; 24637)

SEC. 51P-7.104.

USES.

(a) Uses permitted on Tracts I and IV.

(1) Except as provided in Subsections (a)(2) and (a)(3), the only permitted uses on Tracts I and IV are as follows:

- (A) Building repair and maintenance shop.
- (B) Catering service.
- (C) Custom business services.
- (D) Electronics service center.
- (E) Industrial (inside) for light manufacturing.
- (F) Office showroom/warehouse.
- (G) Tool or equipment rental.

(H) Uses permitted in the SC Shopping Center District, subject to the same conditions applicable in the SC Shopping Center District. For example, a use permitted in the SC Shopping Center District by specific use permit (SUP) only is permitted in this planned development district by SUP only.

(2) The following uses are prohibited on Tracts I and IV:

- (A) Auto repair garage (inside).

- (B) Hotel and motel.
- (C) Multiple-family.
- (D) Accessory outside sales.

(3) The inside commercial amusement use is permitted by SUP only.

(b) Uses permitted on Tracts II and III.

(1) Except as provided in Subsections (b)(2) and (b)(4) below, the only permitted uses on Tracts II and III are as follows:

(A) Those professional, personal service, and custom craft uses and retail uses permitted in the SC Shopping Center District.

- (B) Garden shop, plant sales, or greenhouse.
- (C) Microwave tower.

(2) Within Tract II, the following additional uses are permitted:

- (A) Building repair and maintenance shop.
- (B) Catering service.
- (C) Custom business services.
- (D) Electronics service center.
- (E) Industrial (inside) for light manufacturing.
- (F) Office showroom/warehouse.
- (G) Tool or equipment rental.
- (H) Warehouse.

(3) Accessory outside storage incidental to those uses listed in Subsection (b)(2) is prohibited within Tract II.

(4) Within Tract III, the mini-warehouse use is permitted by right. (Ord. Nos. 23712; 24637)

SEC. 51P-7.105.

PARKING.

Off-street parking on the Property must be provided for each use in accordance with the provisions of the Dallas Development Code, as amended, and the following:

(1) Building repair and maintenance shop: One space per 300 square feet of floor area.

(2) Catering service: One space per 200 square feet of floor area.

(3) Custom business services: One space per 300 square feet of floor area, a minimum of five spaces is required.

(4) Electronics service center: One space per 300 square feet of floor area.

(5) Industrial (inside) for light manufacturing: One space per 500 square feet of floor area.

(6) Mini-warehouse: One space per 3,000 square feet of floor area. No handicapped parking is required. One parking space must be provided per 500 square feet of floor area of caretaker's quarters; however, no more than two spaces are required for each caretaker's quarters.

(7) Office showroom/warehouse: One space per 333 square feet of office floor area and one space per 1,000 square feet of showroom/warehouse floor area.

(8) Tool or equipment rental: One space per 200 square feet of floor area.

(9) Warehouse: One space per 1,000 square feet of floor area. (Ord. Nos. 23712; 24637)

SEC. 51P-7.106.

PAVING AND CONSTRUCTION.

(a) All parking spaces, aisles, maneuvering areas and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced to comply with the standards set out in the Dallas Development Code, as amended.

(b) 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. 23712; 24128; 24637; 26102)

SEC. 51P-7.107.

BUILDING HEIGHTS.

The maximum permitted height of any structure on the Property is 36 feet, except that a microwave tower, including an antenna, may have a maximum height of 120 feet if it is set back three feet from the nearest lot line in the nearest residential district across Centerville Road for every one foot in height. (Ord. Nos. 23712; 24637)

SEC. 51P-7.108.

SCREENING.

A four-foot-high solid masonry wall or a solid evergreen hedge that is a minimum of three feet in height must be provided and maintained on the Property adjacent to Centerville Road. The wall or hedge must be installed within six months of the completion of the widening of Centerville Road. Building permits and certificates of occupancy may be issued on the Property until such time as the widening of Centerville Road is completed and six months thereafter. Once the six months have passed, no new certificates of occupancy may be issued on any tract until the screening requirements for that specific tract have been fulfilled. All plant materials must be maintained in a healthy, growing condition at all times. (Ord. Nos. 23712; 24637)

SEC. 51P-7.109.**LANDSCAPING ON TRACT III.**

Prior to the issuance of a building permit for the area designated as "Proposed Storage Area" on Tract III, a landscape plan for this area must be submitted to and approved by the building official. The landscape plan must comply with the provisions of Article X of the Dallas Development Code, as amended. Landscaping must be provided in conformance with the approved landscape plan and installed in accordance with the provisions of Article X of the Dallas Development Code, as amended. (Ord. Nos. 23712; 24637)

SEC. 51P-7.110.**FLOOR AREA ON TRACT III.**

The maximum permitted floor area for all uses combined on Tract III is 100,900 square feet. The maximum permitted floor area for mini-warehouse uses is 100,900 square feet. The maximum permitted floor area for all other uses is 71,150 square feet. (Ord. Nos. 23712; 24637)

SEC. 51P-7.111.**SIGNS.**

All signs must comply with the provisions for business zoning districts contained in Article VII, except that non-premise signs are prohibited. (Ord. Nos. 23712; 24637)

SEC. 51P-7.112.**MAINTENANCE.**

The entire premise must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 23712; 24637)

SEC. 51P-7.113.**GENERAL REQUIREMENTS.**

Use of the Property must comply with the requirements of all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23712; 24637; 26102)

SEC. 51P-7.114.**COMPLIANCE WITH CONDITIONS.**

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. 24128; 24637; 26102)

SEC. 51P-7.115.**ZONING MAP.**

PD 7 is located on Zoning Map No. G-10. (Ord. Nos. 23006; 24637)

SEC. 51P-7.116.**PLAN.**

Development on the Property must comply with Exhibit 7A. (Ord. Nos. 24128; 24637)