

ARTICLE 715.

PD 715.

SEC. 51P-715.101. LEGISLATIVE HISTORY.

PD 715 was established by Ordinance No. 25856, passed by the Dallas City Council on January 12, 2005. (Ord. 25856)

SEC. 51P-715.102. PROPERTY LOCATION AND SIZE.

PD 715 is established on property located at the south corner of South Ervay Street and Cadiz Street. The size of PD 715 is approximately 22,575 square feet. (Ord. 25856)

SEC. 51P-715.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a nonresidential zoning district.

(d) In this article, HOMELESS ASSISTANCE CENTER means a facility that is owned, operated, or contracted for by the city to provide services to the homeless including some or all of the following: out patient health, medical, dental, and optical services; medical referrals; counseling services and referrals; educational and vocational services and referrals; habilitation or rehabilitation services and referrals; information resources; sanitary facilities; laundry facilities; facilities or areas for food service; facilities or areas for sleeping; and emergency shelter. (Ord. 25856)

SEC. 51P-715.104. CONCEPTUAL PLAN.

(1) For a homeless assistance center use, development and use of the Property must comply with the conceptual plan (Exhibit 715A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

(2) For all other uses, no conceptual plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a conceptual plan do not apply. (Ord. 25856)

SEC. 51P-715.105. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply. (Ord. 25856)

SEC. 51P-715.106. MAIN USES PERMITTED.

The only main uses permitted in this district are:

- (1) a homeless assistance center (by specific use permit), and
- (2) all other main uses permitted in the CA-1(A) Central Area District, subject to the same conditions applicable in the CA-1(A) Central Area District, as amended. For example, a use permitted in the CA-1(A) Central Area District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CA-1(A) Central Area District is subject to DIR in this district; etc. (Ord. 25856)

SEC. 51P-715.107. ACCESSORY USES.

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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25856)

SEC. 51P-715.108. YARD, LOT, AND SPACE REGULATIONS.

The yard, lot, and space regulations for the CA-1(A) Central Area District apply to this district. (Ord. 25856)

SEC. 51P-715.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 and the CA-1(A) Central Area District regulations in Section 51A-4.124(a)(5) for the specific off-street parking/loading requirements for each use. (Ord. 25856)

SEC. 51P-715.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25856)

SEC. 51P-715.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25856)

SEC. 51P-715.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 25856)

SEC. 51P-715.113. 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. (Ord. 25856)

SEC. 51P-715.114. 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 to authorize work, or a certificate of occupancy to authorize the operation of a use, in this 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. 25856)

SEC. 51P-715.115. ZONING MAP.

PD 715 is located on Zoning Map No. K-7. (Ord. 25856)