

ARTICLE 370.

PD 370.

SEC. 51P-370.101. LEGISLATIVE HISTORY.

PD 370 was established by Ordinance No. 21405, passed by the Dallas City Council on August 26, 1992. Ordinance No. 21405 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21405; 25850)

SEC. 51P-370.102. PROPERTY LOCATION AND SIZE.

PD 370 is established on property generally located at the northwest corner of Irving Boulevard and Calvert Street. The size of PD 370 is approximately 2.5487 acres. (Ord. Nos. 21405; 25850; 28351)

SEC. 51P-370.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) Section 51A-2.101, "Interpretations," applies to this article.
- (d) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 21405; 25850)

SEC. 51P-370.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 370A: development plan. (Ord. 28351)

SEC. 51P-370.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 370A). (Ord. Nos. 21405; 25850; 25869)

SEC. 51P-370.105. MAIN USES PERMITTED.

- (a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial/Research District, subject to the same conditions applicable in the IR Industrial/Research District. For example, a use permitted in the IR Industrial/Research 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 IR Industrial/Research District is subject to DIR in this district; etc.

(b) The following main uses are also permitted:

- Group residential facility. *[Limited to 100 persons.]*
- Overnight general purpose shelter. *[By right if limited to 431 or fewer overnight guests. By SUP only if more than 431 overnight guests.]*

(Ord. Nos. 21405; 25850; 25869; 28351)

SEC. 51P-370.106. OVERNIGHT GENERAL PURPOSE SHELTER.

In addition to the applicable regulations contained in the Dallas Development Code, the following additional provisions apply to the overnight general purpose shelter use:

(1) High occupancy transportation, such as buses or vans, must be provided to and from the facility housing the use on a regular schedule.

(2) The loading and unloading of high occupancy vehicles must be conducted from and through the rear entrance of the facility housing the use.

(3) The building and grounds must be secured by trained security guards at all times. No fewer than six guards shall be on duty from 4:00 p.m. to midnight, no fewer than four shall be on duty from midnight to 6:00 a.m., and no fewer than two shall be on duty from 6:00 a.m. to 4:00 p.m.

(4) The owner shall initiate the establishment of a community review committee to discuss problems and concerns, and to suggest improvement and changes if needed. (Ord. Nos. 21405; 25850)

SEC. 51P-370.107. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21405; 25850)

SEC. 51P-370.108. YARD, LOT, AND SPACE REGULATIONS.

The Property must be developed in accordance with the IR Industrial Research District's yard, lot, and space regulations contained in the Dallas Development Code. (Ord. Nos. 21405; 25850)

SEC. 51P-370.109. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided in accordance with the development code. (Ord. Nos. 21405; 25850; 25869)

SEC. 51P-370.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21405; 25850)

SEC. 51P-370.111. LANDSCAPING.

Landscaping must be provided and completed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 21405; 25850)

SEC. 51P-370.112. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 21405; 25850)

SEC. 51P-370.113. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21405; 25850)

SEC. 51P-370.114. 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. 21405; 25850)

SEC. 51P-370.115. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21405; 25850)