ARTICLE 140.

PD 140.

SEC. 51P-140.101. LEGISLATIVE HISTORY.

PD 140 was established by Ordinance No. 17570, passed by the Dallas City Council on October 20, 1982. Ordinance No. 17570 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17570 was amended by Ordinance No. 20318, passed by the Dallas City Council on May 24, 1989. (Ord. Nos. 10962; 17570; 20318; 25508)

SEC. 51P-140.102. PROPERTY LOCATION AND SIZE.

PD 140 is established on property generally located on the south side of the Lyndon B. Johnson Freeway, east of Bankway Lane. The size of PD 140 is approximately 7.5913 acres. (Ord. Nos. 17570; 25508; 26979)

SEC. 51P-140.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25508)

SEC. 51P-140.104. CONCEPTUAL PLAN.

A conceptual plan, as approved by the city plan commission, is labelled Exhibit 140A. (Ord. Nos. 17570; 25508; 26979)

SEC. 51P-140.105. DETAILED DEVELOPMENT PLAN.

(a) Within six months of October 20, 1982, a detailed development plan for either the entire PD or a designated first phase of development must be submitted for plan commission approval prior to the issuance of a building permit. The detailed development plan must comply with the approved conceptual plan and the provisions of this article.

(b) For the purposes of this article, the designated first phase is the West Building and the West Building Parking Garage.

(c) Development of the Property must be in compliance with the approved development plan or plans. (Ord. Nos. 17570; 25508)
SEC. 51P-140.106. USES.

Uses within this PD are limited to those uses permitted in an Office-2 District, a health club, warehouses, and parking garages. The health club and warehouse uses must be located only in the buildings designated as parking garages. (Ord. Nos. 17570; 25508)

SEC. 51P-140.107. ADDITIONAL USES FOR PHASE TWO.

(a) The uses listed in Subsection (b) are permitted in Phase Two, as shown on the detailed development plan approved by the city plan commission on July 26, 1984, if:

(1) the uses are contained entirely within a building; and

(2) the floor area of these uses combined does not exceed 10 percent of the floor area of the building.

(b) The following uses are permitted in Phase Two in addition to the uses permitted in an Office-2 District:

-- Retail food store of 3,500 square feet or less.
-- Restaurant without drive-in service.
-- Barber and beauty shop.
-- Shoe repair.
-- Tailor, custom sewing, and millinery.
-- Institutional arts studio.
-- Photography studio.
-- Laundry or cleaning pick-up and receiving station.
-- Handcrafted art work studio.
-- Safe deposit boxes.
-- Garden shop.
-- Plant sales or greenhouse.
-- Travel bureau.
-- Custom print shop and duplication shop.

(Ord. Nos. 20318; 25508)

SEC. 51P-140.108. USES PROHIBITED IN PHASE TWO.

The following uses are prohibited in Phase Two:

-- Single-family.
-- Duplex.
-- Multiple-family.

(Ord. Nos. 20318; 25508)

SEC. 51P-140.109. PERMITTED FLOOR AREA.

Total development of the site, excluding the area to be used for parking, is limited to a maximum of 1,300,000 square feet. Within the allowable 1,300,000 square feet, the health club is limited to a maximum of 25,000 square feet, and the warehouse use is limited to a maximum of 100,000 square feet.
Building space within the allowable 1,300,000 square feet not occupied by the health club and warehouse uses may be utilized with those uses permitted within an Office-2 District. (Ord. Nos. 17570; 25508)

SEC. 51P-140.110. HEIGHT.
(a) Buildings shown on the conceptual plan are limited to the following heights:

1. East Building: 240 feet
   East Building Parking Garage: 90 feet
2. West Building: 215 feet
   West Building Parking Garage: 70 feet

(b) The above building heights are subject to FAA approval prior to the issuance of a building permit. (Ord. Nos. 17570; 25508; 26979)

SEC. 51P-140.111. PARKING.
Parking must be provided in accordance with the requirements of the Dallas Development Code based on the use of the buildings. (Ord. Nos. 17570; 25508)

SEC. 51-140.112. CIRCULATION PLAN.
A circulation plan, as approved by the city plan commission, is labelled Exhibit 140B and is to be used as a basis for providing vehicular circulation and truck circulation and loading/unloading facilities. (Ord. Nos. 17570; 25508; 26979)

SEC. 51P-140.113. SIGNS.
Signs must be in accordance with the provisions for business zoning districts in Article VII. (Ord. Nos. 17570; 25508)

SEC. 51P-140.114. PAVING.
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 17570; 25508; 26102)

SEC. 51P-140.115. GENERAL REQUIREMENTS.
Development with this PD must be in compliance with all other codes and regulations of the city. (Ord. Nos. 17570; 25508; 26102)
SEC. 51P-140.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17570; 25508)

SEC. 51P-140.117. ZONING MAP.

PD 140 is located on Zoning Map No. D-5. (Ord. Nos. 17570; 25508)