

ARTICLE 201.

PD 201.

SEC. 51P-201.101. LEGISLATIVE HISTORY.

PD 201 was established by Ordinance No. 18696, passed by the Dallas City Council on May 8, 1985. Ordinance No. 18696 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 18696; 25711)

SEC. 51P-201.102. PROPERTY LOCATION AND SIZE.

PD 201 is established on property generally located at the west corner of Lemmon Avenue East and Oak Grove Avenue. The size of PD 201 is approximately 26,680 square feet. (Ord. Nos. 18696; 25711)

SEC. 51P-201.103. 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. 25711)

SEC. 51P-201.104. DEVELOPMENT PLAN.

Utilization of the Property must be in accordance with the city plan commission- approved site layout and landscape plan (Exhibit 201A). (Ord. Nos. 18696; 25711)

SEC. 51P-201.105. USES.

The only permitted uses on the Property are one restaurant with alcoholic beverages and office. (Ord. Nos. 18696; 25711)

SEC. 51P-201.106. MAXIMUM FLOOR AREA.

The restaurant use may not exceed 3,300 square feet of floor area. All office uses combined may not exceed 8,790 square feet. (Ord. Nos. 18696; 25711)

SEC. 51P-201.107. PARKING.

Off-street parking must be provided as follows:

- (1) Restaurant use: 1 space for each 100 square feet of floor area.

(2) Office uses: 1 space for each 366 square feet of floor area. (Ord. Nos. 18696; 25711)

SEC. 51P-201.108. MAXIMUM FLOOR AREA RATIO.

Maximum permitted floor area ratio is 0.46. (Ord. Nos. 18696; 25711)

SEC. 51P-201.109. LOT COVERAGE.

Maximum permitted lot coverage is 34 percent. (Ord. Nos. 18696; 25711)

SEC. 51P-201.110. SETBACKS.

Minimum setbacks for all structures are as follows:

(1) Front: 20 feet, measured from the street right-of-way lines after any required dedications.

(2) Side: 10 feet.

(3) Rear: 10 feet. (Ord. Nos. 18696; 25711)

SEC. 51P-201.111. MAXIMUM HEIGHT.

Maximum permitted height for all structures is 36 feet. (Ord. Nos. 18696; 25711)

SEC. 51P-201.112. LANDSCAPE PLAN.

A minimum of 10 percent of the lot area of each lot, including at least 60 percent of the required 20-foot front yard, must be landscaped in accordance with the approved site layout and landscape plan. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 18696; 25711)

SEC. 51P-201.113. HIGHLY REFLECTIVE GLASS.

No highly reflective glass may be used as an exterior building material. Highly reflective glass means glass with an exterior visible reflectance percentage of 27 percent or higher. (Ord. Nos. 18696; 25711)

SEC. 51P-201.114. RIGHT-OF-WAY.

The applicant must dedicate sufficient right-of-way to establish a 32-foot right-of-way for Lemmon Avenue East, and a 28-foot right-of-way for Oak Grove Avenue, measured from the currently existing center lines of those streets. (Ord. Nos. 18696; 25711)

SEC. 51P-201.115. PLATTING.

No building permit may be issued prior to the approval of the city plan commission of a final plat of the Property. (Ord. Nos. 18696; 25711)

SEC. 51P-201.116. GENERAL REQUIREMENTS.

(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 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. 18696; 25711)

SEC. 51P-201.117. ZONING MAP.

PD 201 is located on Zoning Map No. I-7. (Ord. Nos. 18696; 25711)