

## **ARTICLE 205.**

### **PD 205.**

#### **SEC. 51P-205.101. LEGISLATIVE HISTORY.**

PD 205 was established by Ordinance No. 18743, passed by the Dallas City Council on June 5, 1985. Ordinance No. 18743 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18743 was amended by Ordinance No. 24267, passed by the Dallas City Council on May 24, 2000. (Ord. Nos. 10962; 18743; 24267; 25711)

#### **SEC. 51P-205.102. PROPERTY LOCATION AND SIZE.**

PD 205 is established on property generally located at the northwest corner of Herschel Avenue and Oak Lawn Avenue. The size of PD 205 is approximately 0.988 acres. (Ord. Nos. 18743; 25711)

#### **SEC. 51P-205.103. 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-205.104. DEVELOPMENT PLAN.**

The site plan attached to Ordinance No. 18743 is labelled Exhibit 205A. The site plan page labelled, "SITE/ROOF PLAN W/ZONING GUIDELINES," is replaced by the development plan (Exhibit 205B). In the event of a conflict between the terms of the site plan and the terms of the development plan, the terms of the development plan shall supersede. The combination of the site plan and the development plan constitute the city plan commission-approved development plan for the Property. Utilization of the Property must comply with the city plan commission-approved development plan. (Ord. Nos. 18743; 24267; 25711)

#### **SEC. 51P-205.105. LANDSCAPE PLAN.**

Utilization of the Property must comply with the approved landscape plan. (Ord. Nos. 24267; 25711)

#### **SEC. 51P-205.106. PERMITTED USES.**

Those uses permitted in a GR General Retail District are the only uses permitted on the Property. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.107. HEIGHT.**

Maximum permitted height of any structure is 117 feet. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.108. OCCUPIED FLOORS.**

No structure may contain more than six occupied floors above the parking garage level, and no more than one portion of one parking garage level may be occupied, as indicated in the city plan commission-approved development plan. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.109. SETBACKS.**

All structures must comply with the setbacks shown on the development plan. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.110. MAXIMUM FLOOR AREA.**

Maximum permitted total floor area for all uses combined, including basement level retail uses and covered walks, is 126,788 square feet. The covered walkway on the second floor may be enclosed with glazing substantially similar to those materials used on the remainder of the building. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.111. COVERAGE.**

Maximum permitted coverage on the Property is 80 percent. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.112. PARKWAY/STREETSCAPE IMPROVEMENTS.**

The Property must conform to the parkway/streetscape improvements (tree plantings, sidewalks, etc.) for GR subdistricts specified for the Oak Lawn Special Purpose District in Article 193. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.113. SCREENING.**

A masonry screening wall not more than six feet in height must be provided along the north side of the site, as indicated on the city plan commission-approved development plan. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.114. EXTERIOR MATERIALS.**

Glass with exterior visible reflectance percentages in excess of 27 percent is prohibited. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.115.                   INGRESS/EGRESS.**

Points of vehicular ingress and egress are limited to those points shown on the development plan. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.116.                   PARKING.**

Parking must comply with the requirements contained within Article 193. A total of 389 parking spaces must be provided. Eighty-three of these spaces, representing the difference between the standard parking requirements and the allowed special mixed-use shared parking reduction, must be provided as common unassigned parking available to the entire building. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.117.                   SIGNS.**

All signs must comply with the provisions for business zoning districts contained in Division 51-7.400. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.118.                   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. 24267; 25711)

**SEC. 51P-205.119.                   MAINTENANCE.**

The entire Property must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.120.                   GENERAL REQUIREMENTS.**

Utilization of the Property must be in compliance with the requirements of all applicable codes and regulations of the city. (Ord. Nos. 24267; 25711)

**SEC. 51P-205.121.                   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 ordinances, rules, and regulations of the city. (Ord. Nos. 18743; 25711)

**SEC. 51P-205.122.                   ZONING MAP.**

PD 205 is located on Zoning Map No. H-7. (Ord. Nos. 18743; 25711)