

ARTICLE 216.

PD 216.

SEC. 51P-216.101. LEGISLATIVE HISTORY.

PD 216 was established by Ordinance No. 19194, passed by the Dallas City Council on June 18, 1986. Ordinance No. 19194 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19194 was amended by Ordinance No. 21817, passed by the Dallas City Council on September 22, 1993, and Ordinance No. 22946, passed by the Dallas City Council on November 13, 1996. (Ord. Nos. 10962; 19194; 21817; 22946; 25711)

SEC. 51P-216.102. PROPERTY LOCATION AND SIZE.

PD 216 is established on property generally fronting on the west line of Montfort Drive, approximately 464.74 feet south of the south line of Spring Valley Road. The size of PD 216 is approximately 20.69 acres. (Ord. Nos. 19194; 25711)

SEC. 51P-216.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51 apply to this article. In the event of a conflict, this article controls. In this article:

(1) OFFICE USE means the office, medical clinic, and bank or savings and loan office use.

(2) RETAIL-RELATED USE means any use listed in Sections 51-4.209, "Bar and Restaurant Uses," and 51-4.211, "Retail Uses."

(b) Interpretations.

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

(2) Section 51-2.101, "Interpretations," applies to this article. (Ord. Nos. 22946; 25711)

SEC. 51P-216.104. CONCEPTUAL PLAN.

A conceptual plan approved by the city plan commission ("the commission") is labelled Exhibit 216A. (Ord. Nos. 22946; 25711)

SEC. 51P-216.105. LAND USE PLAN.

The Dallas Parkway Center Study is a land use study adopted by the city council on June 26, 1985, which addresses, among other things, problems of density and transportation in an area bounded by L.B.J. Freeway (I.H. 635), the Dallas North Tollway, Belt Line Road, and Montfort Road. A copy of the adopted study is on file in the department of development services. (Ord. Nos. 22946; 25711)

SEC. 51P-216.106. DEVELOPMENT PLAN.

(a) No time limit exists for the submission of a development plan. A development plan must comply with the conceptual plan and these conditions. A development plan must specify the total floor area at the building site for the following uses:

- (1) commercial uses;
- (2) residential uses;
- (3) personal, professional, and custom crafts uses;
- (4) retail uses; and
- (5) all uses listed above.

(b) The first phase of development on the Property must be in accordance with the development plan and landscape plan for Phase 1 (Exhibits 216B and 216C). A development plan for each other phase of development must be submitted to and approved by the commission prior to the issuance of a building permit for any development within that phase. Each development plan must be accompanied by a landscape plan which must also be approved by the commission. All development must be in accordance with an approved development plan and an approved landscape plan. All landscaping must be maintained in a healthy, growing condition. (Ord. Nos. 22946; 25711)

SEC. 51P-216.107. AMENDMENTS.

Any amendments to a development plan, other than minor amendments authorized by the director of development services in accordance with Section 51-4.703(b), shall only require the approval of the commission. If the commission denies a development plan or an amendment to a development plan, the applicant may appeal the decision to the city council. (Ord. Nos. 22946; 25711)

SEC. 51P-216.108. BUILDING SETBACKS.

Minimum building setbacks are shown on the conceptual plan. The Property is exempted from compliance with Section 51-4.401(a)(6). (Ord. Nos. 22946; 25711)

SEC. 51P-216.109. USES.

The only permitted uses on the Property are those uses permitted in the SC Shopping Center District. One commercial parking lot or garage as defined in the Dallas Development Code is permitted, but only if that parking lot or garage first obtains a specific use permit. (Ord. Nos. 22946; 25711)

SEC. 51P-216.110. BUILDING COVERAGE.

Maximum permitted coverage on the Property, excluding aboveground parking structures, is 40 percent. (Ord. Nos. 22946; 25711)

SEC. 51P-216.111.**FLOOR AREA.**

Maximum total permitted floor area, and maximum total floor area for each use category, expressed in square feet “sf,” are as shown on the following chart:

USE	MAXIMUM FLOOR AREA BY RIGHT	BONUS, CONVERSION AND PHASING COMMENTS	MAXIMUM POSSIBLE FLOOR AREA
Office	1,534,357 sf	a, b, c, d	2,008,202 sf
Hotel	631,794 sf	d	631,794 sf
Retail-related uses	135,384 sf	c	180,512 sf
All non-residential and hotel uses combined	2,301,535 sf	a, b, c, d	2,572,304 sf
Multiple-Family	902,563 sf	-	902,563 sf
All uses combined (Ord. Nos. 22946; 25711)	-	-	3,204,098 sf

SEC. 51P-216.112.**BONUS, CONVERSION, AND PHASING COMMENTS.**

(a) Notwithstanding the “MAXIMUM FLOOR AREA PERMITTED BY RIGHT” shown in the chart above, the following may be accomplished:

(b) To encourage the construction of the permitted multiple-family structures, an additional one square foot of office floor area may be constructed for every two square feet of residential floor area constructed (other than hotel floor area), to a maximum of 112,820 square feet of office floor area.

(c) To facilitate traffic movement in the area, and to encourage transit alternatives, building permits (or if already permitted, certificates of occupancy) for 135,384 additional square feet of office floor area may be issued if all of the following transportation improvements are completed and operational in the opinion of the director of public works and transportation:

(1) Transfer stations for DART buses:

(A) within a one-half mile radius of the Dallas North Tollway/Arapaho Road intersection; and

(B) within a one-half mile radius of the Noel Road/Interstate Highway 635 (“I.H. 635”) intersection.

(2) An internal circulation bus system service as described in the Dallas Parkway Center Study for “initial” and “intermediate years.”

(d) Up to 90,256 square feet of office floor area may be converted to retail-related use, and up to 45,128 square feet of retail-related floor area to office use, at a ratio of two square feet of office to one square foot of retail-related floor area.

(e) Hotel floor area may be converted to office floor area at a ratio of three square feet of hotel to one square foot of office. (Ord. Nos. 22946; 25711)

SEC. 51P-216.113. MAXIMUM HEIGHTS.

Maximum permitted height is 240 feet for any structure. All buildings over 205 feet in height must observe a setback line of 300 feet from the projected west right-of-way line of Montfort Drive as that right-of-way is determined by the director of public works and transportation. All structural heights over 163 feet must be approved by the Federal Aviation Administration as not hazardous to air navigation prior to issuance of a building permit. (Ord. Nos. 22946; 25711)

SEC. 51P-216.114. OFF-STREET PARKING.

(a) Minimum multiple-family parking. The minimum permissible number of off-street parking spaces provided for each multiple-family unit is 1.6 spaces.

(b) Requirements for other uses. All uses other than multiple-family must supply parking in compliance with the minimum requirements of Chapter 51, however, no off-street parking may be supplied in excess of the Dallas Development Code requirements. The provisions of Section 51-4.301(c)(6) (the mixed use parking reduction bonus) do not act to restrict the maximum number of spaces permitted, but may be used to calculate the minimum number of spaces permitted. (Ord. Nos. 22946; 25711)

SEC. 51P-216.115. ROAD IMPROVEMENTS.

(a) Master grading and drainage plan. Prior to the issuance of any building permit, a master grading and drainage plan for the Property must be submitted to and approved by the director of public works and transportation.

(b) Access lanes. The owner(s) must construct acceleration-deceleration lanes into or out of the Property as required by the director of public works and transportation. (Ord. Nos. 22946; 25711)

SEC. 51P-216.116. ACCESS.

Curb cuts for vehicular ingress and egress are limited to the number and approximate locations as shown on the conceptual plan. (Ord. Nos. 22946; 25711)

SEC. 51P-216.117. PAVING.

All streets, driveways, parking spaces, and maneuvering areas for parking must comply with the requirements of Chapter 51. (Ord. Nos. 22946; 25711)

SEC. 51P-216.118. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Article VII, except that no non-premise signs are permitted. (Ord. Nos. 22946; 25711)

SEC. 51P-216.119. TRANSPORTATION SYSTEM MANAGEMENT.

(a) General. The owner(s) shall establish and operate a TSM program to encourage carpool, vanpool, and other transit alternatives. A specific TSM action program must be submitted to the commission for approval concurrent with the submission of the first development plan containing more than 500,000 square feet of office floor area. An annual report must be furnished to the director of public works and transportation.

(b) Reports. The first report must be submitted within two years after the issuance of the first certificate of occupancy permitting more than 500,000 square feet of office uses on the Property, and must be submitted annually thereafter until being directed otherwise by the director of public works and transportation. The final report must be submitted two years after the issuance of the certificate of occupancy which would permit occupancy of 90 percent of the final building for office uses as shown on the development plan(s).

(c) Alternative. In lieu of the requirements in Subsection (a), the owner(s) may participate in and fund on a pro rata basis with other local area property owners, an area-wide Transportation Management Organization (TMO) that is approved by the city. (Ord. Nos. 22946; 25711)

SEC. 51P-216.120. GENERAL REQUIREMENTS.

(a) Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city.

(b) 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.

(c) 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. 19194; 22946; 25711)

SEC. 51P-216.121. ZONING MAP.

PD 216 is located on Zoning Map No. C-7. (Ord. Nos. 19194; 25711)