

ARTICLE 221.

PD 221.

SEC. 51P-221.101. LEGISLATIVE HISTORY.

PD 221 was established by Ordinance No. 18947, passed by the Dallas City Council on November 20, 1985. Ordinance No. 18947 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18947 was amended by Ordinance No. 24326, passed by the Dallas City Council on August 9, 2000. Ordinance No. 24327, also passed by the Dallas City Council on August 9, 2000, approved a specific use permit for the Property. (Ord. Nos. 10962; 18947; 24326; 24327; 25711)

SEC. 51P-221.102. PROPERTY LOCATION AND SIZE.

PD 221 is established on property generally located along Twelfth Street, east of Cumberland Street and west of Marsalis Avenue. The size of PD 221 is approximately 6.52 acres. (Ord. Nos. 18947; 25711)

SEC. 51P-221.103. 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-221.104. DEVELOPMENT PLAN.

A detailed development plan approved for the Property by Ordinance No. 24327 is labelled Exhibit 221A. All development must comply with the development plan. *[Note: No detailed development plan was stamped with approval by the city secretary in connection with Ordinance No. 24326.]* (Ord. Nos. 24326; 24327; 25711)

SEC. 51P-221.105. PERMITTED USES.

The only uses permitted in this PD are a government installation for municipal use, surface parking, and all uses permitted in an LO Limited Office District. (Ord. Nos. 24326; 25711)

SEC. 51P-221.106. SETBACKS.

(a) Oak Cliff Municipal Center. The structure referred to as the "Oak Cliff Municipal Center" on the development plan must provide a minimum setback of 50 feet from the centerline of Jefferson Boulevard and 30 feet from the centerline of Crawford Street.

(b) Landscaping features. Planter boxes and other landscaping structures are permitted along Jefferson Boulevard only as indicated on the development plan.

(c) Modular building. The structure referred to as the "Modular Building" on the development plan must be permanently anchored to the concrete paving at its designated placement site and must provide a minimum front yard setback of 32 feet. (Ord. Nos. 24326; 25711)

SEC. 51P-221.107. HEIGHT.

A maximum height of 53 feet is permitted for the structure referred to as the "Oak Cliff Municipal Center" on the development plan. A maximum height of 10 feet is permitted for the structure referred to as the "Modular Building" on the development plan. (Ord. Nos. 24326; 25711)

SEC. 51P-221.108. PARKING.

Four parking lots must be provided for the government installation use. These lots are labelled "Lot A," "Lot B," "Lot C," and "Lot D" on the development plan. No garbage truck or animal control vehicle is permitted on any of the parking lots at any time. A total of not less than 686 parking spaces must be provided for the government installation use divided among the four lots as follows:

- (1) Lot A. A minimum of 57 parking spaces.
- (2) Lot B. A minimum of 267 parking spaces.
- (3) Lot C. A minimum of 141 city vehicle parking spaces.
- (4) Lot D. A minimum of:
 - (A) 109 parking spaces restricted to employee parking; and
 - (B) 112 parking spaces restricted to city vehicle parking. (Ord. Nos. 24326;

25711)

SEC. 51P-221.109. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must comply with the requirements of the Dallas Development Code.

(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. (Ord. Nos. 24326; 25711)

SEC. 51P-221.110. SIGNS.

All signs must comply with the provisions for non-business zoning districts in Article VII, "Sign Regulations." No non-premise signs are permitted. (Ord. Nos. 24326; 25711)

SEC. 51P-221.111. LANDSCAPE PLAN.

Landscaping must be provided as shown on the detailed development plan. All landscaping must be installed within six months after the issuance of a certificate of occupancy, and must be maintained in a healthy, growing condition. (Ord. Nos. 24326; 25711)

SEC. 51P-221.112. SCREENING.

Screening must be provided in accordance with the landscape plan. (Ord. Nos. 24326; 25711)

SEC. 51P-221.113. GENERAL REQUIREMENTS.

Development of the property within this PD must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 24326; 25711)

SEC. 51P-221.114. 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. 24326; 25711)

SEC. 51P-221.115. ZONING MAP.

PD 221 is located on Zoning Map No. L-7. (Ord. Nos. 18947; 25711)