ARTICLE 137.

PD 137.

SEC. 51P-137.101. LEGISLATIVE HISTORY.

PD 137 was established by Ordinance No. 17283, passed by the Dallas City Council on February 2, 1982. Ordinance No. 17283 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17283 was amended by Ordinance No. 21593, passed by the Dallas City Council on March 10, 1993, and Ordinance No. 23030, passed by the Dallas City Council on February 12, 1997. (Ord. Nos. 10962; 17283; 21593; 23030; 25508)

SEC. 51P-137.102. PROPERTY LOCATION AND SIZE.

PD 137 is established on property generally located at the southwest corner of the Lyndon B. Johnson Freeway and Hillcrest Road. The size of PD 137 is approximately 8.035 acres. (Ord. Nos. 17283; 25508)

SEC. 51P-137.103. 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-137.104. DEVELOPMENT PLAN.

A development plan as approved by the city council is labelled Exhibit 137A. (Ord. Nos. 17283; 23030; 25508)

SEC. 51P-137.105. USES AND FLOOR AREA.

Except as otherwise provided in this section, uses and floor area are limited to a maximum of 316,417 square feet of floor area for uses permitted in the O-1 Office District, and a maximum of 3,500 square feet of floor area for a test kitchen. Of the 316,417 square feet of floor area, a maximum of 5,000 square feet may be used for a physical fitness center for the tenants of the office buildings. The test kitchen must be located on the top level of the existing parking structure as shown on the development plan. The test kitchen may not have a retail component nor have exterior signage. For purposes of this PD, a test kitchen is defined as a facility for the testing, evaluation, and training in the preparation of food products and ingredients. (Ord. Nos. 23030; 25508)

SEC. 51P-137.106. BUILDING SIZE.

Maximum floor areas and stories for each building permitted on the Property are as follows:
(1) Building I: 109,697 square feet of floor area with four stories plus one mechanical equipment room.

(2) Building II: 129,200 square feet of floor area with five stories plus one mechanical equipment room.

(3) Building III: 77,520 square feet of floor area with three stories plus one mechanical equipment room.

(4) The mechanical equipment room may only be used to house mechanical equipment. In this PD, floor area does not include that area used as a mechanical equipment room. (Ord. Nos. 21593; 25508)

SEC. 51P-137.107. HEIGHT.

Maximum heights of structures located on the Property are as follows:

(1) For Building I, maximum height is 65 feet.

(2) For Building II, maximum height is 81 feet.

(3) For Building III, maximum height is 55 feet.

(4) For the test kitchen, maximum height is 15 feet above the parking surface of the upper level of the parking garage identified as Parking I, as shown on the development plan. (Ord. Nos. 23030; 25508)

SEC. 51P-137.108. LOT COVERAGE.

Maximum lot coverage of the structures may not exceed 40.24 percent. (Ord. Nos. 17283; 25508)

SEC. 51P-137.109. PARKING.

All parking must be provided in accordance with the requirements of the Dallas Development Code. (Ord. Nos. 17283; 25508)

SEC. 51P-137.110. LANDSCAPING.

(a) The property must be landscaped as shown on the development plan.

(b) Prior to the issuance of a certificate of occupancy for Building II, Building III, or the parking garage identified as Parking II, the trees identified as an “off-site landscape area” must be installed as shown on the development plan. (Ord. Nos. 23030; 25508)
SEC. 51P-137.111. DECELERATION LANES.

A deceleration lane must be provided along the LBJ Freeway access road to accommodate eastbound traffic into the site, and a deceleration lane must be provided along the west line of Hillcrest Road. The deceleration lanes must be developed as shown on the development plan. (Ord. Nos. 17283; 25508)

SEC. 51P-137.112. SIGNS.

All signs must comply with the business category of the sign standards of the Dallas Development Code. (Ord. Nos. 17283; 25508)

SEC. 51P-137.113. LIGHTING.

No exterior building lighting for aesthetic purposes by the use of floodlights or similar lighting techniques may be installed. Exterior lighting for compliance with building codes, insurance requirements, and safety, building, and parking operating needs is not prohibited by this restriction. (Ord. Nos. 17283; 25508)

SEC. 51P-137.114. BUILDING MATERIALS.

Building exteriors must be brick or precast concrete with granite chips in earth tones with dark brown or gray insulated glass. No reflective glass may be used on the building. (Ord. Nos. 17283; 25508)

SEC. 51P-137.115. SPECIAL SCREENING AND VISUAL SCREENING.

All balconies located above the third story on the south side of Buildings II and III must be screened by a minimum six-foot-high solid screening wall. (Ord. Nos. 21593; 25508)

SEC. 51P-137.116. HOURS OF OPERATION.

The hours of operation for the test kitchen are limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between 9:00 a.m. and 1:00 p.m. on Saturday. (Ord. Nos. 23030; 25508)

SEC. 51P-137.117. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to 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 to the satisfaction of the director of public works and transportation. (Ord. Nos. 17283; 25508; 26102)
SEC. 51P-137.118.  GENERAL REQUIREMENTS.

   Development of the Property must be in compliance with the requirements of all departments of the city. (Ord. Nos. 21593; 25508; 26102)

SEC. 51P-137.119.  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. 17283; 25508)

SEC. 51P-137.120.  ZONING MAP.

   PD 137 is located on Zoning Map No. D-7. (Ord. Nos. 17283; 25508)