

ARTICLE 190.

PD 190.

SEC. 51P-190.101. LEGISLATIVE HISTORY.

PD 190 was established by Ordinance No. 18539, passed by the Dallas City Council on January 9, 1985. Ordinance No. 18539 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18539 was amended by Ordinance No. 22351, passed by the Dallas City Council on March 8, 1995. (Ord. Nos. 10962; 18539; 22351; 25508)

SEC. 51P-190.102. PROPERTY LOCATION AND SIZE.

PD 190 is established on property generally located at the east corner of Lemmon Avenue and Cole Avenue. The size of PD 190 is approximately 1.054 acres. (Ord. Nos. 18539; 25508)

SEC. 51P-190.103. 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-190.104. DEVELOPMENT PLAN.

Utilization of the Property must comply with the development plan (Exhibit 190A). (Ord. Nos. 18539; 22351; 25508)

SEC. 51P-190.105. USES.

The only uses permitted on the Property are those uses allowed in an MF-2 Multiple-Family District, O-2 Office District, and GR General Retail District. (Ord. Nos. 18539; 25508)

SEC. 51P-190.106. DENSITY.

Development of the Property is limited to 45,938 square feet of floor area for those uses permitted in an MF-2 Multiple-Family-2 District, 45,940 square feet of floor area for those uses permitted in an O-2 Office-2 District, and 47,970 square feet of floor area for those uses permitted in a GR General Retail District. (Ord. Nos. 18539; 25508)

SEC. 51P-190.107. MAXIMUM HEIGHT.

Maximum permitted height for any structure is 98 feet. (Ord. Nos. 18539; 25508)

SEC. 51P-190.108. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage is 50 percent. (Ord. Nos. 18539; 25508)

SEC. 51P-190.109. MINIMUM SETBACKS.

All structures must be set back from property lines as shown on the development plan. (Ord. Nos. 18539; 25508)

SEC. 51P-190.110. LANDSCAPE PLAN.

Landscaping must be provided as shown on the landscape plan (Exhibit 190B). Landscaping must be installed in accordance with the landscape provisions of Article 193 of Chapter 51P. (Ord. Nos. 22351; 25508)

SEC. 51P-190.111. PARKING.

Parking must be provided in accordance with the Dallas Development Code parking provisions in effect on January 9, 1985, except that these requirements are reduced by 10 percent for all uses on the Property. (Ord. Nos. 18539; 25508)

SEC. 51P-190.112. 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. 18539; 22351; 25508; 26102)

SEC. 51P-190.113. ZONING MAP.

PD 190 is located on Zoning Map No. I-7. (Ord. Nos. 18539; 25508)