

ARTICLE 615.

PD 615.

SEC. 51P-615.101. LEGISLATIVE HISTORY.

PD 615 was established by Ordinance No. 24772, passed by the Dallas City Council on November 14, 2001. (Ord. 24772)

SEC. 51P-615.102. PROPERTY LOCATION AND SIZE.

PD 615 is established on property located at the northeast corner of Park Central Drive and Banner Drive in the City of Dallas. The size of PD 615 is approximately 12.530 acres. (Ord. 24772)

SEC. 51P-615.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. 24772)

SEC. 51P-615.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development site plan and landscape plan (Exhibit 615B). In the event of a conflict between the provisions of this article and Exhibit 615B, the provisions of this article control. (Ord. 24772)

SEC. 51P-615.105. MAIN USES PERMITTED.

The uses permitted in this district are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district. (Ord. 24772)

SEC. 51P-615.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the following accessory use is not permitted:

-- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]

(Ord. 24772)

SEC. 51P-615.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. The minimum front yard is as shown on the development site plan and landscape plan (Exhibit 615B).

(b) Side and rear yard. The minimum side yard and rear yard is as shown on the development site plan and landscape plan (Exhibit 615B).

(c) Dwelling unit density. There is no maximum dwelling unit density.

(d) Floor area ratio. The maximum floor area ratio is 4.0.

(e) Height. The existing office building may not exceed 284 feet in height. Unless further restricted, the maximum structure height for all other structures is 270 feet.

(f) Lot coverage. The maximum lot coverage is 80 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. There is no minimum lot size.

(h) Stories. The existing office building may not exceed 22 stories above grade. Unless further restricted, the maximum number of stories above grade for other buildings is 20. (Ord. 24772)

SEC. 51P-615.108. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided as shown on the development site plan and landscape plan (Exhibit 615B). (Ord. 24772)

SEC. 51P-615.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24772)

SEC. 51P-615.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the development site plan and landscape plan (Exhibit 615B).

- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. 24772)

SEC. 51P-615.111. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 24772)

SEC. 51P-615.112. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24772; 26102)

SEC. 51P-615.113. [RESERVED.]

SEC. 51P-615.114. COMPLIANCE WITH CONDITIONS.

(a) 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.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district 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. 24772; 26102)

SEC. 51P-615.115. ZONING MAP.

PD 615 is located on Zoning Map No. D-8. (Ord. 24772)