

ARTICLE 68.

PD 68.

SEC. 51P-68.101. LEGISLATIVE HISTORY.

PD 68 was established by Ordinance No. 14579, passed by the Dallas City Council on June 10, 1974. Ordinance No. 14579 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 14579 was amended by Resolution No. 78-0482, passed by the Dallas City Council on February 15, 1978; Ordinance No. 16721, passed by the Dallas City Council on October 22, 1980; Ordinance No. 16946, passed by the Dallas City Council on April 22, 1981; Ordinance No. 18017, passed by the Dallas City Council on October 19, 1983; Ordinance No. 19552, passed by the Dallas City Council on May 20, 1987; Ordinance No. 21322, passed by the Dallas City Council on June 10, 1992; and Ordinance No. 24474, passed by the Dallas City Council on December 13, 2000. (Ord. Nos. 10962; 14579; 16721; 16946; 18017; 19552; 21322; 24474; 25423; Res. 78-0482)

SEC. 51P-68.102. PROPERTY LOCATION AND SIZE.

PD 68 was established on property generally located on Preston Road, south of Churchill Way. The size of PD 68 is approximately 24.485 acres. (Ord. Nos. 21322; 25423)

SEC. 51P-68.103. 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. 25423)

SEC. 51P-68.104. DEVELOPMENT PLAN.

All development on the Property must comply with the development plan (Exhibit 68A). A detailed development plan must be submitted to and approved by the city plan commission prior to the issuance of any building permit for construction in the area designated as "proposed area in which to locate 2-story addition" on the development plan. (Ord. Nos. 21322; 24474; 25423; 25825)

SEC. 51P-68.105. USES.

(a) Purpose. The Property within this PD is currently developed as a facility providing medical/professional services, medical research and education in aerobics, and an aerobics activity center. The facility is generally known as the "Aerobics Center." The Aerobics Center is a world-renowned facility, recognized as a leader in the field of medical research, exercise and preventative medicine, and education. The setbacks and landscaping on the Property

provide adequate buffering between this PD and the surrounding area. The uses provided for in this article are permitted only to the extent that they are necessary to serve the guests, members, and subjects of the Aerobics Center, except that the medical clinic use is permitted in accordance with Chapter 51, and the floor area restrictions set out in Section 51P-68.118. The hotel is only permitted to accommodate persons using the other facilities of the Aerobics Center. A commercial hotel is not permitted. It is the uniqueness of the entire facility that makes this PD zoning appropriate. Because of this uniqueness, the granting of this zoning should not be viewed as a precedent for commercial development of this Property or the surrounding area. It is the intention of the city council, in enacting Ordinance No. 19552, that the Aerobics Center retain the current atmosphere and character, and if the character substantially changes to the extent that the land use becomes as intrusive to the surrounding area as a typical commercial development, a public hearing should be called to determine what changes in land use might be appropriate to alleviate the intrusion.

(b) Permitted uses. The only permitted uses on the Property are as follows:

- (1) Hotel and motel.
- (2) Medical clinic.
- (3) Medical or scientific laboratory.
- (4) Game court center.
- (5) Private recreation club or area.
- (6) Restaurant without drive-in service.
- (7) Private club.
- (8) Office.
- (9) Health studio.
- (10) Instructional arts studio.
- (11) Sporting goods store.
- (12) Single-family.
- (13) Library.

(c) Prohibition on sale of alcohol. The sale of alcohol is prohibited on the Property.

(d) Guidelines for building official. Offices and laboratories are permitted only to the extent that they are actually associated with the operation of the Aerobics Center. Restaurants and private clubs are permitted only to serve the users of the athletic or medical facilities, the staff, and occasional banquets associated with the Aerobics Center. Medical clinics, restaurants, hotels, sporting good stores, and private clubs are not permitted to advertise their services with detached premise signs, off-premise signs, handbills sent to the general public, notices in a newspaper, or advertisements on radio or television, except as a part of an advertisement for the

entire facility. The sporting goods store is only permitted to sell athletic apparel and athletic equipment to persons using the facilities of the Aerobics Center. The single-family dwelling unit is permitted only to provide a residence for a caretaker. A decision of the building official concerning these guidelines is appealable to the Board of Adjustment. Additionally, the building official must conduct an annual review of the Property to ensure compliance with the provisions of this article. (Ord. Nos. 19552; 25423)

SEC. 51P-68.106. PARKING.

Off-street parking must be provided as shown on the development plan. (Ord. Nos. 16721; 25423)

SEC. 51P-68.107. FIRE LANES.

Fire lanes must be located and marked as required by the Dallas Fire Department. (Ord. Nos. 16721; 25423)

SEC. 51P-68.108. HEIGHT.

No future building may exceed a height of 35 feet (two stories). Any additions to the present facilities may not exceed a height of 35 feet. (Ord. Nos. 16721; 25423)

SEC. 51P-68.109. SETBACKS.

All structures must be set back from existing property line the minimum distances shown on the development plan. (Ord. Nos. 16721; 25423)

SEC. 51P-68.110. PROPOSED BUILDING FOR THE EDUCATION CENTER, GUEST HOUSE, AND GUEST QUARTERS.

The buildings are to be of colonial architectural design and are to be constructed with materials similar in character to the existing buildings so to resemble the original colonial home, as per building elevations (Exhibit 68B). (Ord. Nos. 16721; 25423)

SEC. 51P-68.111. LAKES.

All requirements of the department of public works and transportation regarding maintenance of existing lakes must be met. (Ord. Nos. 16721; 25423)

SEC. 51P-68.112. ACCESS.

Vehicular access must be provided as indicated on the development plan. (Ord. Nos. 16721; 25423)

SEC. 51P-68.113. LIGHTING.

All lighting of walkways must be by gas lamps or similar illumination. Such a system of pole lights must not exceed nine feet in height and must be spaced at 30-foot intervals. (Ord. Nos. 16721; 25423)

SEC. 51P-68.114. LANDSCAPING.

Landscaping must be installed in conformance with the landscape plan (Exhibit 68C) within six months of the date of passage of Ordinance No. 21322, or any certificate of occupancy for any use on the Property may be revoked. A detailed landscape plan for additional landscaping surrounding the area designated "proposed area in which to locate 2-story addition" must be submitted with the detailed development plan for that area and approved by the city plan commission. The landscaping on the detailed landscape plan must be installed within six months of the issuance of a certificate of occupancy for the new 2-story addition. For Building 4 only, landscaping must be provided as shown on Exhibit 68D. (Ord. Nos. 21322; 25423; 25825)

SEC. 51P-68.115. MAINTENANCE BUILDING AND STORAGE.

The maintenance building must be constructed as to not have any doors opening towards the east property line. Outside storage is not permitted in conjunction with the use of the maintenance building. (Ord. Nos. 16721; 25423)

SEC. 51P-68.116. GENERAL REQUIREMENTS.

(a) Utilization of this property must be in accordance with the requirements of all other applicable codes 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 a 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.

(d) Prior to the issuance of any building permit for Building 4 as designated on the development plan, the city must approve drainage plans to prevent run-offs from and across the eastern boundary on the Property south of Building 4. All drainage improvements must be completed in accordance with the approved plans before any certificate of occupancy may issue for Building 4. (Ord. Nos. 16721; 24474; 25423; 25825)

SEC. 51P-68.117. ROAD IMPROVEMENTS.

(a) Prior to the issuance of any building permit for construction on the Property, pavement enhancement, including the addition of a curb and gutter, as approved by the director of

public works and transportation, must be constructed on Churchill Way at the east approach to Preston Road.

(b) Repealed.

(c) The owner of the Property shall reimburse the city for any pavement markings, buttons, and traffic signs installed by the city on roadways contiguous to the Property. If any of the improvements listed in Subsections (a) or (b) are undertaken with public funds prior to the issuance of the building permits that would require the owner to privately fund them, the owner shall reimburse the city for such improvements prior to the issuance of the building permits. (Ord. Nos. 19552; 21322; 25423; 26102)

SEC. 51P-68.118. FLOOR AREA.

(a) For purposes of this article, any portion of a structure used for off-street parking or a basement is excluded in computing the maximum permitted floor area. Maximum permitted floor area for all uses combined on the Property is 268,460 square feet. Maximum permitted floor area for each use on the Property is as follows:

(1)	Hotel	77,115 square feet
(2)	Medical clinic	154,230 square feet
(3)	Medical or scientific laboratory	61,692 square feet
(4)	Game court center, private recreation club or area, private club, health studio, and instructional arts used combined	123,384 square feet
(5)	Restaurant	30,846 square feet
(6)	Office	23,382 square feet
(7)	Sporting goods store	6,169 square feet
(8)	Single family residence	3,084 square feet
(9)	Library	30,846 square feet

(b) Each main use on the Property must obtain a certificate of occupancy designating floor area. Incidental uses on the Property are not required to obtain a certificate of occupancy and are not to be counted towards maximum permitted floor area. For purposes of this article, "incidental use" is defined as a use:

(1) incidental to a main use; and

(2) conducted on floor area for which a certificate of occupancy for a main use has been issued. (Uses listed in Section 51P-68.118 may be incidental uses.) (Ord. Nos. 21322; 25423)

SEC. 51P-68.119. ZONING MAP.

PD 68 is located on Zoning Map No. D-7. (Ord. Nos. 18017; 25423)