

ARTICLE 73.

PD 73.

SEC. 51P-73.101. LEGISLATIVE HISTORY.

PD 73 was established by Ordinance No. 14766, passed by the Dallas City Council on December 23, 1974. Ordinance No. 14766 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. 14766 was amended by Ordinance No. 15557, passed by the Dallas City Council on July 20, 1977; Ordinance No. 17395, passed by the Dallas City Council on April 28, 1982; Ordinance No. 18381, passed by the Dallas City Council on August 29, 1984; Ordinance No. 20536, passed by the Dallas City Council on December 13, 1989; Ordinance No. 23773, passed by the Dallas City Council on January 27, 1999; and Ordinance No. 24097, passed by the Dallas City Council on November 10, 1999. (Ord. Nos. 10962; 14766; 15557; 17395; 18381; 20536; 23773; 24097; 25423)

SEC. 51P-73.102. PROPERTY LOCATION AND SIZE.

PD 73 was established on property generally located on the east side of North Central Expressway, south of Northwest Highway. The size of PD 73 is approximately 15.70 acres. (Ord. Nos. 14766; 25423)

SEC. 51P-73.103. 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-73.104. SITE PLAN.

Utilization and development of the property must comply with a city plan commission approved site plan (Exhibit 73A). (Ord. Nos. 15557; 24097; 25423)

SEC. 51P-73.105. USES.

The following uses, as defined in the Dallas Development Code, as amended, are the only uses permitted on the Property:

- (1) Uses permitted in the O-2 Office District.
- (2) All retail uses permitted in the SC Shopping Center District, including restaurant, pet shop, custom sewing, tailor, bakery, book store, camera shop, clothing store, florist store, jewelry store, broadcasting studio, and railroad passenger station.
- (3) Hotel and ancillary uses.

- (4) Health studio.
- (5) Child-care facility, as defined in Chapter 51A. (Ord. Nos. 24097; 25423)

SEC. 51P-73.106. FLOOR AREA.

- (a) Maximum floor area permitted on the Property is 1,145,834 square feet.
- (b) Maximum floor areas for all uses permitted on the Property are as follows:

<u>Use category</u>	<u>Maximum floor area (in square feet)</u>
Office	874,894
Doctor, dentist, or clinic	17,000
Retail	5,000
Restaurant	8,000
Hotel (302 rooms)	174,371
Retail in hotel	500
Public areas (meeting rooms, restaurant, lounge, bar, etc.)	27,640
Recreation deck area	22,929
Health studio	7,000
Child-care facility	8,500

(Ord. Nos. 24097; 25423)

SEC. 51P-73.107. MAXIMUM HEIGHT.

Office towers and hotel may not exceed a maximum height of 260 feet; mall buildings may not exceed an average height of 40 feet. (Ord. Nos. 24097; 25423)

SEC. 51P-73.108. INGRESS AND EGRESS.

Ingress and egress must be provided as shown on the approved site plan. (Ord. Nos. 24097; 25423)

SEC. 51P-73.109. SIGNS.

Signs must comply with the provisions for business zoning districts in the Dallas Development Code, as amended, except that the following two movement control signs are allowed: (1) along Caruth Haven Lane, one movement control sign with a minimum setback of 90 inches, a maximum height of 54 inches, and a maximum area of six square feet; and (2) along the North Central Expressway Service Road, one movement control sign with a minimum setback of 90 inches, a maximum height of 54 inches, and a maximum area of five square feet. (Ord. Nos. 24097; 25423)

SEC. 51P-73.110. FIRE LANES.

Fire lanes must be provided, marked and paved, and maintained as specified in Chapter 16, "Fire Protection," of the Dallas City Code, as amended. (Ord. Nos. 24097; 25423)

SEC. 51P-73.111. OFF-STREET PARKING.

Maximum number of required off-street parking spaces is 2,815. This number may be less depending on the mix of uses located on the Property and the following parking ratios:

- (1) Office, medical office, and retail uses. One space per 366 square feet of floor area.
- (2) Restaurant uses. One space per 200 square feet of floor area.
- (3) Health studio. One space per 200 square feet of floor area.
- (4) Child-care facility. One space per 500 square feet of floor area.
- (5) Hotel and ancillary uses. 0.89 spaces per guest room or suite. (Ord. Nos. 24097; 25423)

SEC. 51P-73.112. SITE COVERAGE.

Site coverage may not exceed 40 percent. Structures used for parking are excluded in determining site coverage. (Ord. Nos. 24097; 25423)

SEC. 51P-73.113. GENERAL REQUIREMENTS.

All plans must fully comply with any and all additional requirements of the various departments of the city. (Ord. Nos. 24097; 25423; 26102)

SEC. 51P-73.114. SETBACKS.

Setbacks must be provided as shown on the city plan commission approved site plan. (Ord. Nos. 24097; 25423)

SEC. 51P-73.115. GENERAL REQUIREMENTS.

(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 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. (Ord. Nos. 24097; 25423; 26102)

SEC. 51P-73.116. ZONING MAP.

PD 73 is located on Zoning Map Nos. F-8 and G-8. (Ord. Nos. 20536; 25423)