

## **ARTICLE 8.**

### **PD 8.**

#### **SEC. 51P-8.101. LEGISLATIVE HISTORY.**

PD 8 was established as a special permit by Ordinance No. 8289, passed by the Dallas City Council on December 7, 1959. Ordinance No. 8289 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1958. The special permit created by Ordinance No. 8289 was converted to PD 8 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 8289 was amended by Ordinance No. 9059, passed by the Dallas City Council on November 27, 1961; Ordinance No. 9250, passed by the Dallas City Council on May 21, 1962; Ordinance No. 9958, passed by the Dallas City Council on September 16, 1963; Ordinance No. 11639, passed by the Dallas City Council on November 21, 1966; Resolution No. 70-2746, passed by the Dallas City Council on July 1, 1970; Resolution No. 71-0708, passed by the Dallas City Council on March 1, 1971; Ordinance No. 14795, passed by the Dallas City Council on February 3, 1975; Ordinance No. 16346, passed by the Dallas City Council on September 12, 1979; and Ordinance No. 17786, passed by the Dallas City Council on April 20, 1983. (Ord. Nos. 5238; 8289; 9059; 9250; 9958; 10962; 11639; 14795; 16346; 17786; 24637; 26102; Res. Nos. 70-2746; 71-0708)

#### **SEC. 51P-8.102. PROPERTY LOCATION AND SIZE.**

PD 8 is established on property bounded by Oak Lawn Avenue, Irving Avenue, Turtle Creek Boulevard, and Blackburn Street. The size of PD 8 is approximately 23.046 acres. (Ord. Nos. 8289; 24637)

#### **SEC. 51P-8.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to uses, articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51. (Ord. 24637)

#### **SEC. 51P-8.104. USES.**

The following uses are permitted on the Property:

- (1) Multiple story apartments.
- (2) Hotel.
- (3) Retail shops.
- (4) Office buildings.
- (5) Restaurants. (Ord. Nos. 8289; 24637)

**SEC. 51P-8.105. LANDSCAPE PLAN.**

Landscaping must be provided in accordance with the landscape plan approved by the city plan commission on August 2, 1979, which is attached to Ordinance No. 16346 and labelled Exhibit 8A. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.106. INGRESS AND EGRESS.**

All drives for ingress and egress must be approved by the department of public works and transportation. Notwithstanding anything herein to the contrary, access is prohibited from the proposed parking structure or Three Turtle Creek Office Building to Turtle Creek Boulevard, either by way of new access or the Warrington Condominium-21 Turtle Creek Condominium easement. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.107. PAVING.**

All service drives, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats penetration asphalt. All curbs and drainage structures must be installed in accordance with the requirements and specifications of the department of public works and transportation, and the developer shall bear the total cost of these improvements. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.108. APARTMENT DEVELOPMENT.**

Apartment development may face Turtle Creek Boulevard. Apartment development is limited to 960 units in three buildings, designated as #3, A and B on the site plan approved by the city plan commission on February 3, 1983, and labelled Exhibit 8B. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.109. OFFICE DEVELOPMENT.**

Office buildings and retail functions are permitted along the Oak Lawn Avenue frontage and along the Blackburn Street frontage. This development may not extend closer than 350 feet to the existing property line of Turtle Creek Boulevard. Office development is limited to 600,000 square feet of gross floor area in three buildings with a maximum height of 18 stories each. Setbacks for the buildings and greenbelt must be provided as shown on the site plans. However, office uses, including a bank and apartment uses as referenced in Section 51P-8.108, are permitted in Building A on the 4.11 acre tract of land at the north corner of Turtle Creek Boulevard and Blackburn Street, except that no drive-in bank is permitted in either the office building development or the proposed parking structure. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.110. COVERAGE.**

The coverage for buildings three stories or less in height may not exceed 25 percent of the total land area. The coverage for buildings greater than three stories in height may not exceed 20 percent of the total land area. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.111. SETBACKS.**

All structures must be set back a minimum distance of 35 feet from the property line of Blackburn Street; 25 feet from the property line of Oak Lawn Avenue; and 20 feet from the property line of Irving Avenue. Setbacks for Buildings A and B and the greenbelt must be provided as shown on the site plan approved by the city plan commission on February 3, 1983, and labelled Exhibit 8B. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.112. ACCESS.**

Access from Irving Avenue is permitted on a limited basis as shown on the site plan attached to Ordinance No. 11639, and labelled Exhibit 8C. (Ord. Nos. 11639; 17786; 24637)

**SEC. 51P-8.113. SCREENING.**

Adequate screening must be provided to protect the adjacent residential properties facing on Irving Avenue as shown on the site plan attached to Ordinance No. 8289, and labelled Exhibit 8D. (Ord. Nos. 17786; 24637; 26102)

**SEC. 51P-8.114. PARKING.**

(a) Off-street parking must be provided on all parcels in accordance with the following standards:

Multiple Family-3 (Residential)	2 spaces per unit
Shopping Center (Retail & Personal Service Uses)	1 space per 200 sq. ft.
Shopping Center (Open Retail Sales)	1 space per 600 sq. ft.
Office-2 (Office)	1 space per 300 sq. ft.

(b) Off-street parking for development within the 4.11 acre tract of land must be provided in accordance with the requirements of the Dallas Development Code, as amended.

(c) Off-street parking for Building "A" is permitted in a parking structure as shown on the site plan approved by the city plan commission and labelled Exhibit 8B. The parking structure must have a minimum of 762 parking stalls and an average height of 44 feet, except that the portion of the structure adjacent to the driveway on the west side of the structure may not exceed 35 feet in height. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.115. PARCEL CONVEYANCE.**

In the event the site is sold and developed in parcels, the population density and coverage requirements of this ordinance shall apply to each parcel. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.116. SIGNS.**

(a) In the area designated for retail development, no signs or billboards other than those pertaining to the occupants of the premises or commodities sold thereon are permitted and these signs must be of the parapet wall, marquee, or flat wall type, except a standard pole sign, not exceeding 36 feet, is permitted for any service station, drive-in grocery, drive-in laundry pick-up station, or similar drive-in facility. Signs or billboards of a flashing, revolving (rotating), or intermittently-lighted type are prohibited. Special shopping center signs may be approved by the city plan commission upon the submission of plans for these signs.

(b) In the area designated for apartment development, a single name plate or sign for an apartment development or office buildings is permitted if the sign is:

- (1) affixed flat against the building;
- (2) does not exceed an area of 40 square feet; and
- (3) is not of a flashing, revolving (rotating), or intermittently lighted type.

(c) All signs on the 4.11 acre tract must comply with the provisions for non-business zoning districts contained in Division 51-7.400 of Article VII, "Sign Regulations," of Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.117. GENERAL REQUIREMENTS.**

Development on the 4.11 acre tract of land must comply with the requirements of all departments of the city. (Ord. Nos. 17786; 24637; 26102)

**SEC. 51P-8.118. ZONING MAP.**

PD 8 is located on Zoning Map No. I-7. (Ord. Nos. 17786; 24637)

**SEC. 51P-8.119. PLANS.**

Development must comply with Exhibit 8B. (Ord. Nos. 17786; 24637)