

## **ARTICLE 619.**

### **PD 619.**

#### **SEC. 51P-619.101. LEGISLATIVE HISTORY.**

PD 619 was established by Ordinance No. 24960, passed by the Dallas City Council on June 12, 2002. (Ord. 24960)

#### **SEC. 51P-619.102. PROPERTY LOCATION AND SIZE.**

PD 619 is established on property bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street, in the city of Dallas. The size of PD 619 is approximately 34 acres. (Ord. 24960)

#### **SEC. 51P-619.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) **DATA CENTER** means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.
- (c) **STREET LEVEL** means, in a multi-level building, the level having the floor closest in elevation to the adjacent street. If the floors of two levels are equally close in elevation to the adjacent street, the level with the higher elevation is the street level.
- (d) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (e) This district is considered to be a nonresidential zoning district.
- (f) The symbol *[E]* appearing after a listed use means that the use is not permitted when located at street level, except that it is permissible to have an entrance for the use at street level if the entrance provides access to a level of the building on which the use is permitted. (Ord. Nos. 24960; 27470)

#### **SEC. 51P-619.103.0. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 619A: Subdistrict D and E property description.
- (2) Exhibit 619B: Subdistrict F property description.
- (3) Exhibit 619C: Subdistrict G, H, and I property description.
- (4) Exhibit 619D: Metes and bounds description and drawing of Building Site 1.

- (5) Exhibit 619E: Metes and bounds description and drawing of Building Site 2.
- (6) Exhibit 619F: Subdistrict J development plan.
- (7) Exhibit 619G: Subdistrict J property description.
- (8) Exhibit 619H: Subdistrict K property description. (Ord. Nos. 28428; 28605)

**SEC. 51P-619.103.1. GENERAL MERCHANDISE OR FOOD STORE.**

(a) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store 2,000 square feet or less in this article, except that the maximum size of this use is 2,000 square feet.

(b) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store greater than 3,500 square feet apply to a general merchandise or food store greater than 2,000 square feet in this article, except that the size of this use must be greater than 2,000 square feet. (Ord. 24960)

**SEC. 51P-619.103.2. TATTOO OR BODY PIERCING STUDIO.**

Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a personal service use apply to a tattoo or body piercing studio in this article. (Ord. 24960)

**SEC. 51P-619.104. DEVELOPMENT PLAN.**

(a) Subdistricts A, B, C, D, E, F, G, H, I, and K.

(1) Preapplication conference. An applicant shall consult with the director to determine the extent to which the project is consistent with any design guidelines for the district approved by city council.

(2) Copies to be provided to advisory bodies. When the application for a building permit is submitted to the building official, the applicant shall also send a copy of the proposed site plan and development schedule to the Board of Directors of Tax Increment Financing Reinvestment Zone No. 5 (City Center TIF), c/o Area Redevelopment Manager, Economic Development Department, 1500 Marilla Street, Room 5CS, Dallas, Texas 75201, and to the Downtown Partnership, Inc., 1623 Main Street, Dallas, Texas 75201, or their successors.

(b) Subdistrict J. Development and use of the Property must comply with the Subdistrict J development plan (Exhibit 619F). If there is a conflict between the text of this article and the Subdistrict J development plan, the text of this article controls. (Ord. 24960; 28428; 28605; 29232)

**SEC. 51P-619.105.**

**SUBDISTRICTS.**

(a) Subdistrict A is street level Property, except Property in Subdistricts F, G, J, and K. In general terms, this is all street level Property except Property adjacent to the south side of Pegasus Plaza; Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; Property bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street; and approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street.

(b) Subdistrict B is Property that is below street level, except Property in Subdistricts D and H. In general terms, this is all underground Property except Property adjacent to Pegasus Plaza and Stone Street Mall and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(c) Subdistrict C is Property that is one or more levels above street level, except Property that is in Subdistricts E and I. In general terms, this is all Property above ground level except Property above the area adjacent to Pegasus Plaza and Stone Street Mall and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(d) Subdistrict D is Property that is below street level, in the area described in Exhibit 619A. In general terms, this is all underground Property that is adjacent to Pegasus Plaza and Stone Street Mall.

(e) Subdistrict E is Property that is one or more levels above street level, in the area described in Exhibit 619A. In general terms, this is all Property above ground level in the area adjacent to Pegasus Plaza and Stone Street Mall.

(f) Subdistrict F is street level Property in the area described in Exhibit 619B. In general terms, this is all street level Property that is adjacent to the south side of Pegasus Plaza.

(g) Subdistrict G is street level Property in the area described on Exhibit 619C. In general terms, this is all street level Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(h) Subdistrict H is Property that is below street level in the area described on Exhibit 619C. In general terms, this is all underground Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(i) Subdistrict I is Property that is one or more levels above street level in the area described on Exhibit 619C. In general terms, this is all Property above ground level that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(j) Subdistrict J is street level Property in the area described on Exhibit 619G. In general terms, this is all street level Property that is bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street.

(k) Subdistrict K is street level Property in the area described on Exhibit 619H. In general terms, this is approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street. (Ord. Nos. 24960; 27470; 28428; 28605)

**SEC. 51P-619.106.1.**

**MAIN USES PERMITTED IN SUBDISTRICTS A, F, G, J, AND K  
(STREET LEVEL).**

- (a) Agricultural uses.
  - None permitted.
- (b) Commercial and business service uses.
  - Catering service. *[See Section 51P-619.106.4.]*
  - Custom business services. *[See Section 51P-619.106.4.]*
  - Custom woodworking, furniture construction, or repair. *[E][See Section 51P-619.106.4.]*
  - Electronics service center. *[E][See Section 51P-619.106.4.]*
  - Job or lithographic printing. *[E][See Section 51P-619.106.4.]*
  - Medical or scientific laboratory. *[E][See Section 51P-619.106.4.]*
  - Technical school. *[E][See Section 51P-619.106.4.]*
  - Tool or equipment rental. *[E][See Section 51P-619.106.4.]*
- (c) Industrial uses.
  - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (d) Institutional and community service uses.
  - Adult day care facility. *[E][See Section 51P-619.106.4.]*
  - Child-care facility. *[See Section 51P-619.106.4.]*
  - Church. *[See Section 51P-619.106.4.]*
  - College, university, or seminary. *[See Section 51P-619.106.4.]*
  - Community service center. *[E][See Section 51P-619.106.4.]*
  - Convalescent and nursing homes, hospice care, and related institutions. *[E][See Section 51P-619.106.4.]*
  - Convent or monastery. *[E][See Section 51P-619.106.4.]*
  - Hospital. *[See Section 51P-619.106.4.]*
  - Library, art gallery, or museum. *[See Section 51P-619.106.4.]*
  - Public or private school. *[See Section 51P-619.106.4.]*
- (e) Lodging uses.
  - Hotel or motel. *[See Section 51P-619.106.4.]*
  - Lodging or boarding house. *[See Section 51P-619.106.4.]*
- (f) Miscellaneous uses.
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (g) Office uses.
  - Alternative financial establishment. *[By SUP only in Subdistrict K.] [See Section 51P-619.106.4.]*
  - Financial institution without drive-in window. *[See Section 51P-619.106.4.]*

- Medical clinic or ambulatory surgical center. *[See Section 51P-619.106.4.]*
- Office. *[See Section 51P-619.106.4.]*

(h) Recreation uses.

- Private recreation center, club, or area. *[See Section 51P-619.106.4.]*
- Public park or playground. *[Golf course is not permitted.] [See Section 51P-619.106.4.]*

(i) Residential uses.

- College dormitory, fraternity, or sorority house. *[E] [See Section 51P-619.106.4.]*
- Group residential facility. *[E] [SUP required if spacing component of Section 51A-4.209(3) is not met.] [See Section 51P-619.106.4.]*
- Multifamily. *[E] [See Section 51P-619.106.4.]*
- Retirement housing. *[E] [See Section 51P-619.106.4.]*

(j) Retail and personal service uses.

- Alcoholic beverage establishments. *[E, otherwise by SUP only. See Section 51A-4.210(b)(4).]*
- Ambulance service.
- Business school. *[E]*
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[Permitted only up to a maximum of 25 percent of the ground floor area of a building, and this use must be part of a multiple level parking garage; a single level commercial parking lot or garage is not permitted in this subdistrict.]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Outside sales. *[Permitted only if the outside sales are adjacent to and accessory to a permitted retail and personal service use in this subdistrict.]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP] [Vehicle display is limited to the inside of a building.]*

(k) Transportation uses.

- Commercial bus station and terminal. *[SUP]*
- Heliport. *[E]*
- Helistop. *[E]*
- STOL (short takeoff or landing) port. *[E]*
- Railroad passenger station. *[SUP]*

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station. *[See Section 51P-619.106.4.]*
- Communications exchange facility. *[E][See Section 51P-619.106.4.]*
- Data center. *[Subdistrict G only.]*
- Electrical substation. *[E][See Section 51P-619.106.4.]*
- Local utilities. *[See Section 51P-619.106.4.]*
- Police or fire station. *[See Section 51P-619.106.4.]*
- Post office. *[See Section 51P-619.106.4.]*
- Utility or government installation other than listed. *[See Section 51P-619.106.4.]*

(m) Wholesale, distribution, and storage uses.

- Freight terminal. *[E][See Section 51P-619.106.4.]*
- Mini-warehouse. *[E][See Section 51P-619.106.4.]*
- Office showroom/warehouse. *[See Section 51P-619.106.4.]*
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.][See Section 51P-619.106.4.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.][See Section 51P-619.106.4.]*
- Trade center. *[See Section 51P-619.106.4.]*
- Warehouse. *[E][See Section 51P-619.106.4.]*

(Ord. Nos. 24960; 27470; 28428; 28605)

**SEC. 51P-619.106.2.                      MAIN USES PERMITTED IN SUBDISTRICTS B, D, AND H  
(BELOW STREET LEVEL).**

(a) Agricultural uses.

- None permitted.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(c) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (d) Institutional and community service uses.
- Child-care facility. *[See Section 51P-619.106.4.]*
  - Church.
  - College, university, or seminary.
  - Community service center. *[SUP]*
  - Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
  - Convent or monastery.
  - Hospital.
  - Library, art gallery, or museum. *[SUP]*
  - Public or private school.
- (e) Lodging uses.
- Hotel or motel.
  - Lodging or boarding house.
- (f) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (g) Office uses.
- Financial institution without drive-in window.
  - Financial institution with drive-in window. *[DIR]*
  - Medical clinic or ambulatory surgical center.
  - Office.
- (h) Recreation uses.
- Private recreation center, club, or area.
  - Public park, playground. *[Golf course is not permitted.]*
- (i) Residential uses.
- College dormitory, fraternity, or sorority house.
  - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
  - Multifamily.
  - Retirement housing.
- (j) Retail and personal service uses.
- Alcoholic beverage establishments. *[This use is permitted only when the use has direct public access to the exterior of the building at street level. See Section 51A-4.210(b)(4). By SUP only in Subdistricts B and H.]*
  - Ambulance service.
  - Business school.
  - Commercial amusement (inside). *[By SUP only in Subdistricts B and H.]*
  - Commercial amusement (outside). *[SUP]*
  - Commercial parking lot or garage.

- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet. *[SUP]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[SUP required if this use exceeds 2,000 square feet.]*
- Restaurant without drive-in or drive-through service. *[SUP required if this use exceeds 2,000 square feet.]*
- Tattoo or body piercing studio. *[SUP]*
- Temporary retail use. *[SUP]*
- Theater.
- Vehicle display, sales, and service. *[SUP][Vehicle display is limited to the inside of a building.]*

(k) Transportation uses.

- Commercial bus station and terminal. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility.
- Data Center. *[Subdistrict H only.]*
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Freight terminal. *[DIR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
- Trade center.
- Warehouse.

(Ord. Nos. 24960; 27470)

**SEC. 51P-619.106.3.**

**MAIN USES PERMITTED IN SUBDISTRICTS C, E, AND I  
(ABOVE STREET LEVEL).**

(a) Agricultural uses.

-- None permitted.

(b) Commercial and business service uses.

-- Catering service.  
-- Custom business services.  
-- Custom woodworking, furniture construction, or repair.  
-- Electronics service center.  
-- Job or lithographic printing. [RAR]  
-- Medical or scientific laboratory.  
-- Technical school.  
-- Tool or equipment rental.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

-- Adult day care facility.  
-- Child-care facility.  
-- Church.  
-- College, university, or seminary.  
-- Community service center. [SUP]  
-- Convalescent and nursing homes, hospice care, and related institutions. [SUP]  
-- Convent or monastery.  
-- Hospital.  
-- Library, art gallery, or museum.  
-- Public or private school.

(e) Lodging uses.

-- Hotel or motel.  
-- Lodging or boarding house.

(f) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]  
-- Temporary construction or sales office.

(g) Office uses.

-- Financial institution without drive-in window.  
-- Financial institution with drive-in window. [DIR]  
-- Medical clinic or ambulatory surgical center.  
-- Office.

(h) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground. *[Golf course is not permitted.]*

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
- Multifamily.
- Retirement housing.

(j) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). By SUP only in Subdistricts C and I.]*
- Ambulance service.
- Business school.
- Commercial amusement (inside). *[By SUP only in Subdistricts C and I.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Tattoo or body piercing studio. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP][Vehicle display is limited to the inside of a building.]*

(k) Transportation uses.

- Commercial bus station and terminal. *[SUP]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility. *[SUP]*
- Data center. *[Subdistrict I only.]*
- Electrical substation.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
- Trade center.
- Warehouse.

(Ord. Nos. 24960; 27470)

**SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A AND K.**

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, a hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

(3) Measurement. The 50-foot measurement is made perpendicularly from the facade of the building having the frontage. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city.

(b) Special exception.

(1) The board may grant a special exception to reduce the minimum 75 percent requirement in Subsection (a) to no less than 50 percent upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of this section will unreasonably burden the use of the property;

- (B) the special exception will not adversely affect neighboring property; and
- (C) the proposed use will not discourage street level activity.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors: the location of the site, and the extent to which existing or proposed amenities will compensate for the reduction of retail and personal service uses, office uses, hotel or motel, financial institution without drive-in window, and/or permitted transportation uses in these subdistricts, as applicable.

(3) The board may waive the filing fee for a special exception under Paragraph (1) when the board finds that payment of the fee would result in financial hardship to the applicant. The applicant may either pay the fee and request reimbursement as part of his appeal or request that the matter be placed on the board's miscellaneous docket for predetermination. If the matter is placed on the miscellaneous docket, the applicant may not file his appeal until the merits of the request for waiver have been determined by the board. (Ord. Nos. 24960; 28605; 29232)

#### **SEC. 51P-619.107. 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) The following accessory uses are permitted in this district only when accessory to a commercial parking garage:

- Vehicle or engine repair or maintenance. *[DIR]*
- Auto service center.
- Car wash.
- Motor vehicle fueling station.

(c) The following accessory use is permitted in this district by SUP only:

- Private street or alley.

(Ord. 24960)

#### **SEC. 51P-619.108. 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) Except as provided below, the yard, lot, and space regulations contained in Section 51A-4.124(a)(4) for the CA-1(A) Central Area District, and where CP Core Pedestrian Precinct and SP Secondary Pedestrian Precinct overlays exist, the yard, lot, and space regulations contained in Section 51A-4.124(a)(8)(B), apply to this planned development district.

(b) Front yard. No minimum front yard.

(c) Side and rear yard. No minimum side and rear yard.

(d) Maximum floor area ratio. Subdistricts G, H, I, and J are considered one lot for purposes of calculating maximum floor area ratio. (Ord. Nos. 24960; 27470; 28428)

**SEC. 51P-619.109. OFF-STREET PARKING AND LOADING.**

(a) In general. Unless otherwise provided, the off-street parking and loading regulations contained in Section 51A-4.124(a)(5) and Section 51A-4.306 for the CA-1(A) Central Area District apply in this district. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for multifamily uses. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) Parking bay dimensions. Each off-street parking space must be provided in accordance with the following dimensional standards:

(1) A parking space parallel with the access lane must be 22 feet long and 8 feet wide. A one-way access lane must be at least 10 feet wide; a two-way access lane must be at least 20 feet wide.

(2) The following restrictions apply to the use of 7.5-foot-wide stalls to satisfy off-street parking requirements:

(A) 7.5-foot-wide stalls must be double-striped and identified by pavement markings to indicate that the stalls are for small car parking.

(B) 7.5-foot-wide stalls may constitute no more than 35 percent of the required parking spaces for any use.

(C) The following parking bay widths must be provided.

Parking Angle	Aisle	Aisle	One Row	One Row	Two Rows	Two Rows
	One Way	Two Way	One Way	Two Way	One Way	Two Way
30	12.0'	18.0'	26.5'	32.5'	41.0'	47.0'
40	12.0'	18.0'	28.0'	34.0'	44.0'	50.0'
50	12.0'	18.0'	29.1'	35.1'	46.2'	52.2'
60	14.0'	18.0'	31.6'	35.6'	49.2'	53.2'
70	15.0'	18.0'	32.6'	35.6'	50.2'	53.2'
80	18.0'	18.0'	35.1'	35.1'	52.2'	52.2'
90	18.0'	18.0'	34.0'	34.0'	50.0'	50.0'

(3) All other parking spaces must be provided in accordance with the parking stall width requirements set forth in Article IV.

(c) Subdistricts G, H, and I. All required off-street parking spaces for uses located in Subdistricts G, H, and I may be located outside of Subdistricts G, H, and I without complying with the special parking regulations in Division 51A-4.320 provided the nearest edge of the parking structure or parking lot containing the required spaces is located within 150 feet of the nearest edge of the Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street. (Ord. Nos. 24960; 27470)

**SEC. 51P-619.109.1. VALET PARKING.**

Use of the right-of-way for valet parking is subject to a central valet plan if required by Chapter 43 of the Dallas City Code. (Ord. 24960)

**SEC. 51P-619.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 24960)

**SEC. 51P-619.111. LANDSCAPING.**

(a) In general. Landscaping must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by city council.

(b) Subdistrict J. Landscaping must comply with the following provisions in addition to the requirements of Subsection (a):

(1) Landscape materials. A minimum of one large shrub or small tree must be planted for each 30 feet of frontage on Elm Street and on Griffin Street.

(2) Planting area requirements. The planting area requirements for containers must meet the minimum planting area requirements for planting areas located above underground buildings or structures for large shrubs or small trees in Section 51A-10.104(b)(1).

(3) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this subsection is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this subsection. An alternative landscape plan may reduce the size of planters and landscape materials if the number of trees or shrubs are not reduced.

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all

improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(5) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 24960; 28428)

**SEC. 51P-619.112. STREET LEVEL FACADE REQUIREMENTS IN SUBDISTRICTS A, J, AND K.**

The following provisions apply to all uses in Subdistricts A, J, and K except church use and residential uses. All street level frontage (“street level facade”) of a building in this district must have windows and primary entrances facing the street, pedestrian way, or plaza. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city. No more than 10 continuous linear feet of street level facade may lack a transparent surface (e.g. a window or a transparent door). Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of public works and transportation. Street level facade windows must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses;
- (2) cover 50 percent or more of street level frontage; and
- (3) not have a bottom edge higher than three feet above the base of building. (Ord. Nos. 24960; 28428; 28605; 29232)

**SEC. 51P-619.113. SIGNS.**

Signs must comply with Article VII. (Ord. 24960)

**SEC. 51P-619.114. ADDITIONAL PROVISIONS.**

(a) Except as otherwise provided, the additional regulations applicable to CA-1(A) in Section 51A-4.124(a)(8) apply in this district, and the additional regulations applicable to the CC City Core Subdistrict, Secondary Parking Subdistrict, CP Core Pedestrian Precinct, and SP Secondary Pedestrian Precinct overlays in Section 51A-4.124(a)(8) apply in this district to the respective retained overlay areas in this district.

(b) The Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street consists of two separate building sites. Building Site 1 is an approximately 42,682 square foot tract of land as shown on and described in Exhibit 619D. Building Site 2 is an approximately 84,318 square foot tract of land as shown on and described in Exhibit 619E.

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

(d) 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. 24960; 26102; 27470)

**SEC. 51P-619.115.**

**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 or certificate of occupancy for a use in this planned development 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. 24960; 26102)