

## **ARTICLE 245.**

### **PD 245.**

#### **SEC. 51P-245.101. LEGISLATIVE HISTORY.**

PD 245 was established by Ordinance No. 19245, passed by the Dallas City Council on July 30, 1986. Ordinance No. 19245 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 19245; 25711)

#### **SEC. 51P-245.102. PROPERTY LOCATION AND SIZE.**

PD 245 is established on property generally bounded by Victor Street, Alcade and Peak Streets, Main Street, and Haskell Avenue. The size of PD 245 is approximately 17.6366 acres. (Ord. Nos. 19245; 25711)

#### **SEC. 51P-245.103. 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. 25711)

#### **SEC. 51P-245.104. DEVELOPMENT PLAN.**

Utilization of the Property must comply with the city plan commission-approved development plan (Exhibit 245A). (Ord. Nos. 19245; 25711)

#### **SEC. 51P-245.105. USES.**

The only permitted uses on the Property are a bus repair/parking garage, an off-street parking structure, office, an assembly building as defined in the Building Code of the city, and a radio, television, or microwave tower. (Ord. Nos. 19245; 25711)

#### **SEC. 51P-245.106. LANDSCAPING PLANS.**

All landscaping must be installed in accordance with the city plan commission-approved landscape plans (Exhibit 245B). All landscaping shown on a particular landscape plan must be installed within six months of the issuance of a certificate of occupancy for the last building shown on that plan. (Ord. Nos. 19245; 25711)

#### **SEC. 51P-245.107. PARKING.**

Off-street parking must be provided as shown on the development plan. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.108. LOT COVERAGE.**

Maximum permitted lot coverage, stated in floor area, on the Property is 350,000 square feet including the parking structure. Passenger bus canopies are excluded for purposes of calculating the floor area. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.109. HEIGHT.**

Maximum height for structures on the Property must be in accordance with the heights shown on the development plan. The bus canopies may not exceed a maximum of 24 feet in height. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.110. SIGNS.**

Signs located on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.111. SOLID SCREENING.**

A solid concrete screening wall must be provided along the perimeter of the Property in the location shown on the development plan. The height for this screening wall must be as shown on the development plan. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.112. NOISE.**

A person shall not conduct any use on the Property that exceeds that levels set forth in Section 51-6.102(c). (Ord. Nos. 19245; 25711)

**SEC. 51P-245.113. SETBACKS.**

All structures must comply with minimum front, rear, and side yard setbacks shown on the development plan. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.114. COMMUNICATION TOWER.**

The radio, television, or microwave tower must be located in the area indicated on the development plan and may not exceed 70 feet in height. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.115. GENERAL REQUIREMENTS.**

(a) Utilization of the Property must comply with the requirements of all other applicable codes, ordinances, rules, and regulations of the city.

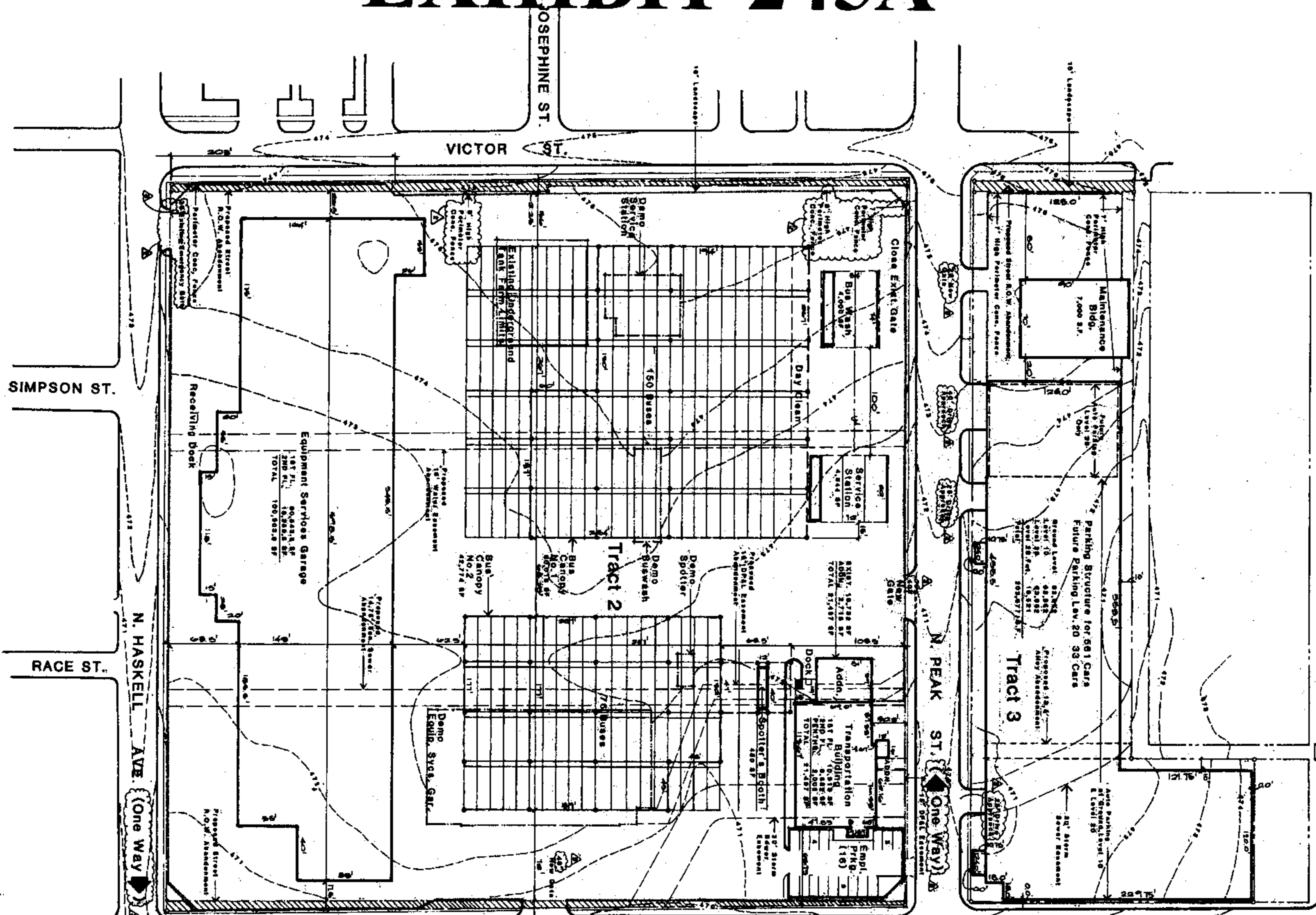
(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(c) The building official shall not issue a building permit or 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19245; 25711)

**SEC. 51P-245.116. ZONING MAP.**

PD 245 is located on Zoning Map No. J-8. (Ord. Nos. 19245; 25711)

# EXHIBIT 245A



ADDITIONAL TRACT CENSUS

ADDITIONAL TRACT	AREA	TRACT	TOTAL
EXISTING ADMINISTRATION BLDG & ADDITION	15,314	2,317	18
EXISTING OVERHAUL BLDG & ADDITION	27,148	2,044	147
EXISTING TRANSPORTATION BLDG & ADDITION	2,518	2,417	64
NEW EQUIPMENT SERVICES GARAGE	50,493	2,004	437
TOTAL	95,473	6,782	326

**LAND USE STATEMENT**

The purpose of this report is to verify the Dallas Transit System, East Dallas facility and to provide a detailed description of the existing and proposed land use and improvements and values as shown on the site plan. The site plan shows the existing and proposed buildings, parking areas, and other improvements. The site plan also shows the existing and proposed streets, sidewalks, and other improvements. The site plan is based on the information provided by the applicant and the information available to the engineer. The engineer has not conducted a field inspection of the site and has not verified the accuracy of the information provided by the applicant. The engineer is not responsible for the accuracy of the information provided by the applicant or for the results of the field inspection conducted by the applicant. The engineer is only responsible for the accuracy of the information provided by the applicant and the information available to the engineer.

TRACT 1, TRACT 2, TRACT 3

TRACT	AREA	TRACT	TOTAL
TRACT 1	15,314	2,317	18
TRACT 2	27,148	2,044	147
TRACT 3	2,518	2,417	64
TOTAL	45,080	6,782	326



862400  
19245

APPROVED BY  
CITY COUNCIL

JUL 28 1986

RECEIVED  
JUL 29 1986

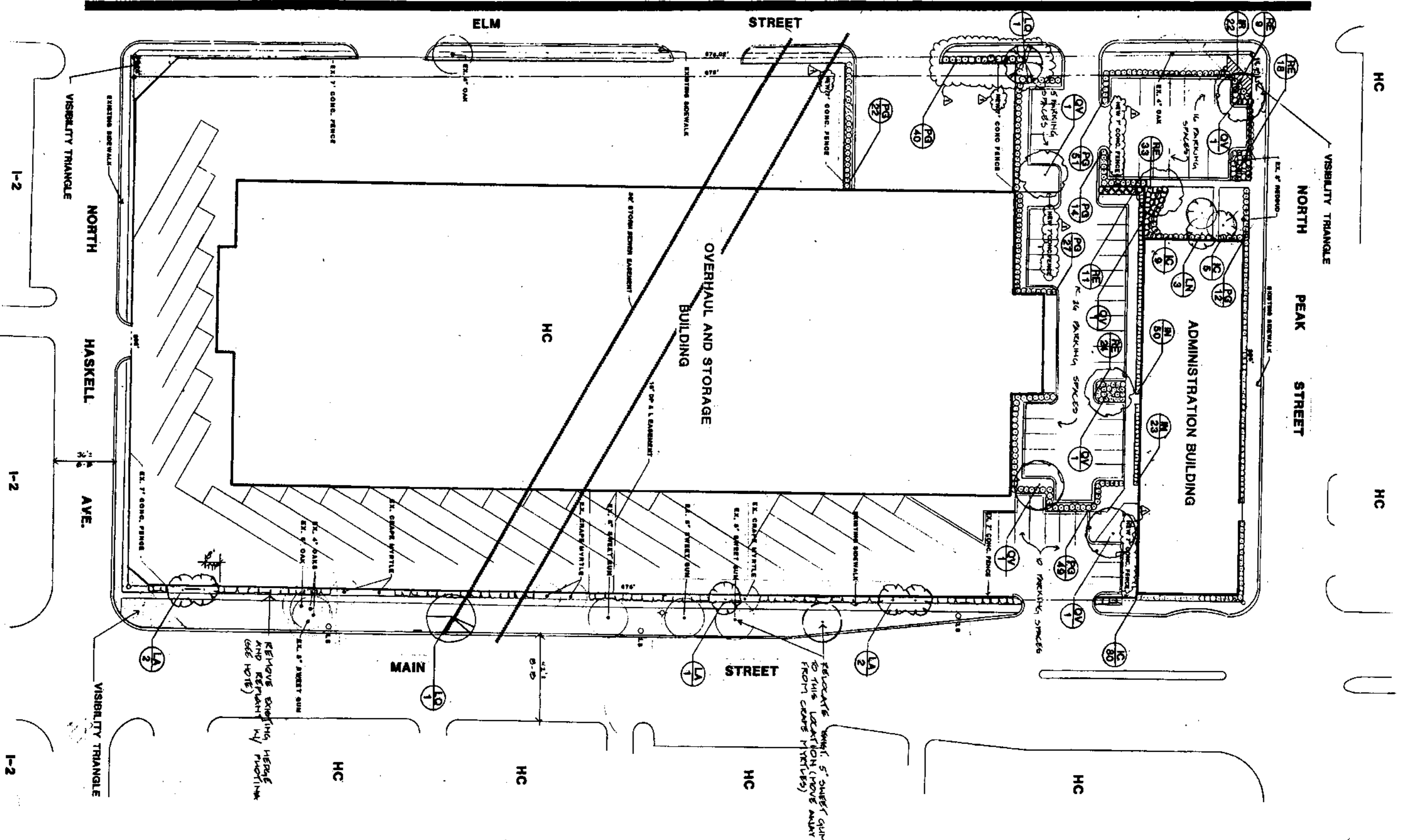
PLANNED DEVELOPMENT PERMIT NO. 245  
Z 856-186/1533-E

<p>PDD APPLICATION DETAILED DEVELOPMENT PLAN SCALE: 1"=50'-0"</p>		<p>REV. DATE BY DESCRIPTION</p> <p>1 4/26/86 MCD Add Proposed Communication Tower and Dish Antenna Location, and Identified City of Dallas Site 10-10-85</p> <p>2 5/16/86 MCD Revised Plans to Add Displacement All Drives, Moved Vents of Roof Deck</p>	<p>BERNARD JOHNSON INCORPORATED ARCHITECTS • ENGINEERS • PLANNERS STEMMONS CENTER, SUITE 730 • 7800 STEMMONS FREEWAY DALLAS, TEXAS 75247</p>	<p>JOHNSON ARCHITECTS ENGINEERS PLANNERS</p>
<p>JOB NO. 85038</p> <p>DATE 4/7/86</p> <p>DWN BY</p> <p>CHKD BY</p> <p>SHEET</p>	<p>IMPROVEMENTS TO East Dallas Operating Division 101 N. PEAK STREET DALLAS, TEXAS</p>			



# EXHIBIT 245B PAGE 1 OF 3

MATCHLINE SEE SHEET L-2



**LEGEND:**

CODE	COMMON NAME	BOTANICAL NAME
LG	SHEET GUM	Liquidambar styraciflua
QV	LIVE OAK	Quercus virginiana
UA	CRANE MYRTLE	Myrica carolinensis
CR	CRANE MYRTLE	Myrica carolinensis
CP	COMMON PESTIVUDA	Compositae

**NOTES:**

RELOCATE FROM PARKING STRUCTURE TO NEW LOCATION ALONG MAIN STREET AT 3' OC PLANT HIGH PLANTS AS REQUIRED TO COMPLETE PLANTING. ADDITIONAL CARE NEEDED FOR MAIN STREET TO BE 3' OC STREET LIGHTS. ALL PLANTING TO BE DONE BY A QUALIFIED CONTRACTOR. WHEN SPECIFICATION IS NOT PROVIDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTING MATERIALS AND FOR THE PROVISION OF REQUIRED LANDSCAPING SOILS. ACTUAL SEE FOOTNOTES OF UNDERLYING SHEET.



862400  
19245  
APPROVED BY  
CITY COUNCIL  
DATE: 08-08-86



PLANNED DEVELOPMENT DISTRICT NO. 245  
2 86-186/1335E

<b>PDD APPLICATION</b> <b>LANDSCAPE DEVELOPMENT PLAN</b> SCALE: 1"=30-0" <b>IMPROVEMENTS TO</b> <b>East Dallas Operating Division</b> DALLAS, TEXAS	REV. DATE BY DESCRIPTION Δ 0800 MOD	<b>BERNARD JOHNSON INCORPORATED</b> ARCHITECTS • ENGINEERS • PLANNERS 5050 WESTMEIER • HOUSTON, TEXAS 77056	<b>JOHNSON</b> ARCHITECTS ENGINEERS PLANNERS
	JOB NO. 86035-00-1 DATE 6-21-86 DWN. BY J.V. CHKD. BY D.O.M.		

# EXHIBIT 245B

## PAGE 2 OF 3

P 171

VICTOR STREET

R-7.5

VISIBILITY TRIANGLE

NORTH HASKELL AVENUE

NORTH PEAK STREET

MATCHLINE SEE SHEET L-3

ELM STREET

MATCHLINE SEE SHEET L-1

VISIBILITY TRIANGLE

VISIBILITY TRIANGLE

862400  
19245  
APPROVED BY  
CITY COUNCIL

JUL 20 2006



NORTH  
SCALE: 1"=30'



### NOTES

1. CROWN INTERLOCK ALONG VICTOR STREET TO BE THE SAME TYPE AND HEIGHT AS EXISTING CURB HEIGHTS AND RELOCATED TO BE BACK BY QUICK COURSE INTERLOCK ALONG VICTOR STREET BUILDINGS TO BE RELOCATED BY AN 80' OR LARGER MATCHLINE L-3 SOME QUANTITIES SIZE 1 REMAINS TO BE RELOCATED TO BE RELOCATED BY AN 80' OR LARGER ACTUAL LANDSCAPED AREA NOT SHOWN

### LEGEND

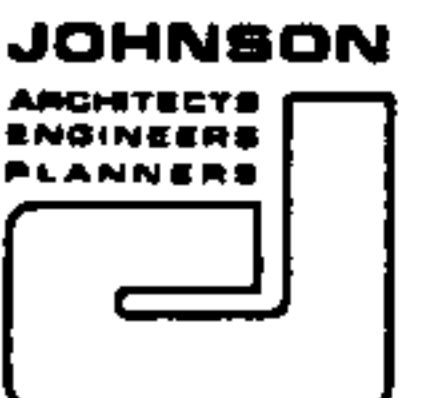
- AS COMMON NAME
- LA2 SWEET GUM
- LA3 LIVE OAK
- LA4 CANE HONEY
- LA5 PINK DOGWOOD
- LA6 PINEAPPLE
- LA7 PINEAPPLE
- LA8 PINEAPPLE
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### PDD APPLICATION LANDSCAPE DEVELOPMENT PLAN

IMPROVEMENTS TO  
East Dallas Operating Division  
DALLAS, TEXAS

REV	DATE	BY	DESCRIPTION
1	06/20/06	MCB	Revised Trees, Indicated Pave Height and Material

**BERNARD JOHNSON INCORPORATED**  
ARCHITECTS • ENGINEERS • PLANNERS  
5050 WESTHEIMER • HOUSTON, TEXAS 77056



NAME: LANDSCAPE DEVELOPMENT PLAN  
JOB NO: 85036-00-1  
DATE: 6-21-06  
OWN BY: C.E./J.V.  
CHKD BY: D.D.M.  
SHEET: L-2  
2 of 3



