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CITY SECRETARY
DALLAS, TEXAS

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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201



City Plan Commission

October 5, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 5, 2023
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=ma595b4fee8c24ae71f803d70150f9d80>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLAN CASES – CONSENT Item 1

ZONING DOCKET:

ZONING CASES – UNDER ADVISEMENT Items 2-5

ZONING CASES – INDIVIDUAL Items 6-8

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 9-12

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 13

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

CASES – CONSENT Items 14-16

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the September 21, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Development Plans:**

1. [23-2569](#) An application for a development plan and landscape plan on property zoned Planned Development Subdistrict No. 327 and deed restrictions Z889-216, west line Greenville Avenue, between Forest Lane and Stults Road.

Staff Recommendation: **Approval.**

Applicant: P & D Ventures, LLC

Representative: Leroy Alaniz

Planner: Teaseia Blue

Council District: 10

D223-005(TB)

Attachments: [D223-005\(TB\) Case Report](#)
[D223-005\(TB\) Development Plan](#)
[D223-005\(TB\) Landscape Plan](#)

Zoning Cases - Under Advisement:

2. [23-2579](#) An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.
Applicant: Market Center Boulevard Owner, LP
Representative: Suzan Kedron, Jackson Walker LLP
Planner: Jennifer Muñoz
UA From: September 7, 2023 and September 21, 2023.
Council District: 6
Z212-353(JM)

Attachments: [Z212-353\(JM\) Case Report](#)
[Z212-353\(JM\) Conceptual Plan](#)
[Z212-353\(JM\) Existing 621B Exhibit](#)
[Z212-353\(JM\) Parking Demand Analysis](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA Supplement](#)

3. [23-2580](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Fortune House FH Greenville
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
UA From: July 6, 2023 and September 7, 2023.
Council District: 14
Z223-105(AU)

Attachments: [Z223-105\(AU\) Case Report](#)
[Z223-105\(AU\) Site Plan](#)

4. [23-2581](#) An application for 1) a Planned Development District, and 2) a removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Staff Recommendation: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of removal of the D Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

UA From: September 7, 2023.

Council District: 14

Z223-114(JM)

Attachments: [Z223-114\(JM\) Case Report](#)
[Z223-114\(JM\) Development Plan](#)
[Z223-114\(JM\) Building Heights Plan REVISED](#)
[Z223-114\(JM\) Landscape Plan](#)
[Z223-114\(JM\) Parking RTC](#)
[Z223-114\(JM\) Revised Traffic Impact Analysis](#)

5. [23-2582](#) An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St. Augustine Road.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions; and **approval** of a D-1 Liquor Control Overlay.

Applicant: Nikia Mitchell, Kia's Asset Management

Representative: Gena Cannon

Planner: Andreea Udrea

U/A From: September 21, 2023.

Council District: 5

Z223-197(AU)

Attachments: [Z223-197\(AU\) Case Report](#)
[Z223-197\(AU\) Site Plan](#)

Zoning Cases - Individual:

6. [23-2583](#) An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive.

Staff Recommendation: **Denial.**

Applicant: Santiago Rivera

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Michael Pepe

Council District: 8

Z223-106(MP)

Attachments: [Z223-106\(MP\) Case Report](#)
[Z223-106\(MP\) Site Plan](#)

7. [23-2584](#) An application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road.

Staff Recommendation: **Approval.**

Applicant: RSJ Developments LLC

Representative: Erick Cortez

Planner: Andreea Udrea

Council District: 8

Z223-195(AU)

Attachments: [Z223-195\(AU\) Case Report](#)

8. [23-2585](#) An application for an amendment to Planned Development District No. 1076, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Liberty Bankers Life Insurance Company

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

Council District: 8

Z223-211(LG)

Attachments: [Z223-211\(LG\) Case Report](#)
[Z223-211\(LG\) Development Plan](#)

SUBDIVISION DOCKET:Consent Items:

9. [23-2586](#) An application to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property located on Illinois Avenue at Cockrell Hill Road, northwest corner.
Applicant/Owner: Dallas County
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: September 6, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S223-248

Attachments: [S223-248 Case Report](#)
[S223-248 Plat](#)

10. [23-2587](#) An application to create one 2.317-acre lot from a tract of land in City Block 6261 on property located on Elam Road, west of Woodmont Drive.
Applicant/Owner: Step of Faith F.A.P Church
Surveyor: Adams Surveying, LLC
Application Filed: September 6, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S223-249

Attachments: [S223-249 Case Report](#)
[S223-249 Plat](#)

11. [23-2588](#) An application to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property located on Burgess Boulevard at Algiers Street, northeast corner.
Applicant/Owner: Adler Property Companies, LLP
Surveyor: Duenes Land Surveying, Jacob and Hefner Associate, Inc.
Application Filed: September 7, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S223-251

Attachments: [S223-251 Case Report](#)
[S223-251 Plat](#)

12. [23-2589](#) An application to create one 1.112-acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road.
Applicant/Owner: Westminster Property
Surveyor: Marshall Lancaster & Associates, Inc.; Hixon, Inc.
Application Filed: September 11, 2023
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S223-252

Attachments: [S223-252 Case Report](#)
[S223-252 Plat](#)

Residential Replats:

13. [23-2590](#) An application to replat a 53.2125-acre tract of land containing all of Lot 1 in City Block D/7162, Common Areas 2, 3 and 4 in City Block B/7462, Common Area 16 in City Block L/7463 and Common Areas 14, 22 and 23 in City Block D/7463 to create 111 residential lots ranging in size from 2,002 square feet to 3,991 square feet, one commercial lot (286,149 square feet) and 12 Common Areas on property located on Forest Lane, west of Park Central Drive.
- Applicant/Owner: MM Swan Lake, LLC; Lake Forest Community SBB Mgmt CO
- Surveyor: Millers Surveyor, Inc; Ion Design Group, Inc.
- Application Filed: September 7, 2023
- Zoning: PD 381 (Subdistrict A, C, D, D1)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 11
- S223-250**

Attachments: [S223-250 Case Report](#)
[S223-250 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

14. [23-2591](#) An application for a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 Main Street (south elevation).
- Staff Recommendation: **Approval.**
- SSDAC Recommendation: **Approval.**
- Applicant: Andre Rowbotham of SIGNS UP
- Owner: Meadowcrest, LLC
- Planner: Jason Pool
- Council District: 14
- 2308110010**

Attachments: [2308110010 Case Report](#)

15. [23-2592](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308140017

Attachments: [2308140017 Case Report](#)

16. [23-2593](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308140018

Attachments: [2308140018 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, October 3, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, October 3, 2023, at 9:00 a.m., at City Hall, in Room 6ES, and by videoconference, to consider (1) DCA223-008 - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac100323>.

Tuesday, October 10, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, October 10, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <http://bit.ly/CLUP-10102023>, to facilitate a draft ForwardDallas plan review workshop.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, October 10, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC101023>.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



Agenda Information Sheet

File #: 23-2569

Item #: 1.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a development plan and landscape plan on property zoned Planned Development Subdistrict No. 327 and deed restrictions Z889-216, west line Greenville Avenue, between Forest Lane and Stults Road.

Staff Recommendation: **Approval.**

Applicant: P & D Ventures, LLC

Representative: Leroy Alaniz

Planner: Teaseia Blue

Council District: 10

D223-005(TB)

Planner: Teaseia Blue

FILE NUMBER: D223-005(TB)

DATE FILED: April 26, 2023

LOCATION: West line of Greenville Avenue, between Forest Lane and Stults Road

COUNCIL DISTRICT: 10

SIZE OF REQUEST: ±3.119 acres

CENSUS TRACT: 78.05

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Leroy Alaniz

APPLICANT: Rescue Air, LLC

OWNER: P & D Ventures, LLC

REQUEST: An application for a development plan and landscape plan on property zoned Planned Development No. 327 and deed restrictions Z889-216.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 327

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20327.pdf>

Planned Development District Subarea No. 327 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/327A.pdf>

D223-005(TB)

BACKGROUND INFORMATION:

PD 327 was established by Ordinance No. 20532, passed by the Dallas City Council on December 13, 1989. Ordinance No. 20532 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 20532; 25850)

Per sec. 51P-327.105. A detailed development plan for each phase of development must be submitted to and approved by the city plan commission prior to the issuance of any building permit for that phase.

Per SEC. 51P-327.116. A landscape plan must be submitted to and approved by the city plan commission at the same time as each detailed development plan.

REQUEST DETAILS:

The applicant seeks approval of a development plan and landscape plan for Phase II of the development.

The proposed development plan provides for a 12,500 square foot, one story building repair and maintenance shop structure, parking, and loading.

The proposed landscape plan reflects landscaping per Article X.

Upon review of the proposed development plan and landscape plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 327 conditions and does not impact any other provisions of the ordinance permitting this use.

List of Officers

P & D Ventures, LLC

Joshua Campbell – Managing member

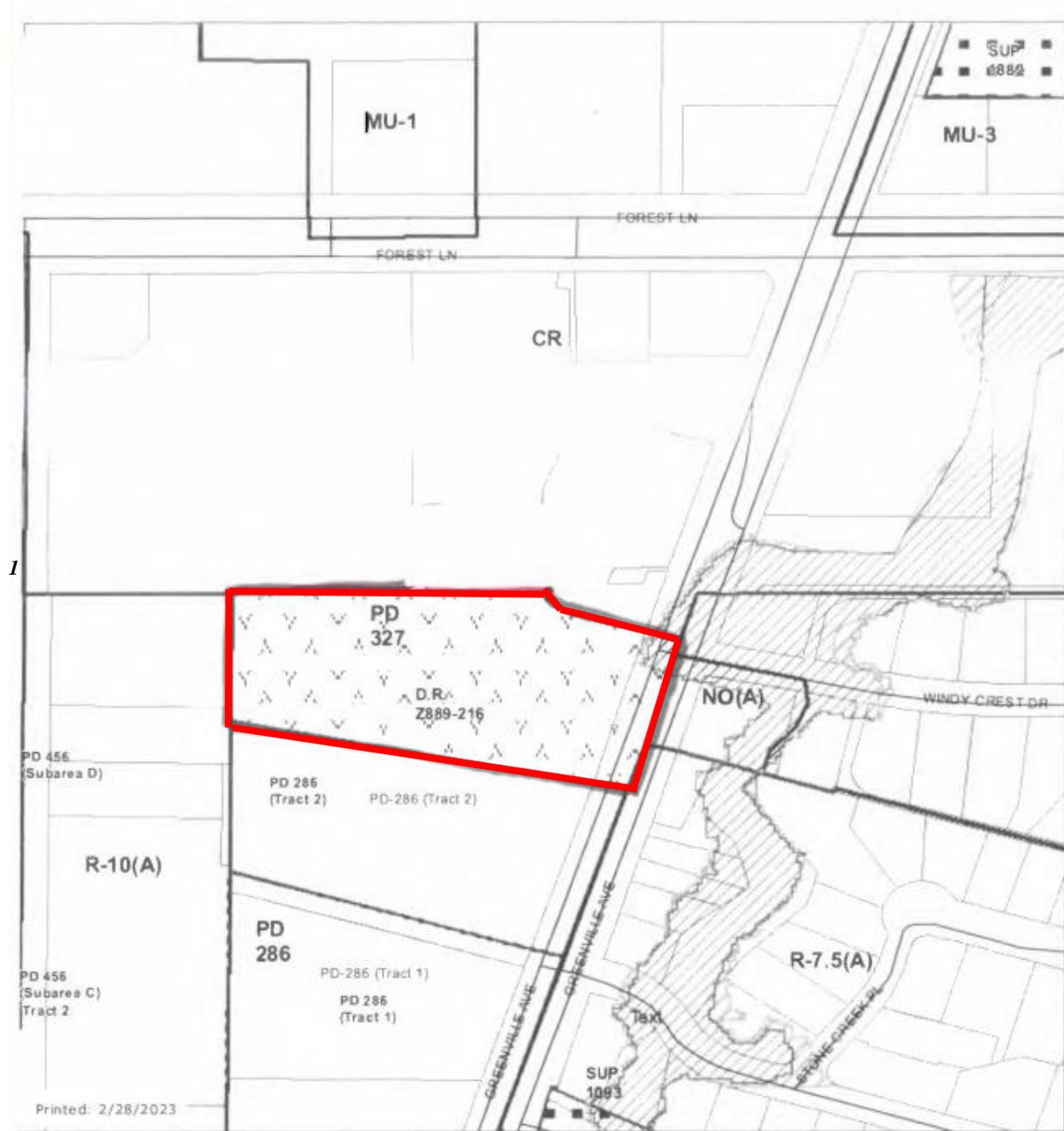
Michael Hirsh – Managing member

Rescue Air, LLC

Michael Hirsh - Managing Member

Joshua Campbell - Managing Member

Roger Wakefield - Member

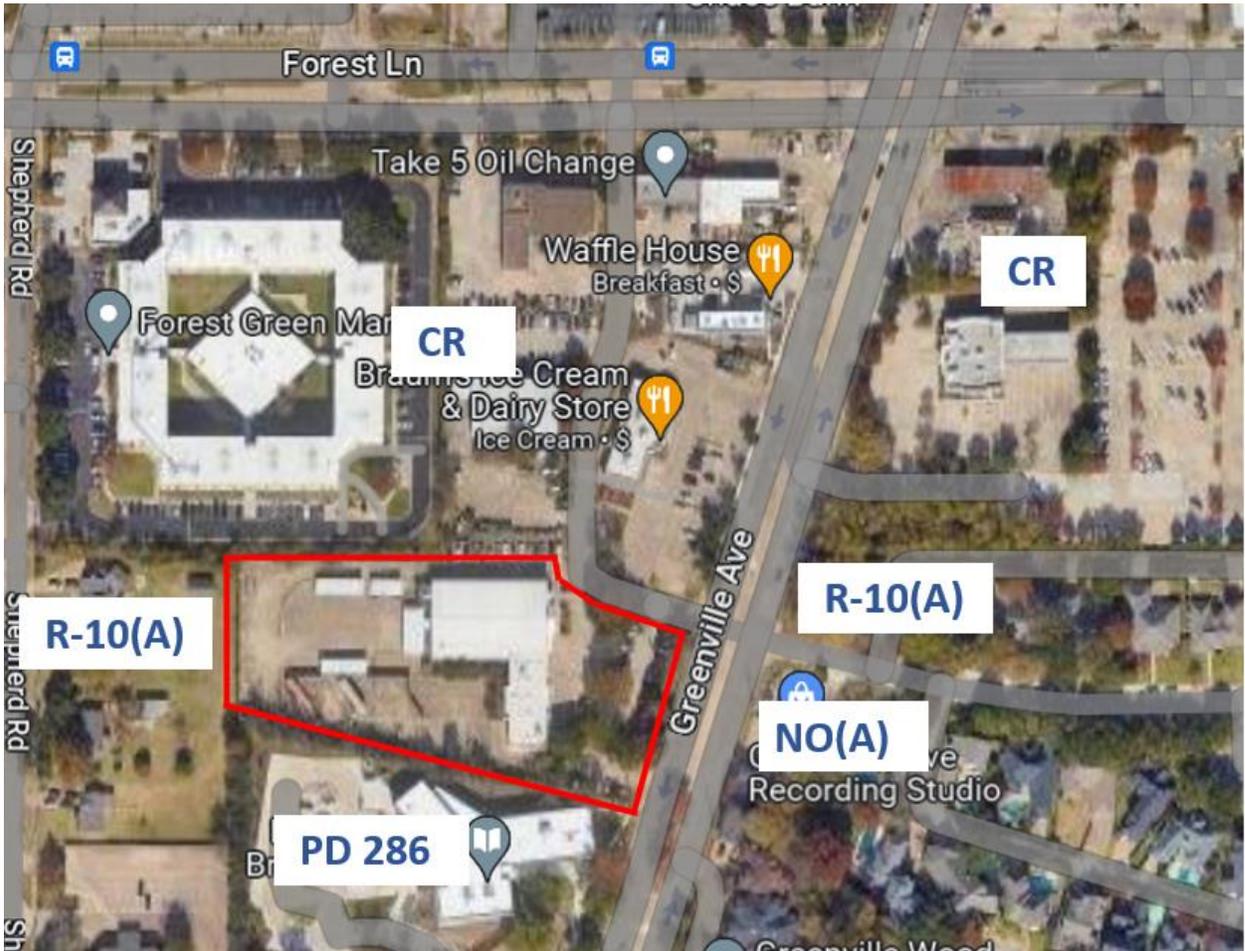


- City Limits
- Roadway
- 0.2 Ft Annual Flood Hazard
- 1 Ft Annual Chance Flood Hazard
- Conrad Parcel
- Base Zoning
- Deed Restrictions
- SUP
- PD Subdivisions
- PDS Subdivisions

This data is to be used for graphical representation only. The accuracy is not to be taken used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



1:2,400



Aerial View





Agenda Information Sheet

File #: 23-2579

Item #: 2.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.

Applicant: Market Center Boulevard Owner, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

UA From: September 7, 2023 and September 21, 2023.

Council District: 6

Z212-353(JM)

FILE NUMBER: Z212-353(JM) **DATE FILED:** September 22, 2022

LOCATION: Northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 4.14 acres **CENSUS TRACT:** 48113010003

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

**APPLICANT/
OWNER:** Market Center Boulevard Owner, LP

REQUEST: An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District.

SUMMARY: The purpose of the request is to propose modifications to the development standards for a special project including increased height, a parking reduction, and the addition of public benefits including open space, mixed-income housing, and urban design and pedestrian amenities.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.

PLANNED DEVELOPMENT NO. 621:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=621>

PRIOR CPC ACTION: On September 21 and September 7, 2023, the City Plan Commission held this case under advisement. No updates or changes have been made.

BACKGROUND INFORMATION:

- On August 28, 2002, the City Council approved Planned Development District No. 621, the Old Trinity and Design District Special Purpose District. The PD is comprised of approximately 424 acres and provides standards to encourage mixed-use development with enhanced site design, architectural design, open space, and environmental standards.
- The subject site contains 4.14 acres developed with three one-story structures built in the 1950s and totaling over 100,000 square feet of floor area.
- The proposed subdistrict deviates from the existing Subdistrict No. 1 standards to allow a special project with increased height from 130 to 185 feet plus 20 feet for mechanicals, reduced parking ratio for office uses, reduced site trees, and additional signage provisions.
- PD No. 621 development standards and uses to allow a mixed-use development with increased height and floor area ratio with provided design standards, open space, and mixed-income housing.

Zoning History: There have been two recent zoning requests in the area within the last five years.

1. **Z189-157:** On February 19, 2019, automatic renewal of Specific Use Permit No. 2082 for a motor vehicle fueling station use on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, Subarea 1, located on the east corner of Market Center Boulevard and Oak Lawn Avenue was approved administratively in accordance with the Chapter 51A-4.219(c).
2. **Z201-125:** On November 10, 2021, the City Council approved the renewal of Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, located on the east side of Market Center Boulevard, southeast of Oak Lawn Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Irving Boulevard	Principal Arterial	100 feet	100 feet
Market Center Boulevard	Principal Arterial	100 feet Bike plan	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the Traffic Impact Analysis dated September 15, 2022 and subsequent supplement dated January 11, 2023. Staff determined that the proposed development will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.5 Focus on companies that represent the greatest potential for job growth and investment.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

GOAL 6 ENHANCE RENTAL HOUSING OPTION

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

The subject site is located within the Trinity River Corridor Comprehensive Land Use Plan (2005), Downtown-Lakes District. The Downtown-Lakes District is one of two districts that blends both sides of the Trinity River. It is the recognized core of the city of Dallas and includes the city's founding site as well as major civic and cultural institutions located Downtown. Specifically, the site is situated within the Mixed-Use –Adaptive Reuse area of the plan. The module for this preferred land use includes a mix of uses with up to 25 percent multifamily (p. 23). The plan identifies that the area will continue to have the most

intense development pattern in Dallas. With the highest development intensity in this plan, this area extends across IH-35 from Downtown Dallas to the Trinity River levees and continues across the river to Oak Cliff and West Dallas. This development pattern should extend the existing downtown fabric and take full advantage of the appealing amenities planned in the central part of the Trinity River Corridor.

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bound by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes the Design District as a unique destination for art, home furnishings, and design goods. In recent years, however, the Design District has emerged as a vibrant, mixed-use neighborhood as residential buildings and additional commercial services have come online. The Design District has long been a premier destination for interior designers seeking unique home decor and furnishings. Today, the district offers a variety of merchandise, including art, antiques, and vintage goods, making it one of Dallas' most attractive shopping and retail areas.

The *Stemmons/Design District Land Use Plan/Study* adopted in 2001, prioritizes the adaptive reuse of existing structures while noting how it is complicated by the 100 percent lot coverage and existing on-street parking to meet the demands of new uses. With its adjacency to the Trinity River and the proposed flood and recreational improvements, a unique opportunity exists for the area to redevelop into a mixed-use district that supports residential uses as well as many of the existing uses.

The *Stemmons Corridor – Southwestern Medical District Area Plan* (2010), provides guidance for future land development through a vision, policy and implementation program. The area serves as a destination for business, trade and economic innovation, medical attention and research, urban housing, shopping, recreation, and entertainment. The plan confirms the site as being appropriate for urban mixed-use (medium) uses. Additionally, development and design recommendations are made including:

- Having 55-70% residential, 15-20% retail, 20-25% office/institutional and zero industrial or other land uses.
- The recommended max building height is based on a max of seven stories.
- Architectural details to enhance on-street experience including protecting people from the elements with awnings, arcades, or porticoes; visual amenities such as façade details, window shopping galleries, and public/semi-public spaces including outdoor dining areas, courtyards, or small plazas.

- Streets should have design elements to encourage walking such as on-street parking, wide sidewalks, and well-signalized crosswalks, bulb-outs at intersections, street trees, pedestrian-scale lighting, benches, and other street furniture. Pedestrian pathways should be incorporated to ensure convenient access.
- Reduce front-facing off-street parking, design parking to the rear of buildings or within structures.

The proposed project is mixed-use but will not adaptively reuse the existing structures and seeks to reduce the site off-street parking and on-site trees. This is inconsistent with the various plan goals and objectives. Furthermore, the special project defined and granted additional height, reduced parking, and reduced trees, fails to provide a residential component in certainty.

Surrounding Land Uses:

Area	Zoning	Use
Site	Subdistrict No. 1, PD No. 621	Office showroom/warehouse, warehouse, and vacant (animal shelter or clinic)
Northwest	Subdistrict No. 1, PD No. 621	Personal service (arts & craft production facility), restaurant without drive-in service, financial institution with drive-in window, and office
Northeast	Subdistrict No. 1, PD No. 621	Office showroom/warehouse, multifamily, medical clinic or ambulatory surgical center, industrial (inside) for light manufacturing (wholesale production bakery), and general merchandise or food store less than 3500 square feet
Southeast	Subdistrict No. 1, PD No. 621	Office showroom/warehouse, restaurant without drive-in service, art gallery, personal service, and general merchandise or food store less than 3500 square feet
Southwest	Subdistrict No. 1A, PD No. 621	Office showroom/warehouse, office, industrial inside/warehouse, and personal service (fitness)

Land Use Compatibility:

The 4.14-acre site is three parcels containing three one-story structures built in the 1950s and totaling over 100,000 square feet of floor area. Those structures contain office showroom/warehouse, warehouse, and vacant (animal shelter or clinic) uses. The property has frontage on two principal arterials (Irving Boulevard and Market Center Boulevard) and is located less than 500 feet from the Trinity Strand Trail by way of Market Center Boulevard.

Surrounding land uses consist of personal service (arts & craft production facility), restaurant without drive-in service, financial institution with drive-in window, and office to the northwest; office showroom/warehouse, multifamily, medical clinic or ambulatory surgical center, industrial (inside) for light manufacturing (wholesale production bakery),

and general merchandise or food store less than 3500 square feet to the northeast across Market Center Boulevard; office showroom/warehouse, restaurant without drive-in service, art gallery, personal service, and general merchandise or food store less than 3500 square feet to the southeast; and, office showroom/warehouse, office, industrial inside/warehouse, and personal service (fitness) uses to the southwest.

The applicant proposes to create a new PD subdistrict which maintains the existing development regulations and allows for the development of a *special project* to increase the permitted height, reduce the off-street parking required for office uses; amend landscaping regulations to reduce overall site trees provided with the new construction; and permit additional signage including a rooftop sign and newly defined entryway portal sign. The proposed subdistrict for a *special project* use would require certain public benefits consistent with the existing PD regulations and bonuses being provided including: (1) street level uses and street level parking concealment, (2) pedestrian amenities, (3) electric vehicle charging spaces, (4) open space, and (5) mixed-income housing.

The requested rezoning is consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and will serve as additional employment opportunity in proximity to nearby and proposed housing. However, staff is recommending qualifying a mixed-use project to include a residential component. In the Dallas Development Code (Section 51A), the Mixed-Use Districts offer additional FAR when a residential component is included in a mixed-use project. Similarly, the existing Subdistrict No. 1 regulations permit additional height with the inclusion of residential uses. Staff finds it imperative that the *special project* definition require a residential component to guarantee a true mixed-use project.

Development Standards:

Provision	Existing Subdistrict 1	Proposed New Subdistrict
Uses	Mixed uses; medium density	Mixed uses; medium density
		Add "special project" with mix of uses including 5% MIH at 81-100 AMFI
Setbacks	0'/0'/0'	No revisions
Density	No maximum	No revisions
Floor area ratio	4	No revisions
Height	130' (150' with 0.5 FAR residential component)	130' (150' with 0.5 FAR residential component)
		185' for "special project" plus 20' for mechanical elements

Height Bonuses	Existing for SD No. 1: <ul style="list-style-type: none"> • 36' Street-level parking structure concealment • 12' for LEED • 12' for pedestrian amenities 	New proposed: 55' plus additional 20' for mechanical elements for providing: <ul style="list-style-type: none"> • Street-level uses and parking structure concealment • Pedestrian amenities • Electric vehicle charging stations • Open space • MIH
	Existing in PD, but not in SD No. 1: <ul style="list-style-type: none"> • 15' Public art or water feature • 15' Electric charging stations • 40' for publicly accessible open space with certain criteria (public water feature can't be given bonus if they opt for this) • Others specific to 1I and 1J for sports practice facility (MAVS) and rehabilitation of a legacy structure (Cabana). 	
Lot coverage	100%	No revisions
Landscaping	Specific landscape regulations	Reduction for site trees to 1/5k SF
Off-street parking	Dallas Development Code plus specific use parking ratios	Reduction for office use to 1/435 SF
Design criteria 113	Specific regulations	No revisions
Signs	Business zoning district plus specific retail and personal service attached signage	One 1,200 SF rooftop sign and a new "entryway portal sign"

Height

The existing Subdistrict No. 1 allows up to 130-feet-in-height with a bonus of 20 additional feet for adding a residential component with a minimum floor-area-ratio of 0.5. There are 12 additional subdistricts which were created and redefined from the original Subdistrict No. 1 to allow deviations including increased height ranging from 200 to 400 feet and maxing out at any legal height permitted by the FAA. The requested additional height is suitable to allow for flexibility in providing the benefits to the area.

Open Space

Chapter 51A requires 10 percent open space. The proposed *special project* requires compliance with the existing open space requirements in the bonuses listed in the PD.

- A minimum of one aggregate open space area of 1,000 square feet must be clearly visible and adjacent to, or a part of, a public sidewalk.
- No vehicular access is permitted.

- A minimum of 25 percent of the open space area must be improved with plantings, sculptures, pools, or similar features.
- A minimum of 25 percent of the open space area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.
- Shielded lighting requirements based on suitable footcandles.
- A minimum of three amenities must be provided including seating areas, children's play area, a water feature, public art, a historical monument, trash and recycling receptacles, windows and doors from an abutting building facing the public art, and/or drinking fountains.

Design Standards

PD No. 621 contains a variety of architectural design guidelines to which the proposed subdistrict will adhere based on a point system. A minimum of 50 points are required for new construction or major modifications with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The design options include: (1) maintenance of original facades, (2) ground floor uses, (3) pedestrian amenities, (4) public art or water features, (5) paving material (decorative), (6) pedestrian orientation of building façade, (7) structured parking facilities, (8) energy conservation, (9) permeable surface (for part of required sidewalks and driveways), and (10) LEED credits (no longer applicable).

For a Special Project, no additional architectural design standards are proposed beyond those required by PD No. 621.

The proposed standards are unique to PD No. 621 and go beyond the Design Standards required for MIH development bonuses in the Dallas Development Code. However, some aspects not addressed include individual entries, enlarged sidewalks, and prohibition of surface parking between the street-facing façade and property line. It should also be noted that a by-right development in the proposed subdistrict must also comply with these standards. No extra standards were provided for the *special project* development type.

Mixed Income Housing

The applicant requests development rights to allow an increase in height leveraging their proposal to provide bonuses per PD No.621 including open space, sustainability regulations, and ensure the development has an affordable housing component.

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in a “E” MVA cluster. In “D,” “E,” and “F” MVA areas. For developments within these MVA categories, staff’s standard recommendation is that five percent of the total units be reserved for households at 81-100 percent of AMFI. The applicant is meeting this minimum recommendation.

The MIH in the Development Code contains provisions to allow up to ten percent specialty units, including club suites and penthouse suites, which are not required to be part of the dispersal of reserved dwelling units by type; however, specialty units are included in the total number of all units used to calculate the number of reserved units. Additionally, specialty units may not be designated solely due to the number of bedrooms in the unit.

The proposed subdistrict is including an increase of the specialty units up to 20 percent. Staff does not support this request.

While not required, the applicant has requested to include the standard code provision for the applicability of the fee-in-lieu option. Staff recommends the removal of this provision as it is redundant.

Parking:

The proposed PD No. 621 new subdistrict is proposed to provide parking in accordance with the parking regulations in the Dallas Development Code, with few exceptions included in PD No. 621. The PD includes different parking ratios for several uses. For an office use, PD No. 621 requires a ratio of one parking space per 358 square feet of floor area. The proposed subdistrict includes a ratio of one space per 435 square feet of floor area. A parking study dated June 16, 2023 was considered by the Engineering Division and found suitable. Additionally, staff recommends the parking bonus included with the MIH development bonus for a minimum of one-half space per dwelling unit with 15 percent of parking available for guest parking. The applicant proposes an alternative ratio of one space per dwelling unit with reduced guest parking at 10 percent.

Landscaping:

The proposed subdistrict contains conditions for landscaping to be provided in accordance with Article X. For a *special project*, modified landscaping provisions apply. The terminology was assessed by the city arborist and found acceptable.

The provisions amended for the new subdistrict reduce site trees from up to 45 trees and a minimum 90 caliper inches, down to a maximum of 38 trees and 76 caliper inches. Additionally, up to 50 percent of the trees can be reduced if the remaining trees are larger in caliper inches. However, for the September 21st update, the applicant added a minimum of 25 trees is required. This means the four-acre site could have a minimum of

25 trees or one tree per 7,214 square feet of area. While payment into the open space fund is permitted by PD No. 621, which the applicant has provided as an alternative to meeting the landscaping regulations, however the reduction in trees requested has been omitted as required to contribute. Staff does not support the lack of trees nor the lack of payment into the open space fund.

While the city arborist found the provisions acceptable for applicability purposes due to the constraints of the PD, staff does not support a reduction in site trees for new construction or major modifications. The area plans acknowledge misalignment of environmental goals and existing development types (for adaptive reuse). However, if development rights are sought for a future development, site planning should include full compliance with the landscaping regulations.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not located within an MVA cluster, properties immediately adjacent to the site are sporadically categorized as being within an “E” MVA cluster.

Z212-353(JM)

List of Officers

Market Center Boulevard Owner, LP (Applicant and Owner)

- Clay Duvall—Vice President

Proposed PD Conditions

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 424.3103 acres. (Ord. Nos. 25013; 25560; 27006; 29127; 31235)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into ~~13~~ 14 subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K and 3 are transit oriented, mixed-use zoning districts for the development of combinations of medium to high density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, 1I, 1J, 1K and 3 retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235; 32135)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(4) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(5) BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(6) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(7) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(XX) ENTRYWAY PORTAL SIGN means a sign located on an access gate or a vertical clearance structure/access gate. Entryway portal signs shall not exceed 250 square feet in area and shall not project more than 8 feet above the access gate or vertical clearance structure/access gate.

(8) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(8.1) INDOOR ATHLETIC AND ENTERTAINMENT CENTER means, within Subdistrict 3, an establishment with separate suites dedicated for athletic competition, training, and games of skill within private rooms. Other forms of indoor entertainment or games are also permitted in conjunction with this use as an accessory use. Sale and consumption of food and beverages is permitted on the premises and may be prepared and served as an accessory use.

(8.2) LEGACY BUILDING means a building constructed on or before 1963 that:

(A) contains a hotel or motel use; and

(B) is individually listed in the National Register of Historic Places.

(8.3) LEGACY BUILDING MIXED-USE PROJECT means a project containing more than two uses developed as a single project that includes at least one use in a legacy building.

(9) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(10) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(11) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labeled Exhibit 621C.

(12) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(13) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13.1) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

(14) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(15) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(16) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(17) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

Staff's Recommendation: Staff's amended definition removes amended conditions provided to the applicant for providing public benefits as well as design standards applicable to a by-right project.

(XX) SPECIAL PROJECT means a mixed-use development in Subdistrict 1K containing a multifamily use and a combination of any two or more permitted uses that meets the requirements of Sec. 109(a)(5.2) and Sec. 116.2 below.

Applicant's Request:

(XX) SPECIAL PROJECT means a mixed-use development in Subdistrict 1K containing an office or multifamily use and a combination of any two or more permitted uses in Section 51P-621.106(b), and that meets the requirements of Section 109, Section 110, Section 112, Section 113, Section 114, Section 116, and Section 116.2 below.

(18) SPORTS PRACTICE FACILITY means a private recreation center, club, or area that includes a combination of the following: two full basketball courts, locker rooms, plunge pools, weight room and training area, a lounge area, and offices for staff.

(19) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(20) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(21) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

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

(c) This special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”) (Ord. Nos. 25013; 25560; 28231; 30347; 31235; 32135)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 621A: Property and Subdistrict Descriptions.

(2) Exhibit 621B: Subdistrict Map.

(3) Exhibit 621C: Meanders of the Old Trinity River Channel.

(4) Exhibit 621D: Existing Railbeds.

(5) Exhibit 621E: List of Native Plants.

(6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.

- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation.
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.
- (11) Exhibit 621K: Tower Diagram for Subdistrict 1G.
- (12) Exhibit 621L: Tower Diagram for Subdistrict 1J.
- (13) Exhibit 621M: Development Plan for Subdistrict 3.
- (14) Exhibit 621N: Landscape Plan for Subdistrict 3. (Ord. Nos. 28231; 30040; 30041; 30042; 31235; 32135)
- (15) Exhibit 621O: Concept Plan for Subdistrict 1K: Special Project.

SEC. 51P-621.104. CONCEPTUAL PLAN.

(a) In general. Except as otherwise provided in this section, there is no conceptual plan for this special purpose district. (Ord. 25013):

(b) Subdistrict 1K. Development and use of the Property in Subdistrict 1K must comply with the concept plan (Exhibit 621O) if the Property qualifies for as a special project. For all other developments, no concept plan is required. If there is a conflict between the text of this division and the concept plan, the text of this division controls.

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required.

(c) Development and use of the Property in Subdistrict 3 must comply with the development plan for Subdistrict 3 (Exhibit 621M). If there is a conflict between the text of this article and the development plan for Subdistrict 3, the text of this article controls. (Ord. Nos. 25013; 25560; 32135)

SEC. 51P-621.106. MAIN USES PERMITTED.—staff has accepted the format presented and added the staff recommendations for certain land uses into the proposed section presented.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K and 3.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

Staff's Recommendation:

(3) Industrial uses.

- Beer or wine manufacturing. [Limited to Subdistricts 1C, 1D, and 1I. **By SUP only in Subdistrict 1K.**]
- Industrial (inside) for light manufacturing. **Prohibited in Subdistrict 1K.**
- Industrial (inside). [RAR] **Prohibited in Subdistrict 1K.**
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.] **Prohibited in Subdistrict 1K.**

Applicant's Request:

(3) Industrial uses.

- Beer or wine manufacturing. [Limited to Subdistricts 1C, 1D, and 1I.]
- Industrial (inside) for light manufacturing.
- Industrial (inside). [RAR]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Convent or monastery.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Open-enrollment charter school. [SUP]
- Private school other than open-enrollment charter school. [SUP]
- Public school other than open-enrollment charter school. [SUP]

(5) Lodging uses.

- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP, *except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard*]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area. [*See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.*]
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.

- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Multifamily.
- Retirement housing. *[SUP]*
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[Allowed by right in Subdistrict 1J. SUP required in all other subdistricts, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistrict II. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*
- Bingo parlor. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict II, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*

Staff's Recommendation:

- | |
|---|
| -- Commercial parking lot or garage. Prohibited in Subdistrict 1K. |
|---|

Applicant's Request:

- | |
|---|
| -- Commercial parking lot or garage. |
| -- Dry cleaning or laundry store. |
| -- Furniture store. |
| -- General merchandise or food store 3,500 square feet or less. |

- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Indoor athletic and entertainment center *[Subdistrict 3 only by SUP only]*
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses.
- Piercing salon. *[SUP]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo studio. *[SUP]*
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict II. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [RAR]
- Mini-warehouse. [SUP, except with RAR only if all on-site circulation is internal to the structure.]
- 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.]
- Trade center.
- Warehouse.

(b) Subdistrict 1K: Special project. The following uses are permitted for a special project:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Medical or scientific laboratory.
- Technical school.

Staff's Recommendation:

(3) Industrial uses.

- Beer or wine manufacturing. [SUP]
- ~~Industrial (inside). [RAR]~~
- ~~Industrial (inside) for light manufacturing.~~

Applicant's Request:

(3) Industrial uses.

- Beer or wine manufacturing. [SUP]
- Industrial (inside). [RAR]
- Industrial (inside) for light manufacturing.

(4) Institutional and community service uses.

- College, university, or seminary.
- Library, art gallery, or museum.

(5) Lodging uses.

-- Hotel [limited to a maximum of 150 guest rooms].

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

-- Financial institution with drive-in window.

-- Financial institution without drive-in window.

-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.

(9) Residential uses.

-- Multifamily.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. [SUP]

-- Antique shop.

-- Art gallery.

-- Art or craft production facility.

-- Billiard hall. [SUP]

-- Bingo parlor. [SUP]

-- Business school.

-- Commercial amusement (inside). [SUP]

-- Commercial parking lot or garage.

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Indoor athletic and entertainment center.

-- Liquor store.

-- Massage establishment. [SUP]

-- Nursery, garden shop, or plant sales.

-- Outside sales. [SUP]

-- Personal service uses.

-- Restaurant without drive-in or drive-through service.

-- Restaurant with drive-in or drive-through service. [SUP]

-- Temporary retail use.

-- Theater.

-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

-- Heliport. *[SUP]*

-- Helistop. *[SUP]*

(12) Utility and public service uses.

None permitted.

(13) Wholesale, distribution, and storage uses.

-- Office showroom/warehouse.

-- Trade center.

(bc) Subdistrict 2.

Omitted for brevity.

SEC. 51P-621.107. 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, see Section 51A-4.217.

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, **IJ** and ~~JK~~:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.
- General waste incinerator.
- Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

- Accessory outside storage. *[SUP]*
- Pedestrian skybridges. *[SUP]* (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30347; 31235)

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

Omitted for brevity.

SEC. 51P-621.109. 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) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K and 3.

(1) Front yard. No minimum front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. No maximum density. ***For a special project in Subdistrict 1K, 450 dwelling unit maximum.***

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, 1D, 1K and 3, maximum floor area ratio is 4.0.

Omitted floor area differences for Subdistricts 1E through 1J for brevity. No FAR deviation proposed with this application.

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, 1D, and 3, a maximum building height of 300 feet for Subdistricts 1E, 1F, 1G, and 1H, a maximum building height of 350 feet for Subdistrict 1I, and a

maximum building height of 400 feet for Subdistrict 1J. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus. In Subdistrict 1I, once the following height bonuses are used to reach a building height of 350 feet, a structure may be built to any legal height allowed by the Federal Aviation Administration. In Subdistrict 1J, the development must include the rehabilitation and adaptive reuse of a legacy building to receive a height bonus. In this paragraph, REHABILITATION means the process of returning a building to a state of utility in accordance with the United States Department of the Interior guidelines, as stated in the Secretary of the Interior's Standards for Rehabilitation.

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H. See Exhibit 621L for Subdistrict 1J):

(i) in Subdistricts 1A, 1D, and 3:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) In Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) In Subdistricts 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621I (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G); and

(cc) the longer tower dimensions is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) in Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J;
and

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) in Subdistrict 1H:

(aa) the portion of a building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least one and a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(vi) in Subdistrict 1J:

(aa) the portion of a building that is above 75 feet, has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621L;
and

(cc) the longer tower dimension is at least three times higher than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building is located in Subdistricts 1A, 1B, 1D, 1H, or 3
and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(v) the building is located in Subdistrict 1I and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade. The remainder of the street-level parking structure facade must be screened with a solid material that is architecturally compatible with the main building;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(vi) the building is located in Subdistrict 1J and:

(aa) complies with Section 51P-621.109(a)(4)(H);

(bb) the building contains ground-level retail and personal service uses, or residential uses that conceal a minimum of 50 percent of the ground-level street-facing parking structure facade. The remainder of the parking structure facades must provide screening that is architecturally compatible with the main building; and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.113(c)(3).

(E) Public art or water feature. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E, and 1F, the building achieves 15 points under Section 51P-621.113(c)(4);

(ii) the public art or water feature is located in exterior open space and has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches and/or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) In Subdistrict 1E, the developer complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(F) Electric charging stations. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

- (aa) seating areas.
- (bb) children's play area.
- (cc) water feature.
- (dd) public art.
- (ee) historical monument.
- (ff) trash and recycling receptacles.
- (gg) windows and doors from an abutting building facing the public art.
- (hh) drinking fountains.

(H) Sports practice facility. In Subdistrict 1I, building height may be increased a maximum of 50 feet if a sports practice facility is constructed.

(I) Public trail. In Subdistrict 1I, building height may be increased a maximum of 75 feet if a public trail is provided extending from Slocum Street along the southern boundary of Subdistrict 1I and connecting to the existing DART Victory Station. The public trail must meet the park and recreation department standards for hike and bike trails, measuring a minimum of 12 feet in width and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. The public trail must be reviewed and approved by the park board. Upon connection to the DART Victory Station, a 25-foot easement must be dedicated exclusively to the city to assure its availability to the public for pedestrian access. Upon dedication to the city, maintenance will be completed by the city.

(i) A development agreement approved by the city council that details infrastructure and service provisions and phasing and assigns cost responsibilities for the provision of recreational services and facilities is required before this this provision is satisfied.

(ii) If the Texas Department of Transportation or DART denies the application to connect the trail through right-of-way to the DART Victory Station and no other reasonable means of connection is available; or, if the park and recreation department, park board, and property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined based on an estimate of the cost of the

construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

(J) New development design. In Subdistrict 1J, height may be increased a maximum of 25 feet if new development is architecturally compatible with the legacy building. In this subparagraph, COMPATIBLE means similar and consistent in appearance and style; but does not necessarily mean identical.

(K) Sidewalks. In Subdistrict 1J, height may be increased a maximum of 15 feet if a minimum six-foot wide, unobstructed sidewalk is constructed along Slocum Street.

(L) Mixed-income housing. In Subdistrict 1J, when a multifamily use complies with the requirements in Section 51P-621.116.1, the proposed height may be increased a maximum of 35 feet, in the following increments:

(i) 10 feet if a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ii) 10 feet if a minimum of five percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(iii) 15 feet if a minimum of five percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(5.2) Height Bonuses in Subdistrict 1K: Special project.

(A) Maximum structure height is 185 feet, provided the development complies with the following height bonus criteria:

(i) Street-level uses. The development has a minimum of 15,000 square feet of street-level floor area with restaurant, retail, or personal service uses.

(ii) Street-level parking structure concealment.

(aa) the development has at least fifty percent of the street-level parking structure concealed with any of the permitted uses (excluding driveway entrances);

(bb) the remainder of the street-level parking structure facade shall be screened using a material that is architecturally compatible with the development;

(cc) the street-level uses, except for lobby areas, have a minimum depth of 30 feet measured from the building façade; and

(dd) for facades facing an alley or a fire lane, street-level uses are not required for concealment.

(iv) Pedestrian amenities. The development achieves 25 points under Section 51P-621.113(c)(3).

(v) Electric vehicle spaces. The development provides a minimum of five EV capable spaces.

(vi) Open space. Street-level open space is provided in accordance with Section 51P-621.109(a)(5.1) (G).

(vii) Mixed-income housing. If multifamily use is provided, compliance with the requirements in Section 51P-621.116.2 is required.

(B) Mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 20 feet in height above the maximum structure height.

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

Omitted for brevity.

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, “Off-Street Parking and Loading Regulations.” In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, “Handicapped Parking Regulations.”

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K and 3.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Hotel or motel. 0.55 spaces per guest room [*300 rooms or less only; Subdistrict 1E only*].

(L) Indoor athletic and entertainment center. One space per 500 square feet of floor area.

(M) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistricts 1B and 1I, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(N) Office. One space per 358 square feet of floor area.

(O) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(P) Personal service uses. One space per 275 square feet of floor area.

(Q) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(R) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

	%	%	%	%	%
<u>Use Category</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

“(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another

comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.”

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, “Use Regulations,” for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31150; 31235; 32135)

(d) Subdistrict 1K: Special project.

(1) Except as provided in this subsection, the off-street parking requirement is determined using the shared parking ratio in Section 51P-621.110(b)(4)(D).

(2) For office uses, one space per 435 square feet of floor area is required.

Staff’s Recommendation:

(3) In Subdistrict 1K, when compliant with Section 116.2, one-half spaces are required per multifamily dwelling unit.

(a) A minimum of 15 percent of the required off-street parking spaces for a multifamily use must be unassigned and available for use by visitors and residents.

Applicant’s Request:

(3) When compliant with Section 116.2, one space is required per multifamily dwelling unit. At least 10 percent of the required off-street parking spaces for multifamily use must be unassigned and available for use by visitors and residents.

Omit (d)(3)(a) recommended by Staff, as the language has been incorporated into Applicant’s proposed (d)(3).

See Article VI. (Ord. 25013)

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts except Subdistrict 3.

(1) Required tree species. All required trees must be from the following list of Texas native species:

<u>Scientific name</u>	<u>Common name</u>
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan
Carya texana	Black hickory
Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Morus rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard red oak
Quercus stellata	Post oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherulis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

<u>Scientific name</u>	<u>Common name</u>
Populus deltoides	Cottonwood

Albizia julbrissen

Mimosa

(B) Bradford pears (*pyrus calleryana*) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, **1J** and ~~1K~~, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, “projected street curb” means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), “Visual Obstruction Regulations.”

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. 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 right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at 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 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.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants 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.

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

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J and ~~1K~~.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum

three-inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square

foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, “open space” means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, **1J** and **1K** cannot plant all of the required trees on the building site, or the property owner in Subdistricts 1G and 1I cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X.

(d) Subdistrict 3. Landscaping must be provided as shown on the landscape plan for Subdistrict 3 (Exhibit 621N). If there is a conflict between the text of this article and the landscape plan for Subdistrict 3, the text of this article controls. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235; 32135)

Staff's Recommendation:

Omit changes.

Applicant's Request:

(e) Subdistrict 1K: Special project.

(1) Except as provided in this subsection, landscaping for a special project must be provided in accordance with the regulations applicable to Subdistrict 1K.

(2) Site trees.

(A) The development must provide either:

(i) One tree having a caliper of at least two inches for each 5,000 square feet of lot area, or fraction thereof, with a minimum of 38 trees being provided; or

(ii) Supply the sum total of required caliper inches by using varying sizes of trees, including a minimum caliper of 2 inches and a maximum caliper of 5 inches. Total number of site trees may not be reduced to less than fifty percent (50%) of the required quantity of trees. The total number of site trees may not be reduced to less than 25 trees.

(3) Except for site trees, if the director determines that the development cannot plant all of the required trees on the building site, the requirements of Section 51P-621.112(b)(6) apply.

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J and 1JK. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J and 1JK.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J and 1JK. New construction or a major modification must earn at least 50 points for properties

with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J and 1K. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Except as provided in this section, sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistrict 1E, sidewalks must be located between zero feet and 10 feet from the back of the projected street curb, except that sidewalks on Turtle Creek Boulevard must be located between zero feet and 12 feet from the back of the projected street curb, but no more than 50 percent of the length of all sidewalks may be immediately adjacent to the street curb. In Subdistrict 1E, sidewalks may be located either closer to, or farther from, the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(E) In Subdistricts 1E, 1F, 1G, 1I, and 1J, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet, and sidewalks in Subdistrict 1I must have a minimum unobstructed width of eight feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. 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 building permit in accordance with the Dallas Building Code. This private

license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at 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 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.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants 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.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

(f) Exemption for Subdistrict 3. The site design requirements of this section do not apply to uses in Subdistrict 3, except that sidewalks in Subdistrict 3 must be provided as shown in the development plan for Subdistrict 3. (Ord. Nos. 25013; 25560; 26102; 30040; 30041; 30042; 30347; 31150; 31235; 32135)

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

(e) Exemption for Subdistrict 3. The screening regulations of this section do not apply to uses in Subdistrict 3. (Ord. Nos. 25013; 25560; 32135)

SEC. 51P-621.116. SIGNS.

(a) Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, “General Maintenance.”

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a “projecting attached premise sign” means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

(d) In Subdistrict 1E, one rooftop-mounted metal framework premise sign is permitted, subject to the following conditions:

(1) A rooftop-mounted metal framework premise sign may be illuminated internally or externally or both.

(2) A rooftop-mounted premise sign may not exceed 1,200 square feet in effective area.

(3) A rooftop-mounted premise sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director. (Ord. Nos. 25013; 25560; 31150)

(e) Subdistrict 1K: Special project. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII:

(1) One rooftop-mounted metal framework premise sign is permitted on a portion of a building that is no more than 115 feet in height, subject to the following conditions:

(A) A rooftop-mounted metal framework premise sign may be illuminated internally and externally.

(B) A rooftop-mounted metal framework premise sign may not exceed 1,200 square feet in effective area.

(C) A rooftop-mounted metal framework premise sign must be internally located on a rooftop that is lower than the abutting structures.

(D) A rooftop-mounted metal framework premise sign must be flanked by at least two portions of a building of greater height.

(2) One entryway portal sign is permitted at each access point of the special project.

(3) One non-monument sign is permitted in the special project, subject to the following restrictions:

(A) Height. The maximum height for a non-monument sign is nine feet.

(A) Setback. The minimum setback for a non-monument sign is five feet.

(A) Effective area. The effective area of a non-monument sign may not exceed 150 square feet.

(4) Any other detached sign shall be a monument sign.

(5) All premise signs must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director. (Ord. Nos. 25013; 25560; 31150)

SEC. 51P-621.116.1. MIXED-INCOME HOUSING FOR SUBDISTRICT 1J.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-621.109(5.1)(L).

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-621.116.2. MIXED-INCOME HOUSING FOR SUBDISTRICT 1K: SPECIAL PROJECT.

(a) In general. Except as provided in this section, when residential uses are provided, the development bonuses in Section 51P-621.109(5.2)(A)(vi) apply if five percent of the total number of residential units must be made available to households earning between 61 and 80 percent of the area median family income and are in compliance with Division 51A-4.1100.

Staff's Recommendation:

(b) Specialty units. A maximum of 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, specialty units are included in the total number of all

units used to calculate the number of reserved units. Units may not be designated as specialty units solely due to the number of bedrooms in the unit.

Omit (d)

Applicant's Request:

(b) Specialty units. A maximum of 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, specialty units are included in the total number of all units used to calculate the number of reserved units. Units may not be designated as specialty units solely due to the number of bedrooms in the unit.

(d) Fee-in-lieu. Payment of a fee in accordance with Section 20A-23.1(c) is sufficient for compliance with Division 51A-4.1100 to obtain the development bonuses in place of providing reserved units.

(e) In the event of a conflict between Section 51A-4.1107(c) and this division, this division controls.

(f) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

(b) 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.

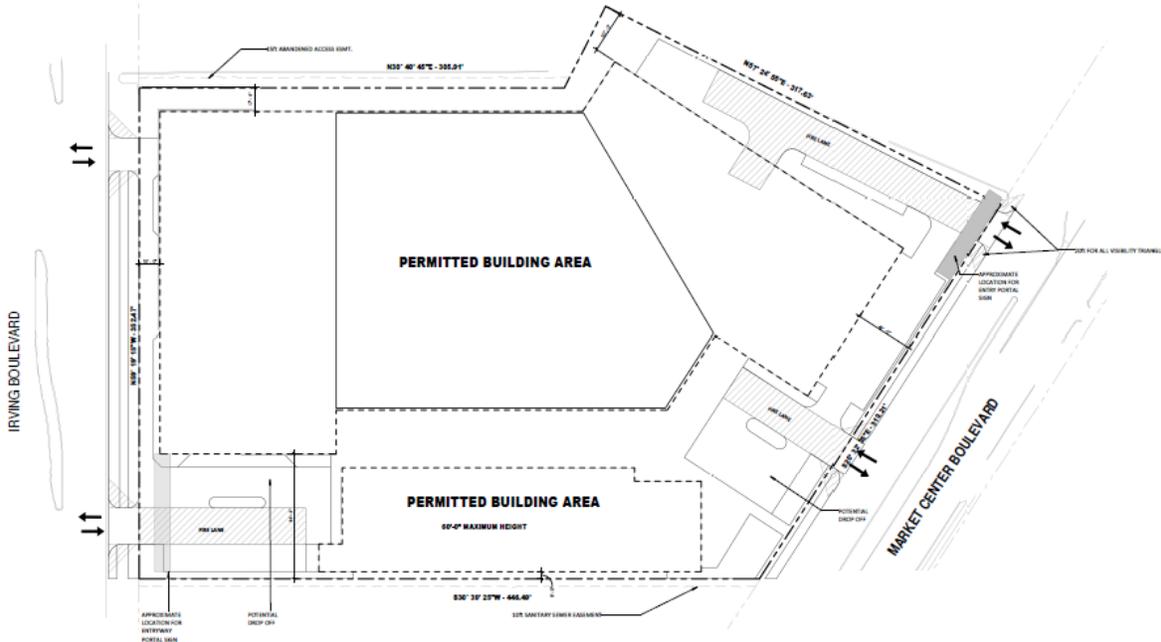
(c) In Subdistrict 1I, a traffic impact analysis is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347)

SEC. 51P-621.118. 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 to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose 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. 25013; 26102)

Proposed Conceptual Plan

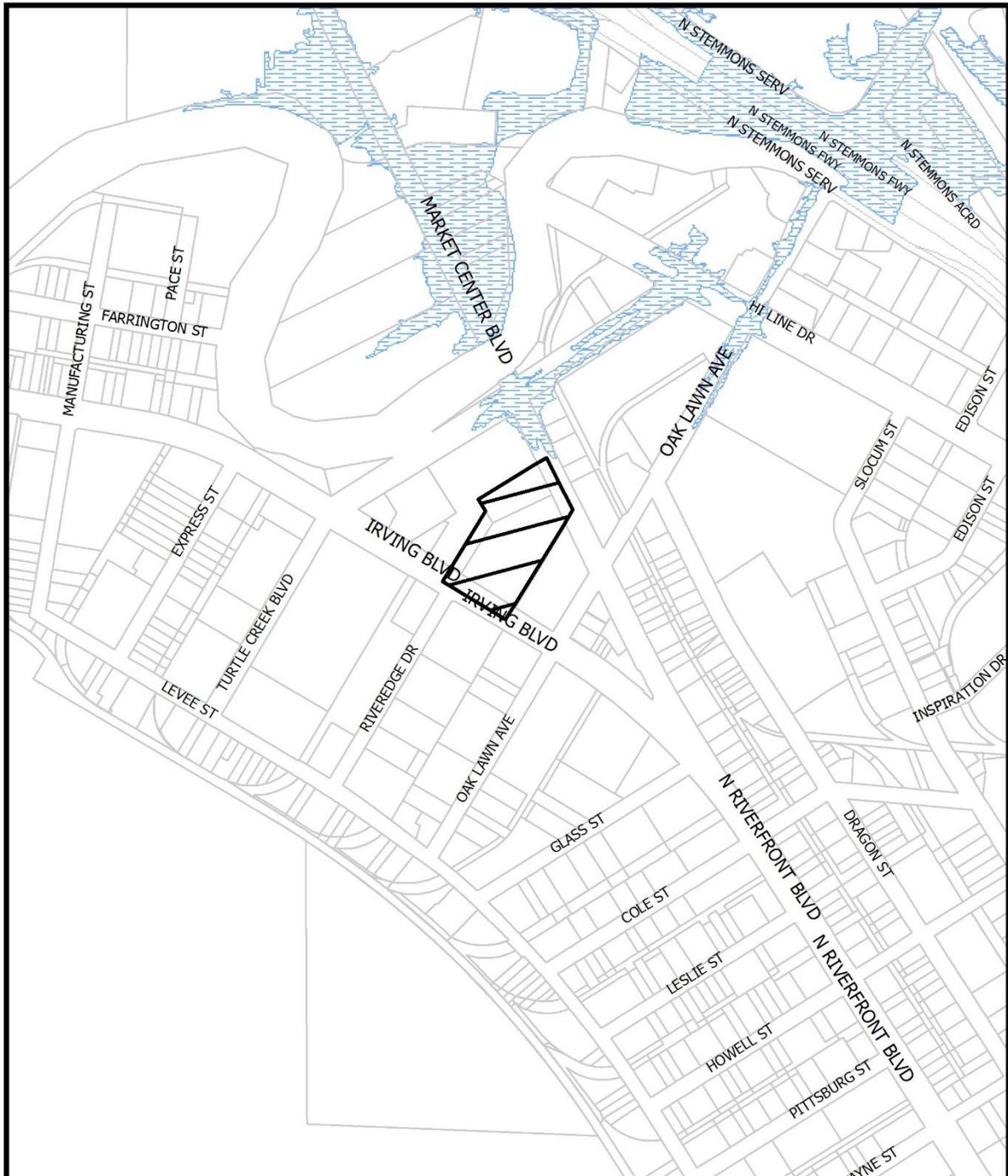


OVERALL SITE DATA TABLE Allowable Uses Per PD 621, Subdistrict 1K	
Site Area	4.416 acres (192,365 SF)
Building Height	185' Mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 20 feet in height above the maximum structure height.
FAR	4.0
Minimum Square Footage (for specific uses)	Restaurant, retail, or personal service uses: minimum 15,000 square foot of floor area, located on street level

LEGEND	
	PROPERTY LINE
	FIRE LANE
	BUILDING OUTLINE
	EGRESS/INGRESS
	APPROXIMATE LOCATION OF ROOFTOP-MOUNTED SIGN



CONCEPT PLAN



1:7,200

VICINITY MAP

Case no: Z212-353

Date: 4/3/2023

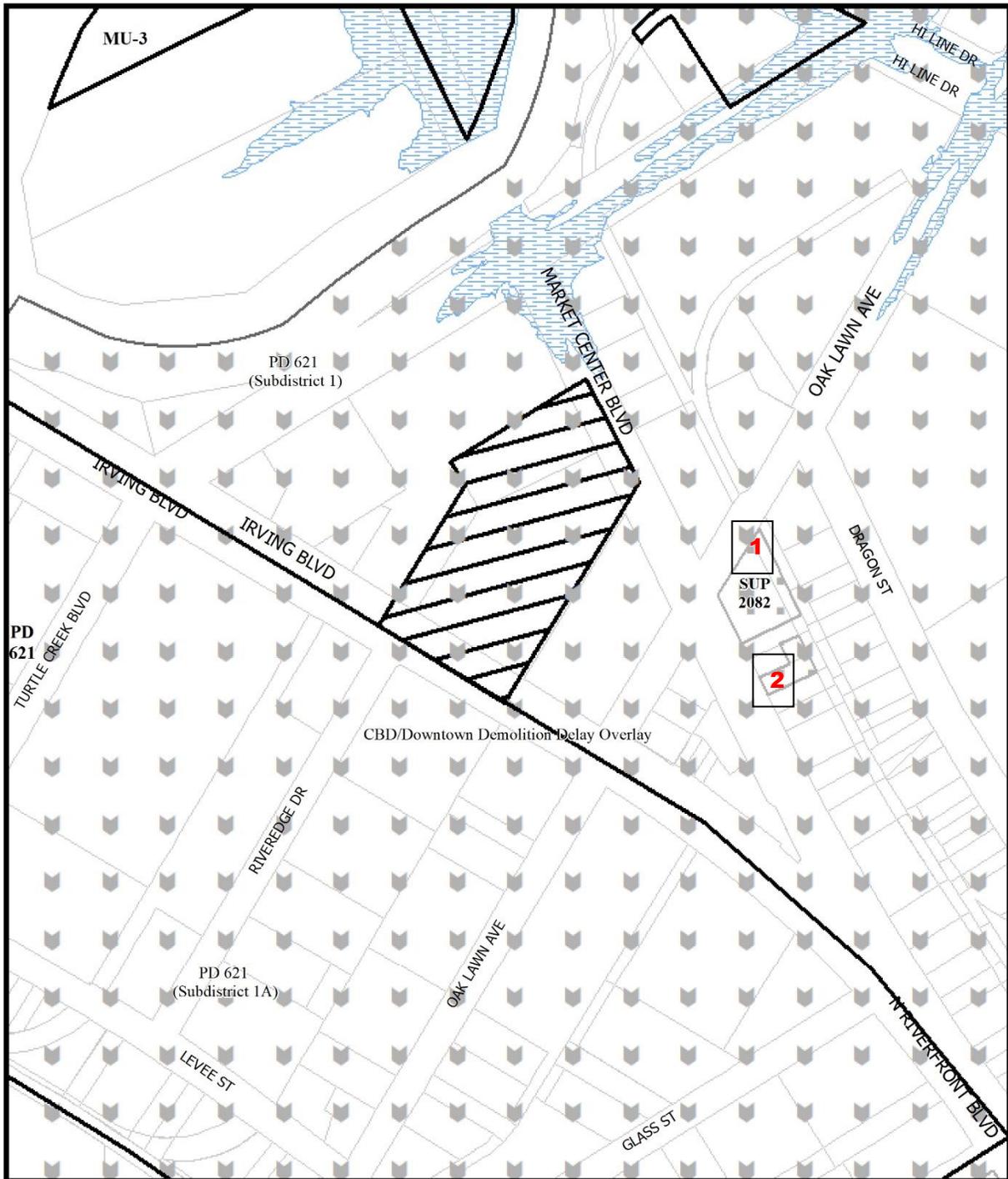


1:3,600

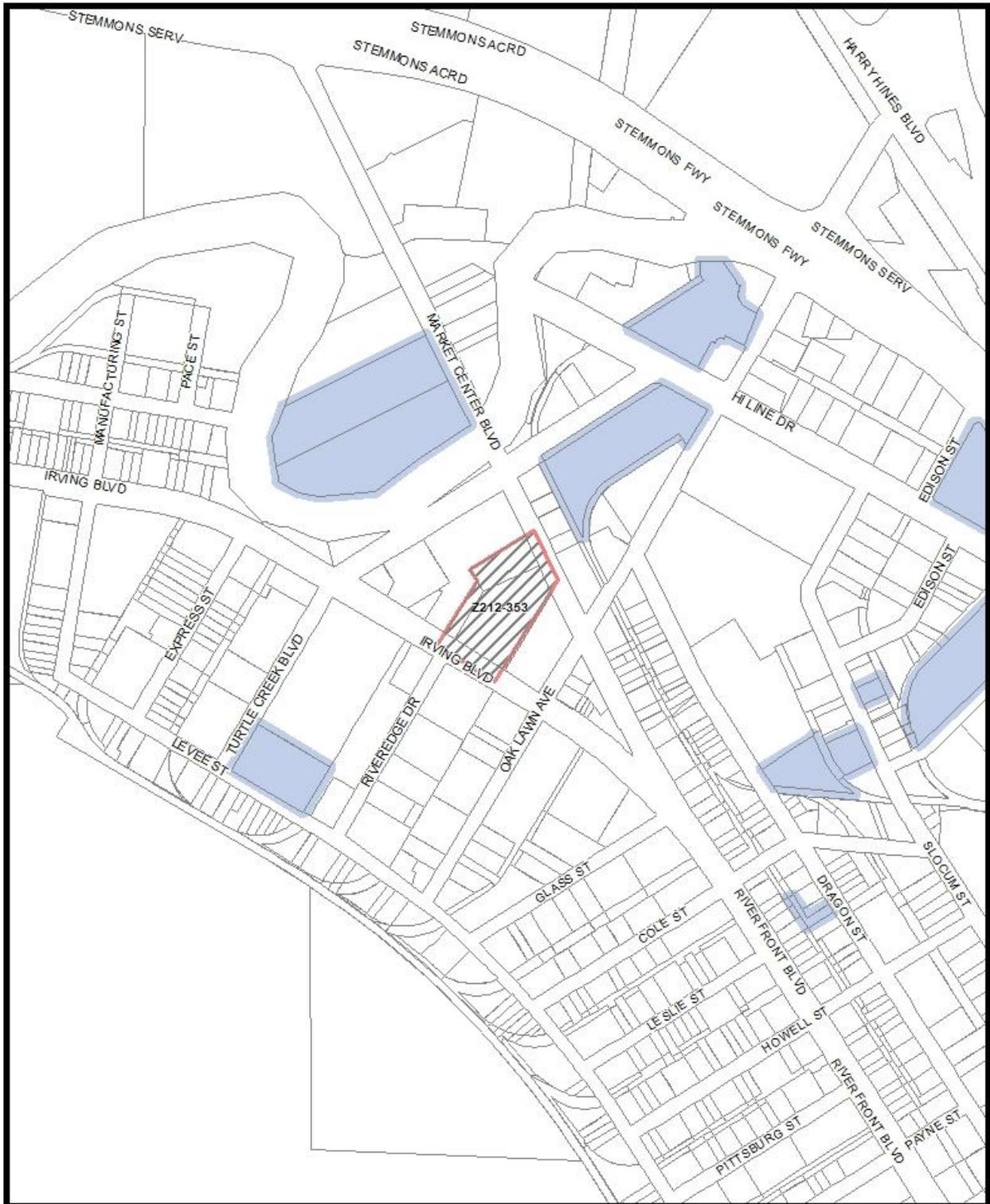
AERIAL MAP

Case no: Z212-353

Date: 4/3/2023



 1:3,600	<h1>ZONING HISTORY</h1>	Case no: <u> Z212-353 </u> Date: <u> 4/3/2023 </u>
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Market Value Analysis A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 4/4/2023



04/03/2023

Notification List of Property Owners***Z212-353******38 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1715 MARKET CENTER BLVD	PAI DAF LP
2	1444 OAK LAWN AVE	OAK LAWN DESIGN PARTNERS
3	1622 MARKET CENTER BLVD	ICP 1622 MARKET CENTER BLVD LP
4	1626 MARKET CENTER BLVD	1632 MARKET CENTER LLC
5	1634 MARKET CENTER BLVD	1634 MARKET CENTER LLC
6	1643 DRAGON ST	SKL AND ALCSL REVOCABLE TRUST
7	1633 DRAGON ST	NR YANG PROPERTIES LLC
8	1601 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
9	1617 MARKET CENTER BLVD	CONSTANCE TRINITY TRIANGLE LTD
10	180 OAK LAWN AVE	JLK LTD
11	155 OAK LAWN AVE	SUGAR INVESTMENT GROUP LLC
12	163 OAK LAWN AVE	SPJ GROUP LLC
13	1900 MARKET CENTER BLVD	CLAMS CASINO LLC
14	1401 TURTLE CREEK BLVD	Taxpayer at
15	1301 OAK LAWN AVE	1301 OAK LAWN AVE LLC
16	1804 MARKET CENTER BLVD	AD SALUTEM INC
17	1808 MARKET CENTER BLVD	AD SALUTEM INC
18	1810 MARKET CENTER BLVD	BRIGGS JOHN & DAWN LIVING TRUST
19	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
20	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
21	1505 OAK LAWN AVE	SKL INVESTMENTS CO LTD
22	1333 OAK LAWN AVE	1333 OAK LAWN DALLAS OWNER LP
23	1401 OAK LAWN AVE	1333 OAK LAWN DALLAS OWNER LP
24	1201 OAK LAWN AVE	Taxpayer at
25	1820 IRVING BLVD	PFIFFNER STEVEN J
26	1838 IRVING BLVD	CLAMS CASINO LLC

Z212-353(JM)

04/03/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
28	175 FORDYCE ST	WKP1729 LLC
29	150 TURTLE CREEK BLVD	TURTLE CREEK OWNER LP
30	1201 TURTLE CREEK BLVD	Taxpayer at
31	1300 OAK LAWN AVE	1634 MARKET CENTER LLC
32	1611 DRAGON ST	ZUEGER SECOND FAMILY LP
33	171 OAK LAWN AVE	OAK LAWN DEVELOPMENT GROUP LLC
34	148 RIVEREDGE DR	SAFFAIRE INVESTMENTS INC
35	1300 TURTLE CREEK BLVD	Taxpayer at
36	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP
37	155 RIVEREDGE DR	RIVEREDGE OWNER LP
38	175 OAK LAWN AVE	O & S REALTY LLC



Agenda Information Sheet

File #: 23-2580

Item #: 3.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Fortune House FH Greenville

Representative: Rob Baldwin, Baldwin Associates

Planner: Andreea Udrea

UA From: July 6, 2023 and September 7, 2023.

Council District: 14

Z223-105(AU)

FILE NUMBER: Z223-105(AU) **DATE FILED:** October 5, 2022
LOCATION: East line of Greenville Avenue, between Prospect Avenue and Oram Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 0.5 Acres **CENSUS TRACT:** 48113001101

OWNER: Lavo Properties LLC
APPLICANT: Fortune House FH Greenville
REPRESENTATIVE: Rob Baldwin, Baldwin Associates
REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay.
SUMMARY: The purpose of the request is to allow the existing restaurant use [Gung Ho] to continue to operate as a late-hours establishment per PDD No. 842 and remain open past 12:00 a.m. (midnight).
STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.
PRIOR CPC ACTION: On July 6, 2023, the City Plan Commission held this item under advisement to September 7, 2023. On September 7, 2023, the City Plan Commission held this item under advisement to October 5, 2023.

PD No. 842:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>

BACKGROUND INFORMATION

- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR Community Retail District uses. In PD No. 842, late-hour establishments are allowable only subject to an SUP. A late-hours establishment means a retail and personal service use that, except in Subdistrict 2, operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 2, operates between 9 p.m. and 6 a.m.
- The area of request is also located within the Tract 3 portion of Modified Delta Overlay No. 1.
- On December 13, 2017, City Council granted Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on the area of request, for a one-year period. Subsequently, on November 14, 2018, City Council approved the renewal of the SUP for an additional one-year period. And on January 8, 2020, City Council approved the renewal of the SUP for an additional two-year period. SUP No. 2272 expired on January 8, 2022.
- The property is currently developed with a 15,680-square-foot retail building with multiple suites, a rooftop terrace, and uncovered patios on the sidewalk. The request for the new SUP is for one of the suites, approximately 4,736 square feet in area being used as a restaurant with a 704-square-foot uncovered patio on the sidewalk, and no rooftop terrace. A Certificate of Occupancy for the subject suite was approved and issued on June 23, 2022, for the existing restaurant use [Fortune House].
- Since July 6, 2023, the applicant revised the SUP Site Plan to indicate the walk-in cooler that is located on the rear of the property. The cooler was installed based on permit issued in 2013. The SUP conditions were revised to include a condition to not allow the use on the rooftop patio.
- On September 7, 2023, the City Plan Commission held this item under advisement to October 5, 2023. There have been no changes to the request since the September 7 hearing.

Zoning History

There have been 15 zoning change requests in the area within the last five years.

1. **Z223-135:** An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the north line of Alta Avenue, west of Greenville Avenue. (under consideration with CPC on July 6, 2023)
2. **Z223-129:** An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through on property zoned Planned Development District No. 842 for CR Community Retail

District uses with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street. (under consideration with CPC on July 6, 2023)

3. **Z223-123 and Z223-124:** On Thursday, May 18, 2023, the City Plan Commission recommended denial with prejudice of an application for (1) an amendment to add “extended hours establishment” as a permitted use by SUP only in Subdistrict 1 within Planned Development District No. 842, and (2) a Specific Use Permit for an extended hours establishment, on property located on the west side of Greenville Avenue, between Sears Street and Alta Avenue.
4. **Z212-204:** On August 24, 2022, City Council approved the renewal of Specific Use Permit No.1912 for a late-hours establishment limited to a bar, lounge, or tavern for a three-year period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, north of Alta Avenue.
5. **Z201-154:** On May 26, 2021, City Council approved the renewal of Specific Use Permit No.1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a two-year period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the north line of Alta Avenue, west of Greenville Avenue.
6. **Z201-101:** On Thursday, January 21, 2021, the City Plan Commission recommended denial with prejudice of an application for a Specific Use Permit for a late hour establishment limited to a restaurant with drive-in or drive-through use on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the southeast corner of Greenville Avenue and Prospect Avenue.
7. **Z190-306:** On December 09, 2020, City Council approved the renewal of Specific Use Permit No.1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a five-year period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, north of Alta Avenue.
8. **Z190-125:** On February 26, 2020, City Council approved the amendment and renewal of Specific Use Permit No.2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a two-year period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Oram Street [subject site].
9. **Z189-333:** On January 8, 2020, City Council approved the amendment and renewal of Specific Use Permit No.2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a two-year period, on property

zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Oram Street [subject site].

10. **Z189-251**: On August 14, 2019, City Council approved Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a four-year period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the southwest corner of Greenville Avenue and Alta Avenue.
11. **Z189-227**: On April 3, 2019, an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, terminus of Alta Avenue
12. **Z189-206**: On August 28, 2019, the City Council approved the creation of a new subdistrict within Planned Development District No. 842 with an MD-1 Modified Delta Overlay.
13. **Z189-131**: On Thursday, February 7, 2019, the City Plan Commission recommended denial without prejudice of your application for a Specific Use Permit for late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned a Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive.
14. **Z178-304**: On November 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year time period, on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Oram Street. (subject site)
15. **Z178-272**: On October 24, 2018, the City Council approved the creation of a new subdistrict within Planned Development District No. 842 with an MD-1 Modified Delta Overlay.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Transportation

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Area Plans

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1

Modified Delta Overlay (MD-1) was adopted by the City Council on October 1, 1987 in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. The Overlay consists of three Areas. The subject site lies within Area 3 of the Modified Delta Overlay No. 1 (MD-1).

The modified delta overlay, in effect, prohibits the application of the delta theory due to the ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

A June 14, 1995, City Council resolution provided for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area at a ratio of 1 space per 300 square feet of public dining space.

Lastly, a June 28, 1995, amendment to the ordinance provide for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

STAFF ANALYSIS

Land Use

	Zoning	Land Use
Site	PD No. 842	Retail strip with restaurant uses
North	PD No. 842	Restaurant
East	PD No. 167, CR with SUP No. 285	Surface Parking Lot, Electric Substation
South	PD No. 842	Personal Service
West	PD No. 842 With SUPs No. 1905, 2401, 1912	Retail strip with restaurant uses and late-hours establishments

Land Use Compatibility

The SUP area of request is a portion of a lot developed with an approximately 15,680-square-foot-retail strip structure that is divided into four suites, and has a rooftop patio for one of the suites, and uncovered patios on the sidewalk for few of the suites.

The applicant is requesting an SUP for a late-hours establishment in one of the suites, approximately 4,736 square feet in area with an approximately 704-square-foot uncovered patio, to permit the continued operation of the restaurant beyond 12:00 a.m. to 2:00 a.m., Monday through Sunday, consistent with other retail and personal service uses in the area. The area of request was subject to SUP No. 2272, for a late-hours establishment limited to a restaurant without drive-in or drive-through service use, which expired on January 8, 2022.

The site is surrounded by retail uses to the north, south and west, and surface parking lots and an electric substation to the east.

The purpose of PD No. 842 is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. As defined in the PD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m. A specific use permit is required for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011, for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

- (e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

In addition to the regulations of PD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP, which specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purposes of promoting the health, safety, morals, and general welfare of the city.

The proposed use is oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along this street. The uncovered patio is along the sidewalk, and no rooftop terrace is associated with the establishment. Therefore, staff supports the request for a Specific Use Permit for a late-hours establishment, for a two-year period, subject to a site plan and conditions.

Police calls

The following tables detail the reported incidents and calls requiring police activity since the passing of the last ordinance approving an SUP at the location, January 2020. The count reflects a total of six calls with one offence and no arrest reported.

Address	Date	Day	Time	Crime	Group Crime Against
2010 GREENVILLE AVE	12/17/2020	Thu	11PM	THEFT FROM MOTOR VEHICLE	Group A – Crime Against Property

Response Date	Response Time	Problem	Priority Description	Location Name	Address
11/1/2021	9:48AM	40 - Other	3 – General Service	GUNGHO	2010 Greenville Ave

2/18/2023	2:28PM	09V - UUMV	4 – Non-Critical		2010 GREENVILLE AVE
5/15/2020	7:16PM	09V - UUMV	4 – Non-Critical		2010 Greenville Ave
11/2/2021	9:00AM	40 - Other	3 – General Service	GUNG HO RESTAURANT	2010 Greenville Ave
7/13/2021	1:48PM	6X - Major Dist (Violence)	2 – Urgent	GUNGHO	20100 Greenville Ave
5/2/2022	3:07AM	11B/01 - Burg of Bus	2 – Urgent	STEEL CITY POPS	2010 GREENVILLE AVE

Landscaping

The existing development is void of landscape materials and the request will not trigger compliance with Article X.

Parking:

Since 1979, the use of the property has been for retail and personal services uses. For a restaurant without drive-in or drive-through use, the requirement for off-street parking is calculated at one space per 100 square feet of floor area. Additionally, required parking for the public dining area is calculated at a ratio of 1 space per 300 square feet of public dining space which requires an additional 3 off-street parking spaces; however, the patio is exempt because it is uncovered. While no delta credits exist for the request site, staff verified a parking agreement of 176 spaces with 5711, 5716, 5720, and 5724 Prospect Avenue and 2026 Greenville Avenue and 5602-06 Sears Street to satisfy the requirement of 47 off-street parking spaces for the applicant’s request.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “C” MVA Cluster to the northeast across Prospect Avenue.

Z223-105(AU)

List of Officers:

Lavo Properties, LLC

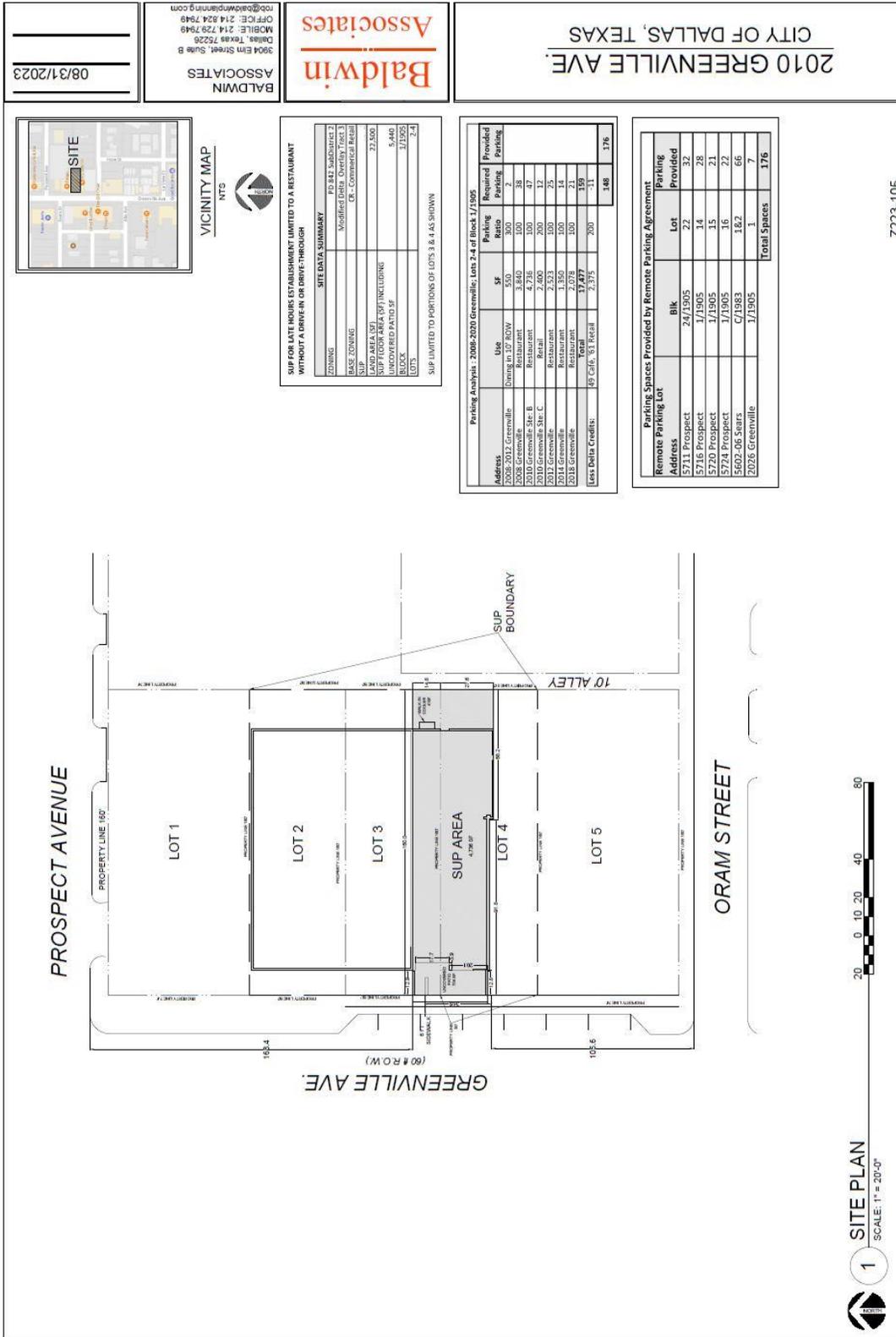
Wonderful Seven GP

Marc Andres, President
Roger Andres, Director

Proposed SUP Conditions

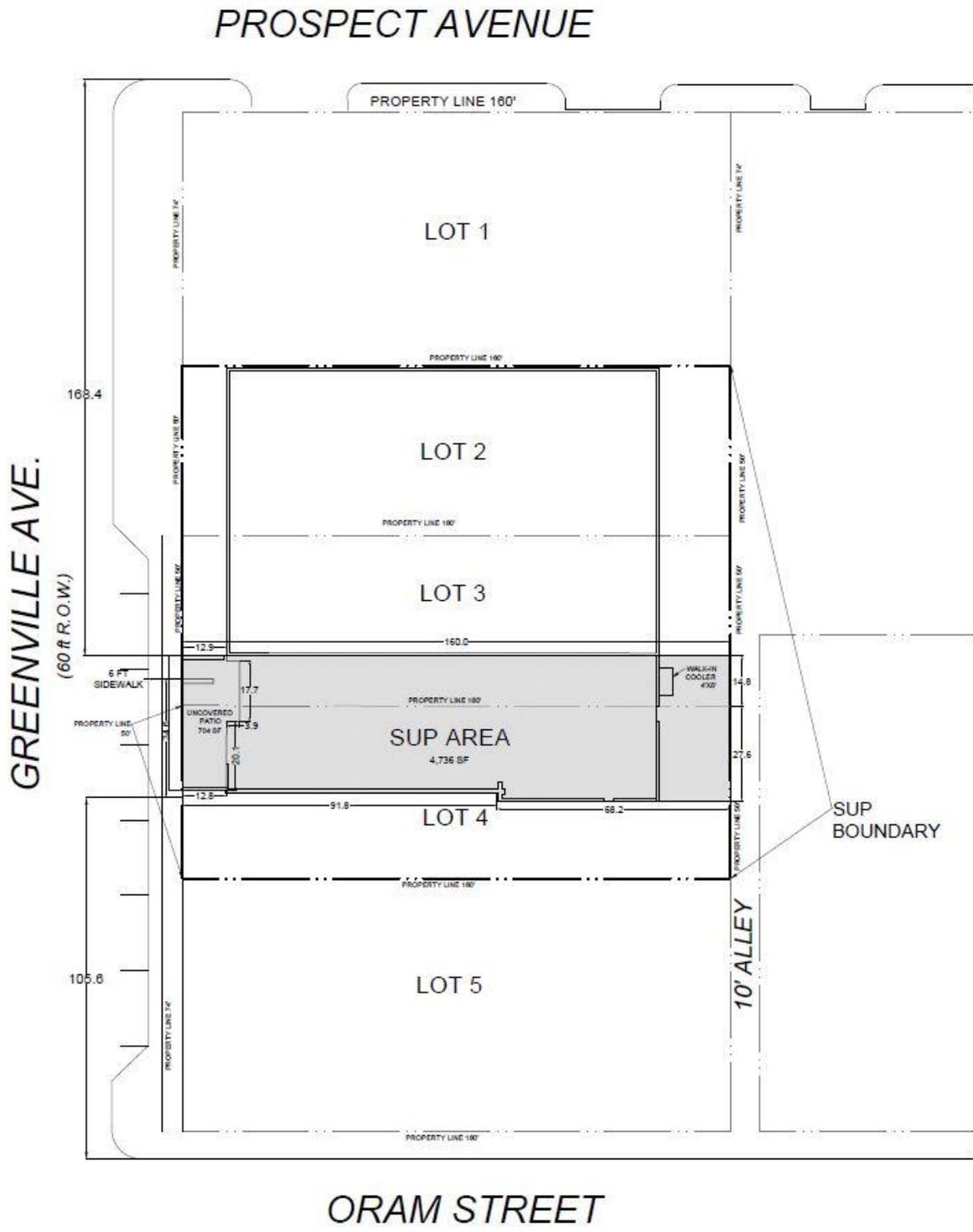
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ... (two-year period from passing of this ordinance).
4. FLOOR AREA:
 - a. The maximum floor area is 4,736 square feet in the location shown on the attached site plan.
 - b. The rooftop patio is not part of the SUP.
5. HOURS OF OPERATION:
 - a. The late-hours establishment limited to a restaurant without drive-in or drive-through service may not operate between 2:00 a.m. and 6:00 a.m., Monday through Sunday.
 - b. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR SPEAKERS, AMPLIFICATION, AND LIVE MUSIC: Speakers, amplification, and live music are prohibited on the outdoor patio between the hours of 12:00 a.m. and 2:00 a.m.
7. PATIO:
 - a. An outdoor patio is only allowed in the location shown on the attached site plan.
 - b. The patio may not exceed 704 square feet in area.
 - c. The patio must be uncovered.
 - d. The Property owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

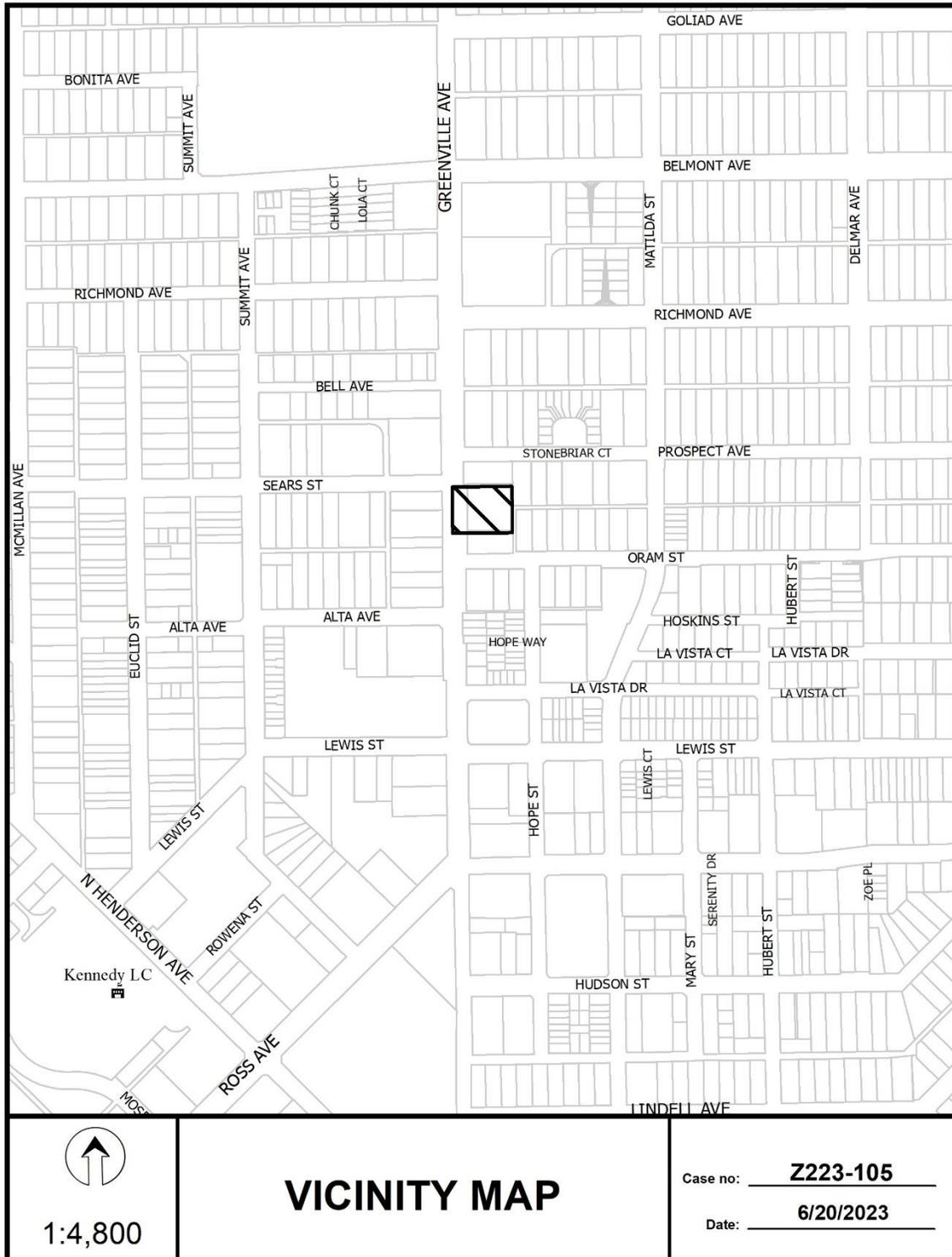
PROPOSED SUP SITE PLAN

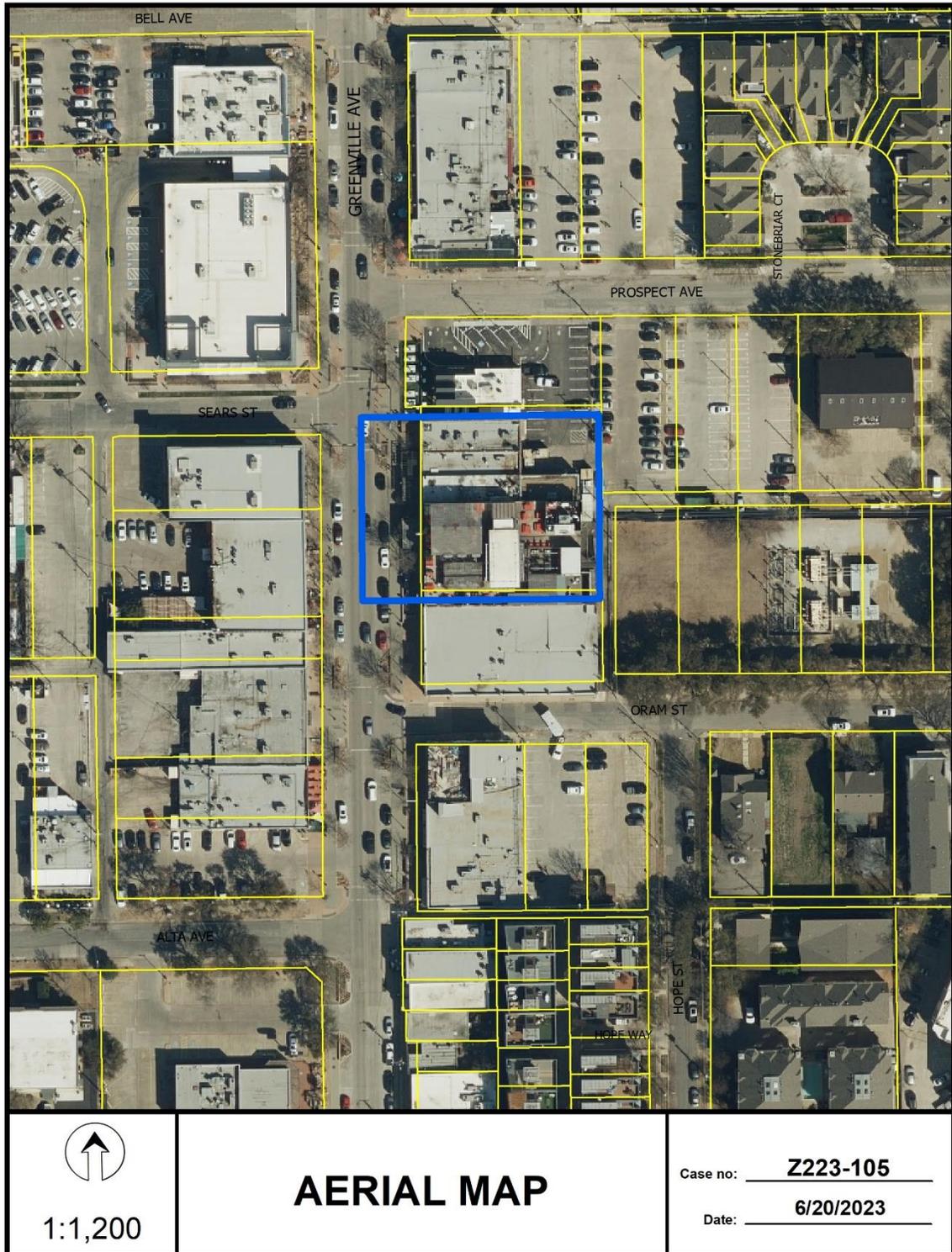


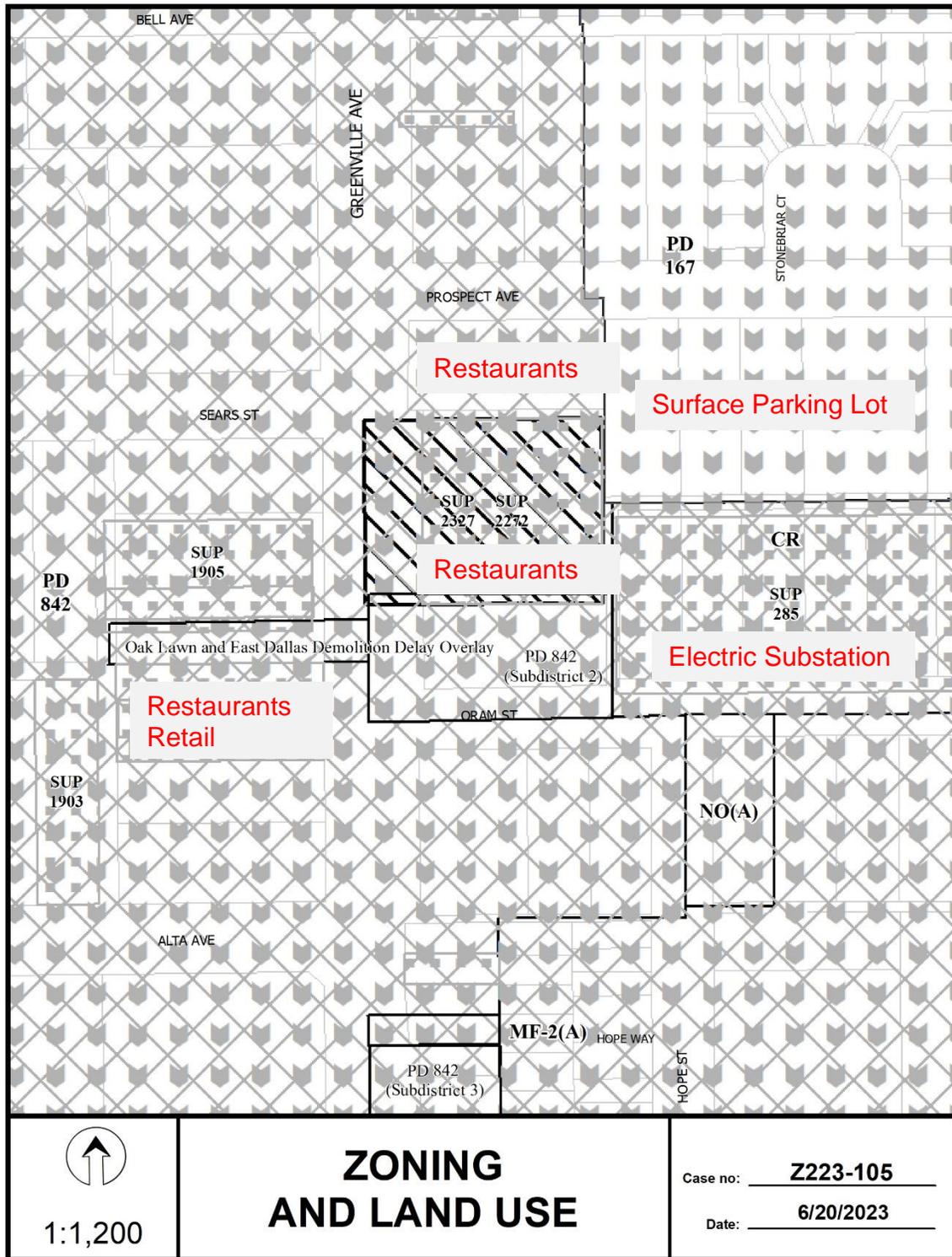
Z223-105

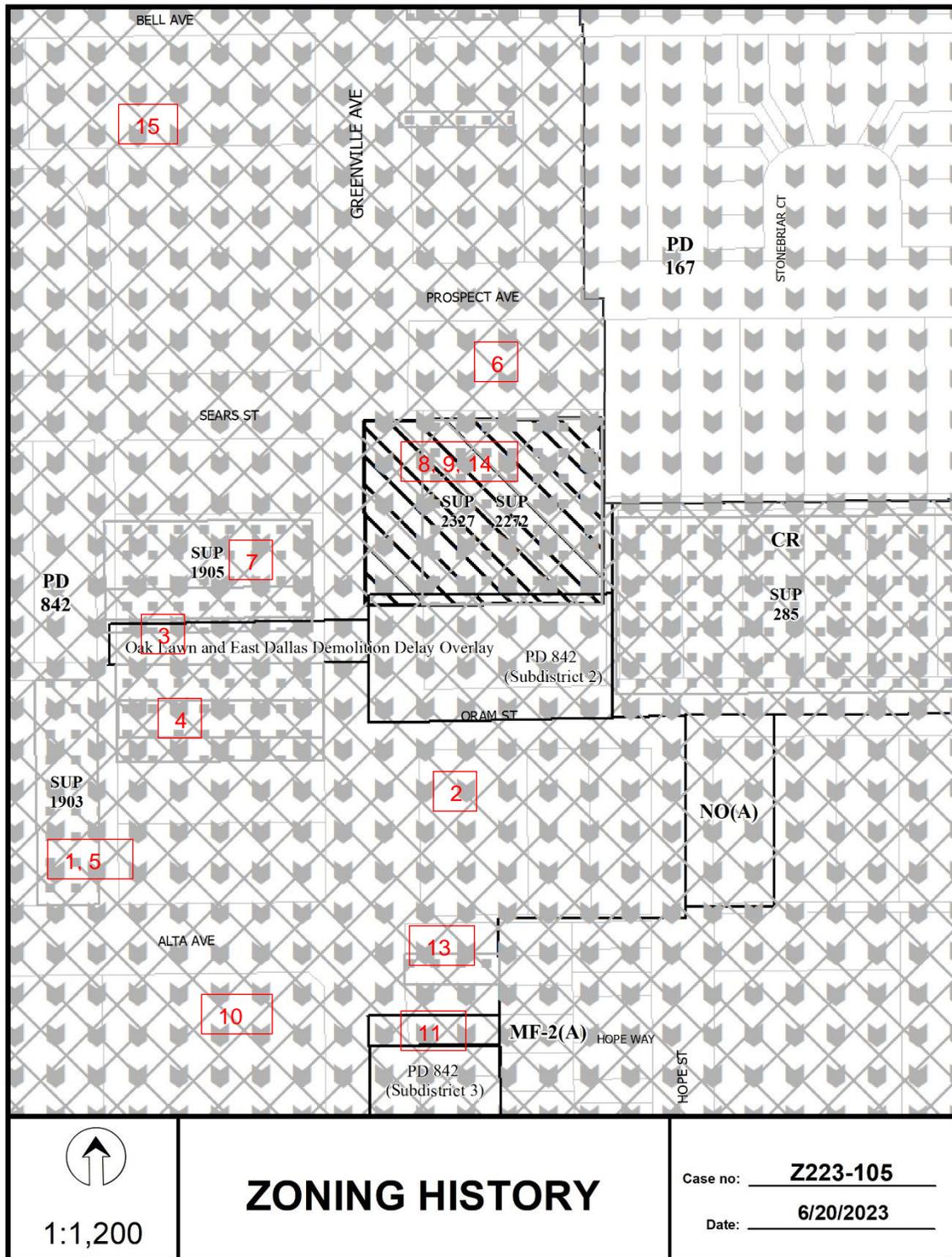
**PROPOSED SUP SITE PLAN
(enlarged)**

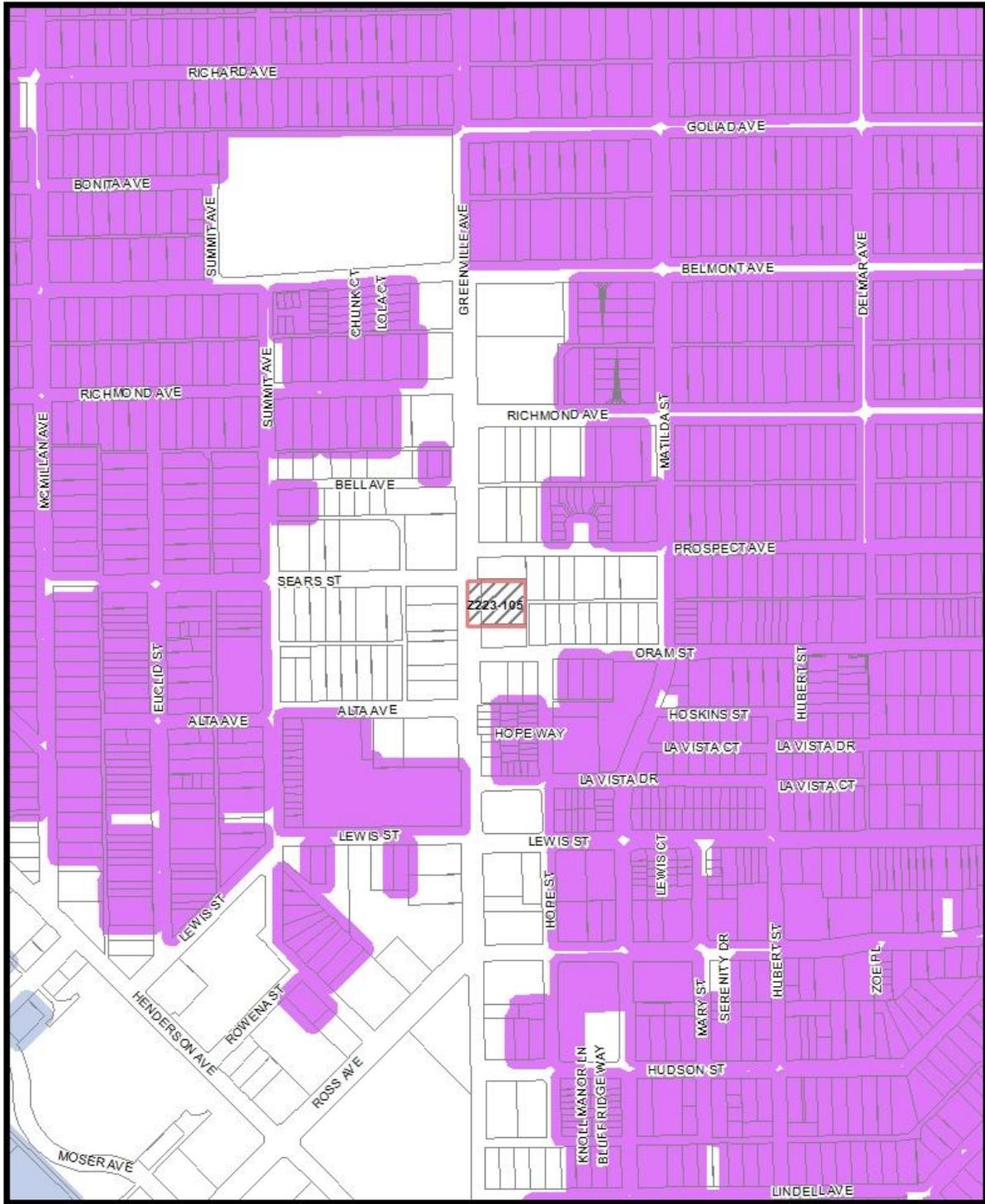








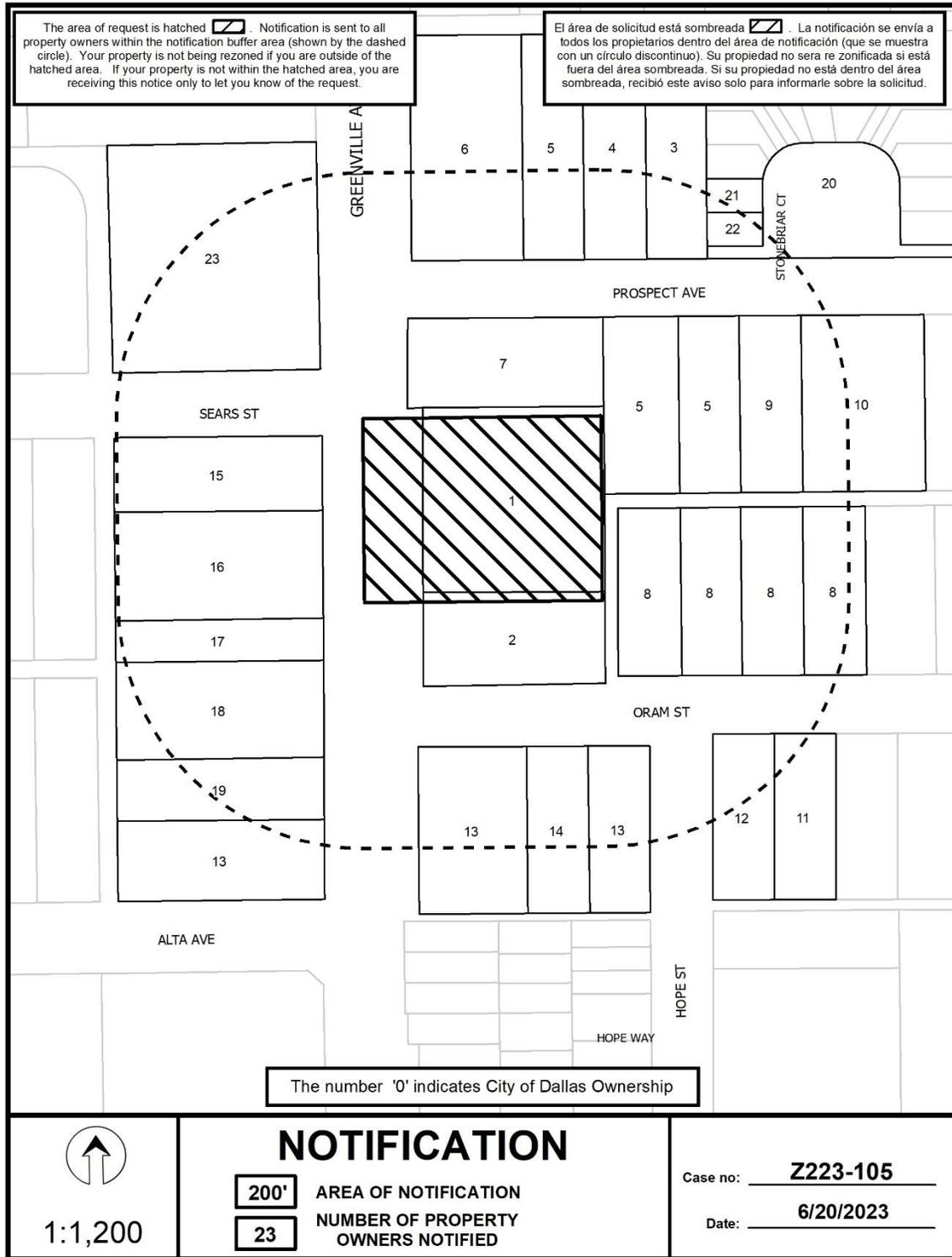




 1:4,800

Market Value Analysis

Printed Date: 6/22/2023



6/20/2023

Notification List of Property Owners***Z223-105******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
2	2000 GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
3	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
4	5715 PROSPECT AVE	REESE GRANDCHILDRENS
5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	5715 ORAM ST	ONCOR ELECRCIC DELIVERY COMPANY
9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
10	5728 PROSPECT AVE	WALL JOHN E JR
11	5726 ORAM ST	ORAM HOME LLC
12	5722 ORAM ST	MCKINNEY FEARGAL &
13	5712 ORAM ST	LOWGREEN PS
14	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
15	1931 GREENVILLE AVE	GREENWAY SEARS LP
16	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
17	1917 GREENVILLE AVE	MEDICAPITAL INC
18	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
19	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
20	2100 STONEBRIAR CT	STONEBRIAR CT H O A
21	2 STONEBRIAR CT	GERDES ANDREW KIRK
22	1 STONEBRIAR CT	HOOPER NICOLE E
23	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD



Agenda Information Sheet

File #: 23-2581

Item #: 4.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a Planned Development District, and 2) a removal of the D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Staff Recommendation: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of removal of the D Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

UA From: September 7, 2023.

Council District: 14

Z223-114(JM)

FILE NUMBER: Z223-114(JM) **DATE FILED:** October 13, 2022

LOCATION: East corner of Cedar Springs Road and Fairmount Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: ± 3.98 acres **CENSUS TRACT:** 48113001802

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT: Lincoln Property Company

OWNER: Greenway Cedar Springs, LP

REQUEST: An application for 1) a Planned Development District, and 2) **a removal of the D** Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for a mixed-use development with modified development standards. The sale of alcohol is not permitted in the D Liquor Control Overlay. The applicant seeks to permit the sale of alcohol under the proposed D-1 Liquor Control Overlay, which requires a Specific Use Permit for alcoholic beverage establishments.

STAFF RECOMMENDATION: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of **removal of the D Liquor Control Overlay**.

PRIOR CPC ACTION: On September 7, 2023, the case was held under advisement to readvertise for the removal of the D Overlay, as originally requested by the applicant.

PLANNED DEVELOPMENT NO. 9:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=9>

PLANNED DEVELOPMENT NO. 193:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- On September 18, 1951, the City Council approved Planned Development District No. 9. The PD is comprised of approximately 14.57 acres for Neighborhood Service District and other specified uses.
- The subject site contains 3.98 acres of which one-third originates from PD No. 9 and two-thirds from GR Subdistrict of PD No. 193.
- The new PD is proposed to default to Chapter 51A, no longer PD No. 193 since the property is split zoned and PD No. 193 cannot be expanded.
- The proposed PD deviates from the existing PD No. 9 and PD No. 193 GR Subdistrict development standards and uses to allow a mixed-use development with increased height and floor area ratio with provided design standards, open space, and mixed-income housing.

Zoning History: There have been 15 recent zoning and board of adjustment requests in the area within the last five years.

1. **Z189-145:** On April 4, 2019, the City Council approved Planned Development Subdistrict No. 149 for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the northwest corner of Cedar Springs Road and Maple Avenue.
2. **Z189-151:** On May 10, 2017, the City Council approved Planned Development Subdistrict No. 131 for GR General Retail Subdistrict uses and hotel use by right on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property located on the south corner of Fairmount Street and Carlisle Street. On February 21, 2019, the City Plan Commission recommended approval of an amendment to PDS No. 131. *The case was withdrawn.*
3. **Z189-337:** On January 8, 2020, the City Council approved Planned Development District No. 152 for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the north corner of Howell Street and Routh Street.

4. **Z189-358:** On January 8, 2020, the City Council approved Specific Use Permit No. 2360 for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street.
5. **BDA189-030:** On April 15, 2019, Panel C of the Board of Adjustment granted a special exception to the landscaping regulations at 2620 Maple Avenue.
6. **Z190-168:** On May 27, 2020, the City Council accepted an amendment to volunteered deed restrictions [Z978-150] on property zoned a CS Commercial Service District, located on the northeast side of South Fitzhugh Avenue, north of South Haskell Avenue.
7. **Z190-259:** On October 28, 2020, the City Council approved Planned Development District No. 157 for multiple family uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest line of Woodall Rodgers Freeway, between Southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.
8. **Z190-305:** On February 24, 2021, the City Council approved Planned Development Subdistrict No. 160 for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Maple Avenue and McKinney Avenue.
9. **Z190-328:** On March 24, 2021, the City Council approved 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay with consideration for a Specific Use Permit with a D-1 Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay located on the southwest line of Routh Street, between Mahon Street and Howell Street.
10. **Z190-338:** On December 9, 2020, the City Council approved an application for an amendment to and expansion of Subdistrict F of Planned Development Subdistrict No. 79 in Planned Development District No.193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street.
11. **Z201-223:** On August 11, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue.

12. **Z201-233:** On August 11, 2021, the City Council approved Planned Development Subdistrict No. 165 for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Vine Street between Cole Street and Laclede Street.
13. **BDA212-080:** On September 21, 2022, Panel B of the Board of Adjustment granted a special exception to the landscaping regulations at 3004 & 3012 Fairmount Street.
14. **Z212-136:** On April 27, 2022, the City Council approved Planned Development Subdistrict No. 167 for GR Subdistrict uses on property zoned a GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the east corner of Fairmount Street and Carlisle Street.
15. **Z223-156:** On December 13, 2022, an application for automatic renewal of Specific Use Permit No. 2412 for the sale of alcoholic beverages in conjunction with an establishment of a religious, charitable, or philanthropic nature use was submitted for review, on property zoned Tract C within Planned Development District No. 9 with a D-1 Liquor Control Overlay, located on the northwest line of Mahon Street and southwest line of Routh Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Avenue [Turtle Creek Boulevard]	Minor Arterial	40 feet	--
Fairmount Street	Community Collector	50 feet	--
Routh Street	Community Collector	40 feet	--
Howell Street	Community Collector	50 feet	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the Traffic Impact Analysis dated September 22, 2022 and determined that the proposed development will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.5 Focus on companies that represent the greatest potential for job growth and investment.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

GOAL 6 ENHANCE RENTAL HOUSING OPTION

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bound by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as a Core / Supporting Districts as “one of the city’s most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area’s beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas’s most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture

present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan’s key recommendation includes:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.

The applicant’s request is consistent with the goals and policies of the 360 Plan. The proposal includes a development that would contribute to walkable vibrant urban neighborhood. This is accomplished through a ground floor with high transparency and retail/restaurant uses, pedestrian design standards, and higher density as recommended in the Plan. The proposal also removes significant surface parking and activates the area with additional housing.

The 360 Plan is intended to create a complete and connected city center with transformative strategies such as advanced urban mobility, building complete neighborhoods, and promoting great placemaking. The proposed development plan adds an improved street presence than is currently provided.

Surrounding Land Uses:

Area	Zoning	Use
Site	GR General Retail Subdistrict and PD No. 9	Office, Bar, Restaurant, and Surface Parking
Northwest	GR General Retail and LC Light Commercial Subdistricts, PDS No. 58 and 98	Office, Bar, Multiple Family, and Bank w/Drive-in
Northeast	GR General Retail Subdistrict, PDS No. 86 and PDS No. 152	Multiple Family, Office, Retail, and Restaurant
Southeast	PD No. 9 w/SUP No. 2412	Retail, Personal Service, Restaurant, Office, Child Care Facility, and Sale of Alcohol in Conjunction with an Establishment of a Religious, Charitable, or Philanthropic Nature
Southwest	GR General Retail Subdistrict w/SUP No. 2360	Bank or Savings Loan Office with a Drive-in Window and Office

Land Use Compatibility:

The 3.98-acre site is a conglomerate of parcels containing a variety of structures with office, bar, and restaurant uses, in addition to surface parking.

Surrounding land uses consist of office, bar, multiple-family, and bank with drive-in to the northwest; multiple-family, office, retail, and restaurant to the northeast; retail, personal service, restaurant, office, child-care facility, and sale of alcohol in conjunction with an establishment of a religious, charitable, or philanthropic nature to the southeast; and bank or savings loan office with a drive-in window and office to the southwest.

The applicant proposes to create a new PD since the site is located partially in PD No. 9, which cannot be added to PD No. 193. The proposed PD for MU-3 Mixed Use District uses is a departure from the existing zoning. However, surrounding case history shows Uptown has a variety of PD Subdistricts which have amended development rights to allow for mixed-use developments and towers similar to what is proposed.

The mixed-use development proposed allows for: (1) the renovation and alteration of the existing structures with the addition of the expanded land uses due to the restrictive nature of PD No. 9, (2) rezoning to an MU-3 District to permit development similar to the surrounding rezoned parcels with mixed-use office and residential towers and retail at street level, (3) additional development rights for a Special Project to allow for additional height, density, and floor-area-ratio, subject to providing mixed-income housing and improved open space. These three scenarios provide a variety of options for the property to (1) continue to serve the neighborhood with updated land uses and renovation of existing structures, (2) provide for a comparable to surrounding mixed-use development type with added urban design, sustainability, and open space features, or (3) a Special Project with the same upgrades plus affordable housing and additional open space.

The applicant has also requested removal of the D Liquor Control Overlay, which prohibits the sale of alcohol. The portion of the site zoned PD No. 9 protrudes into the block and includes the prohibition on the sale of alcohol. Staff supports removal of the D Overlay to allow state agencies to control over liquor sales for the mixed-use development.

The rezoning is consistent with and would complement the existing neighborhood character. The inclusion of ground floor commercial adds neighborhood destinations, aids in placemaking, and serves as additional employment in proximity to nearby and proposed housing. Staff appreciates that the proposed project captures the importance of the pedestrian experience and public open spaces; therefore, staff supports the request. However, two stipulations exist. Staff disagrees with the mixed-income housing proposed and the addition of a provision to regulate operation hours for retail and personal service uses. Staff maintains that a PD is not the appropriate mechanism for moderating business operations. Further information on the MIH recommendation is found below.

Development Standards:

SUBDISTRICT	SETBACKS		DUD/ FAR	Height/ Stories	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing —PD No. 193 GR General Retail Subdistrict	10 feet for 1 st 36 feet 25 feet above 36 feet	10' adjacent to residential* OTHER: No Min.	DUD by lot size for bedrooms. 2.0:1 2.5:1**	120'	80%	Retail, restaurant, office, multiple family
Existing —PD No. 9 for NS Neighborhood Service Uses	Per Exhibit 51P-9D 15' on Howell St. 25' on Routh St.	5' side for main bldg. 0' rear for accessory	DUD by lot size for bedrooms. No max FAR.	36' 3 Stories	40% Nonres. 60% Res.	Establishment of a religious, charitable, or philanthropic nature and limited retail category
Proposed —PD for MU-3	Per MU-3	Per MU-3	Per MU-3	330' Stories Per MU-3	Per MU-3	Retail, restaurant, office, multifamily. Micro units. Design standards. Open space. Sustainability.
Comparison — MU-3 District	15' Urban form setback 20' for structure taller than 45'	0' Or 20' adj. to or across alley from res. Tower spacing: addtl setback of 1' for every 2' above 45' in height, max 30'	No max DUD (res allowed) FAR based on MUP range from 3.2 to 4.5 depending on the mix.	270' 20 stories	80%	Retail, restaurant, office, multifamily.
Proposed —PD for MU-3 Special Project Applicant: 5% at 81-100 Staff: 10% at 61-80 and 5% at 81-100	20' Cedar Springs 25' Routh 20' Howell 25' Fairmount Setback and Height Plan as Exhibit shows additional setbacks provided. Encroachments permitted.	No Min.	Per MU-3 on DUD 8.0 FAR	Bldg. 1: 330' Bldg. 2: 385' Bldg. 3: 415'	Per MU-3	Retail, restaurant, office, multifamily. Micro units. Design standards. Open space. Sustainability.
Comparison — MU-3 District w/MIH Category E 1) 5% at 61-80 2) 10% at 61-80 3) 10% at 61-80 and 5% at 81-100	Per MU-3 Encroachments permitted w/MIH. On thoroughfare, surface parking prohibited in FY.	Per MU-3 Encroachments permitted w/MIH. Max 15% surface parking in SY.	Per MU-3 Bonus of 1.0, 2.0, or 3.0 additional FAR Extra 1.0 FAR for TOD	270' 20 stories	80-85%, 90% TOD	Retail, restaurant, office, multifamily. MF parking reduction. Design standards. Open space.

*An additional setback required for portions of a structure over 36 feet in height.

**When the floor area for residential uses is equal to or greater than lot area.

The surrounding areas are zoned a GR Subdistrict within PD No. 193, PD No. 9, and a variety of PDS with base districts of GR or LC Light Commercial. PD No. 9 is the most restrictive zoning district in the area, with a maximum height of 36 feet and specified land uses permitted on-site including NS Neighborhood Service District uses. The NS base district is the most restrictive neighborhood-serving commercial district and intended to provide limited retail uses. However, the GC and LC Subdistricts provide for a robust mix of uses inclusive of multiple family, retail, office, and personal service uses. The difference between these two subdistricts is the height and FAR permitted, which both double for the LC Subdistrict.

Setbacks

The proposed MU-3 base would reduce setbacks which supports the urban nature of the area and goals in the area plan. However, the existing zoning within both PD No. 193 and PD No. 9 have more restrictive setbacks of 25 feet. The applicant proposes a mix of setbacks between 20 and 25 feet for the four street frontages. This is an increase from the base MU-3 requested, but a reduction from the existing zoning.

Additional setbacks are provided on the *Setbacks and Height Plan* proposed as an exhibit to the PD. This plan identifies the Special Project heights for the three towers with additional setbacks as height increases to the maximums.

The plan indicates tower No. 1 will provide an additional setback of five feet from 20 to 36-feet-in-height. The building will then setback over 20 feet for the portion up to 167-feet-in-height for a depth of 15 feet. The tower will then setback a minimum of five feet at 167-feet-in-height before reaching 330-feet-in-height.

The plan indicates tower No. 2 will provide an additional setback of five feet from 20 to 36-feet-in-height, then reach a height of 179 feet for a depth of 22 feet before setting back another five feet. The tower will then setback a minimum of five feet at 179-feet-in-height before reaching 385-feet-in-height.

The plan indicates tower No. 3 will provide an additional setback of five feet from 20 to 36-feet-in-height. No other setbacks are proposed for this 415-foot tower facing Routh Street. However, the heights of the tower do vary. A 100-foot-tall portion of the tower wraps the western frontage along Cedar Springs Road at a depth of over 30 feet, and the eastern interior portion of the tower at a depth of over 80 feet.

If the site is developed under the base PD for MU-3 standards instead of the Special Project deviations, the additional setbacks of the base MU-3 District apply. This includes tower spacing providing an additional one-foot setback for every two feet above 45-feet-in-height but tops out at a maximum additional setback of 30 feet.

Height

The existing GR Subdistrict allows up to 120-feet-in-height. PD No. 9 has a maximum of 36-feet-in-height. The proposed MU-3 District base has a maximum height of 270 feet. MIH bonuses do not increase the height in the MU-3 District. The proposed base for this PD has an increased height of 330 feet. However, the applicant has provided additional design standards, open space, and sustainability standards to improve the development. The additional height is suitable to allow for flexibility in providing the benefits to the neighborhood.

Surpassing the base height of 330 feet for a Special Project includes additional public benefits for increased open space and the addition of affordable housing. The heights requested for the three towers are detailed in the conditions and a *Setbacks and Height Plan*. There have been 15 rezoning cases in the vicinity within the last five years. A variety of cases to the northwest and southwest have increased heights of up to 399 feet. PDS No. 160, located south of the site, permits height up to 406 feet.

Overall, the proposed public benefits are considered suitable reasons for the requested flexibility in height. The height requested is similar to the rezoning requests in the vicinity and is respecting the character for the area.

FAR

The existing GR Subdistrict permits up to 2.5 FAR with a residential component. The MU-3 District base requires a MUP mixed-use-project to reach a maximum FAR of 4.5 with a residential component. The applicant has kept the base MU-3, which is similar to the adjacent LC Subdistrict and many of the PDS in the vicinity. While other surrounding PDS have elected for increased FARs of up to 6.0. Additionally, MIH bonuses permit up to a 3.0 FAR increase in the MU-3 District plus one additional FAR point for TOD transit-oriented development projects. The applicant is requesting additional FAR to reach 8.0 for the Special Project standards and is located in Uptown within one mile from the M-line Trolley Station.

Staff considered a comparison of the public benefits provided in surrounding rezoning cases and bonuses offered for MIH. This request has added greater design standards, open space, sustainability standards, and mixed-income housing. The increase in FAR allows for greater massing of the towers at taller heights. However, with the inclusion of the additional setbacks as described, the structures will fit into the neighborhood overall.

Dwelling Unit Density

It is important to note that there are no changes to the dwelling unit density. The existing GR Subdistrict calculates the allotted DUD based on the lot size comparison to the bedroom count for multiple family projects. PD No. 9 refers to the NS District which permits multiple family development under the same lot-to-bedroom regulations as the GR Subdistrict. The proposed MU-3 District base has no dwelling unit density maximum and no lot size limitations. MIH bonuses do not increase the DUD. This provision is not being amended from the base form. While this does constitute a DUD increase, the base code regulation is suitable.

Micro-units

A micro-unit means a dwelling unit that is an efficiency, studio, or one-bedroom unit less than 400 square feet in size. The applicant has included a minimum five percent micro-units required for any multifamily projects on the site. These units are in addition to affordable housing offered for the project, which could be off-site due to the fee-in-lieu option.

Open Space

The Dallas Development Code requires 15 percent open space. Two open space provisions are provided in this PD. The first is for regular base PD development and requires 30 percent open space with a maximum of 40 percent hardscaping to include pedestrian connectivity/sidewalks and other paved features.

For a Special Project, the total open space increases to 55 percent; however, the provisions require a minimum of one collective space with at least 15,000 square feet of area. Hardscape cannot exceed 40 percent of the open space. An additional provision specific to the Special Project is that private balconies, parking areas, valet staging, and drive aisles may be counted towards non-buildable open space area.

Design Standards

While a Special Project requires underground parking, any base PD project would require the structured parking to contain an active use for a depth of 25 feet on the ground level street-facing portions of the structures. It should also be noted that a new development plan would be required if the site were to be developed per base PD rather than as a Special Project. The structured parking option also requires façade standards to match the main structure and provide a screening element for vehicle and headlights.

For a Special Project, the loading will occur interior to the parking garage.

The base PD for MU-3 requires compliance with the following urban design standards (1) unobstructed sidewalk width of 10 feet; (2) a minimum six-foot-wide average eight-foot-wide ADA accessible pedestrian pathway shall be provided from Cedar Springs to Howell and from Routh to the central open space of the district; (3) provide pedestrian amenities including one bench and one trash receptacle for every 225 linear feet of street frontage; (4) require 50 bike parking spaces of which 50 percent are enclosed; (5) require no mechanical or utility equipment may obstruct the required sidewalk planting area or clear zone; (6) require pedestrian street lighting directed downward at prescribed intervals to total recommended lighting levels at the perimeter of the site; (7) require a minimum of three public art installations; (8) at the applicant's request, require all power lines to be buried; (9) require architectural elements including 30 percent transparency for all street-facing facades and fenestration requirements to promote visual variety, specifically limiting blank walls to a maximum of 30 feet-in-length; (10) requiring internal loading docks and service entries; and, (11) prohibiting surface parking **except for 10 percent**.

The proposed standards are beyond the Design Standards required for MIH development bonuses.

Mixed Income Housing

The applicant requests development rights to allow an increase in height and FAR, leveraging their proposal to provide design standards, open space, sustainability regulations, and ensure the development has an affordable housing component.

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in a "E" MVA area. In "D," "E," and "F" MVA areas, staff's standard recommendation is that 10 percent of the total units be reserved for households at 61 to 80 percent of AMFI and five percent of the total units be reserved for households at 81-100 percent of AMFI. The applicant is proposing five percent of the total units be reserved for households at 81-100 percent of AMFI only.

The applicant's proposal is contrary to the maximum bonuses provided in standard MIH developments. The additional height and FAR are beyond the bonuses in the MIH program. Similarly, the public benefits offered with the project go beyond the MIH program standards. However, staff finds the base MIH bonuses hold the base requirements for MIH to be provided. The additional development rights and public benefits are separate. For this reason, staff recommends the minimum affordable housing component to include 10 percent reserved for households at 61 to 80 percent of AMFI and five percent of the total units be reserved for households at 81-100 percent of AMFI.

Parking:

Parking will be in accordance with the parking regulations in Section 51A, except for those proposed in the new PD. The PD has amended parking ratios for several uses. The combined uses with amended parking ratios have been assessed in a parking study considered by the Engineering Division and found suitable. Additionally, staff recommended to add the MIH multifamily parking ratio to permit a minimum of one-half space per dwelling unit with 15 percent of parking available for guest parking. The applicant agreed to include the ratio as an option.

Landscaping:

Landscaping must be provided in accordance with Article X. For a Special Project, landscaping will be in accordance with the landscape plan. This plan was assessed by the city arborist and found acceptable.

Article X generally requires a street buffer zone, residential buffer zone, interior zone plantings, and additional provisions. A typical street buffer zone for arterials and community collectors is between 10 and 30 feet-in-depth with an average depth of 10 feet required. However, in accordance with the Article X provision for an urban streetscape a landscape plan that provides for a minimum six-foot SBZ is considered an urban streetscape. This minimum is met with the required landscape plan.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not located within an MVA cluster, properties immediately adjacent to the site are sporadically categorized as being within an “E” MVA cluster surrounding the site and with “B” and “C” MVA clusters farther out.

List of Officers/Principals

Applicant—**Lincoln Property Company**

- Clay Duvall—Vice President

Owner—**Greenway Cedar Springs LP**

- Gerald H. Stool—President
- Todd Petty—Vice President

Proposed PD Conditions

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____, 2023.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the east corner of Cedar Springs Road and Fairmount Street. The size of PD ____ is approximately 3.98 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a street that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(3) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(4) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 400 square feet in size.

(6) PUBLIC ART means original tangible works created by an artist including, but not limited to paintings, sculptures, murals, photography and original works of graphic art, water features, glass, lighting, mosaics, or any combination of media.

(7) SPECIAL PROJECT means a project with an FAR greater than 4.0 that is compliant with Sections 112, 113, 114, and 116.

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

- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: building heights and setbacks plan.
- (3) Exhibit ____C: mixed use development parking chart.
- (4) Exhibit ____D: landscape plan.

SEC. 51P-____.105. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this division and the development plan, the text of this division controls. For all other developments, a development plan must be approved by the city plan commission.

(b) No development plan is required. Compliance with the development plan is not required for renovations or alterations to buildings existing on the property as of [*insert date of adopted ordinance*].

SEC. 51P-____.106. MAIN USES PERMITTED.

(a) In general. Except as provided in this section, the only main uses permitted in MU-3 district, subject to the same conditions applicable in the MU-3 shall be permitted. For example, a use permitted in the MU-3 only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MU-3 is subject to DIR in this subdistrict; etc.

(b) Special Project Uses.

(1) For a Special Project, uses above the second floor in Building 2 are limited to residential and accessory uses only.

(2) For a Special Project, uses above the second floor in Building 3 are limited to residential, hotel, and accessory uses only.

SEC. 51P-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

SEC. 51P-____.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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this subsection for a Special Project, the yard, lot, and space regulations for an MU-3 Mixed Use District apply.

(1) Height. Maximum structure height is 330 feet.

(2) Stories. No maximum stories.

(3) Floor area ratio. This district is considered one lot for purposes of required floor area ratio calculations.

(b) Special Project. If compliant with Section 51P-XXXX.113, the following yard, lot, and space regulations apply.

(1) Front yard.

(A) Cedar Springs Road. Minimum front yard is 20 feet and is measured from the property line.

(B) Routh Street. Minimum front yard is 25 feet and is measured from the property line.

(C) Howell Street. Minimum front yard is 20 feet and is measured from the property line.

(D) Fairmount Street. Minimum front yard is 25 feet and is measured from the property line.

(E) Encroachments. The following are allowable encroachments into the front yard setbacks: architectural elements; benches; stoops; patios; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; structures that are not fully enclosed such as canopies, colonnades that support building overhangs, and pergolas; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves and other architectural features.

(2) Side and rear yard. No minimum side or rear yard setback is required.

(3) Floor area ratio. If compliant with Section 51P-____.113, the maximum floor area ratio is 8.0:1.

(4) Height.

(A) Building 2. Except as provided in this paragraph, the maximum structure height, is 385 feet.

(B) Building 3. Except as provided in this paragraph, the maximum structure height is 415 feet.

(C) Maximum structure height. Maximum structure height is limited to the height shown on the building heights and setbacks map (Exhibit ____B).

(5) Micro Units. A minimum of five percent of Micro Units are required in this district.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, off-street parking and loading must be provided in accordance with the use regulations in Division 51A-4.200. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(1) One space per 366 square feet of floor area must be provided for the following uses:

- (A) Financial institution without drive-in window.
- (B) Office.

(2) One space per 220 square feet of floor area must be provided for the following uses:

- (A) Dry cleaning or laundry store.
- (B) General merchandise or food store 3,500 square feet or less.
- (C) General merchandise or food store greater than 3,500 square feet.
- (D) Liquor store.
- (E) Personal service uses.
- (F) Post office.

(3) If compliant with Section xxx.113, one-half spaces are required per multifamily dwelling unit. At least 15 percent of the required parking must be available for guest parking.

(4) A minimum of 15 percent of the required off-street parking spaces for a multifamily use must be unassigned and available for use by visitors and residents.

(5) The off-street parking requirement for a hotel or motel use is three quarters of a space for each room; no additional spaces are required for meeting rooms.

(6) This district is considered one lot for purposes of required off-street parking and loading.

(7) Parking spaces are not required to be shown on the development plan.

(8) Tandem parking is permitted for up to 20 percent of the required parking for a hotel or motel and multifamily use, provided a valet license is secured from the city.

(9) Mixed use development parking reduction.

(A) In general.

(i) The off-street parking requirement for a mixed use development (MUD) may be reduced in accordance with the mixed use development parking chart (Exhibit ___C). Except for a large format specialty retail use, shared parking facilities for all other uses must be available to all residents, employees, guests, and visitors.

(ii) For purposes of this subsection, mixed use development means a tract with more than one main use, where the parking for those uses are contained within a single, contiguous parking area or garage.

(ii) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent.

(B) Calculation of adjusted standard off-street parking requirement.

The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of

use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) Finally, the “time of day” columns are totalled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(10) Parking structures.

(i) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet.

(ii) Underground parking structures may project to the lot line.

(11) Loading for a Special Project:

(A) All loading and maneuvering must be within the building footprint.

(B) Building 1.

(i) Five internal loading spaces are required.

(ii) Maximum truck length permitted is 69 feet.

(C) Building 2.

(i) Three internal loading spaces are required.

(ii) Maximum truck length permitted is 30 feet.

(4) Building 3.

(i) Three internal loading spaces are required.

(ii) Maximum truck length permitted is 39.5 feet.

SEC. 51P-____.110.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(ii) For a Special Project, landscaping must be provided in accordance with the landscape plan (Exhibit____D).

(b) If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.112 OPEN SPACE.

(a) Except as provide in this section, at least 30 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping. Hardscape may not exceed forty percent of the open space area.

(1) Private balconies, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(2) Operation or parking of vehicles, except Emergency and grounds maintenance vehicles, is prohibited within on-site open space.

(b) For a special project, at least 55 percent of the building site must be reserved as non-buildable open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping.

(1) Hardscape may not exceed forty percent of the open space area.

(2) A minimum of one 15,000-square-foot central open space area is required to be connected to public streets.

(3) Private balconies, parking areas, valet staging, and drive aisles may be counted towards non-buildable open space area.

(c) No structures except for architectural elements; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; structures that are not fully enclosed such as canopies, colonnades that support building overhangs, pergolas, and gazebos; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.

(d) Open space may contain primarily pavers, concrete sidewalks and seating areas, grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, exterior seating paths, plazas, or shade structures.

SEC. 51P-____.113. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-____.108.

Staff's Recommendation:

(b) Reserved units. Ten percent of the total residential units, not including Micro Units, must be made available to households earning between 61 percent to 80 percent of the area median family income and five percent of the total residential units, not including Micro Units, must be made available to households earning between 81 percent to 100 percent of the area median family income.

Remove (c).

Applicant's Request:

(b) Reserved units. Five percent of the total residential units, not including Micro Units, must be made available to households earning between 81 percent to 100 percent of the area median family income.

(c) Fee-in-lieu. Payment of a fee in accordance with Section 20A-23.1(c) is sufficient for compliance with Division 51A-4.1100 to obtain the development bonuses in place of providing reserved units.

(d) Development regulations. Compliance with Section 51A-4.1107 is not required.

(e) Off-street parking and loading. In the event of a conflict between Section 51A-4.1107(c) and this article, this article controls.

SEC. 51P-____.114. DESIGN STANDARDS

(a) Public realm design.

(1) Sidewalks.

(A) A minimum unobstructed perimeter street sidewalk clear zone width of 10 feet must be provided.

(B) Perimeter street sidewalks must be located in an area between six feet and 30 feet of the back of the projected street curb.

(C) Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. Detectable warning paving will be used in compliance with ADA requirements to promote the safety of pedestrians entering vehicular zones.

(2) Pedestrian amenities.

(A) A minimum six-foot-wide average eight-foot-wide ADA accessible pedestrian pathway shall be provided from Cedar Springs to Howell and from Routh to the central open space of the district.

(B) For every 225 linear feet of street frontage, a minimum of one bench and one trash receptacle shall be provided. Clustering of benches and trash receptacles is permitted. Each street frontage shall have a minimum of one clustered area.

(C) Pedestrian areas shall be separated from driveway area by plantings, bollards or similar barriers.

(3) Bicycle amenities.

(A) A minimum of 50 bike parking spaces are required in this district.

(B) A minimum 50 percent of the required bike spaces must be enclosed.

(c) The required bike parking spaces must be distributed throughout the property, and cannot be closeted in a single location.

(4) Mechanical equipment. No above grade utilities or mechanical equipment may be placed within the required sidewalk planting zone or clear zone.

(5) Lighting.

(A) Unless otherwise provided, pedestrian street lighting poles limited to a maximum of 16 feet in height must be spaced 30 to 100 feet apart, with the exception of visibility triangles and vehicular drives, with the center of the light pole foundation located two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5 foot candles between fixtures.

(B) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(C) All lighting must be directed down.

(6) Public Art. A minimum of three installations of Public Art shall be required in the district and shall be displayed in a manner that are visible to the public. Rotations or changing of the art installations shall be permitted.

(7) All rooftop mounted equipment must be screened.

(b) Building design.

(1) Architectural elements.

(A) An architectural element, such as the following, must be provided adjacent to all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) Ground-level of building should provide a minimum of 30 percent transparency for all street-facing facades.

(2) Service and loading.

(A) Service entries and back of house functions must be internal.

(B) Internal loading docks: (i) should be located away from primary street facades and pedestrian routes; (ii) should be a maximum of 30 feet wide if unscreened; and (iii) should provide a closable opaque gate or door that can block the loading area from the public right of way during times when it is not in use.

(3) Façade standards. The following design standards apply to facades:

(A) Transparency is required for a minimum of 30% of the total area of each façade.

(B) Building entries must be architecturally prominent and clearly visible from the street.

(C) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required such as:

(i) A minimum of one change in plane is required for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches;

cornices;

- (ii) Architectural details such as raised bands and

- (iii) Architecturally prominent entrance;

- (iv) Attached tower or turret;

- (v) Awnings; or

- (vi) Change in material.

(c) Required Parking. All off-street parking must be located at and above grade in structured parking or underground, except a maximum 10% of provided parking is permitted for surface parking.

(1) For a Special Project, all off-street parking must be located underground.

SEC. 51P-____.115. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

(b) This district is considered one lot for purposes of sign regulations.

SEC-____.116. SUSTAINABLE DESIGN FEATURES FOR A SPECIAL PROJECT.

(a) A minimum 1,000 square feet of photovoltaic cells for producing solar energy shall be located on the roof of each building, with a total of 6,000 square feet required for the district.

(b) Recycling containers shall be available for all users.

(c) Two electric scooter or bicycle charger areas must be provided at grade level within the district and accessible to the open space areas. Charging areas to accommodate a minimum of five vehicles each.

(d) Drip irrigation shall be utilized for maintenance of plantings

(e) Condensate from mechanical equipment must be captured and reused for irrigation.

(f) Detention and rainwater harvesting shall be utilized for irrigation.

(g) Roofs.

(1) A minimum of 18 percent of the roof area identified on the development plan shall be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, and shade structures.

(2) Light colored roof materials that minimize cooling loads shall be employed on all roofs.

SEC. 51P-____.117. ADDITIONAL PROVISIONS.

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

(b) 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.

Staff's Recommendation:

~~(c) The hours of operation for a retail and personal service uses are limited to 6:00 a.m. to midnight.~~

Applicant's Request:

(c) The hours of operation for a retail and personal service uses are limited to 6:00 a.m. to midnight.

(d) Retail and personal service uses may not utilize outdoor amplified sound systems after 10:00 p.m.

(e) Renovations or alterations to existing buildings on [*insert date of adopted ordinance*] or construction of up to an additional 20,000 square feet of floor area beyond the floor area existing on [*insert date of adopted ordinance*] are exempt from Sections 112, 114, and 116.

SEC. 51P-____.118. 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 city.

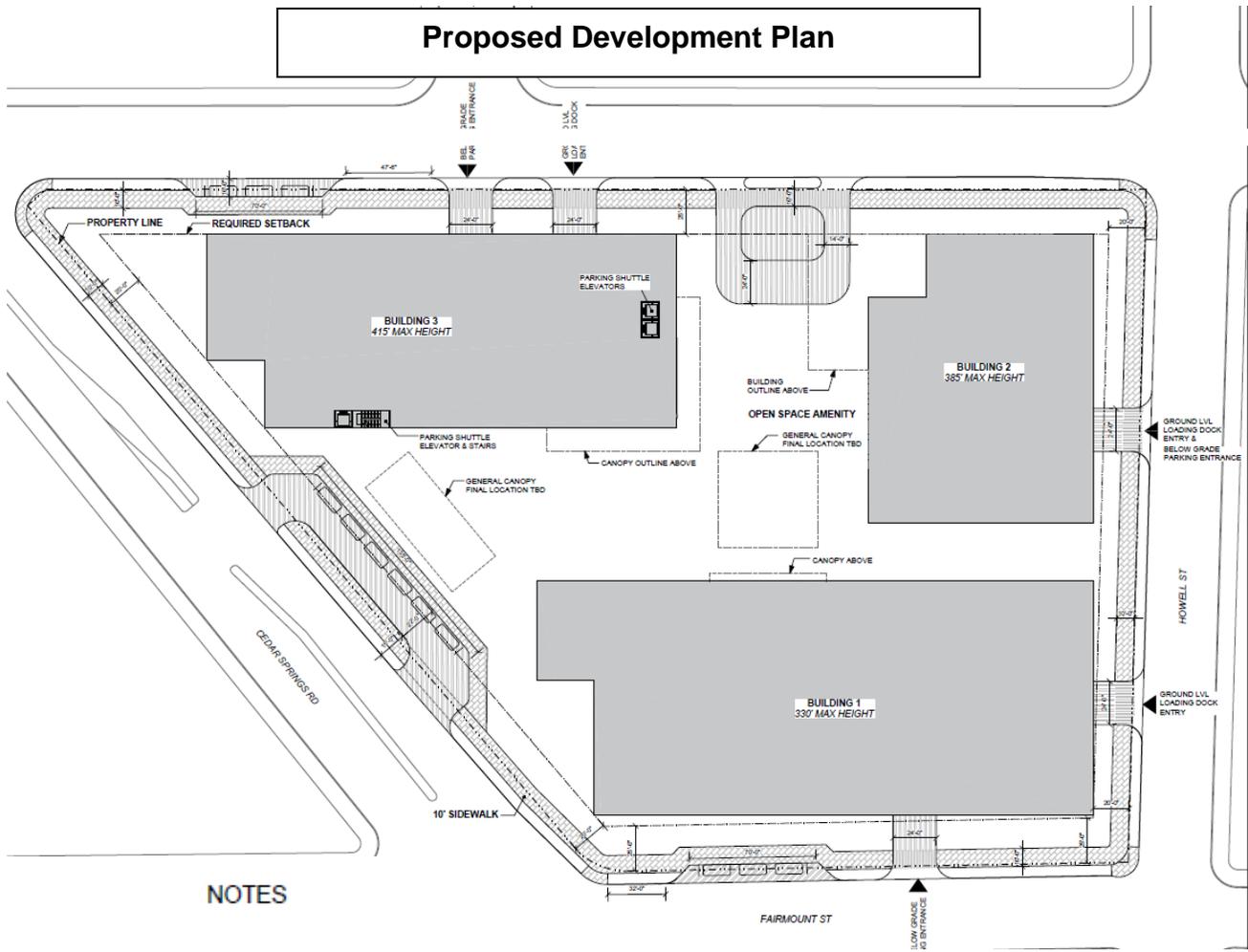
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

EXHIBIT _____C
 Mixed Use Development Parking Chart
 (for calculating standard parking requirement)

USE CATEGORIES	STANDARD REQUIREMENT	PARKING	PARKING THE TIME OF DAY (weekday)			ADJUSTMENT
			Morning	Noon	After-noon	
Multifamily Uses	(1.5/dwelling unit)	80%	60%	60%	70%	100%
Office-related Uses	(1/366 sq. ft.)	100%	80%	100%	85%	35%
Retail & personal service uses	(1/220 sq. ft.)	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	100%	30%	30%	100%
Hotel and motel uses	(1/.75 rooms)	60%	60%	60%	70%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.



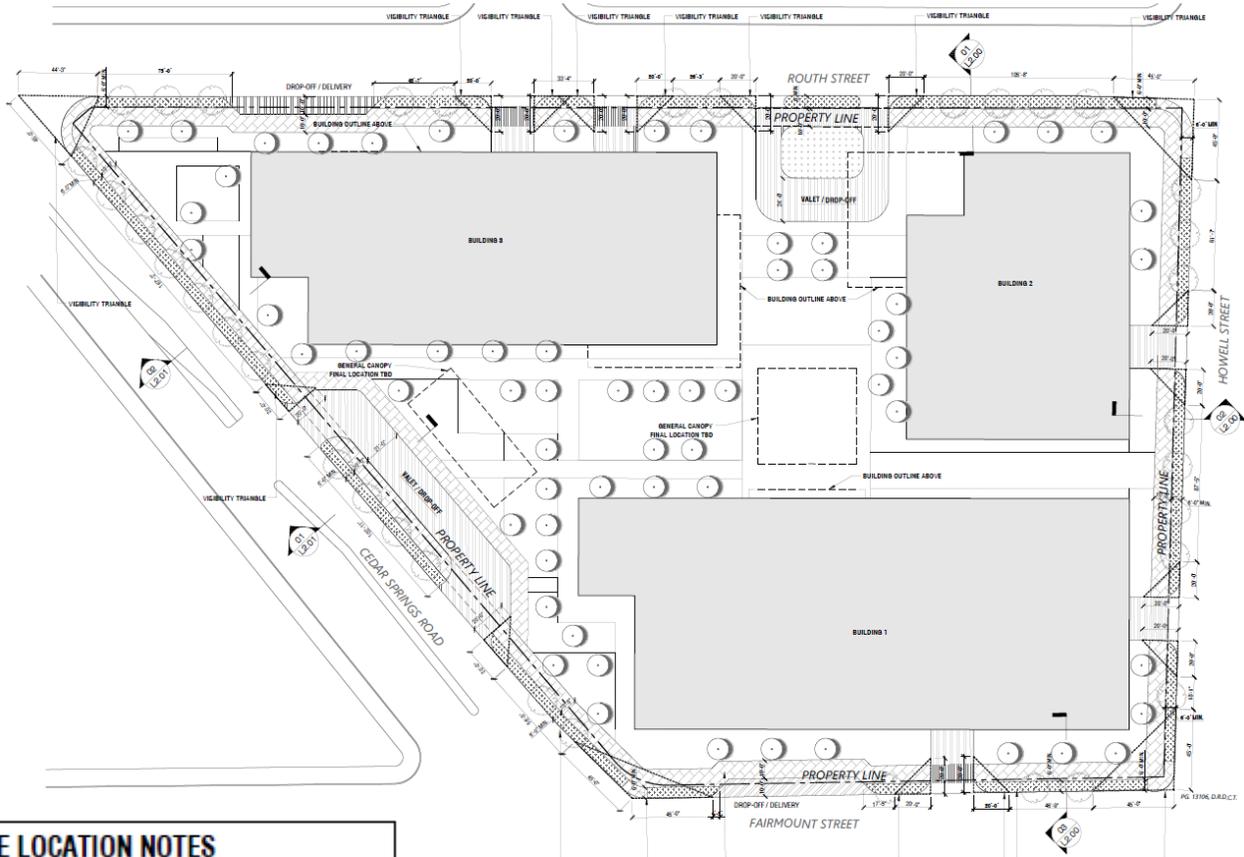
NOTES

1. All loading must be internal to building envelope.
2. All required parking must be below grade.
3. All back-of-house functions must be internal to the building envelope.
4. Each building to have service elevators and a direct service/loading path to retail areas that does not obstruct front-of-house lobbies.
5. Burying all power lines on the site.
6. EV charging / parking requirements.
7. Dedicated rideshare drop off locations.
8. Dedicated dog park for residents.
9. Dedicated WiFi spot in public spaces.
10. Tabletop sidewalk at drive entries, typ.
11. Bike storage to be provided within Building 1 at the ground level.

OVERALL SITE DATA

Site Area	173,534 SF
Area of All Buildings	1,395,700 SF

Proposed Landscape Plan



TREE LOCATION NOTES
 TREES MAY BE ADJUSTED BEYOND THE LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN AND PLACED ON THE LOT IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

TREE MITIGATION NOTES
 ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

SOIL NOTES
 ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

IRRIGATION NOTES
 ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE SYSTEM WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

GENERAL NOTES

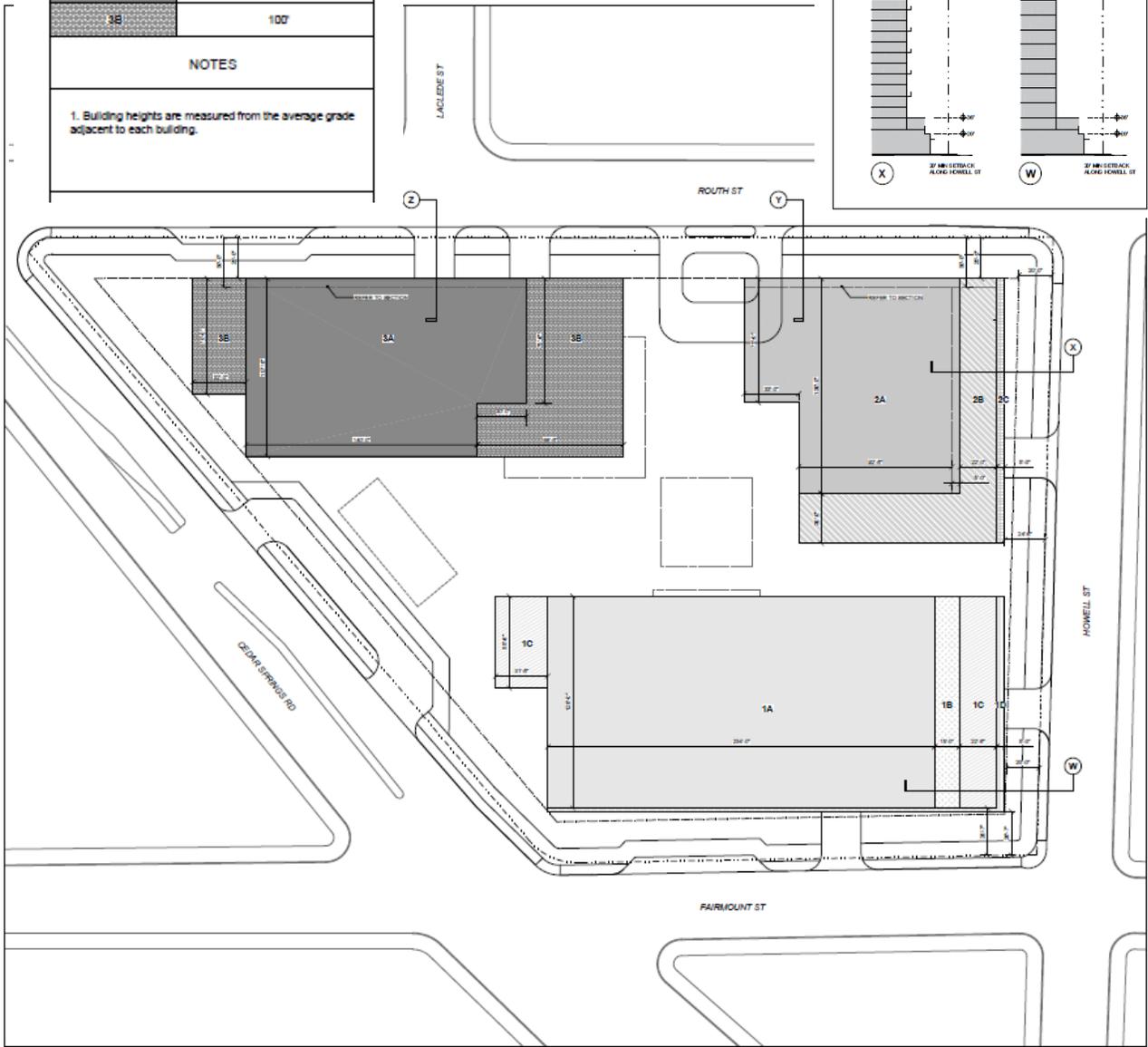
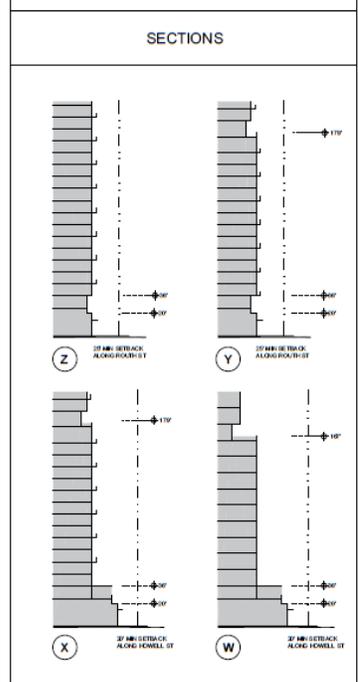
1. ALL PLANTING AREAS WILL BE HABITAT GARDEN.
2. ALL SPECIES SELECTION FOR PLANTING AREAS AND TREES WILL CONFORM TO ARTICLE X REQUIREMENTS.
3. STREET TREES AND OPEN SPACE TREES WILL CONFORM TO ARTICLE X STANDARDS FOR LARGE, MEDIUM, AND SMALL TREES.

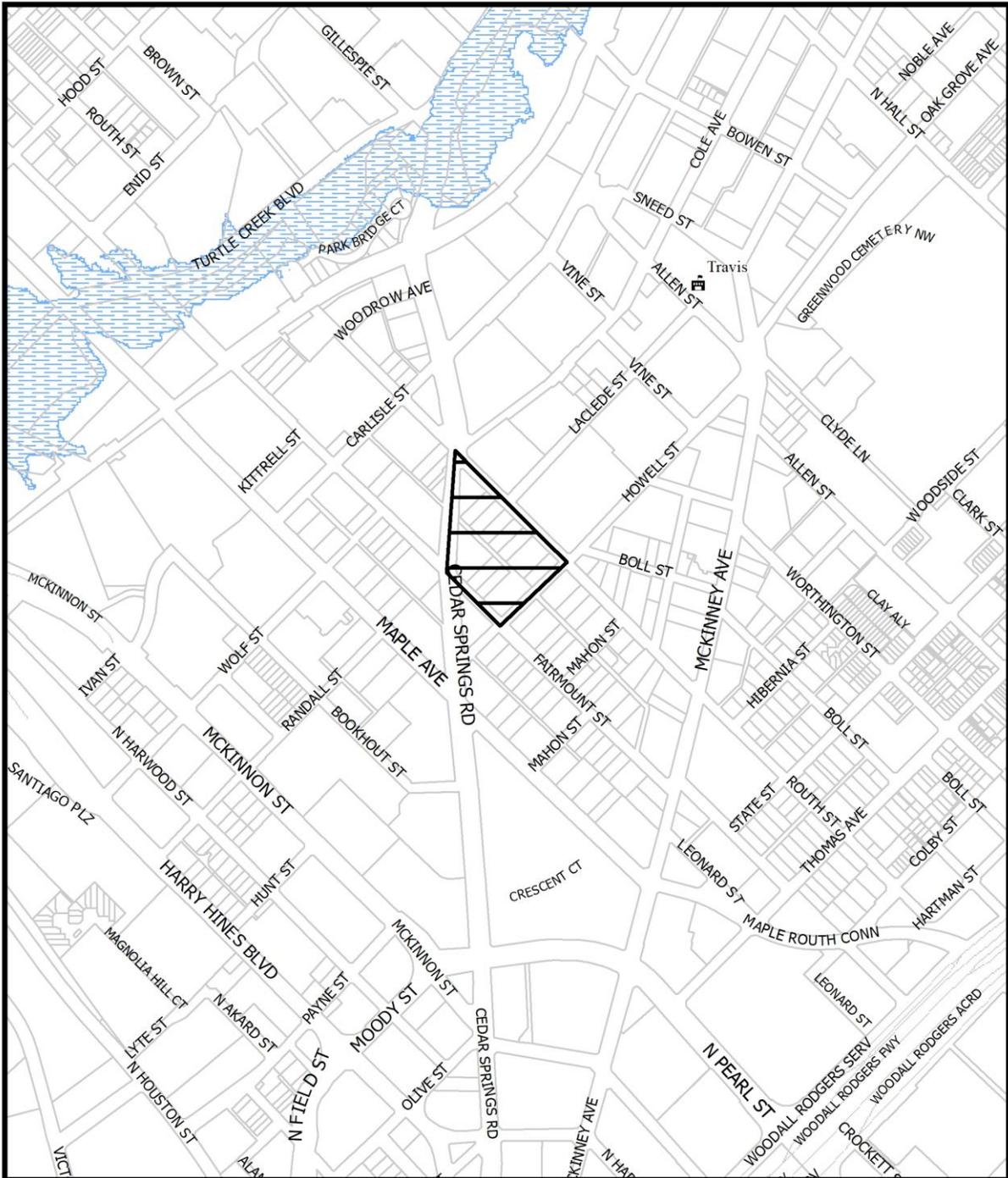
LEGEND			
	ENHANCED PEDESTRIAN PAVING		
	ENHANCED VEHICULAR PAVING		
	ENHANCED PEDESTRIAN CROSSWALKS		
	PLANTING ZONE		
PLANTING LEGEND			
SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	REQUIREMENTS
	STREET TREE	200 GAL.	STRAIGHT LEADER, 7" CLEAR HEIGHT FROM MEASURED GRADE.
	OPEN SPACE TREE	200 GAL.	STRAIGHT LEADER, 7" CLEAR HEIGHT FROM MEASURED GRADE.

TREE REQUIREMENT		
	LOT FRONTAGE / 25	PROVIDED
CEDAR SPRING ROAD	326 FT. LF / 25 = 13 TREES	13 TREES
FAIRMOUNT STREET	68 FT. LF / 25 = 3 TREES	3 TREES
HOWELL STREET	167 FT. LF / 25 = 7 TREES	8 TREES
ROUTH STREET	252 FT. LF / 25 = 10 TREES	11 TREES
TOTAL	792 FT. LF / 25 = 33 TREES	35 TREES

Setback and Height Plan

MAXIMUM BUILDING HEIGHTS	
HEIGHT ZONE	HEIGHT
1A	330'
1B	167'
1C	36'
1D	20'
2A	385'
2B	179'
2C	36'
3A	415'
3B	100'
NOTES	
1. Building heights are measured from the average grade adjacent to each building.	



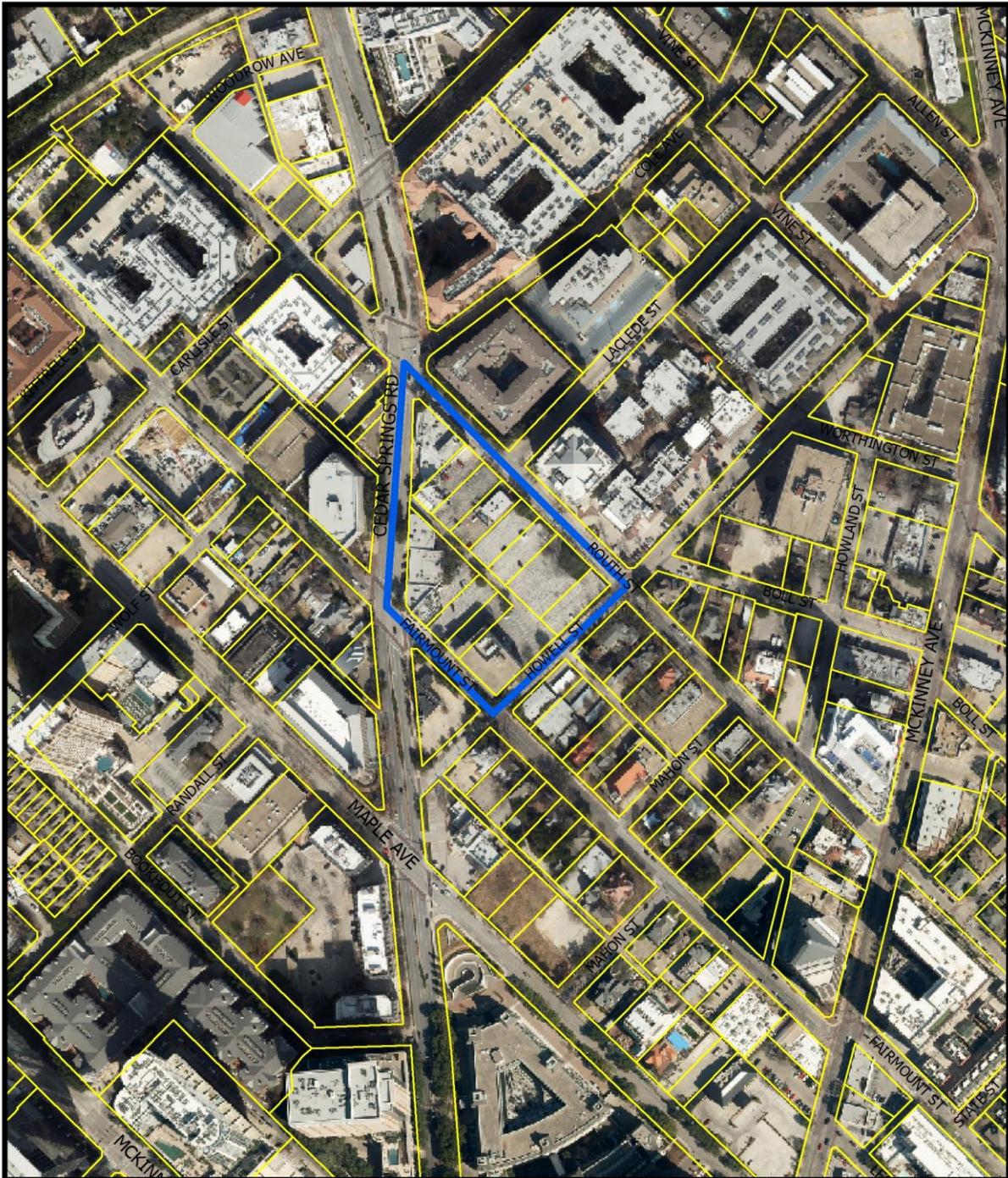


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VICINITY MAP

Case no: Z223-114

Date: 7/14/2023

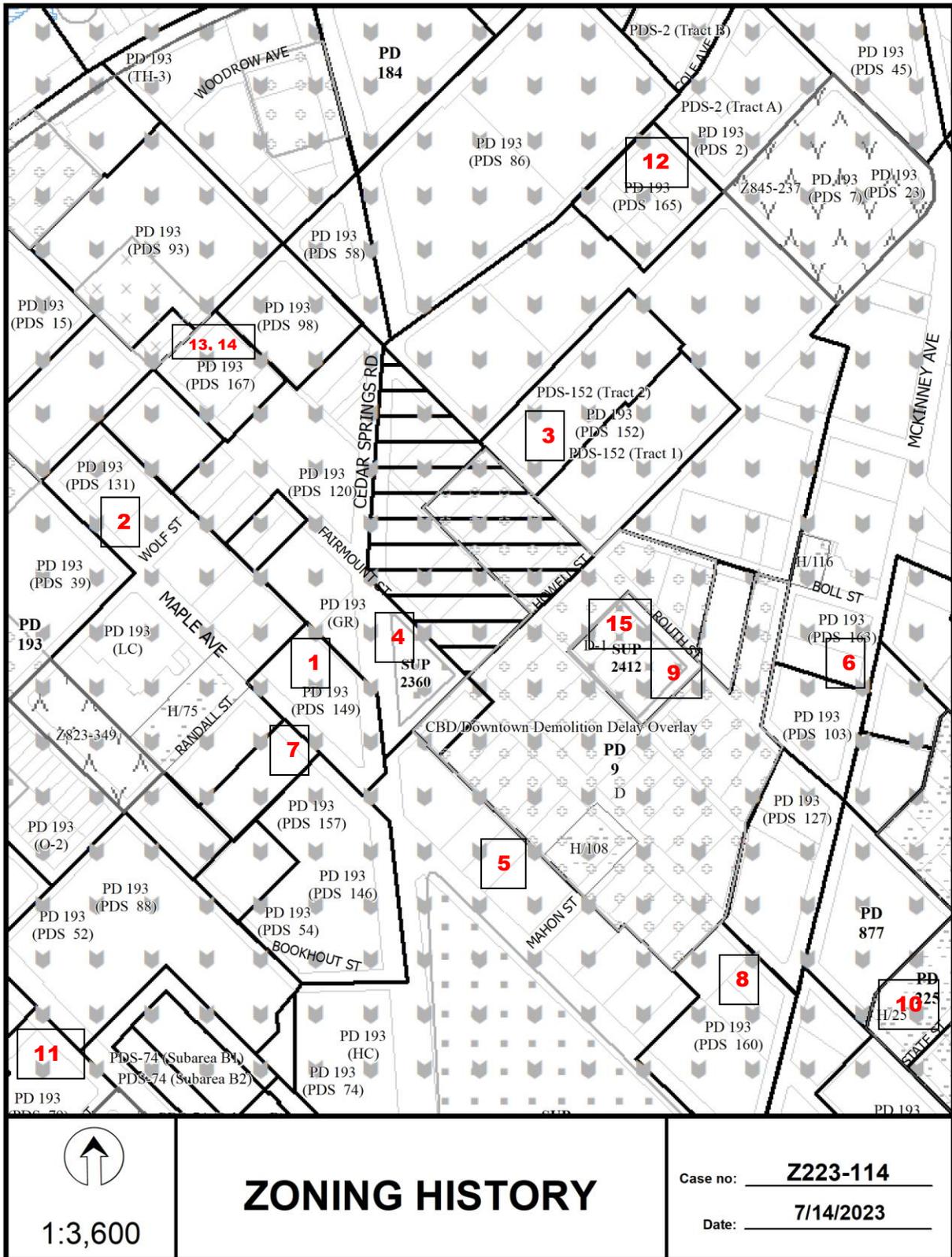


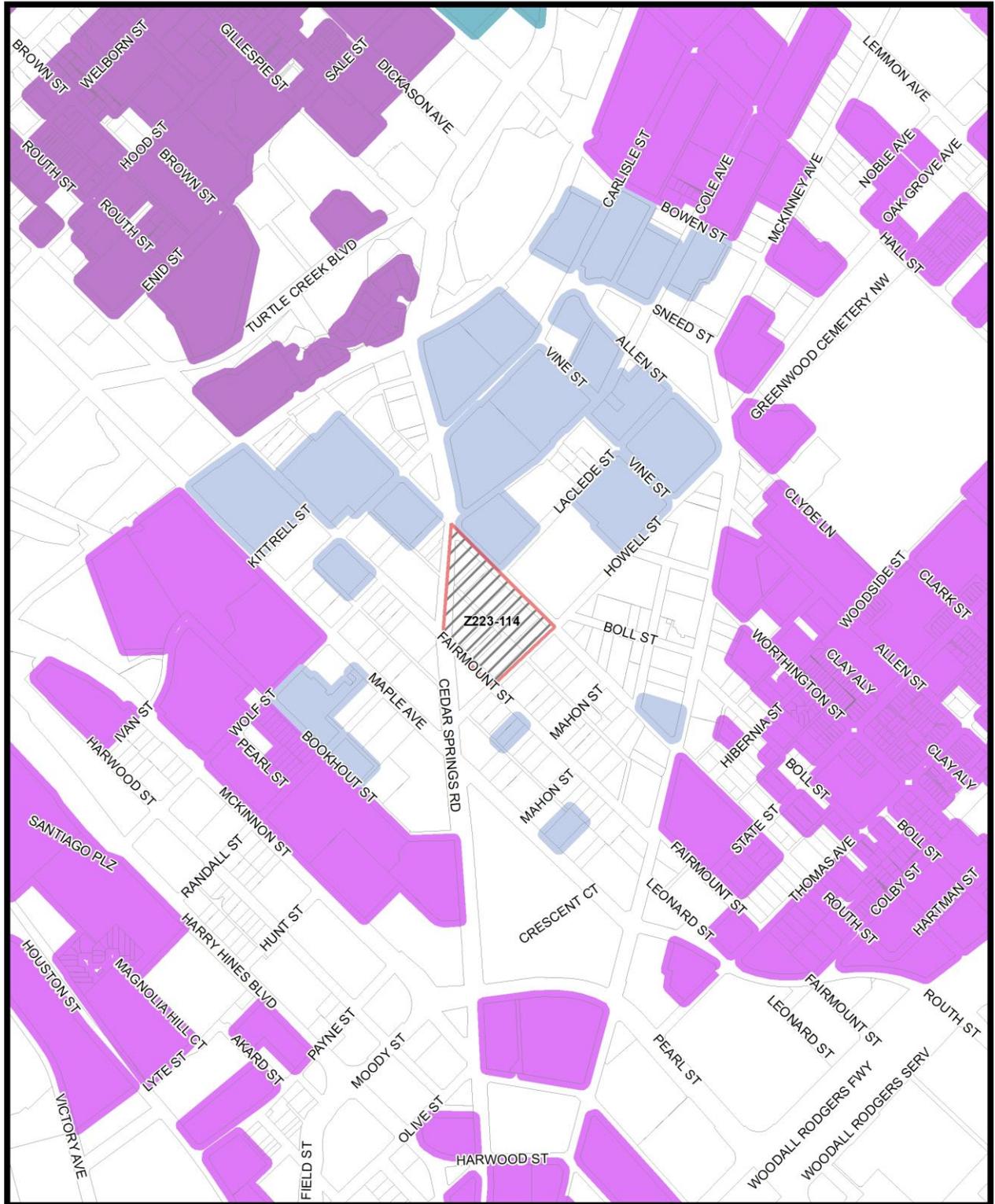
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AERIAL MAP

Case no: Z223-114

Date: 7/14/2023



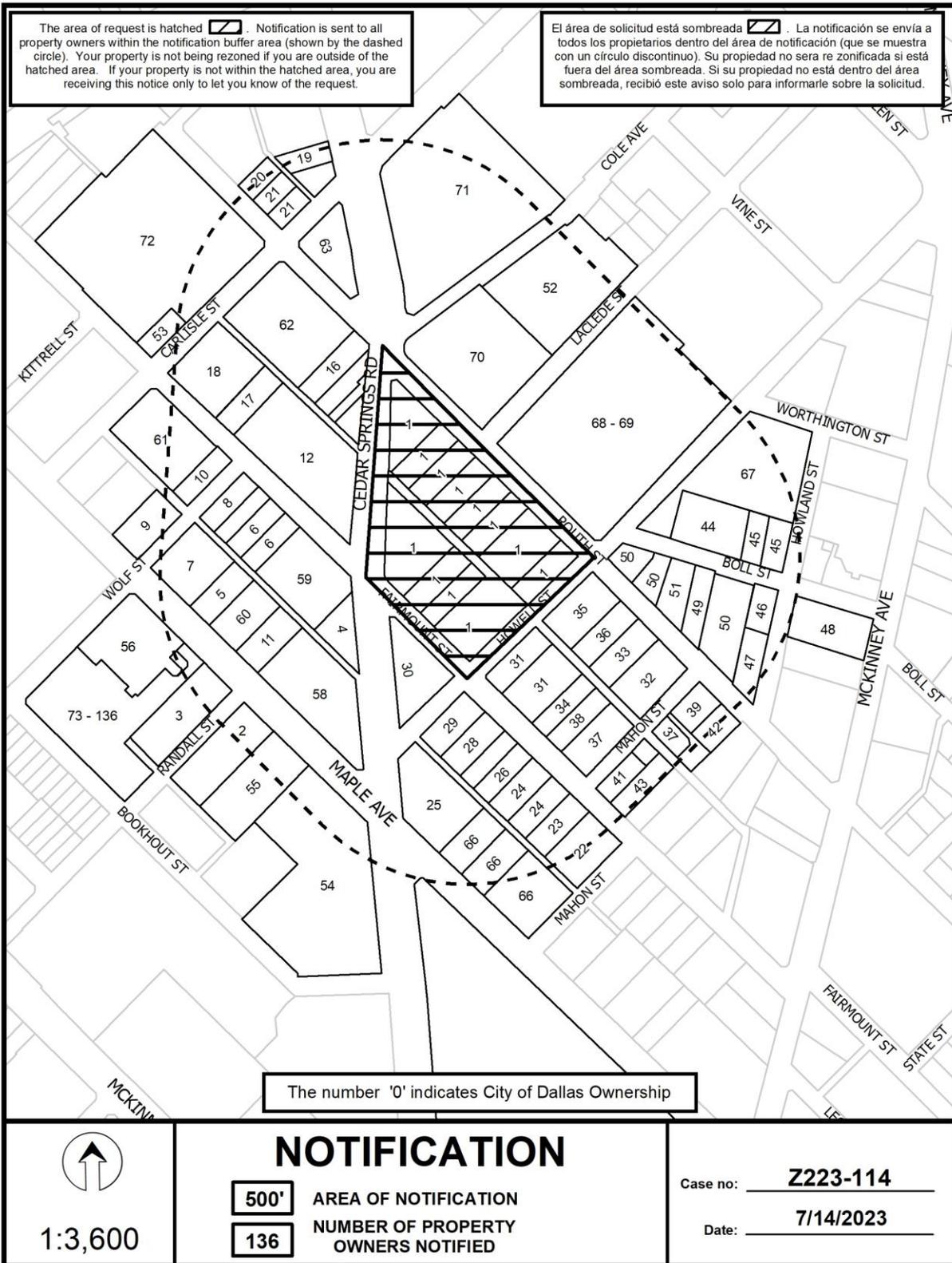


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 7/14/2023



07/14/2023

Notification List of Property Owners***Z223-114******136 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
2	2817 MAPLE AVE	SL UCHI LP
3	2905 MAPLE AVE	Taxpayer at
4	2425 CEDAR SPRINGS RD	PONOS DYNAMICS LLC
5	2912 MAPLE AVE	MAPLE LLC
6	2917 FAIRMOUNT ST	SELENE CAPITAL DEVELOPMENT
7	2926 MAPLE AVE	STONELEIGH P LLC
8	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
9	3000 MAPLE AVE	ROMANO SAMUEL P 2008
10	3001 FAIRMOUNT ST	AM UPTOWN HOTEL II LLC
11	2902 MAPLE AVE	2902 MAPLE LP
12	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
13	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
14	2537 CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
15	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
16	3005 ROUTH ST	JEH FAMILY TRUST
17	3004 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
18	3012 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
19	2705 CEDAR SPRINGS RD	CARLISLE JOINT VENTURE
20	3108 ROUTH ST	KATY TRAIL ICE HOUSE LP
21	3104 ROUTH ST	ASEL ART SUPPLY INC
22	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
23	2611 FAIRMOUNT ST	DCMS FOUNDATION
24	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
25	2628 MAPLE AVE	GREENWAY MAPLE LP
26	2711 FAIRMOUNT ST	2711 FAIRMOUNT LP

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2715 FAIRMOUNT ST	KORNYE GEORGE W
28	2719 FAIRMOUNT ST	SHAW EVAN L
29	2723 FAIRMOUNT ST	SHAW EVAN LANE
30	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
31	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
32	2711 ROUTH ST	PEGASUS FOUNDATION THE
33	2719 ROUTH ST	PEGASUS FDN
34	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
35	2727 ROUTH ST	2727 PARTNERSHIP LP
36	2723 ROUTH ST	PEGASUS FOUNDATION THE
37	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
38	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
39	2707 ROUTH ST	TURTLE CREEK MANOR INC
40	2512 MAHON ST	GINSBURG BROOKE &
41	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
42	2703 ROUTH ST	DAYTON JOHN W
43	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP
44	2718 BOLL ST	SRPF BGINGERMAN PROPERTY LLC
45	2706 BOLL ST	STORY HERBERT B JR &
46	2703 BOLL ST	OGLE LINDA K ET AL
47	2704 ROUTH ST	SC ONE DALLAS LLC
48	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
49	2714 ROUTH ST	2714 ROUTH STREET LTD
50	2728 ROUTH ST	PASHA & SINA INC
51	2724 ROUTH ST	FREESTONE HOLDINGS LLC
52	2626 COLE AVE	TALON 2626 COLE LLC
53	3104 FAIRMOUNT ST	TINY & GIGI LLC
54	2305 CEDAR SPRINGS RD	23 SPRINGS LP
55	2811 MAPLE AVE	GP INVITATION FUND III LP
56	2927 MAPLE AVE	CWI DALLAS HOTEL LP
57	2927 MAPLE AVE	DFW DALLAS HOTEL LP

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
59	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
60	2906 MAPLE AVE	2906 MAPLE AVE LLC
61	3033 FAIRMOUNT ST	AM UPTOWN HOTEL LLC
62	3033 ROUTH ST	HANSA BELL KATY TRAIL JV LLC
63	2605 CEDAR SPRINGS RD	GREENWAY-CARLISLE LP
64	100 CRESCENT CT	GPIF TC OWNER LLC
65	100 CRESCENT CT	CRESCENT TC INVESTORS LP
66	2610 MAPLE AVE	2620 MAPLE OWNER LLC
67	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
68	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
69	2800 ROUTH ST	THEATRE THREE INC
70	2600 COLE AVE	GABLES MIRABELLA LP
71	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
72	2525 CARLISLE ST	MORE UPTOWN TRAIL LLC
73	2300 WOLF ST	MORRISON SEAN J
74	2300 WOLF ST	NICHOLS CHAD M
75	2300 WOLF ST	MASSEY GREGORY & KAY
76	2300 WOLF ST	GINSBERG LAURIE BECKER
77	2300 WOLF ST	NICKERSON STEVEN CASH &
78	2300 WOLF ST	NICKERSON STEVEN CASH &
79	2300 WOLF ST	SALZMAN JACK D & ROBIN SMITH
80	2300 WOLF ST	SDK TRUST
81	2300 WOLF ST	MICKEY DAWN
82	2300 WOLF ST	1999 LISA K HAINES TRUST
83	2300 WOLF ST	WOOD PHILIP R & PEGGY A
84	2300 WOLF ST	MICHAELSON FRANCINE SURVIVORS
85	2300 WOLF ST	KUZMIC DANIEL & CHARLOTTE
86	2300 WOLF ST	PERKINS DAVID L & JULIANA A
87	2300 WOLF ST	MARADI X INC
88	2300 WOLF ST	REYNOLDS STONELEIGH INVESTMENTS

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2300 WOLF ST	WILSON MICHAEL
90	2300 WOLF ST	SPEARS RONALD E &
91	2300 WOLF ST	RPC 2019 TRUST
92	2300 WOLF ST	SC WOLF LLC
93	2300 WOLF ST	CARLILE FAMILY 2018 TRUST
94	2300 WOLF ST	NEVERNEVERLAND LLC
95	2300 WOLF ST	MWS FINISHED UNITS LLC
96	2300 WOLF ST	PETERSON GALE & ALLAN
97	2300 WOLF ST	BANK OF AMERICA N A TRUSTEE
98	2300 WOLF ST	BRADLEY JOHN THOMAS JR &
99	2300 WOLF ST	CORBELLINI LIVING TRUST
100	2300 WOLF ST	GOSS TIM K &
101	2300 WOLF ST	HINOJOSA ELIU M
102	2300 WOLF ST	STEWART AUDREY
103	2300 WOLF ST	GEORGE WILLIAM WILEY
104	2300 WOLF ST	GOTTLIEB PETER R &
105	2300 WOLF ST	MARADI X INC
106	2300 WOLF ST	REED RANDALL L & SHERRY D
107	2300 WOLF ST	PALACIOS ANTONIO &
108	2300 WOLF ST	ELLENBOGEN PAUL H &
109	2300 WOLF ST	COLE JAMES & SHEILA LIVING TRUST
110	2300 WOLF ST	HOLLY MARIA ELENA
111	2300 WOLF ST	WOJNAR MANAGEMENT TRUST
112	2300 WOLF ST	COLE THOMAS B
113	2300 WOLF ST	REDFIELD VANCE & SUSAN
114	2300 WOLF ST	OCONNELL JOHN F & DONNA R
115	2300 WOLF ST	ZOLLARS MARY CATHERINE
116	2300 WOLF ST	BORICUA ENTERPRISES LP
117	2300 WOLF ST	VENEGAS GONZALO & MARIA
118	2300 WOLF ST	ANGEL DOLORES & STEPHEN
119	2300 WOLF ST	LUTTRELL D SCOTT LIVING TRUST

07/14/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2300 WOLF ST	TANENBAUM RICHARD I REV TRUST &
121	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
122	2300 WOLF ST	GALAS THOMAS E & PATRICIA A
123	2300 WOLF ST	230019A WOLF STREET
124	2300 WOLF ST	DANDRIDGE WILLIAM W &
125	2300 WOLF ST	HOUSE JOHN MICHAEL & KARLA
126	2300 WOLF ST	TRITON CAMP BOWIE I LLC
127	2300 WOLF ST	MICKEY DAWN
128	2300 WOLF ST	MASSAD GENE F & BARBARA J
129	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
130	2300 WOLF ST	MONTGOMERY WILLIAM A &
131	2300 WOLF ST	CARLISLE RICHARD P &
132	2300 WOLF ST	REGARD BETTY S
133	2300 WOLF ST	REDFIELD VANCE & SUSAN
134	2300 WOLF ST	SDK TRUST
135	2300 WOLF ST	TURNER CHRIS R & MARYBETH C
136	2300 WOLF ST	CARTER LINDA JO



Agenda Information Sheet

File #: 23-2582

Item #: 5.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St. Augustine Road.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions; and **approval** of a D-1 Liquor Control Overlay.

Applicant: Nikia Mitchell, Kia's Asset Management

Representative: Gena Cannon

Planner: Andreea Udrea

U/A From: September 21, 2023.

Council District: 5

Z223-197(AU)

FILE NUMBER: Z223-197(AU) **DATE FILED:** February 6, 2023
LOCATION: South line of Lake June Road, east of North St. Augustine Road
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 0.30 Acres **CENSUS TRACT:** 48113011802

REPRESENTATIVE: Gena Cannon
OWNER/APPLICANT: Nikia Mitchell, Kia's Asset Management
REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property within a CR Community Retail District with a D Liquor Control Overlay.
SUMMARY: The purpose of the request is to allow the sale of alcoholic beverages in conjunction with a general merchandise of food store 3,500 square feet or less.
STAFF RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions; and approval of a D-1 Liquor Control Overlay.
PRIOR CPC ACTION: On September 21, 2023, the City Plan Commission held this item under advisement to October 5, 2023.

CR Community Retail District
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

D-1 Liquor Control Overlay
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- The request site is currently developed with a 2,000-square-foot building, one story in height, and that is currently vacant.
- The site is located within the D Liquor Control Overlay. In a “D” liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.
- The applicant is seeking a zoning change to a D-1 liquor control overlay and requesting a Specific Use Permit for alcohol sales for off-site consumption in conjunction with a general merchandise or food store 3,500 square feet or less.
- In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.
- On September 21, 2023, the City Plan Commission held this item under advisement to October 5, 2023. There have been no changes to the request since the September 21 hearing.

Zoning History

There has been one zoning change requests in the surrounding area in the past five years.

1. **Z223-137:** On June 13, 2023, Specific Use Permit No. 2195 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, was automatically renewed for an additional five-year time period, on property zoned as an CR Community Retail District with aD-1 Liquor Control Overlay, on the west line of N St Augustine Road, and south line of Lake June Road.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW Bike Plan
Lake June Road	Principal Aerial	100' Bike Plan

Transportation

The Engineering Division of Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	CR-D Community Retail with D Liquor Control Overlay	Vacant Building
North	PD No. 807 with D Liquor Control Overlay	Prairie Creek Branch Library
East	CR-D Community Retail with D Liquor Control Overlay	Vacant Building
South	CR-D Community Retail with D Liquor Control Overlay	Undeveloped
West	CR-D-1 Community Retail with D-1 Liquor Control Overlay and SUP No. 2195	Liquor Store

Land Use Compatibility

The site is zoned an CR Community Retail District with a D Liquor Control Overlay and is currently developed with a one-story, approximately 2,000-square-foot building currently vacant. In a “D” liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.

The applicant is seeking a zoning change to a D-1 liquor control overlay and requesting a Specific Use Permit for alcohol sales for off-site consumption in conjunction with a general merchandise or food store 3,500 square feet or less. In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

The site is surrounded by a public library to the north, vacant building to the east, undeveloped land to the south, and a liquor store and a restaurant to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all

applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems
- video recording and storage systems
- alarm system
- drop safes
- security signs
- height markers
- store visibility
- safety training programs and
- trespass affidavit

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. Since the building is currently vacant, the convenience store inspections were not scheduled at this time.

In general, the applicant's request is not foreseen to have a negative impact on the surrounding properties. The applicant's request subject to the attached conditions is consistent with the intent of the Dallas Development Code.

Parking

No changes are proposed with this request. Off-street parking and loading requirements must comply with the Dallas Development Code as amended. A total of 10 off-street parking spaces are required for the general merchandise or food store with fueling station derived from calculating at a ratio of 1 space for every 200 square feet of floor area. The site currently includes 19 parking spaces.

Landscaping

Landscaping will in accordance with the landscaping requirements in Article X, as amended. No changes are proposed with this request; therefore, no additional landscape requirements are triggered.

Market Value Analysis

[Market Value Analysis \(MVA\)](#) is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to a “G” MVA Cluster to the south and east, and an “F” MVA Cluster further northeast, across Lake June Road.

List of Officers

KIA'S ASSET MANAGEMENT

Nikia Mitchell – President / Manager

PROPOSED CONDITIONS

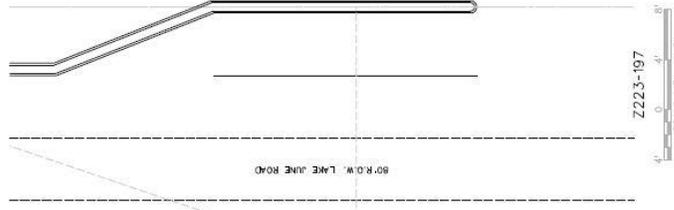
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ... (two-year period from the passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

PROPOSED SITE PLAN

PAGE 5	DESCRIPTION SITE PLAN	JIU DESIGNS INC. FORT WORTH, TX 972-679-1395 MR. CAUN'S CATERING AND WINES 9620 LAKE JUNE ROAD DALLAS, TX 75217 DATE 07/13/20 TX
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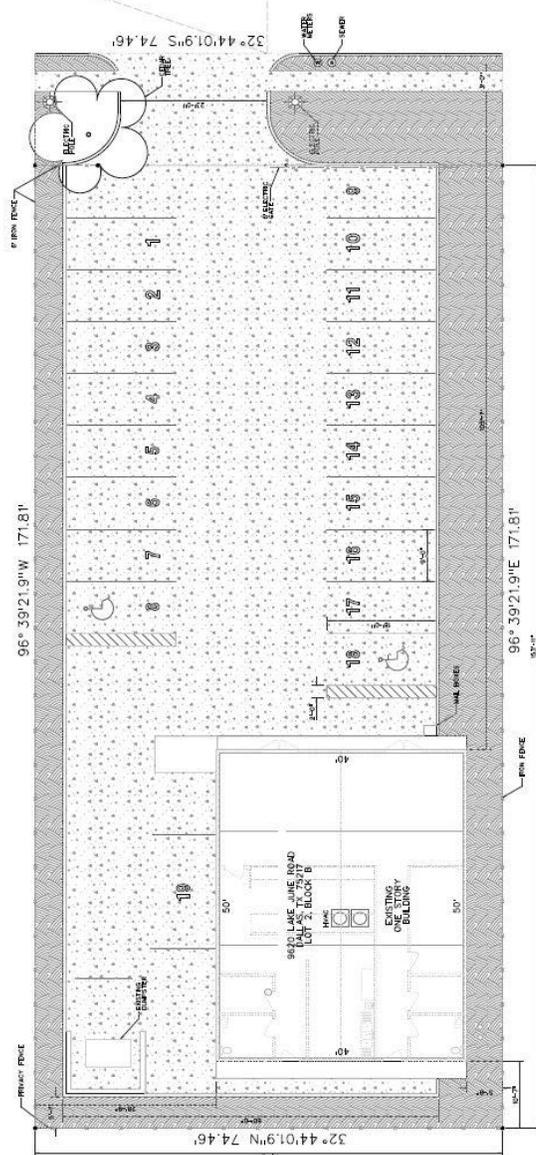
VICINITY MAP
NOT TO SCALE



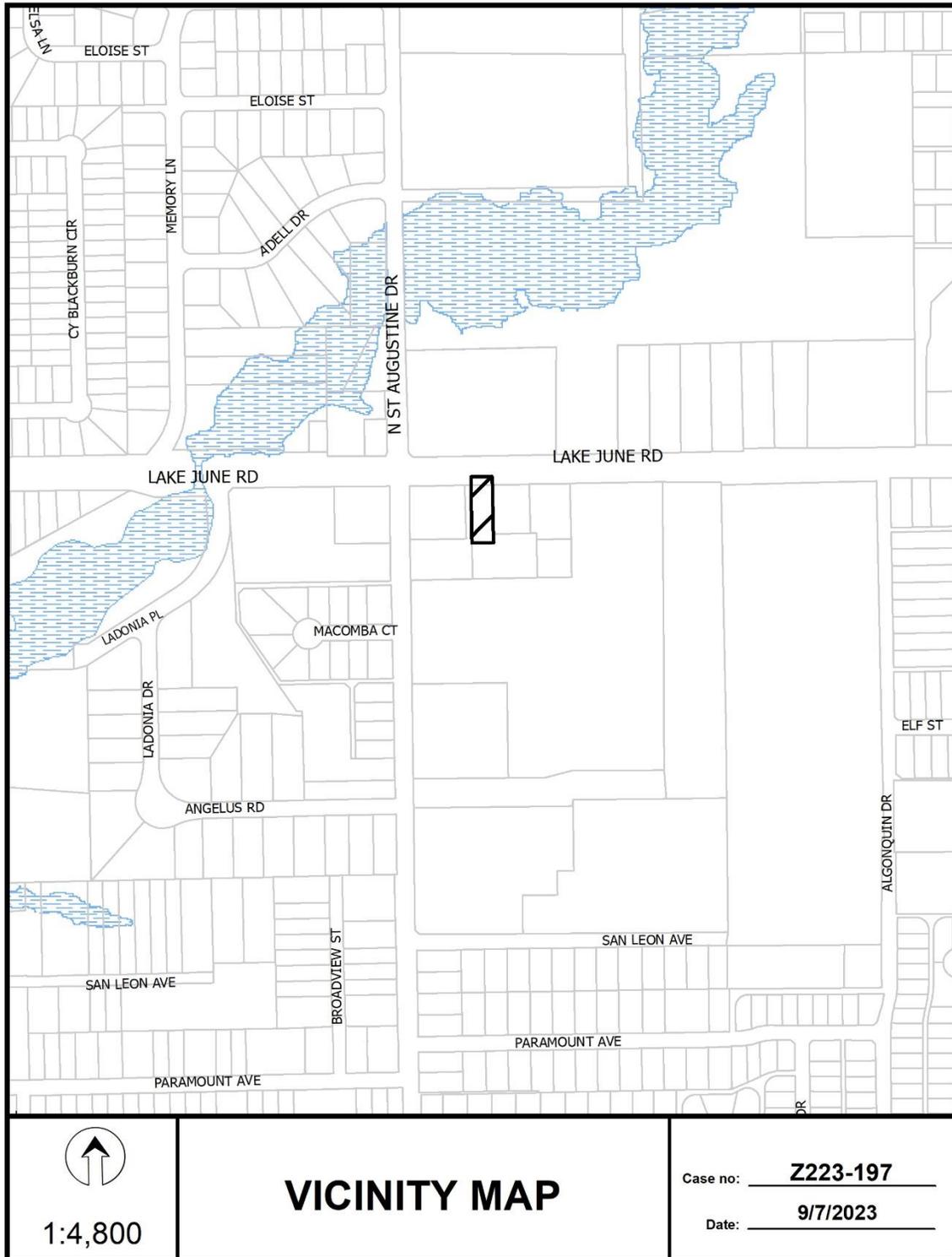
PARKING SUMMARY			
REQUIRED PARKING	MINIMUM	WATER AREA (SF)	PERMITS
RESTAURANT	1 PER 300 SF	792	3
PROVIDED PARKING	TOTAL REQUIRED		
	STANDARD SURFACE SPACES		17
	HANDICAPPED SURFACE SPACES		2
	TOTAL REQUIRED PARKING		19

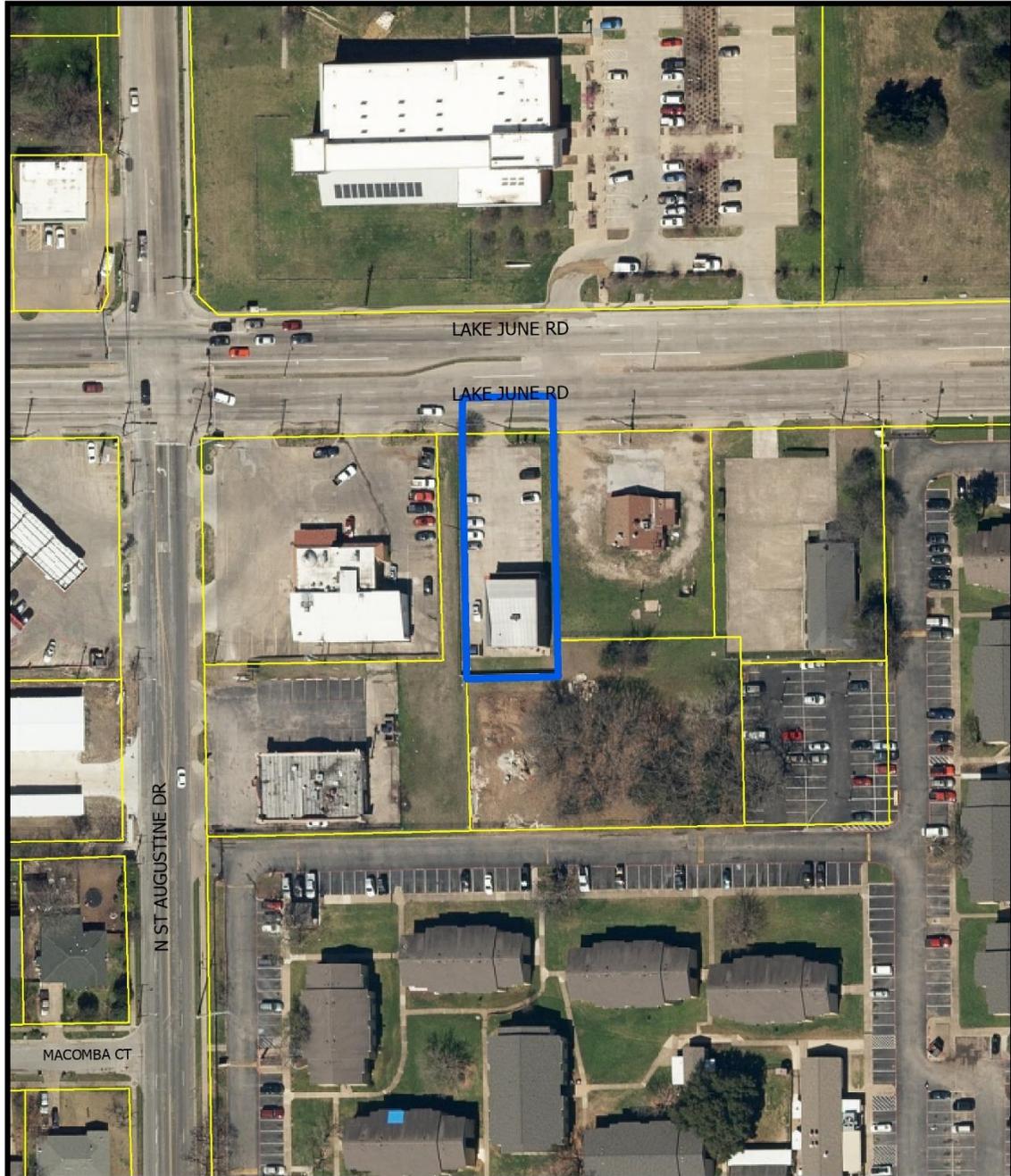
LEGEND:	
	GATE OR FENCE
	TREE
	CONCRETE DRIVEWAY AND WALKWAY
	SITE PLOT DIMENSION OUTLINE
	BUILDINGS
	GRASS

SITE DATA TABLE	
AREA OF SUBJECT PROPERTY:	1
NUMBER OF LOTS:	RESTAURANT
PROVIDED USE:	LOT 19
LOT INFORMATION:	
DESCRIPTION:	19
AREA:	0.2433 AC
WIDTH:	12 FT.
DEPTH:	60 FT.
AREA:	0.7209 AC
WIDTH:	12 FT.
DEPTH:	60 FT.
FLOOR AREA RATIO:	0.2 FT./FT.
EXTERIOR MASONRY CONTENT:	111 BARS



SITE PLAN LAYOUT
SCALE 1/8\"/>



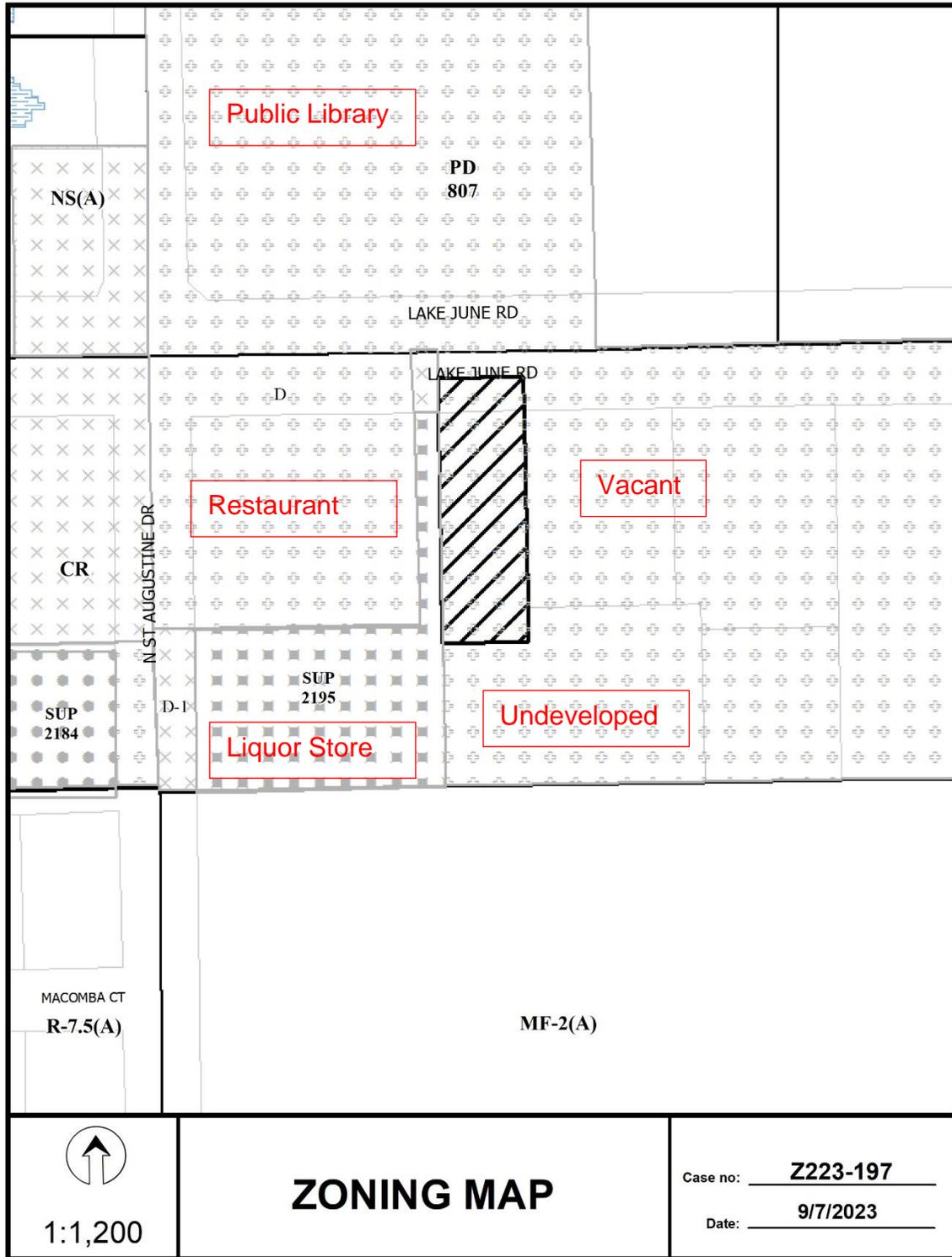


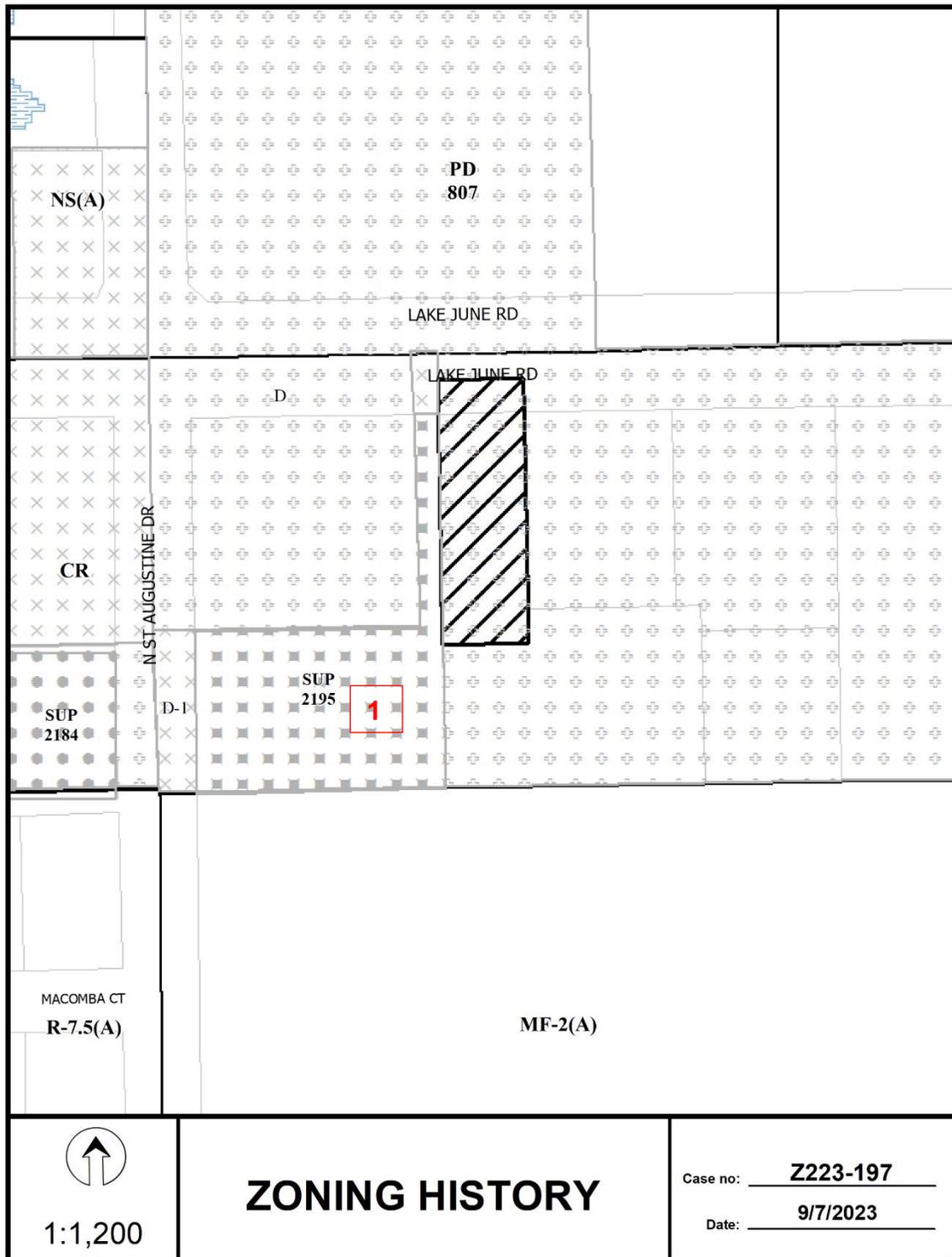
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AERIAL MAP

Case no: Z223-197

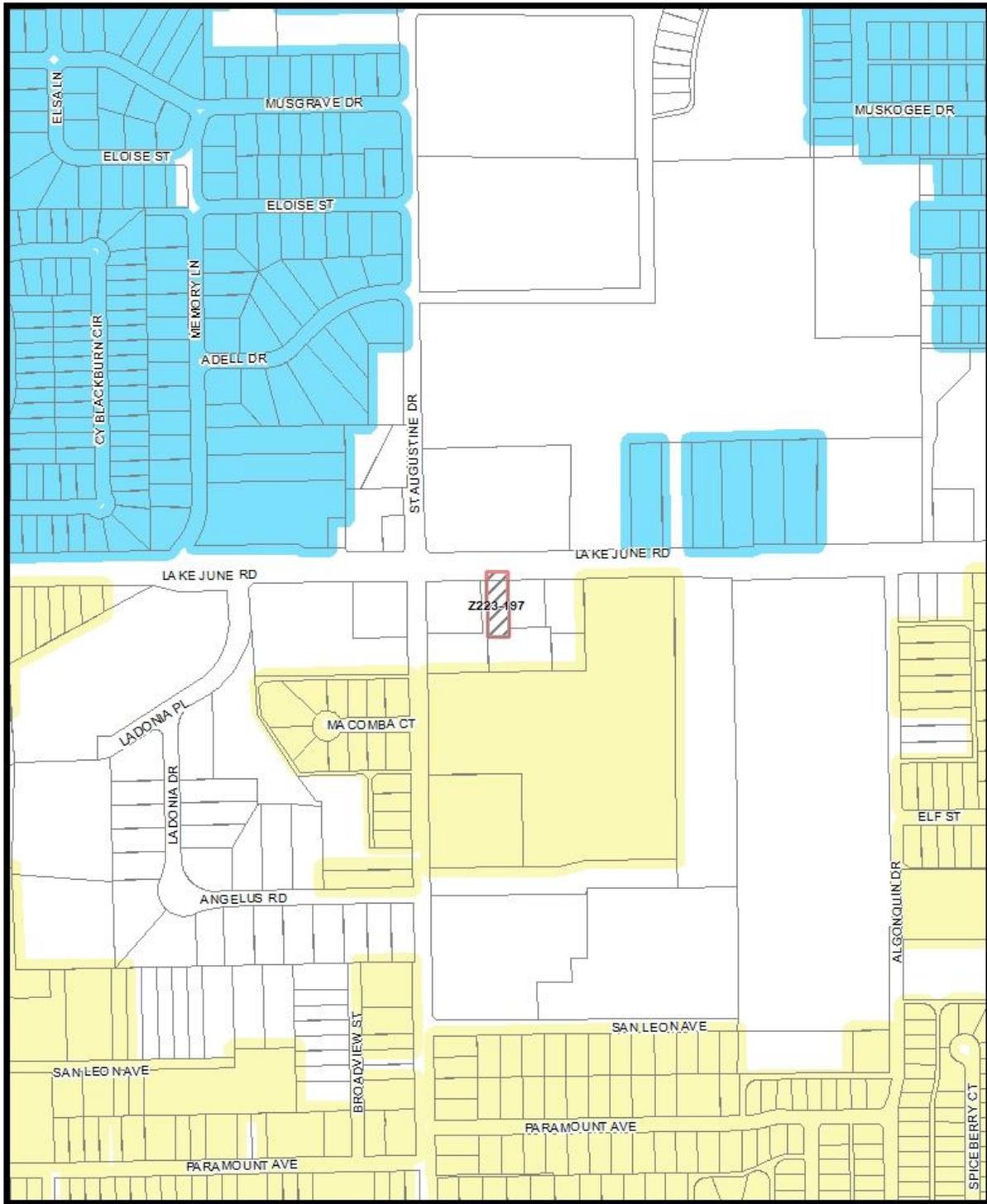
Date: 9/7/2023





ZONING HISTORY

Case no: Z223-197
Date: 9/7/2023

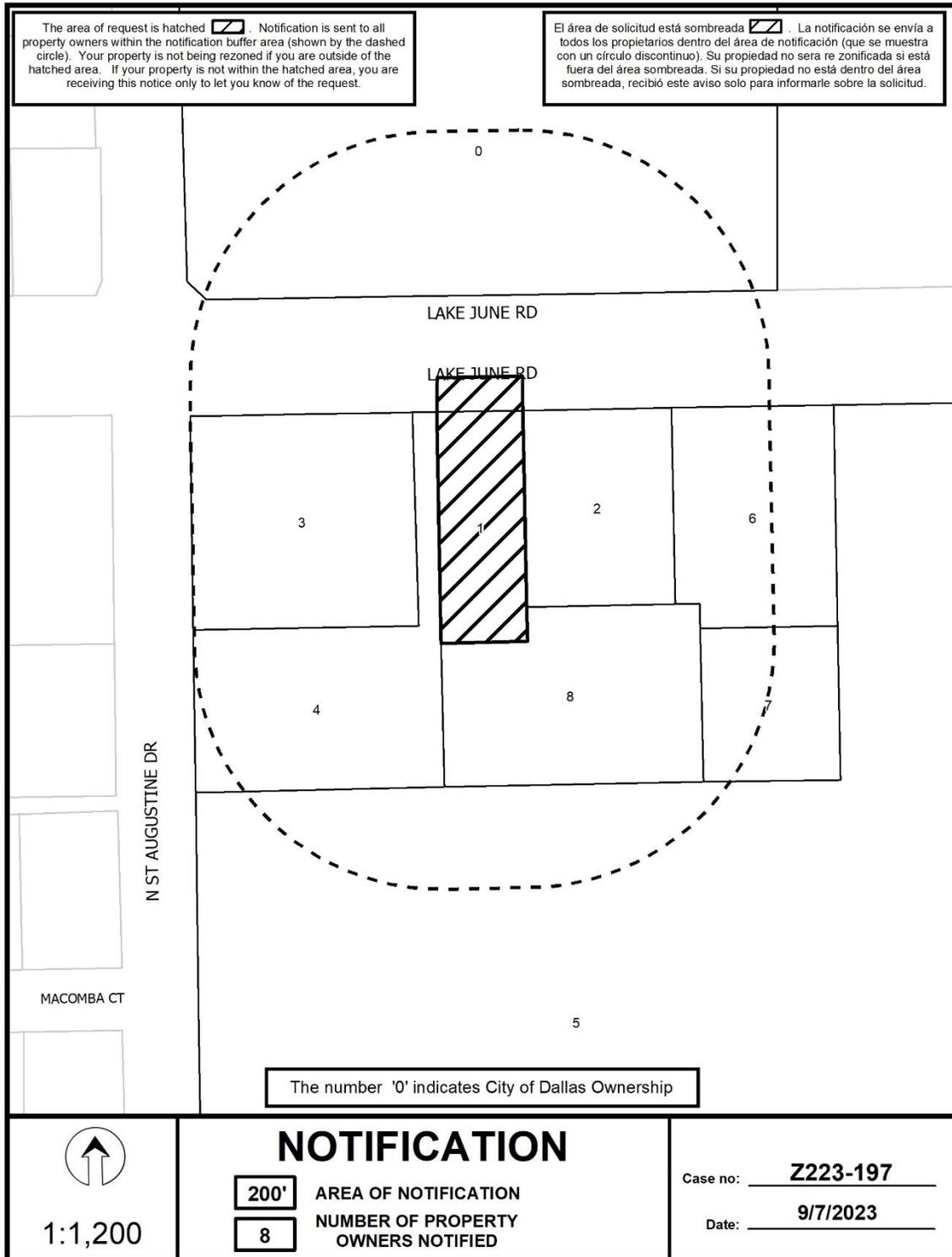


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 9/7/2023



Z223-197(AU)

09/07/2023

Notification List of Property Owners

Z223-197

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9620 LAKE JUNE RD	KIAS ASSET MGMT GROUP
2	9630 LAKE JUNE RD	VEGA ERASMO &
3	9600 LAKE JUNE RD	TORRES ANTONIO &
4	1230 N ST AUGUSTINE RD	Taxpayer at
5	1198 ST AUGUSTINE DR	LA HACIENDA LLC
6	9650 LAKE JUNE RD	BRIGHT STAR MISS BAPT CH
7	9650 LAKE JUNE RD	LA HACIENDA
8	9620 LAKE JUNE RD	LA HACIENDA LLC



Agenda Information Sheet

File #: 23-2583

Item #: 6.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A (A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive.

Staff Recommendation: **Denial.**

Applicant: Santiago Rivera

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Michael Pepe

Council District: 8

Z223-106(MP)

FILE NUMBER: Z223-106(MP) **DATE FILED:** October 5, 2022

LOCATION: Southeast line of Telephone Road, at the terminus of Van Horn Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±5.34 acres **CENSUS TRACT:** 48113016709

OWNER/APPLICANT: Santiago Rivera

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

REQUEST: An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow commercial motor vehicle parking on the site.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 5.34 acre lot.
- The proposed uses are commercial motor vehicle parking and machinery, heavy equipment, or truck sales and services.
- The lot would be accessed from Telephone Road.
- The proposed use of commercial motor vehicle parking is allowed by right in the proposed CS district but requires a specific use permit within 500 feet of residential zoning. As this block mainly consists of residential zoning, an SUP is required in addition to the general zoning change.
- The property and its surroundings are generally agricultural or residential in character.

Zoning History:

There have not been any zoning case in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
Telephone Road	Principal Arterial	100-feet / 80-foot Bike Plan

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

The following is applicable at permitting:

- The City is currently coordinating the traffic impact of all proposed development in the area and will determine the rough proportionality for this development to contribute to a proposed installation of a traffic signal on Bonnie View at Telephone.
- Site plan must coordinate with existing median openings for full access.
- Telephone Road is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with S-4-D dimensions which requires 80 feet of ROW (or 40 feet from established centerline.)
- A portion of the subject site is in located in a FEMA designated flood zone AE. Applicant must coordinate with Floodplain Management.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 5: Dallas protects its water resources and its communities from flooding and drought.

WR10 - Evaluate policies affecting drainage and erosion to ensure sustainable

development and mitigate adverse impacts

Goal 6: Dallas protects and enhances its ecosystems and green spaces that in turn improve public health.

EG3 - Increase tree canopy in both private and public realm to complete implementation of recommendations from the Urban Forest Masterplan

Goal 8: All Dallas’ communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed zoning and site plan are non-compliant and non-supportive of CECAP target goals, undermining public health and safety.

- A. Air Quality Impacts: Increased concentrations of impervious surfaces which lead to increased heat island generation, ozone degradation etc.
- B. Air Quality and Water Quality Impacts through deforestation of existing tree canopy as well as environmentally sensitive native plant species.
- C. Water Quality Impacts: Increased concentrations of impervious surfaces increases storm water runoff, flooding and further degradation of natural systems such as creeks, streams, springs, wetlands etc.
- D. Water Quality Impacts: Increased concentrations of impervious surfaces prevents and undermines natural ground water absorption which in turn increases flooding by concentrating into runoff, requiring additional and sometimes unnecessary infrastructure expenses.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Agricultural / Natural area
North	A(A) Agricultural District, LI Light Industrial District	Single Family, Warehouse, Natural area
East	A(A) Agricultural District	Commercial amusement (outside), (Observed uses, No CO)
South	A(A) Agricultural District	Natural area, Cedar Valley College
West	A(A) Agricultural District	Agricultural

Land Use Compatibility:

The area of request is currently agricultural with a natural creekway in the rear of the site. Properties to the west along Telephone Road include agricultural uses. Across Telephone Road to the north are several single family homes. Across Telephone Road and Van Horn Drive from the site further to the northwest, there is a warehouse use. Property across the creek to the east zoned A(A) appears to include the uses of commercial amusement (outside) and machinery, heavy equipment, or truck sales and service. This conclusion is based on field observation, as there are not certificates of occupancy for that site. Natural areas remain behind the site to the south, and further afield in that direction is the Cedar Valley College campus. Staff does not find the proposed use and zoning districts compatible with the surrounding area.

Although warehouse uses have been built across Telephone Road and Van Horn Drive from the subject site, the wide right-of-way that is Telephone Road serves as a substantial distinction between the industrial development along I-635 and the significant natural area in and around Cedar Valley College. The south face of this block consists of a consistent collection of properties zoned A(A) Agricultural District and used accordingly. Commercial zoning has not been established on the southern side of the block for a half mile extent. Approval of the CS Commercial Service District and SUP could have considerable land use impacts on surrounding residential properties and disrupt the established pattern which maintains agricultural character. Location of these industrial uses adjacent to the creekway presents additional concerns for erosion and contamination of the surrounding natural areas. Additionally, the proposed industrial uses do not support or compliment the primary community asset in the area, Cedar Valley College.

The proposed CS base zoning with deed restrictions does not constitute what the comprehensive plan refers to as “zoning flexible enough to respond to changing economic conditions,” nor does it accomplish the goal of long-term land use planning. Deed restrictions, especially those that remove all, but a select few uses desired by an operator in the immediate term, cannot serve as a replacement for thoughtful distribution of zoning districts throughout the city, and conflict with the intended function of zoning districts altogether.

In this case, the proposed district would allow only nine permanent uses by right. Although these intense uses and the others typically allowed in CS Commercial Service are not appropriate on this block, the approval of extremely narrow use entitlements in lieu of general purpose zoning districts does not serve the interest of the community or property owners.

Deed restrictions may be applied to permit a single tenant to operate a single use on a site, but the underlying zoning district can still alter the character of the surrounding area. Although heavily restricted by the applicant’s volunteered deed restrictions, the requested CS District could encourage further commercial encroachment in the area, as the intent or purpose of the deed restrictions are forgotten over time and they are amended or terminated.

Development Standards

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min No max	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed CS	15' min No max 50' effective	20 feet adj res Otherwise, no min	45' max Max 3 stories	80% max	FAR: 0.5 max for lodging, office, and retail/personal service uses combined, 0.75 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Although the development standards of a CS District would, in this context, be limited by blockface continuity, they would still be out of scale of the established pattern and entitled standards throughout the block. Development of the site under the existing A(A) District standards would be more appropriate as the additional intensity is not in scale with the residential and natural character of the area.

Land Use Comparison:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND	
□	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed	Proposed
	A(A)	CS	CS with DR
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	<i>Prohibited by DR</i>
Private stable			
COMMERCIAL AND BUSINESS SERVICES USES			
Building Repair and Maintenance Shop		R	<i>Prohibited by DR</i>
Bus or rail transit vehicle maintenance or storage facility		R	<i>Prohibited by DR</i>
Catering service		•	<i>Prohibited by DR</i>
Commercial Bus Station and terminal		D or S	<i>Prohibited by DR</i>
Commercial cleaning or laundry plant		R	<i>Prohibited by DR</i>
Custom business services		•	<i>Prohibited by DR</i>
Custom woodworking, furniture construction, or repair		•	<i>Prohibited by DR</i>
Electronics service center		•	<i>Prohibited by DR</i>
Job or lithographic printing		R	<i>Prohibited by DR</i>
Labor hall		S	<i>Prohibited by DR</i>
Machine or welding shop		R	<i>Prohibited by DR</i>
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory		•	<i>Prohibited by DR</i>
Technical school		•	<i>Prohibited by DR</i>
Tool or equipment rental		•	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	Proposed CS with DR
Vehicle or engine repair or maintenance		R	R
INDUSTRIAL USES			
Alcoholic beverage manufacturing		R	<i>Prohibited by DR</i>
Gas drilling and production	S	S	<i>Prohibited by DR</i>
Gas pipeline compressor station			
Industrial (inside)			<i>Prohibited by DR</i>
Industrial (inside) for light manufacturing		•	<i>Prohibited by DR</i>
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	<i>Prohibited by DR</i>
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	•	<i>Prohibited by DR</i>
Cemetery or mausoleum	S	S	<i>Prohibited by DR</i>
Child-care facility	S	•	<i>Prohibited by DR</i>
Church	•	•	<i>Prohibited by DR</i>
College, university, or seminary	S	•	<i>Prohibited by DR</i>
Community service center	S	S	<i>Prohibited by DR</i>
Convalescent and nursing homes, hospice care, and related institutions	S (TH-3(A) only)		
Convent or monastery	S	•	<i>Prohibited by DR</i>
Foster home	S		
Halfway house			
Hospital		S	<i>Prohibited by DR</i>
Library, art gallery, or museum	S		
Public or private school	S	R	<i>Prohibited by DR</i>
LODGING USES			
Extended stay hotel or motel		S	<i>Prohibited by DR</i>
Hotel or motel		R or S	<i>Prohibited by DR</i>

Use	Existing	Proposed	Proposed
	A(A)	CS	CS with DR
Lodging or boarding house		•	<i>Prohibited by DR</i>
Overnight general-purpose shelter		• Special	<i>Prohibited by DR</i>
MISCELLANEOUS USES			
Attached non-premise sign		S	S
Carnival or circus (temporary)	[Special]	[Special]	<i>Prohibited by DR</i>
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	<i>Prohibited by DR</i>
Financial institution without drive-in window		•	<i>Prohibited by DR</i>
Financial institution with drive-in window		R	<i>Prohibited by DR</i>
Medical clinic or ambulatory surgical center		•	<i>Prohibited by DR</i>
Office		•	•
RECREATION USES			
Country club with private membership	S	•	<i>Prohibited by DR</i>
Private recreation center, club, or area	S	•	<i>Prohibited by DR</i>
Public park, playground, or golf course	•	•	<i>Prohibited by DR</i>
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
Duplex	• (TH-3(A) only)		
Group residential facility			
Handicapped group dwelling unit	• per 4.209		
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Alcoholic beverage establishments		• Special	<i>Prohibited by DR</i>
Ambulance service		R	<i>Prohibited by DR</i>
Animal shelter or clinic without outside runs		R	<i>Prohibited by DR</i>
Animal shelter or clinic with outside runs		• or S	<i>Prohibited by DR</i>
Auto service center		R	<i>Prohibited by DR</i>
Business school		•	<i>Prohibited by DR</i>
Car wash		R	<i>Prohibited by DR</i>
Commercial amusement (inside)		• (Some require S)	<i>Prohibited by DR</i>
Commercial amusement (outside)		DIR	<i>Prohibited by DR</i>
Commercial motor vehicle parking		• S within 500' res	• S within 500' res
Commercial parking lot or garage		R	R
Convenience store with drive-through		S	S
Drive-in Theater	S	S	<i>Prohibited by DR</i>
Dry cleaning or laundry store		•	<i>Prohibited by DR</i>
Furniture store		•	<i>Prohibited by DR</i>
General merchandise or food store 3,500 square feet or less		•	<i>Prohibited by DR</i>
General merchandise or food store 3,500 square feet or greater		•	<i>Prohibited by DR</i>
General merchandise or food store greater than 100,000 square feet		S	S
Home improvement center, lumber, brick or building materials sales yard		R	<i>Prohibited by DR</i>
Household equipment and appliance repair		•	•
Liquefied natural gas fueling station		S	<i>Prohibited by DR</i>
Motor vehicle fueling station		•	<i>Prohibited by DR</i>
Mortuary, funeral home, or commercial wedding chapel.		•	<i>Prohibited by DR</i>
Nursery, garden shop, or plant sales		•	•
Outside sales		S	S
Paraphernalia shop		S	S
Pawn shop		S	<i>Prohibited by DR</i>
Personal service use		•	<i>Prohibited by DR</i>
Restaurant without drive-in or drive-through service		R	<i>Prohibited by DR</i>

Use	Existing	Proposed	Proposed
	A(A)	CS	CS with DR
Restaurant with drive-in or drive-through service		<i>DIR</i>	<i>Prohibited by DR</i>
Swap or buy shop		S	<i>Prohibited by DR</i>
Taxidermist		•	<i>Prohibited by DR</i>
Temporary retail use		•	•
Theater		•	<i>Prohibited by DR</i>
Truck stop		S	S
Vehicle display, sales, and service		R	<i>Prohibited by DR</i>
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		R	<i>Prohibited by DR</i>
Heliport		S	<i>Prohibited by DR</i>
Helistop		S	<i>Prohibited by DR</i>
Private street or alley	S		
Railroad passenger station		S	<i>Prohibited by DR</i>
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	<i>Prohibited by DR</i>
Transit passenger station or transfer center	S	S or CC	S or CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		S	<i>Prohibited by DR</i>
Electrical generating plant			
Electrical substation	S	•	<i>Prohibited by DR</i>
Local utilities	S / R	S / R	<i>Prohibited by DR</i>
Police or fire station	S	•	<i>Prohibited by DR</i>
Post office	S	•	<i>Prohibited by DR</i>
Radio, television, or microwave tower		R	<i>Prohibited by DR</i>
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	<i>Prohibited by DR</i>
Utility or government installation other than listed	S	S	<i>Prohibited by DR</i>

Use	Existing	Proposed	
	A(A)	CS	CS with DR
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction		S	<i>Prohibited by DR</i>
Building mover's temporary storage yard		S	S
Contractor's maintenance yard		R	S
Freight terminal		R	<i>Prohibited by DR</i>
Livestock auction pens or sheds			
Manufactured building sales lot		R	<i>Prohibited by DR</i>
Mini warehouse		•	•
Office showroom/warehouse		•	<i>Prohibited by DR</i>
Outside storage		R	R
Petroleum product storage and wholesale			<i>Prohibited by DR</i>
Recycling buy-back center		• Special	<i>Prohibited by DR</i>
Recycling collection center		• Special	<i>Prohibited by DR</i>
Recycling drop-off container	(Special)	• Special	<i>Prohibited by DR</i>
Recycling drop-off for special occasion collection	(Special)	• Special	<i>Prohibited by DR</i>
Sand, gravel, or earth sales and storage			
Trade center		•	<i>Prohibited by DR</i>
Vehicle storage lot			
Warehouse		R	R

Landscaping:

Landscaping must be provided in accordance with the requirements in Article X, as amended.

Parking:

There is no minimum parking requirement for commercial motor vehicle parking. The use of machinery, heavy equipment, or truck sales and service requires one space per 1,000 square feet of sales area (whether inside or outside). The plan does not depict any sales area, as it is primarily a repair facility. The plan does include 70 car spaces and 37 commercial motor vehicle spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located within an “F” MVA cluster.

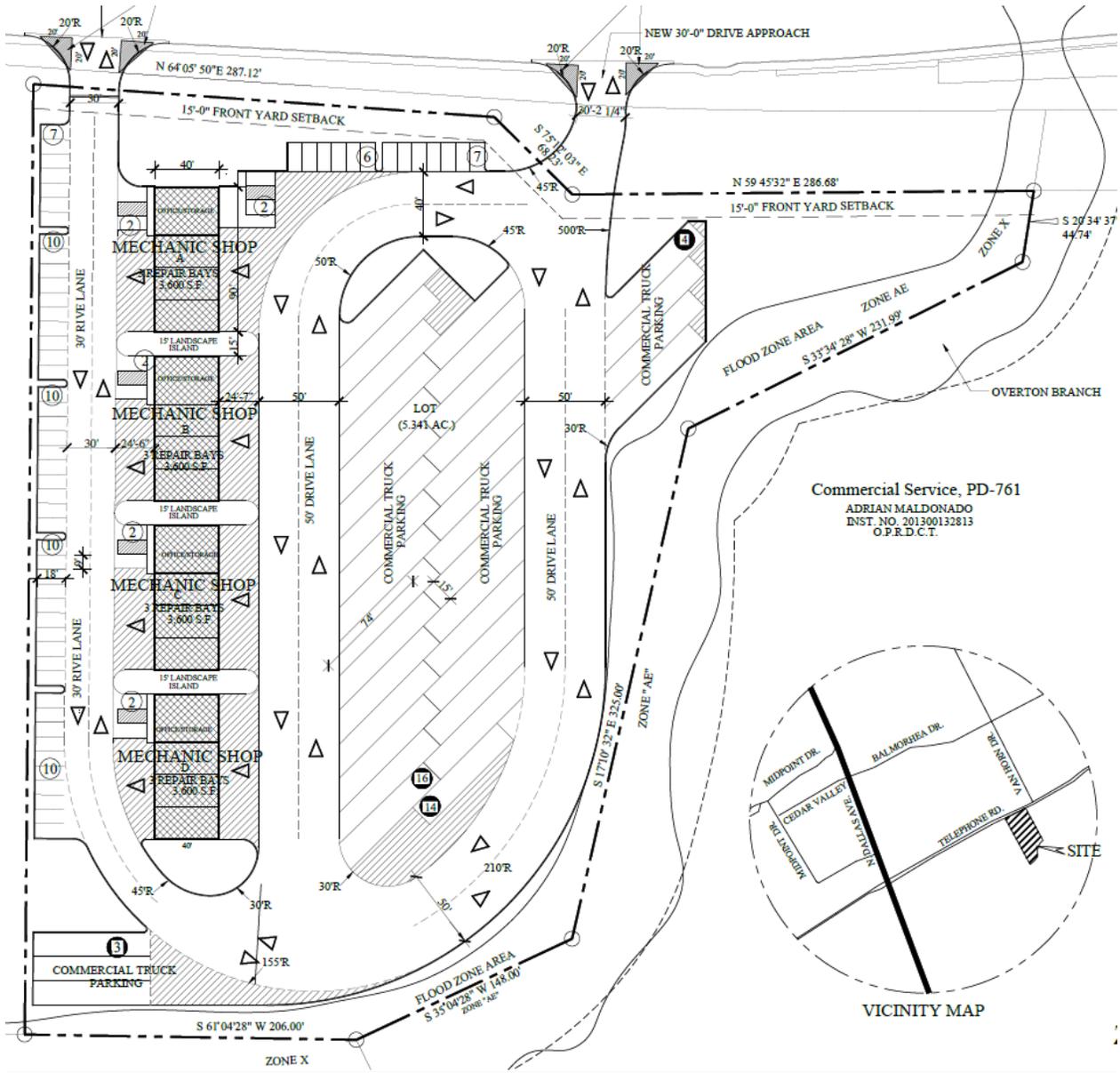
Z223-106(MP)

LIST OF PARTNERS/PRINCIPALS/OFFICERS

SAPO Real Estate, LLC

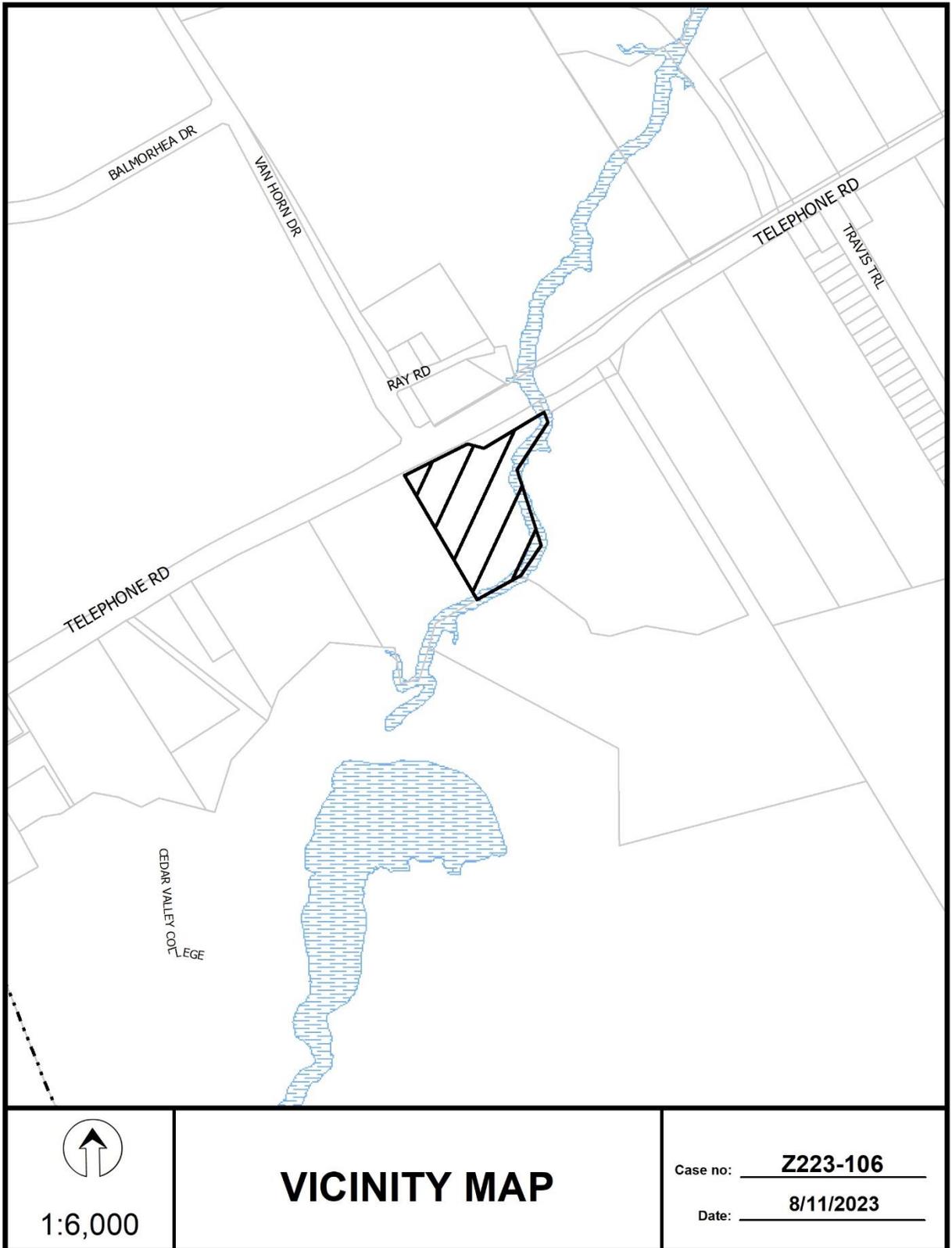
Mr. Santiago Rivera

APPLICANT'S PROPOSED SITE PLAN (ENLARGED)



APPLICANT'S PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is Commercial Motor Vehicle Parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).
4. HOURS OF OPERATION: The hours of operation are between 6:00 a.m. to 9:00 p.m., Monday through Saturday.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be located as shown on the attached site plan. The parking area must be enclosed with a minimum 6-foot-high fence.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

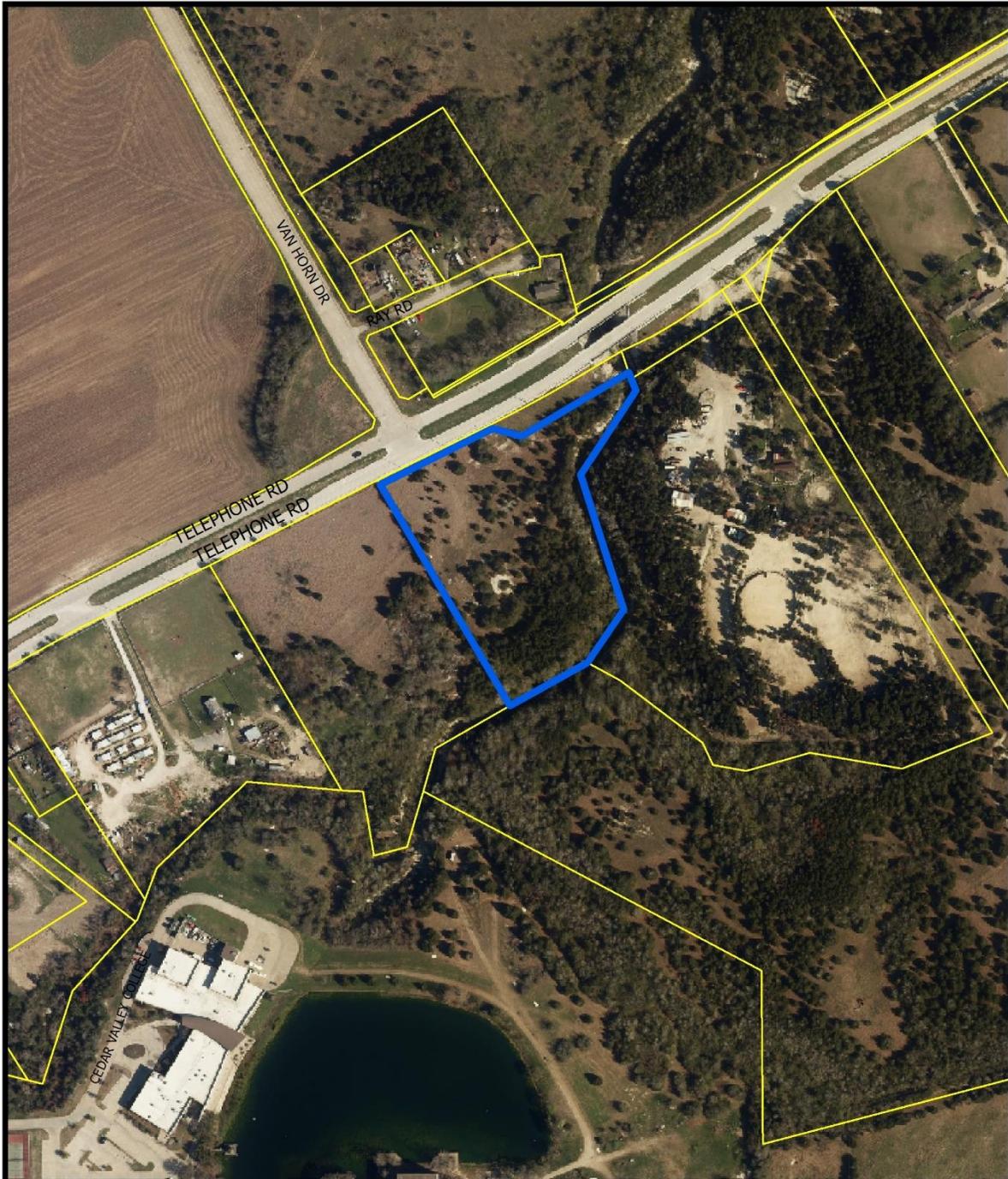


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VICINITY MAP

Case no: Z223-106

Date: 8/11/2023

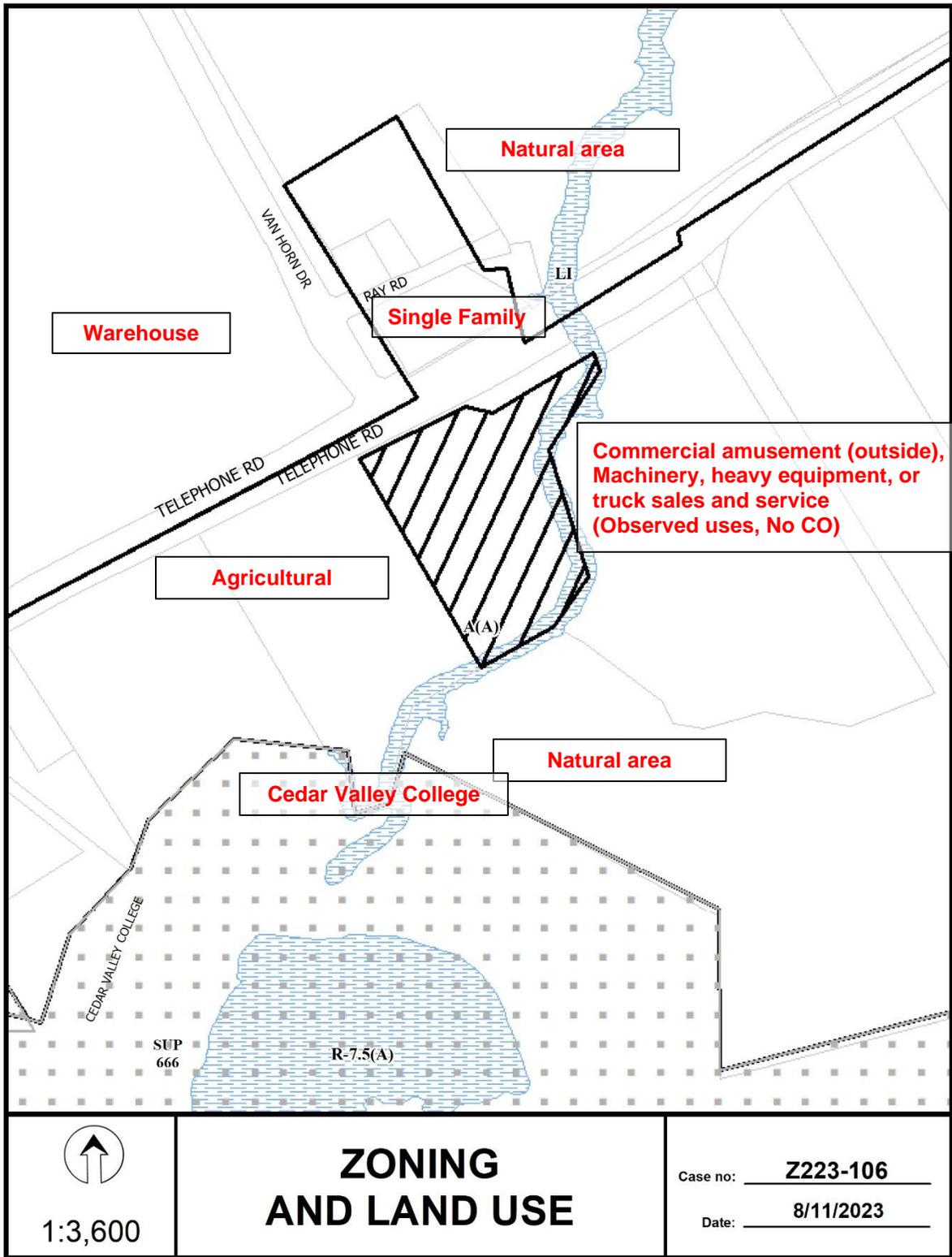


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AERIAL MAP

Case no: Z223-106

Date: 8/11/2023



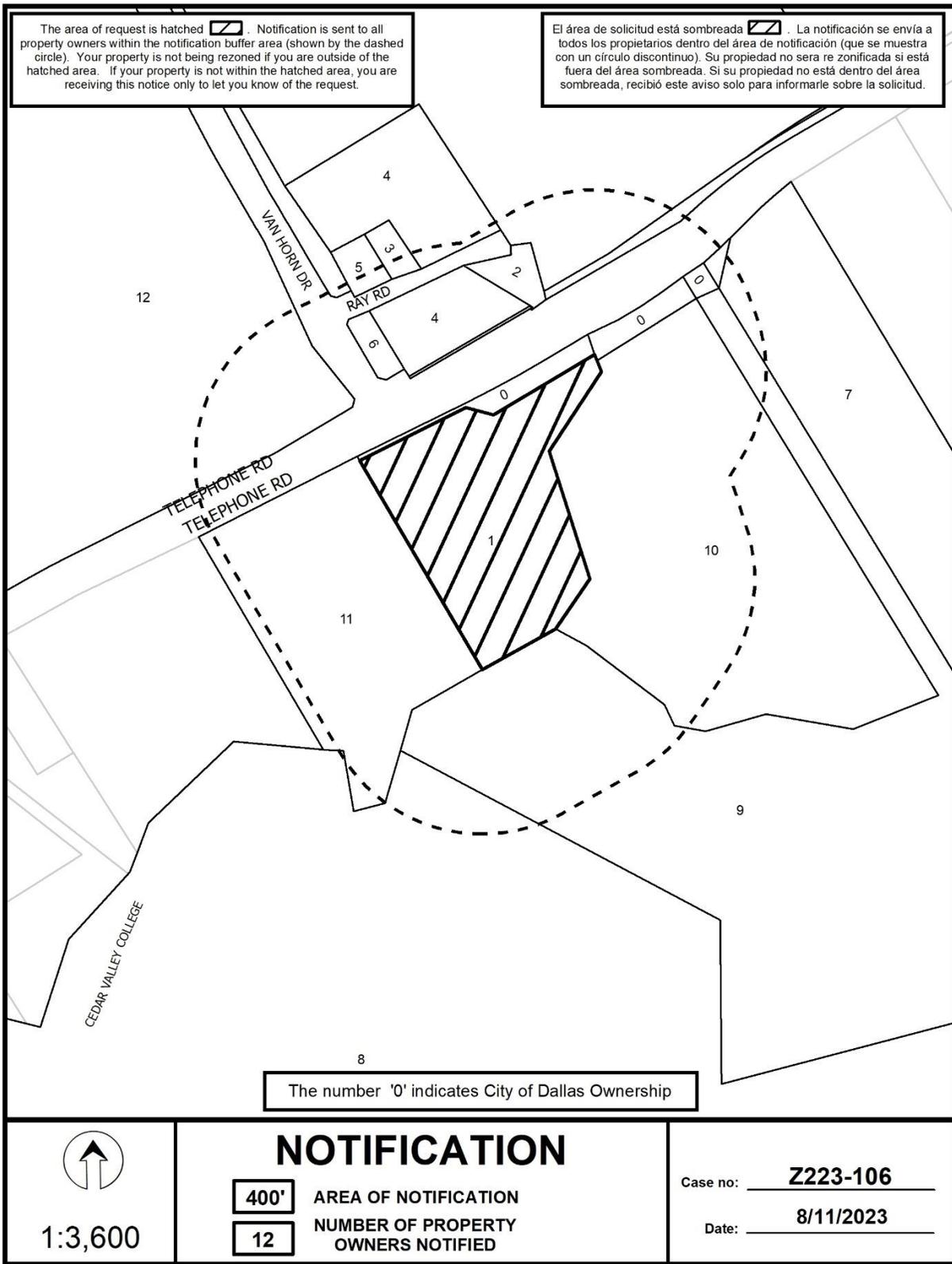


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 8/11/2023



08/11/2023

Notification List of Property Owners

Z223-106

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3500 TELEPHONE RD	SAPO REAL ESTATE LLC TELEPHONE
2	3586 RAY RD	BARAJAS HERMILA G &
3	3585 RAY RD	GUERRERO VICTORIANO
4	3595 RAY RD	ERI HOLDINGS LLC
5	3575 RAY RD	GOMEZ SYLVANO
6	9280 VAN HORN DR	TC ALTAMOORE PHASE 1 VENTURE LLC
7	3710 TELEPHONE RD	HOMOLESKI BRIAN &
8	10300 S LANCASTER RD	DALLAS COLLEGE
9	3510 TELEPHONE RD	ALLEN STEPHEN &
10	3510 TELEPHONE RD	MALDONADO ADRIAN
11	3500 TELEPHONE RD	CHAVEZ MANUEL VALENCIA
12	3199 TELEPHONE RD	DALPARC I20 LOGISTICS LLC



Agenda Information Sheet

File #: 23-2584

Item #: 7.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road.

Staff Recommendation: **Approval.**

Applicant: RSJ Developments LLC

Representative: Erick Cortez

Planner: Andreea Udrea

Council District: 8

Z223-195(AU)

FILE NUMBER: Z223-195(AU) **DATE FILED:** February 3, 2023
LOCATION: Northeast line of Seagoville Road, southeast of Ravenview Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 3.5 Acres **CENSUS TRACT:** 48113017101

OWNER/APPLICANT: RSJ Developments LLC
REPRESENTATIVE: Erick Cortez
REQUEST: An application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District.
SUMMARY: The applicant proposes to develop the site with a combination of residential and retail uses under the regulations of MU-1 zoning district.

STAFF RECOMMENDATION: Approval.

R-10(A) Single Family Residential District
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

MU-1(A) Mixed Use District
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-78645

BACKGROUND INFORMATION

- The area of request, approximately 3.5 acres, is currently developed with a 1,221-square-foot house, one story in height, built in 1948 per DCAD records, with appurtenances.
- The purpose of the request is to develop the property with a mix of housing types and retail under the regulations of MU-1 Mixed Use zoning district.

Zoning History

There have been no zoning change requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Required ROW
Seagoville Road	Minor Arterial	80'	80' Bike Plan

Traffic

The Engineering Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is meeting the following goals and policies:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plan
West Kleberg Community Plan

The *West Kleberg Community Plan* was adopted by the City Council in April 2007 outlining several goals and policies which can serve as a more detailed framework for assisting in evaluating the applicant's request.

Vision Statement

To reflect "Old Kleberg's" historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment.

The motto "country living in the city" reverberated throughout the course of the land use study. Citizens within this community share a strong sense of place and a connection to its former identity as the small town of Kleberg, TX.

Goals

Land Use and Zoning:

Protect the rural character of the community by encouraging commercial development along the commercial corridors.

Future Policies: Strongly encourage Residential Adjacency Review (RAR) and require buffering to minimize impact when commercial uses locate within 10 feet of residential neighborhoods.

Economic Development:

Economic development that encourages business retention and attracts new "neighborhood serving" business uses to the community.

Future Policies: Encourage new neighborhood-serving uses to locate along the Hwy.175, Kleberg Rd., Belt Line Rd. and Seagoville Rd. corridors.

Housing:

Encourage low to medium density housing to meet varied income levels.

While the Plan is focused on the protection of the rural character of the area, it also acknowledges the upcoming development and makes recommendation for the area's corridors calling for services to support the community's neighborhoods-based needs. Considering the location of the area of request on Seagoville Road, one of the area's thoroughfares, the proposal is meeting the Plan's overall vision.

Land Use

	Zoning	Land Use
Site	R-10(A) Single Family	Single Family Home
North	R-10(A) Single Family	Single Family Home
East	R-10(A) Single Family	Single Family Home
South	R-10(A) Single Family	Single Family Home
West	NS(A) Neighborhood Service with D-1 Liquor Control Overlay	Auto-related Uses

Land Use Compatibility

The subject property is currently occupied by a single-family home with appurtenances. Properties to the north, east, and south are occupied with large-lot single family homes. Properties to west, across Seagoville Road, include auto-retail uses.

The applicant is intending to develop the site with approximately 20 multifamily units in a different combination of types, multiple units in one building or individual units attached, and an approximately 3,600 square-foot retail building facing Seagoville Road.

Land uses Comparison Table

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 as applicable

Land Uses	R-10(A)	MU-1(A)
(A) <u>Agricultural uses</u>		
Crop production	•	•
(B) <u>Commercial and business service uses</u>		
Catering service		•
Custom business services		•
Electronics service center		•
Labor hall.		S
Medical or scientific laboratory.		S
(C) <u>Industrial uses</u>		
Gas drilling and production.	S	S
Temporary concrete or asphalt batching plant.	S	S
(D) <u>Institutional and community service uses</u>		
Adult day care facility.	S	•

Land Uses	R-10(A)	MU-1(A)
Cemetery or mausoleum.	S	S
Child-care facility.	S	•
Church.	•	•
College, university or seminary.	S	•
Community service center.	S	S
Convalescent and nursing homes, hospice care, and related institutions.		R
Convent or monastery.	S	•
Foster home.	S	•
Hospital		S
Library, art gallery, or museum.	S	•
Public or private school.	S	NA
Open-enrollment charter school or private school	NA	S
Public school	NA	R
(E) Lodging uses		
Extended stay hotel or motel.		S
Hotel or motel.		S/R ★
Short Term Rental		•
(F) Miscellaneous uses		
Attached non-premise sign		S
Carnival or circus (temporary). <i>[By special authorization of the building official.]</i>	★	★
Temporary construction or sales office.	•	•
(G) Office uses		
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
(H) Recreation uses		
Country club with private membership.	S	S
Private recreation center, club, or area.	S	S
Public park, playground, or golf course	•	•
(I) Residential uses		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility. <i>[See Section 51A-4.209(3).]</i>		•
Handicapped group dwelling unit. <i>[See Section 51A-4.209(3.1).]</i>	★	
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family	•	•
(J) Retail and personal service uses		
Alcoholic beverage establishments. <i>[See Section 51A-4.210(b)(4).]</i>		
Animal shelter or clinic without outside runs.		R
Auto service center.		R
Business school.		•
Car wash.		R

Land Uses	R-10(A)	MU-1(A)
Commercial amusement (inside). <i>[SUP may be required. See Section 51A-4.210(b)(7)(B).]</i>		S ★
Commercial amusement (outside).		S
Commercial parking lot or garage.		R
Dry cleaning or laundry store.		•
Furniture store.		•
General merchandise or food store 3,500 square feet or less.		•
General merchandise or food store greater than 3,500 square feet.		•
General merchandise or food store 100,000 square feet or more.		S
Mortuary, funeral home, or commercial wedding chapel.		•
Motor vehicle fueling station.		•
Nursery, garden shop, or plant sales.		•
Paraphernalia shop.		S
Personal service uses.		•
Restaurant without drive-in or drive-through service.		R
Restaurant with drive-in or drive-through service.		D
Swap or buy shop.		S
Temporary retail use.		•
Theater.		•
(K) Transportation uses		
Private street or alley.	S	
Transit passenger shelter. <i>[See Section 51A-4.211.]</i>	•	•
Transit passenger station or transfer center.	S	S or CC Resolution
(L) Utility and public service uses		
Commercial radio or television transmitting station		•
Electrical substation.	S	•
Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i>	S/R	S/R
Police or fire station.	S	•
Post office.		•
Radio, television, or microwave tower.	S	S
Tower/antenna for cellular communication. <i>[See Section 51A-4.212 (10.1).]</i>	★	★
Utility or government installation other than listed.	S	S
(M) Wholesale, distribution, and storage uses		
Mini-warehouse		S
Recycling buy-back center <i>[See Section 51A-4.213 (11).]</i>		★
Recycling collection center. <i>[See Section 51A-4.213 (11.1).]</i>		★
Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i>	★	★
Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213 (11.3).]</i>	★	★

The proposed MU-1 Mixed Use District allows significantly more diverse uses than the existing R-10(A). The proposed change would have direct residential adjacency to multiple properties, but it is also a continuation of the non-residential, commercial zoning district at the corner of Seagoville Road and Ravenview Road. Staff appreciates the location along a thoroughfare and adjacent to the NS(A) Neighborhood Service district as an appropriate mixed-use buffer to the residential districts on the southeast of the area of request.

Development Standards Comparison Table

Development Standards	R-10(A)	MU-1(A)
Front Yard	30'	15' Urban form setback: 20' for above 45' <i>Blockface continuity applies</i>
Side Yard	SF: 6' Other str: 10'	20' when adjacent to R, D, TH, MF Other: No min
Rear Yard	SF: 6' Other str: 15'	Tower spacing: 1' for each 2' above 45' to a max of 30'
Dwelling Unit Density (DU/acre)	No max	MUP: 15 → 25 <i>MIHDB*</i>
FAR	No max	MUP: 0.8 or 0.4 → 0.6 or 1.1
Height	30'	MUP: 80' → 120' <i>RPS applies</i>
Lot Coverage	Residential: 45% Other: 25%	80%
Lot Size	10,000 sf	No min
Stories	No max	90' = 7 stories 120' = 9 stories
Additional Provisions	Not more than one electrical utility service, and metered by not more than one electrical meter	DIR if trip generation exceeds threshold Visual Intrusion

* When applicable, mixed-income housing bonus may be available for qualifying projects, as follows:

MU-1	Set aside minimums (% of total residential units reserved in each income band, adjusted annually)	Additional Maximum Unit Density: 51A-4.125(d)(4)(C), plus:
MVA Category D, E, F	5% at Income band 61-80 AMFI	65 per acre
	10% at Income band 61-80 AMFI;	80 per acre
	10% at Income band 61-80 AMFI; and 5% at Income band 81-100 AMFI	105 per acre

For the front yard setback, which will be along Seagoville Road, blockface continuity will apply, meaning the front yard would be 30 feet, the same as R-10(A). Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

The Residential Proximity Slope applicable to this site would be generated by all R-10(A) zoning district adjacent to the property on the north, east, south sides. By a general estimate of maximum height, a narrow portion in the center of the property could reach a building height above 26 feet but not more than approximately 45 feet at peak of the slope; this would allow a bulk height of 30 to 35 feet.

The applicant intends to develop the property with 20 multifamily units. A rough estimation on a maximum number of units is hard to assess based solely on the allowable dwelling unit density, as the totality of development regulations together with the narrow lot configuration will limit the number of dwelling units. Considering the limited development rights due to the adjacency to single family residential zoning districts, like RPS and additional setbacks, staff estimates that the overall building massing will be compatible with the surrounding allowable building massing.

Considering the location along a thoroughfare, as a continuation of an NS(A) district, and the adjacency to residential districts that will significantly limit the allowable building massing to ensure compatibility in scale and trigger the RAR review to further limit the operation of certain uses, staff supports the applicant's request for an MU-1 Mixed Use district.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking

Parking must be provided in accordance with the Development Code, for each use accordingly. For a multifamily use, the code requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

If affordable units are provided, multifamily will be able to use the mixed income housing parking ratio in Sec. 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, with at least 15 percent of the required parking available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

Market Value Analysis

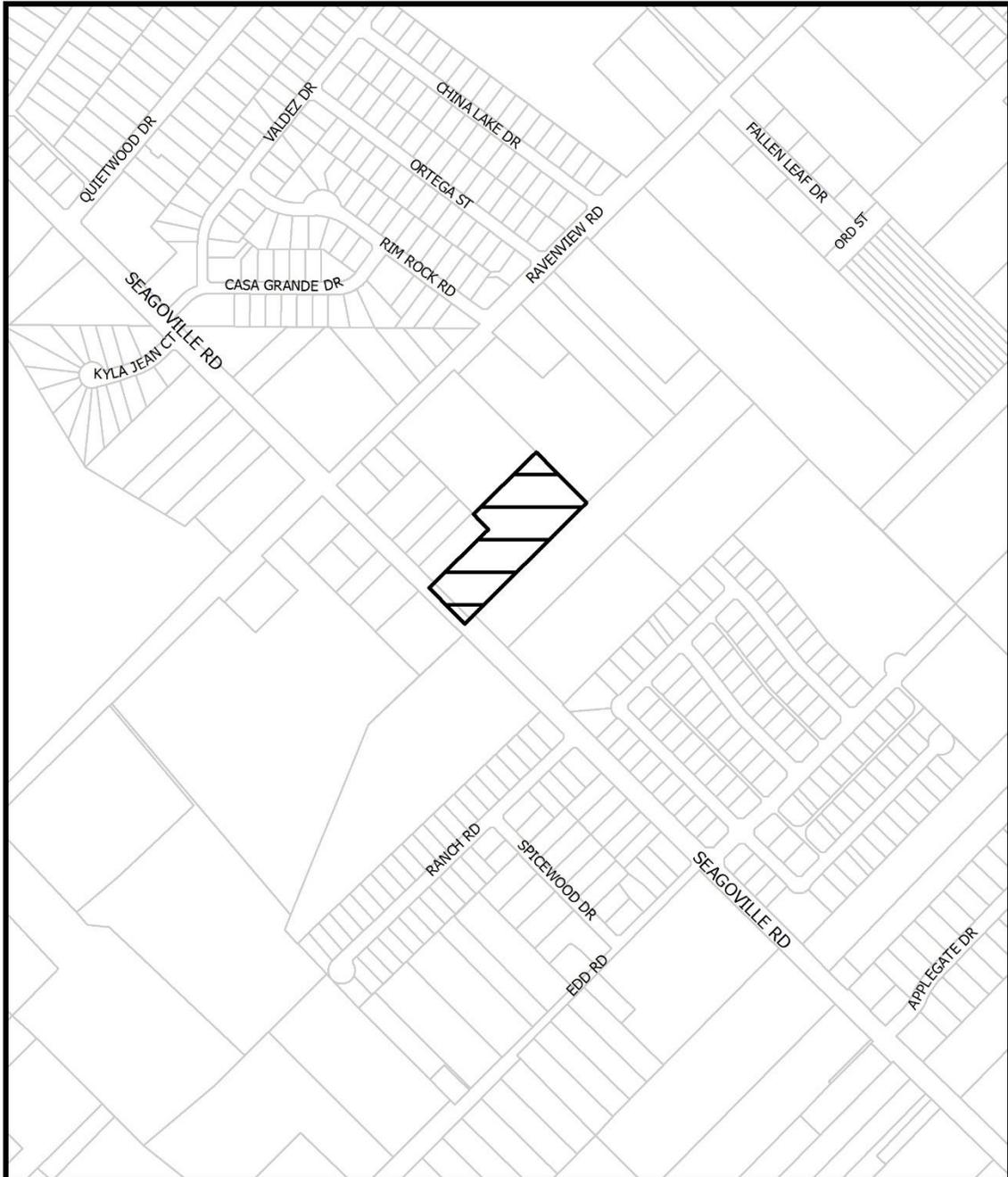
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is located within an “F” MVA cluster.

Z223-195(AU)

List of Officers

RSJ Developments LLC

Ricardo Vega
Sanjuanita Vega

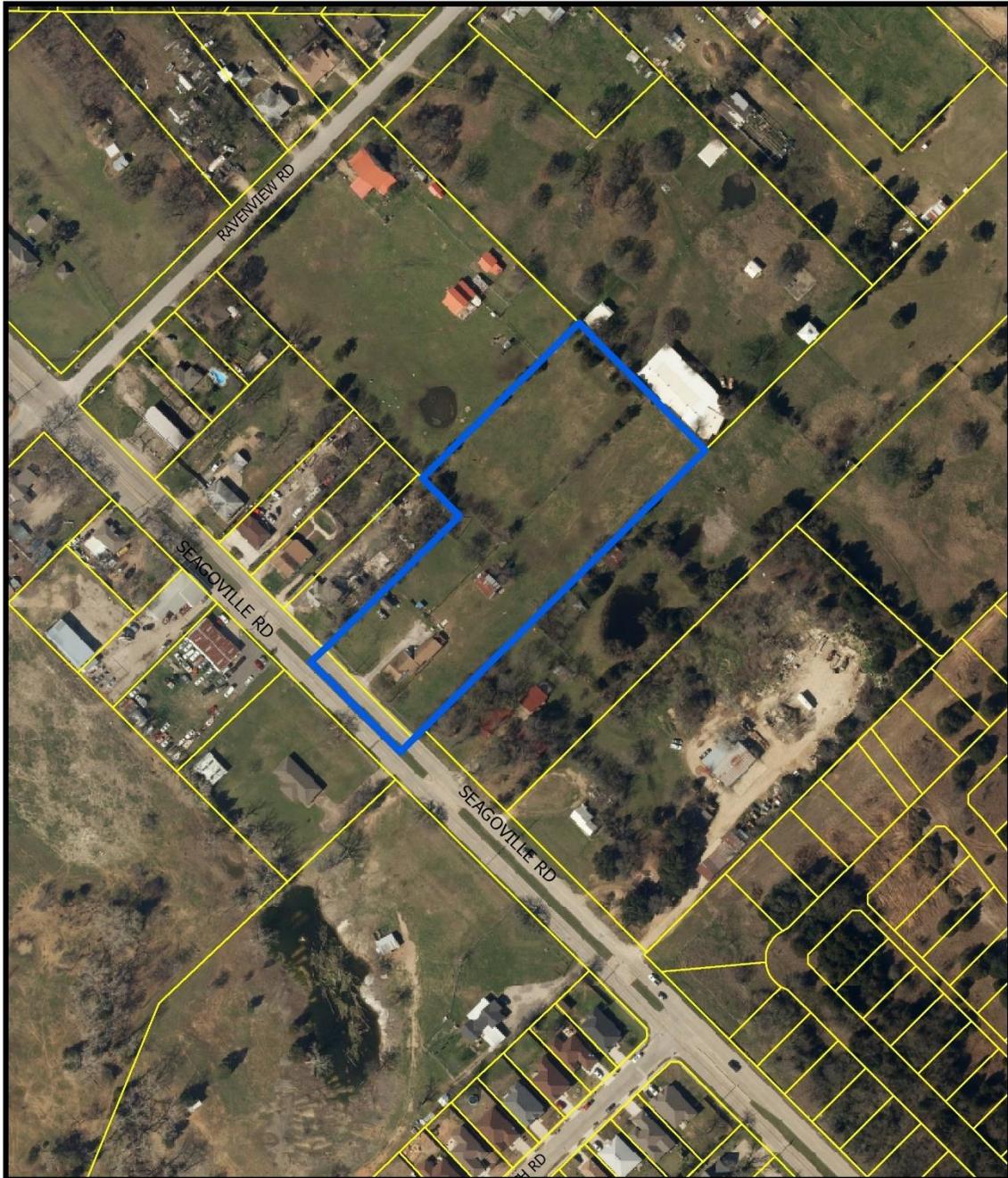


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VICINITY MAP

Case no: Z223-195

Date: 9/5/2023

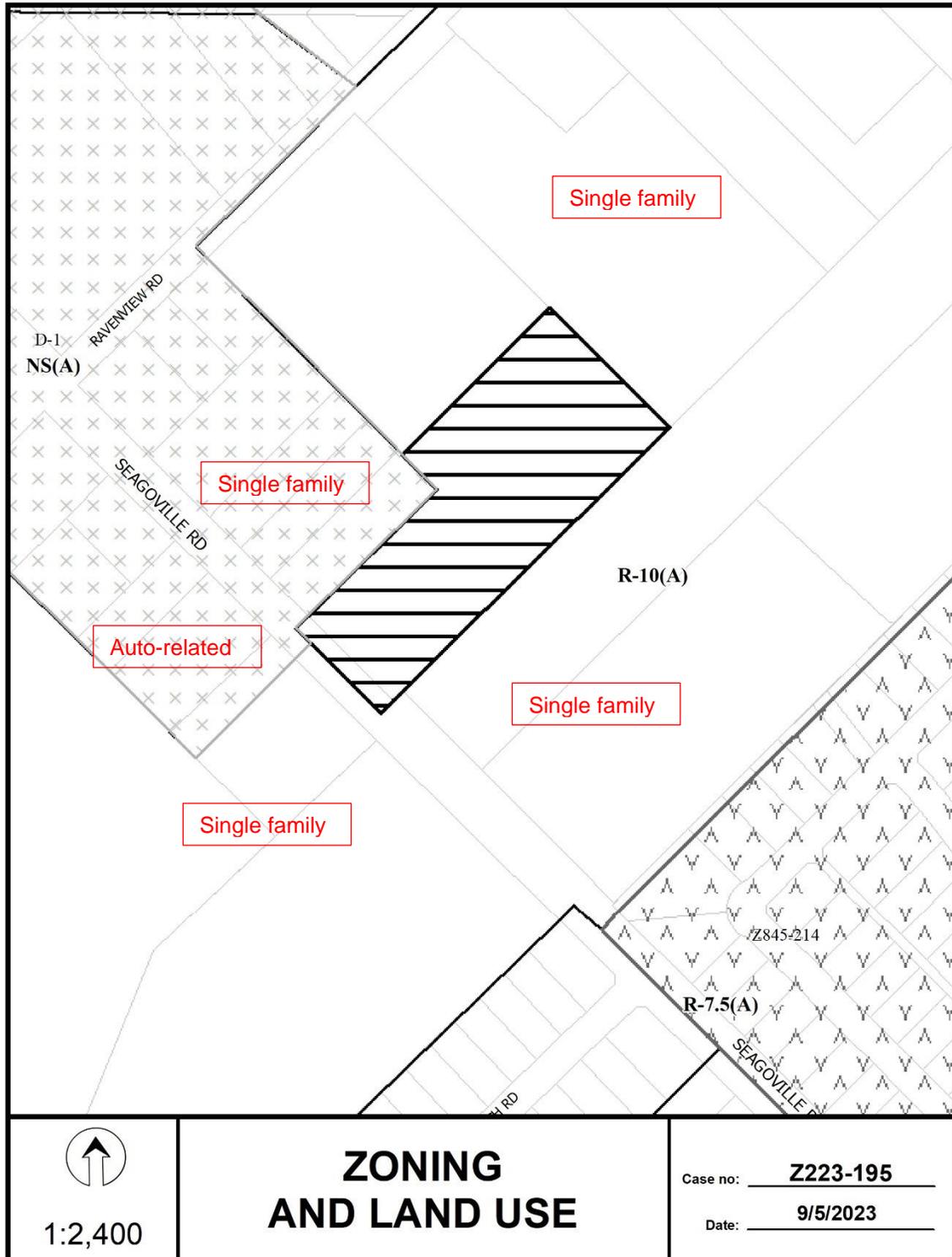


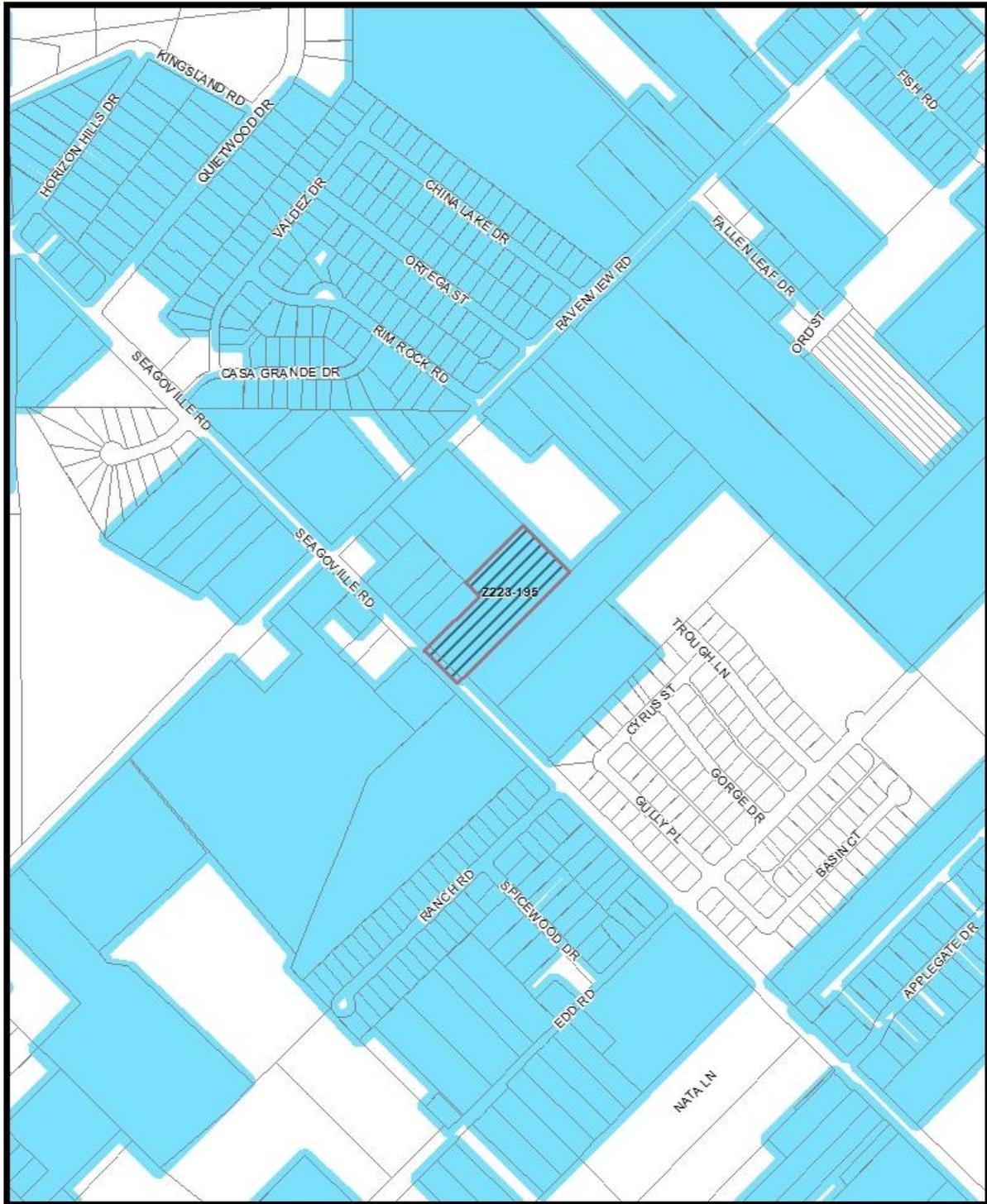
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AERIAL MAP

Case no: Z223-195

Date: 9/5/2023



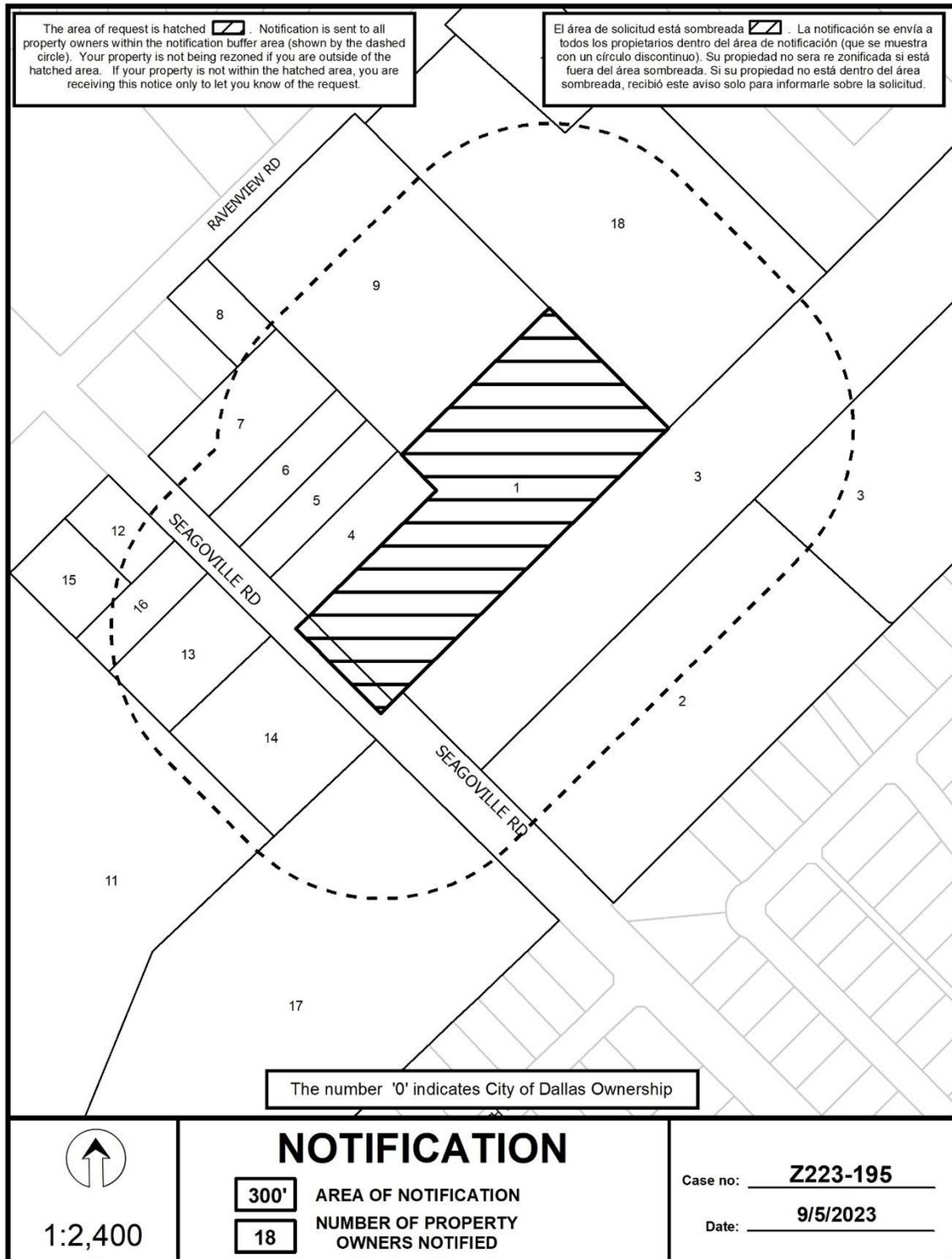


Market Value Analysis A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 9/5/2023



09/01/2023

Notification List of Property Owners

Z223-195

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14225 SEAGOVILLE RD	GREESON TERRY & DONITA
2	14339 SEAGOVILLE RD	Taxpayer at
3	14300 SEAGOVILLE RD	PAZ ANTONIO &
4	14143 SEAGOVILLE RD	LEDESMA PEDRO
5	14137 SEAGOVILLE RD	DAVIS EDNA SUE TULLEY ET
6	14131 SEAGOVILLE RD	CHAVEZ MARCO A &
7	14125 SEAGOVILLE RD	WILLIAMS MARILYN DIANE ET
8	12934 RAVENVIEW RD	MARTINEZ DANIEL
9	12954 RAVENVIEW RD	WILLIAMS IRA RAY &
10	13010 RAVENVIEW RD	KING MARY ESQUIVEL
11	12700 RAVENVIEW RD	SLAUGHTER PAUL &
12	14120 SEAGOVILLE RD	VILLAGRANA FEDERICO & MARIA
13	14130 SEAGOVILLE RD	HAAR JAMES
14	14210 SEAGOVILLE RD	SNIDER BETTY LOU
15	14100 SEAGOVILLE RD	BRANCH EUGENE
16	14124 SEAGOVILLE RD	DOMINGUEZ ZEFERINO NOVA
17	14340 SEAGOVILLE RD	SANCHEZ JESUS MEDINA &
18	12958 RAVENVIEW RD	TRUITT THOMAS J JR



Agenda Information Sheet

File #: 23-2585

Item #: 8.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 1076, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Liberty Bankers Life Insurance Company

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

Council District: 8

Z223-211(LG)

FILE NUMBER: Z223-211(LG) **DATE FILED:** February 22, 2023

LOCATION: South of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 34.203 acres **CENSUS TRACT:** 48113011604

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Liberty Bankers Life Insurance Company

REQUEST: An application for an amendment to Planned Development District No. 1076.

SUMMARY: The purpose of the request is to amend the existing conceptual plan and conditions of Planned Development District No. 1076.

STAFF RECOMMENDATION: Approval, subject to a development plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- On December 8, 2021, City Plan Commission approved Planned Development No. 1076 for R-5(A) Single Family uses.
- The area of request is currently undeveloped.
- The purpose of the request is to amend the reference of a “Concept Plan” and the accompanying “Concept Plan Exhibit” to reference a “Development Plan” and an accompanying “Development Plan Exhibit” and conditions; and to add a second access point to Rylie Road which will replace the previously proposed access to Haymarket Road.

Zoning History:

There have been eight zoning cases in the area in the last five years.

1. **Z201-299:** On December 8, 2021, City Plan Commission approved Planned Development No. 1076 for R-5(A) Single Family uses on property zoned an R-7.5(A) Single Family District. [Area of request]
2. **Z201-123:** On March 4, 2021, City Plan Commission denied without prejudice, a request for a Planned Development District for R-5(A) Single Family District, on property zoned an R-7.5(A) Single Family District. [Area of request]
3. **Z189-171:** On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
4. **Z189-253:** On July 1, 2019 an automatic renewal for Specific Use Permit No. 2100 for an open-enrollment charter school was approved for an additional five-year period, on property zoned an R-7.5(A) Single Family District, located on the southeast corner of Tufts Road and Mulberry Street.
5. **Z189-318:** On May 21, 2020, City Plan Commission denied without prejudice, a request for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District. [Area of request]

6. **Z189-248:** On December 11, 2019, City Council approved an NS(A) Neighborhood Service District and Specific Use Permit No. 2351 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year periods, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].

7. **Z189-283:** On March 25, 2020, City Council approved an R-7.5(A) Single Family District on a property zoned an A(A) Agricultural District, located on the northwest corner of Prater Road and Tempest Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Haymarket Road	Community Collector Road	60 ft.
Interstate Highway 20	Highway	-
Rylie Road	Residential Collector	60 ft.
Prater Road	Local Street	-

Traffic:

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact analysis. General design guidelines for residential subdivisions recommend multiple access points; staff recommends reconsideration of the proposed development plan to create a continuation of the subdivision on Prater. Findings of the assessment also show that the proposed design will also create a substandard offset with Tufts but determines that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS:

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request is consistent with the goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Neighborhood Plus Plan

Goal 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Goal 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Goal 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Area Plan

The *I-20 Freeway Corridor Land Use Study* was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event

future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

Land Use:

	<u>Zoning</u>	<u>Land Use</u>
Site	Planned Development No. 1076	Undeveloped
North	R-7.5(A) with SUP No. 1339	Public or private school
Northeast	R-7.5(A) with SUP No. 2100	Public or private school
East	R-7.5(A) and Planned Development No. 648	Public school, single family
Southeast	NS(A) with SUP No. 2351 and CS	Undeveloped
South	R-7.5(A) and A(A)	Undeveloped
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped land is zoned Planned Development No. 1076 for R-5(A) Single family uses. The entry ramp on I-20 is bordering the site to the south. The site has no access from I-20 entry ramp. The site has frontages on Haymarket Road, Rylie Road and Prater Street.

The request site is generally surrounded by single family homes and public and private schools. The further surroundings include church, a mobile home park, and undeveloped land. The overall composition of the surrounding area consists of established residential neighborhoods in large parcels of land, new single family subdivisions and mobile home park with denser lot pattern.

The purpose of the request is to amend the existing conceptual plan and conditions of Planned Development District No. 1076. The applicant is requesting to amend the reference of a “Concept Plan” and the accompanying “Concept Plan Exhibit” to reference a “Development Plan” and an accompanying “Development Plan Exhibit.” The applicant is requesting to remove the reference “five” from the condition under Sec. 51P-1076.109.(e) Lot Size and revise it to “For the lots with front yards along Prater Road, minimum lot size is 7,500 square feet,” since the development plan shows seven front

yards in lieu of five along Prater Road. The applicant is also requesting to remove “For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district” from Sec. 51P-1076.106.(b) Development Plan. The applicant is requesting to remove the previous access to Haymarket Road and replace it with a second access point to Rylie Road since they have run into engineering issues with the original proposed access along Haymarket Road.

The amendment request will not alter the minimum lot size; however, the proposed number of residential lots is changing from 165 to 161 lots. Staff supports the applicant’s request to amend the conditions of Planned Development District No. 1076 since proposed single family uses will remain.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Open Space:

Staff recommends amending the open space provision to exclude groundwater recharge and detention area to coincide with the development code. A detention area is considered a dedicated area and not an open space. Section 51A-8.201(17) of the Code defines detention area to mean an area which temporarily stores stormwater runoff and discharges that runoff at a reduced rate. Section 51A-2.102(101) of the Code defines open space to mean an area that is unobstructed to the sky and contains no structures except for ordinary projections of cornices and eaves.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for R-5(A) and R-7.5(A) Districts require one space per dwelling unit. The applicant would be required to comply with standard ratios at permitting.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials

Z223-211(LG)

and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Only a small portion of the area of request is currently within the “F” MVA cluster. Adjacent properties to the west, north, east and south are within an “F” MVA cluster.

List of Officers

Liberty Bankers Life Insurance Company

Bradford A. Philips, Chief Executive Officer, President

V. Van Vaughan, Executive Vice President, Chief Accounting Officer, Treasure

Eric Johansson, Executive Vice President, Chief Operating Officer

David D. Vrla, Executive Vice President, Chief Actuary

Robby Abraham, Executive Vice President, chief Investment Officer

Steven A. Wilson, Executive Vice President

Tamara Burden, Senior Vice President, Chief Risk Officer

Janet J. Gustafson, Senior Vice President, Secretary

Ami Jones, Senior vice President

Thomaas E. Hayden, Vice President

Proposed Amendments to PD 1076

SEC. 51P-1076.101. LEGISLATIVE HISTORY.

PD 1076 was established by Ordinance No. 32084, passed by the Dallas City Council on December 8, 2021.

SEC. 51P-1076.102. PROPERTY LOCATION AND SIZE.

PD 1076 is established on property located along the north line of Lyndon B. Johnson Freeway, east of Prater Road. The size of PD 1076 is approximately 34.21 acres.

SEC. 51P-1076.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-1076.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1076A: ~~conceptual plan development plan~~.

~~SEC. 51P-1076.105. CONCEPTUAL PLAN DEVELOPMENT PLAN.~~

~~Development and use of the Property must comply with the conceptual plan development plan (Exhibit 1076A). If there is a conflict between the text of this article and the conceptual plan development plan, the text of this article controls.~~

SEC. 51P-1076.106. DEVELOPMENT PLAN

(a) Development and use of the Property must comply with the ~~conceptual plan~~ development plan (Exhibit 1 076A). If there is a conflict between the text of this article and the ~~conceptual plan~~ development plan, the text of this article controls.

(b) For single family uses and related accessory uses, a preliminary plat may serve as the development plan. If there is a conflict between the text of this article and the preliminary plat, the text of this article controls.

~~(c) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.~~

SEC. 51P-1076.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-1076.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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 use is permitted by right:

- Accessory community center (private).

SEC. 51P-1076.109. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard. Minimum front yard is 20 feet. For corner lots with two street frontages of unequal distance, the shorter frontage is governed by this subsection, and the longer frontage is governed by the side yard regulations.

(c) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is seven feet.

(d) Lot coverage. Maximum lot coverage is 60 percent for residential uses. Maximum lot coverage is 40 percent for non-residential uses. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(e) Lot size. Except for lots with front yards along Prater Road, minimum lot size is 5,000 square feet. For the ~~five~~ lots with front yards along Prater Road, minimum lot size is 7,500 square feet.

SEC. 51P-1076.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-1076.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1076.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1076.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-1076.114. OPEN SPACE.

Staff's Recommendation

(a) A minimum of three acres of open space must be provided for active or passive recreation, playground activity, plaza, ~~groundwater recharge or detention area~~, or landscaping.

Applicant's Request

(a) A minimum of three acres of open space must be provided for active or passive recreation, playground activity, plaza, groundwater recharge or detention area, or landscaping.

(b) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

Staff's Recommendation

(c) Open space may contain primarily grass, vegetation, or open water; ~~be primarily used as a ground-water recharge or detention area~~; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

Applicant's Request

(c) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge or detention area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(d) Open space may also be provided at or below grade or aboveground by an outside roof deck, playground area, pool area, patio, plaza, or similar type of outside common area.

(e) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and

areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(f) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(g) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1076.115. ADDITIONAL PROVISIONS.

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

(b) Compliance. 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.

(c) Sidewalks. Minimum sidewalk width of five feet is required.

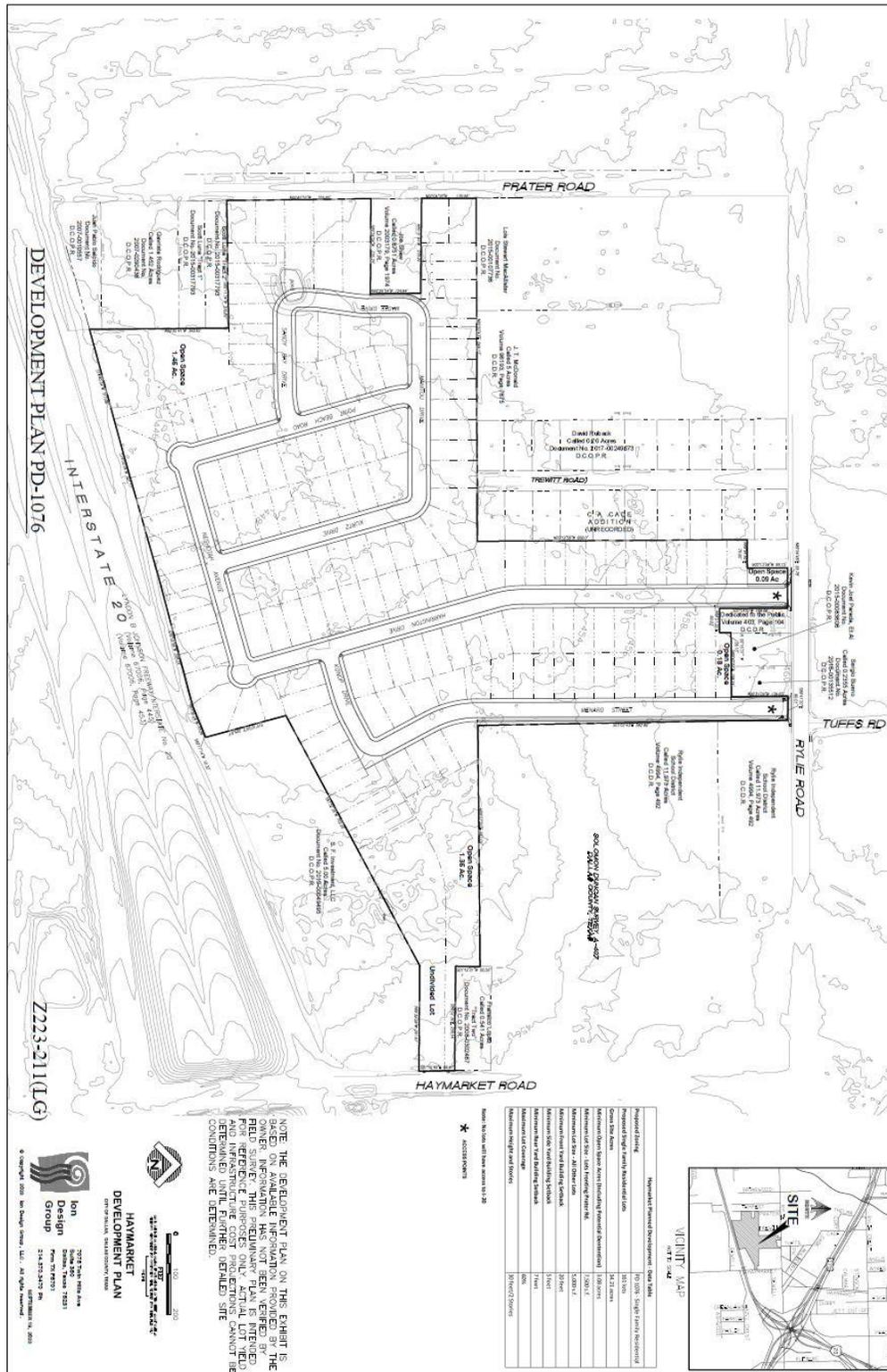
(d) Private driveway access. In accordance with Section 51A-8.503(b), up to four lots may share a private driveway access easement. Front yard setbacks are measured from the private driveway access easement.

SEC. 51P-1076.116. COMPLIANCE WITH CONDITIONS.

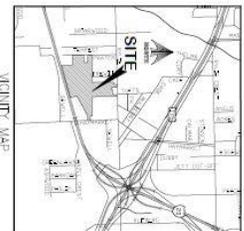
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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."

PROPOSED DEVELOPMENT PLAN



Item	Description	Area	Notes
1	Proposed Building	10,000 sq. ft.	See Site Plan
2	Proposed Parking	100 spaces	See Site Plan
3	Proposed Open Space	5,000 sq. ft.	See Site Plan
4	Proposed Access Road	100 ft wide	See Site Plan
5	Proposed Utility Lines	100 ft wide	See Site Plan
6	Proposed Stormwater Management	100 ft wide	See Site Plan
7	Proposed Landscaping	100 ft wide	See Site Plan
8	Proposed Site Work	100 ft wide	See Site Plan
9	Proposed Site Work	100 ft wide	See Site Plan
10	Proposed Site Work	100 ft wide	See Site Plan



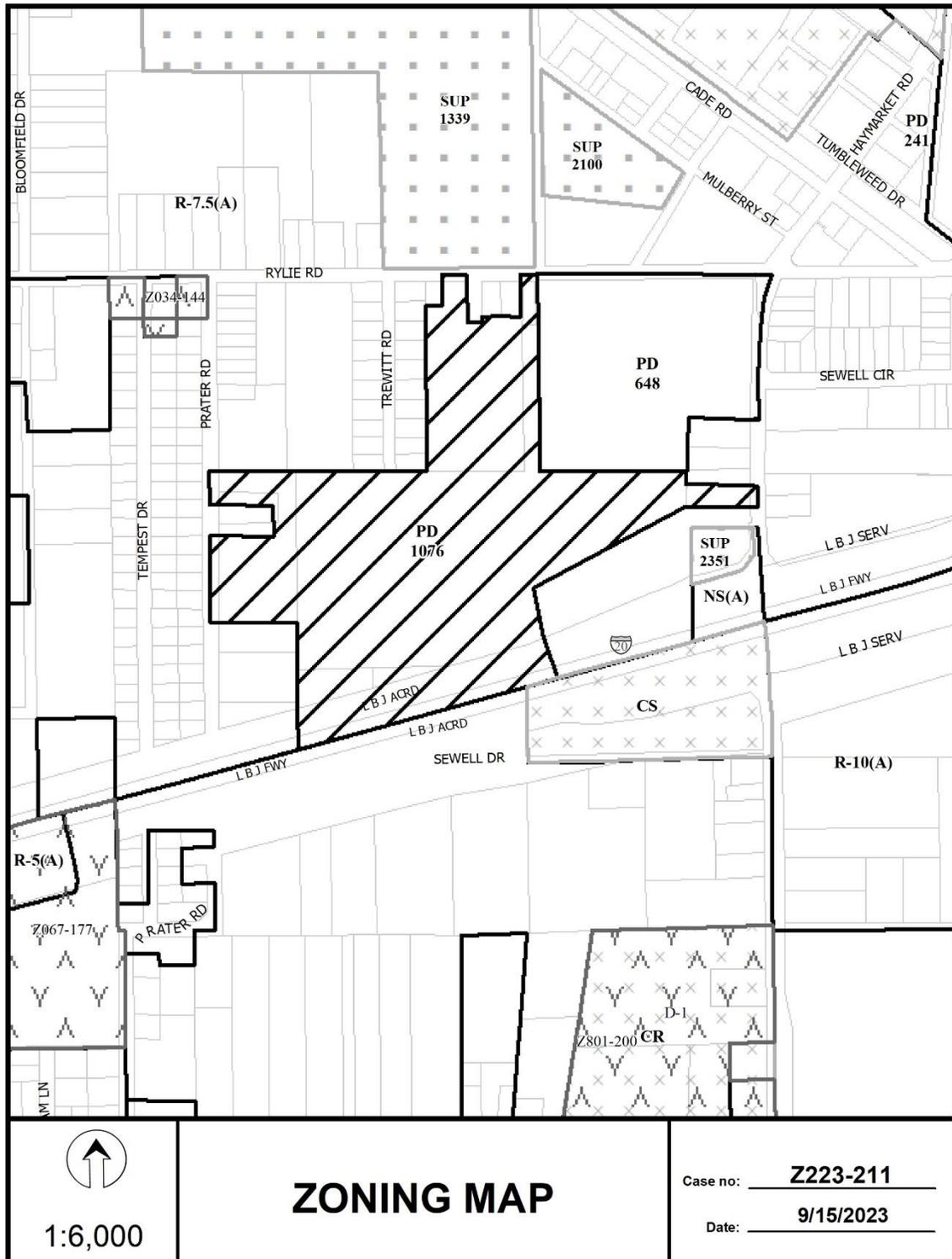
NOTE: THE DEVELOPMENT PLAN ON THIS EXHIBIT IS BASED ON AVAILABLE INFORMATION PROVIDED BY THE OWNER. INFORMATION HAS NOT BEEN VERIFIED BY THE DESIGNER. ENGINEER'S ONLY FINAL USE OF THIS AND INFRASTRUCTURE COST PROJECTIONS CANNOT BE GUARANTEED UNTIL FURTHER DETAILED SITE CONDITIONS ARE DETERMINED.

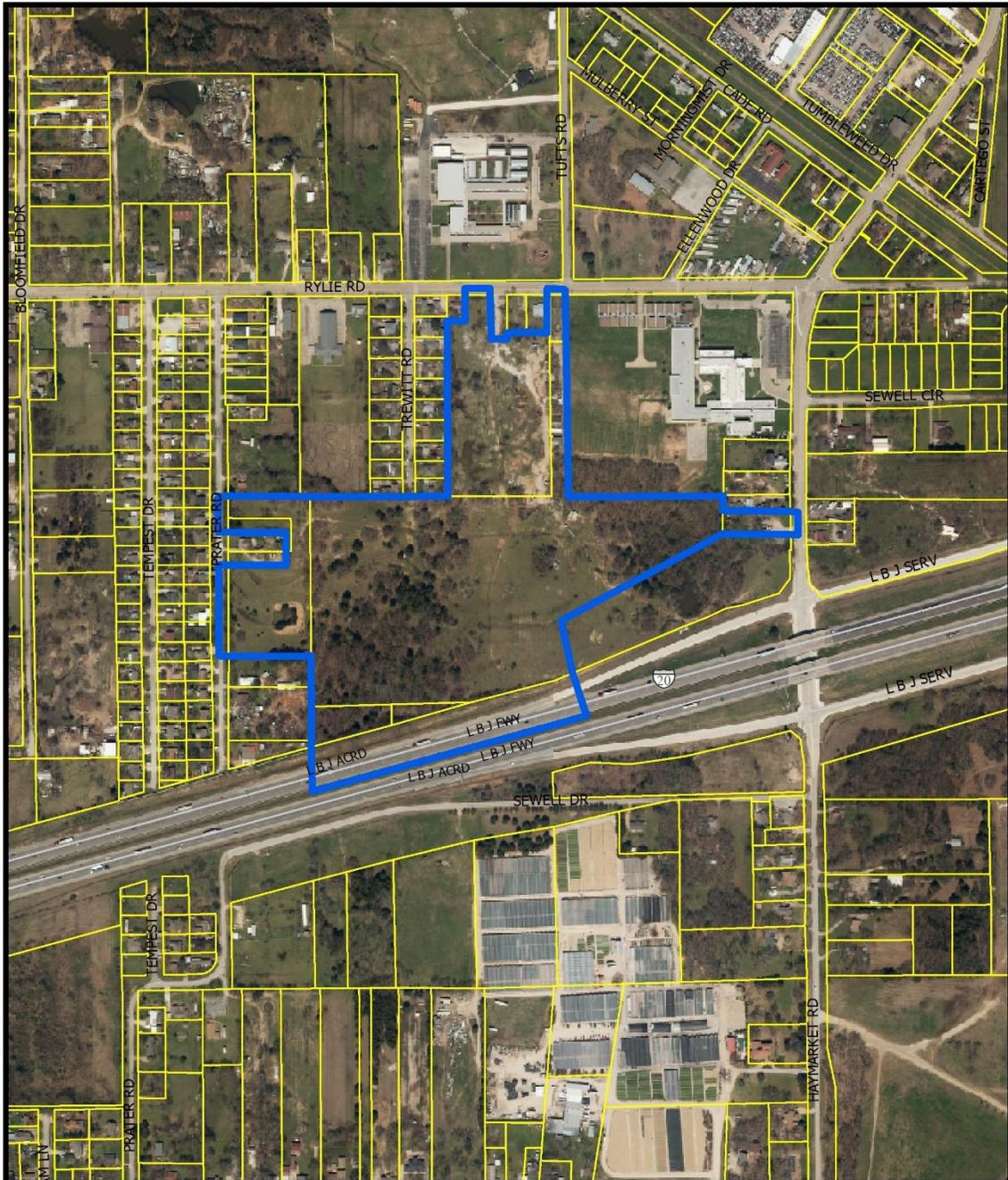
HAYMARKET DEVELOPMENT PLAN

ION Design Group

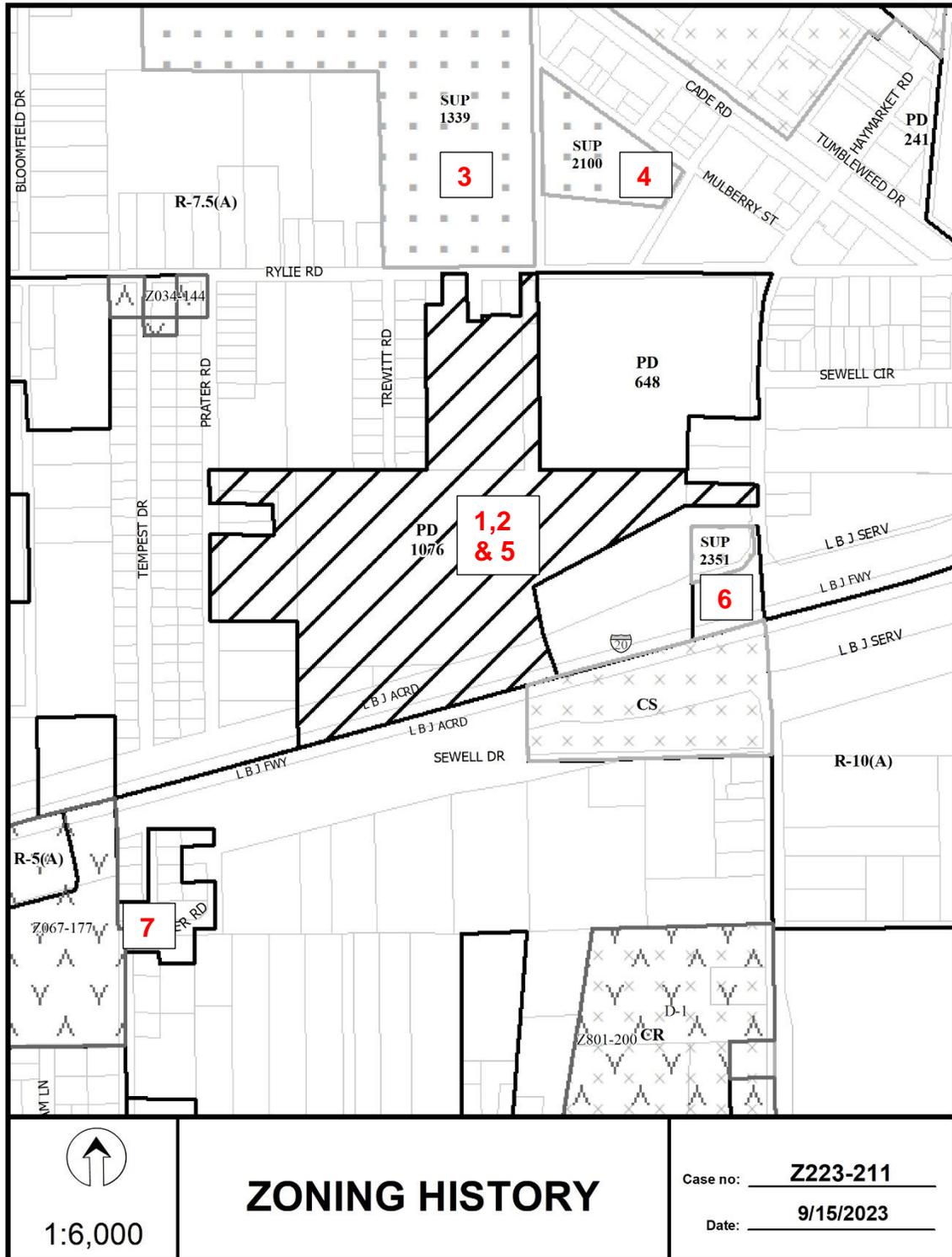
2022 Year 1000 Ave
 Suite 1000
 Dallas, Texas 75223
 214.731.2444

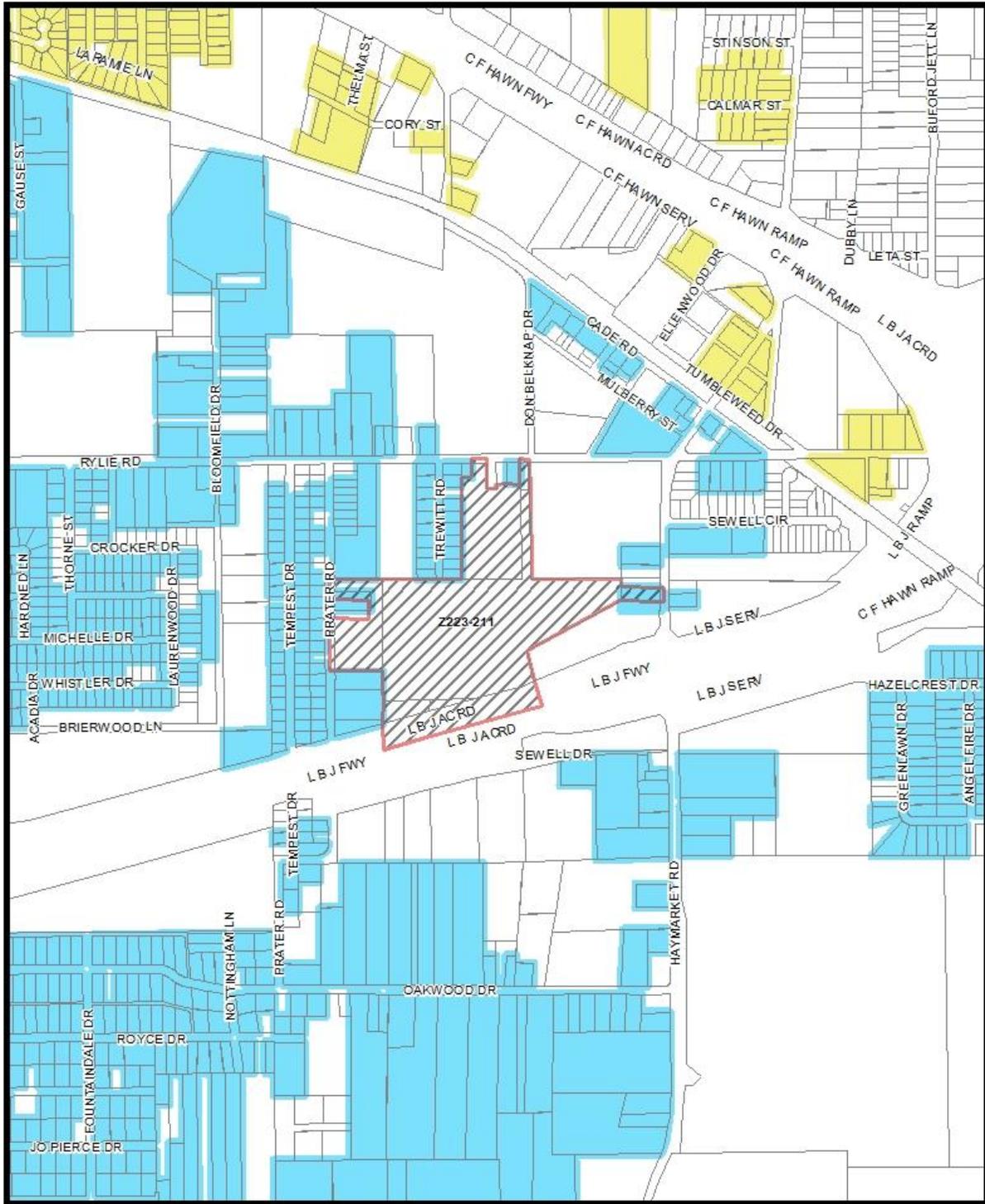
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 1:6,000	<h2>AERIAL MAP</h2>	Case no: <u>Z223-211</u> Date: <u>9/15/2023</u>
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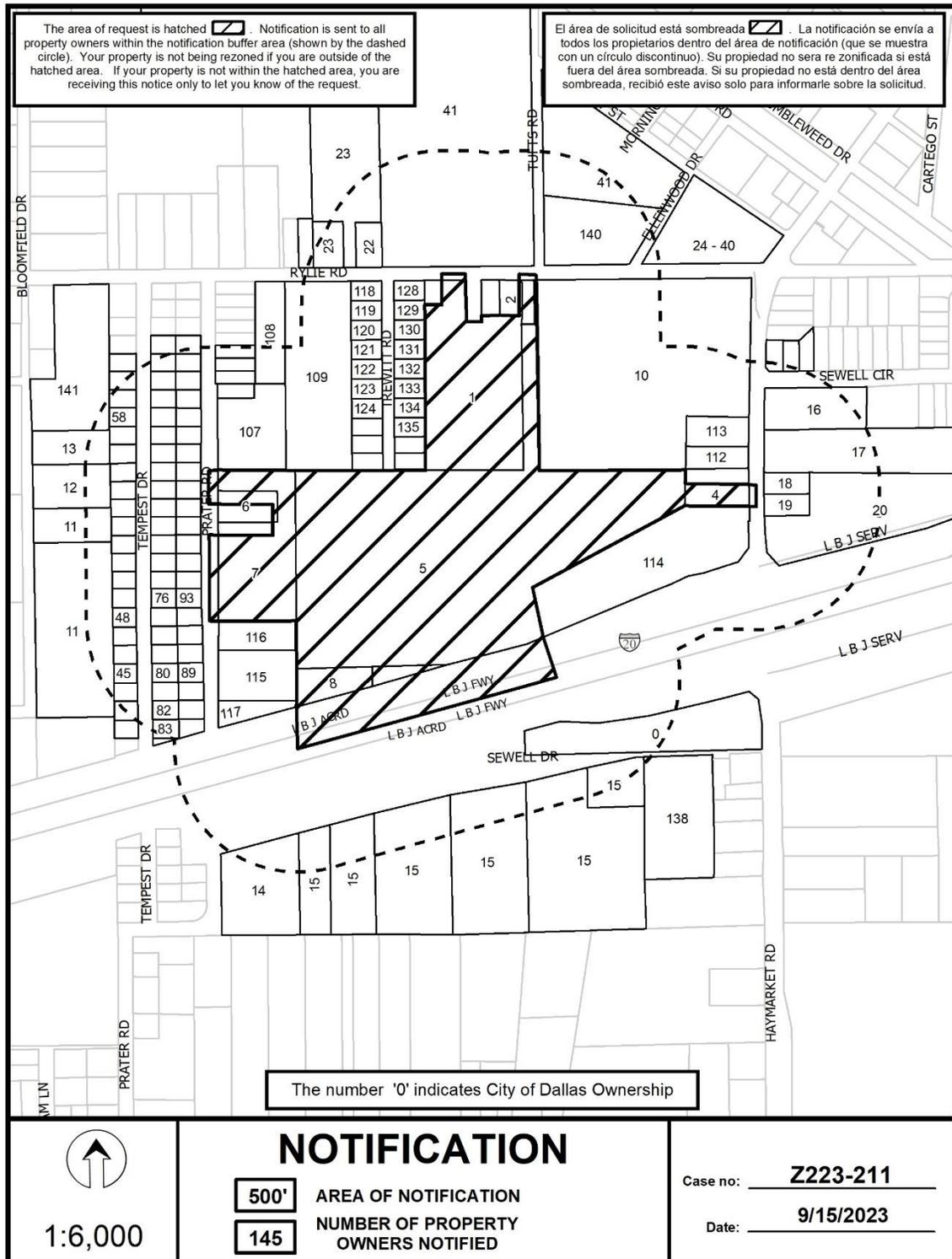
Market Value Analysis



1:9,600

Market Value Analysis

Printed Date: 9/15/2023



09/15/2023

Notification List of Property Owners***Z223-211******145 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10328 RYLIE RD	Taxpayer at
2	10334 RYLIE RD	BUENO REYNALDO &
3	10340 RYLIE RD	Taxpayer at
4	1451 HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
5	1523 HAYMARKET RD	Taxpayer at
6	1412 PRATER RD	RODRIGUEZ JOSE
7	1420 PRATER RD	Taxpayer at
8	1479 PRATER RD	Taxpayer at
9	26979 LBJ FWY	Taxpayer at
10	10400 RYLIE RD	Dallas ISD
11	1416 BLOOMFIELD DR	MUNOZ RACHEL NICOLE
12	1400 BLOOMFIELD DR	LOMELI ALFREDO &
13	1400 BLOOMFIELD DR	ZUNIGA RAMIRO &
14	1538 PRATER RD	WHITE KENNETH RAY
15	10230 SEWELL RD	RUIBAL FARMS LP
16	10510 SEWELL CIR	BUENO NORBERTO & MARIA
17	1430 HAYMARKET RD	Taxpayer at
18	1450 HAYMARKET RD	MARTINEZ MARIA D C &
19	1454 HAYMARKET RD	BERLANGA MARIA L
20	1508 HAYMARKET RD	MILLARD MATTHEW
21	10239 RYLIE RD	MALDONADO BLAS &
22	10249 RYLIE RD	CHAIRES SANDRA OLIVIA REY
23	10245 RYLIE RD	A+ CHARTER SCHOOLS
24	1221 HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
25	10850 MULBERRY ST	LARA MARTHA
26	10850 MULBERRY ST	GARCIA VIRGINIA

09/15/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10850 MULBERRY ST	RAMIREZ MARIA D SALAZAR
28	10850 MULBERRY ST	PIEDRA FERNANDO
29	10850 MULBERRY ST	SOTO LITZY B
30	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
31	10850 MULBERRY ST	HERNANDEZ IVAN PABLO
32	10850 MULBERRY ST	MURILLO LETICIA
33	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
34	10850 MULBERRY ST	LORENA VILLA
35	10850 MULBERRY ST	MARTINEZ CRYSTAL
36	10850 MULBERRY ST	CABALLERO DANIEL
37	10850 MULBERRY ST	LOLLAR JESSEY
38	10850 MULBERRY ST	TREJO JOSE
39	10850 MULBERRY ST	NAJERA JAIME
40	10850 MULBERRY ST	CALZADA LIZETH
41	1000 ELLENWOOD DR	A+ CHARTER SCHOOLS INC
42	1451 TEMPEST DR	NAJERA VICTOR HUGO VAZQUEZ &
43	1449 TEMPEST DR	HERNANDEZ CARMEN
44	1445 TEMPEST DR	NAVARRETE FLORENTINO
45	1443 TEMPEST DR	DELABRA GERARDO & KARINA
46	1441 TEMPEST DR	LAWSON JAMES L
47	1437 TEMPEST DR	TORRES FABIAN & MARY L
48	1435 TEMPEST DR	GARCIA ROBERTO MARES
49	1433 TEMPEST DR	HERNANDEZ ENRIQUE &
50	1429 TEMPEST DR	TOMLIN THOMAS R
51	1427 TEMPEST DR	GUZMAN GUSTAVO
52	1425 TEMPEST DR	GOMEZ CRISTOBAL A &
53	1421 TEMPEST DR	HERNANDEZ ISAIAS &
54	1419 TEMPEST DR	RAMIREZ BIBIANA &
55	1413 TEMPEST DR	Taxpayer at
56	1409 TEMPEST DR	ZUNIGA MARIA ALEJANDRA &
57	1405 TEMPEST DR	IBARRA RICARDO JR &

09/15/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1401 TEMPEST DR	FIGUEROA JOSE
59	1325 TEMPEST DR	BROWN SOPHIA ET AL
60	1319 TEMPEST DR	BUENO SERGIO
61	1317 TEMPEST DR	BUENO SERGIO
62	1314 TEMPEST DR	TOVAR ANA LAURA
63	1318 TEMPEST DR	MORENO MARIA EUGENIA L &
64	1322 TEMPEST DR	ALLEN VERNON & CARRIE
65	1326 TEMPEST DR	ALLEN ANGELA KAY
66	1402 TEMPEST DR	PALACIOS MARIA
67	1406 TEMPEST DR	PALACIOS PATRICIA
68	1410 TEMPEST DR	GOMEZ JIMMY
69	1414 TEMPEST DR	GARCIA LUIS ALBERTO
70	1418 TEMPEST DR	Taxpayer at
71	1420 TEMPEST DR	ANGELESMANCILLA BERNARDO &
72	1422 TEMPEST DR	GUZMAN ENRIQUE G & JUANITA
73	1426 TEMPEST DR	BAKER DOROTHY
74	1428 TEMPEST DR	DUARTE RAMIRO &
75	1430 TEMPEST DR	ROGERSGONZALEZ NICOMEDES M
76	1434 TEMPEST DR	MORALES STEPHANIE M & IVAN C
77	1436 TEMPEST DR	VASQUEZ JOAQUIN DE JESUS
78	1438 TEMPEST DR	MONTGOMERY PATRICK L &
79	1442 TEMPEST DR	HACKNEY RICHARD E
80	1444 TEMPEST DR	GUZMAN ANTONIO &
81	1446 TEMPEST DR	RAMIREZ JUVENTINO & JUANA
82	1450 TEMPEST DR	MONROY FELIPE &
83	1452 TEMPEST DR	RODRIQUEZ GLORIA H
84	1454 TEMPEST DR	JETT MARION B &
85	1451 PRATER RD	LEYVA RUBEN & CARMEN
86	1451 PRATER RD	HENLEY DANIEL W
87	1449 PRATER RD	LEYVA RUBEN & MARIA
88	1445 PRATER RD	MURILLO ANTONIO

Z223-211(LG)

09/15/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1443 PRATER RD	NAJERA ARLENE MICHELLE
90	1441 PRATER RD	RIVERA ANGEL
91	1437 PRATER RD	CHAVEZ DANIELA
92	1435 PRATER RD	PEREZ RODOLFO BANCHI &
93	1433 PRATER RD	THOMAS JIMMIE L
94	1429 PRATER RD	LIMON FERNANDO & ANA ESPARZA
95	1427 PRATER RD	RAMIREZ ERIK AUGUSTINE
96	1425 PRATER RD	ANDRADE JOSE & ROSA
97	1421 PRATER RD	ANDRADE JOSE & ROSA M
98	1419 PRATER RD	GALVAN LAURENCIO
99	1417 PRATER RD	GARDNER SHIRLEY JEAN
100	1413 PRATER RD	DIAZ SILVERIO & DIAMANTIN
101	1409 PRATER RD	DIAZ SILVERIO G
102	1405 PRATER RD	ANDRADE RICHARD
103	1401 PRATER RD	CHAVEZ GUILLERMINA GARCIA &
104	1325 PRATER RD	FUENTES ERNESTO & ABELINA
105	900009 PRATER RD	CHAVEZ GUILLERMINA GARCIA
106	1313 PRATER RD	ESPINOZA MIKE
107	1408 PRATER RD	MACALLISTER LOIS
108	10232 RYLIE RD	RODRIGUEZ JOSE
109	10240 RYLIE RD	RYLIE CHURCH OF CHRIST
110	10330 RYLIE RD	PARADA KEVIN JOEL &
111	10314 RYLIE RD	RUBEN ACQUISITIONS &
112	1437 HAYMARKET RD	LOPEZ FRANSISCO &
113	1431 HAYMARKET RD	ALBARRAN MARICELA
114	1523 HAYMARKET RD	SF INVESTMENT LLC
115	1444 PRATER RD	RODRIGUEZ GABRIELA
116	1438 PRATER RD	HERNANDEZ MANUELA
117	1450 PRATER RD	SALCIDO JUAN PABLO
118	1301 TREWITT RD	Taxpayer at
119	1305 TREWITT RD	ER GENESIS INVESTMENTS LLC

Z223-211(LG)

09/15/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
121	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
122	1319 TREWITT RD	PULIDO JAVIER & MARIA
123	1323 TREWITT RD	Taxpayer at
124	1327 TREWITT RD	CORNELIUS WANDA
125	1331 TREWITT RD	AMARO JOSE TORRES
126	1335 TREWITT RD	HERNANDEZ AURELIO
127	1339 TREWITT RD	RUBACK DAVID
128	1300 TREWITT RD	MORA JOSE ALFREDO TIRADO &
129	1304 TREWITT RD	DE LEON JUAN &
130	1308 TREWITT RD	CASTELLANOS ASHLEY
131	1312 TREWITT RD	CARRALES RAMIRO
132	1318 TREWITT RD	DELEON E JAIME
133	1322 TREWITT RD	MARTINEZ MARIA ISABEL &
134	1326 TREWITT RD	SOLIS JUAN
135	1330 TREWITT RD	MURILLO LETICIA
136	1334 TREWITT RD	ROSALES JOSE A
137	1338 TREWITT RD	TORRES JOSE &
138	10440 SEWELL RD	LEMONS JAMES D
139	10503 SEWELL CIR	LENNAR HOMES OF TEXAS
140	10410 RYLIE RD	RILEY CEMETERY ASSOC
141	10110 RYLIE RD	NEW HAVEN BAPTIST CHURCH
142	1330 PRATER RD	Taxpayer at
143	1326 PRATER RD	KORAS CONSTRUCTION &
144	1322 PRATER RD	EDWARDS LAVONDA K
145	1336 PRATER RD	ESPINOZA BERNARDO



Agenda Information Sheet

File #: 23-2586

Item #: 9.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property located on Illinois Avenue at Cockrell Hill Road, northwest corner.

Applicant/Owner: Dallas County

Surveyor: Raymond L. Goodson, Jr. Inc.

Application Filed: September 6, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 1

S223-248

CITY PLAN COMMISSION**THURSDAY, OCTOBER 5, 2023****FILE NUMBER:** S223-248**SENIOR PLANNER:** Hema Sharma**LOCATION:** Illinois Avenue at Cockrell Hill Road, northwest corner**DATE FILED:** September 6, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 5.8788-acres**APPLICANT/OWNER:** Dallas County

REQUEST: An application to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property located on Illinois Avenue at Cockrell Hill Road, northwest corner.

SUBDIVISION HISTORY:

1. S178-120 was a request east of the present request to replat a 3.301-acre tract of land containing all of Lot 8A in City Block 1/5172 to create 3 lots on property located on Illinois Avenue at Cockrell Hill Road, northeast corner. The request was approved on March 22, 2018 and recorded on May 13, 2021.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the west and northeast of the request have lot widths ranging in size from 60 feet to 358 feet and lot areas ranging in size from 9,092 square feet to 171,049 and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis*)

The present request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one lot width of 554.57 feet and area of 256,079 square feet (5.8788-acre). The request also has city council approved specific use permit No.149 (approved on March 22, 2004) for County Storage Yard.

Staff concludes that there is not an established lot pattern in the immediate area of request. The request complies with the zoning requirement of the R-7.5(A) Single Family District with council approved specific use permit and is in compliance with Section 51A-8.503; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Illinois Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Cockrell Hill Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue & Cockrell Hill Road. *Section 51A 8.602(d)(1)*
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Existing drainage conveyance within the property is required to be sized in compliance with *Section 51A-8.611(a)(1)* of the City of Dallas Code.
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*.
23. On the final plat, show distances/width across all adjoining right-of-way
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

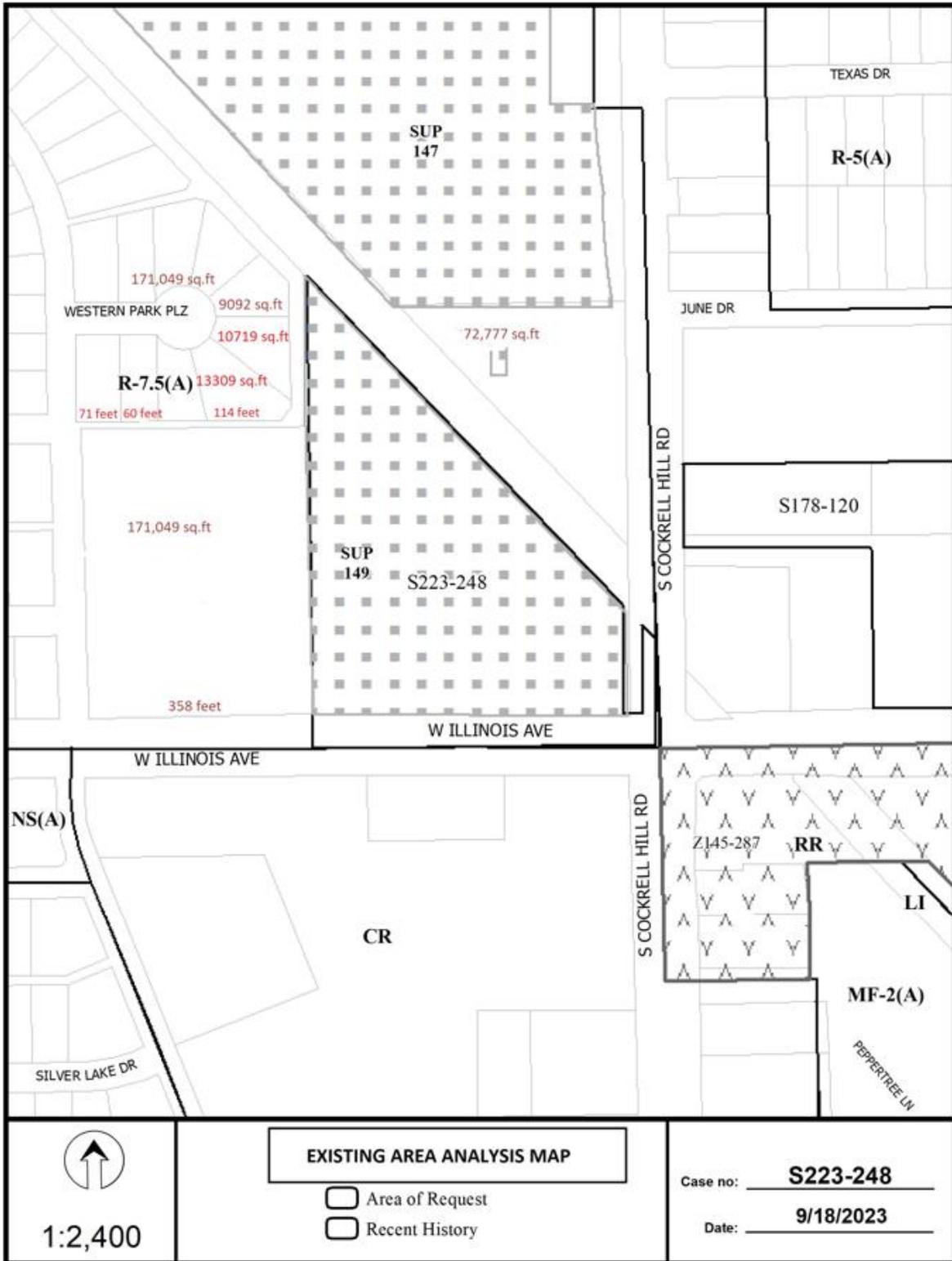
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

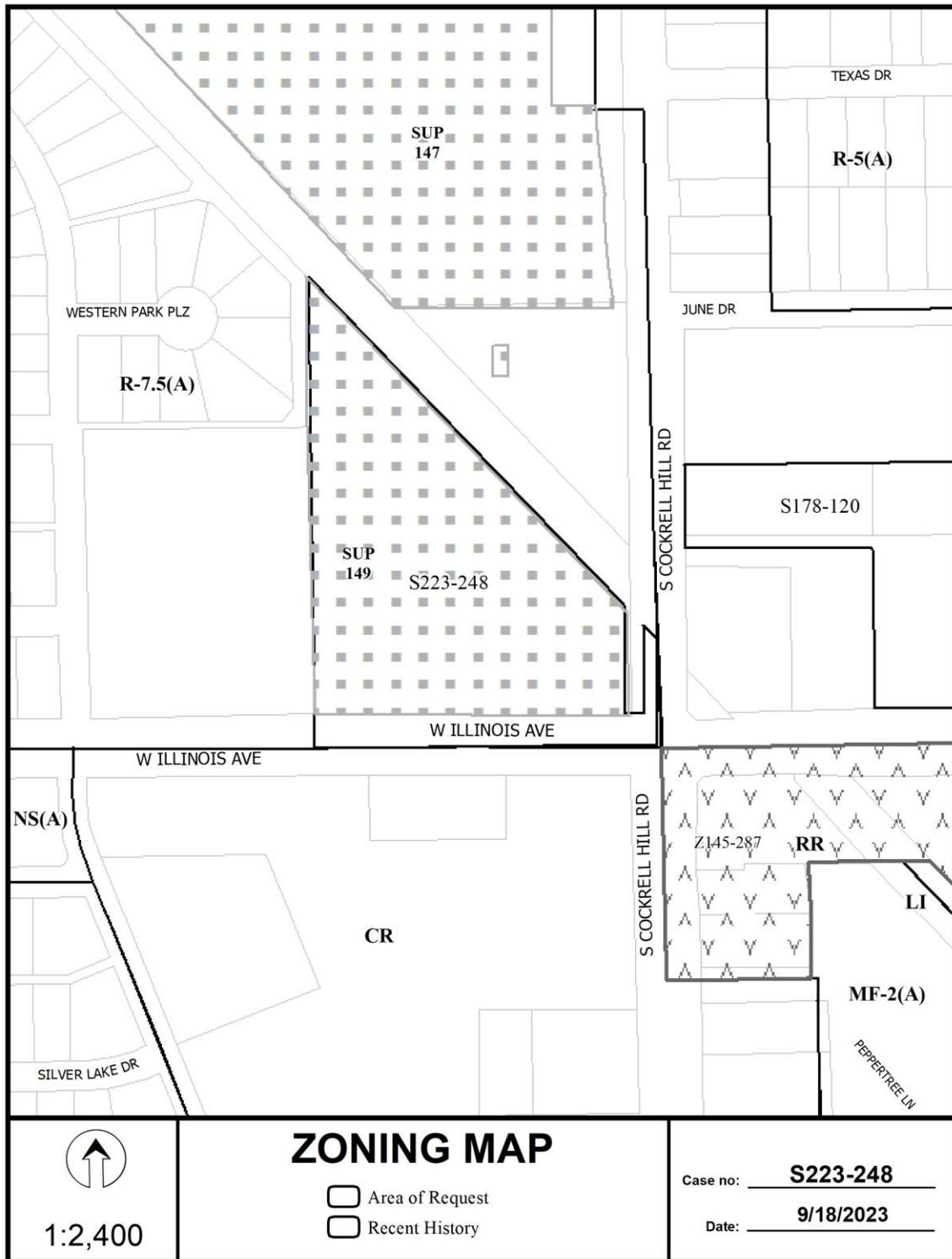
Real Estate/ GIS, Lot & Block Conditions:

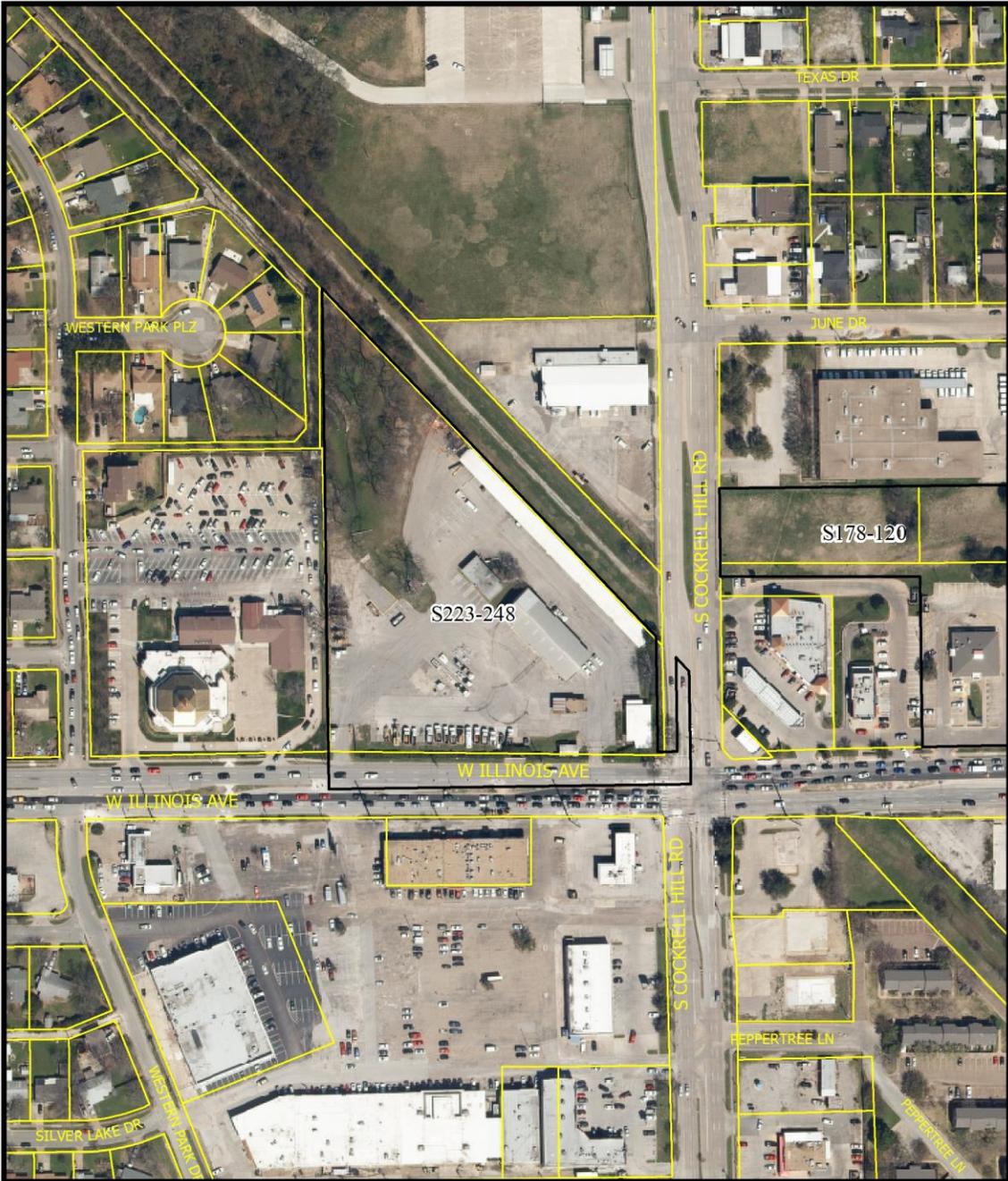
27. Prior to the final plat, remove fence encroachments from public right-of-way dedication (Illinois Avenue) and 25' alley Vol. 49, pg. 25.

28. On the final plat, identify the property as Lot 1 in City Block A/5957. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







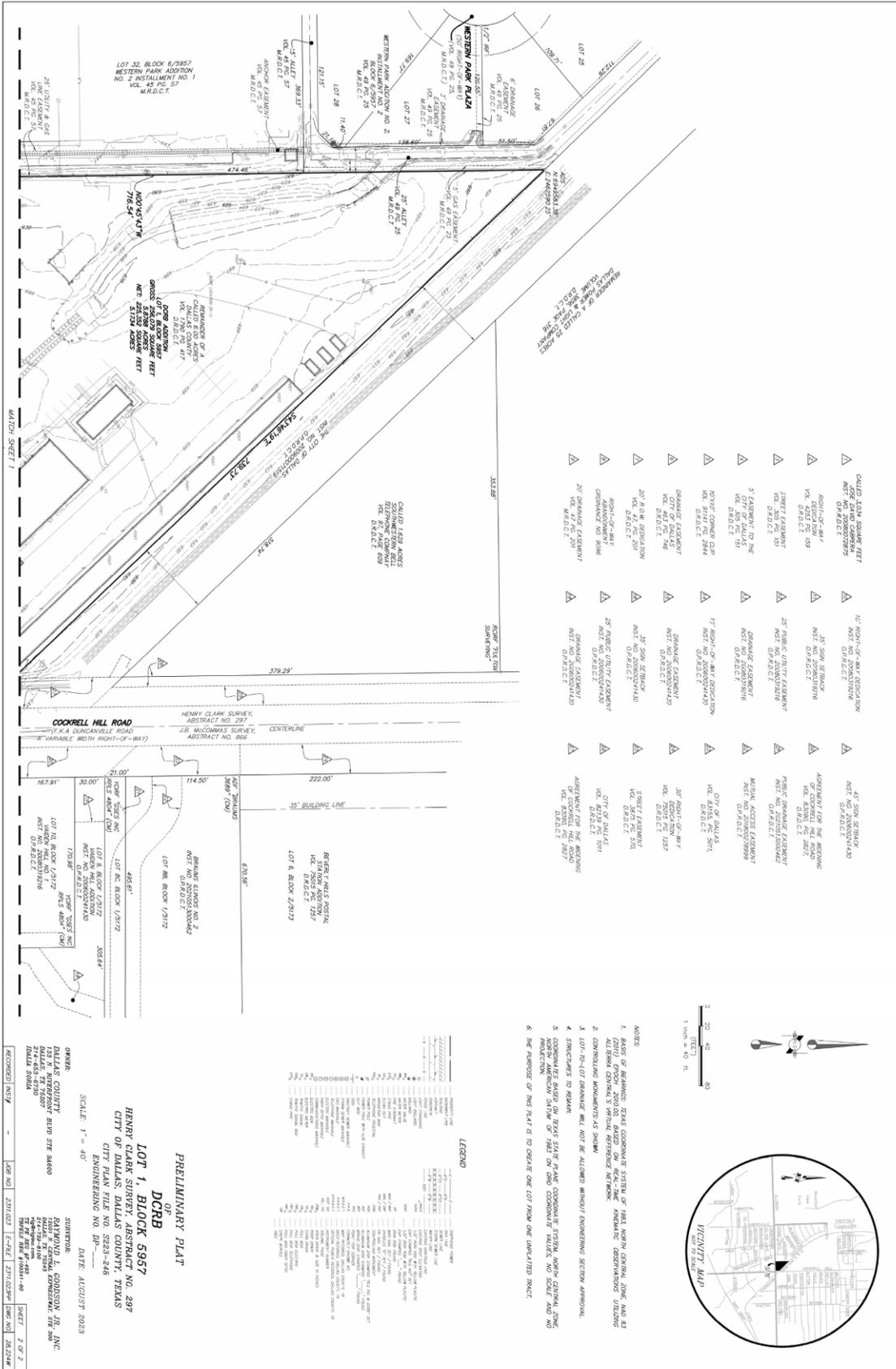
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S223-248**

Date: **9/18/2023**





Agenda Information Sheet

File #: 23-2587

Item #: 10.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.317-acre lot from a tract of land in City Block 6261 on property located on Elam Road, west of Woodmont Drive.

Applicant/Owner: Step of Faith F.A.P Church

Surveyor: Adams Surveying, LLC

Application Filed: September 6, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

S223-249

CITY PLAN COMMISSION**THURSDAY, OCTOBER 5, 2023****FILE NUMBER:** S223-249**SENIOR PLANNER:** Hema Sharma**LOCATION:** Elam Road, west of Woodmont Drive**DATE FILED:** September 6, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.317-acres**APPLICANT/OWNER:** Step of Faith F.A.P Church

REQUEST: An application to create one 2.317-acre lot from a tract of land in City Block 6261 on property located on Elam Road, west of Woodmont Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request is to plat a property as an institutional use and it is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Elam Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Elam Road & the alley. *Section 51A-8.602(e)*
17. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

29. On the final plat, identify the property as Lot 1 in City Block G/6261. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET



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EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S223-249**

Date: **9/18/2023**



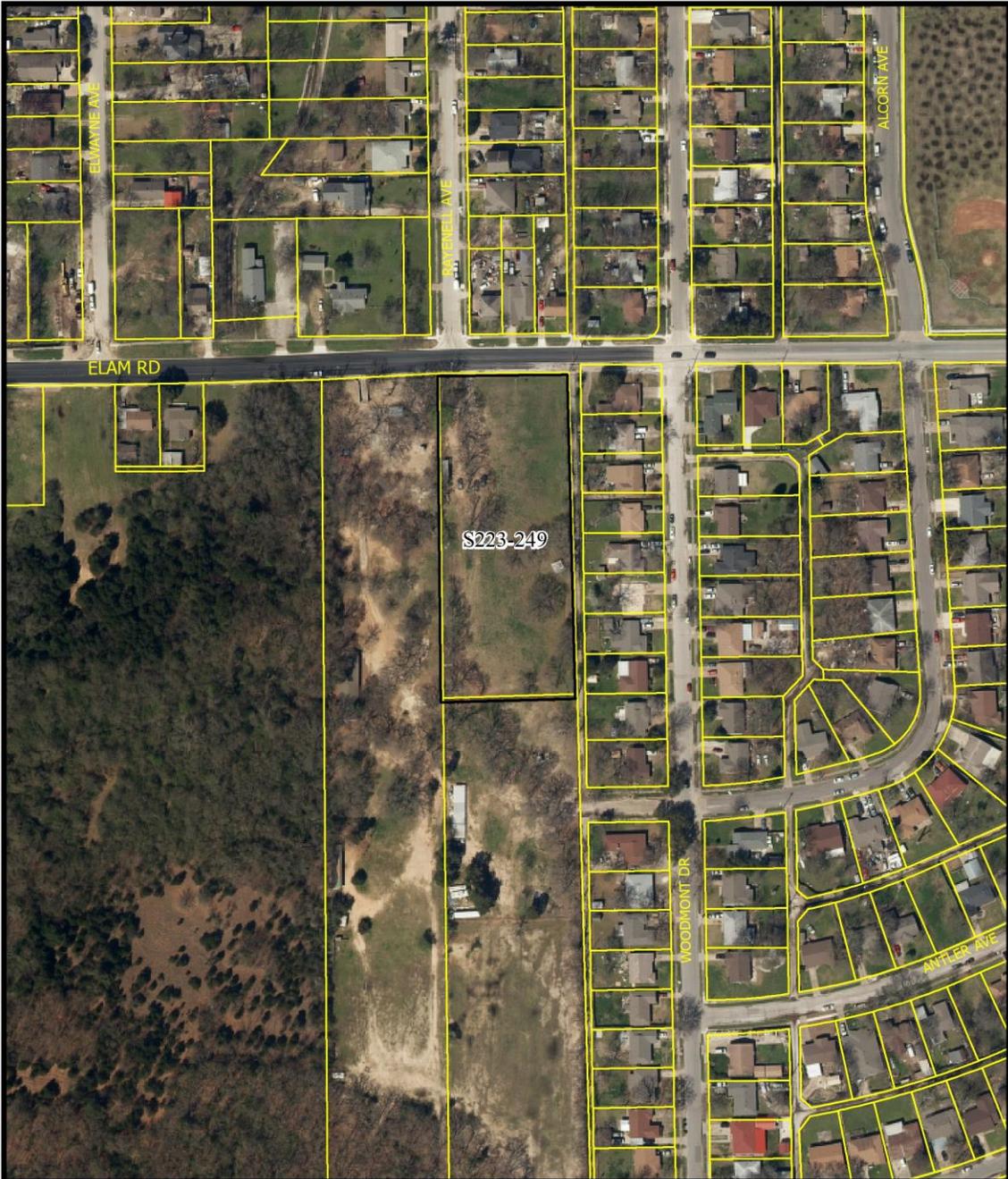
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ZONING MAP

- Area of Request
- Recent History

Case no: **S223-249**

Date: **9/18/2023**



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AERIAL MAP

- Area of Request
- Recent History

Case no: **S223-249**

Date: **9/18/2023**



Agenda Information Sheet

File #: 23-2588

Item #: 11.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property located on Burgess Boulevard at Algiers Street, northeast corner.

Applicant/Owner: Adler Property Companies, LLP

Surveyor: Duenes Land Surveying, Jacob and Hefner Associate, Inc.

Application Filed: September 7, 2023

Zoning: IR

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 6

S223-251

CITY PLAN COMMISSION

THURSDAY, OCTOBER 5, 2023

FILE NUMBER: S223-251

SENIOR PLANNER: Hema Sharma

LOCATION: Burgess Boulevard at Algiers Street, northeast corner

DATE FILED: September 7, 2023

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 0.839-acres

APPLICANT/OWNER: Adler Property Companies, LLP

REQUEST: An application to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property located on Burgess Boulevard at Algiers Street, northeast corner.

SUBDIVISION HISTORY:

1. S190-067 was a request southeast of the present request to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard. The request was approved on January 23, 2020 and recorded on July 21, 2020.
2. S189-314 was a request southwest of the present request to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner. The request was approved June 6, 2019 but has not been recorded.
3. S189-212 was a request southeast of the present request to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner. The request was withdrawn on July 11, 2021.
4. S189-172 was a request southwest of the present request to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street. The request was withdrawn on April 18, 2019.
5. S178-143 was a request east of the present request to replat a 0.446-acre tract of land containing part of Lots 1 and 2, and 25 feet of abandoned street in City Block 15/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, northeast corner. The request was approved April 5, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

- 14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right-of way Requirements Conditions:

- 15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lagoon Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
- 16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Algiers Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
- 17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Burgess Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
- 18. Provide a turn-around per the City of Dallas Standards at the end of Lagoon Drive. *Section 51A-8.506(b)*
- 19. Provide 20 feet all-weather paving material for Lagoon Drive along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*

Flood Plain Conditions:

- 20. On the final plat, determine the 100-year water surface elevation across this addition.
- 21. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
- 22. On the final plat, include additional paragraph in Owner’s Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
- 23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
- 24. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
- 25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
- 26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
- 27. Location is in the East (Baker Sump) Sump (WSE= 405 feet). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be

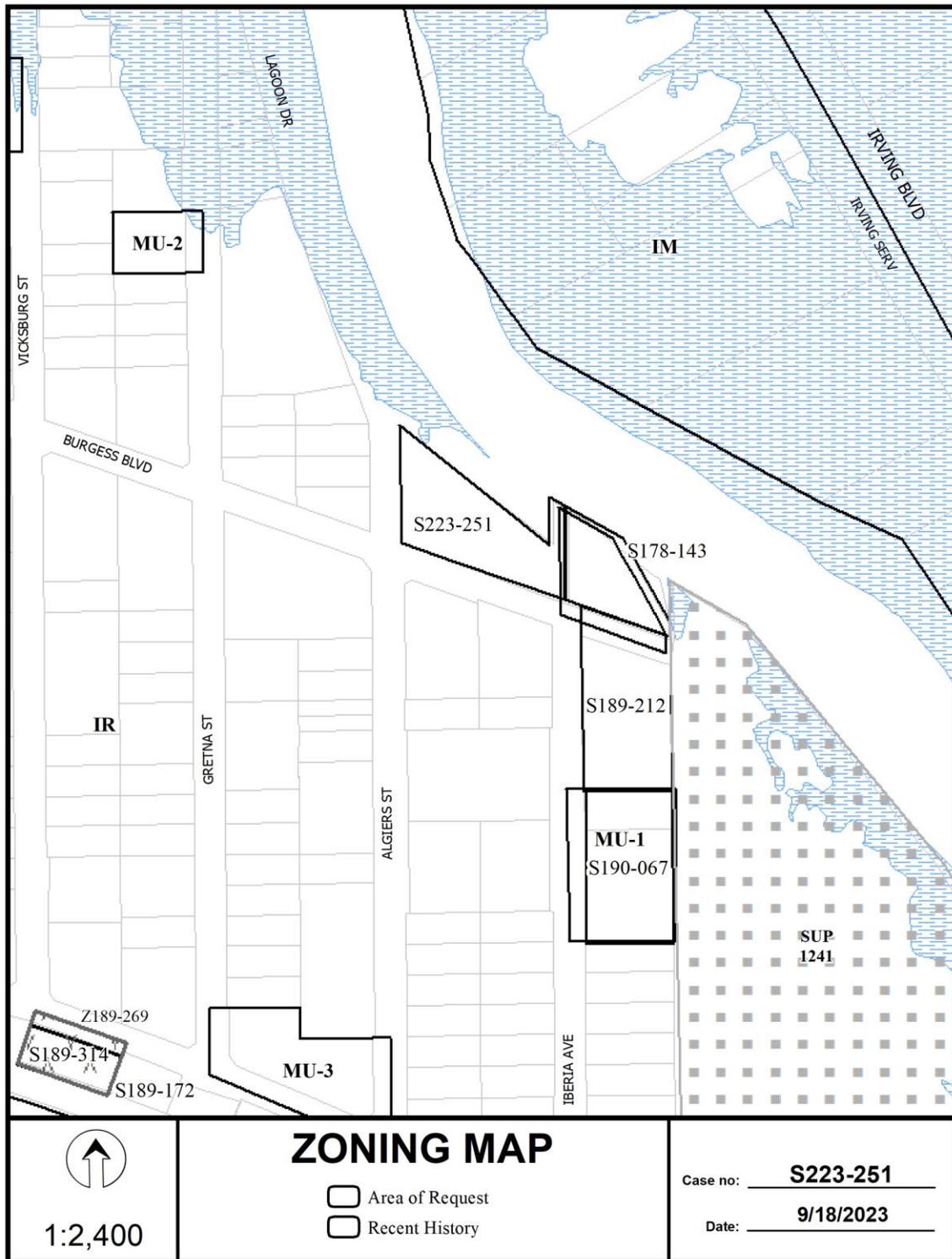
established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
30. On the final plat, show distances/width across all adjoining right-of-way
31. On the final plat, show recording information on all existing easements within 150 feet of the property.
32. On the final plat, all utility easement abandonments must be shown with the correct recording information.
33. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
34. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
35. On the final plat, chose a new or different addition name.

Real Estate/Street Name / GIS, Lot & Block Conditions:

36. Prior to the final plat, please remove the fence encroachment shown on Lagoon Drive 2) Please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. 30785, recorded as Inst. Nos. (Cert. No. _____, QCD No. _____). Utility Easements retained.
37. On the final plat, change "Iberia Avenue" to "Iberia Avenue (A.K.A. Iberia Street)"
38. On the final plat, identify the property as Lot 1B in City Block 13/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Agenda Information Sheet

File #: 23-2589

Item #: 12.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 1.112-acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road.

Applicant/Owner: Westminster Property

Surveyor: Marshall Lancaster & Associates, Inc.; Hixon, Inc.

Application Filed: September 11, 2023

Zoning: IM

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 6

S223-252

CITY PLAN COMMISSION

THURSDAY, OCTOBER 5, 2023

FILE NUMBER: S223-252

SENIOR PLANNER: Hema Sharma

LOCATION: Pipestone Road, west of Westmoreland Road

DATE FILED: September 11, 2023

ZONING: IM

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.112-acres

APPLICANT/OWNER: Westminster Property

REQUEST: An application to create one 1.112-acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial/Manufacturing District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

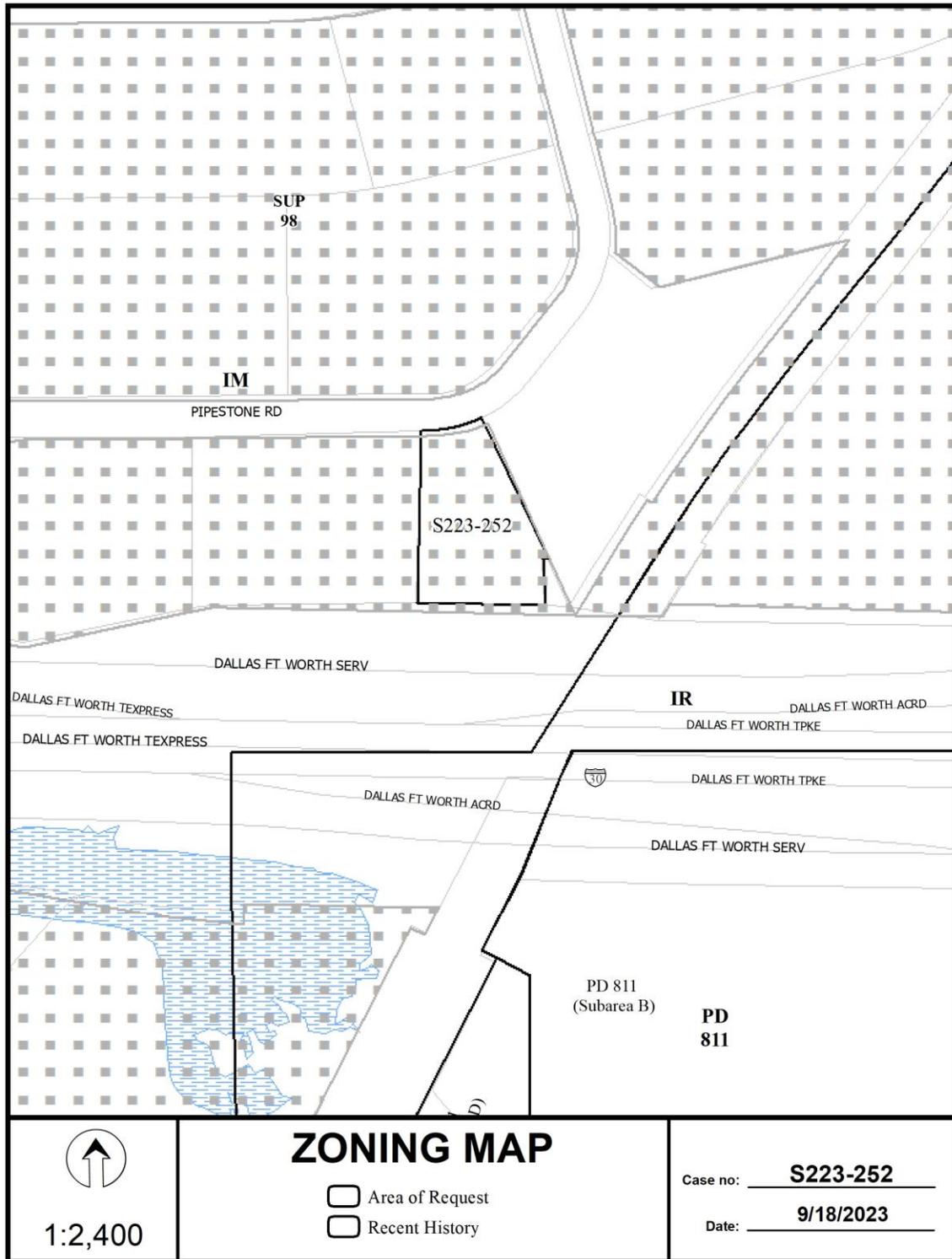
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
19. On the final plat, chose a new or different addition name.

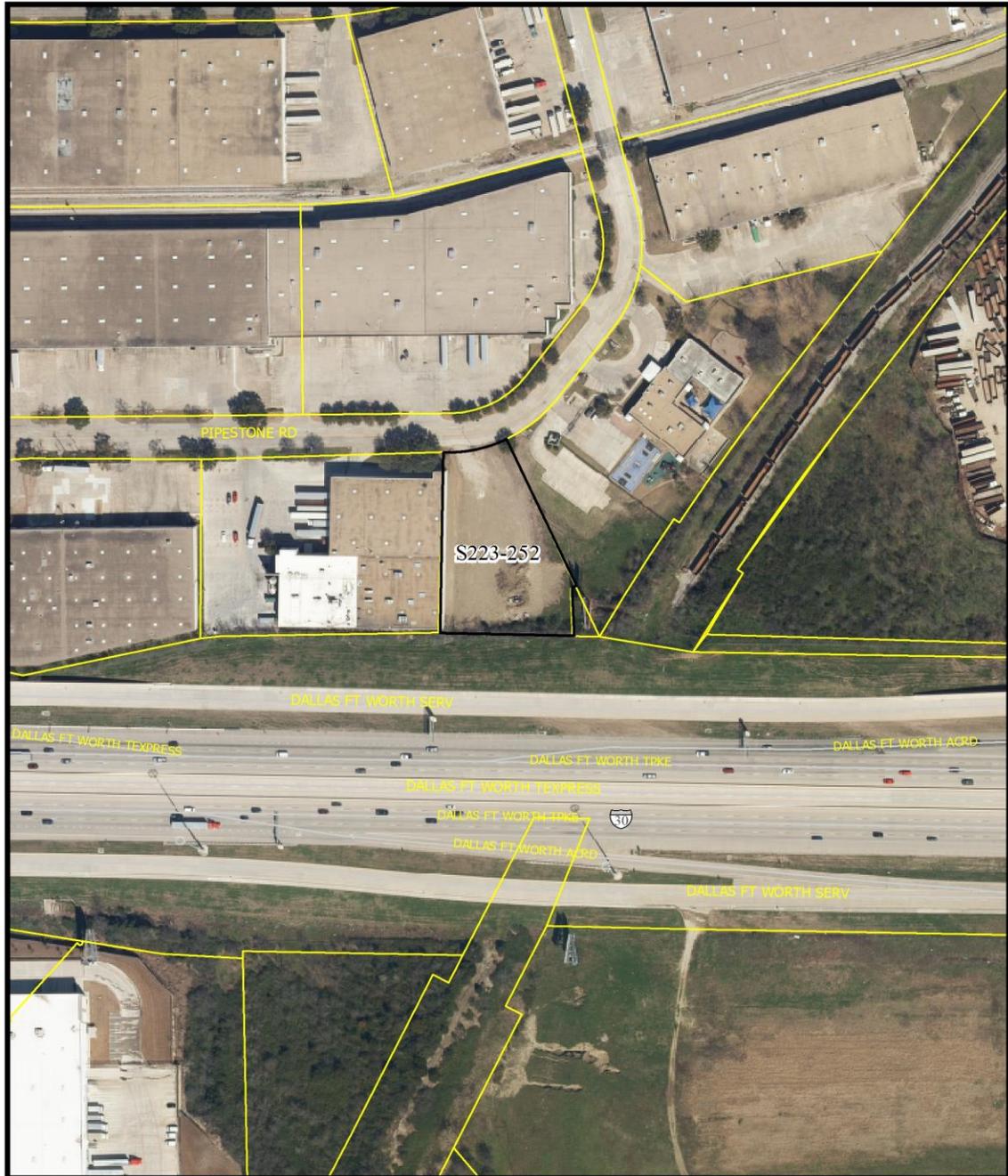
Dallas Water Utilities Conditions:

20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lot 2A in City Block D/7218. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).






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AERIAL MAP

Area of Request
 Recent History

Case no: **S223-252**
 Date: **9/18/2023**



Agenda Information Sheet

File #: 23-2590

Item #: 13.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 53.2125-acre tract of land containing all of Lot 1 in City Block D/7162, Common Areas 2, 3 and 4 in City Block B/7462, Common Area 16 in City Block L/7463 and Common Areas 14, 22 and 23 in City Block D/7463 to create 111 residential lots ranging in size from 2,002 square feet to 3,991 square feet, one commercial lot (286,149 square feet) and 12 Common Areas on property located on Forest Lane, west of Park Central Drive.

Applicant/Owner: MM Swan Lake, LLC; Lake Forest Community SBB Mgmt CO

Surveyor: Millers Surveyor, Inc; Ion Design Group, Inc.

Application Filed: September 7, 2023

Zoning: PD 381 (Subdistrict A, C, D, D1)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 11

S223-250

CITY PLAN COMMISSION**THURSDAY, OCTOBER 5, 2023****FILE NUMBER:** S223-250**SENIOR PLANNER:** Hema Sharma**LOCATION:** Forest Lane, west of Park Central Drive**DATE FILED:** September 7, 2023**ZONING:** PD 381 (Subdistrict A, C, D, D1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20381.pdf>**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 53.2125-acres**APPLICANT/OWNER:** MM Swan Lake, LLC; Lake Forest Community SBB Mgmt.CO

REQUEST: An application to replat a 53.2125-acre tract of land containing all of Lot 1 in City Block D/7162, Common Areas 2, 3 and 4 in City Block B/7462, Common Area 16 in City Block L/7463 and Common Areas 14, 22 and 23 in City Block D/7463 to create 111 residential lots ranging in size from 2,002 square feet to 3,991 square feet, one commercial lot (286,149 square feet) and 12 common areas on property located on Forest Lane, west of Park Central Drive.

SUBDIVISION HISTORY:

1. S189-304 was a request northeast of present request to replat a 9.074-acre tract of land containing all of Lot 2 in City Block A/7735 to create one 0.292-acre lot, one 3.991-acre lot and one 4.871-acre lot on property located between Park Central Drive and Merit Drive, south of Churchill Way. The request was approved on September 19, 2019 and has not been recorded. S189-304B was a request for second phase of the same plat and has not been recorded.
2. S178-075 was a request southwest of present request to create an 8-lot Community Unit Development from a 9.04-acre tract of land with lots ranging in size from 0.7071-acre to 0.9407-acre on property located in City Block C/7488 and located on Wander Lane, east of Forest Creek Drive. The request was approved on February 1, 2018 and recorded on August 23, 2019.

PROPERTY OWNER NOTIFICATION: On September 18, 2023, 228 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the north of the request have lot widths ranging in size from 45 feet to 52 feet and lot areas ranging in size from 5337 square feet to 8193 square feet and are zoned PD 381 (Subdistrict B) (*Please refer to the existing area analysis*).
- The properties to the west of the request have lot widths ranging in size from 50 feet to 61 feet and lot areas ranging in size from 4465 square feet to

8467 square feet and are zoned PD 381 (Subdistrict B) (*Please refer to the existing area analysis*).

- The properties to the south of the request have lot widths ranging in size from 51 feet to 55 feet and lot areas ranging in size from 4123 square feet to 14,206 square feet and are zoned PD 381 (Subdistrict B) (*Please refer to the existing area analysis*).
- The properties to the east of the request have lot widths ranging in size from 35 feet to 42 feet and lot areas ranging in size from 3203 square feet to 4509 square feet and are zoned PD 381 (Subdistrict B) (*Please refer to the existing area analysis*).

The request lies in PD 381 (Subdistrict C) with minimum lot area of 2,000 square feet and maximum dwelling unit density is nine dwelling units per gross acre for single family uses. The request is to create 111 residential lots with lot widths ranging in size from 22 feet to 44 feet and lot areas ranging in size from 2002 square feet to 3991 square feet and one 286,149 square foot commercial lot and are zoned PD 381 (Subdistrict C).

Staff finds that there is variation in lot pattern along north, south, east, and west line of current request (*refer existing area analysis map*). The request complies with the zoning requirement of PD 381 (Subdistrict A, C, D, D1) and is in compliance with the requirements of Section 51A-8.503; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 112 and 12 common areas.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 60 feet of right-of-way (via fee simple) from the established center line of Forest Lane. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Hillcrest Road & Forest Lane. Section 51A 8.602(d)(1)
17. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
24. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show the correct recording information for the subject property.
28. On the final plat, show distances/width across all adjoining right-of-way
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, all utility easement abandonments must be shown with the correct recording information.
31. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

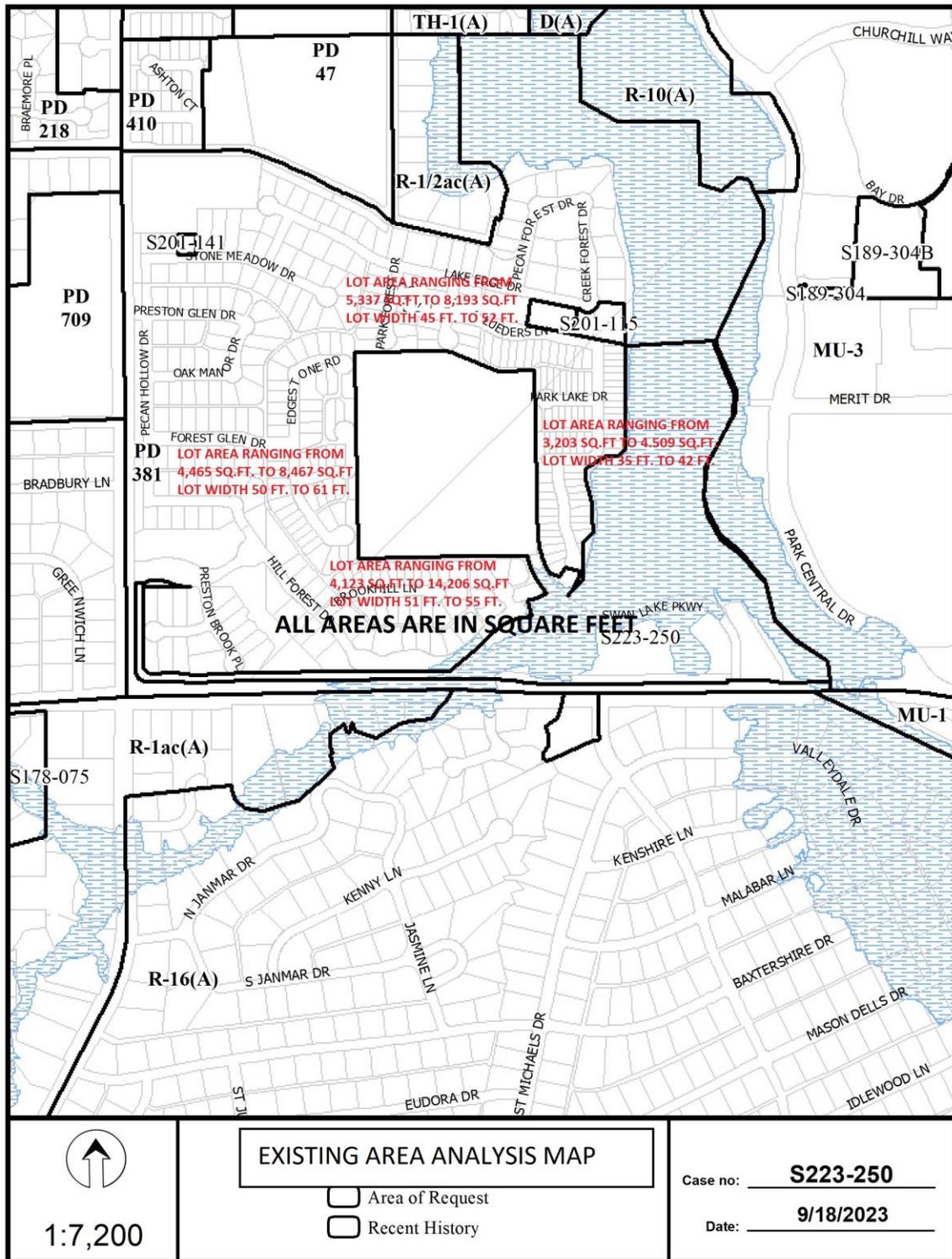
32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
33. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
34. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

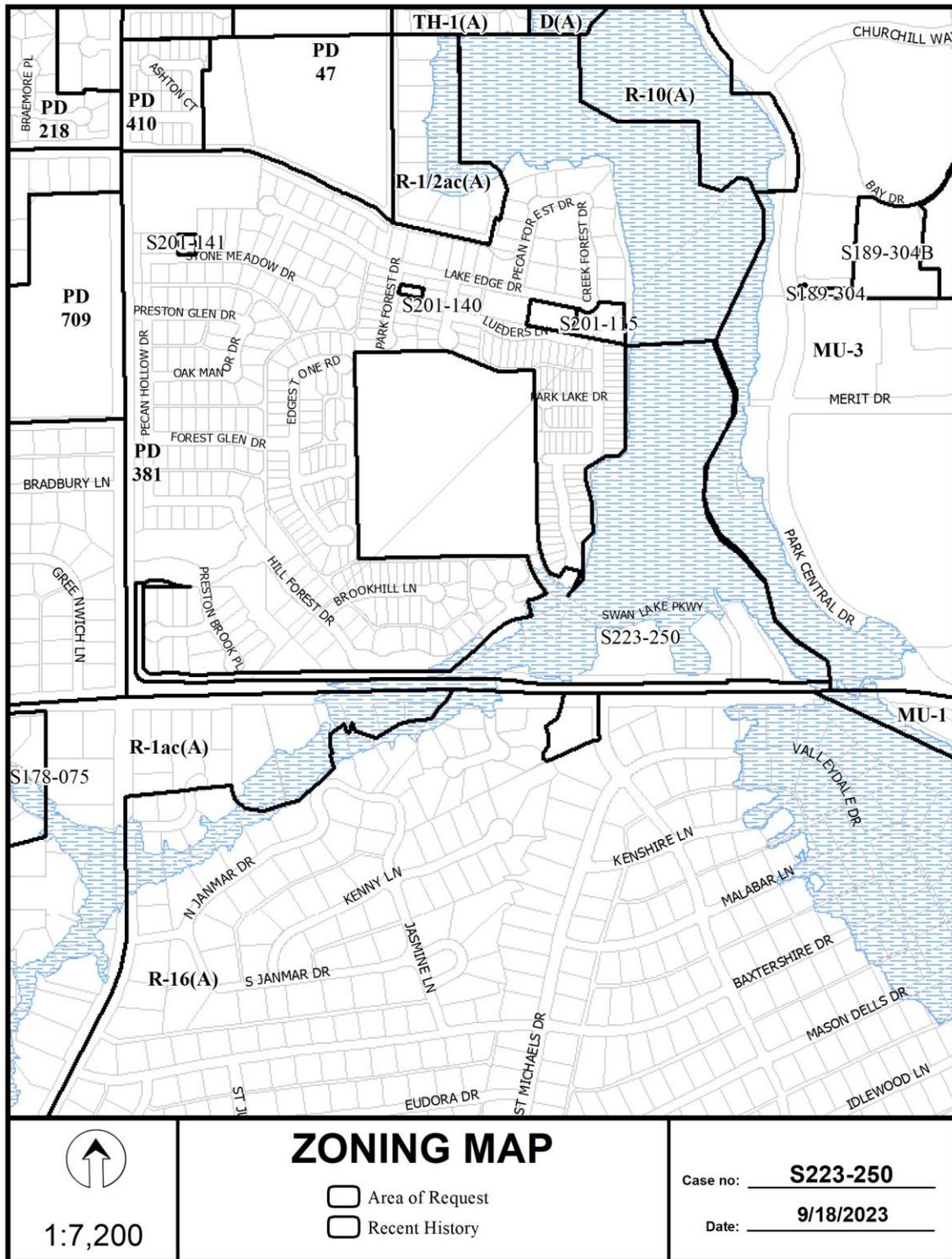
35. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

Street Name / GIS, Lot & Block Conditions:

36. On the final plat, change “Edgestone RD” to “Edgestone Road”/ change “Park Forest DR” to “Park Forest Drive”/ change “Park Bend DR” to “Park Bend Drive”/ change “Lueders LN” to “Luders Lane”
37. On the final plat, identify the property as Lots 1-112, CA “A”-“L” in City Block P/7462. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS IN SQUARE FEET







 1:7,200	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S223-250 </u> Date: <u> 9/18/2023 </u>
--	---	--



Agenda Information Sheet

File #: 23-2591

Item #: 14.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 Main Street (south elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Andre Rowbotham of SIGNS UP

Owner: Meadowcrest, LLC

Planner: Jason Pool

Council District: 14

2308110010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: 2308110010

DATE FILED: August 11, 2023

LOCATION: 1517 MAIN
STREET

SIZE OF REQUEST: 11.2 sq. ft.

(south elevation)

ZONING: PD-619, Subdistrict A

COUNCIL DISTRICT: 14

APPLICANT: Andre Rowbotham of SIGNS UP

OWNER: Meadowcrest, LLC

TENANT: Cedars Village

REQUEST: An application for a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 MAIN STREET (south elevation).

SUMMARY: The applicant proposes to install a 11.2-square-foot projecting attached sign, composed of an aluminum cabinet with internally illuminated acrylic letters and logo, against the façade facing Main Street, and bearing the name CBD Kratum Cannabis Dispensary with a logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Downtown SPSD within the Retail A Subdistrict and is zoned PD No. 619, Subdistrict A, a business zoning sign district.
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 11.2-square-foot projecting attached sign, composed of an aluminum cabinet with internally illuminated acrylic letters and logo, against the façade facing Main Street, and bearing the name CBD Kratum Cannabis Dispensary with a logo.
 - The sign is composed of an eight-inch deep aluminum cabinet that measures 47.91-inches wide by 33.61-inches tall. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign will be 51.25-inches.
 - The exterior of the sign will be aluminum that is painted black. The illuminated surfaces will be comprised of 1/8" acrylic with green vinyl and will be back-lit with white LED.
- This sign is to be located on south elevation, and is submitted as CBDK Projecting Sign. Two additional signs have been previously approved for this tenant on this façade. The previous signs at were approved under director procedure.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section [51A-7.101](#) as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public. (Ord. Nos. 19455; 20167; 21404; 24606)

51A-7.911 (g)(1) PROJECTING ATTACHED SIGNS.

(A) No premise may have more than one lower projecting attached sign per pedestrian entrance.

(B) No lower projecting attached sign may exceed 15 square feet in effective area in the general CBD, convention center, and Chase Tower subdistricts, or 30 square feet in effective area in the Main Street Subdistrict, Retail Subdistrict A, and Retail Subdistrict B.

(C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower.

(D) No lower projecting attached sign may project more than five feet into the public right-of-way.

The combined effective area of all signs on this façade is less than 11% of the total façade area. This sign contains three words. The overall projection of this sign will not exceed 12-inches.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

September 12, 2023

MOTION: It was moved to approve:

An application for a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 MAIN STREET (south elevation).

Maker: Webster
Second: Dumas
Result: Carried: 4 to 0

For: 4 - Peadon, Webster, Hardin, and Dumas
Against: 0 - none
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Andre Robotham of Signs Up

Property Ownership

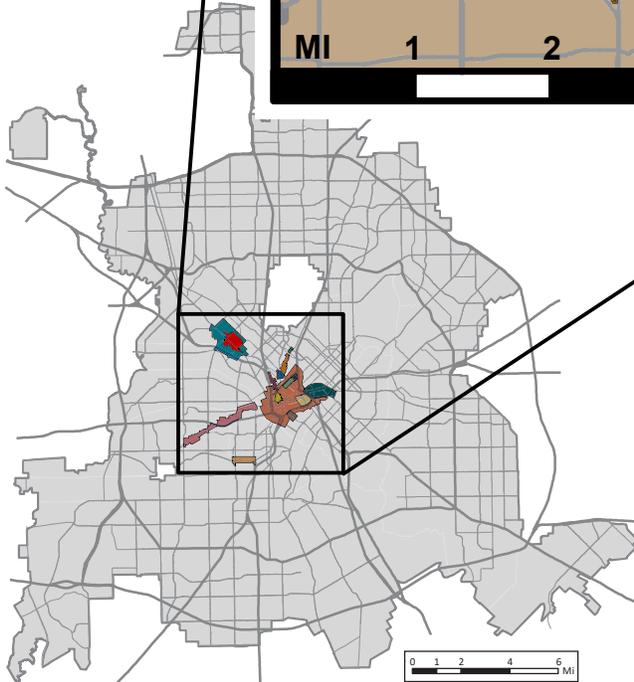
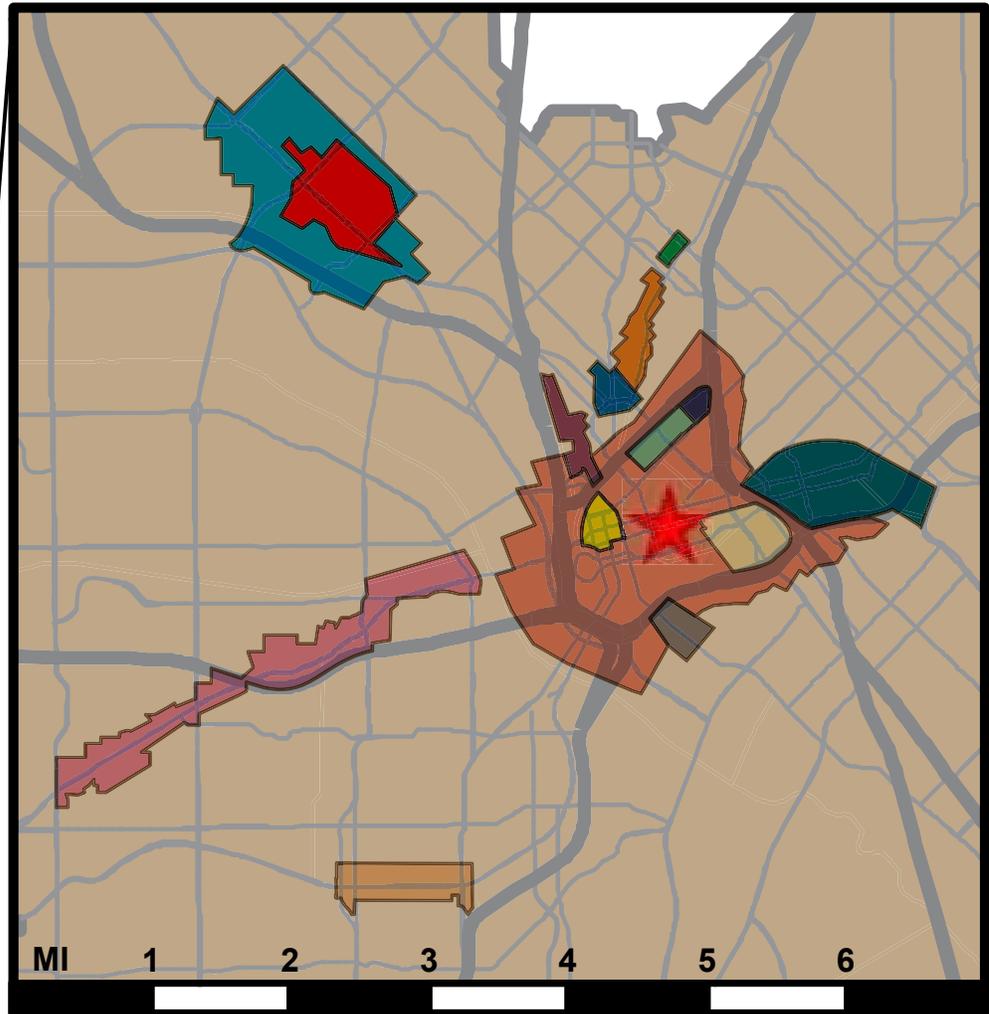
Meadowcrest, LLC
5452 Glen Lakes Drive, Suite 203
Dallas, Texas, 75231

Officer names: See Following Schedule

Tenant Ownership

Cedars Village
2020 South Harwood Street
Dallas, TX 75215

Officer names: See Following Schedule



LEGEND

-  - Downtown
-  - West End
-  - Southside Entertainment
-  - Farmers Market
-  - Deep Ellum
-  - Arts District
-  - Arts District Extension
-  - Uptown
-  - McKinney Avenue
-  - West Village
-  - Jefferson Special Purpose District
-  - Parkland Hospital
-  - Southwestern Medical District
-  - West Commerce Street / Fort Worth Avenue
-  - Victory Sign District



SPSD MAP

1517 Main St

Downtown Special Provision Sign District

Case no: 2308110010

Date: 07/14/2023

CA 230811001

BRYAN ST

PACIFIC AVE

ELM ST

STONE PL

STONE PL

MAIN ST

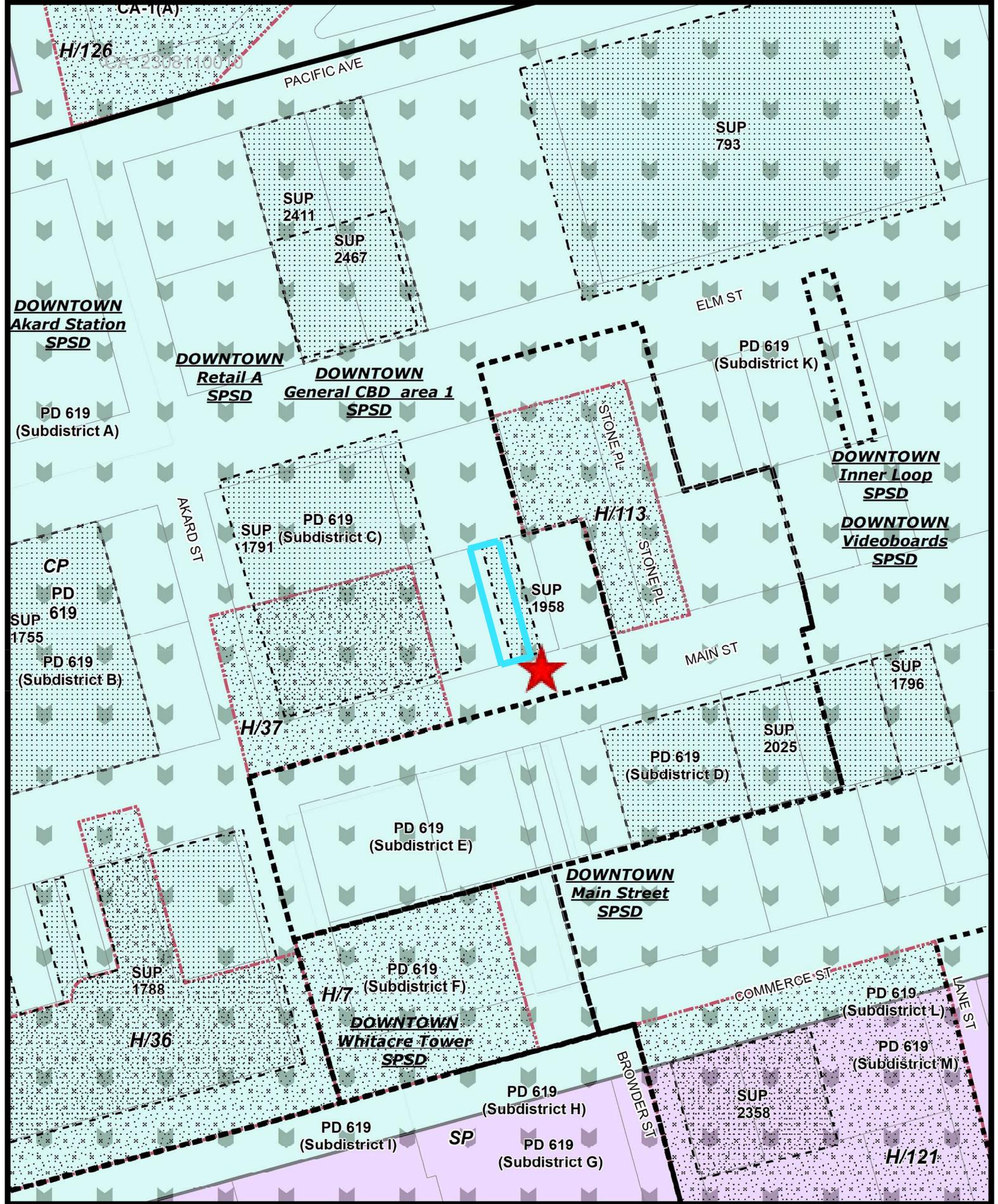
KAND ST

COMMERCE ST

BROADWAY ST

LANE ST





Job 183038575-002 (2308110010)

Job Edit

Miscellaneous Transaction Job 183038575-002 (2308110010)

Electrical Sign (ES) ATTACHED - LOWER PROJECTING - S ELV (A) New Construction

Status: Paid Created By: SROPER083121 Date Created: Aug 11, 2023
Date Completed: Aug 11, 2023

Parent Job: 183038575-001 (2307281074)

Specific Location: 1517 MAIN ST - 11.2 SF - ILLUMINATED LOWER PROJECTING SIGN - S ELV

Details

Customer: Rowbotham, Thomas
2550 114th street suite 120
Grand Prairie, TX 75050
(972) 375-3579
andrethesignguy@gmail.com

Fee Amount

FeeType

Staff Email: SCOTT,ROPER@DALLAS.GOV

Details



Customer: Rowbotham, Thomas
2550 114th street suite 120
Grand Prairie, TX 75050 (972) 375 3579

Fees (EXT): 2308110010 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

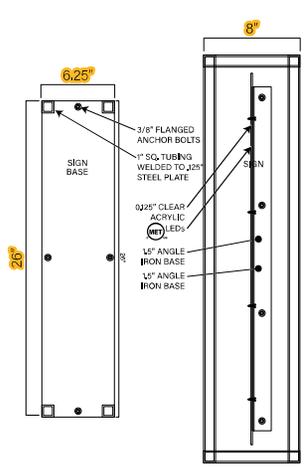
Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 831773 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Aug 11, 2023 15:42:15	
Auto generated System Fee Collection						

INTERNALLY ILLUMINATED DOUBLE-SIDED PROJECTING SIGN

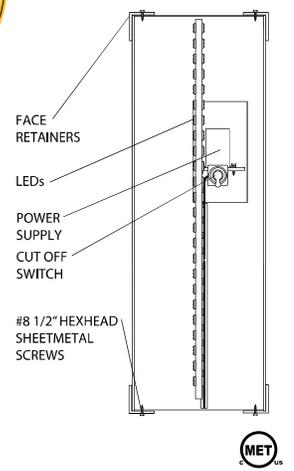


11.96 SQ/FT

PROPOSED PROJECTING BLADE SIGN

- 11'-0" CLEARANCE TO GRADE
 - WALL = 1" GRANITE WITH 1" PLYWOOD BLOCKING AND WOOD STUDS
- SETBACKS:**
- 1'- EAST PROPERTY LINE
 - 22'-6" WEST PROPERTY LINE
 - 0' - SOUTH PROPERTY LINE
 - 80' - NORTH PROPERTY LINE

- MATERIALS:**
- ALL SURFACES PAINTED PMS 7738C OR BLACK
 - NON-CORROSIVE FASTENERS
 - 1/8" STEEL BASE PLATE
 - 1" SQ TUBING CABINET COVERED WITH .063 ALUM (BLACK)
 - INTERNALLY ILLUMINATED SURFACES 1/8" ACRYLIC WITH FIRST SURFACE HIGH GRADE PRINTED ADHESIVE VINYL



CBD KRATOM
1517 MAIN STREET
DALLAS, TX 75201

SIGNS UP
MSE 221109 | ESC 18540
3745 RUFÉ SNOW BLVD
NORTH RICHLAND HILLS, TX

DATE: 8-10-23
ELEV:
REP: ANDRE

APPROVED FOR PRODUCTION

Signature _____ Date _____



Agenda Information Sheet

File #: 23-2592

Item #: 15.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308140017

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2308140017
LOCATION: 2019 North Lamar Street, Suite 100
(northeast elevation)

DATE FILED: August 15, 2023
SIZE OF REQUEST: 3.5 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Melissa Hallett of Mello Signs

OWNER: Arena Partners, L.P

TENANT: Veryable Operators Club, LLC

REQUEST: An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

SUMMARY: The applicant proposes to install a 3.5-square-foot sign, composed of UV digitally printed Aluminum Composite Metal (ACM) panel on the northeast façade that faces North Lamar Street.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Westend SPSD and is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 3.5-square-foot sign, composed of UV digitally printed Aluminum Composite Metal (ACM) panel on the northeast façade that faces North Lamar Street.
- This is the second of two applications under review by this body for this site. This sign is to be located on northeast elevation, and is submitted as Sign A. This is to be one of two signs for this tenant proposed on this façade.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section [51A-7.101](#) as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public. (Ord. Nos. 19455; 20167; 21404; 24606)

51A-7.1005 (c) FLAT ATTACHED SIGNS.

(1) The maximum number of lower level flat attached signs permitted on a Type A facade is the sum obtained by counting all of the street entrances and first floor windows on that facade.

(2) No lower level flat attached sign on a Type A facade may exceed six feet in effective area.

This is the only flat attached sign to be installed on this Façade. The effective area does not exceed four-square-feet.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

September 12, 2023

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peadon, Webster, Hardin, and Dumas
Against: 0 - none
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Tommy Tanner of Mello Signs

Property Ownership

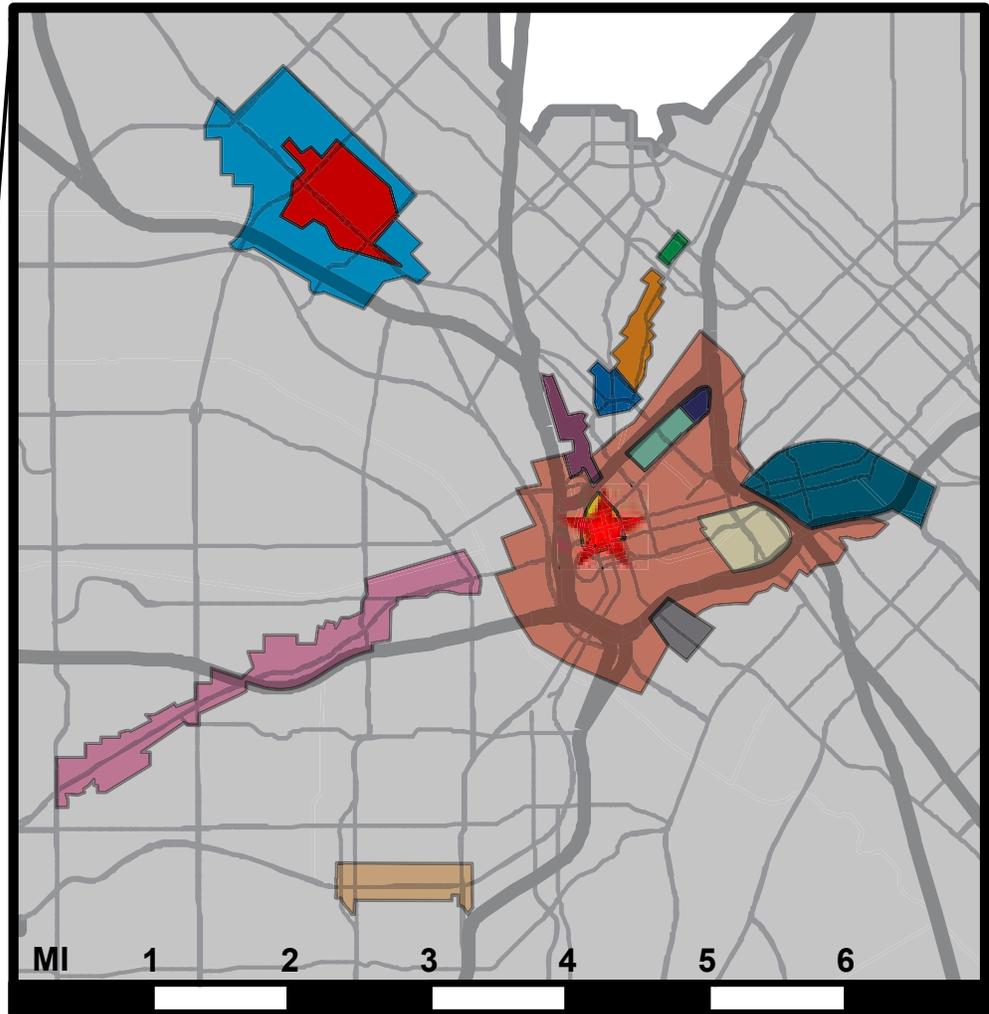
Arena Partners, L.P
1919 S Shiloh Road, Suite 612
Garland, TX 75042

Officer names: Cheryl Robertson

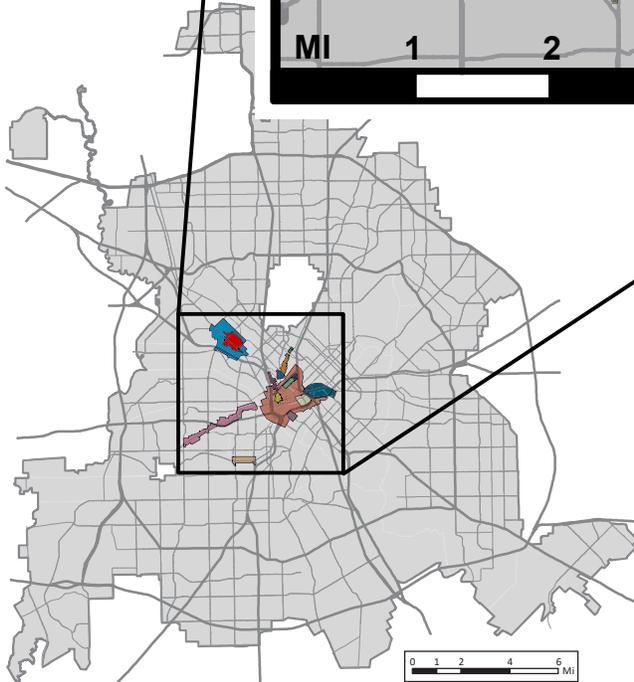
Tenant Ownership

Veryable Operators Club, LLC
2019 North Lamar Street
Dallas, TX 75202

Officer names: Mike Kinder, CEO
Chris Bohn, Director



MI 1 2 3 4 5 6



LEGEND

-  - Downtown
-  - West End
-  - Southside Entertainment
-  - Farmers Market
-  - Deep Ellum
-  - Arts District
-  - Arts District Extension
-  - Uptown
-  - McKinney Avenue
-  - West Village
-  - Jefferson Special Purpose District
-  - Parkland Hospital
-  - Southwestern Medical District
-  - West Commerce Street / Fort Worth Avenue
-  - Victory Sign District



SPSD MAP

2019 N Lamar St

West End Historic Sign District

Case no: 2308140017

Date: 08/15/2023



23081406

CONTINENTAL AVE

BROOM ST

GRIFFIN ACRD

GRIFFIN ST

WOODALL RODGERS FWY

STEMMONS ACRD

MCINNEY AVE

LAWSON ST

WOODALL RODGERS FWY



LAMAR ST

WOODALL RODGERS RAMP

MUNGER AVE

MARKET ST

HOUSTON ST

RECORD ST

CORBIN ST

CA 08140018

DOWNTOWN
Downtown Perimeter
SPSD

PD 193
(CA-2)
PD 193

DOWNTOWN
General CBD area 1
SPSD

CONTINENTAL AVE

DOWNTOWN
Inner Loop
SPSD

PD 193
(I-2)

SUP
1803

PD 582
(South Subdistrict)

PD 582

VICTORY
Subdistrict B
SPSD

CA-1(A)

WEST END HISTORIC
SPSD

H/2

SPSD

HOUSTON ST

RECORD ST

MUNGER AVE

MARKET ST

GORBIN ST

LAMAR ST

BROOM ST

WOODALL RODGERS FWY

GRIFFIN ACRD

GRIFFIN ST

MCKINNEY AVE

LAWS ST

Job 175758293-002 (2308140017)

Job Edit

Miscellaneous Transaction Job 175758293-002 (2308140017)

Sign (SI) ATTACHED - SIGN F; NE ELV (A) New Construction

Status: Paid

Created By: SROPER083121

Date Created: Aug 14, 2023

Date Completed: Aug 15, 2023

Parent Job: 175758293-001 (2301101097)

Specific Location: 3.54 SF - NON-ILLUMINMATED FLAT ATTACHED SIGN ON NE ELEVATION

Details

Customer: Hallett, Melissa
 990 Haltom Rd.
 Fort Worth, TX 76117
 (682) 312-5338
 melissa@mello-signs.com

Fee Amount

FeeType

Staff Email: SCOTT.ROPER@DALLAS.GOV

Details

Fees (EXT): 2308140017 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00



Customer: Hallett, Melissa
990 Haltom Rd.
Fort Worth, TX 76117 (682) 312 5338

Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 832438 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Aug 15, 2023 16:07:19	
Auto generated System Fee Collection						



ACM panel face & edges painted Matthews Brushed Aluminum (41342SP)

Logo to be UV digitally printed on 1st surface of ACM panel

ACM panel to have drilled and tapped threaded studs. Drilled holes to be filled with high bond epoxy



END VIEW

F FRONT ENTRANCE FCO SIGNAGE
SCALE: 3" = 1' - 0"

Sign Sq. Ft. = 3.54

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

NOTE: SIGN TO BE EXTERNALLY ILLUMINATED FROM EXISTING LIGHTING ABOVE

Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

Revisions:

- 1) PM/IMG-11/30/22: Remove C & D, shift E1/F to left, add E2, add window vinyl
- 2) MG-12/05/22: Rev window vinyl to be gold ltrs w/black dropshadow
- 3) MG-12/07/22: Del Opt. 2 for window vinyl, per client's email
- 4) MG-12/23/22: Show a detail pages & sect calls for signs A, E1 & E2, Del rooftop sign (G). Add approx building frontage
- 5) MG-01/31/23: All signs to be externally illum. Historical district. Rev canopy per Jason discussion w/client
- 6) MG-04/12/23: Add a 3rd opt, a marquee style canopy
- 7) MG-04/20/23: Del Opts 1 & 3 for the canopy, keep Opt. 2
- 8) MG-06/01/23: Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, add metallic

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. **22-1735-R08**

Date: **11.21.2022** IMG

Page No: **4,00**

This is an original unperfected drawing created by First & Main Signs. It is submitted for your personal use in conjunction with a project being planned for you by First & Main Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from First & Main Signs.

CA: 2308140017



PROPOSED



EXISTING CONDITIONS

- F** • NEW PLAQUE - ±1'-5" TALL x 2'-7" LONG - ACM PANEL WITH 1ST SURFACE DIGITALLY PRINTED GRAPHICS (NON-ILLUMINATED) PLAQUE TO BE MOUNTED ON COLUMN TO LEFT OF CANOPY, AND CENTERED UNDER LIGHT SOURCE ON BRICK COLUMN
- REMOVE AND JUNK EXISTING AWNING. PATCHING AND REPAIRING OF FASCIA BY OTHERS

FIRST & MAIN

SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

Revisions:

- 1)PW/MG-11/30/22:Remove C & D, shift E1/F to left, add E2, add window vinyl
- 2)MG-12/05/22:Rev window vinyl to be gold ltrs w/blk dropshadow
- 3)MG-12/07/22:Del Opt. 2 for window vinyl, per client's email
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- 7)MG-04/20/23:Del Opts 1 & 3 for the canopy, keep Opt. 2
- 8)MG-06/01/23:Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, add metallic

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 22-1735-R08

Date: 11.21.2022 IMG

Page No: 1.00

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Agenda Information Sheet

File #: 23-2593

Item #: 16.

AGENDA DATE: October 5, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308140018

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2308140018
LOCATION: 2019 North Lamar Street, Suite 100
(northeast elevation)

DATE FILED: August 15, 2023
SIZE OF REQUEST: 3 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Melissa Hallett of Mello Signs

OWNER: Arena Partners, L.P

TENANT: Veryable Operators Club, LLC

REQUEST: An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

SUMMARY: The applicant proposes to install a 3-square-foot sign, composed of UV digitally printed white copy bearing the name Operators Club on the valance of the awning that is installed over the front entrance.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Westend SPSD and is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.1000](#) (Specific details included below).
- The applicant proposes to install a 3-square-foot sign, composed of UV digitally printed white copy bearing the name Operators Club on the valance of the awning that is installed over the front entrance.
- This is the second of two applications under review by this body for this site. This sign is to be located on northeast elevation, and is submitted as Sign A. This is to be one of two signs for this tenant proposed on this façade.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1000.

51A-7.1002 PURPOSE.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general. (Ord. Nos. 19455; 21404; 22112; 26027)

51A-7.1005 (b) CANOPY SIGNS.

(1) No canopy sign may:

(A) be lower than 10 feet above grade, except that a sign may be as low as eight feet above grade if it does not project more than one-half inch from the surface of the canopy; or

(B) project vertically above the surface of the canopy or awning.

(2) The total effective area permitted for all canopy signs combined on a premise is the product obtained by multiplying 20 square feet times the number of street entrances to the premise.

The combined effective area of all canopy signs on this premise do not exceed four-square-feet. This sign contains three words. The clearance of this sign is more than 11-feet.

51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

September 12, 2023

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peardon, Webster, Hardin, and Dumas
Against: 0 - none
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Tommy Tanner of Mello Signs

Property Ownership

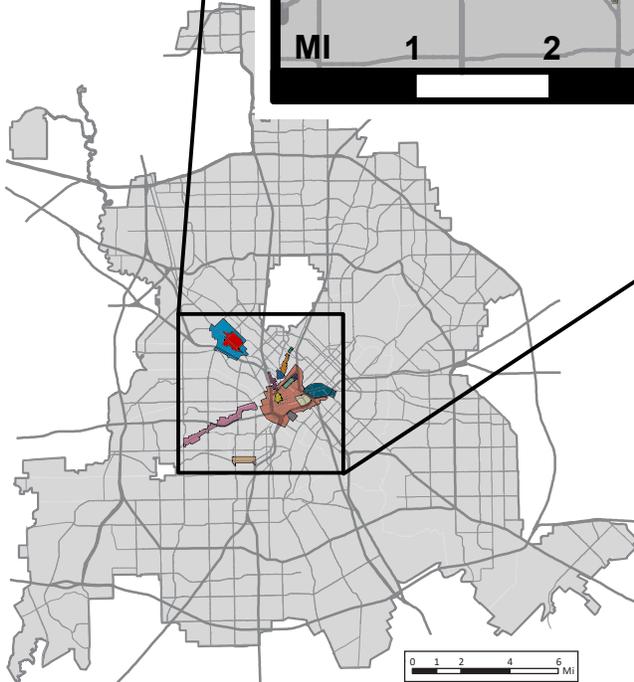
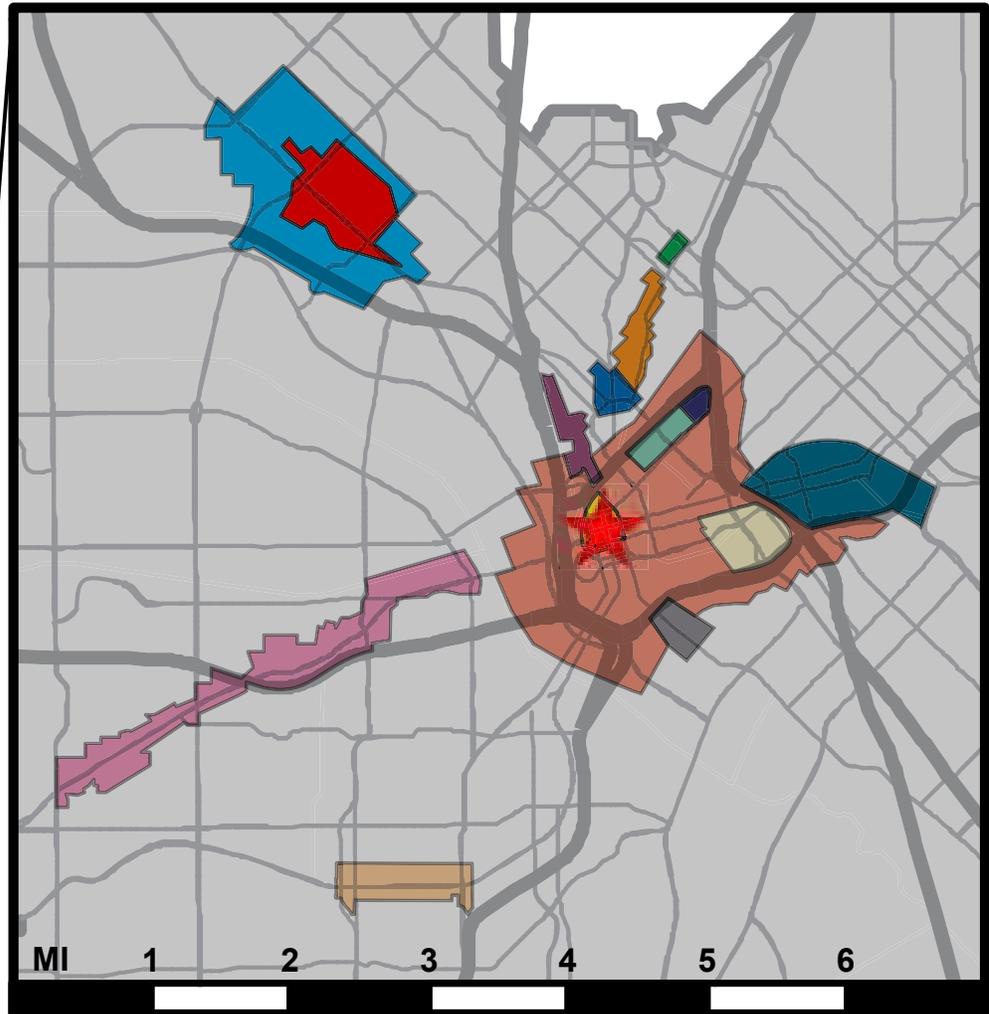
Arena Partners, L.P
1919 S Shiloh Road, Suite 612
Garland, TX 75042

Officer names: Cheryl Robertson

Tenant Ownership

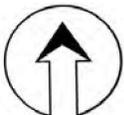
Veryable Operators Club, LLC
2019 North Lamar Street
Dallas, TX 75202

Officer names: Mike Kinder, CEO
Chris Bohn, Director



LEGEND

-  - Downtown
-  - West End
-  - Southside Entertainment
-  - Farmers Market
-  - Deep Ellum
-  - Arts District
-  - Arts District Extension
-  - Uptown
-  - McKinney Avenue
-  - West Village
-  - Jefferson Special Purpose District
-  - Parkland Hospital
-  - Southwestern Medical District
-  - West Commerce Street / Fort Worth Avenue
-  - Victory Sign District

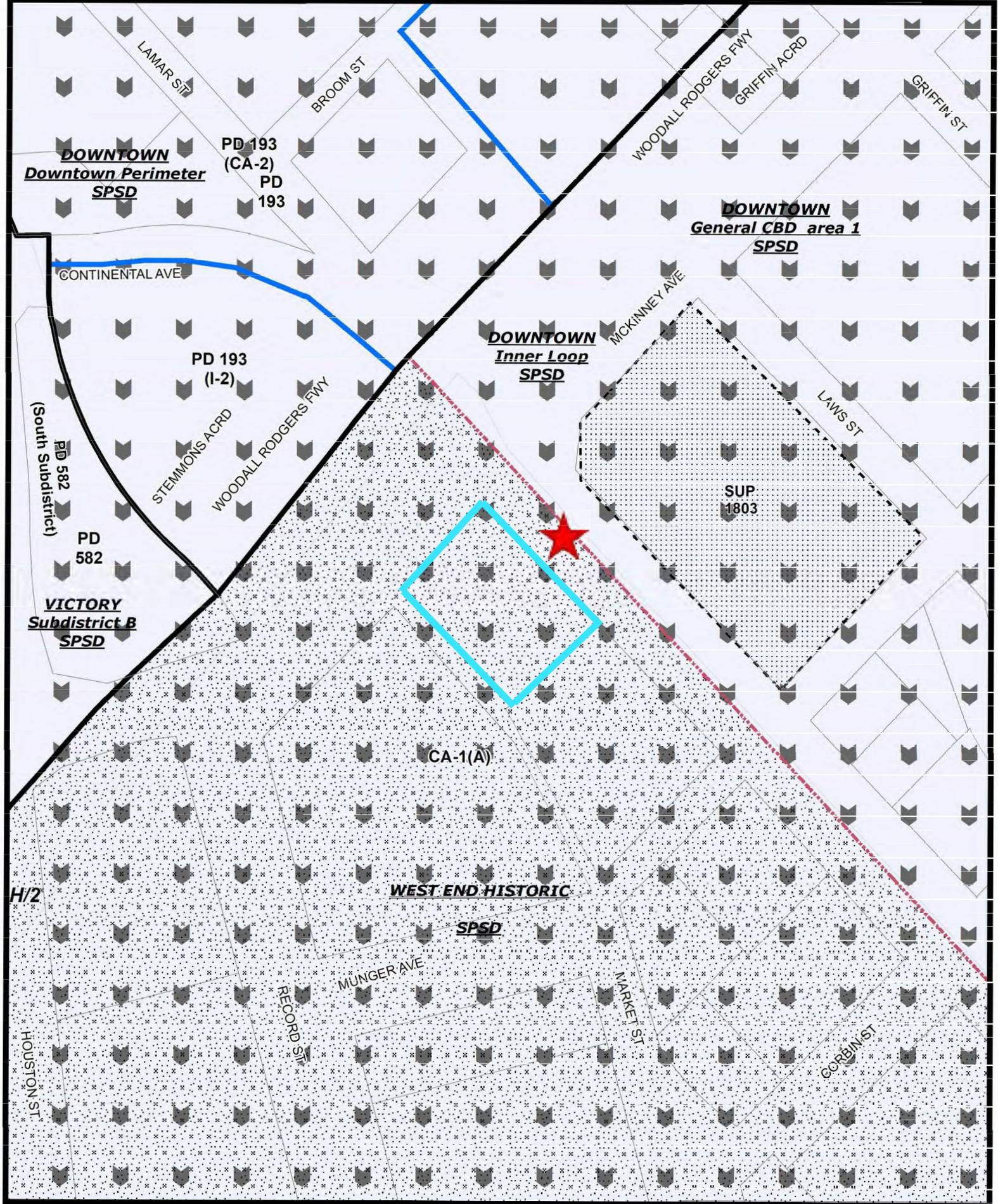


SPSD MAP
2019 N Lamar St
West End Historic Sign District

Case no: 2308140018

Date: 08/15/2023





Job 175746573-002 (2308140018)

Job Edit

Miscellaneous Transaction Job 175746573-002 (2308140018)

Electrical Sign (ES) ATTACHED - SIGN A; NE ELV 2019 Lamar Ste:

Status: Paid

Created By: SROPER083121

Date Created: Aug 14, 2023

Date Completed: Aug 15, 2023

Parent Job: 175746573-001 (2301101001)

Specific Location: 3.04 SF - NON-ILLUMINTAED CANOPY SIGN ON NE ELEVATION

Details

Customer: Hallett, Melissa
 990 Haltom Rd.
 Fort Worth, TX 76117
 (682) 312-5338
 melissa@mello-signs.com

Fee Amount

FeeType

Staff Email: SCOTT.ROPER@DALLAS.GOV

Details



Customer: Hallett, Melissa
 990 Haltom Rd.
 Fort Worth, TX 76117 (682) 312-5338

Fees (EXT): 2308140018 5BN - Special Provision Sign District fee \$345.00
 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

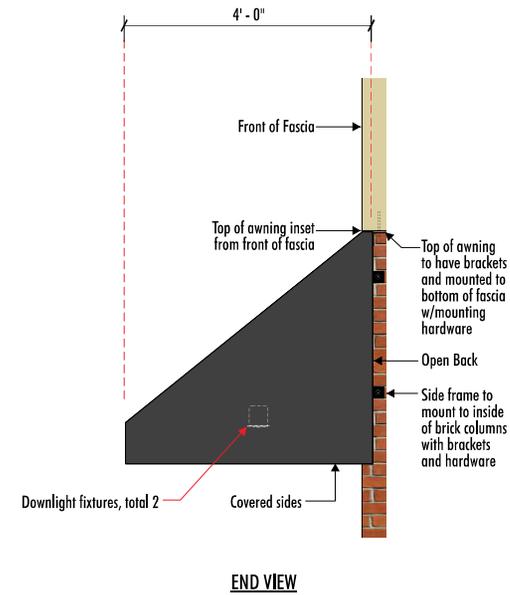
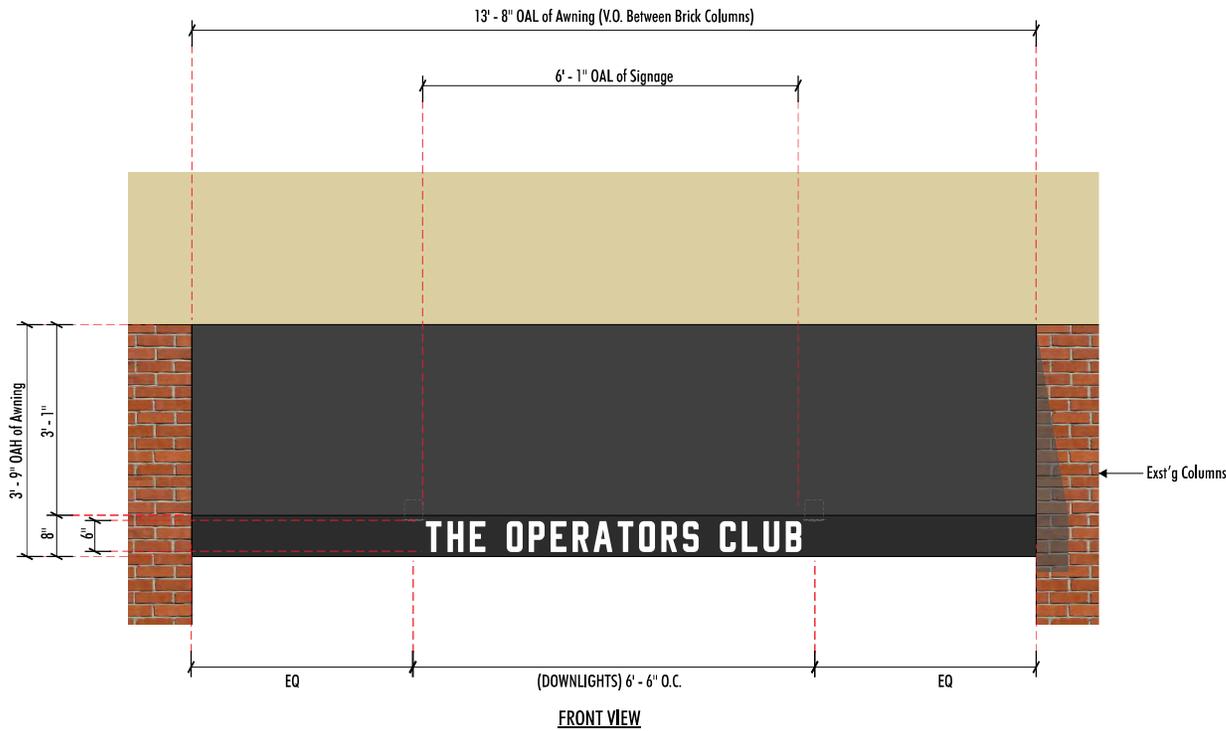
Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 832442 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Aug 15, 2023	16:11:31
Auto generated System Fee Collection						

CA: 2308140018



Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

Revisions:

- 1) PM/MG-11/30/22: Remove C & D, shift E1/F to left, add E2, add window vinyl
- 2) MG-12/05/22: Rev window vinyl to be gold ltrs w/black dropshadow
- 3) MG-12/07/22: Del Opt. 2 for window vinyl, per client's email
- 4) MG-12/23/22: Show a detail pages & sect calls for signs A, E1 & E2, Del rooftop sign (G). Add approx building frontage
- 5) MG-01/31/23: All signs to be externally illum. Historical district. Rev canopy per Jason discussion w/client
- 6) MG-04/12/23: Add a 3rd opt, a marquee style canopy
- 7) MG-04/20/23: Del Opts 1 & 3 for the canopy, keep Opt. 2
- 8) MG-06/01/23: Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, add metallic

A FRONT ENTRANCE AWNING -

SCALE: 1/2" = 1' - 0"

Sign Sq. Ft. = 22.86

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNING

- Manufacture and install awning
- 2" x 2" sq. tube frame (welded construction), painted black (satin finish)
- Awning to have closed sides.
- Awning back to be open
- Awning material - Subrella Charcoal Gray (4644-0000) material
- Awning to have 8" tall rigid valance
- Sign support tubes for sign to run-thru top of awning. Penetrations to be sealed and watertight
- Awning to be installed with steel brackets and non-corrosive mounting hardware into.
- Awning to span between inside of columns. Top part of awning to be inset from front of fascia
- Add downlight fixtures (Total 2) to awning. Details of fixtures to follow.
- Copy - UV digitally printed white copy on valance

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No: 22-1735-R08

Date: 11.21.2022 IMG

Page No: 1.01

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CA: 2308140018



PROPOSED



EXISTING CONDITIONS

- F** • NEW PLAQUE - ±1'-5" TALL x 2'-7" LONG - ACM PANEL WITH 1ST SURFACE DIGITALLY PRINTED GRAPHICS (NON-ILLUMINATED) PLAQUE TO BE MOUNTED ON COLUMN TO LEFT OF CANOPY, AND CENTERED UNDER LIGHT SOURCE ON BRICK COLUMN
- REMOVE AND JUNK EXISTING AWNING. PATCHING AND REPAIRING OF FASCIA BY OTHERS

FIRST & MAIN

SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

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