



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 3, 2020
AGENDA

BRIEFINGS*:	(Videoconference)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, September 1, 2020. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 or 96 and bit.ly/cityofdallastv. The following videoconference link is available to the public to listen to the meeting WebEx link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e2d2414e49656080fdc0dbe7776cb2ddb>

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Mixed Income Housing Development Bonuses

Neva Dean, Assistant Director, Sustainable Development and Construction Department
Pam Thompson, Housing Policy Task Force Administrator, Housing and
Neighborhood Revitalization

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Rules of Procedure Amendments
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-203**
(CC District 8)
- An application to create one 0.443-acre lot and one 0.744-acre lot from a tract of land in City Block 7807 on property located on St. Augustine Road, south of Fireside Drive.
Owner: Miguel Mejia
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 6, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-204**
(CC District 4)
- An application to create one 22.012-acre lot from a tract of land in City Block 6091 on property located at the terminus of Tips Boulevard, east of Southern Oaks Boulevard.
Owner: Belinda Marshaw Smith
Surveyor: Dunaway Associates, LP
Application Filed: August 6, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-205**
(ETJ)
- An application to create 184 residential lots from a 27.444-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, west of Lake Ray Hubbard Drive.
Owner: CTMGT Land Holdings, LP.
Surveyor: Westwood Professional Services
Application Filed: August 7, 2020
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-206**
(ETJ)
- An application to create 151 residential lots and 3 common areas from a 24.357-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on Lake Ray Hubbard Drive.
Owner: MM Clements 10, LLC
Surveyor: Westwood Professional Services
Application Filed: August 7, 2020
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-208**
(CC District 6)
- An application to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on the property located on Memphis Street, at the terminus of Burgess Boulevard.
- Owner: Ouellette and Company
Surveyor: Duenes Land Surveying, LLC
Application Filed: August 7, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-209**
(CC District 2)
- An application to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue.
- Owner: Bryan Heights Development, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: August 7, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (7) **S190-207**
(CC District 2)
- An application to replat a 4.418-acre tract of land containing part of Lots 8, 23, and 24 in City Block 1674, part of City Block 1674, and a portion of abandoned East Side Avenue to create one lot; and to remove an existing platted 25-foot building line on part of Lot 8 along the northside of Santa Fe Trail; and to remove an existing platted 30-foot building line on Lot 23 and Lot 24 along the northside of Santa Fe Trail on property located on Fulton Street, at the terminus of Alton Street.
- Owner: Juliette Fowler Properties, Inc.
Surveyor: Cole Design Group, Inc.
Application Filed: August 7, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(8) **S190-202**
(CC District 11)

An application to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street).

Owner: BT Lot Investors, LLC

Surveyor: Dowdy, Anderson & Associates, Inc.

Application Filed: August 5, 2020

Zoning: PD 562 (Tract 2)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M190-032
Hannah Carrasco
(CC District 3)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 667, on the northwest corner of South Franklin Street and terminus of Bridal Wreath Lane.

Staff Recommendation: **Hold until September 17, 2020.**

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Zoning Cases – Consent:

1. **Z190-182(AU)**
Andreea Udrea
(CC District 13)

An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.

Staff Recommendation: **Approval.**

Applicant: Pillar Commercial

Representative: Tony Anderson – Signtastic II

2. **Z190-278(CT)**
Carlos Talison
(CC District 7)

An application for a MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District, on the south corner of South Malcolm X Boulevard and Louise Avenue.

Staff Recommendation: **Approval.**

Applicant: City Square

Representative: Scott Zink

Zoning Cases – Under Advisement:

3. **Z190-190(CT)**
Carlos Talison
(CC District 7)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Forney Road, northeast of Lawnview Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Christian Montoya, sole owner
Representative: Jorge Hernandez, America Plans & Permits
UA From: August 6, 2020 and August 20, 2020.
4. **Z190-201(CT)**
Carlos Talison
(CC District 8)
- An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: LDG Development
Representative: Rob Baldwin, Baldwin & Associates
UA From: July 23, 2020.
5. **Z190-232(CT)**
Carlos Talison
(CC District 11)
- An application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District, on the southeast corner of Hillcrest Road and Alpha Road.
Staff Recommendation: **Approval**, subject to a revised traffic management plan and staff recommended conditions.
Applicant: Coram Deo Academy
Representative: Rob Baldwin, Baldwin Associates
UA From: August 20, 2020.
6. **Z190-255(CT)**
Carlos Talison
(CC District 2)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: MM Property Holdings V, LLC.
Representative: David Martin/Tommy Mann, Winstead PC
UA From: August 6, 2020 and August 20, 2020.

7. **Z167-311(VP)**
Vasavi Pilla
(CC District 2)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District properties.

Bus Tour Date: November 7, 2019.

UA From: February 6, 2020, March 26, 2020, May 21, 2020, July 23, 2020 and August 20, 2020.

8. **Z190-238(AU)**
Andreea Udrea
(CC District 13)

An application for a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive.

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

Applicant: Matilda Realty-I, L.P and RB Pass LLC

Representative: Bill Dahlstrom, Jackson Walker LLP

UA From: August 6, 2020 and August 20, 2020.

9. **Z190-259(AU)**
Andreea Udrea
(CC District 14)

An application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

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

Applicant: GPIF 2811 Maple LLC/Scott Rodgers

Representative: Suzan Kedron, Jackson Walker

UA From: August 20, 2020.

Zoning Cases – Individual:

10. **Z190-277(HC/AU)** An application for an MF-2(A) Multifamily District on property zoned a TH-3(A) Townhouse District, on the south line of Bayonne Street, east of Conklin Street.
Andreea Udrea
(CC District 6)
Staff Recommendation: **Denial.**
Applicant/Representative: Brian Carrington
-

Other Matters:

Consideration of amendments to City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f).

Minutes: August 20, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 3, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 3, 2020, via videoconference, at 9:00 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e8d56431bf75a05e1f23b67ad92b72b44>.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, September 3, 2020, City Hall, 1500 Marilla Street, via videoconference, at 9:30 a.m. to consider: (1) **NC190-003** – Consider changing the name of South Lamar Street, between Interstate 30 and South Central Expressway, to “Botham Jean Boulevard”. The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e66410273352f26d65b5bd1668a42fed3>.

Tuesday, September 15, 2020

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 15, 2020, via videoconference, at 9:00 a.m., to consider (1) **2007310012** - An application for a Certificate of Appropriateness by Adam Bailey – Barnett Signs, for a 108 sq. ft. attached LED illuminated sign at 2901 Indiana (north elevation); (2) **2008060002** - An application for a Certificate of Appropriateness by Myra Brown – High Value Signs, for a 79.92 sq. ft. attached neon-illuminated sign at 2904 Commerce St. (west elevation); and (3) **2008210027** - An application for a Certificate of Appropriateness by Shanda Jones – Turner Sign Systems, for a 141.07 sq. ft. upper-level painted applied sign at 603 Munger (northeast elevation). The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ed7ac8e5d9823b8f40d191426a10b8c82>.

Note: The official Committee Agendas will be posted in the City Secretary’s Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]
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]

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."

CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-203**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** St. Augustine Road, south of Fireside Drive**DATE FILED:** August 6, 2020**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.443-acre**MAPSCO:** 69F**OWNER:** Miguel Mejia

REQUEST: An application to create one 0.443-acre lot and one 0.744-acre lot from a tract of land in City Block 7807 on property located on St. Augustine Road, south of Fireside 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.”

- This request is zoned R-7.5(A) Single Family District and the lots are being created from a tract of land that has never been platted before; therefore, the proposed plat does not qualify for a residential replat and can be approved on the consent agenda.
- The properties to the north of the request have widths ranging in size from 78 feet to 215 feet and areas ranging in size from 41,680 square feet to 141,013 square feet and are zoned R-7.5(A) Single Family District. *((please refer to the existing area analysis map))*
- The properties to the south of the request have widths ranging in size from 93 feet to 128 feet and areas ranging in size from 13,284 square feet to 843,662 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the east of the request fronting St. Augustine Road have widths ranging in size from 67 feet to 300 feet and areas ranging in size from 8,891 square feet to 129,334 square feet and are zoned R-7.5(A) Single Family District. *(please refer to the existing area analysis map)*

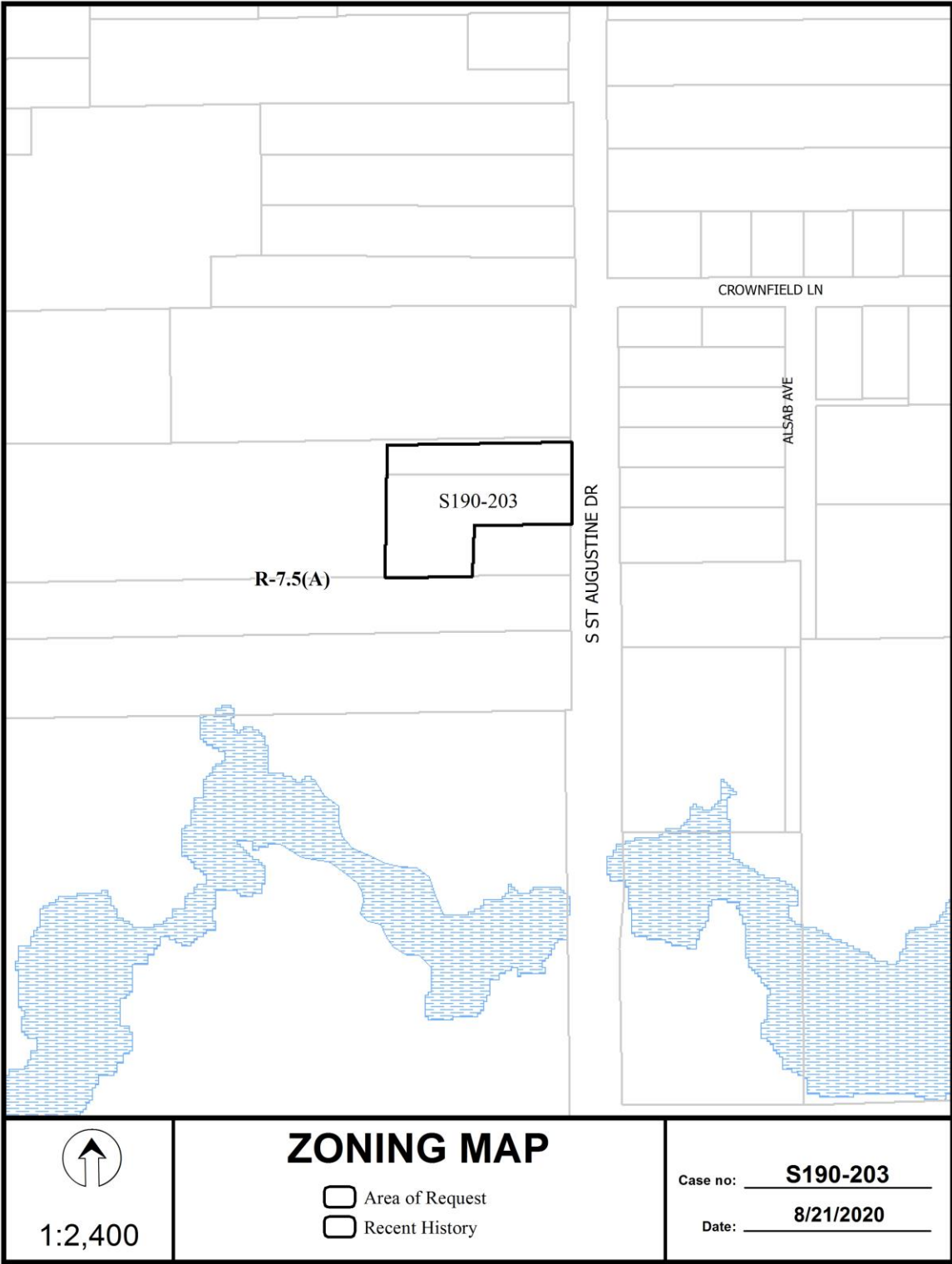
The request is in an R-7.5(A) Single Family District with a minimum lot requirement of 7,500 square feet. The request is to create two residential lots fronting St. Augustine Road. The proposed two lots have widths of 64 feet and 68 feet, and areas of 19,325.64 square feet and 32,431.26 square feet respectively.

Staff finds that there is no established lot pattern in the immediate area of the request and the request is in compliance with Section 51A-8.503 and also with the requirements

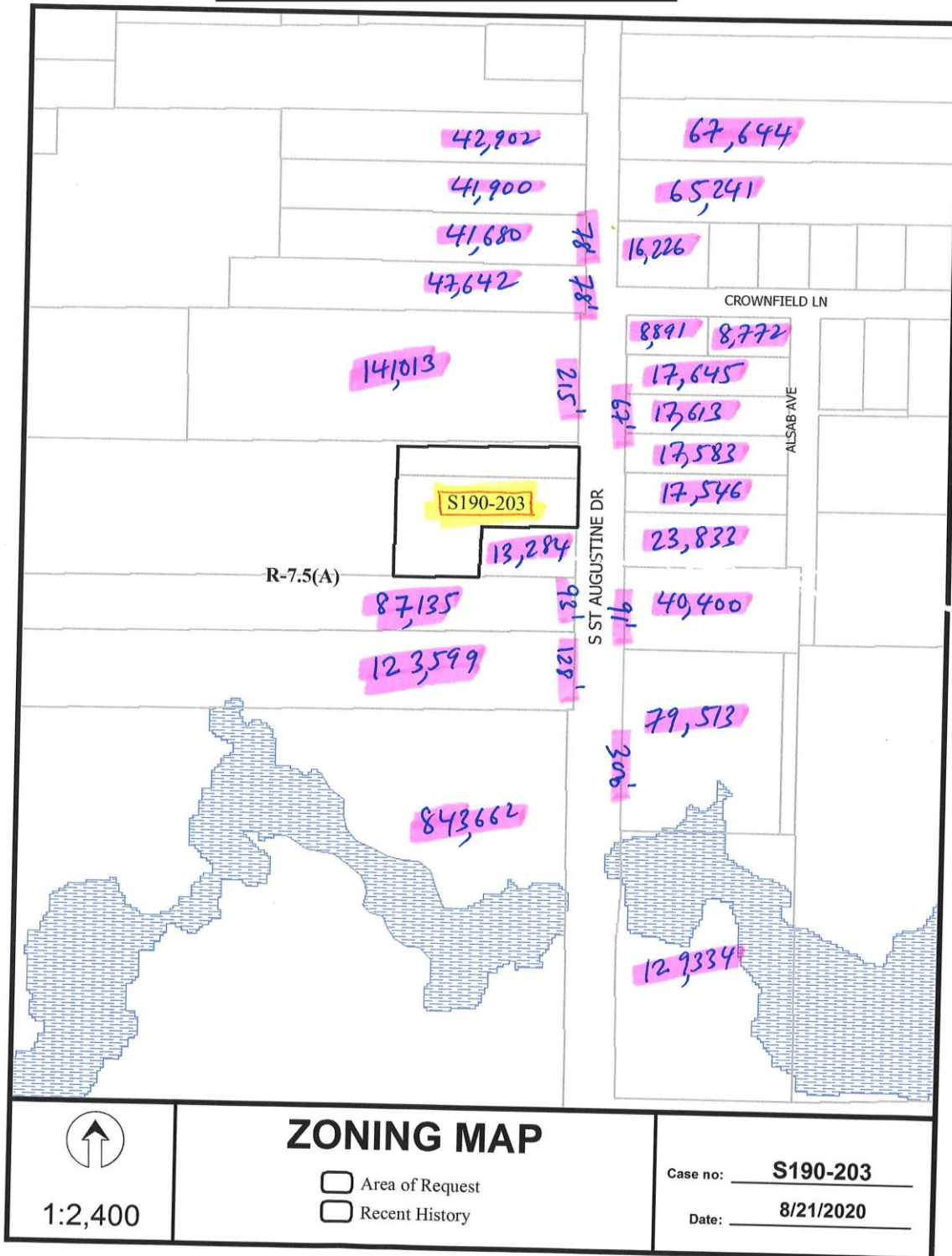
of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

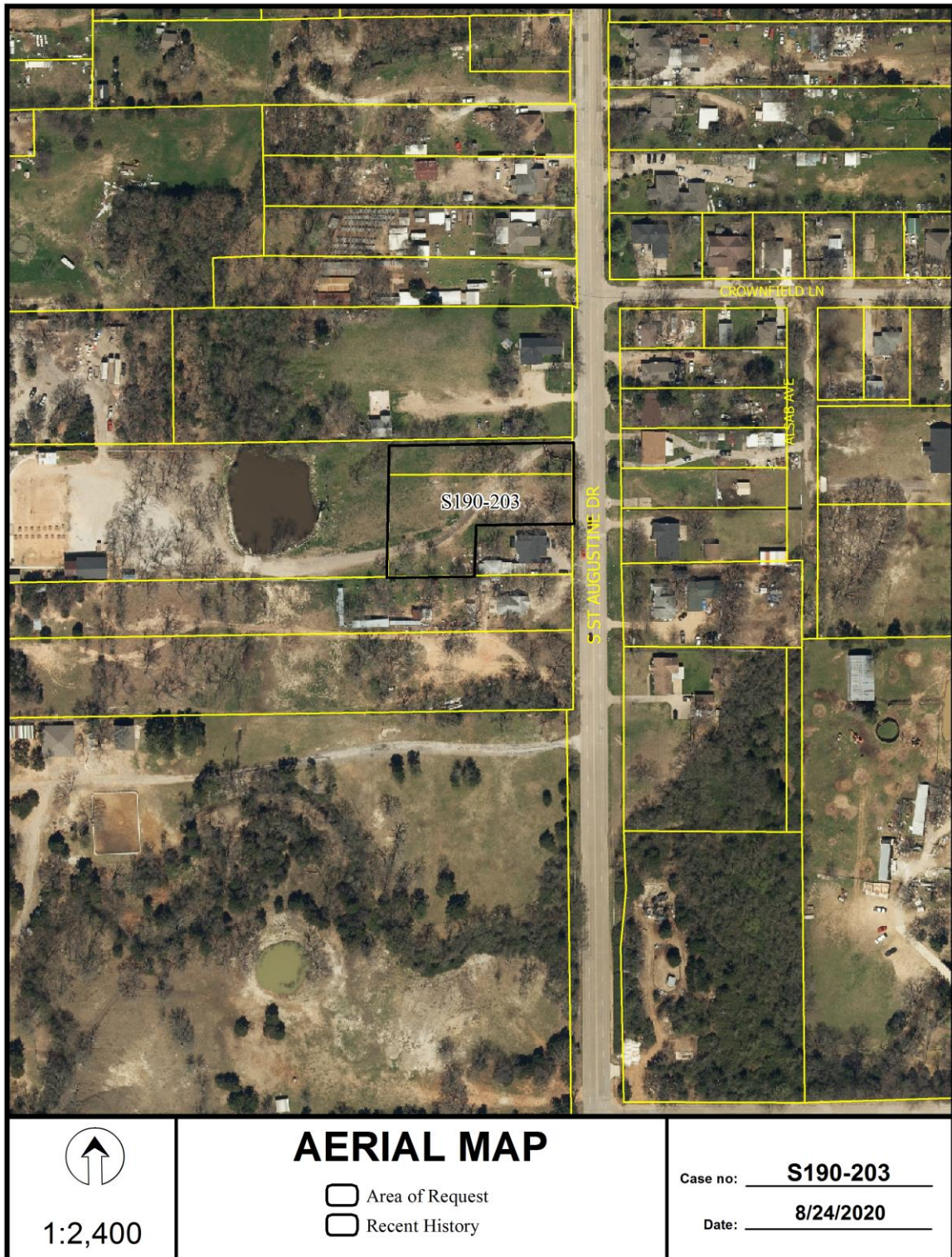
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

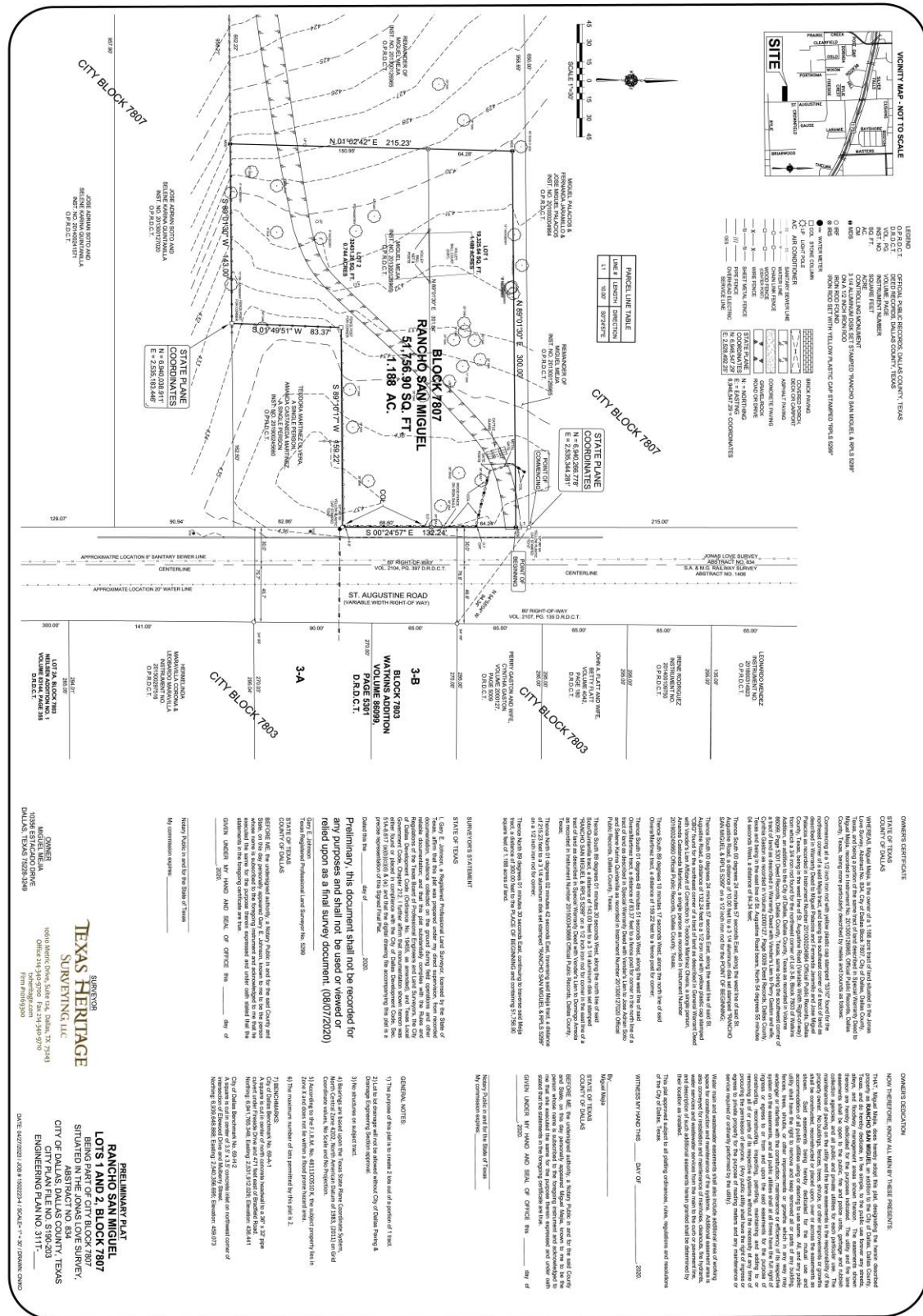
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. 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.
19. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, change "St. Augustine Road" to "St. Augustine Road (F.K.A. Hazelnut Road) (County Road No. 144)" per Dallas County Commissioner's Court Order 8663. Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lots 1 and 2 in City Block A/7807. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



ALL AREAS ARE IN SQUARE FEET







CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-204**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Terminus of Tips Boulevard, east of Southern Oaks Boulevard**DATE FILED:** August 6, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 22.012-acres**MAPSCO:** 56S**OWNER:** Belinda Marshaw Smith

REQUEST: An application to create one 22.012-acre lot from a tract of land in City Block 6091 on property located at the terminus of Tips Boulevard, east of Southern Oaks Boulevard.

SUBDIVISION HISTORY:

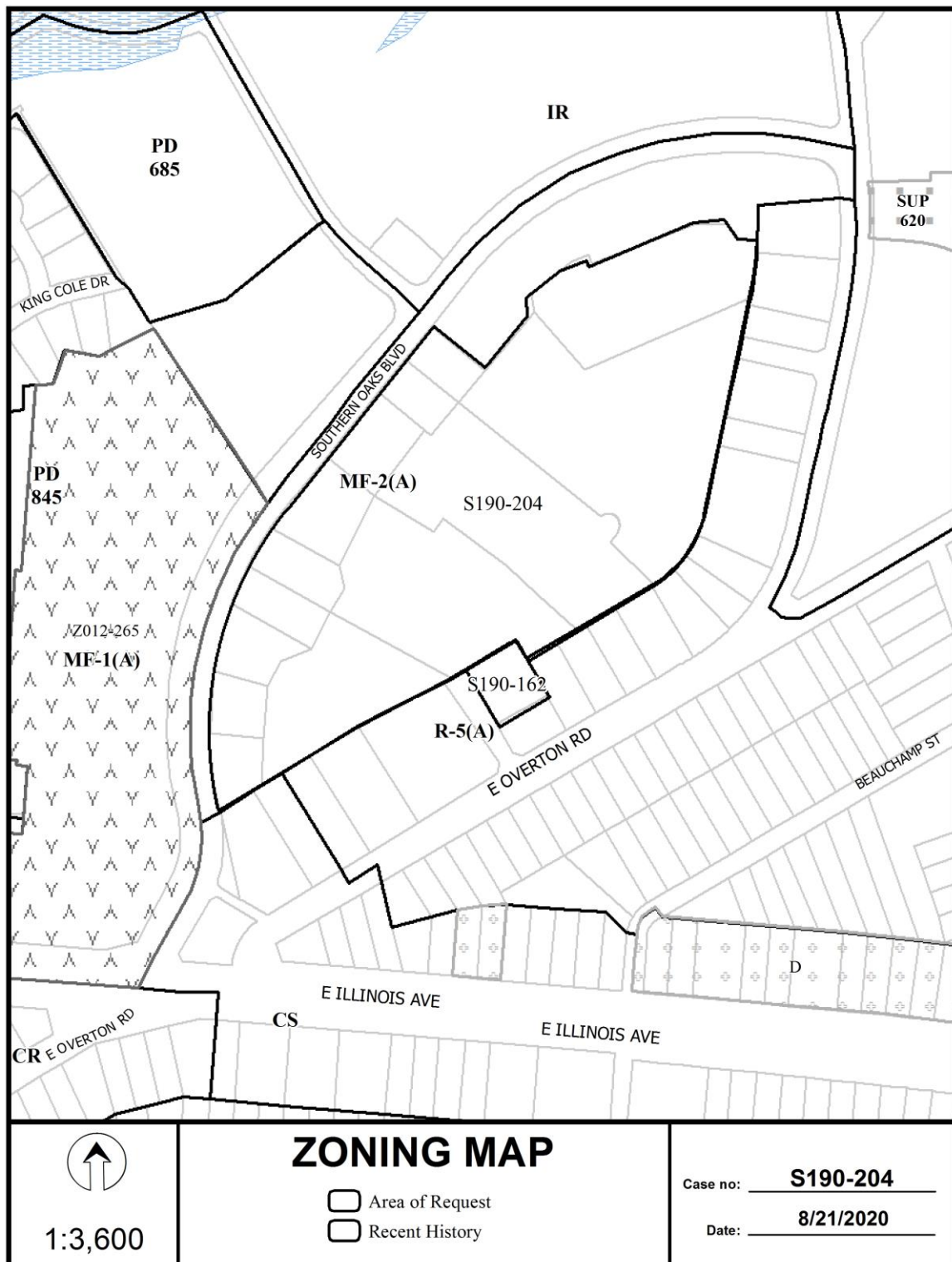
1. S190-162 was a request south of the present request to replat a 0.527-acre tract of land containing all of Lot 15A in City Block 2/6091 to create 3 residential lots ranging in size from 7,557 square feet to 7,847 square feet on property located on Leatherwood Street, north of Overton Road. The request was approved July 9, 2020 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) Multi Family District; therefore, staff recommends approval subject to compliance with the following 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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
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. Platting Guidelines.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
20. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
21. 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.

22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
25. On the final plat, change "Texana Street" to "Texanna Street". Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 1 in City Block 4/6091. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





NOTES

202-022-2200 and situated in the O'Jays Manufacturing Survey, Section Number 600, Dallas County, Texas, in Dallas City Block 6020. Being the part of land described in the *Reference to C. O. McGowan* in Volume 200-2808, Page 130, Deed Records of Dallas County, Texas.

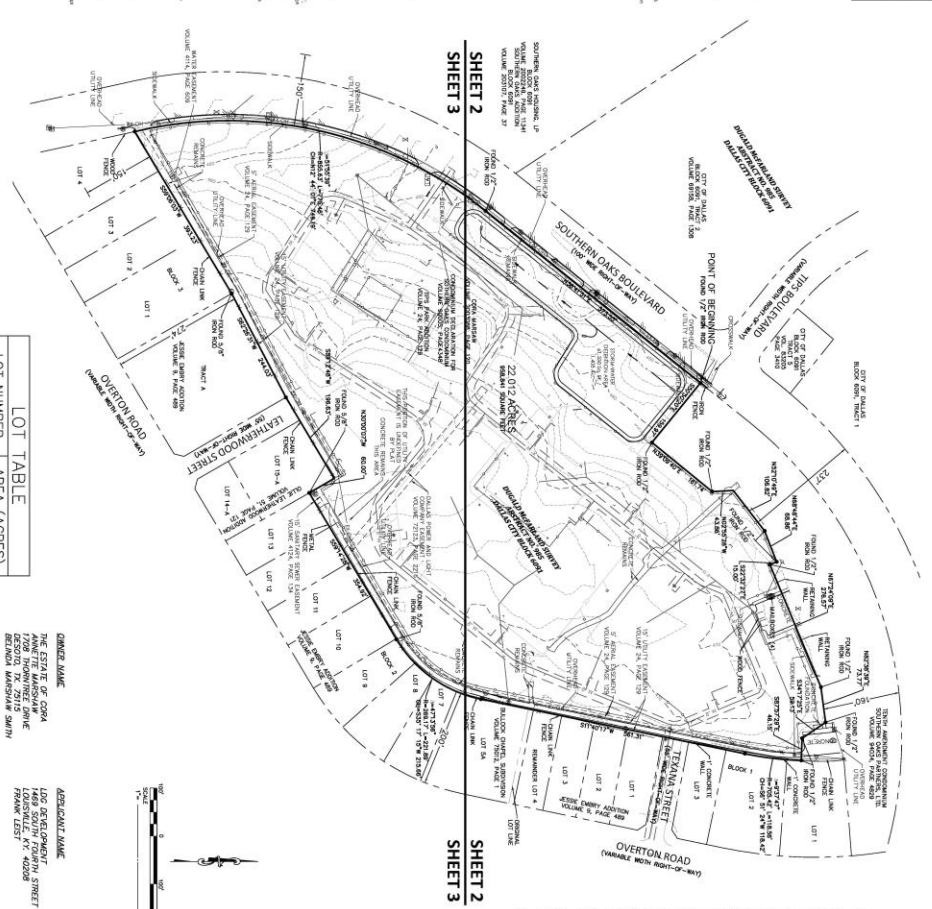
Search for "2017" lists a distance of 559.07 feet (Volume 8404 Page 4829 - Search on 12/19/16 and 12/19/2016) to a 15 inch vertical board for
L227916C

[illegible]

Wrest and a short distance of 118.42 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Barney Atomic Up" set for the post of bearings of each curve.

TABLE 1. Locating the western line of 1440 inside Entry Addition Number 2 with the eastern line of S410. (See LEATHERWOOD ADDITION Referred to in the text.)

South 62° 26' 20" West (Bearing 90000) Pigeon Lake = South 64° 13' 31" West) a distance of 244.23 feet to a 3/8 inch iron rod found for corner.



Downloaded from <http://ajph.org/> on November 10, 2015

Downloaded from <http://ajph.org/> on November 10, 2015

10 1 17347

AS THE TRAFFIC AT SCA/THORN OWNS ADDITION, A ADDITION TO THE CITY OF DALLAS DALLAS COUNTY DOES HEREBY ADOPT THIS PLAN, DESIGNATING THE HERBON DESIGN

PROGRESS AND EAGERNESS TO GET AHEAD THE SAID EXPENDITURES FOR THE PURPOSE OF CONSTRUCTING, RE-

WITNESS MY HAND AT DALLAS, TEXAS, THIS 16 DAY OF

DELEGADA MARCINA W. SZARY

This plot is a precise representation of this Signed First Plot.

NO JURY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

PLATIS TO CREATE 1 MULTI-FAMIL

THE TERRACE AT SOUTHERN

Downloaded from <https://www.cambridge.org/core>. University of Cambridge, on 02 Jun 2020 at 12:00:00, subject to the Cambridge Core terms of use, available at <https://www.cambridge.org/core/terms>. <https://doi.org/10.1017/9781009051625.008>

CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-205**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** west of Lake Ray Hubbard Drive**DATE FILED:** August 7, 2020**ZONING:** None**CITY COUNCIL DISTRICT:** None **SIZE OF REQUEST:** 27.444-acres **MAPSCO:** 741C**OWNER:** CTMGT Land Holdings, LP.

REQUEST: An application to create 184 residential lots from a 27.444-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, west of Lake Ray Hubbard Drive.

SUBDIVISION HISTORY:

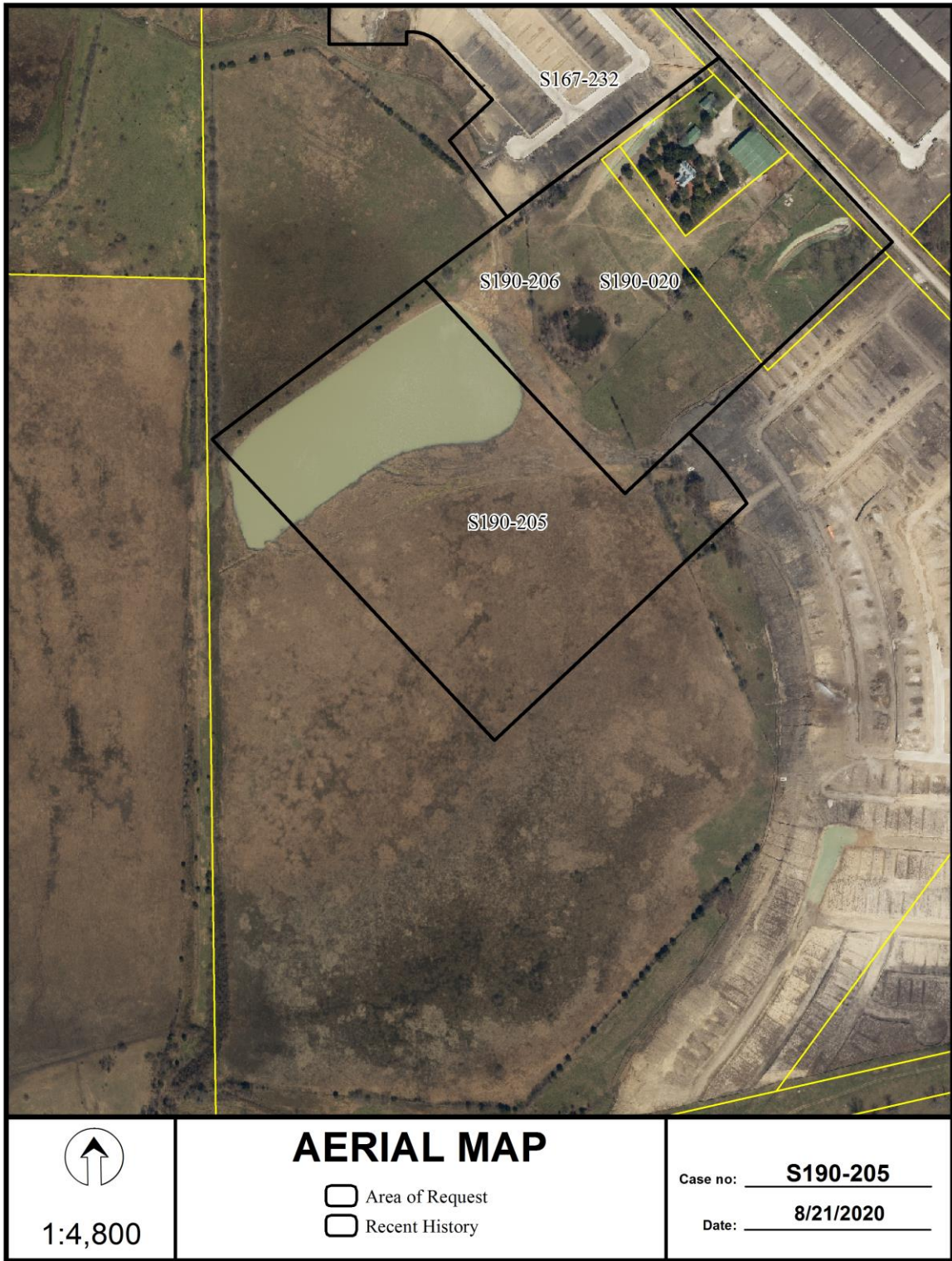
1. S190-206 is a request northeast of the present request to create 151 residential lots and 3 common areas from 24.357-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on Lake Ray Hubbard Drive. The request is scheduled for City Plan Commission hearing September 3, 2020.
2. S190-020 was a request northeast of the present request to create 148 single family lots ranging in size from 4,235 square feet to 14,615 square feet and 7 common areas from a 24.357-acre tract of land on property located on Lake Ray Hubbard Drive, west of F.M. 740. The request was approved November 7, 2019 and withdrawn August 7, 2020.
3. S167-232 was a request north of the present request to create 147 lots and three common areas ranging in size from 0.082-acre to 0.524-acre from a 26.101-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on lake Ray Hubbard Drive, west of FM 740. The request was approved August 3, 2017 and recorded December 18, 2018.

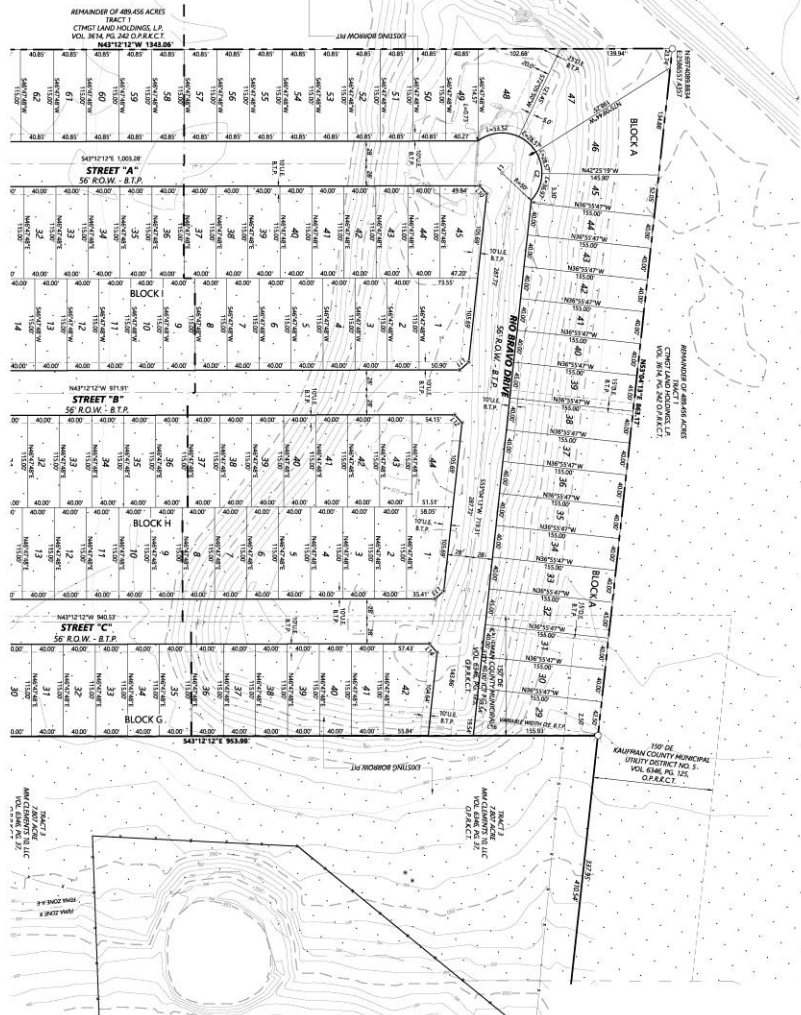
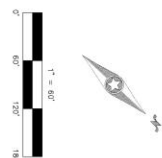
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the ETJ; therefore, staff recommends approval subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 184.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. Provide a turn-around per the City of Dallas Standards at the end of Diley Lane & Rio Bravo Drive. Section 51A-8.506(b).
16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.

18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
21. 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).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, remove the word "Phase" from the title.
26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. 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.
28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Final plat must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas E.T.J.
30. Prior to final plat, contact City of Dallas Addressing and Kaufman County 9-1-1 Addressing Coordinator for help determining acceptable names for the new streets and verifying that the existing names are correct. Section 51A-8.403(a)(1)(A)(xii), Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e)



[illegible][illegible]

1. **What is the most common cause of death in patients with aortic aneurysm?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

2. **What is the most common cause of death in patients with aortic dissection?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

3. **What is the most common cause of death in patients with aortic stenosis?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

4. **What is the most common cause of death in patients with aortic regurgitation?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

5. **What is the most common cause of death in patients with aortic coarctation?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

6. **What is the most common cause of death in patients with aortic aneurysm?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

7. **What is the most common cause of death in patients with aortic dissection?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

8. **What is the most common cause of death in patients with aortic stenosis?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

9. **What is the most common cause of death in patients with aortic regurgitation?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

10. **What is the most common cause of death in patients with aortic coarctation?**
 A. Rupture of the aneurysm
 B. Dissection of the aorta
 C. Myocardial infarction
 D. Stroke
 E. Pulmonary embolism

THE ESTIMATION APPROX. ARE GIVEN IN (20) AND (21). THE FIRST PAIR OF COORDINATES REPRESENTS ANIMAL TISSUE CHLORINE (MILLI MOLES PER GRAM) AND THE SECOND PAIR OF COORDINATES REPRESENTS ANIMAL TISSUE CHLORINE (MILLI MOLES PER GRAM).

STRUCTURES DO NOT EXIST ON SUBJECT PROPERTY
NEW STRUCTURES PROPOSED

PURPOSE OF THIS PLAT
IS TO CREATE RESIDENTIAL
LOTS FROM UNPLATTED LAND.

PRELIMINARY PLAT THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE, AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

ENGINEER/SURVEYOR
Westwood
Phone: (214) 473-4440 Fax: (214) 474-5050
Toll-free: (800) 871-5150
Westwood Professional Services, Inc.
1818 North Loop, Box 11796
Dallas, TX 75201
www.westwood.com

**LOTS 2999, BLOCK 1, LOTS 1942, BLOCK G,
LOT 1141, BLOCK H, LOTS 1943, BLOCK I,
184 RESIDENTIAL LOTS
27.444 ACRES
OUT OF THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
IN THE
CITY OF DALLAS, E.T.J., &
CITY OF FORNEY, E.T.J.,
KAUFMAN COUNTY, TEXAS
DALLAS CITY PLAN FILE NO. 5190205
DALLAS ENGINEERING PLAN NO.
DALLAS CO. 00200 (286 N. COOKS ST. 00500) (NORTH LOTS, PHASE 2)**

GOVERNOR'S LOTS, PHASE 1



CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-206**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lake Ray Hubbard Drive**DATE FILED:** August 7, 2020**ZONING:** None**CITY COUNCIL DISTRICT:** None **SIZE OF REQUEST:** 24.357-acres **MAPSCO:** 741C**OWNER:** MM Clements 10, LLC

REQUEST: An application to create 151 residential lots and 3 common areas from a 24.357-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on Lake Ray Hubbard Drive.

SUBDIVISION HISTORY:

1. S190-205 is a request southwest of the present request to create 184 residential lots from a 27.444-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, west of Lake Ray Hubbard Drive. The request is scheduled for City Plan Commission hearing September 3, 2020.
2. S190-020 was a request on the same property as present request to create 148 single family lots ranging in size from 4,235 square feet to 14,615 square feet and 7 common areas from a 24.357-acre tract of land on property located on Lake Ray Hubbard Drive, west of F.M. 740. The request was approved November 7, 2019 and withdrawn August 7, 2020.
3. S167-232 was a request north of the present request to create 147 lots and three common areas ranging in size from 0.082-acre to 0.524-acre from a 26.101-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on lake Ray Hubbard Drive, west of FM 740. The request was approved August 3, 2017 and recorded December 18, 2018.
4. S156-059 was a request north of the present request to create a 950-lot single family development with fourteen common areas from a 257.546-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740. The request was approved January 7, 2016 and Phase F S156-059F was recorded February 7, 2020.

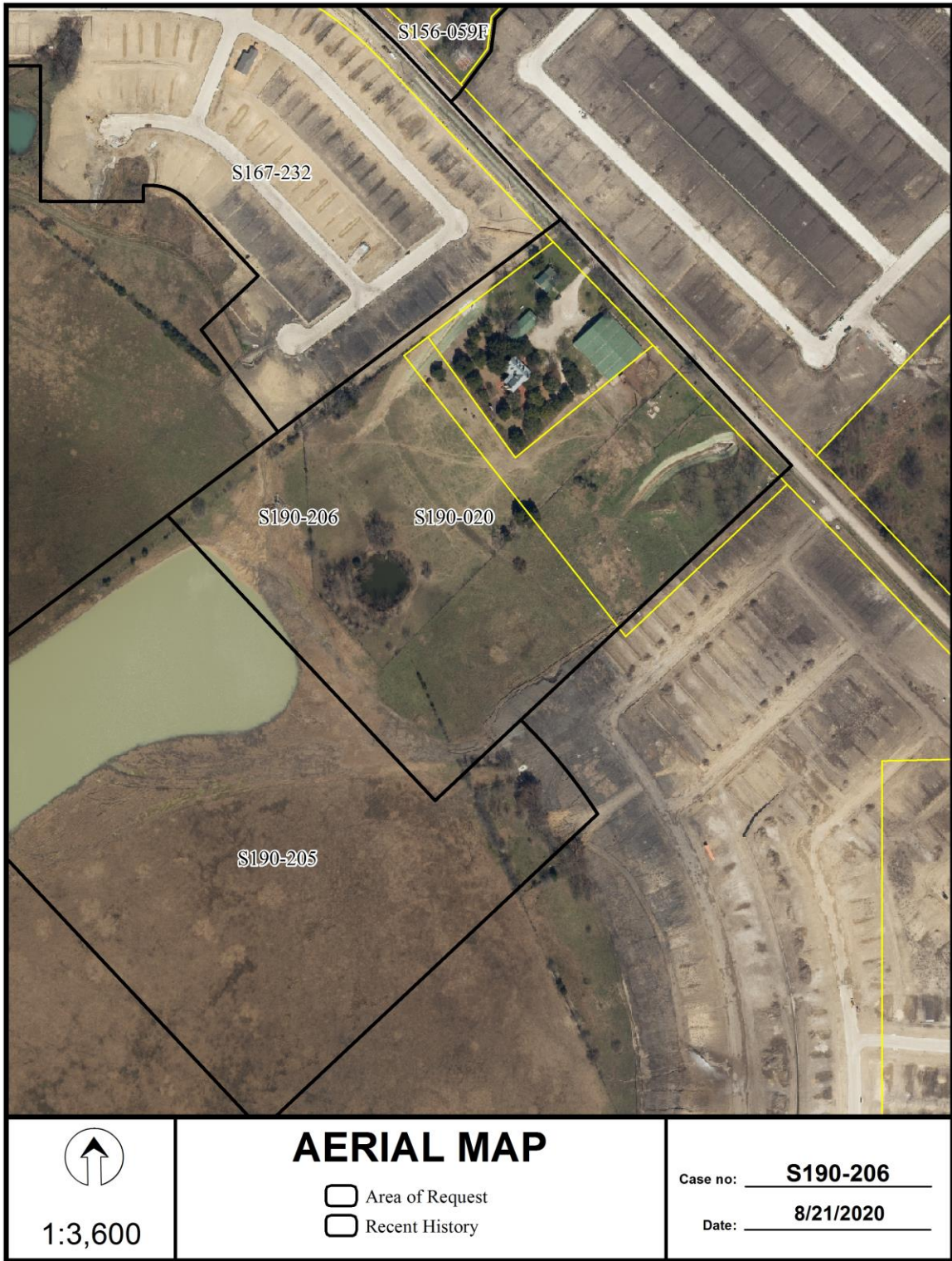
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the ETJ; therefore, staff recommends approval subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 150, 1 municipal utility district lot, and 3 common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. Provide a turn-around per the City of Dallas Standards at the end of Diley Lane & Rio Bravo Drive. Section 51A-8.506(b).

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
21. 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).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, remove the word "Phase" from the title.
26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. 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.
28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. The final plat must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas E.T.J.
30. Prior to final plat submittal, contact City of Dallas Addressing and the Kaufman County 9-1-1 Addressing Coordinator for help determining acceptable names for

the new streets and verifying that the existing names are correct. Section 51A-8.403(a)(1)(A)(xii), Section 51A-8.403.(a)(1)(A)(xiv), Section 51A-8.506.(e)





CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-208**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Memphis Street, at the terminus of Burgess Boulevard.**DATE FILED:** August 7, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.639-acre**MAPSCO:** 44A**OWNER:** Ouellette and Company

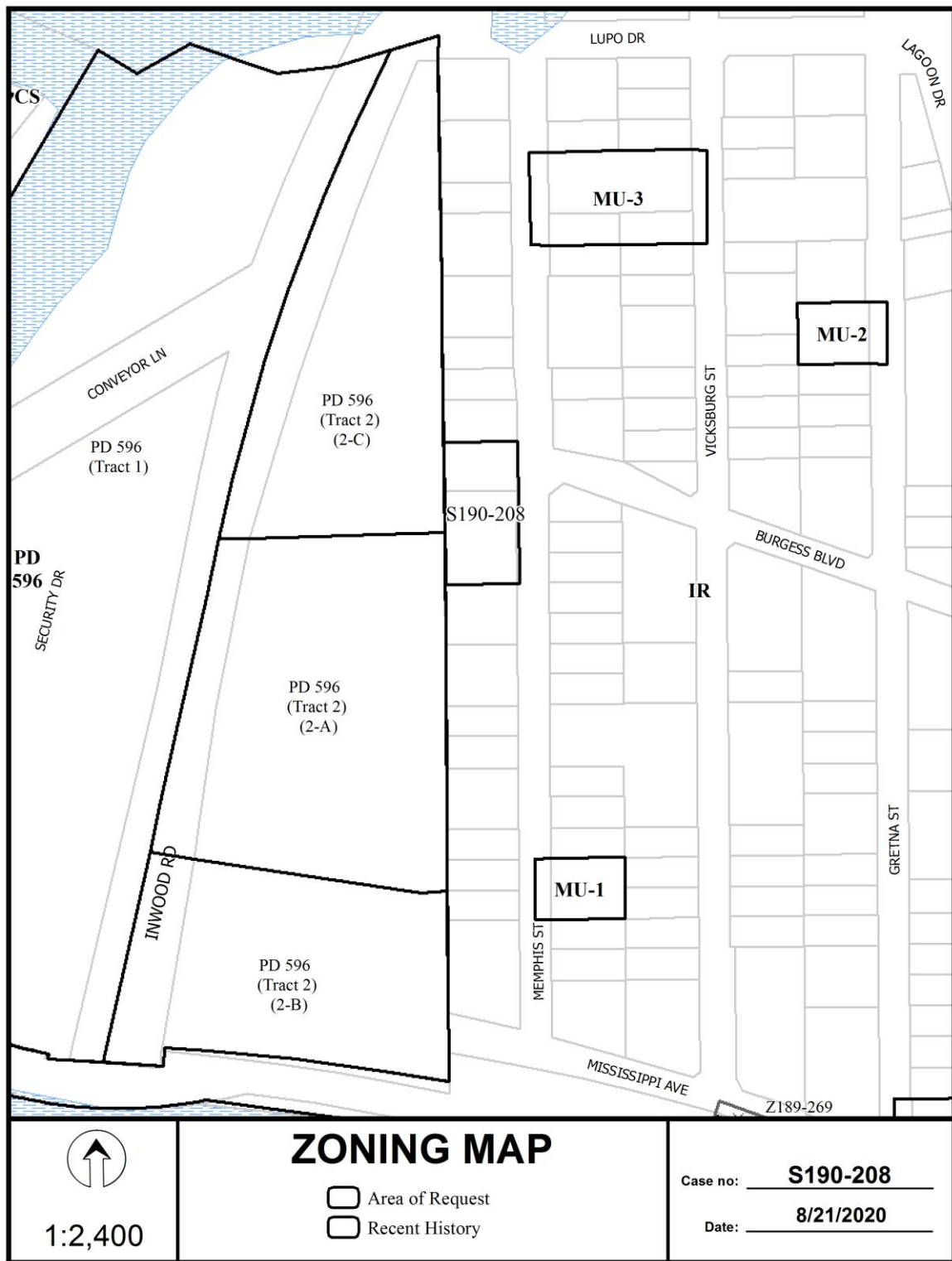
REQUEST: An application to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on property located on Memphis Street, at the terminus of Burgess Boulevard.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

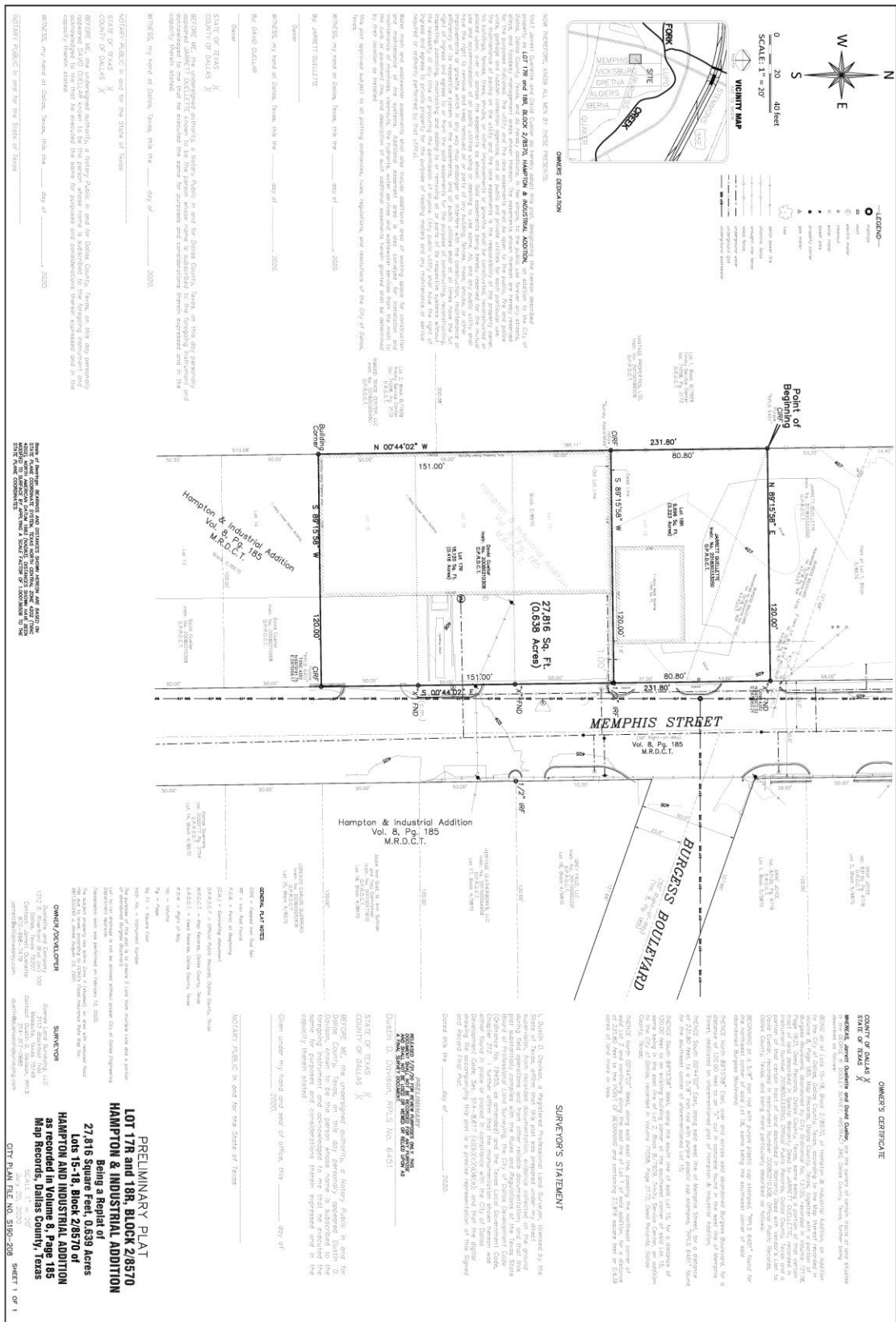
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Memphis Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
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. Platting Guidelines.
19. On the final plat, chose a new or different addition name. Platting Guidelines.
20. Provide a signed, sealed, and dated drawing showing the distances between property lines and existing buildings in all structure less than 5 feet from property lines or proposed lot lines. (See Survey Plat Review Group (SPRG) checklist no. 26).
21. Contact Survey Plat Review Group (SPRG) to clarify if buildings in common lot line of Lot 14 and Lot 15 are two separate buildings or one/two building sharing a common wall.
22. On the final plat, add a label on abandonments of Burgess Boulevard as "Abandonment authorized by Ordinance No. 13735, recorded as Vol. 72178, Page 1631. Utility easement retained."
23. On the final plat, identify the property as Lots 15A and 18A in City Block 2/8570. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-209**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Virginia Avenue, south of Fitzhugh Avenue**DATE FILED:** August 7, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.042-acre**MAPSCO:** 46A**OWNER:** Bryan Heights Development, LLC

REQUEST: An application to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue.

SUBDIVISION HISTORY:

1. S190-040 was a request north of the present request to replat a 0.66-acre tract of land containing all of Lots 9, 10, and 11 in City Block 8/703 to create one lot on property located on San Jacinto Street at Fitzhugh Avenue, northwest corner. The request was approved December 12, 2019 but has not been recorded.
2. S189-276 was a request east of the present request to replat a 0.2638-acre tract of land containing part of Lots 6 and 7 in City Block 7/708 to create one lot on property located on Bryan Street, north of Fitzhugh Avenue. The request was approved August 15, 2019 but has not been recorded.
3. S189-160 was a request south of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved April 18, 2019 and withdrawn April 17, 2019.
4. S189-086 was a request northeast of the present request to create one 0.27-acre lot from a tract of land containing all of Lots 3 and 4 in City Block 6/707 on property located on Garret Avenue, east of San Jacinto Street. The request was approved January 17, 2019 but has not been recorded.
5. S189-054 was a request west of the present request to replat a tract of land containing all of Lot 5 and part of Lots 6 and 7 in City Block A/709 to create one 0.461-acre lot on property located on San Jacinto Street at Prairie Avenue. The request was approved December 13, 2018 and recorded January 29, 2020.
6. S178-241 was a request west of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with lots ranging in size from with one common area on property

located on San Jacinto Street between Prairie Avenue and Grigsby Avenue. The request was approved July 19, 2018 but has not been recorded.

7. S178-190 was a request south of the present request to replat a 0.355-acre tract of land containing all of Lots 14 and 15 in City Block 5/710 to create one lot on property located on Virginia Avenue at Prairie Avenue, south corner. The request was approved June 7, 2018 but has not been recorded.
8. S178-108 was a request north of the present request to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner. The request was approved March 1, 2018 but has not been recorded.
9. S167-237 was a request northeast of the present request to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15-lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street. The request was approved August 3, 2017 and recorded August 3, 2018.
10. S167-205 was a request southwest of the present request to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue. The request was approved June 22, 2017 and recorded June 2, 2020.
11. S167-201 was a request south of the present request to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4 and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner. The request was approved June 22, 2017 but has not been recorded.
12. S167-200 was a request east of the present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner. The request was approved June 22, 2017 but has not been recorded. Phase A S167-200A was submitted but has been recorded.
13. S167-199 was a request northeast of the present request to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner. The request was approved June 22, 2016 and recorded May 20, 2019.
14. S167-034 was a request southwest of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create

six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved December 15, 2016 and recorded September 3, 2017.

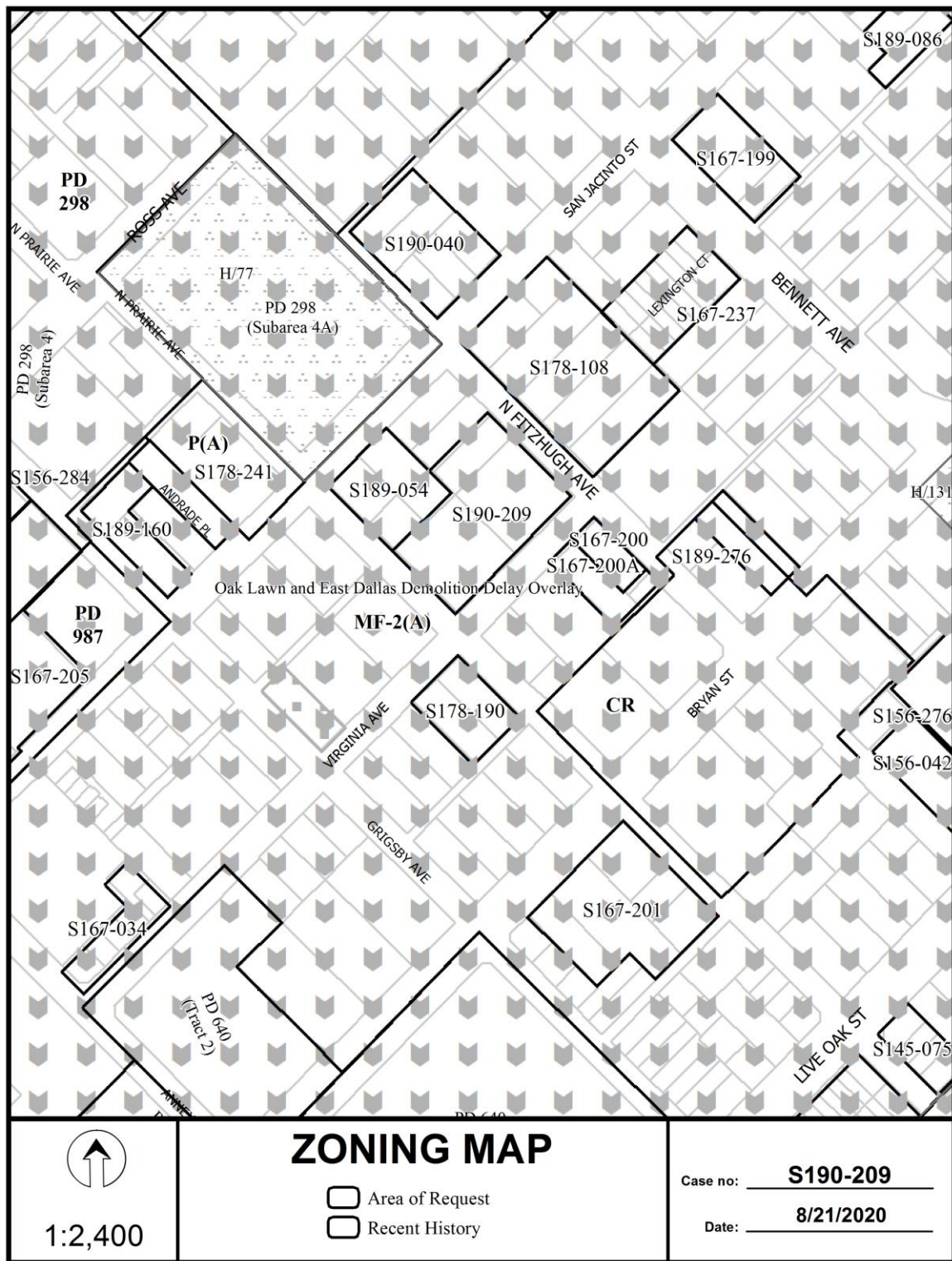
15. S156-284 was a request west of the present request to replat a 0.434-acre tract of land containing part of Lot 1 in City Block 1/700 to create one lot on property located at 4636 Ross Avenue. The request was approved October 6, 2016 and recorded October 30, 2017.
16. S156-276 was a request southeast of the present request to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue. The request was approved September 15, 2016 but has not been recorded.
17. S156-042 was a request southeast of the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner. The request was approved December 17, 2015 and recorded September 14, 2017.
18. S145-075 was a request southeast of the present request to replat a 0.222-acre tract of land containing part of Lots 4 and 5 in City Block 10/732 into four lots ranging in size from 1,849 square feet to 2,909 square feet on property located at the east corner of Prairie Avenue and Live Oak Street. The request was approved on December 17, 2015 and was recorded August 23, 2016.

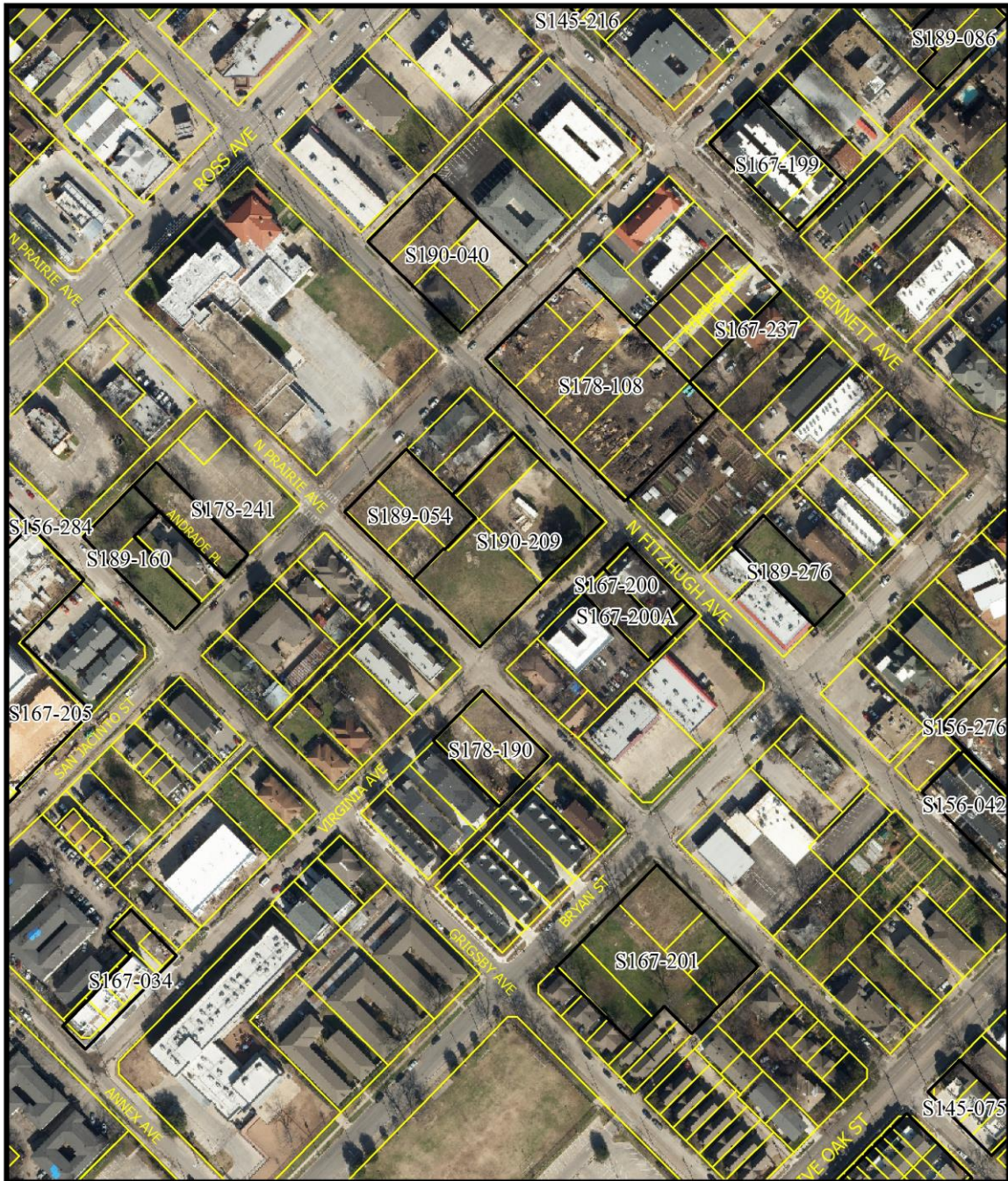
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) Multi Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fitzhugh Avenue, Virginia Avenue & Prairie Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a minimum of 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Fitzhugh Avenue & Virginia Avenue. Section 51A 8.602(d)(1).
17. On the final plat, dedicate a minimum of 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Prairie Avenue & Virginia Avenue. Section 51A 8.602(d)(1).

18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. 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.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
25. On the final plat, identify the property as Lot 1A in City Block A/709. 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: **S190-209**

Date: **8/21/2020**



CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-207**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fulton Street, at the terminus of Alton Street**DATE FILED:** August 7, 2020**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 4.418-acres**MAPSCO:** 46C**OWNER:** Juliette Fowler Properties, Inc.

REQUEST: An application to replat a 4.418-acre tract of land containing part of Lots 8, 23, and 24 in City Block 1674, part of City Block 1674, and a portion of abandoned East Side Avenue to create one lot; and to remove an existing platted 25-foot building line on part of Lot 8 along the northside of Santa Fe Trail; and to remove an existing platted 30-foot building line on Lot 23 and Lot 24 along the northside of Santa Fe Trail on property located on Fulton Street, at the terminus of Alton Street.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

BUILDING LINE REMOVAL: The Commission may approve a removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The removal of the 25-foot building line from the southeast lot line of Lot 8 and the removal of the 30-foot building line from Lot 23 and Lot 24 parallel to the northwest line of Santa Fe Trail will allow the front yard setback of the MF-2(A) Multi Family District to control the setback along the public streets. Minimum front yard setback is 15 feet for the permitted structures in MF-2(A) Multi Family District.
 - (ii) “be contrary to the public interest;”
 - Notices were not sent because the district is not considered a single family district.
 - (iii) “adversely affect neighboring properties; and”
 - The removal of the 25-foot building line from the southeast lot line of Lot 8 and the removal of the 30-foot building line from Lot 23 and Lot 24 parallel to the northwest line of Santa Fe Trail will allow the property to be

developed in compliance with the setback requirements of the MF-2(A) Multi Family District.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of the building lines will allow for the uniform development of the property because the removal of the building lines will allow the requirements of the zoning district to control the development.

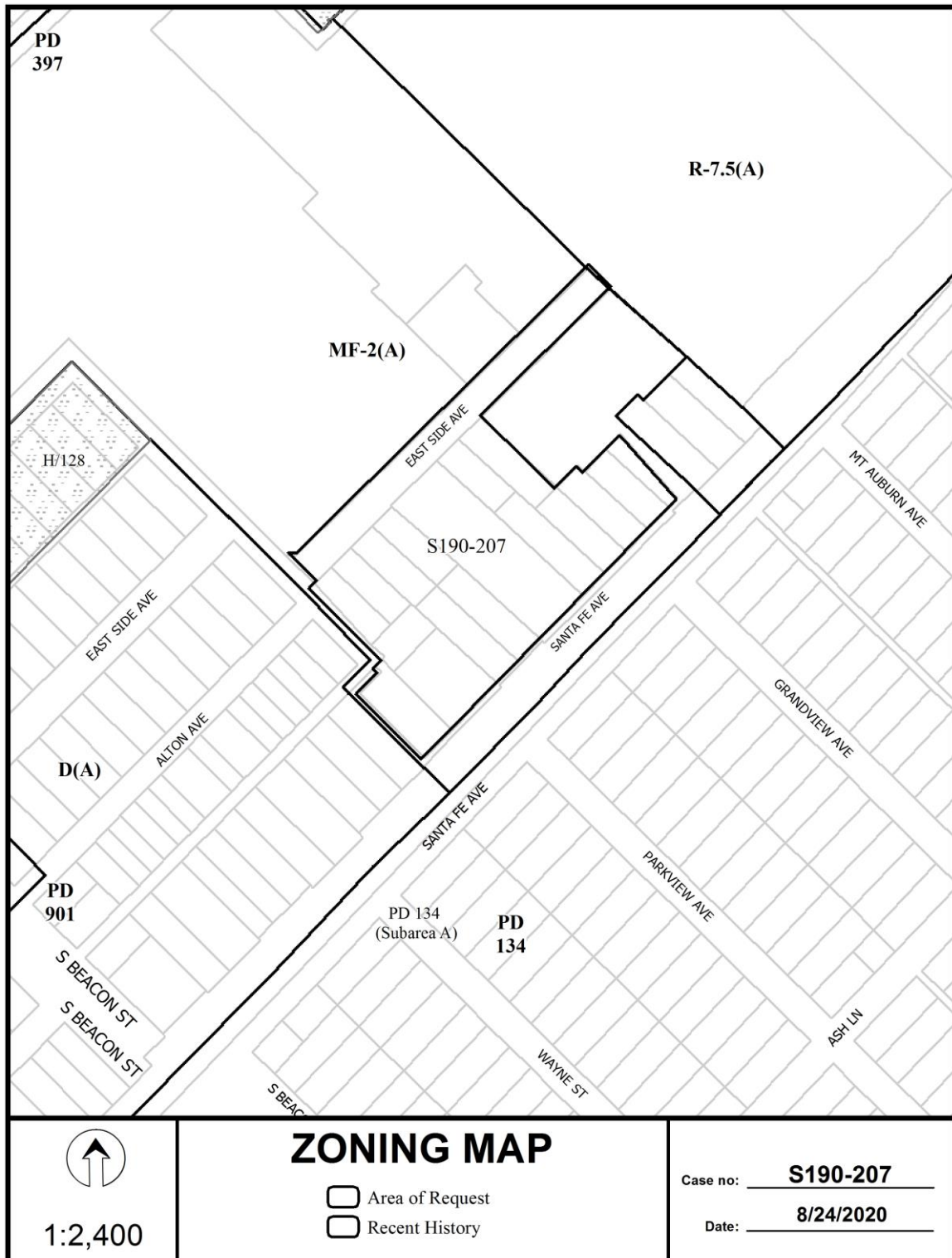
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff supports the removal of the existing 25-foot and 30-foot platted building lines.

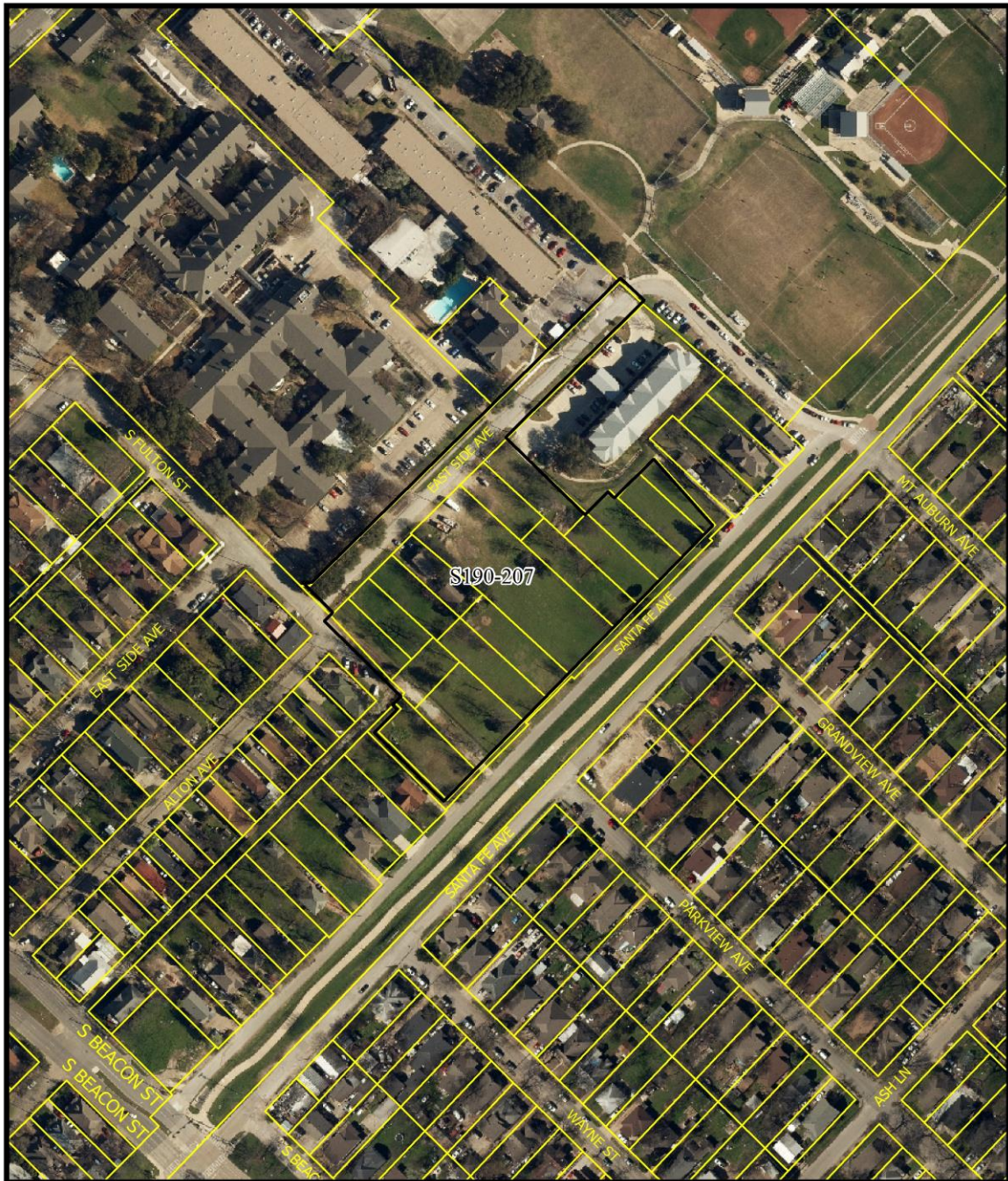
STAFF RECOMMENDATION FOR PLAT: Staff has determined that the request complies with the requirements of the MF-2(A) Multi Family District and Section 51A-8.505; therefore, staff recommends approval subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fulton Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. 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.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, add a note "the existing 30-foot building line to be removed".
23. On the final plat, add a note "the existing 25-building line to be removed".
24. 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.

25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Prior to final plat submittal, provide documentation of abandonment of East Side Avenue to Real Estate Department.
27. Prior to final plat submittal, Real Estate release is required.
28. On the final plat, change "Santa Fe Trail" to "Santa Fe Avenue". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change "Alton Street" to "Alton Avenue (A.K.A. Alton Street)". Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, remove the "Alton Street Alley" and label this just as an "Alley". Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, show and label "East Side Avenue" west of Fulton Street. Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, identify the property as Lot 2 in City Block A/1674. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





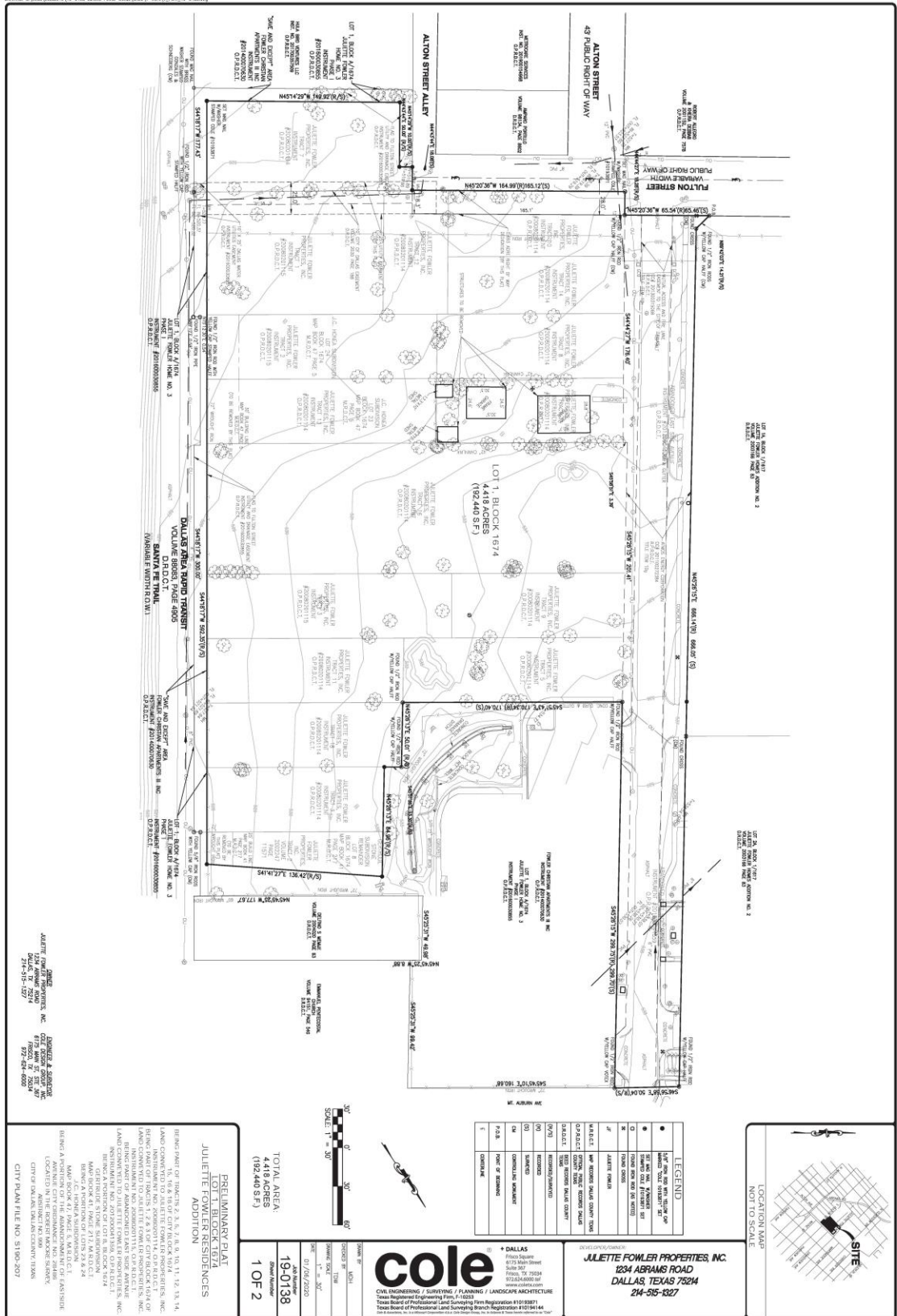
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S190-207**

Date: **8/24/2020**



CITY PLAN COMMISSION**THURSDAY SEPTEMBER 3, 2020****FILE NUMBER:** S190-202**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Braewood Place (Private Street), east of Ash Bluff Lane (Private Street).**DATE FILED:** August 5, 2020**ZONING:** PD 562(Tract 2)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20562.pdf>**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 2.023-acres**MAPSCO:** 5S**OWNER:** BT Lot Investors, LLC

REQUEST: An application to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street).

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On August 18, 2020, 15 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 east of the request are surrounded by common area and are zoned PD 562. The properties to the far east are larger lot sizes and are zoned R-1ac(A) Single Family District. *(please refer to the existing area analysis map)*
- The properties to the north of the request have widths ranging in size from 362 feet to 424 feet and lot areas ranging in size from 125,161 square feet to 145,478 square feet and are zoned PD 560 (Tract 2). *(please refer to the existing area analysis map)*
- The properties to the west of the request that fronts Braewood Place have widths ranging in size from 128 feet to 227 feet and areas ranging in size from 21,313 square feet to 30,859 square feet and are zoned PD 562 (Tract 2). The properties to the far west of the request have areas ranging in size from 21,623 square feet to 83,023 square feet and have varying street frontages. *(please refer to the existing area analysis map)*
- The properties to the south of the request that front on Braewood Place have lot widths ranging in size from 136 feet to 235 feet and lot areas ranging in size from

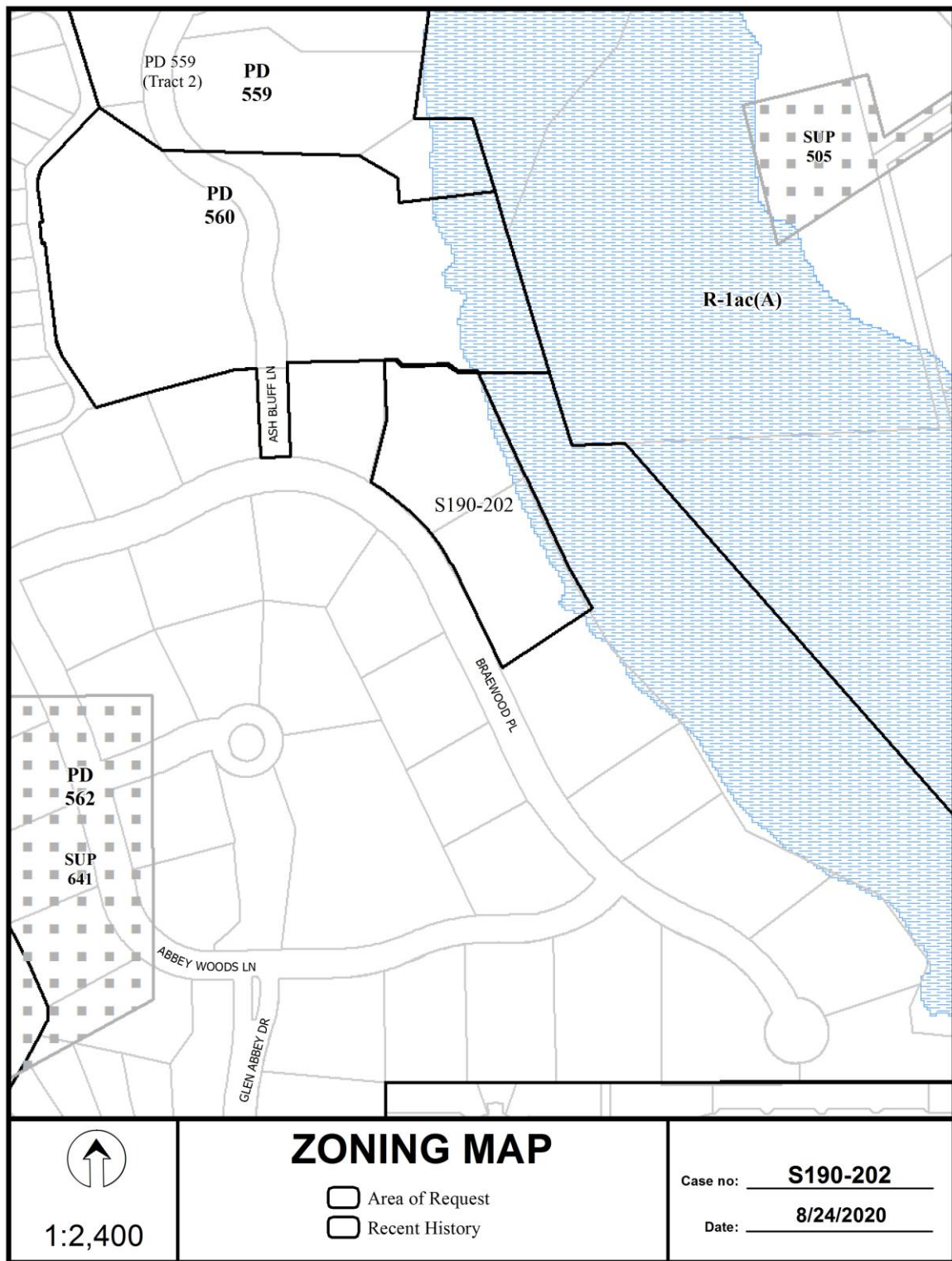
29,219 square feet to 45,578 square feet and are zoned PD 562 (Tract 2). *(please refer to the existing area analysis map)*

The request lies in PD 562 (Tract 2) with a minimum lot requirement of 15,000 square feet. The request is to create three residential lots from 2 residential lots. The proposed lots have widths ranging in size from 105 feet to 135 feet and lot areas ranging in size from 22,088 square feet to 40,246 square feet.

Staff finds that there is some established lot pattern along Braewood Place with lots ranging in size from 21,313 square feet to 45,578 square feet and the proposed lots are within this range; and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 562 (Tract 2); therefore, staff recommends approval subject to compliance with the following 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 Sustainable Development and Construction, 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.

12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).
14. On the final plat, determine the 100-year water surface elevation across this addition.
15. 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. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
16. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
17. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
18. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
19. 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).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, chose a new or different addition name. Platting Guidelines.
25. On the final plat, label "Braewood Place" & "Ash Bluff Lane" as Private Street. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lots 17B, 17C, and 19B in City Block B/8212. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



The map shows a residential area with several lots and zoning designations. The central area is labeled 'S190-202'. Surrounding areas include 'PD 559 (Tract 2)', 'PD 560', 'PD 562', 'SUP 641', 'SUP 505', and 'R-1ac(A)'. A 'Common Area' is also indicated. The map includes street names: 'ASH BLUFF LN', 'BREYWOOD PL', 'ABBAY WOODS LN', and 'GLEN ABBAY DR'. Lot numbers and dimensions are provided for many lots, such as 125,161, 23,759, 25,848, 21,313, 26,385, 30,859, 27,779, 25,853, 26,645, 22,982, 29,987, 25,797, 45,578, 21,843, 28,334, 29,219, 39,486, 2351, 39,347, 38,511, 46,993, 33,193, 27,273, 29,799, 83,023, 24,881, 21,623, 128', 154', 218', 222', 197', 165', 142', 136', 125', 362', 145,478, 404,825, and 404,825. A scale of 1:2,400 is provided, and the map is dated 8/24/2020.

ZONING MAP

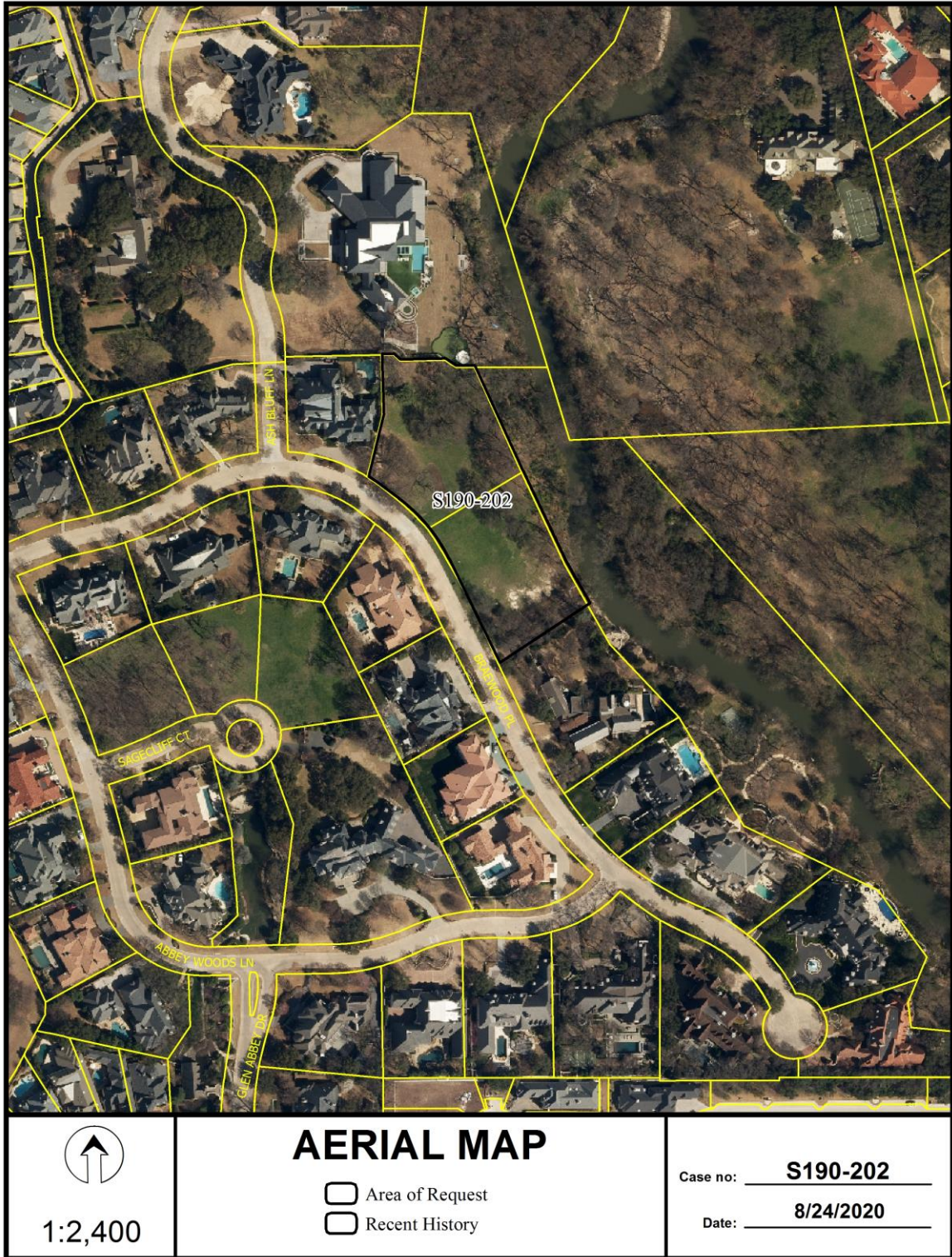
Case no: **S190-202**

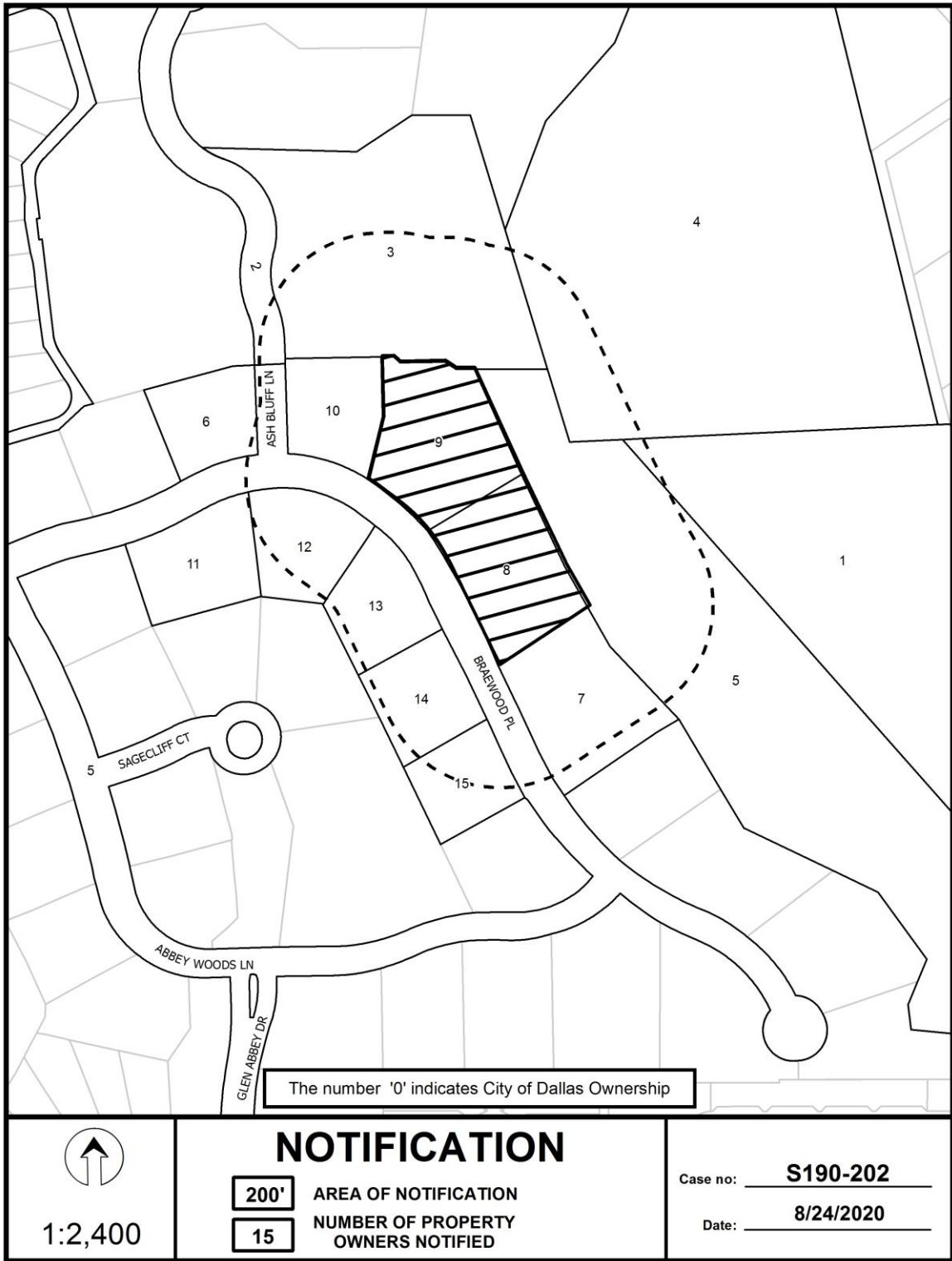
Date: **8/24/2020**

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Area of Request

Recent History





Notification List of Property Owners

S190-202

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	16300 PRESTON RD	PRESTON TRAILS HOMEOWNERS
2	9 ASH BLUFF LN	GLEN ABBEY PARTNERS LP
3	18 ASH BLUFF LN	LINE PROPERTIES LLC
4	5820 WESTGROVE DR	BENNETT ARCHIE JR
5	16 BRAEWOOD PL	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
6	62 BRAEWOOD PL	TOLSON BRAEWOOD LLC
7	40 BRAEWOOD PL	ARBUCKLE FAMILY TRUST
8	48 BRAEWOOD PL	BT LOT INVESTORS LLC
9	54 BRAEWOOD PL	BT LOT INVESTORS LLC
10	58 BRAEWOOD PL	SHADDOCK PETER H ASSET TRUST &
11	55 BRAEWOOD PL	RUGGERI RICHARD A & PAMELA
12	51 BRAEWOOD PL	ROBERSON JOHN B & ELIZABETH A
13	47 BRAEWOOD PL	CONLEE LARRY
14	43 BRAEWOOD PL	MCELHATTON REGIS C &
15	39 BRAEWOOD PL	DASARI NEERAJA &

FILE NUMBER: M190-032**DATE FILED:** June 5, 2020**LOCATION:** Northwest corner of South Franklin Street and terminus of Bridal Wreath Lane**COUNCIL DISTRICT:** 3**MAPSCO:** 63 D**SIZE OF REQUEST:** ± 11.36 acres**CENSUS TRACT:** 108.03**REPRESENTATIVE:** Karl Crawley, Masterplan**OWNER/APPLICANT:** DISD**REQUEST:** A minor amendment to an existing development plan on property zoned Planned Development District No. 667.**SUMMARY:** On April 14, 2004, the Dallas City Council established Planned Development District No. 667 by Ordinance No. 25559.

The purpose of this request is to allow for the addition of approximately 4,000-square-feet of floor area, which includes an expansion to the kitchen and a secured vestibule for the front entrance to the school. The request will also include an updated Traffic Management Plan. [*Daniel Webster Elementary School*].

The proposed updated Traffic Management Plan is included in the case report. Engineering staff is completing the review of the TMP. Staff is asking to hold the item for two weeks to allow a complete review.

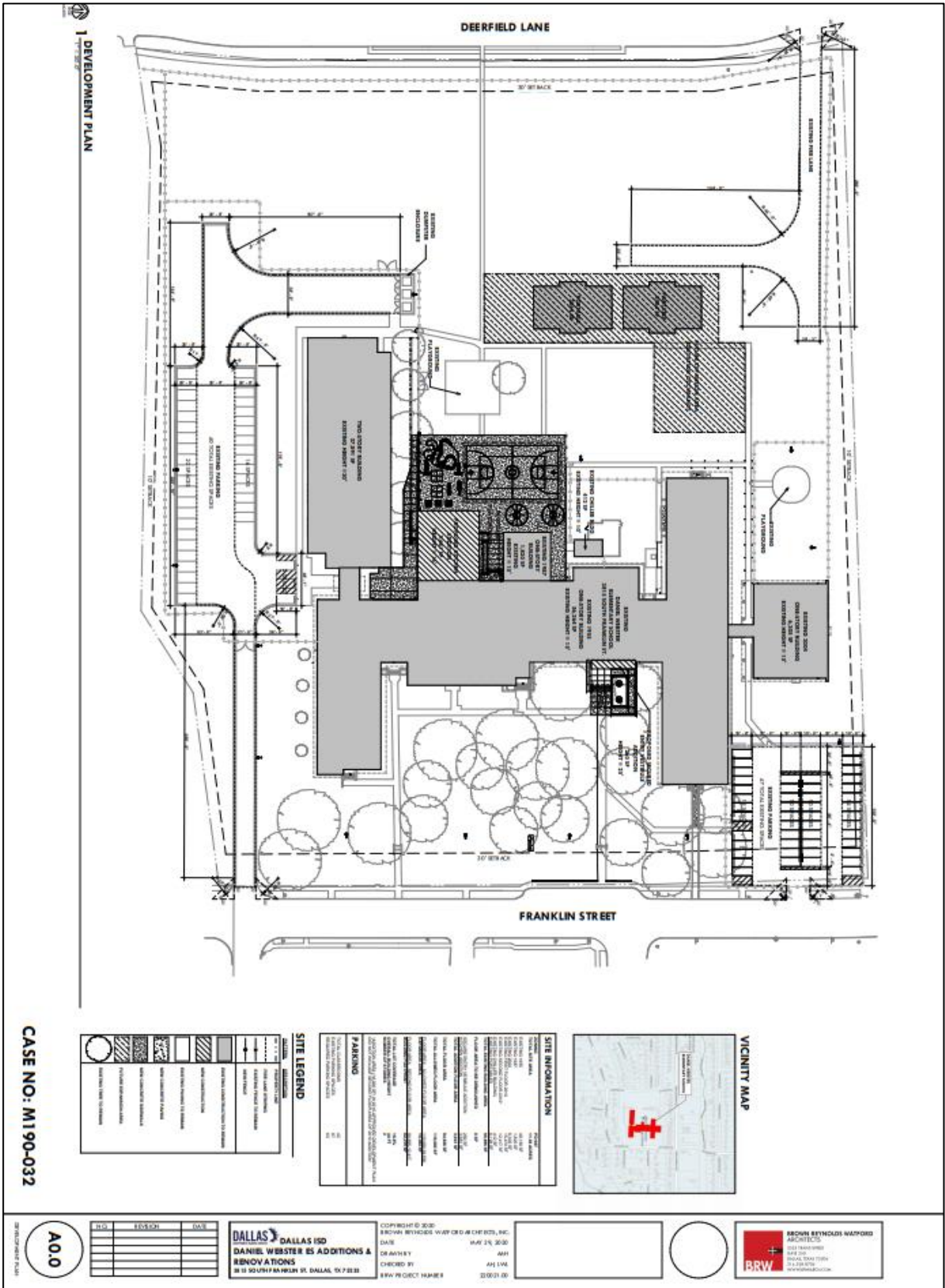
STAFF RECOMMENDATION: Hold until September 17, 2020.**PLANNED DEVELOPMENT DISTRICT No. 667**<http://www.dallascityattorney.com/51P/Articles%20Supp%2025/ARTICLE%20667.pdf>**PD No. 393 Exhibits**<http://www.dallascityattorney.com/51P/Articles%20Supp%2025/Exhibits/Ex667A.pdf><http://www.dallascityattorney.com/51P/Articles%20Supp%2025/Exhibits/Ex667B.pdf>

List of Officers

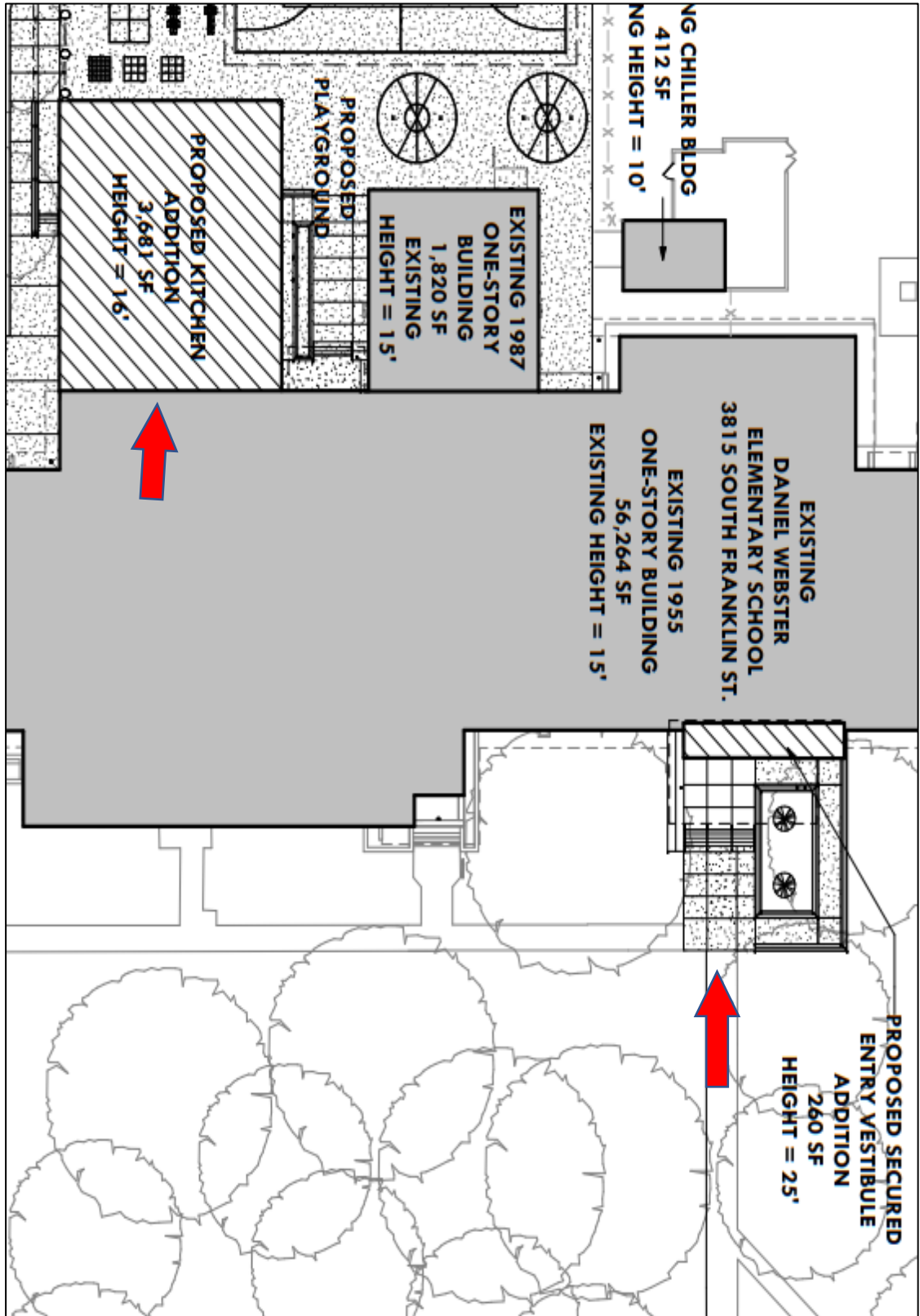
Dallas Independent School District – Board of Trustees

District 1	Edwin Flores; 2 nd Vice President
District 2	Dustin Marshall
District 3	Dan Micciche; 1 st Vice President
District 4	Karla Garcia; Board Secretary
District 5	Maxie Johnson
District 6	Joyce Foreman
District 7	Ben Mackey
District 8	Miguel Solis
District 9	Justin Henry, President

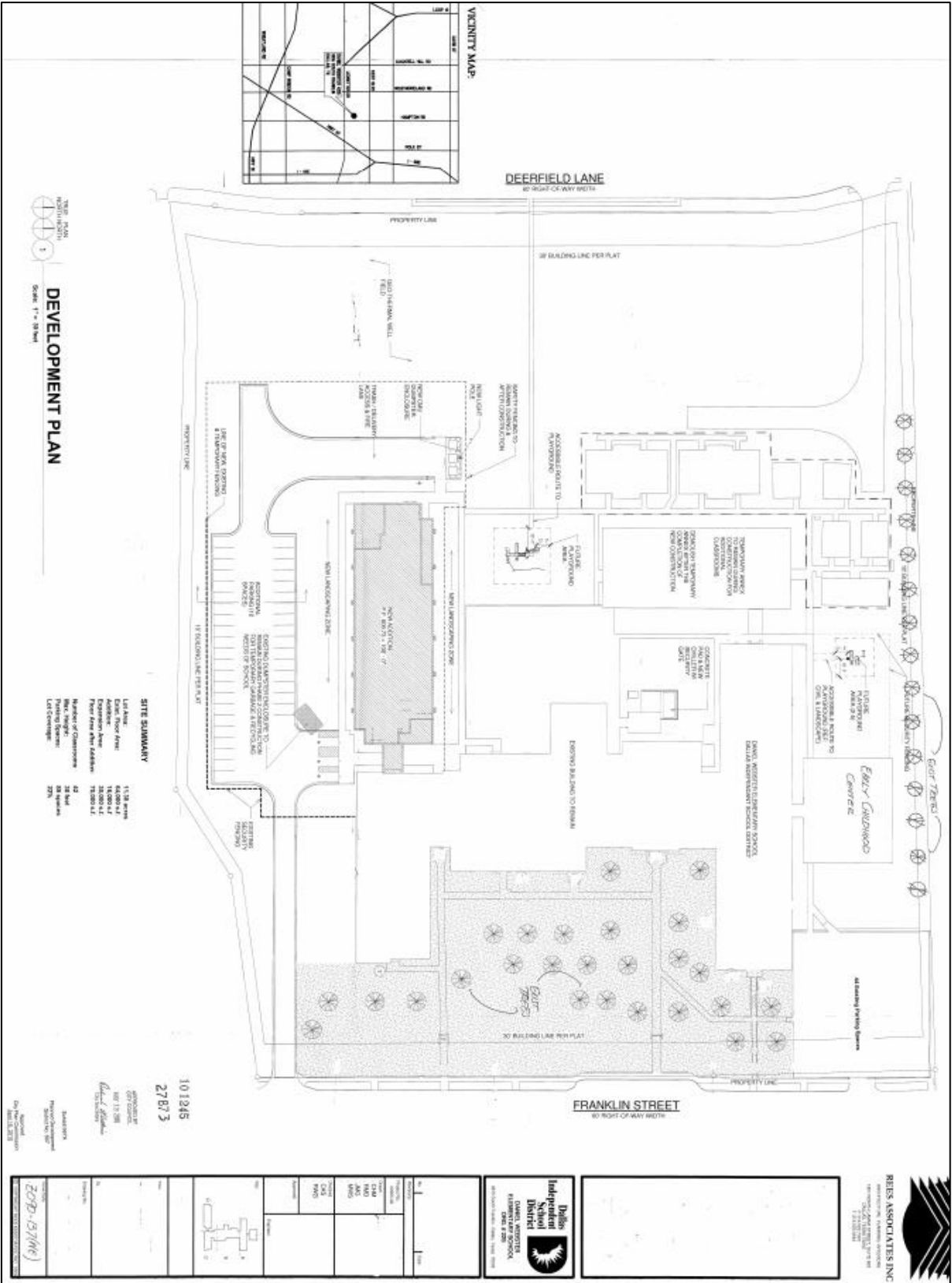
Proposed Development Plan



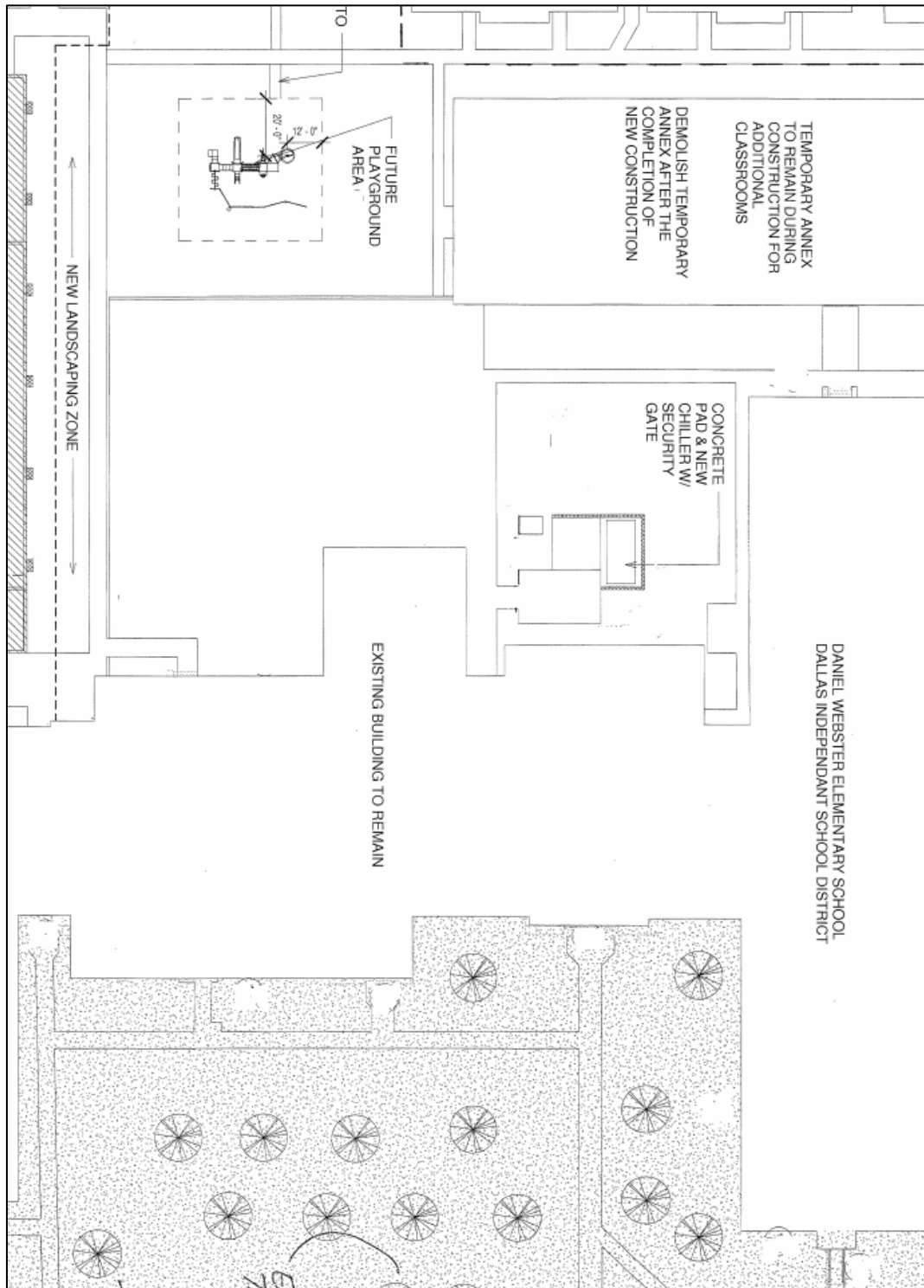
Proposed Development Plan - Enlarged



Existing Development Plan



Existing Development Plan - Enlarged



March 25, 2020

PK# 2511-20.083

TRAFFIC MANAGEMENT PLAN

DISD DANIEL WEBSTER ELEMENTARY SCHOOL
CITY OF DALLAS



A handwritten signature in blue ink that reads "Hunter W. Lemley".

Introduction

The services of **Pacheco Koch (PK)** were retained by Masterplan Consultants, on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the DISD Daniel Webster Elementary School (the "School") located at 3815 S Franklin Street in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 3815 S Franklin Street, Dallas, Texas
- Grades: Pre-K-5th Grade
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: PD 667
- Existing Enrollment: 386

School Access

- Adjacent Streets:
 - S Franklin Street: Four lanes, two-way operation, undivided
 - Deerfield Lane: Two lanes, two-way operation, no median
 - Gibbs Williams Road: Two lanes, two-way operation, no median
 - Gladiolus Lane: Two lanes, two-way operation, no median



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

- Projected Travel Modes:
 - o Bus: 45%
 - o Walk: 5%
 - o Picked Up by Parent: 50%

*Enrollment and Travel Mode Data provided by DISD

TRAFFIC MANAGEMENT PLAN

A summary of existing conditions from observations performed on <Date> is provided below:

- Parent pick-up activity currently occurs on both northbound and southbound curb lanes along S Franklin Street. Also, Parent pick-up activity occurs within site just north of the school building.
- School buses load and unload students from behind the building on Deerfield Lane.
- A Crossing Guard is stationed at the crosswalk crossing S Frankland Street. With the low percentage of students walking, the crossing guard is stationed to mainly assist students arriving to parent vehicles along the northbound curb lane of S Franklin Street.

A graphical summary of traffic management conditions is provided below and depicted in **Exhibit 1** and **Exhibit 2** (Exhibit 2 illustrates a traffic management plan for an alternative option).

Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Daniel Webster Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

Signature

Date

Name: _____

Title: _____

END OF MEMO

GENERAL NOTES:

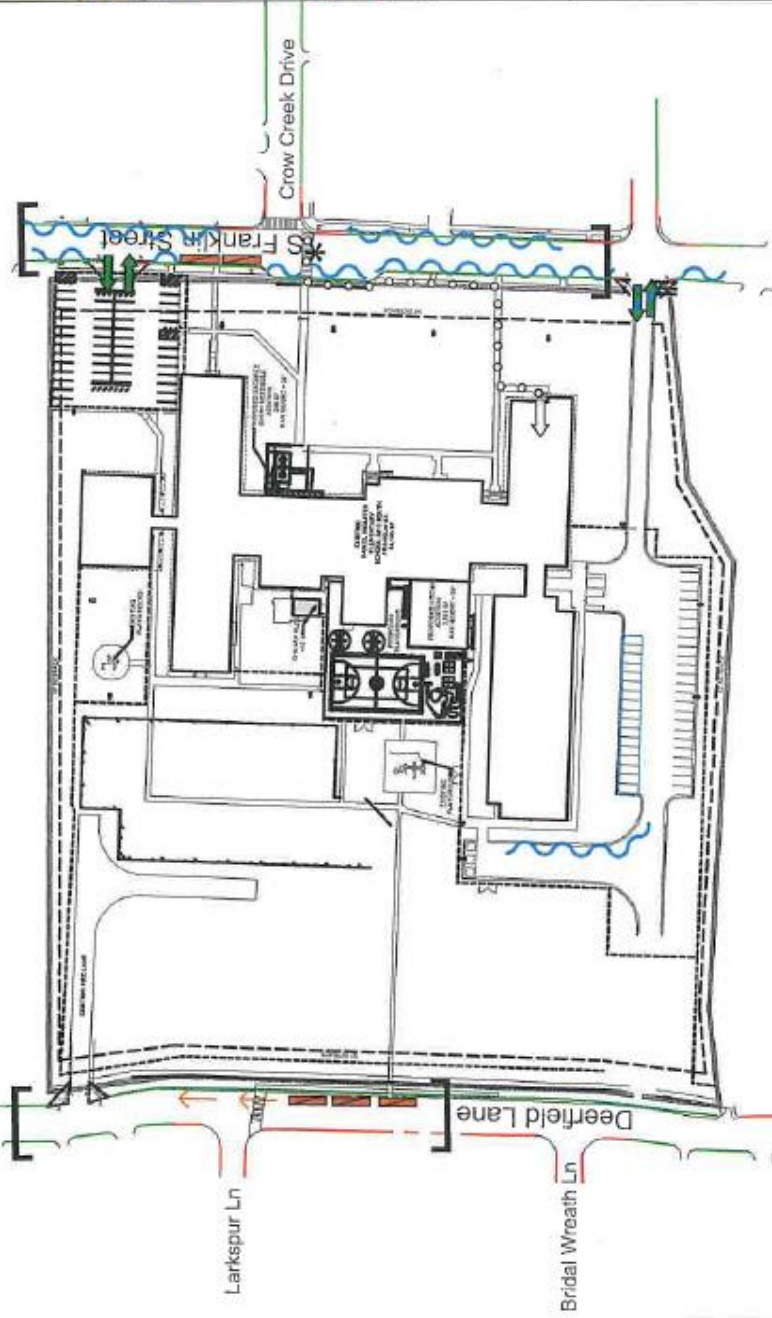
1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. Rent of queue must begin at the edge of pavement as shown on the plan, thus requiring students to wait to the front of the driveways. This is to maximize on-site queuing.
3. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.

ADJACENT ROADWAYS:

Franklin Street: 2-lane, undivided collector
 Deerfield Lane: 2-lane, undivided local street
 Gibbs Williams Road: 2-lane, undivided local street
 Gladiolus Lane: 2-lane, undivided local street

TMP MANAGEMENT STRATEGIES

Student ID System: Conventional Loading System
 # of Staff Assistance: None
 # of Crossing Guards: None



LEGEND

- No On-Street Parking Allowed (Existing)
- On-Street Parking Allowed (Existing)
- Access Point
- Queue Area (Conventional Loading)
- Circulation/Flow
- Access Point
- Parent Waiting Area
- School Bus Loading/Unloading
- School Bus Access Point
- Bus Circulation/Flow
- Pedestrian Route
- Pedestrian Access Point
- Crosswalk
- School Zone
- Crossing Guard

LEVEL	STUDENTS ENROLLED
Early Childhood	9
Pre-Kindergarten	30
Kindergarten	58
1st Grade	52
2nd Grade	59
3rd Grade	55
4th Grade	59
5th Grade	54
TOTAL	396

Proposed Conditions

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF HUNTER W. LEMLEY, P.E. TEXAS REGISTRATION NO. 125343 DATE: 03/25/20

Proposed Parking*	Vehicles
Parking Supply	90
Parking Demand	70
Surplus	+20

*Based on 15 minutes by parent drop-off

Vehicle Accumulation/Capacity	Notes
Projected Drop-off/Pick-up	205 Students
by School Bus (45%)	174 Students (174) Estimated
by Walking (55%)	30 Students (30) Estimated
Proposed Recommended Rate	\$1.17 of cost, based on student
Average Length of Vehicle	18.5 ft (based on school bus)
Proposed Maximum Vehicle Accumulation*	42 Vehicles (18.5 ft)
Projected Off-Street Capacity	17 Vehicles (18.5 ft)
Surplus	25

BACKGROUND:

City of Dallas
 Public School (Elementary School)
 2010 Public School
 Event Organizer
 Event Time/Date (s)
 On Site Contact: Mr. Principal/Principal/Principal/Principal
 NOTE: This drawing is conceptual only and does not reflect a detailed design. See also design and provided by others.

(HWL: 03/25/20)
 PK 2511-20.083
 TK REG. SURVEYING FIRM 15-10080-00

EXHIBIT 1 Z

Traffic Management Plan

DSSD Daniel Webster Elementary School, Dallas, Texas

Pacheco Koch

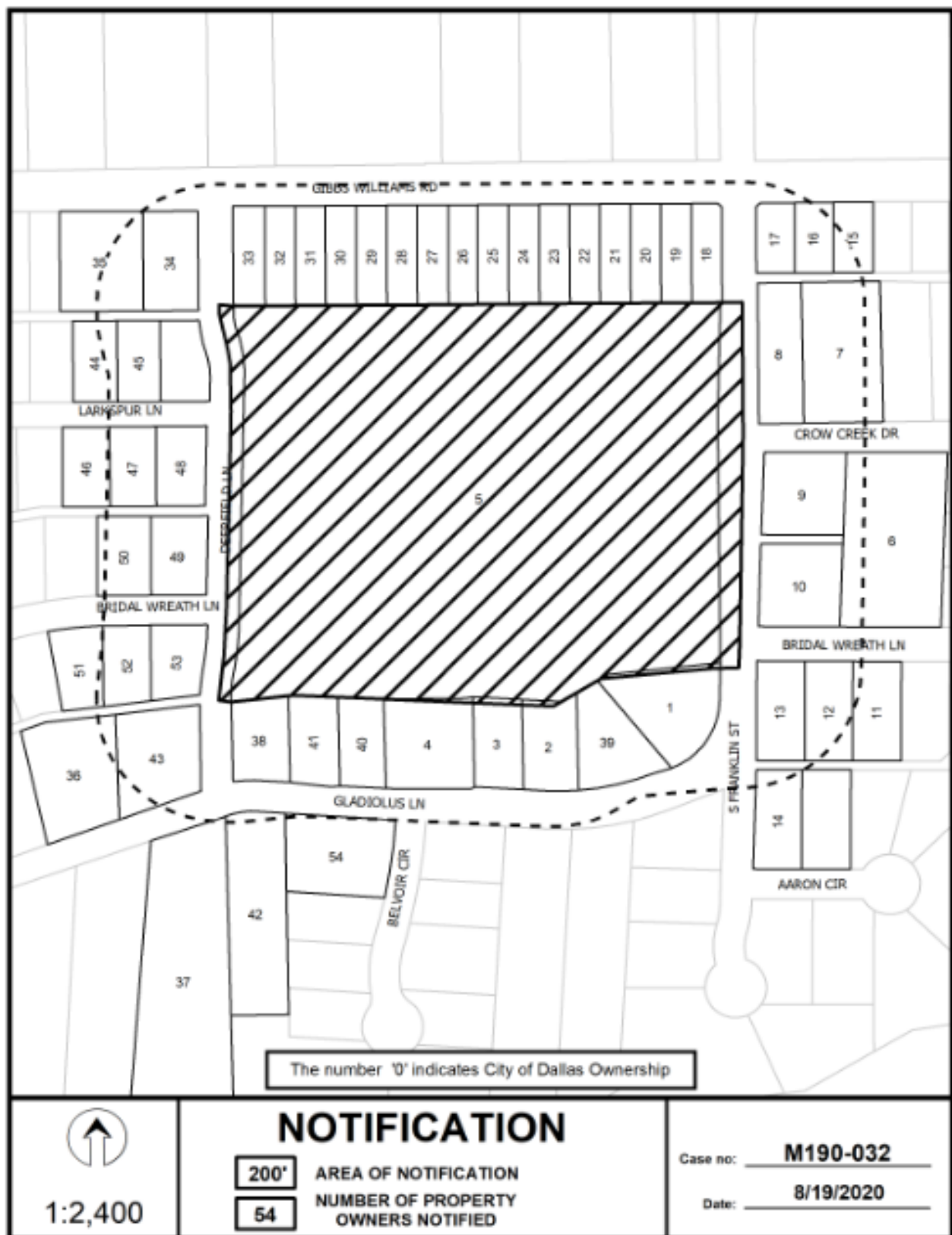


1:2,400

Aerial Map - M190-003

Printed Date: 8/27/2020





04/23/2020

08/19/2020

Notification List of Property Owners

M190-032

54 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3838 S FRANKLIN ST	MARQUEZ RICHARD &
2	2515 GLADIOLUS LN	GARZA GILBERTO JR &
3	2523 GLADIOLUS LN	MILLENDER THOMAS G III
4	2607 GLADIOLUS LN	OHSI LLC
5	3815 S FRANKLIN ST	Dallas ISD
6	2504 CROW CREEK DR	MONSIV AIS J SANTOS JR &
7	2507 CROW CREEK DR	CORONADO MANUEL & LUCILA R
8	2511 CROW CREEK DR	CONTRERAS PEDRO
9	2524 CROW CREEK DR	HARRISON HARDEN HAMPTON & KENDRA REDMOND
10	2525 BRIDAL WREATH LN	BORMAN DAVID ANDREW & ALICIA JEANETTE
11	2512 BRIDAL WREATH LN	GREER LAURICE
12	2518 BRIDAL WREATH LN	EAVES JOHN C
13	2524 BRIDAL WREATH LN	WILSON GRADY A
14	2523 AARON CIR	PRUITT JOE ANDREW II
15	2502 GIBBS WILLIAMS RD	SOLORZANO SALVADOR &
16	2508 GIBBS WILLIAMS RD	PINEIRO MARICRUZ
17	2512 GIBBS WILLIAMS RD	GUZMAN STEVEN M JR
18	2520 GIBBS WILLIAMS RD	SERRANO PROPERTIES
19	2524 GIBBS WILLIAMS RD	ANDERSON JOHN S
20	2528 GIBBS WILLIAMS RD	ORTIZ LEONEL
21	2532 GIBBS WILLIAMS RD	GOERTZ BENJAMIN
22	2536 GIBBS WILLIAMS RD	SOLIS FRANCISCO J & AMY
23	2540 GIBBS WILLIAMS RD	MARTINEZ MARIA DEL
24	2544 GIBBS WILLIAMS RD	PRADO GABRIELA
25	2548 GIBBS WILLIAMS RD	MIRANDA MIGUEL &
26	2552 GIBBS WILLIAMS RD	EARLS SUSAN CARNEY

08/19/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2602 GIBBS WILLIAMS RD	WOOTEN GEORGE L
28	2606 GIBBS WILLIAMS RD	MAGALLON JUSTINA
29	2610 GIBBS WILLIAMS RD	CUNNINGHAM BARBARA
30	2614 GIBBS WILLIAMS RD	BARBOSA REYES BENITEZ &
31	2618 GIBBS WILLIAMS RD	RENDON MOISES &
32	2622 GIBBS WILLIAMS RD	BOOTH JOYCE
33	2626 GIBBS WILLIAMS RD	VILLARREAL CARLOS L
34	2636 GIBBS WILLIAMS RD	NORMAN RHETA D & SAMMIE
35	2648 GIBBS WILLIAMS RD	MAPLES ERNEST E JR
36	2647 GLADIOLUS LN	LAUER CATHERINE C
37	2636 GLADIOLUS LN	ANDERSON DECARLA
38	2617 GLADIOLUS LN	CHOI MAXIMILLIAN &
39	2509 GLADIOLUS LN	JEMERSON ROBERT L
40	2611 GLADIOLUS LN	GARZA ANGELICA
41	2615 GLADIOLUS LN	CASTANEDA DAISY
42	2626 GLADIOLUS LN	BURT CHRISTOPHER M &
43	2637 GLADIOLUS LN	SEIBLE DARLA L
44	2717 LARKSPUR LN	SANTANA EDIVERTO &
45	2711 LARKSPUR LN	RAMOS ROSA I & MIGUEL A
46	2718 LARKSPUR LN	BRAD AND LAURIES HOLDINGS LLC
47	2712 LARKSPUR LN	MENDEZ DAVID C &
48	2706 LARKSPUR LN	GOMEZ GARCIA REBECCA & ERIC JOHN
49	2707 BRIDAL WREATH LN	IBARRA YURISA
50	2715 BRIDAL WREATH LN	SALINAS BERNARDINO
51	2722 BRIDAL WREATH LN	DEFOREST ETIENNE
52	2716 BRIDAL WREATH LN	ZACHARY JOSEPH & WILLIE D
53	2708 BRIDAL WREATH LN	BREEDING CLIFFORD C JR &
54	3911 BELVOIR CIR	JOHNSON DAPHENE U

FILE NUMBER: Z190-182AU)

DATE FILED: January 13, 2020

LOCATION: Northeast corner of North Central Expressway and Midtown Boulevard

COUNCIL DISTRICT: 13

MAPSCO: 26 F

SIZE OF REQUEST: Approximately 3.41 acres

CENSUS TRACT: 78.23

REPRESENTATIVE: Tony Anderson – Signtastic II

APPLICANT: Pillar Commercial

OWNER: BVP NCE LLC

REQUEST: An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District.

SUMMARY: The purpose of the request is to allow additional signage than what is allowed in the GO(A) General Office District. The applicant is proposing an additional 80-square-foot sign on the western façade.

STAFF RECOMMENDATION: Approval.

Background Information

- The 3.41-acre request site is currently developed with a seven-story office building. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.
- The applicant is proposing an additional 80-square foot sign on the western façade.

Zoning History

There have been two zoning changes requested in the area in the past five years:

- 1. Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed-Use District on property zoned an GO(A) General Office District with deed restrictions volunteered by the applicant, located on the east line of Central Expressway, north of Meadow Road.
- 2. Z167-338:** On February 14, 2018, City Council approved an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, located on the east line of Manderville Lane at the eastern terminus of Midtown Boulevard.

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
North Central Expressway	US Highway	Varies
Midtown Boulevard	Local Street	65 feet

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway system.

Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	GO(A)	Office
North	PD No. 577 – Subdistrict 1	Auto-repair
East	PD No. 745 – Subarea E	Multifamily
Southeast	PD No. 745 – Subarea C	Hotel
South	PD No. 895	Undeveloped
Southwest	PD No. 904 – Subarea A	Self-storage
West	MF-3(A)	Multifamily
Northwest	GO(A)	Multifamily

Land Use Compatibility

The request site is currently developed with a seven-story office building and a three-story aboveground parking garage in the rear portion of the property. The property is located within a GO(A) General Office District and is subject to non-business zoning signage regulations.

The site is surrounded by auto-repair to the north, multifamily and hotel to the east, self-storage and multifamily to the west, across the highway.

The purpose of the request is to allow an additional 80-square-foot sign on the western façade.

The existing seven-story office building currently has two attached signs, on the northern and northwestern facades, on the upper portion of the building, under the cornice. In addition, there is also a monument sign on the west side of the property, along North Central Expressway frontage. The existing monument signs is approximately six feet in height, 72 square feet in area, and is setback approximately 30 feet from the property line.

For sign regulation purposes, the GO(A) District is considered a non-business zoning district. According to the non-business signs regulations, each tenant is allowed one sign not to exceed 40 square feet per façade on the first two levels. The Development Code also includes provisions allowing for larger signs in various office zoning districts, GO(A) being one of them. Under these provisions one sign per façade, and up to a maximum of two signs per building, may have an additional 40 square feet for every story above the first two stories. The existing building on the request site, being seven stories in height, is allowed to have two signs, located on different facades, totaling 240 square feet, both of which are in place on the building (north & northwest facades). The remaining two signs allowed on the façades would be limited to 40 square feet and must be located below the first two floors of the building.

The applicant proposes an additional 80-square-foot sign on the western façade. The applicant is proposing to rezone the property to an MU-3 District which is considered a business zoning district.

The sign regulations in a business zoning district allow the combined effective area of all attached signs to be 25 percent of the primary façade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade.

For development standards comparison purposes, the following details the differences between the existing GO(A) district and the proposed MU-3 district.

Detached signs comparison:

Sign regulations for non-business zoning districts, as they apply to GO(A) District are:

- Each premise may have one detached sign for each 600 feet, or fraction thereof, of frontage along a public way, other than an alley.
- A minimum setback of five feet is required of all detached signs.
- A minimum setback of 10 feet is required for signs exceeding 10 square feet in effective area or 15 feet in height.

- A minimum setback of 20 feet is required for all signs exceeding 20 square feet in effective area or 20 feet in height.
- A minimum setback of 15 feet is required if any part of the sign, other than supports that do not exceed a total cross-sectional area of one square foot, occupies the space between two feet and 10 feet above grade.
- A detached sign may not exceed 50 square feet in effective area or 25 feet in height.

Sign regulations for business zoning districts, as they apply to MU-3 District are:

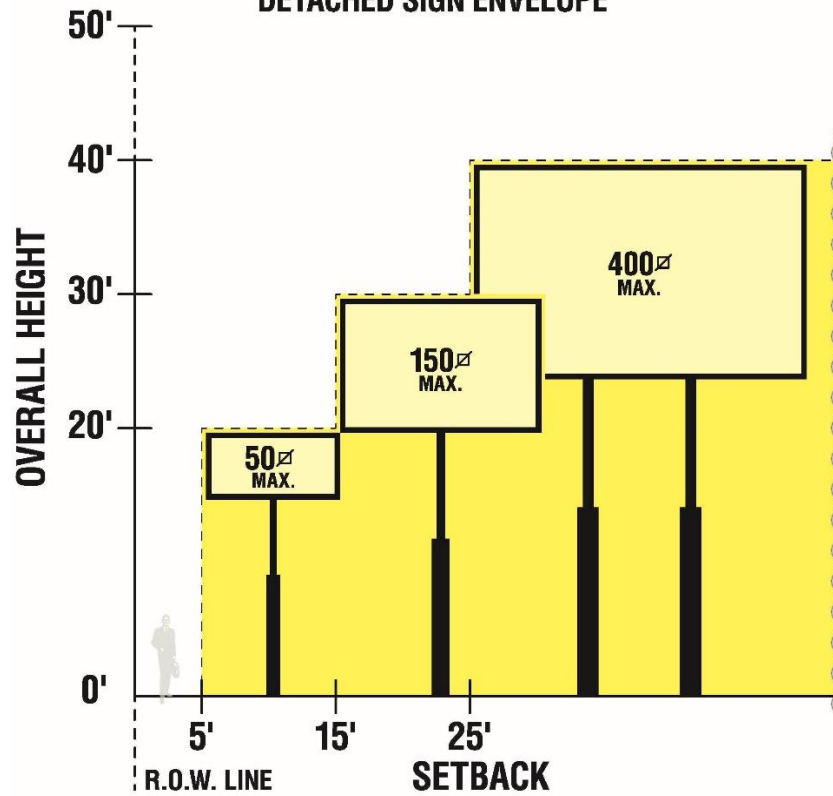
- Only one detached sign is allowed per street frontage other than expressways. One expressway sign is allowed for every 450 feet of frontage or fraction thereof on an expressway.
- Detached signs on the same premise must be at least 200 feet apart.
- For multi-tenant signs:
 - The minimum setback for a multi-tenant monument sign is five feet; The minimum setback for a multi-tenant non-monument sign is 15 feet.
 - The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less; The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.
 - The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less.

The requested MU-3 District would allow only one detached sign, since the frontage on the freeway is approximately 398 feet. However, the allowable detached sign would be larger and taller, per the setback-to-height slope allowances available to signs within the business districts. Considering the setback-to-height requirements and the limitations on area, staff feels comfortable with the provisions of MU-3 for this property.



EXPRESSWAY SIGNS

BUSINESS ZONE DETACHED SIGN ENVELOPE



* Sec. 51A-7.304(b)(4) allows (1) detached sign per 450' of expressway frontage or fraction thereof
* 51A-7.304(b)(5) Detached signs on the same premise must be at least 200' apart

Uses comparison:

The following table contains the uses categories with different uses allowed.

L – limited use

SUP – Specific Use Permit

RAR – residential adjacency review

Existing: GO(A)	Proposed: MU-3
Purpose. This district represents a group of uses which would accommodate sophisticated office developments and may include certain complementary retail and residential uses as a minor component of such developments. This district is intended to serve city-wide needs and should be located near higher density zoning districts, especially where the potential trip generation allowed by this group will have a minimal effect on low density communities.	Purpose. To provide for the development of high density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.
(B) Commercial and business service uses. <ul style="list-style-type: none"> - Catering service. [L] - Electronics service center. [L] - Medical or scientific laboratory. 	(B) Commercial and business service uses. <ul style="list-style-type: none"> - Catering service. - Custom business services. - Electronics service center. - Labor hall. [SUP] - Medical or scientific laboratory. - Tool or equipment rental.
(D) Institutional and community service uses. <ul style="list-style-type: none"> - Adult day care facility. [L] - Cemetery or mausoleum. [SUP] - Child-care facility. [L] - Church. - College, university, or seminary. - Community service center. [SUP] - Convent or monastery. - Hospital. [RAR] - Library, art gallery, or museum. - Open-enrollment charter school or private school. [SUP] - Public school other than an open-enrollment charter school. [RAR] 	(D) Institutional and community service uses. <ul style="list-style-type: none"> - Adult day care facility. - Cemetery or mausoleum. [SUP] - Child-care facility. - Church. - College, university or seminary. - Community service center. [SUP] - Convalescent and nursing homes, hospice care, and related institutions. [RAR] - Convent or monastery. - Foster home. - Halfway house. [SUP] - Hospital. [RAR] - Library, art gallery, or museum. - Open-enrollment charter school or private school. [SUP] - Public school other than an open-enrollment charter school. [RAR]
(I) Residential uses. <ul style="list-style-type: none"> - College dormitory, fraternity or sorority house. - Handicapped group dwelling 	(I) Residential uses. <ul style="list-style-type: none"> - College dormitory, fraternity or sorority house. - Duplex.

<p>unit. [See Section 51A-4.209(3.1).]</p> <ul style="list-style-type: none"> - Single family, duplex, and multifamily uses may occupy up to five percent of the total floor area of any building. See the "additional provisions" [Paragraph (8)] in this subsection. 	<ul style="list-style-type: none"> - Group residential facility. [See Section 51A-4.209(3).] - Multifamily. - Residential hotel. - Retirement housing.
<p>(J) Retail and personal service uses.*</p> <ul style="list-style-type: none"> - Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] - Business school. - Dry cleaning or laundry store. - General merchandise or food store 3,500 square feet or less. - Motor vehicle fueling station. [L] - Nursery, garden shop, or plant sales. - Personal service uses. - Restaurant without drive-in or drive-through service. [RAR] - Theater. [SUP] <p>*In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building.</p>	<p>(J) Retail and personal service uses.</p> <ul style="list-style-type: none"> - Alcoholic beverage establishments. [See Section 51A-4.210(b)(4).] - Animal shelter or clinic without outside runs. [RAR] - Auto service center. [RAR] - Business school. - Car wash. [RAR] - Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] - Commercial amusement (outside). [SUP] - Commercial parking lot or garage. [RAR] - Convenience store with drive-through. [SUP] - 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. [SUP] - Household equipment and appliance repair. - Liquor store. - Mortuary, funeral home, or commercial wedding chapel. - Motor vehicle fueling station. - Nursery, garden shop, or plant sales. - Paraphernalia shop. [SUP] - Personal service uses. - Restaurant without drive-in or drive-through service. [RAR] - Restaurant with drive-in or drive-through service. [DIR] - Swap or buy shop. [SUP] - Temporary retail use. - Theater.
<p>(K) Transportation uses.</p> <ul style="list-style-type: none"> - Helistop. [SUP] - Railroad passenger station. [SUP] - Transit passenger shelter. - Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.] 	<p>(K) Transportation uses.</p> <ul style="list-style-type: none"> - Heliport. [SUP] - Helistop. [SUP] - Railroad passenger station. [SUP] - Transit passenger shelter. - Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]
<p>(M) Wholesale, distribution, and storage uses.</p> <ul style="list-style-type: none"> - Recycling drop-off container. [See 	<p>(M) Wholesale, distribution, and storage uses.</p> <ul style="list-style-type: none"> - Mini-warehouse. [SUP]

<p>Section 51A-4.213 (11.2).]</p> <ul style="list-style-type: none"> - Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).] 	<ul style="list-style-type: none"> - Office showroom/warehouse. - Recycling buy-back center [See Section 51A-4.213 (11).] - Recycling collection center. [See Section 51A-4.213 (11.1).] - Recycling drop-off container. [See Section 51A-4.213 (11.2).] - Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).] - Trade center.
<p>(3) Accessory uses. [...] The following accessory uses are <u>not</u> permitted in these districts:</p> <ul style="list-style-type: none"> - Accessory community center (private). - Accessory pathological waste incinerator. - Home occupation. - Private stable. 	<p>(3) Accessory uses. [...] The following accessory use is not permitted in this district:</p> <ul style="list-style-type: none"> - Private stable.

The most significant differences between the two districts is that residential uses are allowed without restrictions in MU-3, and that MU-3 allows more types of retail uses.

Development standard comparison:

Existing GO(A)	Proposed MU-3
<p>Front yard. Min 15 feet. <u>Urban form setback.</u> An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.</p>	<p>Front yard. Min. 15 feet. <u>Urban form setback.</u> An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.</p>
<p>Side and rear yard. Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no min. in all other cases. <u>Tower spacing.</u> An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.</p>	<p>Side and rear yard. Min. 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no minimum in all other cases. <u>Tower spacing.</u> An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.</p>
<p>FAR Max 4.0.</p>	<p>FAR varies on uses combination in MUP [max, with all mixed-uses, 4.5]</p>
<p>Height. RPS applies Max. 270 feet</p>	<p>Height. RPS applies Max. 270 feet</p>
<p>Lot coverage. Max 80% Aboveground parking structures are included in lot coverage calculations; surface parking lots and</p>	<p>Lot coverage. Max 80% Aboveground parking structures are included in lot coverage calculations; surface parking lots and</p>

underground parking structures are not.	underground parking structures are not.
<u>Stories.</u> Max 20. Parking garages are exempt	<u>Stories.</u> Max 20. Parking garages are exempt
	<u>Development bonuses for mixed-income housing.</u> (Increases to FAR up to +3:1, lot coverage up to +5%, and parking reductions)
<u>Additional provisions.</u> <u>Development impact review.</u> <u>Visual intrusion.</u> <u>Garbage collection and mechanical equipment areas.</u> <u>Screening surface parking lots from street.</u> <u>Screening side and rear yards from residential districts.</u> <u>Residential use restrictions.</u> <u>Retail and personal service use restrictions.</u>	<u>Additional provisions.</u> <u>Development impact review.</u> <u>Visual intrusion.</u>

The only differences between the GO(A) District and the MU-3 District are a slight increase in allowable FAR for mixed-use projects, additional development bonuses if exchange of mixed-income housing, and the loss of additional provisions mostly in regard to adjacency to residential districts. And quite a few more uses allowed in addition to the additional signs.

Considering that the two zoning districts are comparable, the location along a highway, and surrounding zoning with similar development standards on the same side of the highway, staff supports the requested zoning district.

Parking

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained the development code.

Landscaping

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in Article X.

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). While the request site is uncategorized, surrounding properties located further southeast are located within an “E” MVA cluster to the west and north west within an “G” MVA cluster to the east and northeast.

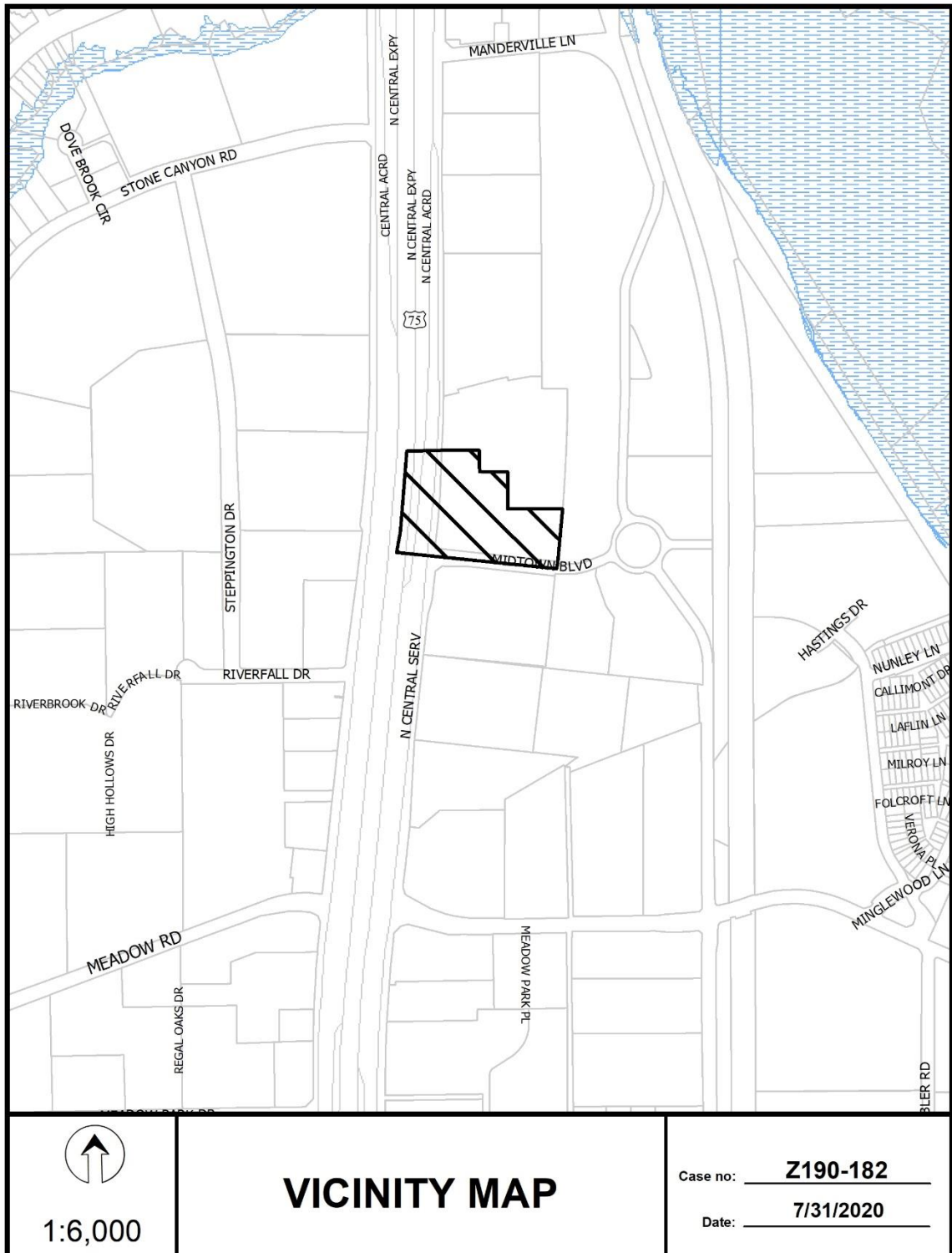
LIST OF PARTNERS

BVP NCE LLC

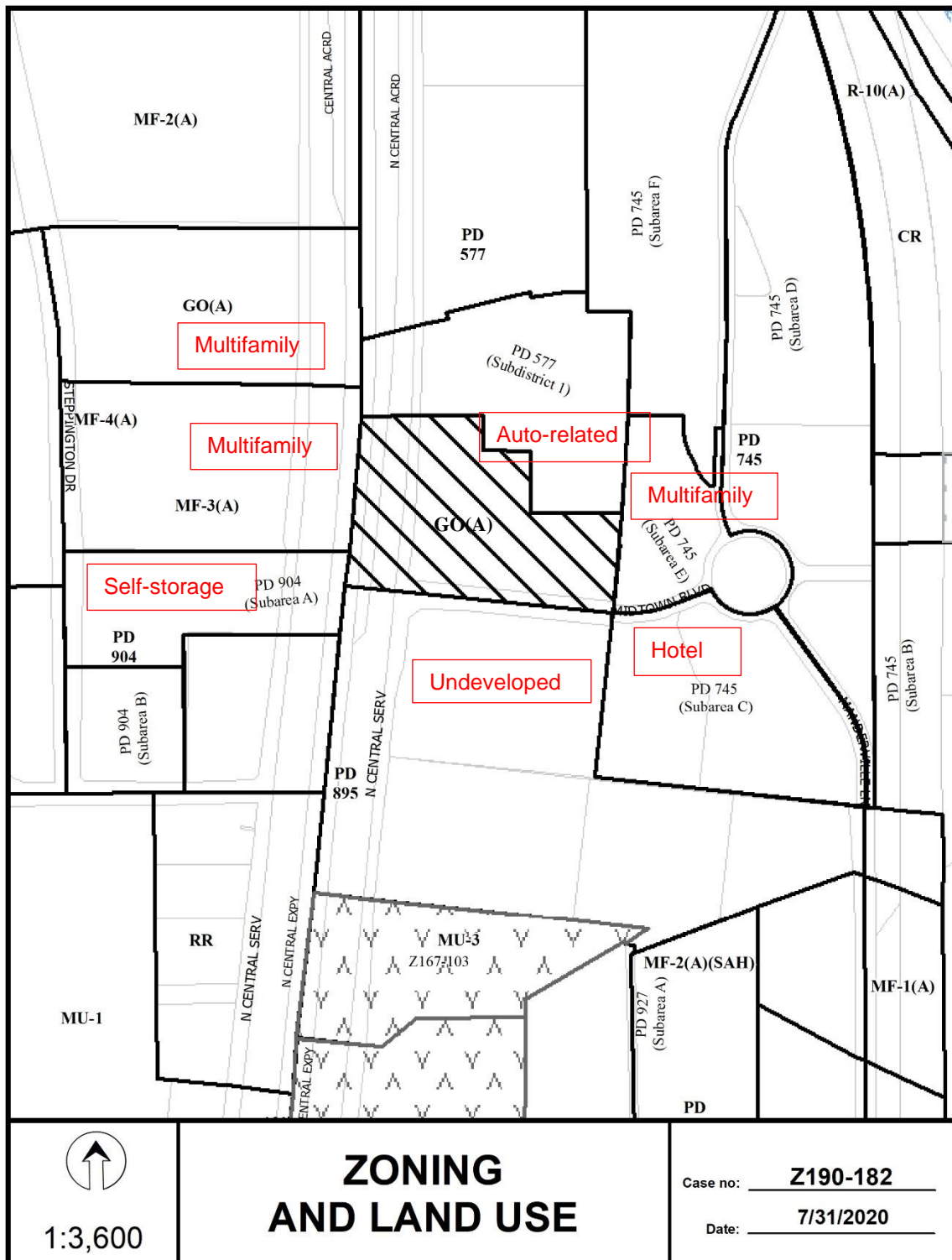
Manny Ybarza GP

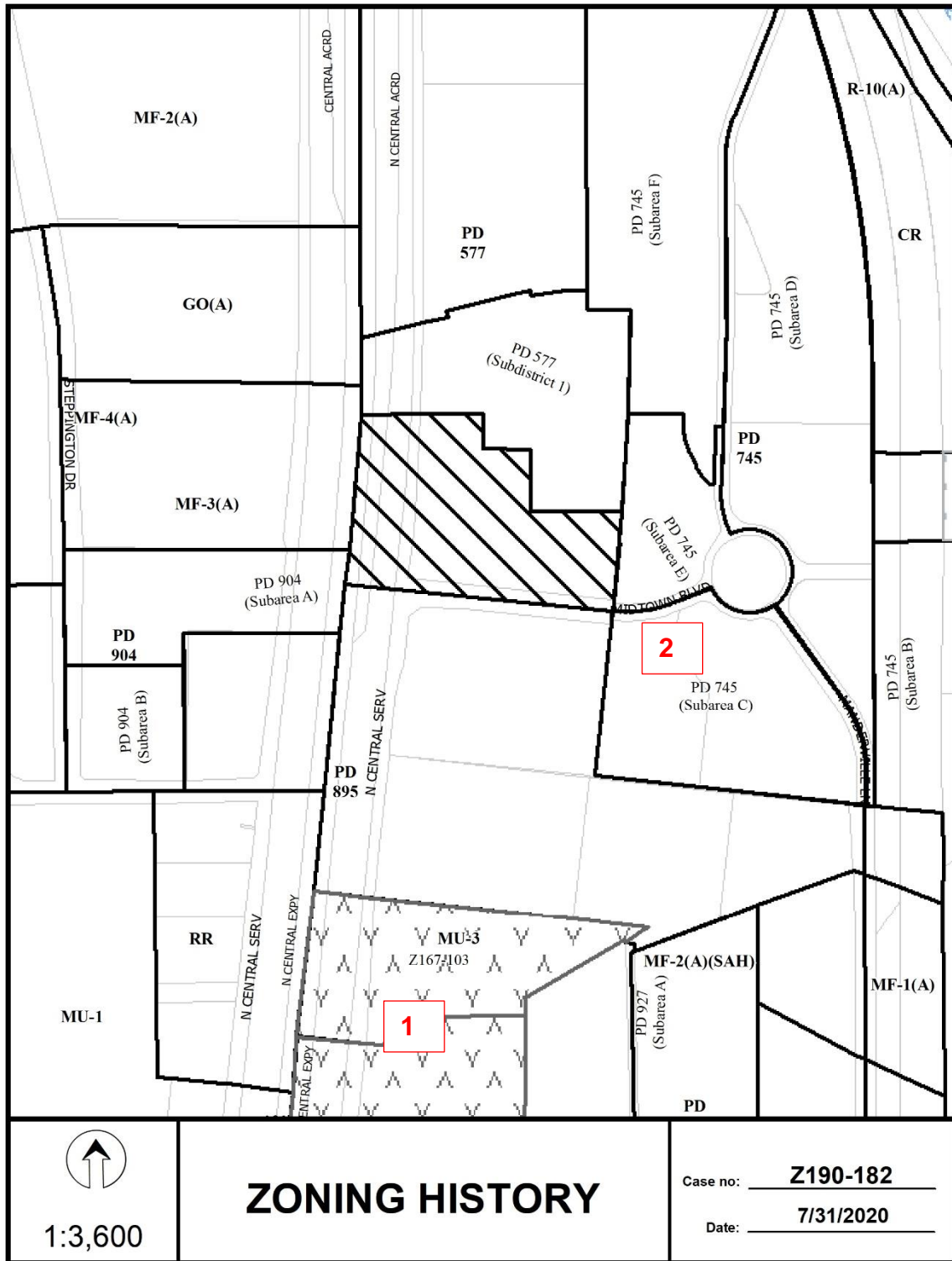
Randy Irlbeck

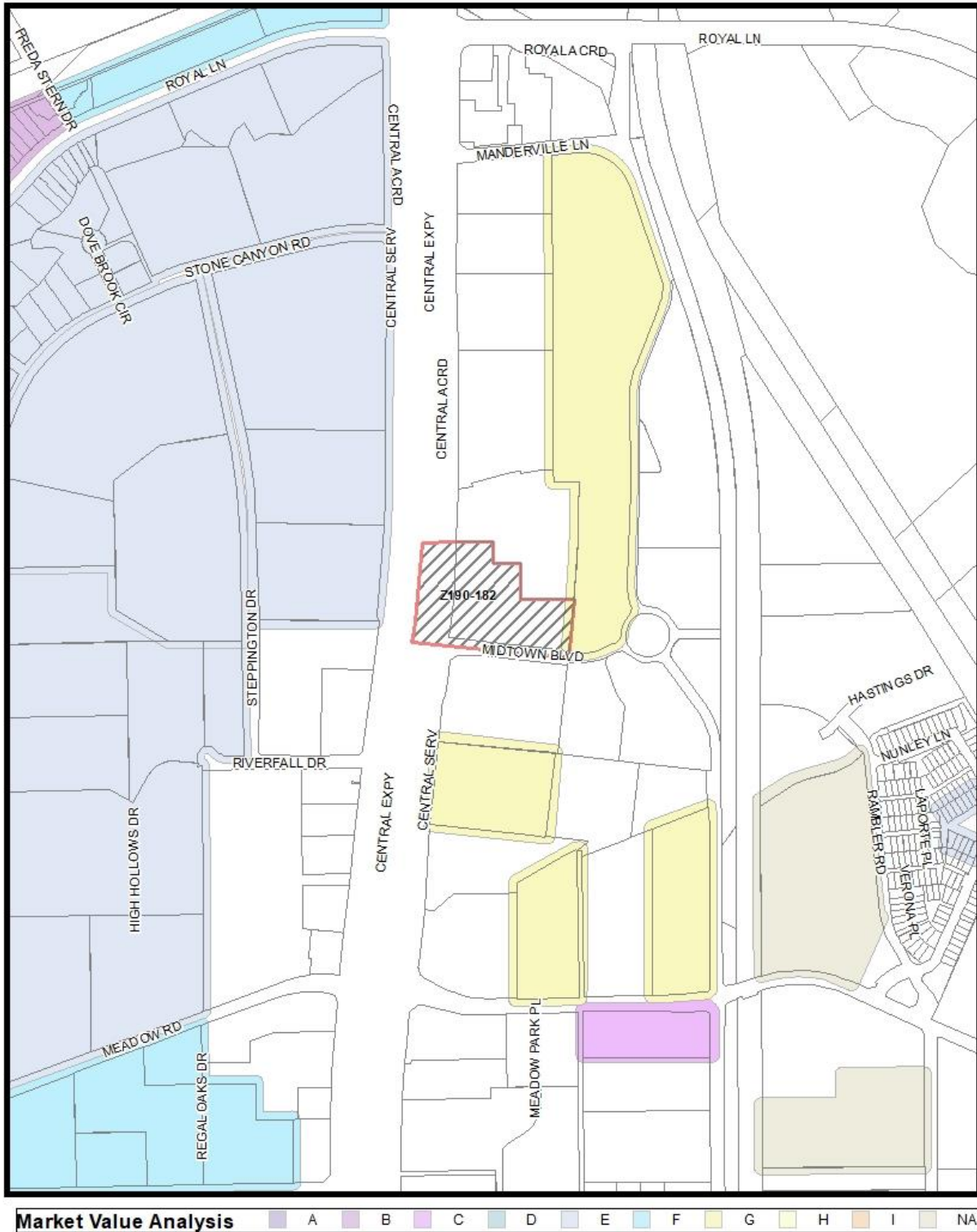
Michael Nadeau











1:6,000

Market Value Analysis

Printed Date: 7/31/2020



07/31/2020

Notification List of Property Owners***Z190-182******106 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10670 N CENTRAL EXPY	BVP NCE LLC
2	10640 STEPPINGTON DR	STEPPINGTON APARTMENTS LLC
3	10501 N CENTRAL EXPY	GO FEDERAL CREDIT UNION
4	7895 RIVERFALL DR	PS LPT PROPERTIES INVESTORS
5	10650 N CENTRAL EXPY	COMMODORE PTNRS LTD
6	10740 N CENTRAL EXPY	FAEC HOLDINGS LLC
7	10720 N CENTRAL EXPY	SK23 NORTH DALLAS LTD
8	8169 MIDTOWN BLVD	BREIT MF MIDTOWN
9	8182 MANDERVILLE LN	LEGACY AT MIDTOWN PARK INC
10	8190 MIDTOWN BLVD	SOUTHWEST TRANSPLANT ALLIANCE INC
11	8180 MIDTOWN BLVD	FREEDOM HOSPITALITY LLC
12	10650 STEPPINGTON DR	GALVEZ CHARLES
13	10650 STEPPINGTON DR	DUCHON MADELINE
14	10650 STEPPINGTON DR	CABRIA MARIOLA M
15	10650 STEPPINGTON DR	MAREK SHAUN J & MONIKA MUSILOVA
16	10650 STEPPINGTON DR	KAZIC EDIN
17	10650 STEPPINGTON DR	MINIKES ALAN N
18	10650 STEPPINGTON DR	HERRON RODNEY GLEEN &
19	10650 STEPPINGTON DR	MOORE JACQUELINE P
20	10650 STEPPINGTON DR	LONG MICHAEL A
21	10650 STEPPINGTON DR	BOSWELL YOLANDA ANN EST OF
22	10650 STEPPINGTON DR	NAIK MADHU
23	10650 STEPPINGTON DR	COBOS PEDRO &
24	10650 STEPPINGTON DR	KIRR REVOCABLE TRUST
25	10650 STEPPINGTON DR	PAHWA AMAN
26	10650 STEPPINGTON DR	ONORATO JUANITA

07/31/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10650 STEPPINGTON DR	ACEVES LUIS GONZAGA PUENTE
28	10650 STEPPINGTON DR	LEJEUNE AMANDA
29	10650 STEPPINGTON DR	DELEON KELLER SHELLEY SUE
30	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
31	10650 STEPPINGTON DR	JUREERATANA CINDY KWAN &
32	10650 STEPPINGTON DR	ANDRADE MIRIAM C
33	10650 STEPPINGTON DR	BEHROOZI KAMRAN
34	10650 STEPPINGTON DR	CREIGHTON LARRY &
35	10650 STEPPINGTON DR	GASPAR DAN
36	10650 STEPPINGTON DR	ADCOCK SHIRLEY A
37	10650 STEPPINGTON DR	DARRAH JOHN S
38	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA
39	10650 STEPPINGTON DR	PYSIAK FAMILY REVOCABLE LIVING TR
40	10650 STEPPINGTON DR	BRUER HOMER L
41	10650 STEPPINGTON DR	THOMPSON JEANNA LYNN
42	10650 STEPPINGTON DR	SUTTERFIELD PROPERTIES LLC
43	10650 STEPPINGTON DR	RUBIO ROSA
44	10650 STEPPINGTON DR	KELLY JOYCE ELLEN
45	10650 STEPPINGTON DR	BURKET JAMES R &
46	10650 STEPPINGTON DR	PRADHAN SHAMREEN S
47	10650 STEPPINGTON DR	EDWARDS RONALD
48	10650 STEPPINGTON DR	YERENA FIDEL
49	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA
50	10650 STEPPINGTON DR	WHITE SUE
51	10650 STEPPINGTON DR	GARVIN CATHERINE L
52	10650 STEPPINGTON DR	SMITH RITA
53	10650 STEPPINGTON DR	HARRISON MARY B
54	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT
55	10650 STEPPINGTON DR	MENDOZA IRMA Y LOREDO
56	10650 STEPPINGTON DR	LA LUZ PROPERTY MANAGEMENT INC
57	10650 STEPPINGTON DR	GATLIN AMANDA KAY

07/31/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10650 STEPPINGTON DR	UYS SHANE M
59	10650 STEPPINGTON DR	SPRUIELL STANLEY M
60	10650 STEPPINGTON DR	GALVIN DAVID &
61	10650 STEPPINGTON DR	PETCHKUROW JOHN A & SHARON C
62	10650 STEPPINGTON DR	MURILLO ESTALLA B
63	10650 STEPPINGTON DR	WALERCZYK CHRISTOPHER A
64	10650 STEPPINGTON DR	CAUSEVIC ADEL
65	10650 STEPPINGTON DR	CLARK MICHAEL & LYNNE
66	10650 STEPPINGTON DR	ANDERSON JARVIS W
67	10650 STEPPINGTON DR	BAILEY TONYA B
68	10650 STEPPINGTON DR	FIELDS CAMERON RAEANNE &
69	10650 STEPPINGTON DR	STANLEY JOHN R & JENNIFER J
70	10650 STEPPINGTON DR	KIRR REVOCABLE TRUST
71	10650 STEPPINGTON DR	MORALES MARIBEL G
72	10650 STEPPINGTON DR	SMITH SHIRLEY A
73	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
74	10650 STEPPINGTON DR	TEPLITSKAYA FAINA I
75	10650 STEPPINGTON DR	MEDASA INVESTMENTS LLC
76	10650 STEPPINGTON DR	LIU YAN
77	10650 STEPPINGTON DR	FUENTES ALMA
78	10650 STEPPINGTON DR	GREBOW MARTIN
79	10650 STEPPINGTON DR	ABAY ASMAMAW
80	10650 STEPPINGTON DR	PEAT MARIE NICOLE
81	10650 STEPPINGTON DR	SHULTS JANICE S &
82	10650 STEPPINGTON DR	REASONOVER TODD
83	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA
84	10650 STEPPINGTON DR	ZERMENO MARIA
85	10650 STEPPINGTON DR	GHEBRAY MICHAEL
86	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL
87	10650 STEPPINGTON DR	PRESKITT ELIZABETH
88	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD

07/31/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10650 STEPPINGTON DR	RIOPELLE ONEIDA
90	10650 STEPPINGTON DR	PERL JACK &
91	10650 STEPPINGTON DR	ANDREWS SUSAN
92	10650 STEPPINGTON DR	WEAVER MARNY & CODY
93	10650 STEPPINGTON DR	ORTEGA JUAN J
94	10650 STEPPINGTON DR	BROWN COURTNEY
95	10650 STEPPINGTON DR	LIM WILLIAM
96	10650 STEPPINGTON DR	GANE SUE H EST OF
97	10650 STEPPINGTON DR	LAL REVOCABLE TRUST
98	10650 STEPPINGTON DR	MCGIVERN ASHLEY
99	10650 STEPPINGTON DR	MCCLURE JOSHUA
100	10650 STEPPINGTON DR	SCHENKLER BRUCE G
101	10650 STEPPINGTON DR	KAZIC ESMA
102	10650 STEPPINGTON DR	MILLER SHERALYN O
103	10650 STEPPINGTON DR	SUMMEY JOHN M
104	10650 STEPPINGTON DR	YOUNG LAUREN A
105	10650 STEPPINGTON DR	MCINTOSH JAMES L
106	10650 STEPPINGTON DR	NGUYEN MYLY T

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 3, 2020
Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z190-278(CT) **DATE FILED:** November 12, 2019

LOCATION: South corner of South Malcolm X Boulevard and Louise Avenue

COUNCIL DISTRICT: 7 **MAPSCO:** 46 N

SIZE OF REQUEST: Approx. 0.48 acres. **CENSUS TRACT:** 204.00

REPRESENTATIVE: Scott Zink

APPLICANT/OWNER: City Square

REQUEST: An application for a MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for the construction of a 19-unit multifamily development on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an IM Industrial Manufacturing District and is currently undeveloped.
- The applicant proposes to construct a 19-unit multifamily development.

Zoning History: There have been two zoning change for the area of request in the past five years.

1. **Z167-189** On May 14, 2017, City Council approved an application for a MU-2 Mixed Uses District on property zoned an IM Industrial Manufacturing District on property located on the east corner of Dawson Street and Jeffries Street.
2. **Z190-197** On June 24, 2020, City Council approved an application for the expansion of Planned Development District No. 346 located on the north and west corners of Hickory and Jeffries Streets.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Malcolm X Boulevard	Community Collector	60 feet
Louise Avenue	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction 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. 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 complies with the following land use goals and policies of the Comprehensive Plan:

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

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing District	Undeveloped
North	Planned Development District No. 841	Community Center
East	IM Industrial Manufacturing District MU-1 Mixed Use District	Multifamily
South	IM Industrial Manufacturing District	Industrial Uses
West	IM Industrial Manufacturing District Planned Development District No. 346	Single Family Undeveloped

Land Use Compatibility:

The site is zoned an IM Industrial Manufacturing District and is currently undeveloped.

The property located to the north of the area of request, across South Malcom X Boulevard is zoned Planned Development District No. 841 and is developed with a community service center. East of the site across Louise Avenue is an MU-1 Mixed Use District which is developed with a multifamily development. To the immediate south there are several industrial uses and west across South Malcolm X Boulevard are single family dwellings.

The applicant's request for an MU-2 District will allow for the construction of a the proposed 19-unit multifamily development with an office to serve the multifamily use. The subject site is a compatible use with the multifamily development across Louise Avenue and the community service center use across South Malcolm X Boulevard, both sites are owned by the same entity. Planned Development District No. 841 offers a very limited number of allowable uses [industrial (inside) for light manufacturing, community service

center, office medical office, medical clinic or ambulatory surgical center, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, local utilities, and warehouse] and is geared toward continuing to serve residents of the existing MU-1 community and the proposed MU-2 development on the subject site.

An MU-2 District near the northeast edge of the current IM District leading into the Deep Ellum and Downtown areas of the city can provide much-needed transitional housing for people experiencing homelessness, and this expansion of the residential helps to continue this work. Additionally, IM, our most intense zoning district, is increasingly inappropriate for property so close to Downtown.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial Manufacturing – existing	15 adj to expy and thoroughfares 0' in all others	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110'	80%	Proximity Slope Visual	Heavy Industrial Manufacturing
MU-2 Mixed Use District – proposed	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A multifamily development is required to have 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 required parking is restricted to resident parking. The applicant is proposing 19 one-bedroom dwelling units which would require 5 additional parking spaces should required parking be restricted to resident parking.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code.

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 Site is within an “E” MVA Category; and south, east, and northeast of the request site.

List of Officers

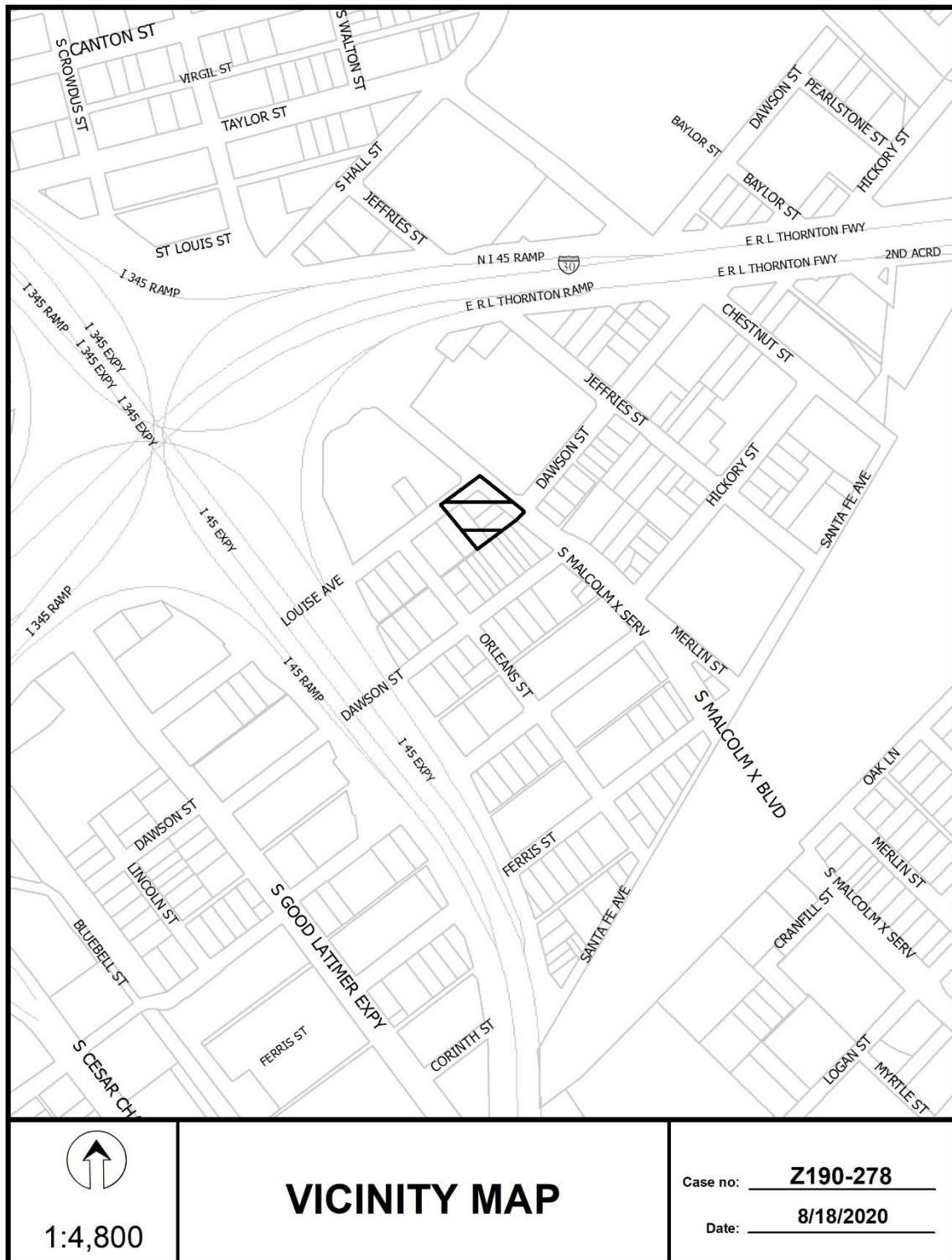
City Square Housing

Officers:

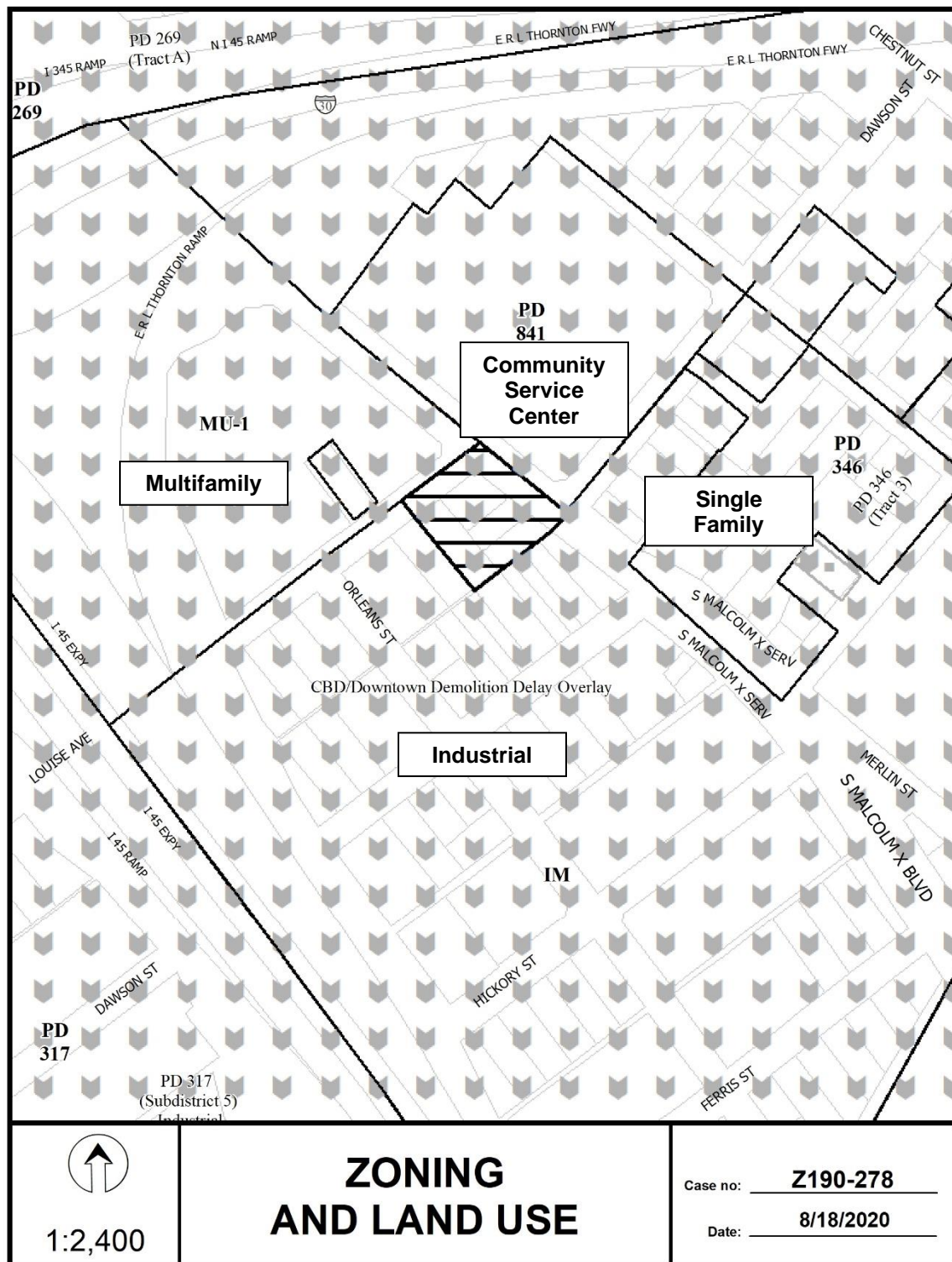
Chad Backer – Executive Director
Tom Milner – Chief Financial Officer

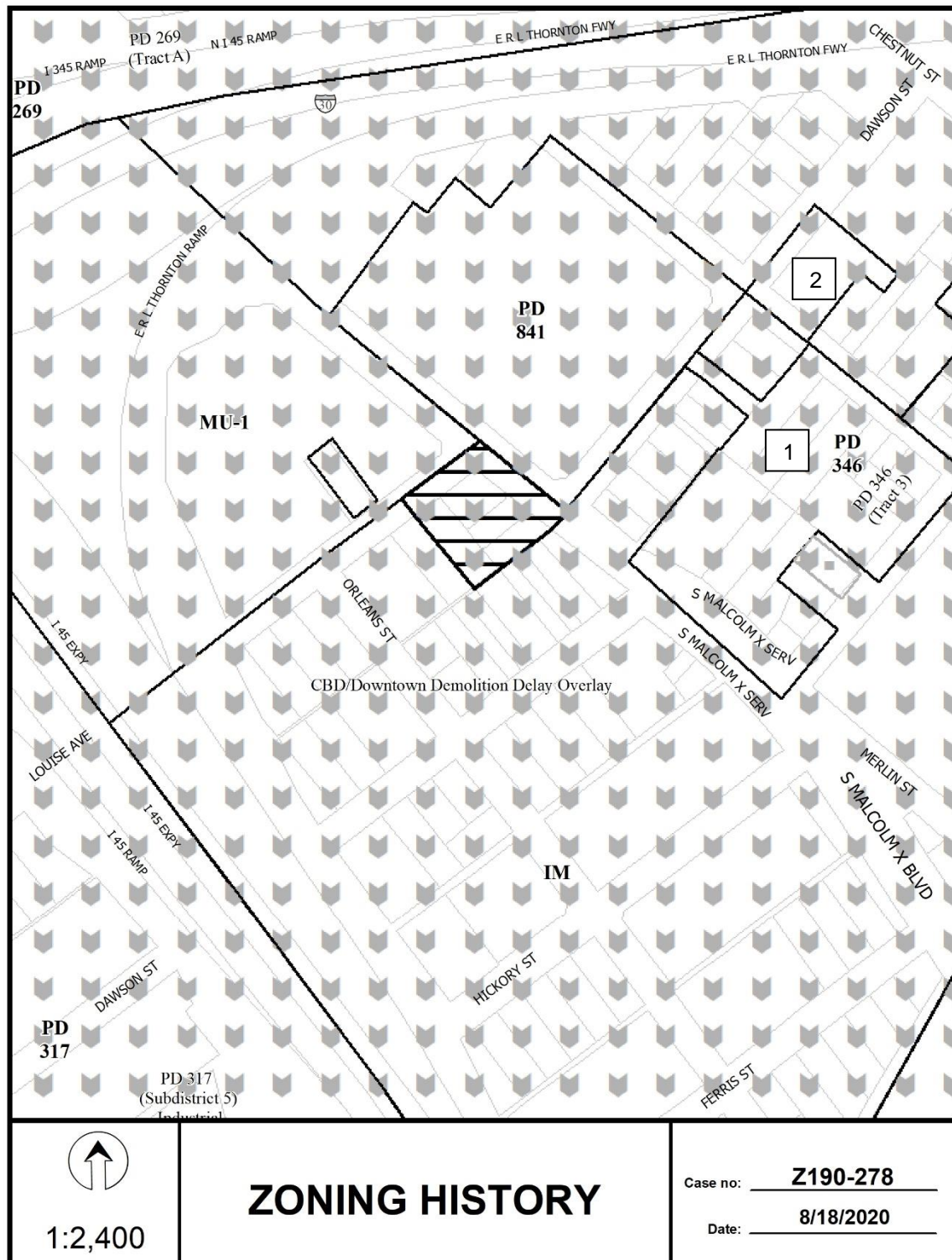
Board of Directors:

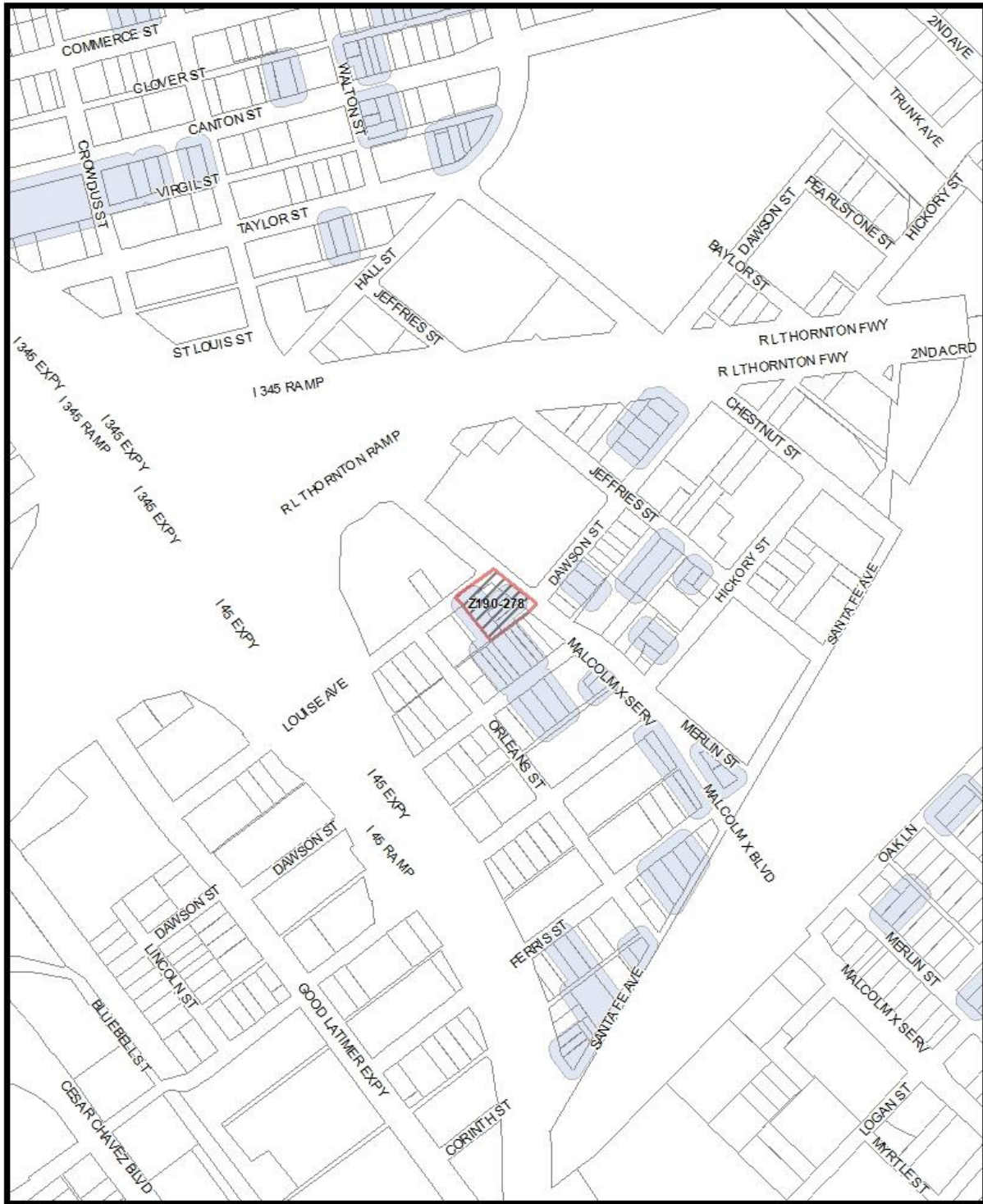
Larry James – Chairman of the Board
John Greenan – Board Secretary
Larry Hamilton – Board Member











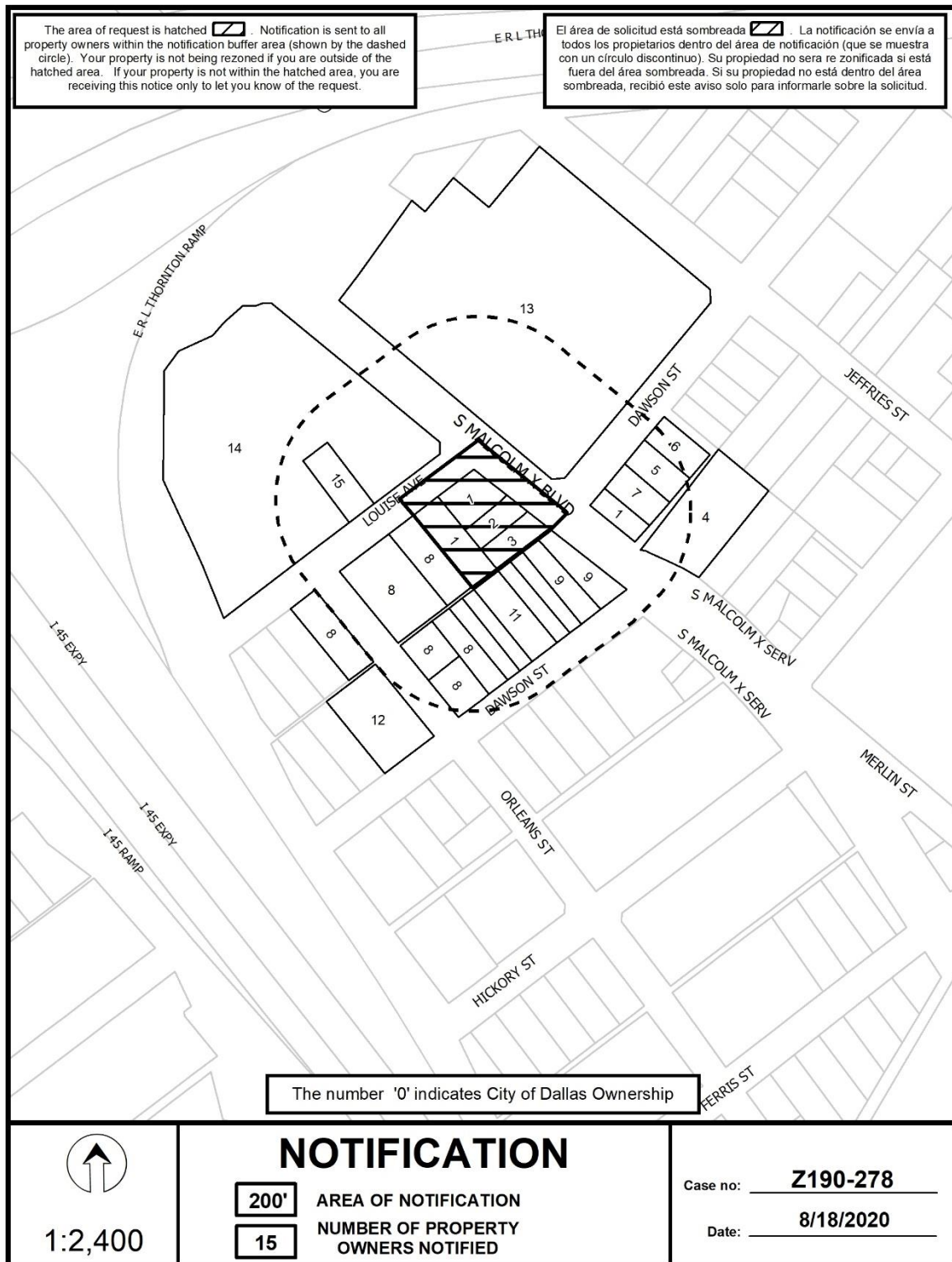
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 8/18/2020



08/18/2020

Notification List of Property Owners

Z190-278

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2800 DAWSON ST	CITY SQUARE
2	1705 S MALCOLM X BLVD	CITY SQUARE
3	1709 S MALCOLM X BLVD	CITY SQUARE
4	1806 S MALCOLM X BLVD	SHELTER MINISTRIES OF DALLAS
5	2808 DAWSON ST	RAMIREZ HERMAN
6	2812 DAWSON ST	GARCIA FRED
7	2804 DAWSON ST	RODRIGUEZ PHILLIP LIFE ESTATE
8	1702 ORLEANS ST	OM TRADING INC
9	2723 DAWSON ST	JONES BERNICE
10	2717 DAWSON ST	PEREZ BLAS & ASUNCION
11	2713 DAWSON ST	LARA FRANCISCO FLORES
12	2633 DAWSON ST	ORCHARD JAMES W III
13	1610 S MALCOLM X BLVD	CDM CENTER OF HOPE INC
14	1625 S MALCOLM X BLVD	CENTRAL DALLAS COMMUNITY DEV CORP
15	2705 LOUISE AVE	COTTAGES AT HICKORY CROSSING LLC

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 3, 2020****Planner: Carlos A. Talison Sr., J.D.****FILE NUMBER:** Z190-190(CT)**DATE FILED:** January 27, 2020**LOCATION:** Northwest line of Forney Road, northeast of Lawnview Avenue**COUNCIL DISTRICT:** 7**MAPSCO:** 47 L**SIZE OF REQUEST:** approx. 5,600 sf**CENSUS TRACT:** 84.00**REPRESENTATIVE:** Jorge Hernandez, America Plans & Permits**APPLICANT/OWNER:** Christian Montoya, sole owner

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the subject site to be used in conjunction with the tool or equipment rental use abutting the property to the west.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On August 6, 2020, the City Plan Commission held this item under advisement until August 20, 2020. On August 20, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

BACKGROUND INFORMATION:

- The request site is currently developed with a vacant structure and is zoned an R-7.5(A) Single Family District.
- The applicant proposes to use the current structure as an office for the tools or equipment use.
- The most recent Certificate of Occupancy was issued in 2009 for a nursery, garden shop, or plant sales use on the property.
- Certificates of Occupancy for the nursery, garden shop, of plant sales use may have issued in error. The site has been issues multiple Certificate of Occupancies for the use dating back to the year 1988.

Zoning History: There have been two zoning changes in the vicinity during the last five years.

1. **Z190-154** On June 18, 2020, the City Plan Commission approved the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. **Z178-345** On April 24, 2019, City Council approved the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Lawnview Avenue	Community Collector	60 feet	60 feet
Forney Road	Community Collector	60 feet	60 feet

Traffic.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding 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 complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT**GOAL 2.4** CREATE AND MAINTAIN AN ENVIROMENT FRIENDLY TO BUSINESSES AND ENTREPRENUERS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Vacant
North/ Northeast	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	CR-D-1	Retail/Personal Service
West	CR-D-1	Tool and Equipment Rental

Land Use Compatibility:

The site is undeveloped, and the applicant is seeking to expand the tool or equipment use located on the property west of the subject site. Abutting the property to the north and northwest are residential and the property to the south includes a multi-tenant commercial development that houses personal service uses and a church. Northwest of the site are office, retail, and personal service uses. The property was most recently used as a nursery, garden shop, or plant use. Across Forney Road from the subject site, the property is zoned a CR District which continues to the corner of Churchill Street directly across from the subject site. This change would mirror the zoning across Forney Road, as well as create a "hard line" for the CR District for this area.

The applicant has offered deed restrictions to limit the proximity of tools and equipment stored on the property; forbidding items from being 20 from all residential districts. The deed restrictions also limit a number of uses common to the CR district to protect the residential district. Uses allowed would include tool or equipment repair use and office use.

Staff supports the applicant's request because 1) the applicant's proposal to limit uses and storage of tool and equipment would decrease the likelihood of nuisances to the surrounding residential properties, and 2) the 20-foot side and rear setback for the proposed use from all residential zoning districts. The property would also need to maintain the R-7.5(A) front yard setback or 25 feet on the property as to preserve the block face continuity.

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 subject site is within an "H" MVA Category and is surrounding by "H" classification on the east and south of the property.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
CR - Proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: Parking will be provided in accordance with the Dallas Development Code, as amended. Parking for the tool or equipment use will require one parking space per 200 feet of floor area.

The Owner does hereby **PROPOSED DEED RESTRICTIONS** following deed restrictions ("restrictions"), to wit:

1. Tools and equipment store on the property must be at least 20 feet from any residential zoning district.
2. Commercial Services (CR) uses shall be prohibited as follows:
 - (A) Agricultural uses.
 - Crop production.
 - (B) Commercial and business service uses.
 - Building repair and maintenance shop.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory.
 - (C) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
 - (D) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum.
 - College, university, or seminary.
 - Community service center.
 - Convent or monastery.
 - Hospital.
 - Open-enrollment charter school or private school.
 - Public school other than an open-enrollment charter school.
 - (E) Lodging uses.
 - Hotel and motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
 - (F) Miscellaneous uses.
 - Attached non-premise sign.
 - Carnival or circus (temporary).
 - Temporary construction or sales office.
 - (G) Office uses.
 - Alternative financial establishment.
 - Financial institution with drive-in window.
 - (H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.

(I) Residential uses.

- College dormitory, fraternity, or sorority house.

(J) Retail and personal service uses.

- Alcoholic beverage establishments.
- Ambulance service.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- 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.
- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(L) Utility and public service uses.

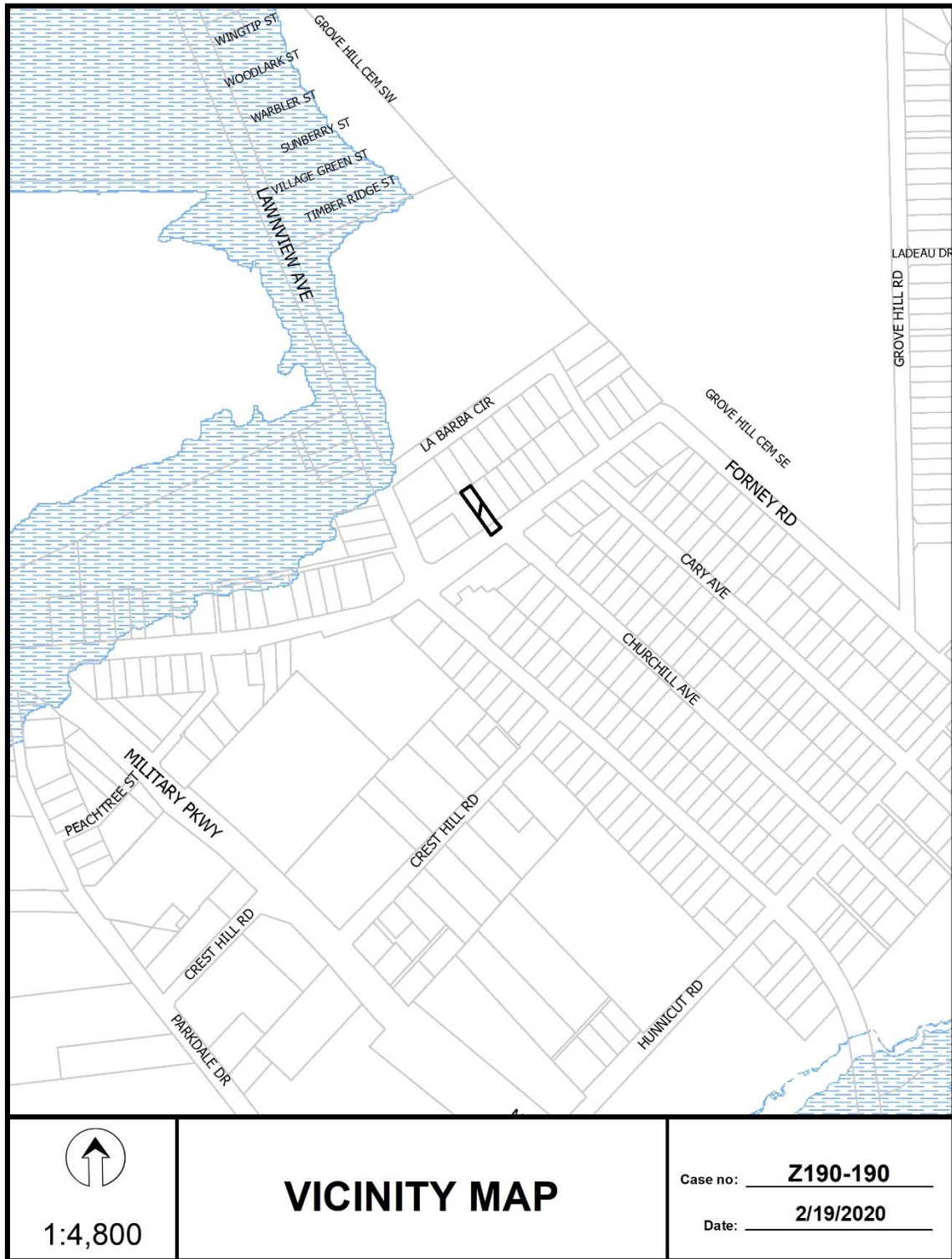
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.

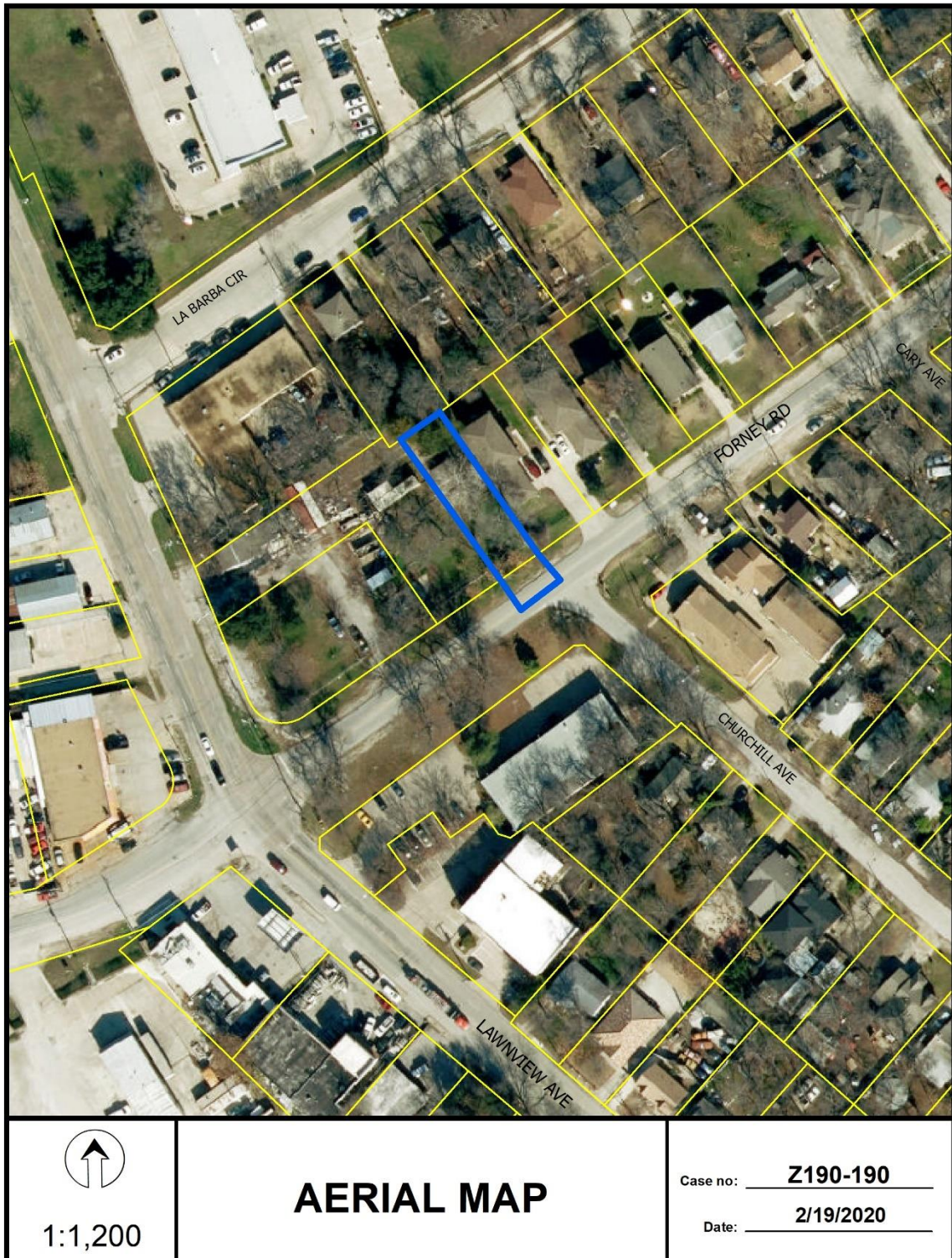
Z190-190(CT)

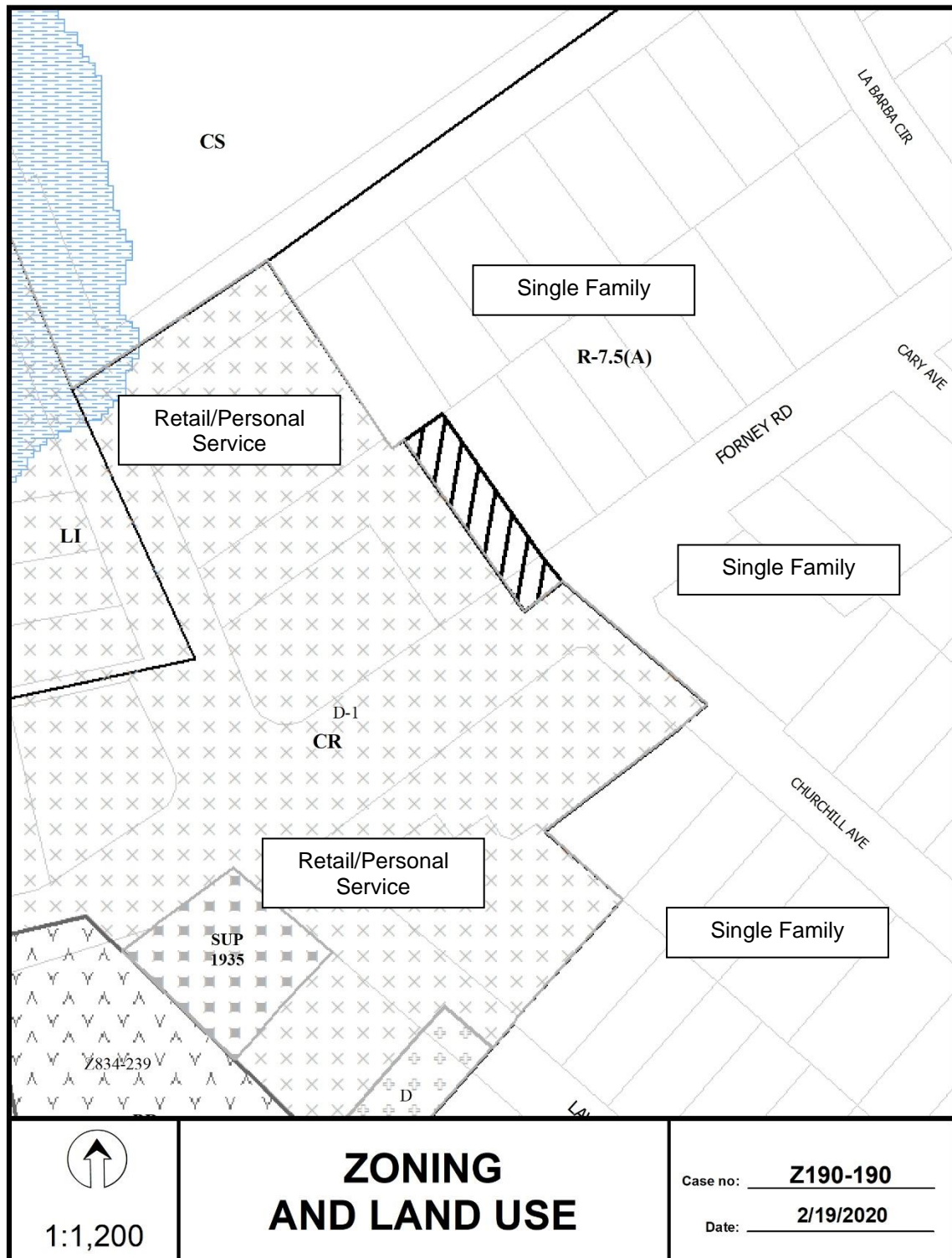
- Post office.
- Radio, television or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(M) Wholesale, distribution, and storage uses.

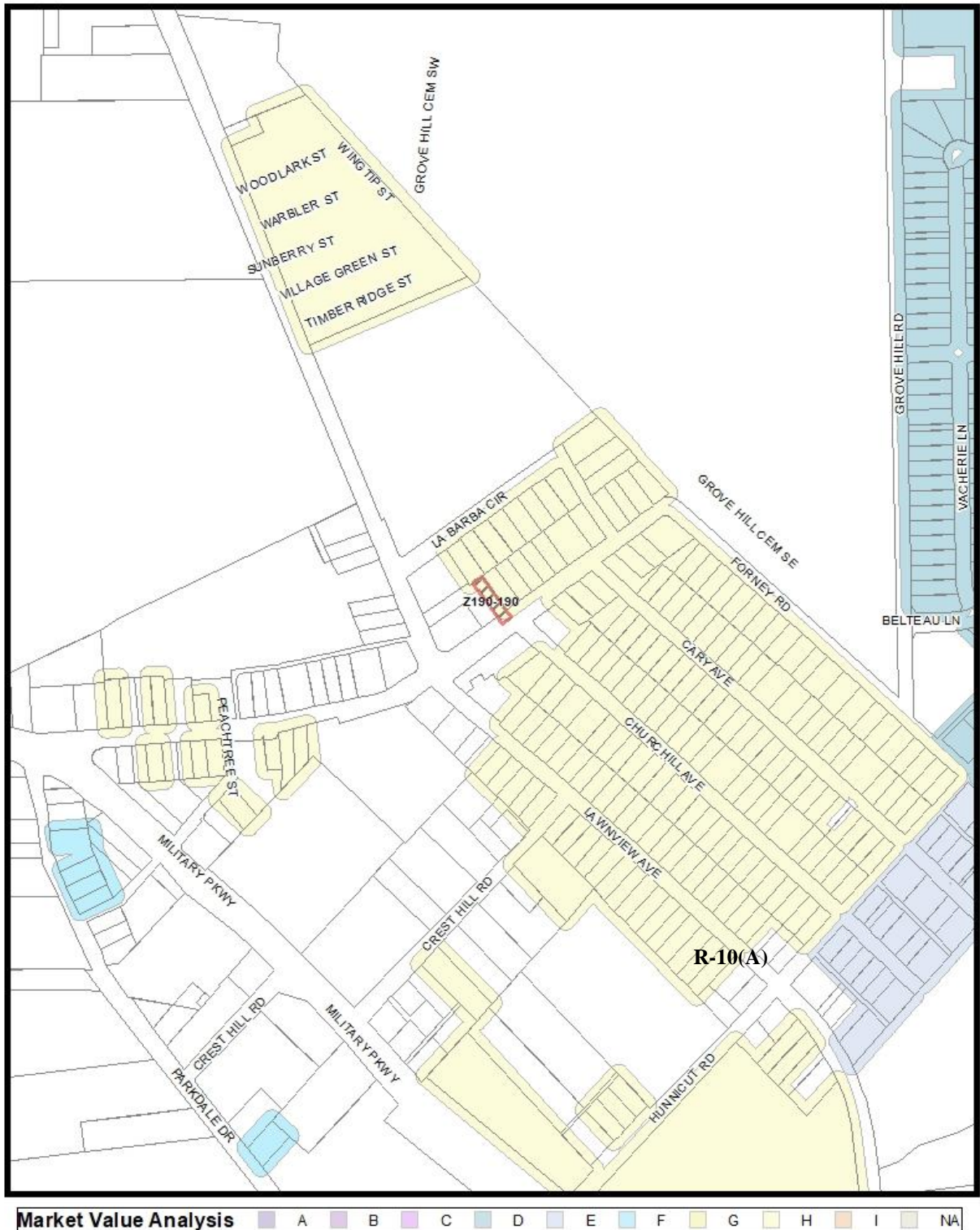
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection







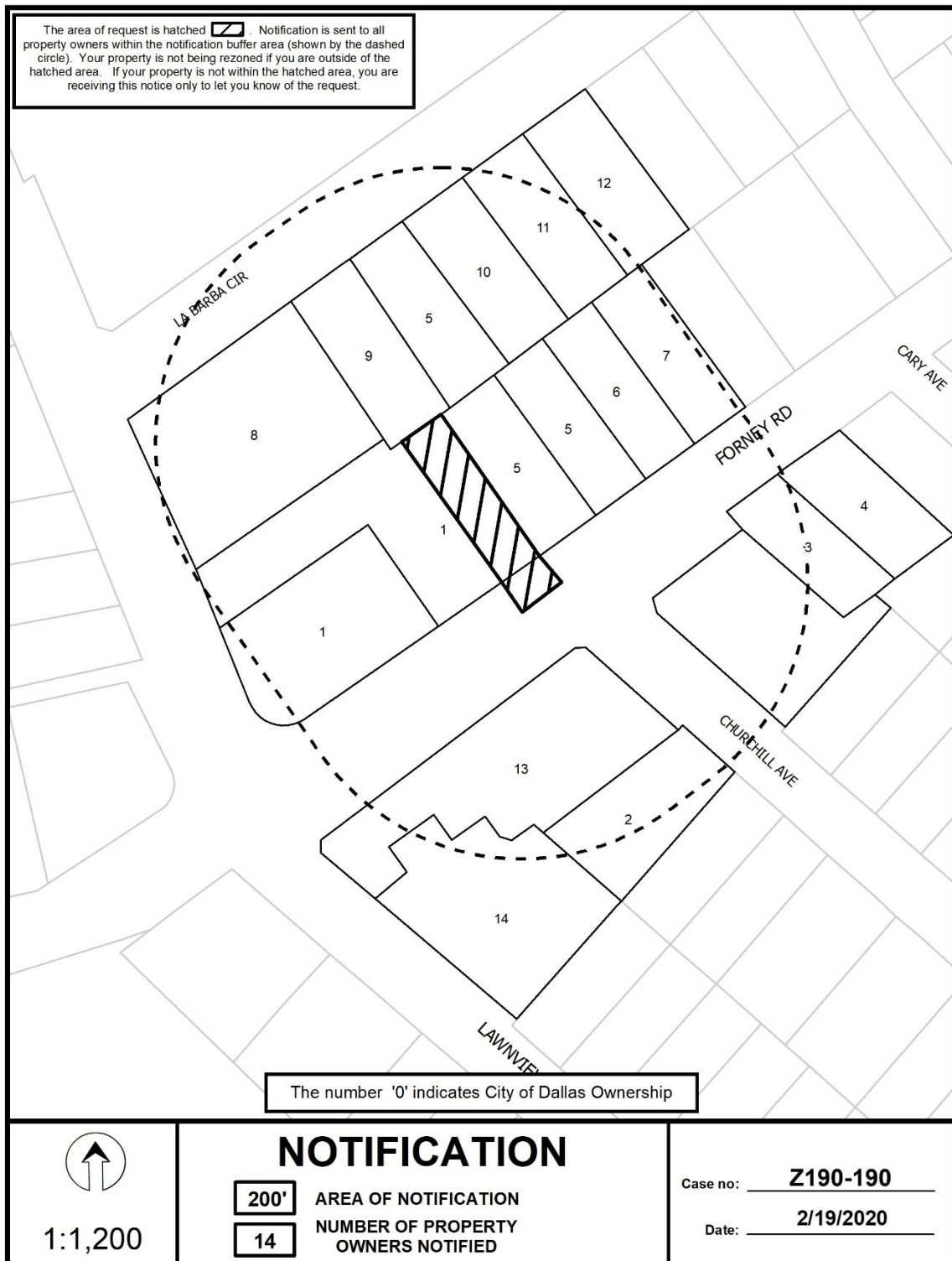




1:4,800

Market Value Analysis

Printed Date: 2/19/2020



02/18/2020

Notification List of Property Owners

Z190-190

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5511 FORNEY RD	MONTOYA CHRISTIAN A
2	5610 CHURCHILL AVE	FAZ HECTOR &
3	5538 FORNEY RD	ZAMARRIPA FELIX C &
4	5542 FORNEY RD	MIRELES JUAN
5	5521 FORNEY RD	MORRIS HARLEY T
6	5531 FORNEY RD	BIBANCO PATRICIA
7	5535 FORNEY RD	DEGONZALEZ NORA H
8	4540 LAWNVIEW AVE	SAM SURAJ LLC
9	5508 LA BARBA CIR	GUERRA CYNTHIA ROSALES
10	5516 LA BARBA CIR	BANDA SUSAN P
11	5520 LA BARBA CIR	MATA LUCINO RICO
12	5524 LA BARBA CIR	MALONE ILONA M
13	4442 LAWNVIEW AVE	ESCOBAR J ALEJANDRO & GLORIA M ESCOBAR
14	4440 LAWNVIEW AVE	CLMTXAS HOLDINGS LLC

FILE NUMBER: Z190-201(CT)

DATE FILED: August 2, 2019

LOCATION: Northwest corner of South Lancaster Road and Crouch Road

COUNCIL DISTRICT: 8

MAPSCO: 65 R

SIZE OF REQUEST: +/- 63.45 Acres

CENSUS TRACT: 113.00

OWNER/APPLICANT: LDG Development

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club.

SUMMARY: The purpose of the request is to develop the site with a multifamily development to include 300 units with proposed future multifamily and retail development.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan and conditions.

PRIOR CPC ACTION: On July 23, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

BACKGROUND INFORMATION:

- The approximately 63.458-acre request site is currently undeveloped.
- The request site is located within an R-7.5(A) Single Family District which does not allow for multifamily uses.
- The applicant proposes a Planned Development District for MU-1 Mixed Use District uses and standards, with modified development standards for 15' front yard setbacks and no side and rear yard setbacks, parking for multifamily to be parked at one and one-half parking space per dwelling unit, and a landscape plan. The applicant is intending to develop the site with multifamily and retail/personal service uses.

Zoning History:

There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	107 feet
Crouch Road	Residential Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Land Use Element

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

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

UNT Dallas Area Plan:

The Urban Neighborhood (UN) development blocks are portions of Walkable Mixed-Use Areas that are primarily residential with small concentrations of offices, retail, and civic uses located at key intersections or corridors. Urban neighborhoods promote a diverse choice of housing types ranging from small lot single family to townhouses, to apartments and condominiums at moderate densities (1 to 3 stories). These areas will ensure appropriate height and density transitions between existing single family neighborhoods and activity centers like the UNT-Dallas Campus and transit stations.

Area UN4 - This area will primarily provide townhouses and limited mixed-use development within easy access of the Camp Wisdom DART Station. This area is anticipated to help meet housing demand generated by VA Hospital employees. The height should be limited to 3 stories due to the topography in the area.

STAFF ANALYSIS

Surrounding:

	Zoning	Land Use
Site	R-7.5(A) SUP No. 184	Undeveloped Private Country Club
North	R-7.5(A)	Single Family
East	MH(A) MF-2(A) SUP No. 210	Manufactured Home Single Family Nursing Home
South	PD No. 625	Retirement Housing Undeveloped
West	R-7.5(A)	Undeveloped

Land Use Compatibility

The approximately 63.458-acre request site is currently undeveloped. The request site has access from South Lancaster Road and Crouch Road and contains the easement for a possible future expansion of Red Bird Lane.

The applicant proposes a Planned Development District for MU-1(A) Mixed Use District uses and standards, with modified development standards for 15' front yard setbacks and no rear and side yard setbacks and parking for a multifamily development to be parked at 1.5 off-street parking spaces required per dwelling unit. The applicant is intending to develop the site with multifamily and retail/personal service uses. The development will include 360 multifamily units in Phase 1. Phase 2 will be developed later with multifamily uses and Phase 3 will complete the development with retail/personal services uses.

The proc

The UNT Dallas Area Plan's Consensus Vision for areas deemed Urban Neighborhoods seeks primarily residential development with small concentrations of office, retail, and civic uses at key intersections and corridor. Staff views this development as the type of development that was envisioned with the area plan was created. Lancaster road and

Crouch Road will become to a key intersection in the area and this project will help towards the goals of the area plan.

Considering the compatibility between the existing single family residential and the proposed moderate density, and the other institutional uses that are generally compatible and supporting the residential uses, staff is supporting the proposed uses combination for the request site.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot area for residential use (sq.f.)
	Front (min)	Side (min)	Rear (min)			
Existing: R-7.5(A)	5'	10'	15'	30'	45% 25% non r	SF: 7,500
Proposed PD (deviations from MU-1)	15'	No min		MU-1(A)	MU-1(A)	MU-1(A)
MU-1(A) (for comparison)	15'	20' adjacent to residential OTHER: No Min.	20' adjacent to residential OTHER: No Min.	36' 3 stories	80%	SF, D: 3,000 No separate bedroom: 1,000 One bedroom/DU: 1,400 2 bedrooms/DU: 1,800 For each additional bedroom: 200

Overall, the most significant changes in development rights would include the increase of the front yard to 15 feet, elimination of setback requirements for side and rear yards, and density.

Parking:

The applicant's proposed conditions include a reduction of the required minimum off-street parking for the multifamily use from one parking space per bedroom to one- and one-half parking space per dwelling unit. The reduction is supported by the proximity to the DART station and less reliance on automobile transportation to the development.

Landscaping:

At the time of development, landscape will be provided per the requirements of Article X of the Development Code, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 subject site is uncategorized, the adjacent properties are located within Category “G” and “H.”

LIST OF PARTNERS

LDG Development

Chris Dischinger, Co-Principal

Mark Lechner, Co-Principal

Lisa Becker, Chief Financial Officer

Scott Brian, Director of Development

Jake Brown, Development Manager

Nick Chitwood, Executive Vice President

Justin Hartz, Director of Development

Zac Linsky, Development Manager

Owners:

Arsia Ahulia Adams

Gloria M. Adams

Julia A. Adams

C. Deborah Alhborn

PROPOSED CONDITIONS

PROPOSED CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD _____ is established on property located at the northwest corner of South Lancaster Road and Crouch Road. The size of PD _____ is approximately 63.458 acres.

SEC. 51P- _____.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 nonresidential zoning district.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

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

(a) For uses in Tract 1, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other Tracts, 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.

(c) For single family uses, a final plat may serve as the development plan in all phases of development.

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

(a) In general. Except as provided, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

(b) Prohibited uses. The following main uses are prohibited.

- Animal shelter or clinic with outside runs.
- Auto service center.
- Car wash.
- Cemetery or mausoleum.
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Labor hall.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Recycling buy-back center.
- Swap or buy shop.

(c) Tracts 1 and 2. Tracts 1 and 2 are limited to the following land uses.

- Handicapped group dwelling unit.
- Local utilities.
- Multifamily
- Retirement housing.
- Single family.

(d) Tracts 3 and 4. Residential uses are prohibited.

SEC. 51P- _____.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 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) Accessory community center (private) is permitted by right and the structure must be shown on the development plan.

(c) Accessory structures such as, gazebos, game courts, playgrounds, pools, and trellises are not required to be shown on the development plan.

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 section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(b) Front yard. Minimum front yard is 15 feet. Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

(c) Side and rear yard. No side or rear yard is required.

(d) Density. Maximum number of dwelling units is 542.

(e) Floor area ratio. Maximum floor area ratio for non-residential uses is 0.4.

(f) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412 .) Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 36 feet.

(g) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories. Maximum number of stories above grade is three.

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

(a) In general. Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Multifamily. For a multifamily use, a minimum of 1.5 off-street parking spaces per dwelling unit is required.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.112. DESIGN STANDARDS.

(a) Fencing.

(1) Maximum fence height along Crouch Street and Lancaster Street is six feet. Fence materials along Crouch Street and Lancaster Street must be:

(A) brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials; and

(B) no more than 50 percent opaque.

(2) Pedestrian gates or pedestrian access at vehicular ingress/egress points must be provided along Crouch Street for every 150 feet of fence length.

(b) Sidewalks. Minimum unobstructed sidewalk width of six feet is required along Crouch Street and Lancaster Street.

(c) Pedestrian lighting. Pedestrian scale lighting must be provided along required sidewalks at 50-foot intervals along Crouch Road. To qualify as pedestrian scale lighting, lighting must:

- (1) provide a minimum of 1.5 footcandles; and
- (2) be mounted at a height no greater than 14 feet.

(c) Multifamily structures.

(1) Individual entries. For multifamily structures within 50 feet of the Crouch Street right-of-way, each structure must have street facing doors that connect to a sidewalk that connects to the Crouch Street sidewalk.

(2) Building placement along Crouch Street. Maximum front yard setback along Crouch Street is 50 feet for multifamily structures. A minimum of 60 percent of the Crouch Street frontage must have multifamily structures located between the minimum and maximum front yard. Driveways, visibility triangles, and floodplain easements are excluded from the frontage calculation for this paragraph.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. 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.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

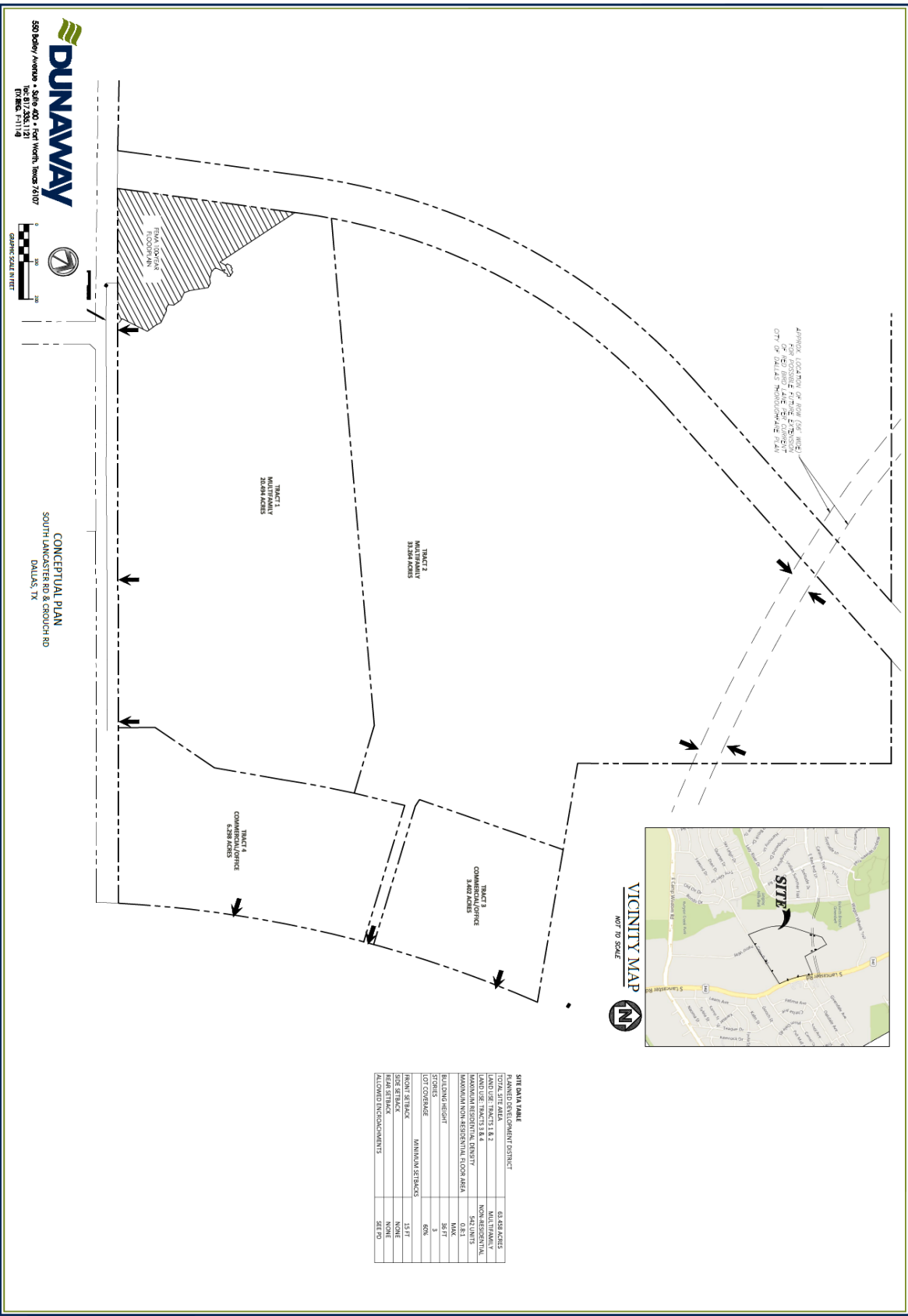
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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

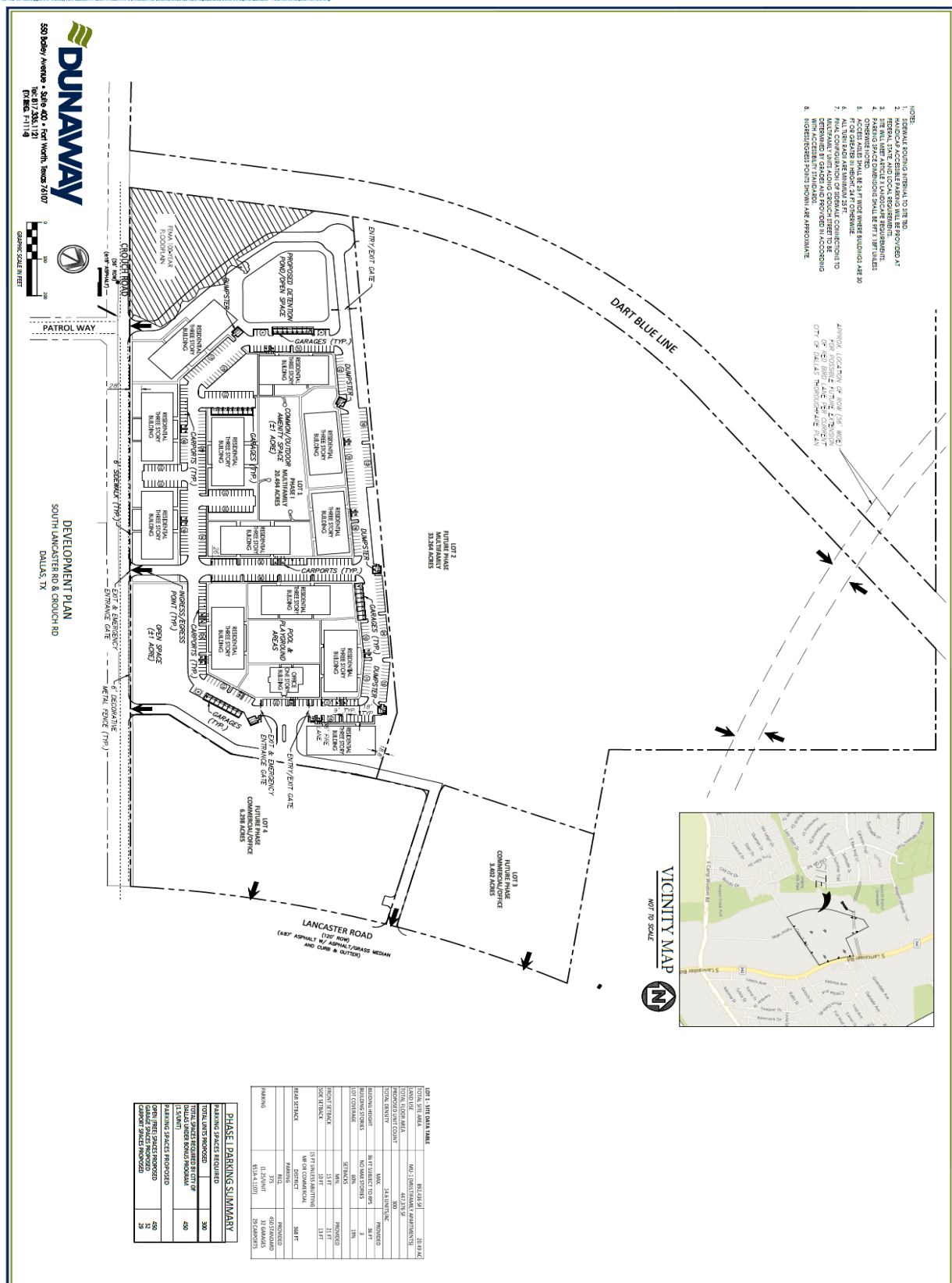
Z190-201(CT)

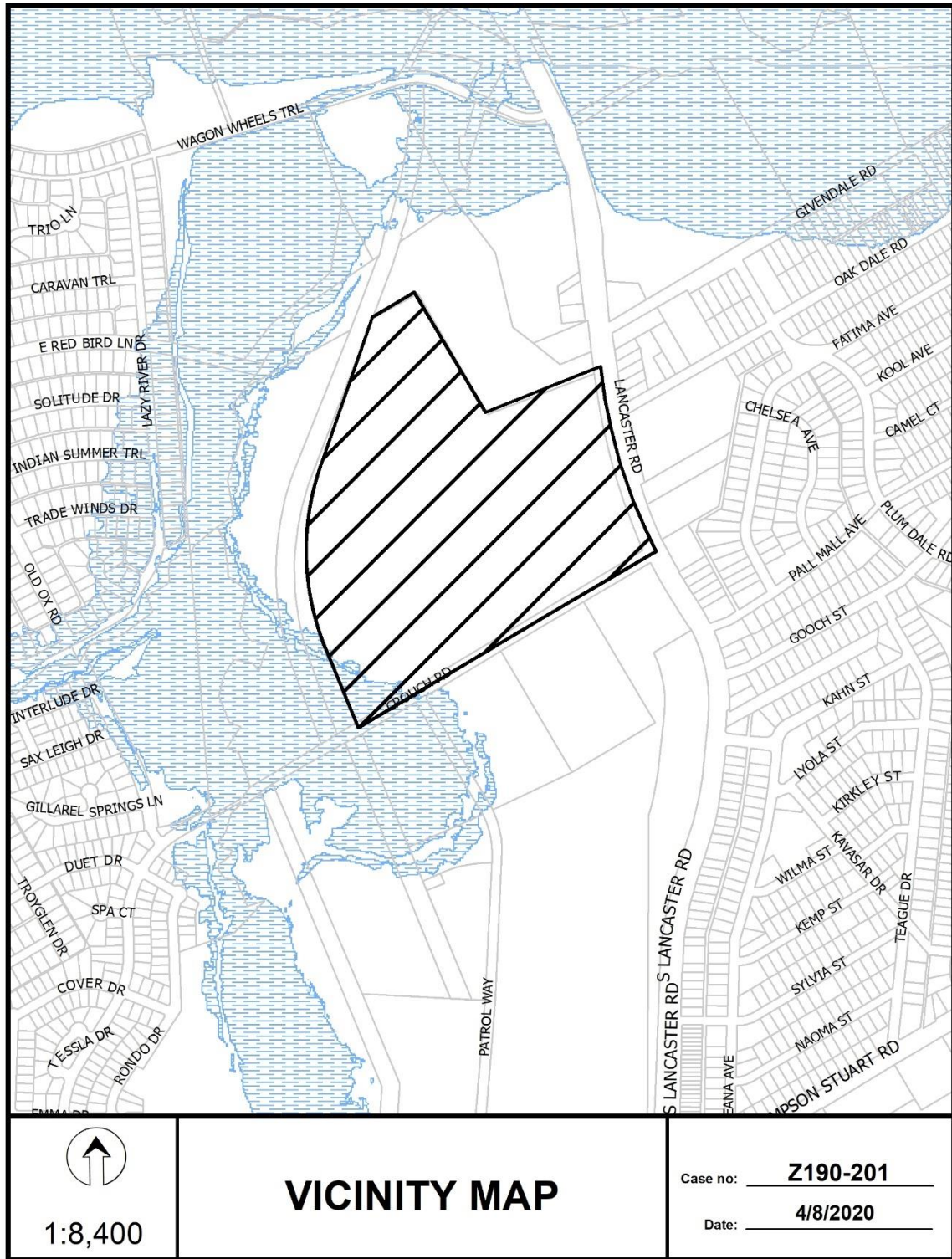
with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED CONCEPTUAL PLAN

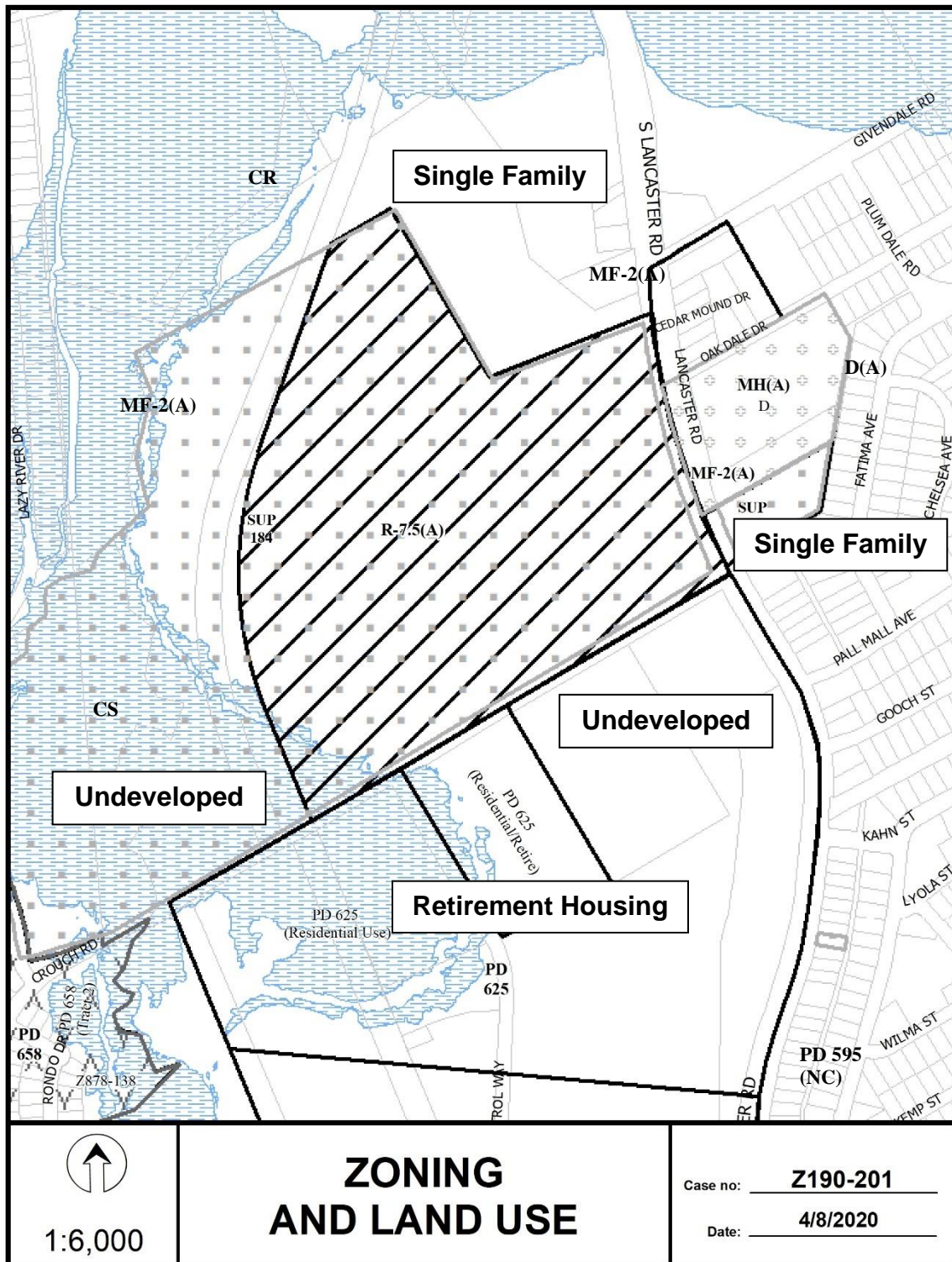


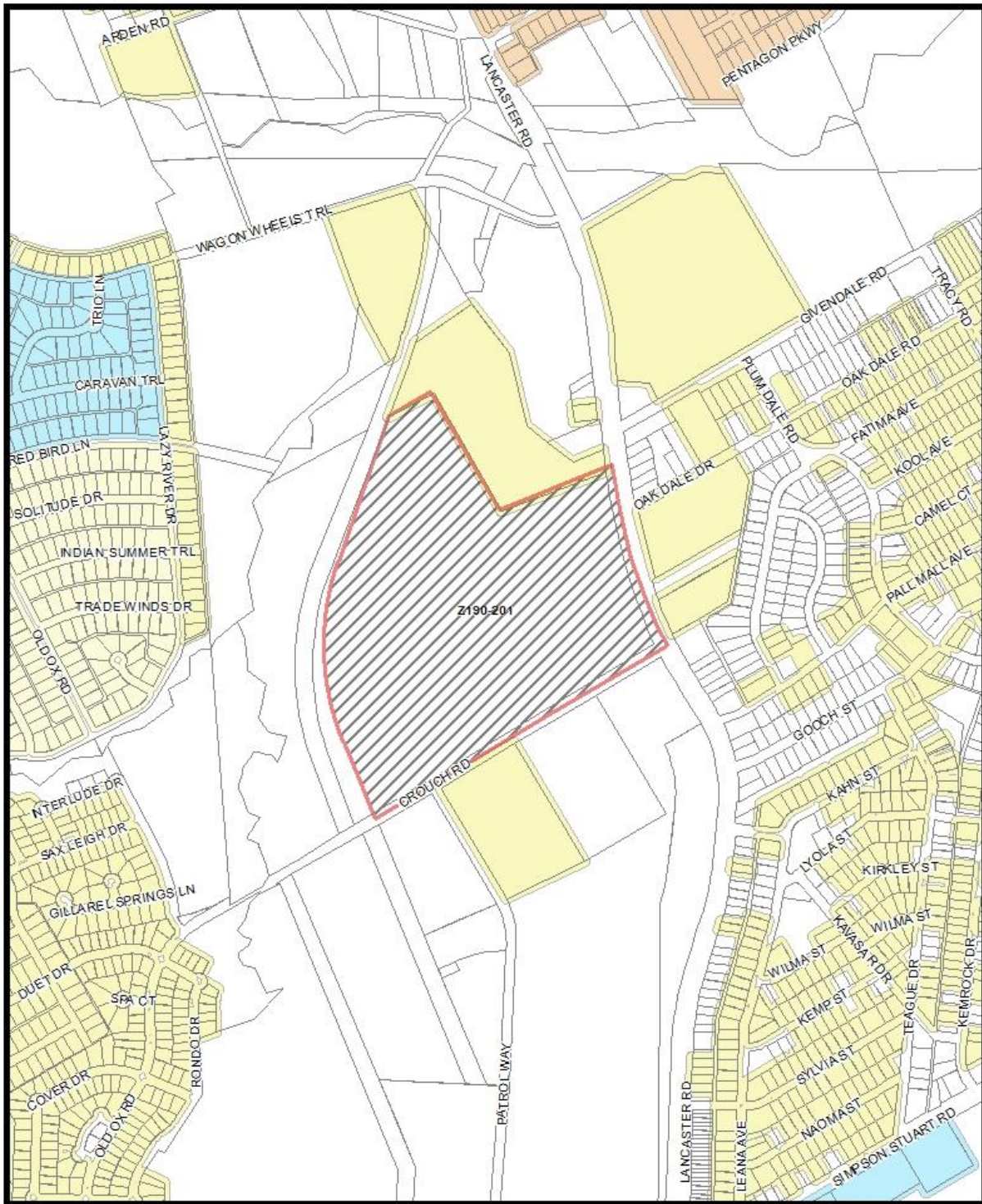
PROPOSED DEVELOPMENT PLAN











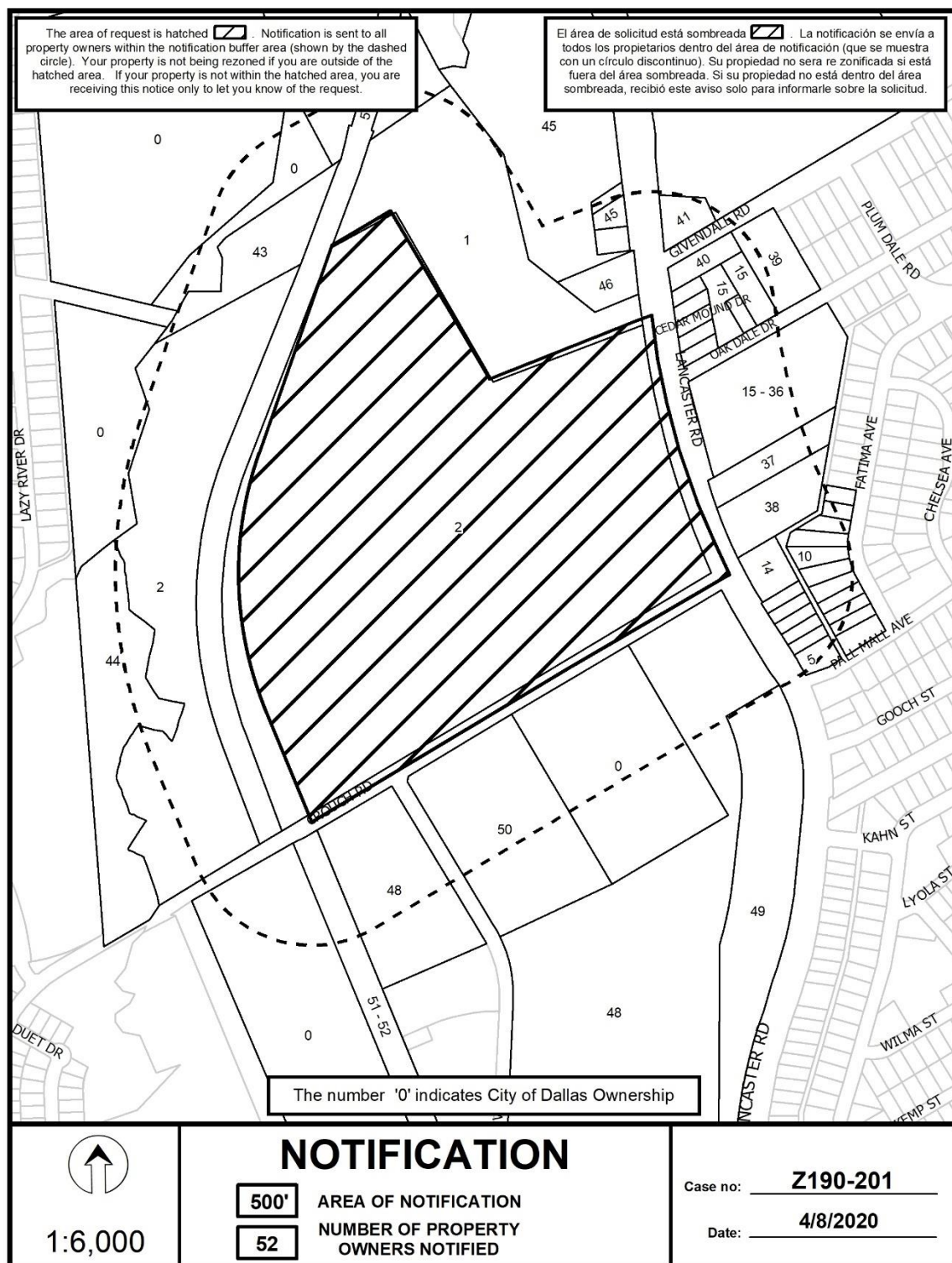
Market Value Analysis A B C D E F G H I NA



1:8,400

Market Value Analysis

Printed Date: 4/8/2020



04/08/2020

Notification List of Property Owners***Z190-201******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5701 S LANCASTER RD	COPE CHARLES K SR EST OF
2	5703 S LANCASTER RD	ADAMS JULIA &
3	1902 WAGON WHEELS TRL	DURAN SERGIO & JENNIFER B
4	1902 WAGON WHEELS TRL	SMITH JO ANN
5	6022 S LANCASTER RD	BOLLMAN CARL O & FRANK
6	2323 PALL MALL AVE	HILL LELA
7	2311 FATIMA AVE	HILL ARTHUR
8	2323 FATIMA AVE	RODRIGUEZ LUIS E & JESSENIA
9	2327 FATIMA AVE	SHEEHY ALMA OMEGA D
10	2331 FATIMA AVE	SMITH MABLE D
11	2335 FATIMA AVE	BUSSEY TRUCKING INC
12	2343 FATIMA AVE	SOUTHWEST REGION ASSN
13	2347 FATIMA AVE	SOUTHWEST REGION ASSN
14	6002 S LANCASTER RD	SMITH MABLE
15	5800 S LANCASTER RD	CRABEL COMPANY
16	2309 CEDAR POINT DR	OLIVER PEIMBERT
17	2311 CEDAR GROVE DR	ANDRADE JUDITH
18	2314 CEDAR POINT DR	ROSA CABORALES
19	2319 OAKDALE AVE	FRANCO BERTHA
20	2319 CEDAR MOUND DR	SALINAS, MANUELA
21	2325 CEDAR ROCK DR	CORONADO DIAMME
22	2325 OAKDALE ST	GIDEON KENT
23	2325 CEDAR GROVE DR	GILMORE RAY
24	2309 OAKDALE ST	JIMENEZ DETRA
25	2307 CEDAR MOUND DR	MARTIN JIM
26	2323 CEDAR POINT DR	MANDEZ GUSTAVO

Z190-201(CT)

04/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2320 CEDAR MOUND DR	ELENA MARIA
28	2316 CEDAR MOUND DR	BRUBAKER JAN
29	2308 CEDAR MOUND DR	VANSKI DOMINIC
30	2315 CEDAR POINT DR	SANCHEZ ALPHONZO
31	2316 CEDAR ROCK DR	LUTZ JAMES
32	2317 CEDAR GROVE DR	LIZETTA HERNANDEZ
33	2329 OAKDALE AVE	LIZBETH HERNANDEZ
34	2334 OAKDALE AVE	GILMORE RAY
35	2326 CEDAR ROCK DR	GUADALUPE CANTU
36	2323 OAKDALE AVE	JARDINEZ JUANA
37	5800 S LANCASTER RD	CRABEL COMPANY
38	5914 S LANCASTER RD	SBL SHARES LLC
39	2338 GIVENDALE RD	AMAYA SANTOS ISMAEL
40	5800 S LANCASTER RD	CRABEL CO
41	5604 S LANCASTER RD	GORMAN BOB A &
42	5600 S LANCASTER RD	GORMAN BOB A &
43	5701 S LANCASTER RD	DART
44	1819 CROUCH RD	ADAMS JULIA &
45	5647 S LANCASTER RD	PRO INV INC
46	5651 S LANCASTER RD	MONTEJANO JORGE JR
47	5631 S LANCASTER RD	ENSERCH CORP
48	6601 S LANCASTER RD	PROVIDENCE BANK
49	6601 S LANCASTER RD	261 CW SPRINGS LTD
50	6712 PATROL WAY	UHF MAGNOLIA TRACE LP
51	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
52	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 3, 2020****Planner: Carlos A. Talison Sr., J.D.****FILE NUMBER:** Z190-232(CT) **DATE FILED:** March 16, 2020**LOCATION:** Southeast corner of Hillcrest Road and Alpha Road**COUNCIL DISTRICT:** 11 **MAPSCO:** 15 R**SIZE OF REQUEST:** ±13.2904 acres **CENSUS TRACT:** 136.10**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates**APPLICANT:** Coram Deo Academy**OWNER:** Temple Shalom**REQUEST:** An application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District.**SUMMARY:** The purpose of the request is to increase the number of classrooms from 10 to 22. [Coram Deo Academy]**STAFF RECOMMENDATION:** Approval, subject to a revised traffic management plan and staff recommended conditions.**PRIOR CPC ACTION:** On August 20, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

BACKGROUND INFORMATION:

- The 13.29-acre request site is developed with a church use. [Temple Shalom]
- Specific Use Permit No. 1365 was approved by the City Council on August 12, 1998 and allows private school and child-care facility uses for a permanent time period.
- On April 9, 1999, a Certificate of Occupancy was issued for a public or private school.
- On October 19, 2019, a Certificate of Occupancy was issued for a public or private school.
- Currently, there is not a private school operating at the location. Coram Deo Academy plans to begin use of the building in the 2021-2022 school year.
- The applicant is proposing an increase the number of classrooms allowed in the conditions from 10 to 22 classrooms. The school is submitting a traffic management plan, which was not required in 1998.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Alpha Road	Community Collector	60 ft.
Hillcrest Road	Principal Arterial	100 ft.

Traffic:

The Engineering Division of Sustainable Development and Construction Department completed a review of the traffic management plan dated July 13, 2020. Submitted reports document a proposed traffic management plan (TMP) of school traffic and impact of the proposed school operations. The TMP is practical and if fully implemented by school staff as proposed. Staff would have no objection to the proposed traffic management plan, except that it restricts access to public streets in the Valley View Neighborhood Association. The intention of the proposed restrictions is to respect the quality of life of adjacent neighborhood. However, the restrictions are difficult to enforce as motorists could decide not to abide by the proposed signage and force traffic to travel longer routes out of the subject site. Providing an egress option on Alpha Road would also reduce the impact of this development on nearby intersections.

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 proposed zoning request meets the following goals and objectives 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.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-1/2ac(A) SUP No. 1365	Church Private School and Child-care Facility
North	R-1/2AC(A)	Single Family
South	R-1/2AC(A) R-16(A)	Single Family
East	R-10A)	Single Family
West	R-1/2ac(A) SUP No. 1405	Church Private School

Land Use Compatibility

The 13-acre request site is the location of a church and is not operated the allowed private school or child-care facility uses on the property. The subject site is developed with one and two-story structures with a total floor area of 54,473-square-feet. Surrounding land uses consist of single family to the north, south, and east. West and northwest of the subject site are church uses.

The applicant's request for an amendment to Specific Use Permit No. 1365 will facilitate the following: 1) the private school use will be allowed 22 classrooms, and 2) the addition of a traffic management plan.

Conditions six, seven, and eight of the SUP conditions were created in 1998. These conditions are dated, and the conditions are being updated to coincide with our current standards. The SUP conditions also limit the use of outdoor speakers and special events are limited to four events per year as a part of a commitment the applicant has made with the community. Staff does not recommend this condition because it is not feasible and the would be difficult to the city to enforce. The structure remains the same with the addition of parking spaces.

Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed SUP conditions, a site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future. Staff has recommended that a time limit be added to the SUP because of the increase in the number of classrooms to ensure compatibility with the surrounding area.

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking requires nine and one-half spaces for each high school classroom. At this ratio, the school is required to provide 77 off-street spaces for the proposed 22 classrooms. Currently, the site has 189 on-site parking 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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north, northwest, south, and southwest is located within an "B" Category. Properties located immediately east are designated within an "D" Category.

Landscaping

There is no development triggering landscaping. The site must remain in compliance with Article X, as amended.

LIST OF OFFICERS

Temple Shalom

Executive Officers

Rodney Schlosser President
Debra Levy-Fritts, Executive Vice President
Barry Bell, Vice President
Lory Kohleriter, Vice President
Jeff Kort, Finance Director
Stephen Falk, Treasurer
Phil Rosenfield, Secretary
Josh Goldman, Immediate Past Pastor

Board of Trustees

Terry Abel
Michael Kaplan
Carie Ackerman
Toni Lachman
Jen Arndt
Robert Landers
Adam Berman
Louis Marx
Gail Davidson
Theresa Myers
Lauren Green
Jody Pearson
Lisa Greenstein
Ali Rhodes
Abigail Hancock
Mark Stromberg
Andrew Hepworth
Keo Strull
Steve Weintraub
Laurel Fisher
Myron Schwitzer
Barry Epstein
Ilene Greene

Coram Deo Academy

Dr. Alan Marshall, President
Glenn Campbell, Director
Doug Hix, Director
Tara Mosby, Assistant Director
Rev. Jon Jordan, Dallas Campus Administrator

PROPOSED SUP CONDITIONS

SUP CONDITIONS
AMENDING SUP NO. 1365

1. USE: The only use authorized by this specific use permit is a private school and a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff Recommendation

3. TIME LIMIT: This specific use permit expires five years from the date of approval.

Applicant Request

3. TIME LIMIT: This specific use permit has no expiration date.

4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development code, as amended. Plant materials must be maintained in a healthy, growing condition.

5. CLASSROOMS: The private school is limited to more than ~~ten~~ 22 classrooms.

~~6. ENROLLMENT: Enrollment is limited to 150 students for the private school and child-care facility combined.~~

~~7. NOTIFICATION REQUIRED: When the enrollment reaches 75 students, the operator of the private school shall notify the Director of Public Works and Transportation.~~

~~8. SCHOOL ZONE: Upon such notification, the Director of Public Works and Transportation shall establish a school zone on Alpha Road between Peyton Drive and Hillcrest Road.~~

9. HOURS OF OPERATION: Hours of operation for the child-care facility are limited to the hours between 6:30 a.m. and 8:30 a.m. for before school care and the hours between 3:30 p.m. and 6:30 p.m. for after school care Monday through Friday.

10. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.

11. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of a private school must comply with the traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2020. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

Staff Recommendation

12. <u>NOISE:</u>
(a) Outdoor amplification of sound and speakers are prohibited, except during special events.
(b) Use of the property must comply with the City of Dallas Residential Noise Ordinance, except during special events.

Applicant's Request

12. <u>NOISE:</u>
(a) Outdoor amplification of sound and speakers are prohibited, except during special events.
(b) Use of the property must comply with the City of Dallas Residential Noise Ordinance, except during special events.

Staff Recommendation

13. <u>SPECIAL EVENTS:</u> A maximum of four (4) special events are permitted per year.
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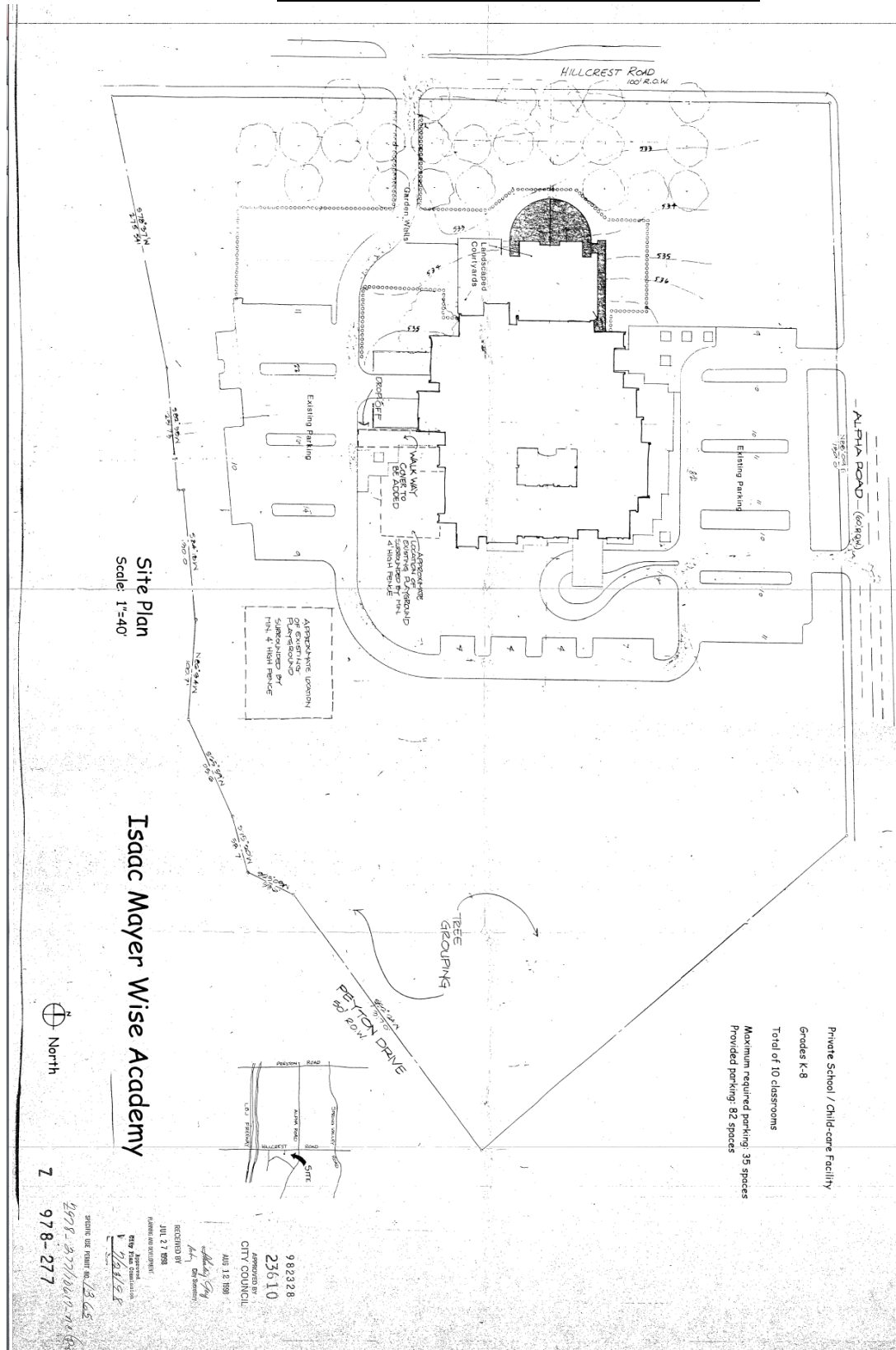
Applicant's Request

13. <u>SPECIAL EVENTS:</u> A maximum of four (4) special events are permitted per year.
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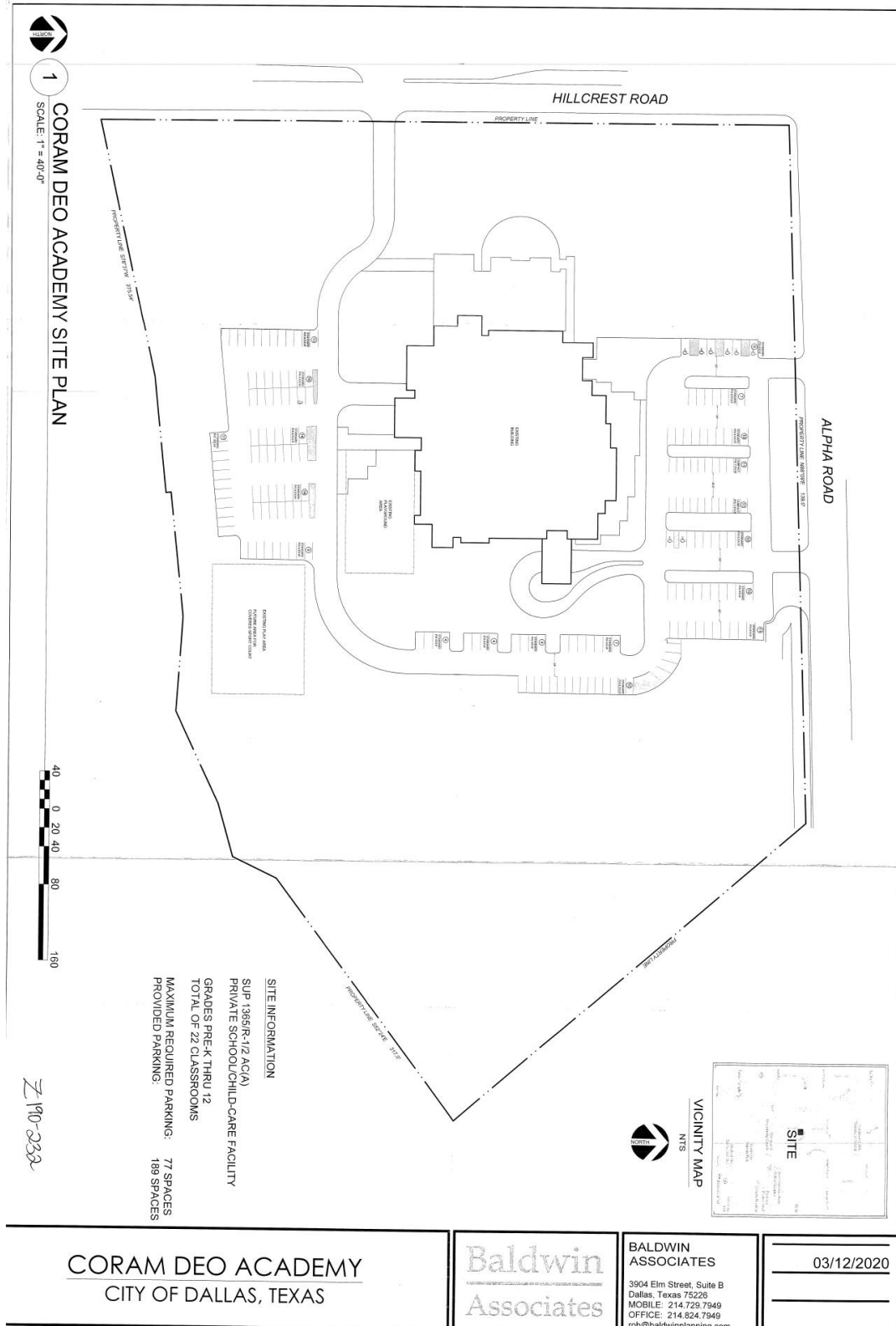
14. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

15. 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.

EXISTING SITE PLAN



PROPOSED DEVELOPMENT PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN FOR CORAM DEO ACADEMY

6930 Alpha Road
Dallas, Texas

Final: July 2020
Draft: March/June 2020

Prepared for
Mr. Glenn Campbell, Head of Facilities
Coram Deo Academy
4900 Wichita Trail
Flower Mound, TX 75022
682-237-0232
glenn.campbell@coramdeoacademy.org

Rev. Jon Jordan, Campus Administrator
Coram Deo Academy, Dallas
7777 LBJ Freeway
Dallas, TX 75251
972-385-6410
jon.jordan@coramdeoacademy.org



Naomie Ruth Davis

Prepared by
ND Engineering, PC
N. Ruth Davis, PE, PTOE
F-11119
6807 Leameadow
Dallas, TX 75248
(972) 239-8995

This Traffic Management Plan has been prepared under the direction of N. Ruth Davis. N. Ruth Davis attests to the technical information contained therein and has judged the qualifications of recommendations, conclusions, and decisions are based on City of Dallas comments, general engineering standards, and Texas/Federal laws.

In Association With

Erin Bishop, Draftsperson/Graphics

This report and the data contained herein have been prepared expressly for the purposes of this project. The use of this data, the conclusions contained in the report or the information provided herein by individuals or agencies is done so at their sole discretion and at their own responsibility. Publication of this document does not warrant the use of the data, the conclusions or the information for any purpose other than that described within this report.

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I have reviewed and approved the Traffic Management Plan for the proposed Coram Deo Academy, 6930 Alpha Road, Dallas, Texas, dated July 2020 prepared by ND Engineering, PC.

X

Glenn Campbell
CDA Facilities Director

X

Rev. Jon Jordan
Dallas Campus Administrator

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**TRAFFIC MANAGEMENT PLAN
FOR
CORAM DEO ACADEMY**

EXECUTIVE SUMMARY/INTRODUCTION

This Traffic Management Plan (TMP) was prepared to provide the following information for the proposed Coram Deo Academy – Dallas (CDAD), which will be located on the Temple Shalom (TS) campus, 6930 Alpha Road, Dallas, Texas:

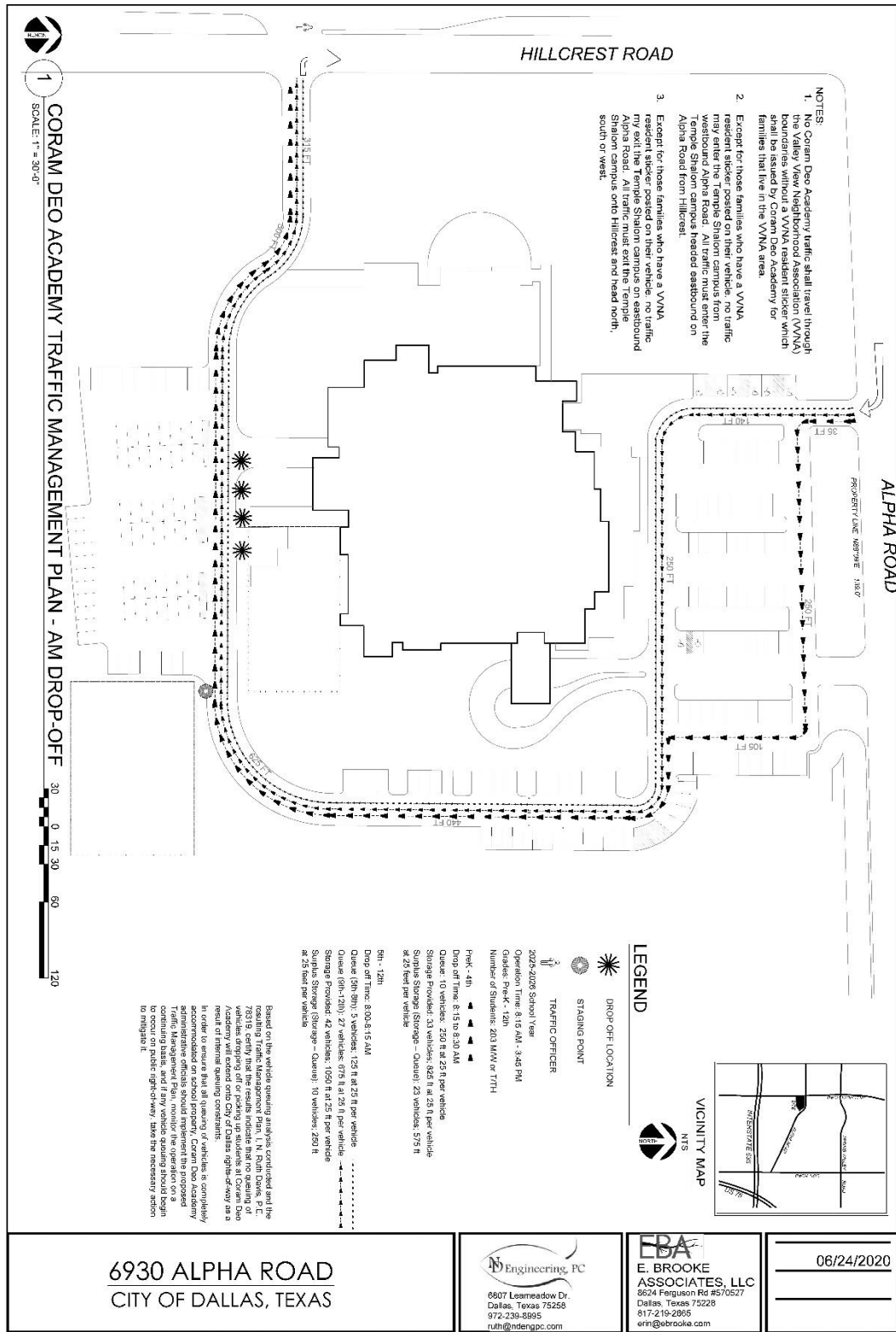
- School Characteristics;
- Hours of operation;
- Drop-off and pick up hours;
- Parent Route Assignments
- Circulation Plan;
- Ingress and egress locations;
- Location of student drop-off and pick up;
- Number and location of personnel assisting with loading and unloading of students;

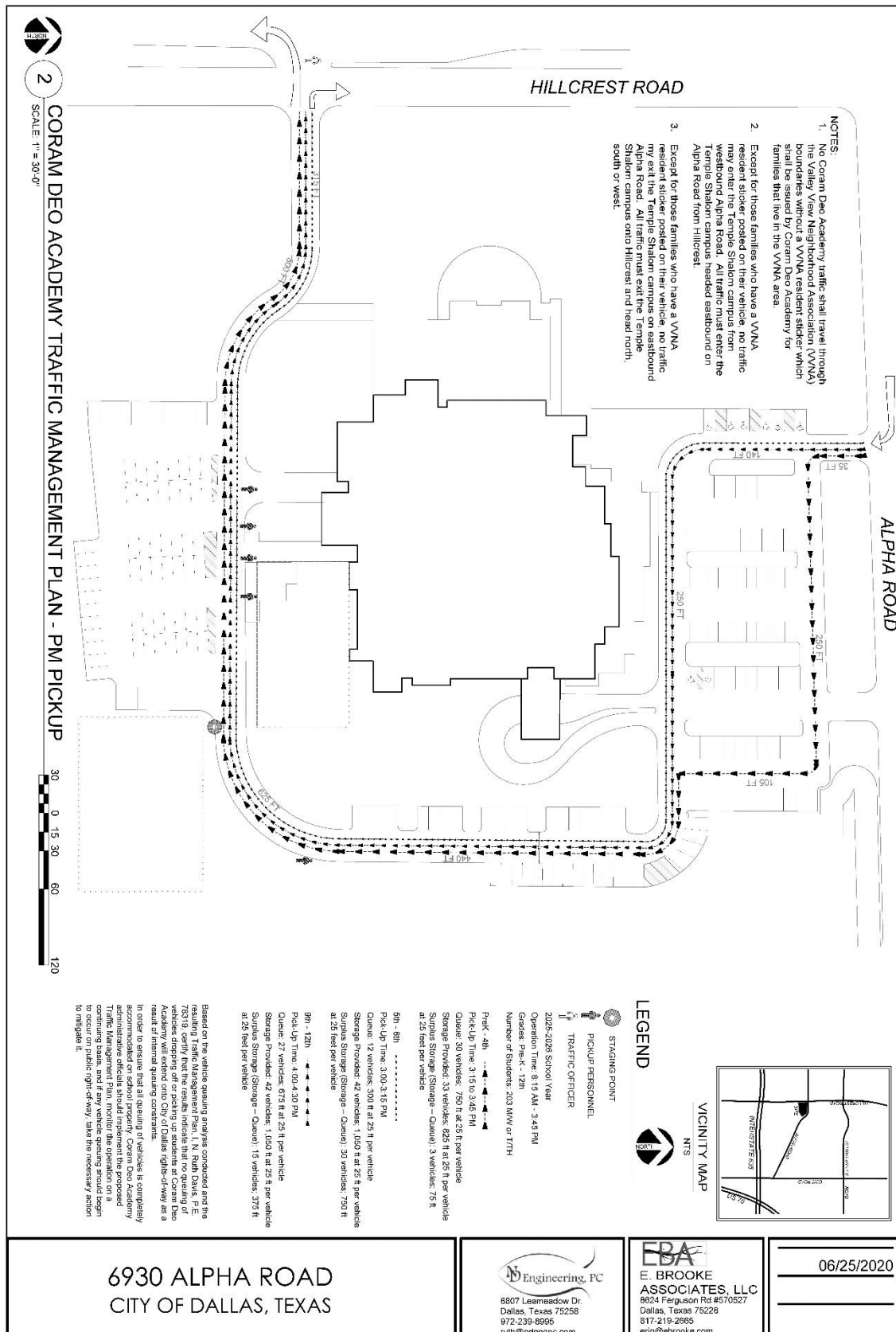
Figures 1 and 2 shows the Project location and the proposed AM and PM circulation plans for the 2025-2026 condition, which is the same as the 2020-2021 condition, respectively. The CDAD staff as well as the CDA Administrative staff will work with the City of Dallas to ensure that no queuing will occur on City of Dallas ROW and will incorporate corrections that are deemed necessary by City of Dallas staff. Only uniformed police officers will be allowed to direct and control traffic operating within the public right-of-way. This TMP was prepared to comply with the City of Dallas School Traffic Management Plan Guidelines.

SCHOOL CHARACTERISTICS

CDAD is a Classical Christian private school. Core classes are taught on either a Monday/Wednesday or Tuesday/Thursday rotation with electives and high school labs taught on Friday. The students are typically homeschooled on the remaining days depending on the rotation. CDAD will have classes on Monday/Wednesday and Tuesday/Thursday with electives and high school labs on Friday during the 2020-2021 school year. CDAD grade levels planned for the 2020-2021 school year are prekindergarten (Pre-K) through 9th grade. In addition to the core classes taught on Monday/Wednesday, a study hall will be available for all grade levels. No study hall will be available on Tuesday/Thursday.

Traffic Management Circulation Plan





HOURS OF OPERATION

CDAD campus faculty and staff typically arrive by 7:30 AM with doors opening to student arrivals around 8:00 AM. Table 1 shows the drop-off, class start, class end, and pick up times for the Grammar, Logic, and Rhetoric Schools.

TABLE 1: 2020-2021 CLASS TIME PERIODS				
Level	Drop-Off	Class Starts	Class Ends	Pick Up
Grammar (Pre-K - 4 th)	8:15	8:30	3:00	3:15
Logic (5 th - 8 th)	8:00	8:15	2:45	3:00
Rhetoric (9 th)	8:00	8:15	3:45	4:00

As shown in Table 1, drop-off and pick up times will be staggered so as not to create excessive queues. In the cases where families have Rhetoric, Logic, and Grammar students, all students will be dropped off during the Rhetoric/Logic School drop-off time period. If families have both Logic and Grammar students, the Logic students will depart from campus using the Grammar School pick up schedule. With the addition of the new Rhetoric School, students with Rhetoric siblings will have the option of after school study hall and electives such that parents only have to pick up from the CDAD campus once. Staff typically exit the campus 30 minutes after the completion of pick up of their associated Logic, Grammar, or Rhetoric students unless there is a staff meeting. Staff meetings typically occur once per month and all staff will typically depart by 5:00 PM after completion of the staff meeting.

DROP-OFF AND PICK UP HOURS

With the proposed school location and enrollment, the CDAD campus AM drop-off is projected to occur as follows:

- Grammar (PreK – 4th): 8:15 AM to 8:30 AM
- Logic (5th – 8th): 8:00 AM to 8:15 AM
- Rhetoric (9th): 8:00 AM to 8:15 AM

PM pick up is projected to occur as follows:

- Grammar (PreK – 4th): 3:15 PM to 3:45 PM
- Logic (5th – 8th): 3:00 PM to 3:15 PM
- Rhetoric (9th): 4:00 PM to 4:30 PM

PARENT ROUTE ASSIGNMENTS

In order to avoid impacting the neighborhoods to the east of the proposed school, parent route assignments have been developed as shown in Figures 3 (AM) and 4 (PM). The parent route assignments will be disseminated via email, approximately mid-summer, and Figures 3/4 will be disseminated to parents during parent orientation, which occurs the week prior to school starting. No CDAD traffic shall travel through the Valley View Neighborhood Association (VVNA) boundaries without a VVNA resident sticker which shall be issued by CDAD for families that live in the VVNA area. Except for those families who have a VVNA resident sticker posted on their vehicle, no traffic may enter the TS campus from westbound Alpha Road. All traffic must enter the TS campus headed eastbound on Alpha Road from Hillcrest Road. Except for those families who have a VVNA resident sticker posted on their vehicle, no traffic may exit the TS campus on eastbound Alpha Road. All traffic must exit the TS campus onto Hillcrest Road and head north, south, or west.

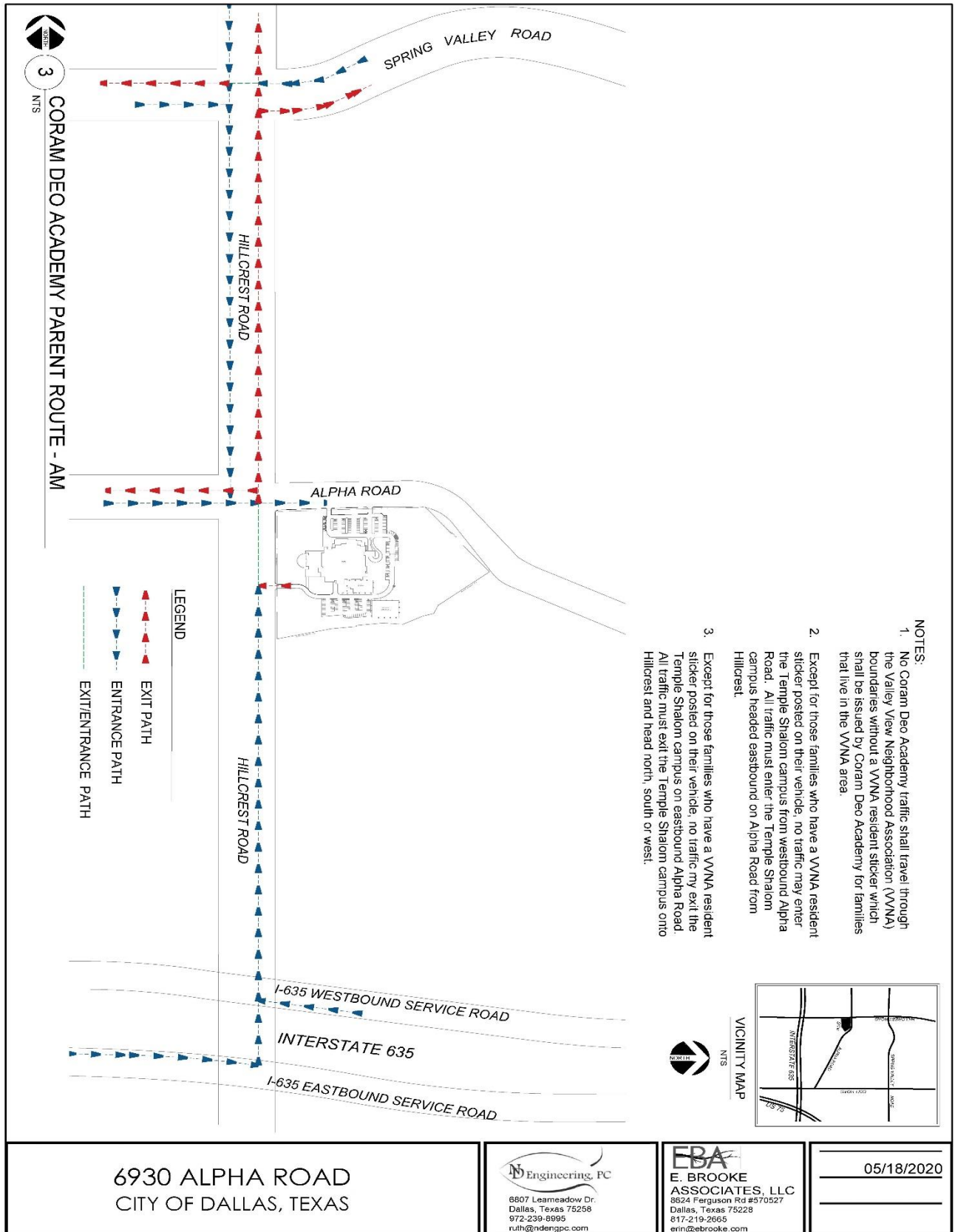
CIRCULATION PLAN

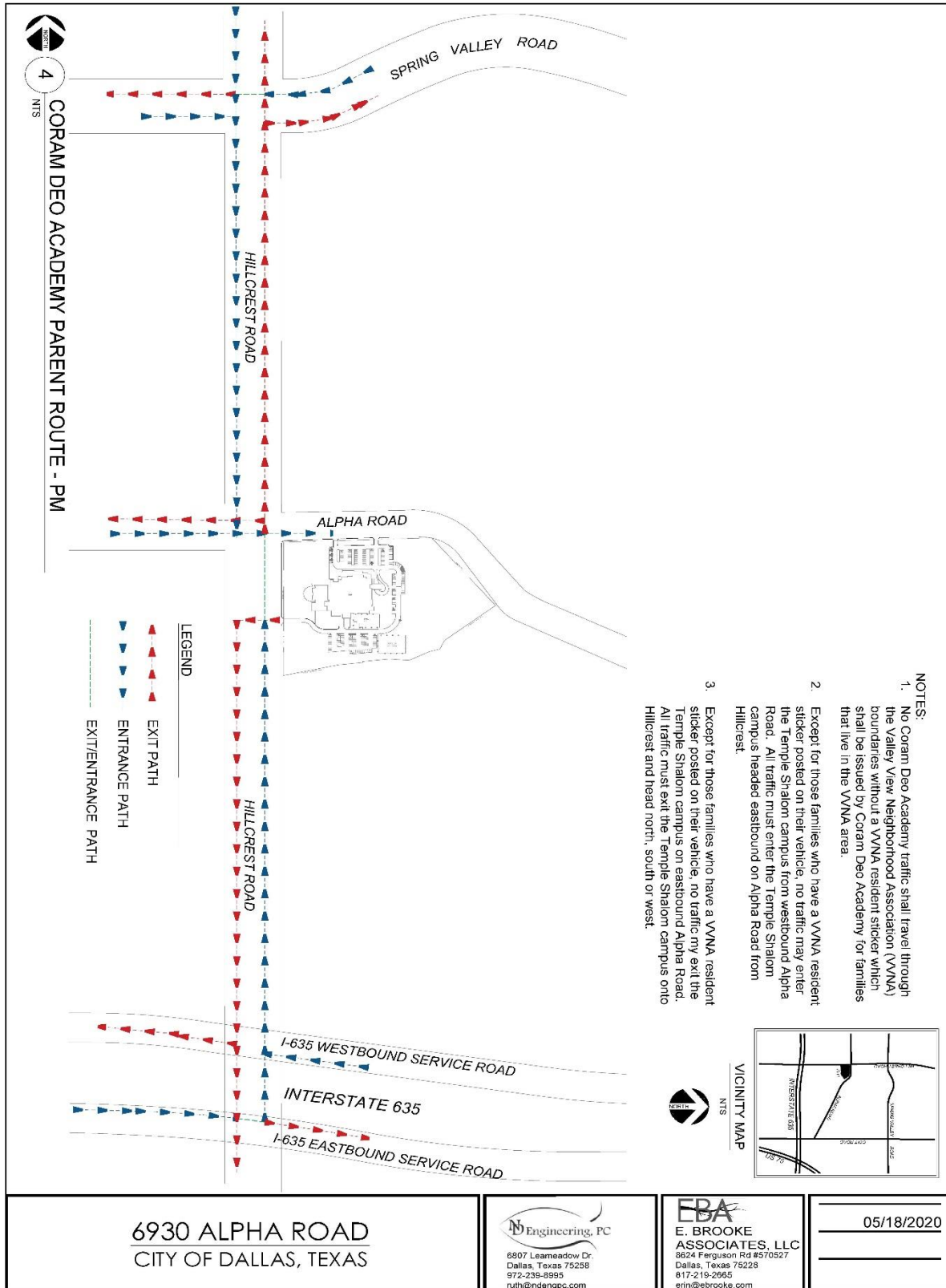
AM Drop-Off

All vehicles will turn right from Alpha Road into the westernmost TS driveway and proceed clockwise around the east side of the campus to the drop off location on the south side of the facility. Once the students are dropped off, the vehicles would continue clockwise and exit the campus via police directed right-turn only onto Hillcrest Road. Figure 1 shows the proposed circulation plan and drop-off locations for the 2020-2021 school year. Please note that the circulation plan for the proposed 2020-2021 drop-off condition has a double path which allows for storage of all vehicles on site. During the Logic/Rhetoric drop-off time, the travel path closest to the facility would queue the parent driven Logic and Rhetoric students while the travel path farthest from the facility would allow the Rhetoric student drivers to easily enter the south parking area. Once Rhetoric student driver vehicles have cleared, then parent driven Grammar vehicles can begin to queue behind the staging point using the path farthest from the facility. After the parent driven Logic and Rhetoric vehicles have cleared the drop-off area, then the parent driven Grammar vehicles will proceed to the drop-off area.

PM Pick Up

In the afternoon, all vehicles will turn right from Alpha Road into the westernmost TS driveway and proceed clockwise around the east side of the campus to the pick up location on the south side of the facility. Once the students are picked up, the vehicles would continue clockwise and exit the campus via police directed left or right-turn onto Hillcrest Road. Figure 2 shows the proposed circulation plan and pick up locations for the 2020-2021 school year. Please note that the circulation plan for the proposed 2020-2021 pick up condition has a double path which allows for storage of all vehicles on site. During the Logic pick up time, the travel path closest to the facility would queue the parent driven Logic students while the travel path farthest from the facility would queue the parent driven Grammar students behind the staging point. After the parent driven Logic vehicles have cleared the pick up area, then the parent driven Grammar vehicles will proceed to the pick up area.





INGRESS AND EGRESS LOCATIONS

Ingress to the TS campus would be via a right-turn only from Alpha Road into the westernmost driveway (AM Drop-Off and PM Pick Up). Egress from the campus would be via an officer assisted right-turn only from the southernmost driveway to Hillcrest Road (AM Drop-Off) or via an officer assisted left or right-turn from the southernmost driveway to Hillcrest Road (PM Pick Up). Both ingress and egress points are shown on Figures 1 and 2.

LOCATION OF STUDENT DROP-OFF AND PICK UP

The proposed location for student drop-off or pick up would be at the south entrance to the facility. Figures 1 and 2 shows the proposed drop-off/pick up locations for the 2020-2021 school year.

PERSONNEL ASSISTING WITH DROP-OFF AND PICK UP

As stated previously, all drop-off and pick up will be via the southern entrance to the facility. Four (4) traffic cones will be placed in front of this entrance for use in designating drop-off or pick up stations. These cone positions are shown on Figures 1 and 2. Figures 1 and 2 also show the locations of all personnel assisting with pick up.

AM Drop-Off

The Grammar School principal and administrative assistants will typically handle drop-off in the morning. Vehicles dropping off students will queue along the four (4) traffic cones. The staff will prop open the facility doors and then open the vehicle doors and assist the students in exiting the vehicles so the students easily walk into the building. After the students exit the queued vehicles, the vehicles pull away and proceed along the travel path as appropriate.

Rhetoric student drivers will park in designated places in the southern parking lot and will proceed to enter the facility's south entrance.

PM Pick Up

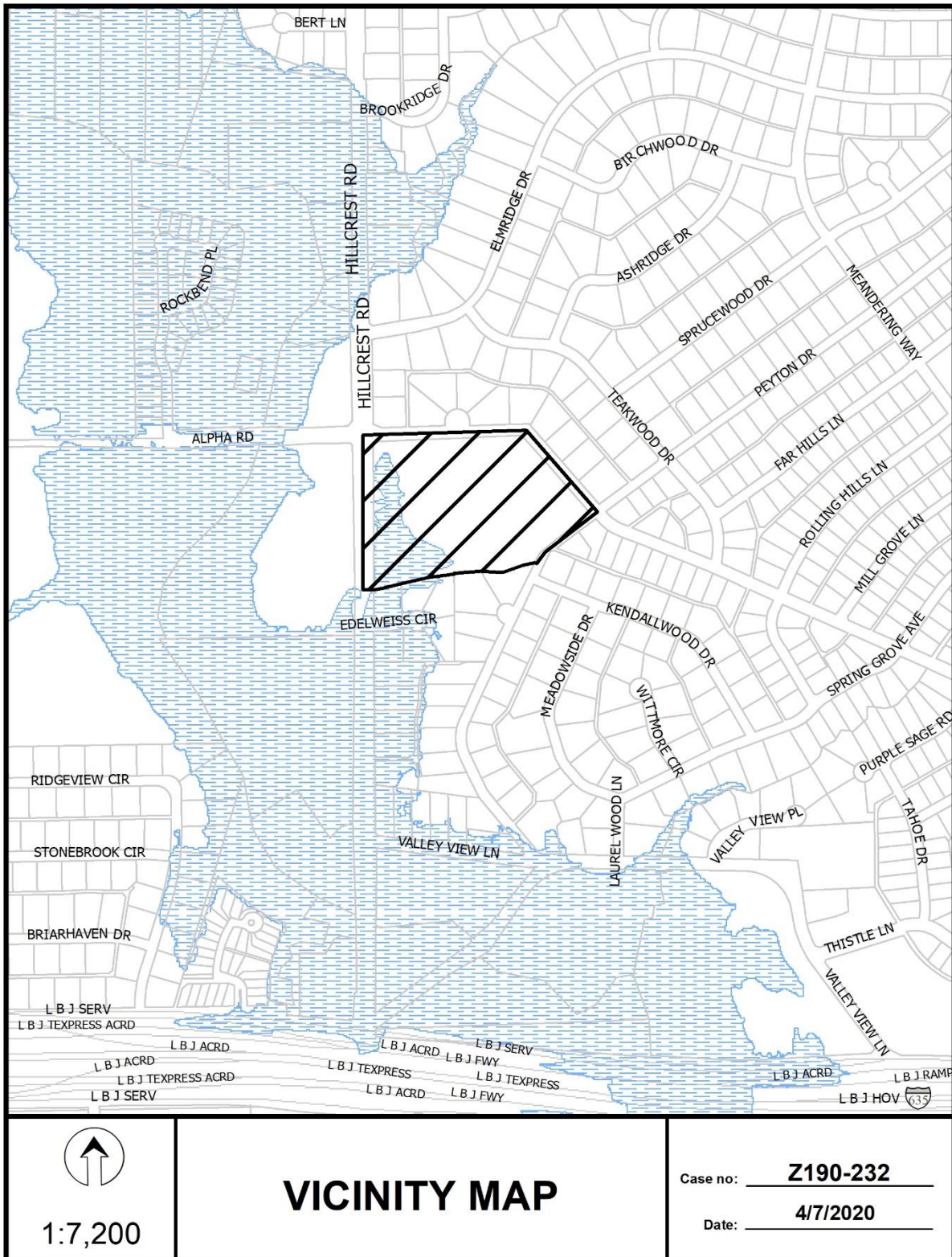
Logic School parents without Grammar or Rhetoric School students will queue along the four (4) traffic cones. Logic School students without Grammar and Rhetoric School siblings will typically be dismissed from class around 2:55 PM. The Logic School students would then exit the facility's south entrance and walk to their parent's vehicles. Once the students enter their vehicles, the vehicles pull away from their pick up location.

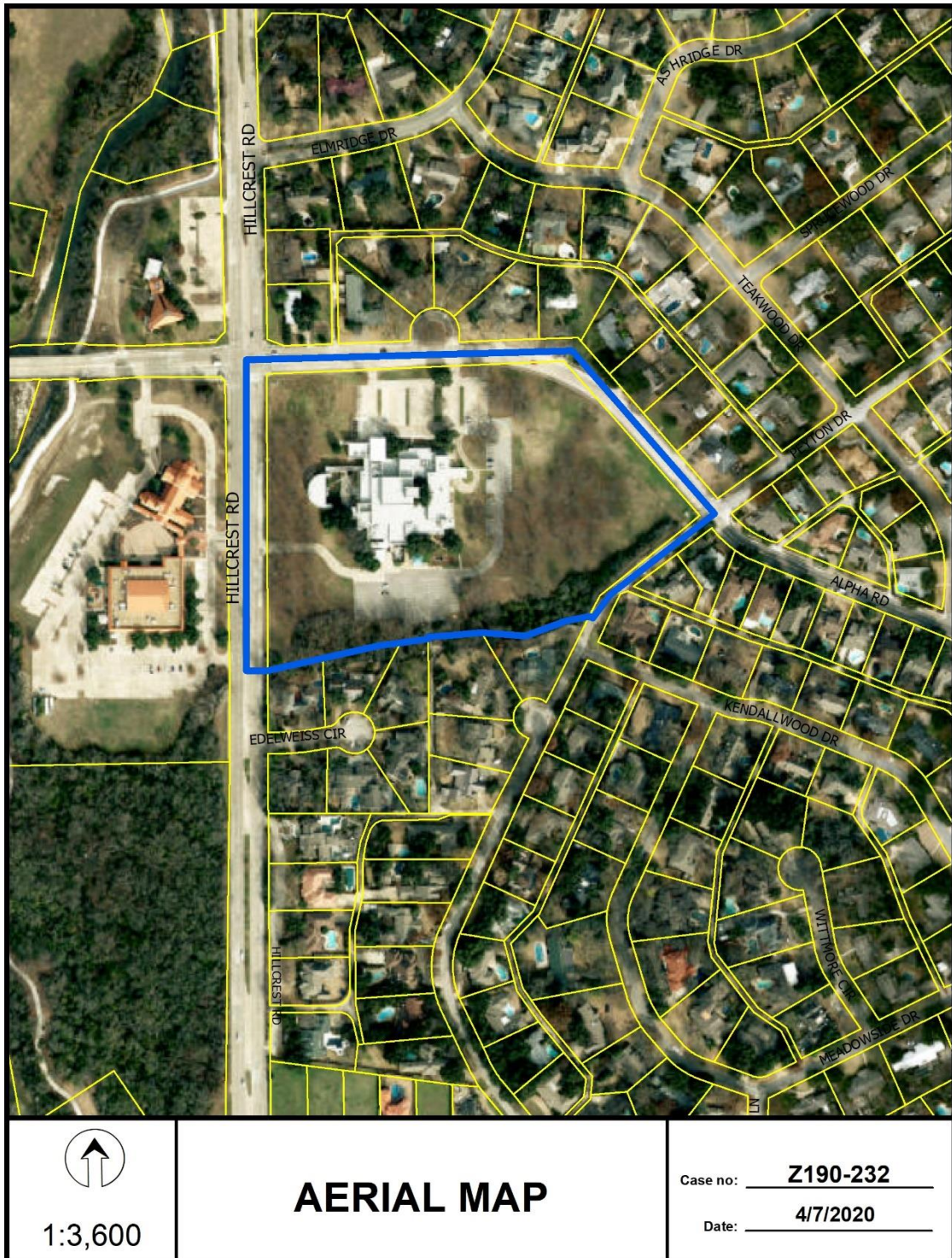
Faculty, staff and some Logic School students all assist with Grammar School student pick up. Starting around 3:05 PM all Grammar School students along with Logic School siblings will gather by class in a large area just inside the doors that lead to the designated pick up location. Three (3) staff equipped with a walky-talky stay with the students. One (1) staff person will be located approximately seven (7) vehicle lengths upstream from the initial vehicle pick up location and also equipped with a walky-talky. Four (4) additional staff will be stationed at the four (4) vehicle pick up stations designated by the traffic cones. All families will be provided a name placard that is to be visible to the staff person located approximately seven (7) vehicle lengths upstream. This person will call the students names back to the staff staying with the

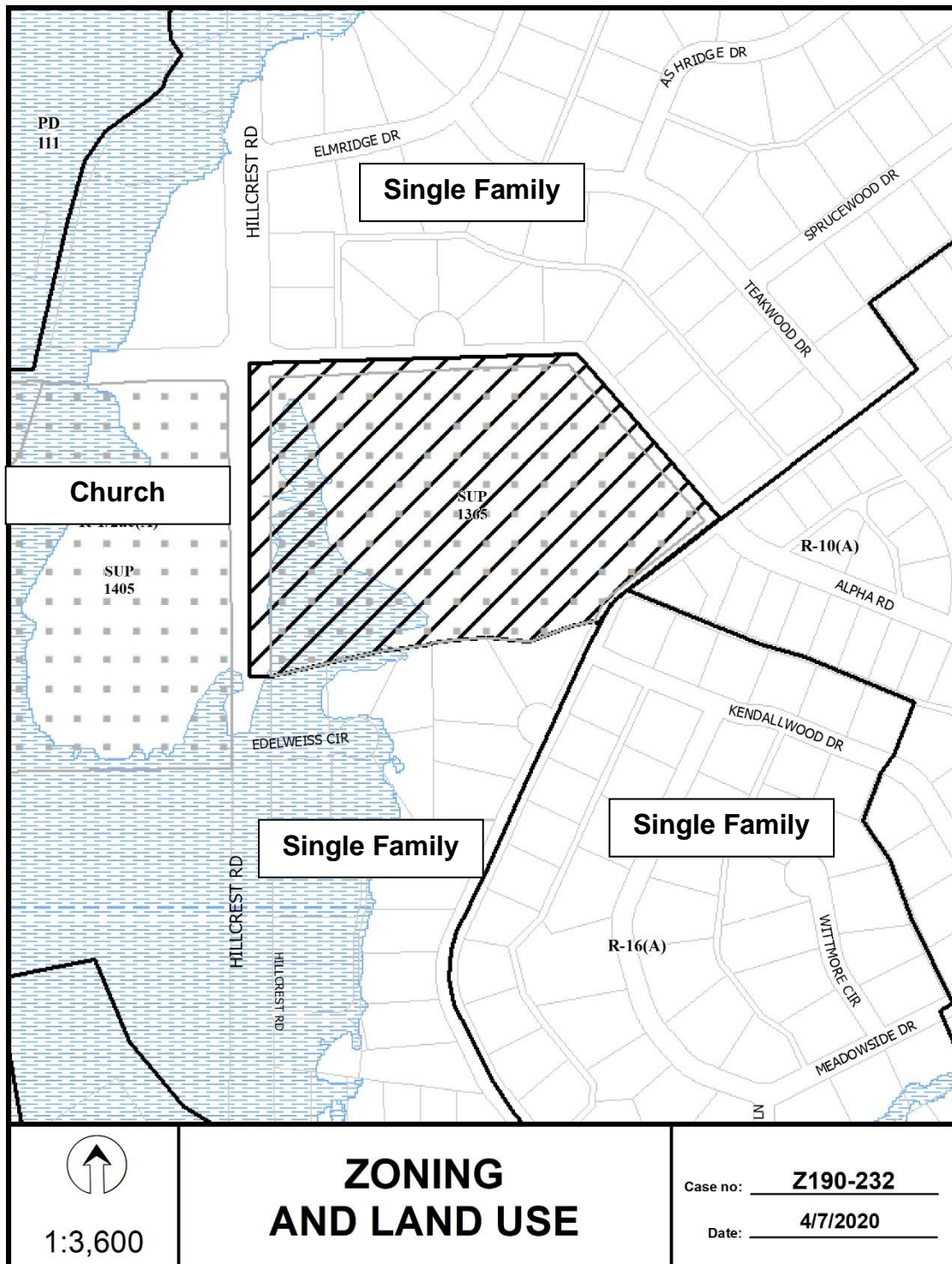
students and designates which vehicle pick up station the student(s) should be sent to. The Logic School students will assist the younger Grammar School students by either directing where they should go or by helping to carry student backpacks/supplies. Once a student and the student's vehicle arrive at the designated pick up station, the staff member that is located at that station will open the car door for the student and assists the student with entering the vehicle with their backpacks/supplies. The staff person then shuts the vehicle door and the vehicle pulls away from the pick up station.

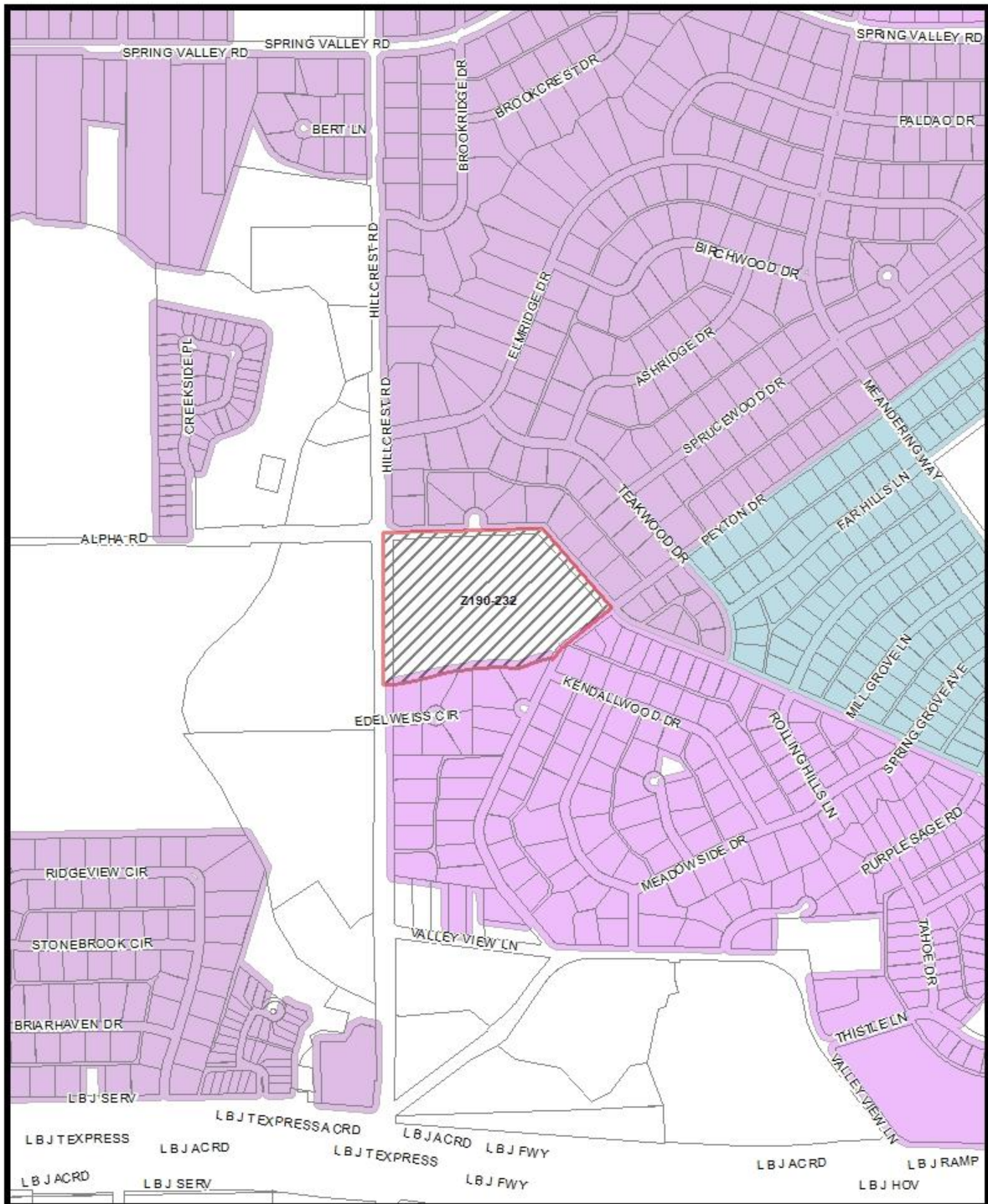
Rhetoric School students along with Grammar and Logic School siblings are typically dismissed from class around 3:45 PM. Rhetoric School parents will queue along the four (4) traffic cones. The Rhetoric School students and associated siblings would then exit the facilities south entrance and walk to their parent's vehicles. Once the students enter their vehicles, the vehicles pull away from their pick up station.

All remaining Rhetoric School students that are self-driven along with their siblings would exit the facilities south entrance and proceed to their vehicles parked in the south parking lot.









Market Value Analysis

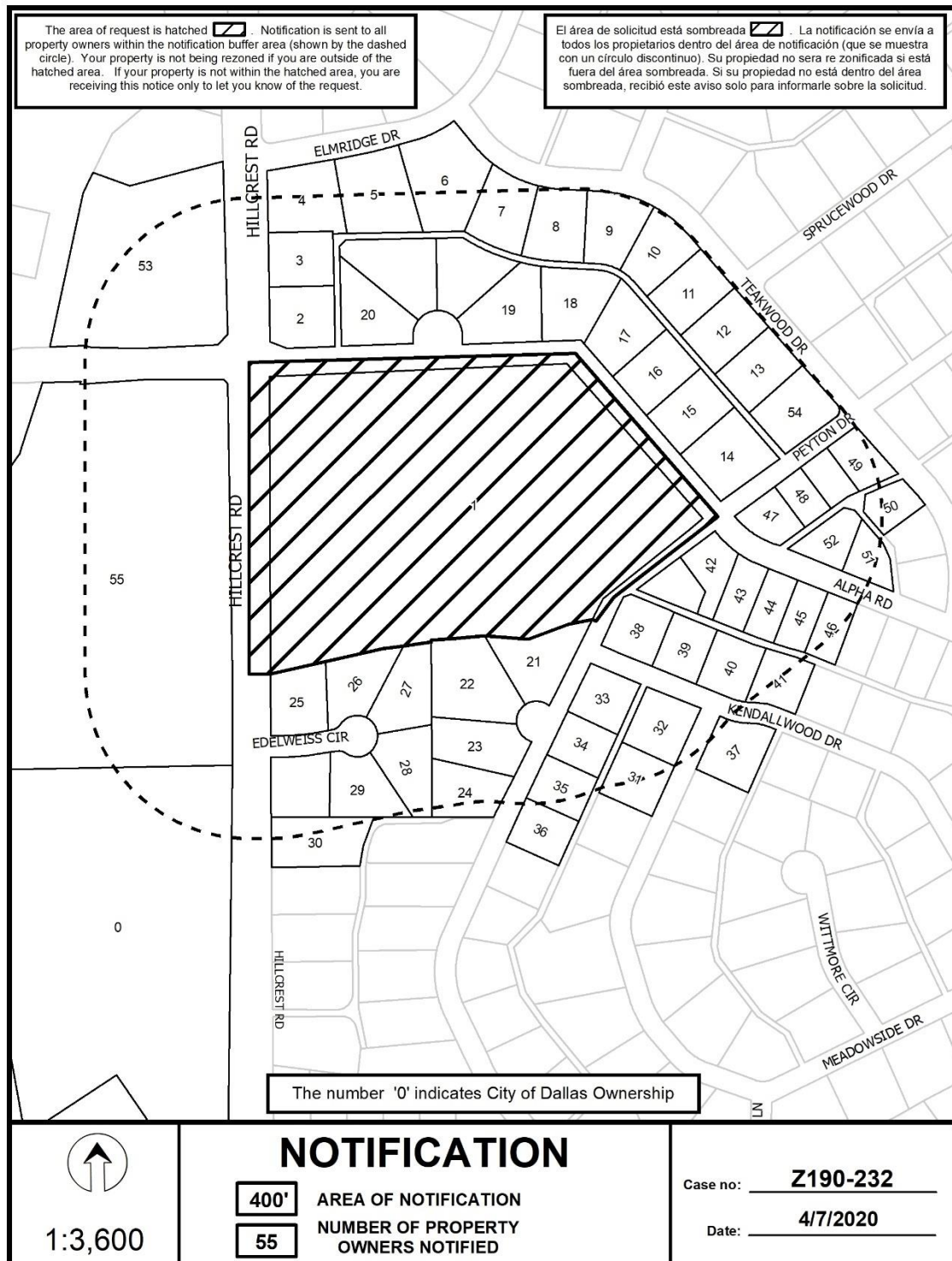
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1:7,200

Market Value Analysis

Printed Date: 4/7/2020



03/31/2020

Notification List of Property Owners***Z190-232******55 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6930 ALPHA RD	TEMPLE SHALOM
2	13710 HILLCREST RD	DROPPO MICHAEL & BEVERLY
3	13720 HILLCREST RD	BUCKNER ELIZABETH ANNE EST OF &
4	6910 ELMRIDGE DR	KENISTON PAUL D &
5	6920 ELMRIDGE DR	SHANNON JOE W & NATASHA
6	6930 ELMRIDGE DR	FRAZIN LORRAINE
7	6916 TEAKWOOD DR	STEPHENS JOHN R &
8	6926 TEAKWOOD DR	BOHN DAVID CHRISTOPHER
9	6936 TEAKWOOD DR	WEAVER JOSHUA & MELISSA
10	7010 TEAKWOOD DR	BERNSTIEN MARK
11	7020 TEAKWOOD DR	KATZ SCOTT
12	7030 TEAKWOOD DR	RAMSEY JASON &
13	7040 TEAKWOOD DR	PINKUS JONATHAN AARON
14	7037 ALPHA RD	LANTZ DALE B & LISA
15	7027 ALPHA RD	GARCIA MARIA GUADALUPE
16	7017 ALPHA RD	FULTON TOBIAS & VERONICA
17	7007 ALPHA RD	SEMOS CATHY JT &
18	6941 ALPHA RD	LOVING LAURA W
19	6931 ALPHA RD	CHANDRA VIVEK & RICHA PANDE
20	6919 ALPHA RD	ROSENBERG ROBERT GLEN & JODI S
21	13361 PEYTON DR	PECHAR ROBERT EDWARD &
22	13351 PEYTON DR	ZAK THAD
23	13345 PEYTON DR	MELTZER BRUCE JAY &
24	13333 PEYTON DR	REED FRANCIS R
25	6905 EDELWEISS CIR	JOHNSTON DAVID L & MARCY D
26	6915 EDELWEISS CIR	REYNOLDS TIMOTHY M &

03/31/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6925 EDELWEISS CIR	HUNT JUNE
28	6924 EDELWEISS CIR	SAUNDERS DAVID H TR &
29	6912 EDELWEISS CIR	GOFF APRIL A & PATRICK R
30	13220 HILLCREST RD	MITCHELL BEVERLY
31	13379 MEADOWSIDE DR	KRUPOWICZ ERIC & LISA SZATKIEWICZ
32	13389 MEADOWSIDE DR	SALDANA FRANK M & BRENDA G
33	13362 PEYTON DR	CAO VU ANH
34	13352 PEYTON DR	LAUBE REX & JEANIE B
35	13342 PEYTON DR	TEH JULIAN
36	13332 PEYTON DR	ZLOTKY ROBERT H
37	13388 MEADOWSIDE DR	MINTON RANDALL W &
38	7111 KENDALLWOOD DR	SPRUILL BARBARA
39	7121 KENDALLWOOD DR	MORRISON WILLIAM R &
40	7131 KENDALLWOOD DR	GLASCOCK HOMER H III &
41	7141 KENDALLWOOD DR	RODRIGUES ROBERT WILLIAM &
42	13412 PEYTON DR	HOLLOWAY WALTER C IV
43	7106 ALPHA RD	SOHRWARDY AHMED Z & HUMA
44	7110 ALPHA RD	HYMAN CANDACE
45	7114 ALPHA RD	DALEY EDWARD
46	7118 ALPHA RD	INFANTE ANGELICA
47	13506 PEYTON DR	MAKEDON FILLIA
48	13510 PEYTON DR	BLEVINS SHELLEY &
49	13518 PEYTON DR	PETERSON JAMIE BRYSON &
50	7120 TEAKWOOD DR	DONNELLY MARGARET A FAMILY TRUST
51	7115 ALPHA RD	HURT MARVIN L
52	7109 ALPHA RD	JUDY STEPHEN T & NANCY A
53	13701 HILLCREST RD	HOLY TRINITY GREEK
54	7050 TEAKWOOD DR	ROGGE JOYCE C & WILLIAM F
55	13555 HILLCREST RD	GREEK ORTHODOX CHURCH

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 3, 2020****Planner: Carlos A. Talison Sr., J.D.****FILE NUMBER:** Z190-255(CT) **DATE FILED:** August 27, 2020**LOCATION:** West corner of Wycliff Avenue and Hartford Street**COUNCIL DISTRICT:** 2 **MAPSCO:** 34 Z**SIZE OF REQUEST:** ± 0.96 acres **CENSUS TRACT:** 5.00**REPRESENTATIVE:** David Martin/Tommy Mann, Winstead PC**APPLICANT/OWNER:** MM Property Holdings V, LLC.

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The purpose of the request is for renovation of the existing structure to include a 77-room hotel, restaurant, and office uses. The current zoning restricts restaurant and retail and personal services uses to limited uses within another use such as office. The applicant requests parking for the hotel use will be 0.5 parking spaces per room and exterior attached and detached signs will be allowed for all main uses on the property.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan and conditions.

PRIOR CPC ACTION: On August 6, 2020, the City Plan Commission held this item under advisement until August 20, 2020. On August 20, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

PLANNED DEVELOPMENT NO. 193:

<http://www.dallascityattorney.com/51P/Articles%20Supp%202021/Article%20193%20Part%20I.pdf>

BACKGROUND INFORMATION:

- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. 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.
- The request site is approximately 0.96 acres, developed with a commercial structure previously used for retirement housing, and located within an O-2 Office Subdistrict.
- The applicant proposes to renovate the existing structure and redevelop the site with a hotel use including office and retail uses.
- The applicant requests to create a new subdistrict within PD No. 193. The proposed standards will deviate from the district regulations for O-2 Office Subdistrict as follows:
 1. reduce the off-street parking requirement for hotel use.
 2. allow restaurant and retail/personal service uses as main uses
 3. attached and detached signage allowed for main uses and allow a maximum size of 600 square feet.

Zoning History:

There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Wycliff Avenue	Minor Arterial	Variable Width
Hartford Street	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

While the applicant request for a PDS meets objective numbers 1, 3, 4, 5, 6, and 7, the request falls short of meeting the objective in number 2. The street level pedestrian environment would be difficult to achieve based on the current condition of the site. Currently, there is a large retaining wall along Wycliff Avenue. There is a possibility for activation along Hartford for a street level environment to with continuous street frontage activities.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PDD No. 193 (O-2 Subdistrict)	Vacant structure
Northwest	PDD No. 193 (O-2 Subdistrict)	North Dallas Tollway
North	PDD No. 193 (MF-2)	Undeveloped
Northeast	PDD No. 193 (PDS 63 – Area B)	Multifamily
Southeast	PDD No. 193 (MF-2)	Office Multifamily
South	PDD No. 193 (PDS 60) PDD No. 193 (PDS 80) Deed Restrictions Z045-108	Multifamily Office limited to single family
Southwest	PDS No. 24	Multifamily
West	PDD No. 193 (MF-2)	Multifamily

Land Use Compatibility:

The subject site is located on a triangular tract bordered by three rights-of-way: North Dallas Tollway, Wycliff Avenue, and Hartford Street. The request proposes a 77-room hotel use, a 4,335 square foot restaurant, and 1,070 square foot office use.

The request site is zoned an O-2 Office Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a vacant commercial structure. The applicant proposes interior renovation of the vacant structure for the proposed uses with below grade parking. There will also be ground level parking provided.

Surrounding land uses consist of multifamily uses to the northeast; with office and multifamily uses to the south; Dallas North Tollway is located northwest of the request site and an undeveloped tract to the north.

The uses (retail and personal service uses) designated as a “limited use” in the O-2 Subdistrict may not have a floor area that in combination with the floor area of other limited uses in the building exceeds 10 percent of the floor area of the building. In addition, a

limited use must have no exterior public entrance except through the general building entrances and have no exterior advertising signs on the same lot.

Staff believes that this development could be an opportunity to activate a property that has been vacant for some time. Considering the totality of the request, the current development rights within an O-2 Office Subdistrict, the hotel and office uses are currently allowed, and retail and personal service uses as a main use within the development would not negatively affect the neighborhood.

Development Standards:

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	SETBACKS		Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear			
O-2 - Existing Office Subdistrict	20 feet for other permitted structures	10 feet for other permitted structures	240'	75%	Office
PDS for O-2 - Proposed	20 feet for other permitted structures	10 feet for other permitted structures	240'	75%	Hotel, Office, Retail

Parking:

Off-street parking will not be provided for each use in accordance with Part I of PD No. 193. The applicant proposes a mixed-use development consisting of a hotel use, restaurant use and office use. Hotel uses require one space for each unit from 1 to 250 and three-quarters of a space for each until 251 to 500. For the 77 units proposed, a total of 77 off-street spaces would be required. The applicant is proposing only 39 spaces at a ratio of 0.5 per guest room. A restaurant use requires one space per 100 square feet of floor area. At a proposed 4,335 square feet, 43 off-street spaces would be required. An office use requires one space per 366 square feet of floor area. The office use would require three parking spaces. It is important to note that the applicant proposes to provide the off-street parking and loading spaces below grade, as well.

Signs:

The applicant is proposing business zoning district for signs which would allow for an expressway sign. The applicant is proposing the expressway sign with a 600 square feet effective area and a maximum height of 50 feet. Per the Code, the height of an

expressway sign may be extended to 50 feet, or to 30 feet above the nearest point on the nearest travel surface of the nearest expressway or new expressway, whichever is higher, if the total height of the sign does not exceed 60 feet above the ground at the base of the sign.

Landscaping:

The property will require landscaping to comply with an approved landscape plan. There are no changes to the site that would trigger landscaping. The landscape plan will include trees that are currently located on the site. Most of the remaining trees are along Hartford Street.

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 subject site is within an “E” MVA cluster and surrounded by “E” classification to the north, east, and south. Although the area of request is not within an identifiable MVA cluster, a “C” MVA cluster abuts the site to the northwest, west, southwest, and northeast.

LISTS OF OFFICERS

MM Property Holdings V, LLC

Mehrdad Moayedi – Managing Member

Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property generally located at the northwest corner of the intersection of Wycliff Avenue and Hartford Street. The size of PD Subdistrict ___ is approximately 0.96 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-___.104 PURPOSE

The building existing on the property as of the date of this article is of historical, architectural, and cultural importance, and this article is intended to encourage its reuse and preservation.

SEC. S-___.105. DEVELOPMENT PLAN.

(a) For a hotel use located within a building constructed prior to the adoption of this subdistrict, development and use of the Property must comply with the development plan (Exhibit S-___A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, a development plan must be approved by the city plan commission prior to the issuance of a building permit.

SEC. S-___.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

(b) Bar and restaurant, retail, and personal service uses are allowed as main uses and not as limited uses.

SEC. S-___.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-___.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Retaining walls, screening walls, decking, swimming pools, and related structures may be located in the front yard. Any existing such structures existing prior to the adoption of this subdistrict may be repaired or otherwise improved and remain at their existing heights as of the date of the adoption of this subdistrict.

SEC. S-___.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Required parking for a hotel use is 0.5 spaces per guest room. No additional parking is required for meeting rooms, lobby, and common areas.

SEC. S-__109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-__110. LANDSCAPING.

(a) In general, landscaping and screening must be provided in accordance with Part I of this article.

(b) For a project including a hotel use within a building constructed prior to the adoption of this subdistrict, landscaping must be provided as shown on the landscape plan (Exhibit S-__B).

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

SEC. S-__111. SIGNS.

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

(b) Exterior attached and detached signage is allowed for main uses.

(c) Maximum size of each side of an expressway sign is 600 square feet if located on an architecturally embellished support structure no taller than 50 feet in height in the area shown on the development plan.

SEC. S-__112. 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.

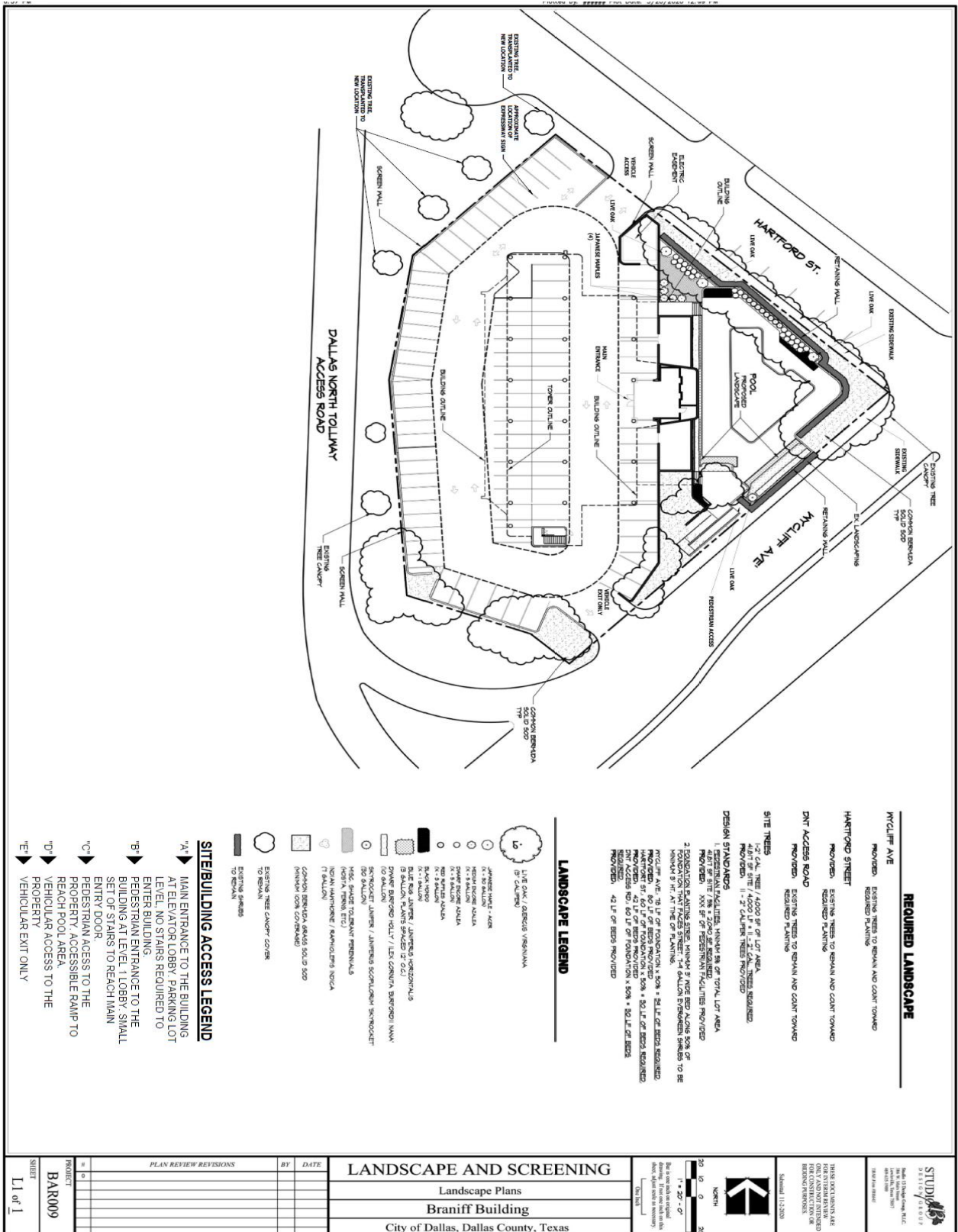
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-__.**113. COMPLIANCE WITH CONDITIONS.**

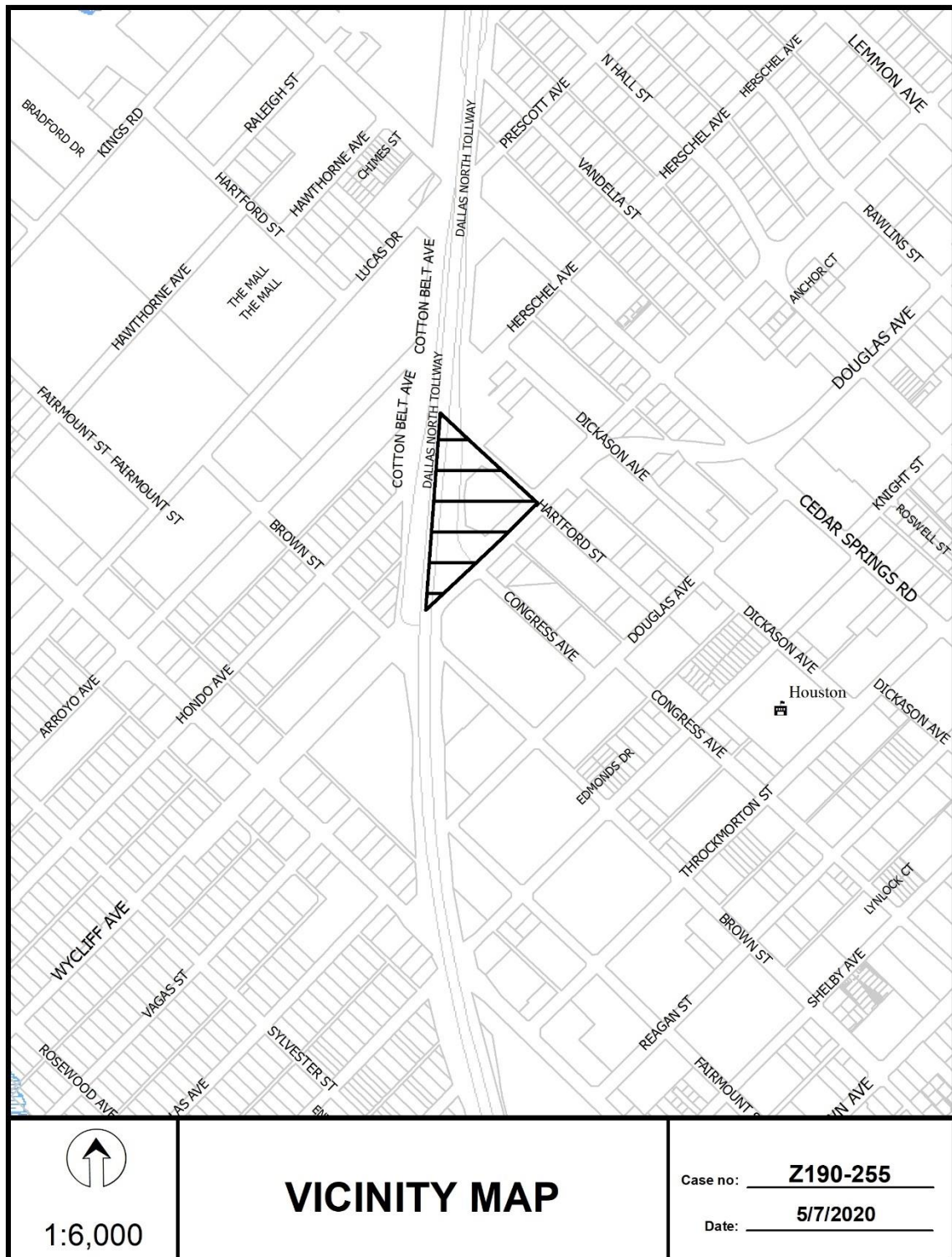
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules,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

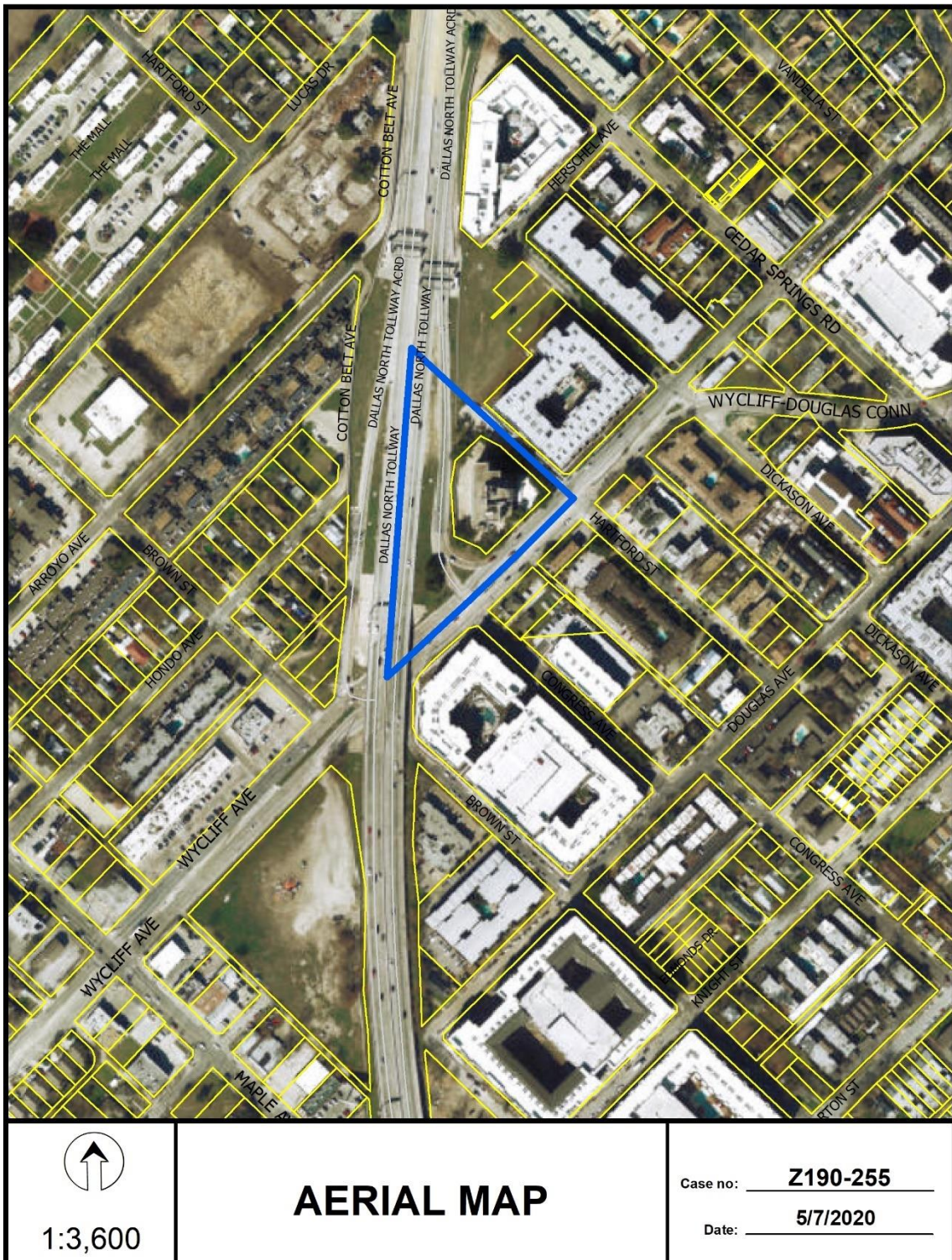


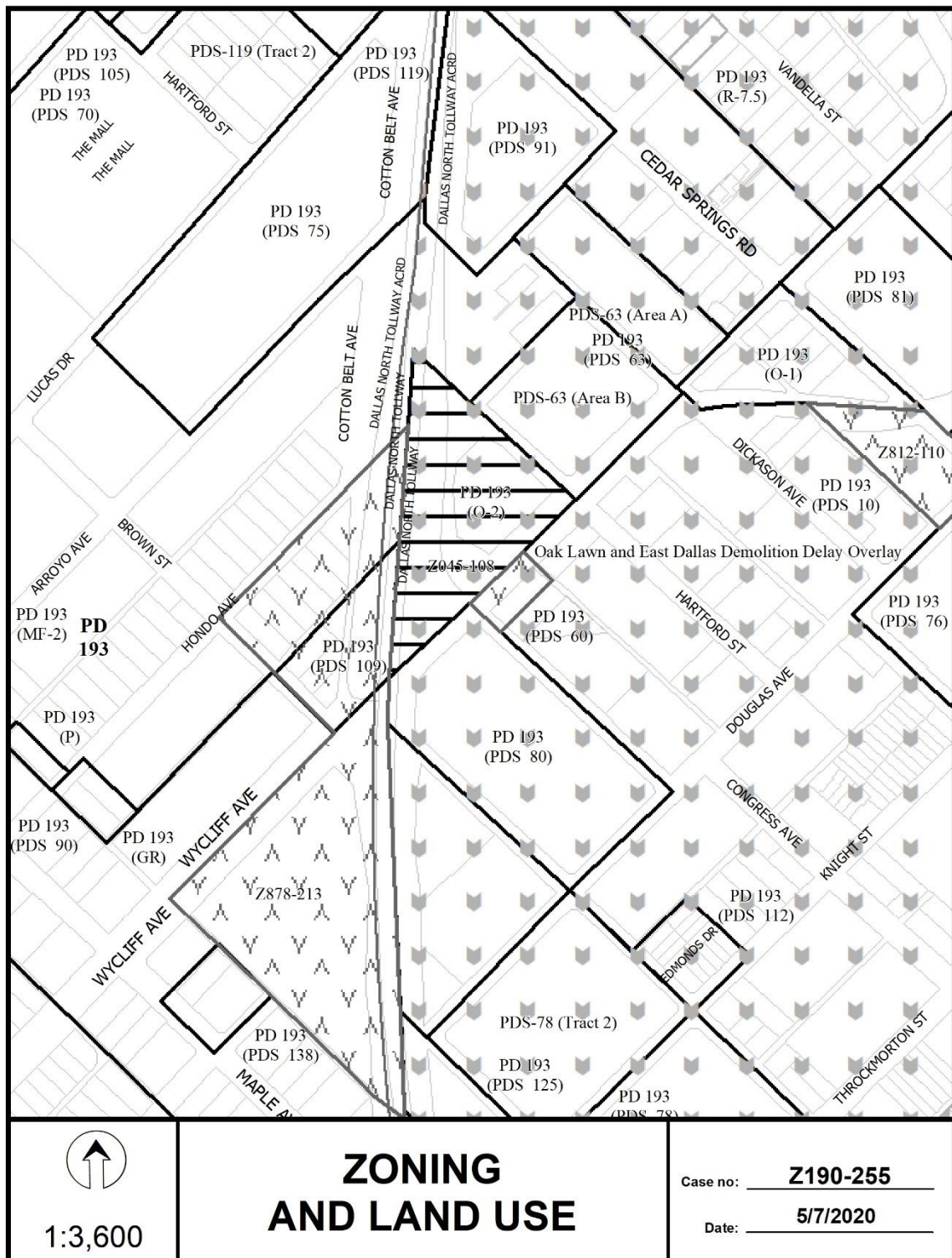
PROPOSED LANDSCAPE PLAN

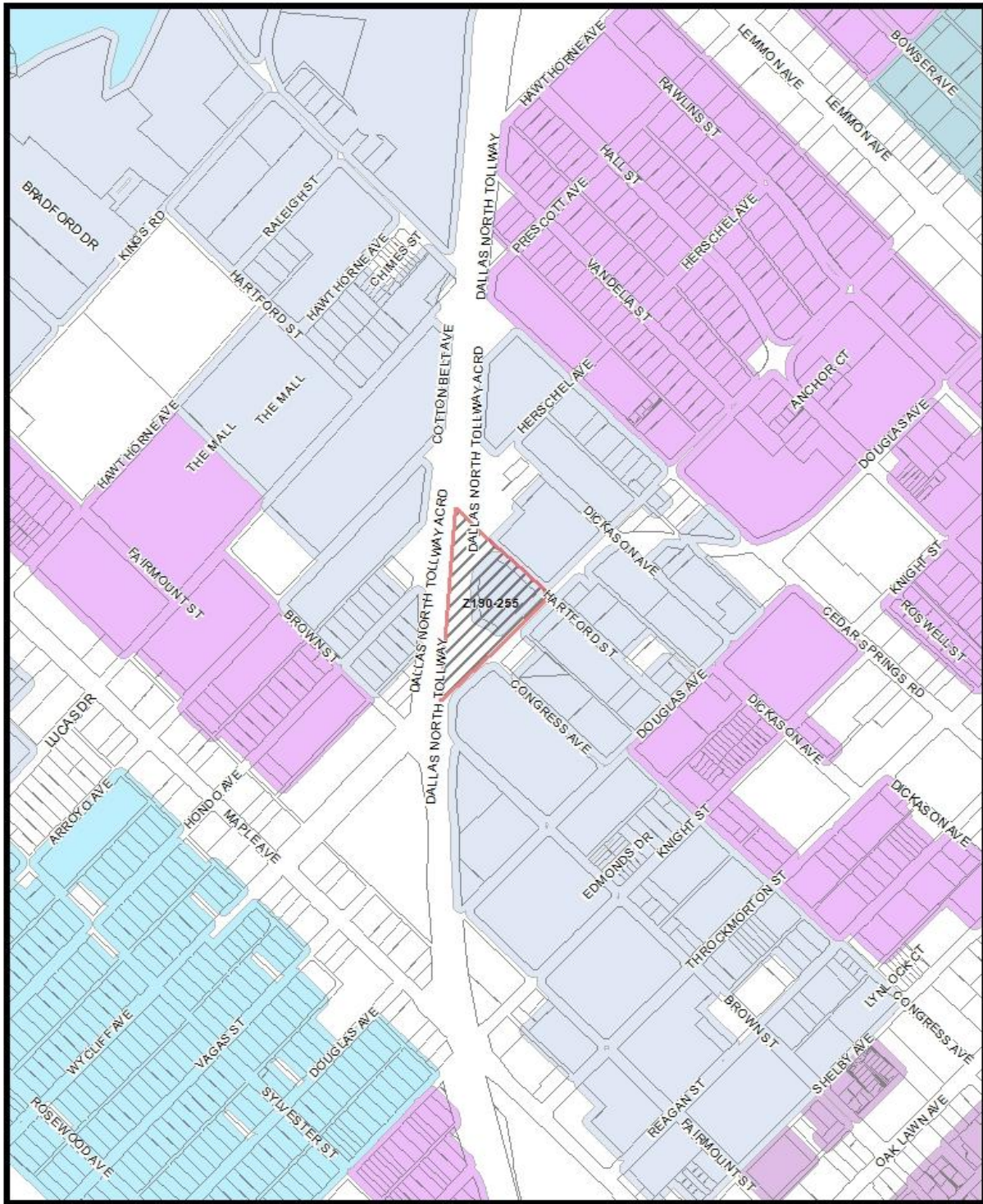


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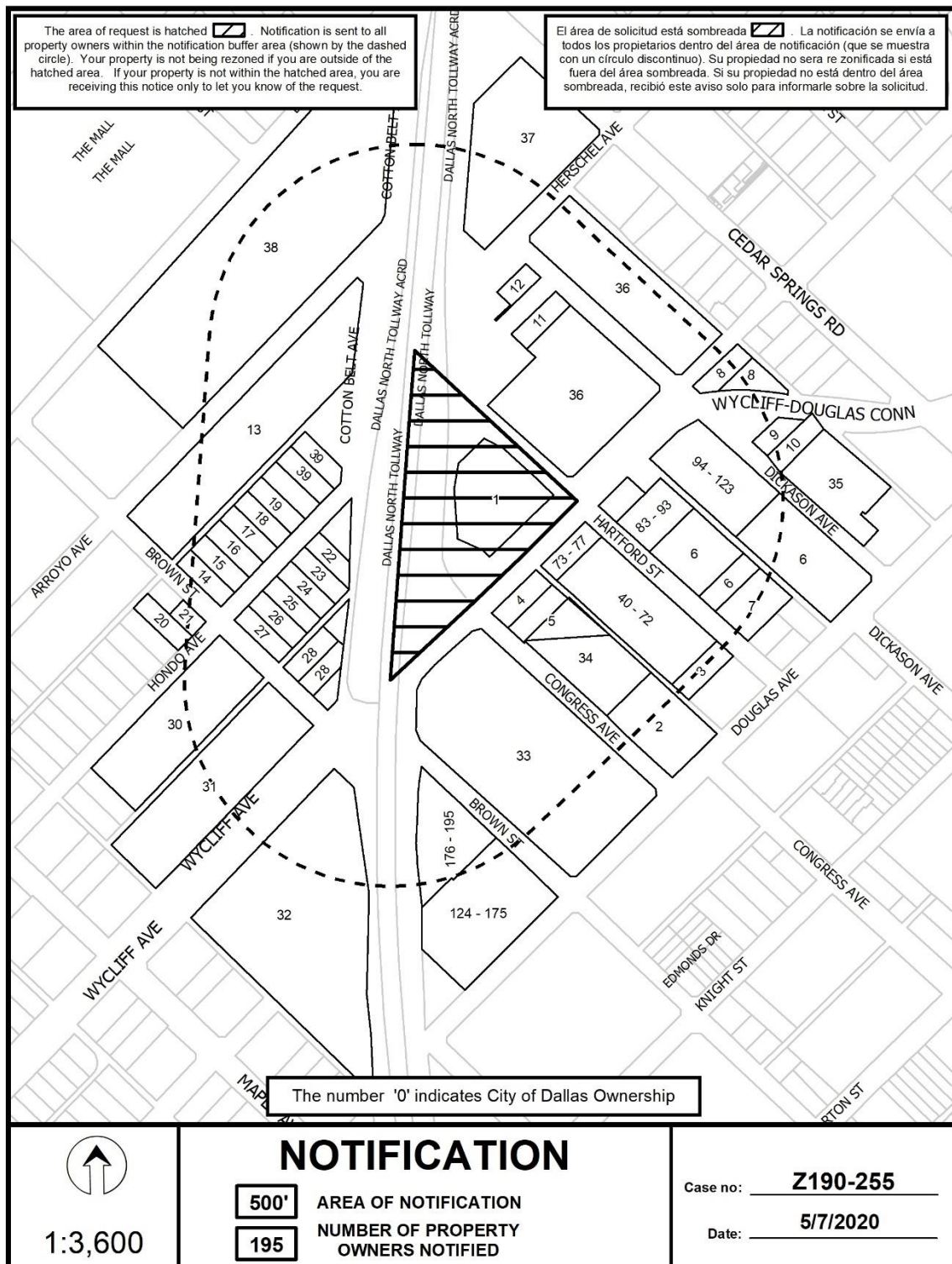
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 5/7/2020



05/07/2020

Notification List of Property Owners

Z190-255

195 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2801 WYCLIFF AVE	BRANIFF REALTY HOLDINGS LLC
2	4300 CONGRESS AVE	4300 CONGRESS LLC
3	4311 HARTFORD ST	BROMAN & ROSE LLC
4	4344 CONGRESS AVE	BENDER ROBERT J & CAROLYN J
5	4342 CONGRESS AVE	NGUYEN TRUMAN & MAI TRAN
6	4328 HARTFORD ST	ORAM PROPERTIES LP
7	4316 HARTFORD ST	ORAM PROPERTIES
8	3002 WYCLIFF AVE	TLE 3 PROPERTIES LLC
9	4334 DICKASON AVE	RODRIGUEZ TARCISIO &
10	4330 DICKASON AVE	GARCIA MARIA B
11	4427 DICKASON AVE	NORTH TEXAS TOLLWAY
12	4435 DICKASON AVE	TEXAS TURNPIKE AUTHORITY
13	2702 ARROYO AVE	KNOT YOUR ORDINARY APTS LLC
14	2703 HONDO AVE	NGUYEN HAI HO
15	2707 HONDO AVE	LOPEZ ISABEL C &
16	2711 HONDO AVE	ACOSTA ALBINO & MARIA LUISA
17	2715 HONDO AVE	PALEO JOSE B & ELIZA D
18	2719 HONDO AVE	AVILA TOBIAS &
19	2723 HONDO AVE	GORDON JEFF
20	2611 HONDO AVE	C&M URBAN DEVELOPERS III LLC
21	2615 HONDO AVE	TORREZ RICHARD R JR
22	2722 HONDO AVE	OWEN CHRISTOPHER D
23	2718 HONDO AVE	GARZA JORGE LUIS & LUZ M
24	2714 HONDO AVE	NAJERA SANDRA M
25	2710 HONDO AVE	LAGUNA FRANCISCO &
26	2704 HONDO AVE	HERRERA ISREAL &

05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2700 HONDO AVE	NGUYEN LIEN DUC &
28	4410 BROWN ST	WYCLIFF TOLLWAY LTD
29	2719 WYCLIFF AVE	WYCLIFF TOLLWAY LTD
30	2544 HONDO AVE	INKWELL GROUP LLC
31	2525 WYCLIFF AVE	WYCLIFF TOLLWAY LTD
32	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
33	4343 CONGRESS AVE	BES WYCLIFF FUND X LLC &
34	4338 CONGRESS AVE	BES WYCLIFF FUND X LLC &
35	4320 DICKASON AVE	MAGNOLIA AT WYCLIFF LP
36	4420 DICKASON AVE	MFREVF III 2929 WYCLIFF LP
37	3083 HERSCHEL AVE	NALS ECHO101 LIMITED
38	2924 LUCAS DR	LUCAS DFW LLC &
39	2807 HONDO AVE	ANDOR PROPERTIES LLC
40	4317 HARTFORD ST	MUNOZ ALBERTO JR
41	4317 HARTFORD ST	MENENDEZ FERMIN P
42	4317 HARTFORD ST	AGUIRRE VICTOR
43	4317 HARTFORD ST	MCCLURE DONNIE W
44	4317 HARTFORD ST	GIOXARIS MANOS
45	4317 HARTFORD ST	COMANS HENRY L JR
46	4317 HARTFORD ST	BROWN EARL RICHARD
47	4317 HARTFORD ST	COMANS HENRY JR
48	4317 HARTFORD ST	MOORE JUSTIN DAVID
49	4317 HARTFORD ST	BAKER RACHEL
50	4317 HARTFORD ST	MEGA CHASE LP
51	4317 HARTFORD ST	COVELLI HELEN M &
52	4317 HARTFORD ST	BRANDT MARK ALAN
53	4317 HARTFORD ST	HCP CAPITAL LLC
54	4317 HARTFORD ST	4137 HARTFORD LLC
55	4317 HARTFORD ST	BOSE NANCY K
56	4317 HARTFORD ST	BURCK JAMES L & PATRICIA M FAMILY TRUST
57	4317 HARTFORD ST	XANTHOPOULOS NIKOLAOS

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05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4317 HARTFORD ST	ENGLISH WAYNE
59	4317 HARTFORD ST	ROZE AGNESE
60	4317 HARTFORD ST	ILER MOLLY E
61	4317 HARTFORD ST	DUNCAN GARY &
62	4317 HARTFORD ST	MARTINEZ EDWARD G
63	4317 HARTFORD ST	MARTIN JACKIE LEE
64	4317 HARTFORD ST	LESZINSKI SLAWOMIR
65	4317 HARTFORD ST	DEPAEZ INES MANOS & MILCIADES &
66	4317 HARTFORD ST	SLY JAMES FRANK JR
67	4317 HARTFORD ST	GERST KRISTIN MOREA
68	4317 HARTFORD ST	NELMS MITCHELL C
69	4317 HARTFORD ST	RUIZ JULIO CEASAR
70	4317 HARTFORD ST	OLSEN CARISSA JADE
71	4317 HARTFORD ST	RICHARDS JAMES L
72	4317 HARTFORD ST	TURNER BRETT
73	2810 WYCLIFF AVE	HUTCHINGS BARRY B
74	2812 WYCLIFF AVE	MURDOCK JAMES B
75	2814 WYCLIFF AVE	TROCARD LENNIE R
76	2816 WYCLIFF AVE	AVEDIKIAN LARA
77	2818 WYCLIFF AVE	NARVARTE ANTONIO
78	2902 WYCLIFF AVE	BELLIN CORPORATION
79	2904 WYCLIFF AVE	XIA YAN
80	2906 WYCLIFF AVE	GONZALEZ ALFONZO
81	2908 WYCLIFF AVE	COPPINGER DAVID GABRIEL &
82	2910 WYCLIFF AVE	WILLIAMS GARY
83	4338 HARTFORD ST	MOORE WILLIAM A JR
84	4338 HARTFORD ST	TAYLOR JEFFREY M &
85	4338 HARTFORD ST	SULLINGER MARK D
86	4338 HARTFORD ST	SHANNON RICKY L
87	4338 HARTFORD ST	EKWOROMADU JOYCE
88	4338 HARTFORD ST	GERMAN ANDREW R

Z190-255(CT)

05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4338 HARTFORD ST	KIRST JOYCE L
90	4338 HARTFORD ST	CALAHAN MARCUS G
91	4338 HARTFORD ST	CATES ERIC THOMAS
92	4338 HARTFORD ST	GREGORY RANDALL LOYD
93	4338 HARTFORD ST	DAVIDSON CHRISTOPHER
94	4331 DICKASON AVE	GONZALES MARY IRENE
95	4331 DICKASON AVE	ZUMBERGE JASON
96	4331 DICKASON AVE	LILIX LLC
97	4331 DICKASON AVE	NAVE OMRI
98	4331 DICKASON AVE	RODRIGUEZ ANTONIO FRIAS
99	4331 DICKASON AVE	VASQUEZ SIDNEY ANNETTE
100	4331 DICKASON AVE	WALLACE DEBORAH SCOTT
101	4331 DICKASON AVE	DUNGAN GARY D
102	4347 DICKASON AVE	DAVIS SANDY & CYNTHIA L
103	4347 DICKASON AVE	WILLIAMS ROSS &
104	4347 DICKASON AVE	JAHANLY PROPERTIES LTD
105	4347 DICKASON AVE	PHAN THANH N
106	4347 DICKASON AVE	ROUGH CAITLYN
107	4347 DICKASON AVE	CLINTON MEREDITH
108	4347 DICKASON AVE	BEYER BRENNAN
109	4347 DICKASON AVE	CRONIN SHANE
110	4347 DICKASON AVE	ROE SCOTT A
111	4347 DICKASON AVE	PRIME LOCATION LLC
112	4347 DICKASON AVE	DAVIS SANDY
113	4347 DICKASON AVE	DAVIS DAVID B
114	4347 DICKASON AVE	LEUNG WAI KUEN
115	4347 DICKASON AVE	BEYER BRENNAN ANTHONY
116	4331 DICKASON AVE	TRAN LEYNA & VU
117	4331 DICKASON AVE	SCHMIDT PATRICIA
118	4331 DICKASON AVE	MOSKOWITZ DAVID
119	4331 DICKASON AVE	LESZINSKI SLAWOMIR

05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4331 DICKASON AVE	MEADOWS ZACHARY A
121	4331 DICKASON AVE	WILLIAMS ROSS W &
122	4331 DICKASON AVE	JONES JONATHAN
123	4331 DICKASON AVE	BIRKHEAD LARRY
124	4323 BROWN ST	PFLANZER PARTNERS LTD
125	2627 DOUGLAS AVE	PEDRAZA JAVIER
126	2627 DOUGLAS AVE	LOPEZ STEVE
127	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
128	2627 DOUGLAS AVE	AMLANI ARMAN
129	2627 DOUGLAS AVE	BUSHNELL R WAYNE
130	2627 DOUGLAS AVE	WILLINGHAM JOSH ANDREW
131	2627 DOUGLAS AVE	AKBARI LEYLA
132	2627 DOUGLAS AVE	NORMAN FREDRICK G
133	2627 DOUGLAS AVE	GARCIA RUBEN
134	2627 DOUGLAS AVE	PFLANZER PARTNERS LTD
135	2627 DOUGLAS AVE	CAKAJ ILIR
136	2627 DOUGLAS AVE	MATA JOSE M LIFE ESTATE
137	2627 DOUGLAS AVE	BLUSKYES ASSET MANAGEMENT
138	2627 DOUGLAS AVE	PHILLIPS STEVEN &
139	2627 DOUGLAS AVE	CRUZ GUSTAVO
140	2627 DOUGLAS AVE	NGUYEN LE BA
141	2627 DOUGLAS AVE	FINKENBINER JONATHAN & JULIE
142	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE
143	2627 DOUGLAS AVE	HENNIG GWEN
144	2627 DOUGLAS AVE	MOORE DARLA ANN
145	2627 DOUGLAS AVE	BETANCOURT ADRIANA
146	2627 DOUGLAS AVE	GREY BRANDON
147	2627 DOUGLAS AVE	TRAN LINDA VAN
148	2627 DOUGLAS AVE	GUZMAN MARIO C
149	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
150	2627 DOUGLAS AVE	PETE LEO A

05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2627 DOUGLAS AVE	HESS CRAIG
152	2627 DOUGLAS AVE	BORROEL JOHN III &
153	2627 DOUGLAS AVE	TRAN LINDA V
154	2627 DOUGLAS AVE	PARKS HUNTER S
155	2627 DOUGLAS AVE	MCHUGH JOHN
156	2627 DOUGLAS AVE	DEJEAN GERALD G
157	2627 DOUGLAS AVE	OLGUIN ISRAEL
158	2627 DOUGLAS AVE	LEUNG WAI KUEN &
159	2627 DOUGLAS AVE	QUINTANILLA JOE
160	2627 DOUGLAS AVE	GANDY JASON
161	2627 DOUGLAS AVE	COLEMAN RONALD M &
162	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA
163	2627 DOUGLAS AVE	SHIPLEY BENJAMIN SCOTT
164	2627 DOUGLAS AVE	GOLDBERG RUTH
165	2627 DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
166	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ &
167	2627 DOUGLAS AVE	WILLIAMS SANDIE
168	2627 DOUGLAS AVE	LACEY CATHRYN
169	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
170	2627 DOUGLAS AVE	CAKAJ ILIR
171	2627 DOUGLAS AVE	MCHUGH JOHN
172	2627 DOUGLAS AVE	SHUEY LAURA M &
173	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC
174	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
175	2627 DOUGLAS AVE	LOPEZ ZULEMA
176	4323 BROWN ST	HERNANDEZ DANIELLA N
177	4323 BROWN ST	TILLERY JAMES WAYNE
178	4323 BROWN ST	BROWNE JOSE A
179	4323 BROWN ST	PARRA BERTHA
180	4323 BROWN ST	PFLANZER PARTNERS LTD
181	4323 BROWN ST	PFLANZER PARTNERS LTD

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05/07/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4323 BROWN ST	AGUILAR ROXANA PALACIOS &
183	4323 BROWN ST	PRINCIPE SELENE A TRUST AGREEMENT &
184	4323 BROWN ST	SOISSON CHRISTIAN
185	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
186	4323 BROWN ST	SLAGLE JODY GLYN
187	4323 BROWN ST	PFLANZER PARTNERS LTD
188	4323 BROWN ST	STEPHAN JERALD M
189	4323 BROWN ST	CASTRO GEORGE L
190	4323 BROWN ST	CUMMINGS JOHN LYNN
191	4323 BROWN ST	MERCADO EDUARDO V
192	4323 BROWN ST	PARRA MARITHZA
193	4323 BROWN ST	GERST KRISTIN
194	4323 BROWN ST	SOTELO ALFREDO H &
195	4323 BROWN ST	BUSTAMANTE CESAR MEDINA

FILE NUMBER: Z167-311(VP)**DATE FILED:** May 18, 2017

LOCATION: Generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

COUNCIL DISTRICT: 2**MAPSCO:** 45 Q; R; U; V; Y; Z, 45 N; S**SIZE OF REQUEST:** Approx. 588 acres**CENSUS TRACT:** 204.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 317, subject to conditions; and no change to Planned Development District No. 715 and CA-1(A) Central Area District properties.

PRIOR CPC ACTION: This item was held under advisement on February 6, 2020, March 26, 2020, May 21, 2020, July 23, 2020, and August 20, 2020.

PLANNED DEVELOPMENT DISTRICT No. 317:<http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20317.pdf>**PLANNED DEVELOPMENT DISTRICT No. 317 EXHIBITS:**<http://www.dallascityattorney.com/51P/exhibits.html#a317>**PLANNED DEVELOPMENT DISTRICT No. 715:**<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20715.pdf>**PLANNED DEVELOPMENT DISTRICT No. 715 EXHIBITS:**<http://www.dallascityattorney.com/51P/Exhibits%20Supp%206/715A.pdf>

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 317, the Cedars Area Special Purpose District.
- On May 18, 2017, the City Plan Commission (CPC) initiated an authorized hearing to determine proper zoning for the area.
- On January 10, 2019, the 1st Community Meeting was held by the City and hosted by Mayor Pro-Tem Medrano to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 100 people attended.
- Between February 25, 2019, and September 9, 2019 staff met with the 13- member Steering Committee appointed by Mayor Pro-Tem Medrano 9 times to discuss proposed changes for the area. An average of 11 of the 13 Steering Committee members attended the meetings. An average of 20 community members and interested parties attended the meetings.
- On November 5, 2019, the 2nd Community meeting was held by the City and hosted by Mayor Pro-Tem Medrano to present the proposed zoning amendments. Approximately 150 people attended.
- On November 7, 2019, as part of the CPC Bus Tour, the Commission toured the authorized hearing area.
- On December 12, 2019, January 9, 2020, June 4, 2020 and July 9, 2020, CPC was briefed on this case.
- On February 6, 2020, March 26, 2020, May 21, 2020, July 23, 2020 and August 20, 2020, CPC held the item under advisement. On May 21, 2020, CPC provided Items for further study. The items are included in the proposed conditions as " CPC Items for further study."

Zoning History:

There have been 10 zoning cases in the vicinity in the past five years.

1. Z189-297

On October 23, 2019, the City Council approved creation of a new subdistrict for mixed uses on property zoned Tract 2 in Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial within Planned Development District No. 317, the Cedars Special Purpose District, located on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.

- 2. Z178-247** On August 6, 2018, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.
- 3. Z167-246** On August 6, 2018, the City Council approved creation of a new subdistrict for mixed uses on property zoned Subdistrict 2 (the Moderate Density Mixed Use Corridors), within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 4. Z178-131** On April 25, 2018, the City Council approved the expansion of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 1 (Moderate Density Residential) within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 5. Z 156-353** On January 11, 2017, the City Council approved a new subdistrict for Subdistrict 3A uses and an alcoholic beverage manufacturing use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District
- 6. Z156-275** On December 14, 2016, the City Council approved a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District, located in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.
- 7. Z156-127** On April 13, 2016, the City Council approved a new subdistrict (2A) for property zoned Subdistrict 2 within PD No. 317, the Cedars Area Special Purpose District, located on the southwest corner of Beaumont Street and Ervay Street.
- 8. Z156-158** On March 23, 2016 the City Council approved an ordinance granting a Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedar Area Special Purpose District, located on the southeast line of Gano Street, northwest of Beaumont Street South Ervay Street and Gano Street, east corner.

9. Z145-342 On November 10, 2015, the City Council approved a Demolition Delay Overlay District in the greater Downtown area.

10. Z134-336 On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Good Latimer Expressway	Principal Arterial	100 feet Keep existing
Cesar Chavez Boulevard	Principal Arterial	100 feet to 105 feet Keep existing
Ervay Street	Community Collector	60 feet Keep existing
Harwood Street	Minor Arterial	60 feet Keep existing
Lamar Street	Principal Arterial	80 feet Keep existing
Corinth Street	Principal Arterial	80 feet Keep existing
Belleview Street	Community Collector	60 feet Keep existing

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed amendments and recommended changes to the visibility triangle requirements and a loading space for the multifamily units.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the amendments to the authorized hearing area.

The proposed amendment meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

Implementation Measures 1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor and adjacent neighborhoods.

Staff's proposed amendments establishing primary streets and corridors through the Cedars into Downtown, strengthens the pedestrian connections between the Cedars and Downtown.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Implementation Measures 1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

Implementation Measures 1.3.1.7 Implement zoning tools to accommodate alternative housing products.

The comprehensive Housing Policy focuses on encouraging the development of affordable housing within the city. Staff's proposed regulations include development bonuses for providing mixed income housing within the Cedars area. Additional tools like accessory dwelling units and accessory live units will create an opportunity to develop more housing units within the area.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.1.4 Capitalize on Transit Oriented Development Opportunities.

Implementation Measures 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measures 1.1.4.2 Initiate Area Plans to identify and evaluate land for high density mixed-use development near transit centers. Coordinate public investment and land use regulations with development activity. Include area business leaders as well as neighborhood stakeholders when creating Area Plans.

Implementation Measures 1.1.4.3 Use existing and historic buildings when possible to retain the character of surrounding neighborhoods, to build neighborhood identity and to provide opportunities for mixed-use development.

Implementation Measures 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

Cedars is one of Dallas' oldest neighborhoods and has many older buildings. Staff's recommendations encourage the preservation of older buildings to keep the uniqueness of the area by recommending a parking reduction for legacy buildings, encourages repurposing/reuse of older buildings to keep the uniqueness of the area. The area is well connected with the highways, DART light rail station and DART bus stations. However, the infrastructure is not conducive for walking. The proposed regulations provide parking incentives to the developers for providing enhanced pedestrian connectivity to the DART station and a development bonus near the proposed high-speed-rail. Additionally, the proposed regulations require all new sidewalks along the street frontage with a minimum unobstructed width of six feet.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Implementation Measures 2.3.3.2 Identify priority corridors and connections to surrounding neighborhoods and among Downtown destinations and amenities. Develop strategies to strengthen these connections.

Implementation Measures 2.3.3.4 Encourage development with high quality streetscaping and pedestrian amenities. Promote such development opportunities by developing a plan for a modern streetcar circulator system to enhance linkages between major destinations within Downtown and the DART light rail transit system.

Cedars area is located adjacent to Downtown Dallas and provides the housing for the employees who work in downtown. Staff's proposed regulations encourage developments to provide enhanced pedestrian connectivity to the DART station. The proposed front yard setback

regulations facilitate café space and patio spaces to activate the pedestrian realm.

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

Cedars area provides the entryway into downtown from south of Dallas. Staff's proposed regulations fosters appropriate building height, scale and massing, that is complementary to the downtown area not to create another downtown. Staff's proposed regulations focus on augmenting the unique character of the Cedars area.

Area Plans:

Downtown Dallas 360 Plan

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 bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes the Cedars area as the diverse, eclectic neighborhood that has the potential to accommodate new workforce housing that can take advantage of Downtown views and accessibility near I-30. Staff's proposed regulations boosts the mix of housing options, encourages affordable and workforce housing in the area, improves the sense of community by preservation of existing older homes through development bonuses. Steering Committee proposed regulations encourages live units and accessory dwelling units and wider sidewalks. The regulations emphasized pedestrian friendly design elements promoting walkability and connecting the Cedars area to the major downtown attractions.

Cedars Area Plan

The Cedars Area Plan was adopted in 2002, creating a vision for future development in the area focusing on compatible land uses, zoning, urban design and transportation issues. The Plan encourages residential, mixed-use

development and consolidation of industrial, heavy warehouse/distribution uses. The focus of the plan was to improve the connectivity, pedestrian and bicycle network, traffic circulation, linking the Cedars area to the major attractions like the Old City Park, DART station, Downtown, and Trinity Corridor. The area has many old houses with historical remnants of the old Cedars neighbor and these are valuable assets and can serve to preserve the unique character of the area.

Other Plans:

Cedars Tax Increment Financing District Plan:

The Planned Development District No. 317 is within the Cedars Tax Increment Financing District (TIF). The Cedars TIF District was established by Dallas City Council by Ordinance No. 21492, on December 9, 1992 with mission to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries. The Cedars TIF Plan provides incentives to promote redevelopment of the area by utilizing public investment to attract new private investment primarily for mixed income residential housing, hotel/motel rooms, retail and office space. The Plan emphasizes design elements to improve pedestrian connectivity, vehicular circulation connecting the area to with the Downtown, the Farmers Market, and Dallas Convention Center.

Staff's proposed recommendations for PD No. 317 are based on the *forwardDallas! Comprehensive Plan*, Downtown Dallas 360 Plan, Cedars Area Plan 2002, and Cedars Tax Increment Financing Plan. Staff's proposal supports the area plan goals and policies to foster appropriate development scale, encourage the reuse of older buildings and retain the unique character of the neighborhood.

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 target intervention strategies in weak markets more precisely 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 subject site is uncategorized. Properties located in the general area surrounding the area of request are within

Category C to the northwest, Category E to the east and west, and Category H to the southeast.

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1(A) Central Area District	Government uses, and parking lots
Site	PD No. 715	Homeless assistance center
Site	PD No. 317 Subdistrict 1 – Residential Subdistrict 2 – Moderate Density Mixed Use Corridor Subdistrict 3 – Moderate Density Mixed Use Corridor Subdistrict 4 – Industrial Subdistrict 5 – Transition Subdistrict 6 – Old City Park	Parking lots, vacant properties, Single family, duplex, multifamily, church, retail, bar and restaurant, hotel, office, commercial, DART properties
North	CA -1 (A) Central Area District	Government uses, and parking lots
Northeast	PD No. 357	Dallas Farmers Market, townhomes, multifamily
South	PD No. 747	Commercial, vacant lots
South east	PD No. 513	Multifamily
East	MU-1 PD No. 841 PD No. 346	Commercial, Multifamily, office buildings
West	PD No. 800 PD No. 784	Commercial, vacant lots

STAFF ANALYSIS

The authorized hearing area includes properties zoned CA-1 (A), Central Area District, Planned Development District No. 715 and Planned Development District No. 317.

CA-1 (A) Central Area District properties and Planned Development District No. 715:

The authorized hearing area includes approximately 7 acres zoned CA-1(A) Central Area District, generally bound by Ervay Street, Akard Street, Canton Street, and Corsicana Street. The purpose of the CA-1(A) district is to provide to accommodate existing development into the central area of the city, to encourage appropriate future use of land, and to prevent the increase of street congestion. Currently, the area contains parking lots and government buildings. The CA-1(A) area is to the north and separated by I-30 from the Cedars area.

Planned Development District No. 715 is located on the southeast corner of South Ervay Street and Cadiz, contains approximately 22,575 square feet, with a homeless assistance center by specific use permit. This area is located to the north and across I-30 from the Cedars area.

Based on the purpose of the areas, there are no changes proposed to the CA-1(A) properties and PD No. 715.

Planned Development District No. 317:

GENERAL OVERVIEW:

Originally, when the Planned Development District was created in 1989, it had 12 subdistricts: residential district, commercial district, Akard Street commercial corridor district, two freeway frontage corridor district, hotel district, commercial/secondary/utility uses district, industrial/warehouse district, heavy industrial district, park district, industrial manufacturing district and commercial service district. Due to market trends and complexities of the PD, the community leaders initiated an area wide vision process in 2000. Community leaders, and developers led the vision efforts, with property owners and City staff from current planning, economic development, public works, code, and city attorney's office involved in the process. That visioning process resulted in the creation of the 2002 Cedars Area Plan and was the foundation for the revised PD No. 317, which consolidated 12 subdistricts into 6 new subdistricts: residential district, moderate density mixed use corridor district, freeway-oriented high-density mixed-use district, warehouse/residential transition district, industrial district and Old City Park institutional district. However, since then, multiple amendments have been made to PD 317 through individual zoning cases and by October 2019, the PD was comprised of 14 subdistricts.

Due to the multiple amendments and recent changes in the Cedars area, CPC authorized a hearing to determine proper zoning for the area. Mayor Pro-Tem Medrano appointed a 13-member Steering Committee and the authorized hearing process began.

The Steering Committee and Staff met nine times between February 25, 2019, and September 9, 2019. At the conclusion of the meetings, the Steering Committee and Staff agreed on most regulations. However, there are six areas in which recommendations differ: front yard setbacks, side and rear yard setbacks, height, Floor Area Ratio (FAR), lot coverage and the off-street parking regulations. The highlighted areas in the following chart reflect the differences.

On May 21, 2020, CPC suggested Items for further study, these were included in the documents as "CPC Items for further study."

Steering Committee, Staff Recommendation, CPC Items for further study, Comparison Chart:

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
front yard (feet)	Subdistricts 1, 2, 3, and 4		
	0'	Min.- Max. 0' - 10' Primary Street 0' - 5' all other streets No max. - Legacy Bldg.	Min.- Max. 5' - 10' Primary Street 5' -8' all other streets No setbacks - Legacy Bldg.
	Subdistrict 5		
	15'	15'	15'
side/rear yard (feet)	Subdistrict 1		
	0' or 10'	Min.- Max. 0' - 10' No max. - Legacy Bldg.	Additions: structure above 45' side and rear yard - 1' for every 2' of height above 45'
	Subdistricts 2, 3, and 4		
	Side yard: 5' - duplex 10' - MF structures<36' ht. 0' - other structures Rear yard: 10' - duplex 15' - MF structures<36' ht. 0' - other structures	Same	Same
		Staff Addition: No min. - Legacy Bldg.	Same as staff. Recomm
	Subdistrict 5		
	0' or 10'	Same	Same

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
FAR	Subdistrict 1		
	2	Same	Same
	Subdistricts 2, and 4		
	20	-6 - Base -7, 8, 9 - Mixed Income Housing Bonus -20 - High Speed Rail Bonus	3 - base; 4 with 5% open space 4,5,6(or) 5,6,7 with 5% open space 20 - High Speed Rail Bonus
	Subdistrict 3		
	20	-6 - Base -7, 8, 9 - Mixed Income Housing Bonus -20 - High Speed Rail Bonus	Additions: 5% open space required
	Subdistrict 5		
	0.5	Same	Same
Height	Subdistrict 1		
	90	Same	Same
	Subdistricts 2, and 4		
	Unlimited Height	300' ht. 400' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus	180' ht. 300' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus
	Subdistrict 3		
	Unlimited Height	300' ht. 400' ht. Mixed Income Housing Bonus 500' ht. High Speed Rail Bonus	Same as staff. Recommend.
	Subdistrict 5		
	70 ft	Same	Same
Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Lot Coverage	Subdistricts 2, 3, and 4		
	1	80% - Base 85% - Mixed Income Housing Bonus 85% - High Speed Rail Bonus	Same as staff. Recommend.
	Subdistrict 5		
	80%	80%	Max. lot coverage 50%

Development Regulations	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Parking	<u>CA - 2 (A) Parking:</u> - 0 spaces. for bldg. built prior to June 1, 1981 and - 1 space/2,000 sf. of floor area over 5,000 sf. for additions. - 0 spaces for < 5,000 sf. and 1 space/2,000 sf. of floor area over 5,000 sf.	<u>51 A parking regulations per uses and per specific uses defined in the PD with Parking Reductions:</u> - 40% - Legacy building - 40% - Proximity to DART (1500') and providing pedestrian connectivity and amenities - 5% - Ride Share Parking - On-street parking credit - 1 off-street loading space for MF	Follow Staff Recommendations, except: Legacy Building Parking Reduction Multi-family uses: No parking first 5 units Restaurant uses. No parking first 5,000 square feet of floor area in a ground level Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces first 2,500 square feet of floor area in a ground level use Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level Pedestrian Amenities parking reduction: Parking for uses on a lot that are located within 2,000 feet
	Single Family and Duplex use park per Division 51A-4.200	Same	Same
	Remote parking distance up to 1300' with enhanced pedestrian amenities and connectivity provided	Same	Same

Based on the Comprehensive Plan, Dallas 360 Plan, and Cedars Area Plan 2002, Staff recommendations are intended to support:

- Preservation of the unique character of Cedars: Cedars area has a lot of older buildings that are unique and to the area. The proposed parking reduction for Legacy Buildings intends to incentivize the reuse of these older buildings without demolishing them.
- Complementary building height, scale, and mass appropriate for the area: Cedars area consists of vacant lots, empty parking spaces, and abandoned buildings. Staff's proposed regulations are higher than the existing PD regulations. The proposed gradual height and setback will encourage development to complement the character of the neighborhood.
- Promoting walkable, active neighborhood: by allowing wider sidewalks and disallowing parking in the front yard setback, Staff's recommendations intend

to promote walkability, encourage café/ patio spaces and an active public realm with "eyes on the street" to promote an active and safe neighborhood.

- Enhanced Pedestrian Connectivity: parking for uses on a lot that is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided. Staff's proposed regulations include keeping this existing parking reduction to improve pedestrian connectivity to DART light rail station.
- Encourage mixed income housing opportunities: The area is located adjacent to the major employment center, downtown Dallas. To support and promote housing for the employees who work in downtown, Staff's proposed regulations provide development density bonuses for providing mixed income housing in the Cedars.

PROPOSED REGULATIONS:

The proposed regulations include consolidation of existing subdistricts, land uses, and development regulations.

Subdistrict 1 (Moderate Density Residential) Tract -1 and Tract 2:

The residential encourages the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

The Steering Committee reviewed the area and recommended minor changes to the boundary of the district.

Land Uses – Subdistrict 1:

- Agricultural uses
 - Urban Garden
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Child-care facility [SUP]
 - Church
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Library, art gallery or museum
 - ~~Convalescent and nursing homes and related institutions [SUP]~~
 - ~~Convent or monastery~~
- Lodging uses

- Boutique hotel
- Bed and Breakfast
- Miscellaneous uses
 - Carnival or circus
 - Temporary construction or sales office [By special authorization of the building official]
- Office uses.
 - Office [L]
- Recreation uses
 - Private recreation center, club, or area [SUP]
 - Public park, playground, or golf course
- Residential uses
 - Duplex
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses
 - ~~Dry cleaning or laundry store [L]~~
 - ~~General merchandise or food store 3,500 square feet or less [L]~~
 - ~~Personal service uses [L]~~
 - Bar, lounge, or tavern [SUP]
 - Nursery, garden shop or plant sales [SUP]

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none">○ <u>Dry cleaning or laundry store [L]</u>○ <u>General merchandise or food store 3,500 square feet or less [L]</u>○ <u>Personal service uses [L]</u>○ <u>Restaurant 3,500 square feet or less [SUP]</u> |
|--|

- Transportation uses
 - Transit passenger shelter
- Utility and public service uses
 - Electrical substation [SUP]
 - Local utilities [SUP or RAR]
 - Police or fire station [SUP]
 - Post office [SUP]
 - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses.
 - Office showroom/warehouse [R]
- Accessory uses
 - Amateur communications tower [SUP]
 - Accessory Dwelling Unit
 - Home Occupation

- Occasional sales (garage sales)
- Pedestrian skybridges [SUP]
- Swimming pool (private)
- Live Unit

Subdistrict 1 - Development Regulations:

Subdistrict 1	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i)Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii)For a Legacy Building no front yard setback is required; (iii)All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC Items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	2	2	2
Height	90 feet	90 feet	90 feet
Lot Coverage	80%	80%	80%

Subdistrict 2 and 2D (Moderate Density Mixed Use Corridor):

This subdistrict is intended to encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

The Steering Committee recommended creating a new Subdistrict 2. The new Subdistrict 2 consists of existing subdistricts 2, 2A, 2B and 2C and several parcels at the corner of Griffin Street east to Belleview street. The Subdistrict 2D was not part of the Steering Committee discussions as it was created on October 23, 2019 and the last Streeting Committee meeting was held on September 9, 2019.

Land Uses - Subdistrict 2, 2D:

- Agricultural uses.
 - Crop Production
 - Urban Garden
- Commercial and business service uses.
 - Building repair and maintenance shop [RAR]
 - Catering service. [RAR]
 - Custom business services [RAR]
 - Commercial engraving/etching facility [SUP]
 - Custom woodworking, furniture construction, or repair [RAR]
 - Electronics service center
 - Job or lithographic printing [RAR]
 - Medical or scientific laboratory [RAR]
 - Technical school [RAR]
- Industrial uses.
 - Alcoholic beverage manufacturing [SUP]
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant [By special authorization of the building official]
- Institutional and community service uses
 - Child-care facility [SUP]
 - Church
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Convalescent and nursing homes and related institutions [SUP]
 - Convent or monastery.
 - ~~Foster home~~
 - ~~Institution for special education~~
 - Library, art gallery, or museum
 - Public or private school.
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary) [Special authorization of the building official]
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window.
 - Financial institution with drive-in window [SUP]
 - Medical clinic or ambulatory surgical center
 - Office

CPC Items for further study:

- | |
|---|
| <ul style="list-style-type: none"> ○ Medical clinic or ambulatory surgical center [SUP] |
|---|

- Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- Residential uses.
 - Duplex.
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses
 - Animal shelter or clinic without outside run [RAR]
 - ~~Auto service center [RAR]~~
 - Bar, lounge, or tavern. [SUP]
 - Business school
 - Car wash [~~RAR~~ SUP]
 - Commercial amusement (inside) [SUP]
 - Commercial parking lot or garage [RAR]
 - Dry cleaning or laundry store
 - Furniture store
 - General merchandise or food store 3,500 square feet or less [RAR]
 - General merchandise or food store greater than 3,500 square feet [RAR]
 - Household equipment and appliance repair
 - Liquor Store [SUP]
 - Microbrewery, micro distillery, and winery. [SUP]
 - Motor vehicle fueling station [~~RAR~~ SUP]
 - Nursery, garden shop, or plant sales
 - Personal service uses
 - Restaurant with drive-in or drive-through services. [DIR]
 - ~~Restaurant without drive-in or drive-through service [RAR. SUP in Subdistrict 2C when operated on a roof]~~
 - Temporary retail use
 - Theater [RAR]
 - Surface parking [RAR]

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none"> ○ Auto service center [SUP and limited to 20,000 square feet] |
|--|

- Transportation uses
 - Helistop. *[Only in Subdistrict 2D by SUP.]*
 - Transit passenger shelter.
- Utility and public service uses
 - Commercial radio or TV transmitting station [RAR]
 - Electrical substation [SUP]
 - Local utilities [SUP or RAR]
 - Police or fire station [RAR]
 - Post office [RAR]
 - Utility or government installation other than listed [SUP]
 - Utility or government service center
- Wholesale, distribution, and storage uses

Z167-311(VP)

- Mini-warehouse [RAR]
- Office showroom/warehouse [RAR]
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Warehouse [RAR]

CPC Items for further study:

○ Mini-warehouse [RAR]

• Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private)
- Accessory electric vehicle charging station
- Accessory game court (private)
- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private)
- Pedestrian skybridges [SUP]

CPC Items for further study:

○ Accessory medical/infectious waste incinerator [SUP]
○ Accessory pathological waste incinerator [SUP]

Subdistrict 2 - Development Regulations:

Subdistrict 2	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii) For a Legacy Building no front yard setback is required; (iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC Items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	3; with FAR Bonus -4
Height	Any legal height	300	180
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, CPC suggested floor area ration bonus if five percent of the building site is reserved for the Open Space as shown in the chart below.

Subdistrict 2								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			5% units at 51-60%		5% units at at 51-60% and 5% units at 61-80%		5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%	
FAR	6	3	7	4	8	5	9	6
FAR Bonus (5% Open Space)		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

High-Speed-Rail Bonus - Staff Recommendation:

To encourage high density mixed-use development near the proposed High-Speed Rail, Staff is recommending a high-speed-rail bonus. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses; and
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 51-60% and 5% units to households earning 61-80% and 5% units households earning 81-100%; and
- Enhanced pedestrian amenities; and
- Active uses; then
 - FAR: 20
 - Height: 500 feet
 - Lot coverage: 85%

Subdistrict 3 and 3B (Freeway-oriented High-Density Mixed Use):

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The Steering Committee recommended to combine the existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A into new Subdistrict 3.

The new Subdistrict 3 and existing 3B allow the same land uses, however the development regulations differ.

Land Uses - Subdistrict 3 and 3B:

- Agricultural uses.
 - Urban Garden.
- Commercial and business service uses
 - ~~Building repair and maintenance shop~~
 - ~~Bus or rail transit vehicle maintenance or storage facility~~
 - Catering service [R]
 - Commercial engraving and etching facility [SUP]
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - ~~Job or lithographic printing~~
 - ~~Machinery, heavy equipment, or truck sales and services~~
 - ~~Machine or welding shop~~
 - Medical or scientific laboratory
 - Technical school.
 - ~~Tool or equipment rental~~
 - ~~Vehicle or engine repair or maintenance.~~

CPC Items for further study:

- Building repair and maintenance shop
- Bus or rail transit vehicle maintenance or storage facility
- Job or lithographic printing
- Machinery, heavy equipment, or truck sales and services
- Machine or welding shop
- Tool or equipment rental
- Vehicle or engine repair or maintenance. [limited to a maximum of 20,000 square feet of floor area]

- Industrial uses.
 - Art or craft production facility
 - Alcohol beverage manufacturing
 - ~~Industrial (inside) light manufacturing~~
 - ~~Seafood processing plant~~
 - Temporary concrete or asphalt batching plant [Special authorization of the building official]

CPC Items for further study:

- Alcohol beverage manufacturing [SUP]
- Industrial (inside) light manufacturing
- Seafood processing plant

- Institutional and community service uses
 - Child-care facility [SUP]
 - ~~Cemetery or mausoleum~~
 - Church.
 - College, university, or seminary [SUP]
 - Community service center [SUP]
 - Convalescent and nursing homes and related institutions [SUP]
 - Convent or monastery [SUP]
 - ~~Foster home~~
 - Group home or shelter for indigent or abused persons
 - ~~Hospital~~
 - Library, art gallery, or museum.
 - Public or private school.
- Lodging uses.
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel.
 - Lodging or boarding house.
- Miscellaneous uses.
 - Carnival or circus [Special authorization of the building official]
 - Temporary construction or sales office.
- Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window [SUP]
 - Medical clinic or ambulatory surgical center [SUP]
 - Office.
- Recreation uses
 - ~~Country club with private membership~~
 - Private recreation center, club, or area
 - Public park, playground, or golf course.
- Residential uses
 - Duplex
 - Handicapped group dwelling
 - Multifamily
 - Single family
 - Retirement housing
- Retail and personal service uses.
 - ~~Ambulance Service~~
 - Animal shelter or clinic without outside run.
 - Auto service center [SUP]
 - Bar, lounge, or tavern [SUP]
 - Business school

- Car wash.
- 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.
- Household equipment and appliance repair.
- ~~Home improvement center, lumber, brick, or building materials sales yard~~
- Liquor store [SUP]
- Microbrewery, micro distillery, and winery [SUP]
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use
- Theater
- ~~Vehicle display, sales, and service~~

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none">○ Car wash. [SUP]○ Auto service center [SUP and limited to 20,000 square feet]○ Home improvement center, lumber, brick, or building materials sales yard [limited to 20,000 square feet]○ Vehicle display, sales, and service [limited to 20,000 square feet] |
|--|

• Transportation uses

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

• Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation [SUP]
- Local utilities [SUP or RAR]
- Police or fire station.
- Post office.
- ~~Radio, television, or microwave tower~~
- Tower/antenna for cellular communication [SUP]

- Utility or government installation other than listed [SUP]
- ~~Utility or government service center~~

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none">○ Radio, television, or microwave tower○ Utility or government service center |
|--|

• Wholesale, distribution, and storage uses

- ~~Auto auction~~
- ~~Contractor's maintenance yard~~
- ~~Mini warehouse~~
- ~~Outside storage (with visual screening)~~
- Office showroom/warehouse
- Recycling drop-off container
- ~~Recycling center~~
- Recycling drop-off for special occasion collection
- Warehouse

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none">○ Recycling center |
|--|

• Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop [SUP]
- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges [SUP]

Subdistrict 3 - Development Regulations:

Subdistrict 3	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii) For a Legacy Building no front yard setback is required; (iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	New con. Over 20,000 sq. ft, 5% open space
Height	Any legal height	300	300
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, any new construction or major modification over 20,000 square feet of floor area is required to reserve 5% building site for the Open Space as shown in the chart below.

Subdistrict 3				
	Base	Bonus		
		5% units at 51-60%	5% units at 51-60% and 5% units at 61-80%	5% units at 51-60% and 5% units at 61-80% and 5% units at 81-100%
FAR	6	7	8	9
Lot Coverage	80%	85%	85%	85%
Height	300 feet	300 feet	400 feet	400 feet
CPC Items for further study - 5% of the building site is reserved for the Open Space				

High-Speed-Rail Bonus - Staff Recommendation:

To encourage high density mixed-use development near the proposed High-Speed Rail, Staff is recommending a high-speed-rail bonus. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses; and
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 51-60% and 5% units to households earning 61-80% and 5% units households earning 81-100%; and
- Enhanced pedestrian amenities; and
- Active uses; then
 - FAR: 20
 - Height: 500 feet
 - Lot coverage: 85%

Subdistrict 4 (Warehouse/Residential Transition):

This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The Steering Committee recommended to combine the existing Subdistrict 4 tract 2 and Subdistrict 5 into a new Subdistrict 4.

Land Uses - Subdistrict 4:

- Agricultural uses
 - Urban Garden
- Commercial and business service uses
 - Building repair and maintenance shop
 - Bus or rail transit vehicle maintenance or storage facility
 - Catering service
 - Custom business services
 - Custom woodworking, furniture construction, or repair
 - Electronics service center
 - Job or lithographic printing
 - Machine or welding shop
 - Machinery, heavy equipment, or truck sales and services
 - Medical or scientific laboratory
 - Technical school
 - Tool or equipment rental
 - ~~Vehicle or engine repair or maintenance~~
 - Labor Hall

CPC Items for further study:

- | |
|--|
| ○ <u>Vehicle or engine repair or maintenance [limited to 20,000 square feet]</u> |
|--|

- Industrial uses
 - Alcohol beverage manufacturing [SUP]
 - Art or craft production facility
 - Industrial (inside) light manufacturing
 - ~~Industrial (inside) potentially incompatible. SUP~~
 - ~~Industrial (outside) potentially incompatible~~
 - ~~Metal salvage facility [SUP]~~
 - Temporary concrete or asphalt batching plant [Special authorization of the building official]

CPC Items for further study:

- | |
|---|
| ○ <u>Alcohol beverage manufacturing [SUP]</u> |
| ○ <u>Industrial (inside) potentially incompatible. SUP only</u> |
| ○ <u>Industrial (outside) potentially incompatible</u> |
| ○ <u>Metal salvage facility [SUP]</u> |

- Institutional and community service uses
 - ~~Cemetery or mausoleum [SUP]~~
 - Child-care facility [SUP]

- Church.
- Library, art gallery or museum
- ~~Convent or monastery~~
- ~~Hospital~~
- Public or private school [SUP]
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus (temporary) [Special authorization of the building official]
 - Temporary construction or sales office
- Office uses
 - Financial institution without drive-in window
 - Financial institution with drive-in window [~~DIR~~ SUP]
 - Medical clinic or ambulatory surgical center
 - Office
- Recreation uses
 - Country club with private membership
 - Private recreation center, club, or area
 - Public park, playground, or golf course
- Residential uses
 - Multifamily
 - Retirement housing
- Retail and personal service uses
 - ~~Ambulance service~~
 - Animal shelter or clinic without outside run
 - Auto service center
 - Bar, lounge, or tavern [SUP]
 - Business school
 - Car wash [SUP]
 - Commercial amusement [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
 - Home improvement center, lumber, brick, or building materials sales yard
 - Household equipment and appliance repair.
 - Liquor store [SUP]
 - Microbrewery, micro distillery, and winery [SUP]
 - Mortuary, funeral home, or commercial wedding chapel
 - Motor vehicle fueling station [SUP]

- Nursery, garden shop, or plant sales
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- ~~Taxidermist~~
- Temporary retail use
- Theater
- Vehicle display, sales, and service
- Transportation uses.
 - ~~Commercial bus station and terminal.~~
 - Heliport
 - Helistop [SUP]
 - Transit passenger shelter
- Utility and public service uses
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities [SUP or RAR]
 - Police or fire station
 - Post office
 - Radio, television, or microwave tower
 - Utility or government service center
 - Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses
 - ~~Auto auction [SUP]~~
 - ~~Contractor's maintenance yard.~~
 - ~~Freight terminal~~
 - Mini-warehouse
 - ~~Petroleum product storage & wholesale [SUP]~~
 - Office showroom/warehouse
 - Outside storage (with visual screening)
 - Recycling center [SUP]
 - Recycling collection center
 - ~~Trade Center~~
 - Warehouse

CPC Items for further study:

○ Mini-warehouse

- Accessory uses
 - Accessory Dwelling Unit
 - Accessory community center (private)
 - Accessory electric vehicle charging station
 - Accessory game court (private)
 - Accessory helistop [SUP]

- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- ~~Day Home~~
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private)
- Pedestrian skybridges [SUP]

Subdistrict 4 - Development Regulations:

Subdistrict 4	Steering Committee Recommendation	Staff Recommendation	CPC Items for further study
Front Yard	No minimum front yard	i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet; (ii) For a Legacy Building, if a front yard is provided no maximum setback is required; (iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.	(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet; (ii) For a Legacy Building no front yard setback is required; (iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.
Side and Rear Yard	(i) Minimum side yard is: (a) five feet for duplex structures; (b) 10 feet for multifamily structures 36 feet or less in height; and (c) no minimum in all other cases. (ii) Minimum rear yard is: (a) 10 feet for duplex structures; (b) 15 feet for multifamily structures 36 feet or less in height; and (cc) no minimum in all other cases.	Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;	CPC items for further study to add: structure above 45 feet, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
FAR	20	6	3; with FAR Bonus -4

Height	Any legal height	300	180
Lot Coverage	100%	80%	80%

Mixed-income Housing Development Bonus - Staff Recommendation:

Considering the opportunity for mixed-income housing in this area of the city, Staff recommends development bonuses for lot coverage and FAR to provide mixed income housing per the chart below.

Open Space Floor Area Ratio (F.A.R) Bonus- CPC Items for further study:

To encourage open spaces within the district, CPC suggested floor area ration bonus if five percent of the building site is reserved for the Open Space as shown in the chart below.

Subdistrict 4								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			5% units at 51-60%		5% units at at 51-60% and 5% units at 61-80%		5% units at at 51-60% and 5% units at 61-80% and 5% units at 81-100%	
FAR	6	3	7	4	8	5	9	6
FAR Bonus		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

Subdistrict 5 (Old City Park Institutional):

This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

The Steering Committee recommended renaming existing Subdistrict 6 to new Subdistrict 5. Several land uses were added however, there are no changes proposed to the existing development regulations.

Land Uses - Subdistrict 5:

- Agricultural uses
 - Crop production
 - Urban Garden
- Commercial and business service uses

- Custom woodworking, furniture construction, or repair
- Machine or welding shop
- Industrial uses
 - Art or craft production facility
 - Temporary concrete or asphalt batching plant
- Institutional and community service uses
 - Church
 - Community service center [SUP]
 - Library, art gallery, or museum
 - Public or private school [SUP]
- Lodging uses
 - Boutique hotel
 - Bed and Breakfast
 - Hotel or motel
 - Lodging or boarding house
- Miscellaneous uses
 - Carnival or circus [Special authorization of the building official]
 - Temporary construction or sales office.
- Office uses
 - Office
- Recreation use
 - Public park, playground, or golf course
- Residential uses
 - None permitted

CPC Items for further study:

- | |
|---|
| <ul style="list-style-type: none">○ Duplex.○ Handicapped group dwelling○ Multifamily○ Single family○ Retirement housing |
|---|

- Retail and personal service uses
 - Commercial amusement (inside). [SUP]
 - Commercial parking lot or garage
 - Furniture store.
 - Nursery, garden shop, or plant sales.
 - Surface parking
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use
 - Theater
- Transportation uses
 - Transit passenger shelter
- Utility and public service uses.
 - Local utilities [SUP or RAR]
 - Police or fire station
 - Post office.

- Utility or government installation other than listed [SUP]
- Wholesale, distribution, and storage uses
 - Non permitted
- Accessory uses
 - Accessory community center (private).
 - Accessory electric vehicle charging station.
 - Accessory game court (private).
 - Accessory helistop. [SUP]
 - Accessory medical/infectious waste incinerator [SUP].
 - Accessory outside display of merchandise
 - Accessory outside storage
 - Accessory pathological waste incinerator [SUP]
 - Amateur communication tower [SUP]
 - General waste incinerator
- CPC Items for further study:

○ Accessory medical/infectious waste incinerator [SUP].
○ Accessory pathological waste incinerator [SUP]

Subdistrict- 5 Development Regulations:

Subdistrict 5	Steering Committee & Staff	CPC Items for further study
Front Yard	Minimum front yard is 15 feet.	Same
Side and Rear Yard	No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.	Same
FAR	0.5	Same
Height	70	Same
Lot Coverage	80%	Maximum lot coverage is 50 percent Maximum nonpermeable coverage of a lot is 60 percent. A minimum of twenty percent of each building site must be reserved for Open Space

Subdistricts 2D and 3B - Existing:

Existing two subdistricts 2D and 3B will remain the same:

- On December 14, 2016, City Council approved Ordinance No.30276, Subdistrict 3B, tract 1, for shared access development. No changes are recommended to this subdistrict by the Streeting Committee.
- October 23, 2019, City Council approved Ordinance No. 31373, Subdistrict 2D, for SoGood mixed use development. No changes are

recommended to this subdistrict. Steering Committee did not make recommendations on this Subdistrict, as it was created after the Steering Committee meetings.

Off-Street Parking:

The proposed parking regulations consist of two options: (a) Steering committee Recommended parking regulations; OR (b) Staff recommended parking regulations. These two options are separate.

Steering Committee Recommended Parking Regulations:

The Steering Committee Recommendation: park per CA-2(A), Central Area District parking:

- off-street parking is only required for a building built after June 1, 1981, except for the single family and duplex uses;
- no off-street parking is required for a building with 5,000 square feet or less of floor area;
- new addition over 5,000 square feet, parking is provided at one parking space for 2,000 square feet of floor area;
- single family and duplex uses park per Division 51A-4.200.

Staff Recommended Parking Regulations:

Staff recommended parking regulations include current regulations in the PD, like the parking reduction for specific uses, DART proximity/pedestrian amenities parking reduction and on street parking credit as described below:

Uses defined within the PD that have their parking regulations:

Cedars PD defines the following uses and specific parking regulations for these uses. The staff recommendation is to retain these uses as defined:

- Art or Craft Production Facility
- Boutique Hotel
- Bed and Breakfast
- Commercial Engraving/Etching Facility
- Group home or shelter
- Multifamily
- Recycling Center
- Seafood processing facility
- Utility or Govt Service

Parking Reductions:

- Legacy building parking reduction: The off-street parking requirements for a lot with a legacy building may be reduced by 40 percent; and this parking reduction cannot be combined with the DART proximity/pedestrian amenities parking reduction.

- A building is defined as a legacy building if it is constructed before January 1, 1971 meeting the following criteria:
 - i. a minimum of 75% of each original street-facing facade remains; and
 - ii. the floor area of the structure has not increased by more than: 150 percent if the increase is 5,000 square feet or less (or) increased by more than 100 percent if the increase is greater than 5,000 square feet.
 - iii.

CPC Items for further study to change (i):

i. a minimum of 50% of each original street-facing facade remains; and with at least 90% of re-purposed façade is transparent; and no significant architectural feature or element may be removed or screened.
--

- Designated Legacy Buildings includes the Legacy Buildings are buildings located at: 1311 S. Ervay Street; 1703 S Ervay Street 1711 S Ervay Street, and 1111 S. Lamar Street.
- Ride Share parking reduction:
 - reduced parking requirements up to five spaces for each dedicated carshare vehicle parking space as required in this article.
- DART Proximity/Pedestrian Amenities parking reduction (existing regulation):
 - 40% parking reduction for use located within 1,500 feet of DART light rail station if enhanced pedestrian amenities are provided per the requirements.
- On street parking credit (existing regulation):
 - Existing on street parking credits and delta credits will remain the same.

CPC Items for further study on Parking Regulations:

Follow Staff Recommendations, except:

- Legacy Building Parking Reduction
 - Multi-family uses: For a legacy building used for or converted to a multi-family use, not off-street parking is required for the first 5 units
 - Restaurant uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level
 - Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use
 - Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level use in a retail-related use, or professional, personal service use
- Pedestrian Amenities parking reduction:
 - Parking for uses on a lot that are located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided

Landscaping:

Planned Development District No. 317 specifies that landscaping will be in accordance with Article X of Dallas Development Code, but also includes additional regulations for street trees, site trees, and screening. The Steering Committee and Staff recommends that landscaping will be in accordance with Article X of Dallas Development Code.

Primary Street:

To promote connectivity and walkability to the downtown and surrounding attractions, the Steering Committee and Staff identified the following streets as the Primary Streets. These streets are part of the Dallas Thoroughfare Plan. By identifying these as Primary Streets within the District, any changes to the Thoroughfare Plan will not impact the regulations related to the Primary Street within the area.

- Akard Street
- Cesar Chavez Blvd
- Corinth Street
- Ervay Street
- Harwood Street
- Good Latimer Blvd
- Lamar Street

CPC items for further study:

- Follow Staff recommendation, and add the following regulations:
 - i. Additional Primary Streets:
 - Bellevue Street.
 - East Griffin Street.
 - West Griffin Street.
 - Sullivan Street.
 - ii. Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. At corner lots, urban form setback required at both street frontages.
 - iii. Design Elements are required to be incorporated in the new construction or major modification on a building facing primary streets.
Please make note that design elements are subjective are not specific to be able to issue building permits.

Staff Additions:

Staff proposes additional regulations to promote walkability, encourage café space or patio space, promote multimodal transit use within the area.

- Front yard setback facing the Primary Street is 10 feet;
- Bicycle parking regulations per Division 51 A-4.330
- Parking is not allowed in front yard setback.
- Off street parking screening as per 51A.4.602 (b)
- One loading space required for multifamily use.

Signs:

PD No. 317 includes the standards for signs as per Article VII, the business rules.

CPC Items for further study:

- Attached and detached signs are allowed:
 - iv. Arcade Sign
 - v. Awning Sign
 - vi. Marquee signs

Development Regulations Comparison Chart:

PD 317 Development Standards Chart												
Development Regulations	Existing Subdistrict 1	New Subdistrict 1		Existing Subdistricts					New Subdistricts 2, 3, 4		Existing Subdistrict 6	New Subdistrict 5
		Steering Committee	Staff Rec	2, 2A, 2B, 2C	3	3A	3C	4, 4A	5	Steering Committee	Staff Rec	Steering Committee & Staff Rec
Minimum front yard (feet)	0	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	0	0	0/5/0	0	0	15	0	Primary Street - 0 to 10 Legacy Building - no max all other - 0 to 5	No change
Minimum side/rear yard (feet)										Minimum side yard is: five feet for duplex structures; 10 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases. Minimum rear yard is: 10 feet for duplex structures; 15 feet for multifamily structures 36 feet or less in height, and no minimum in all other cases.		
Urban form setback ¹	0 or 10	0 or 10	0 and max is 10; for Legacy Building no max	0 or 10	0 or 10	0 or 10/0	0 or 10 ¹⁴	0 or 10	0 or 10		Staff Addition: For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required	No change
Dwelling Unit (DU) density	160 DU per acre	No change	No change							CA-2(A) lot area per DU apply for single family, duplex, and multifamily		
Maximum base FAR	2	No change	No change	2	4	4	4	1	1	20	6	No change
Maximum bonus FAR ²				2.5 ¹²		4.5	4.5			None		
Maximum base height (feet)	90	No change	No change	54	270	90	90	70	70	unlimited height	300	No change
Bonus height ²				90		270				None	Bonus height, FAR and lot coverage after meeting the Mixed Income Housing Development Bonus ³	
Transfer of development rights			Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, 2A, 3, and 3A only							Transfer of development rights for historic preservation is allowed from any sub-district to subdistricts 2, and 3 only		
Lot Coverage	80%	No change	No change	80%	80%	80%/85%	80%	80%	80%	100%	80% ³	No change

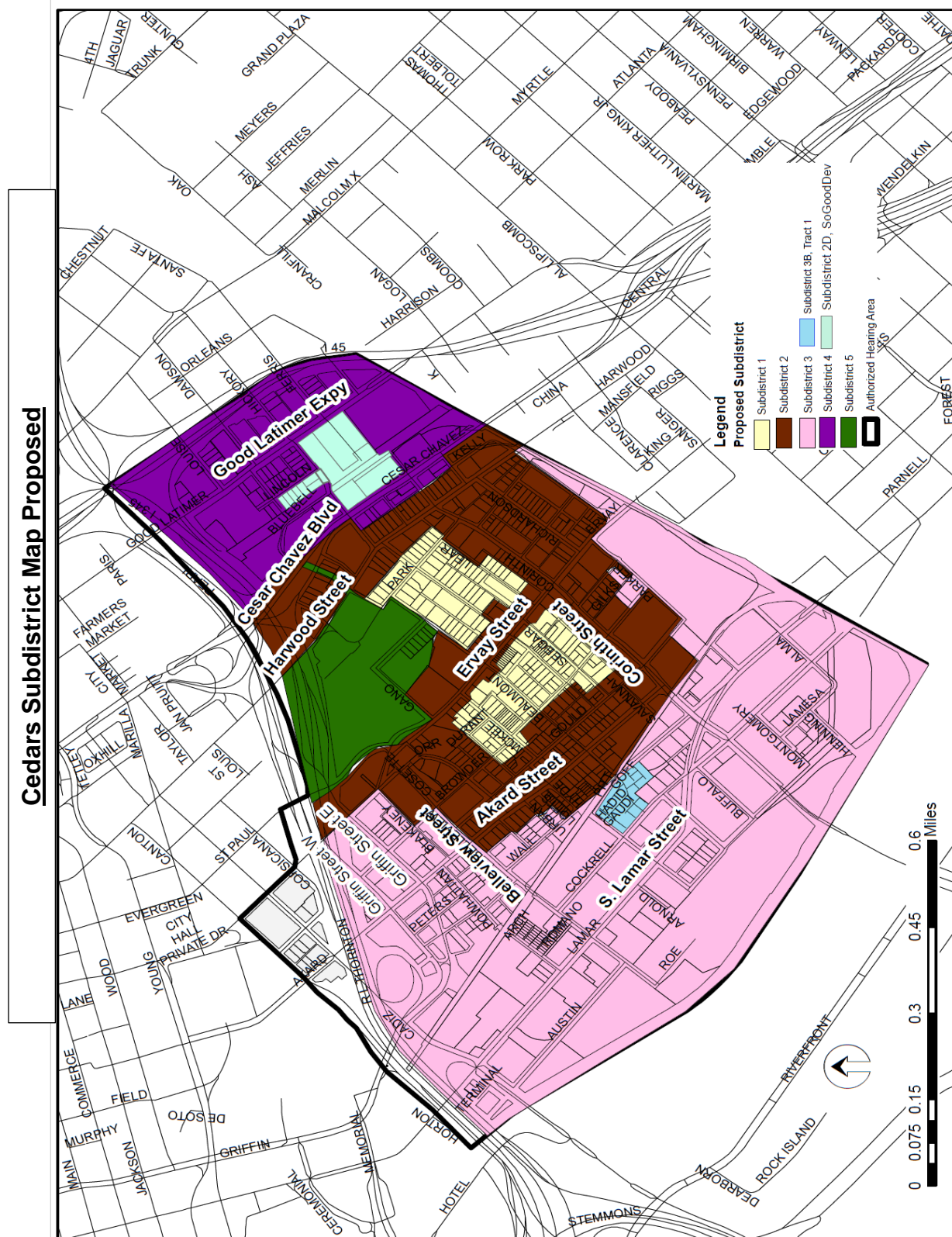
¹ The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')

² Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses

³ Mixed Income Housing Development Bonus in the DRAFT regulations/presentation

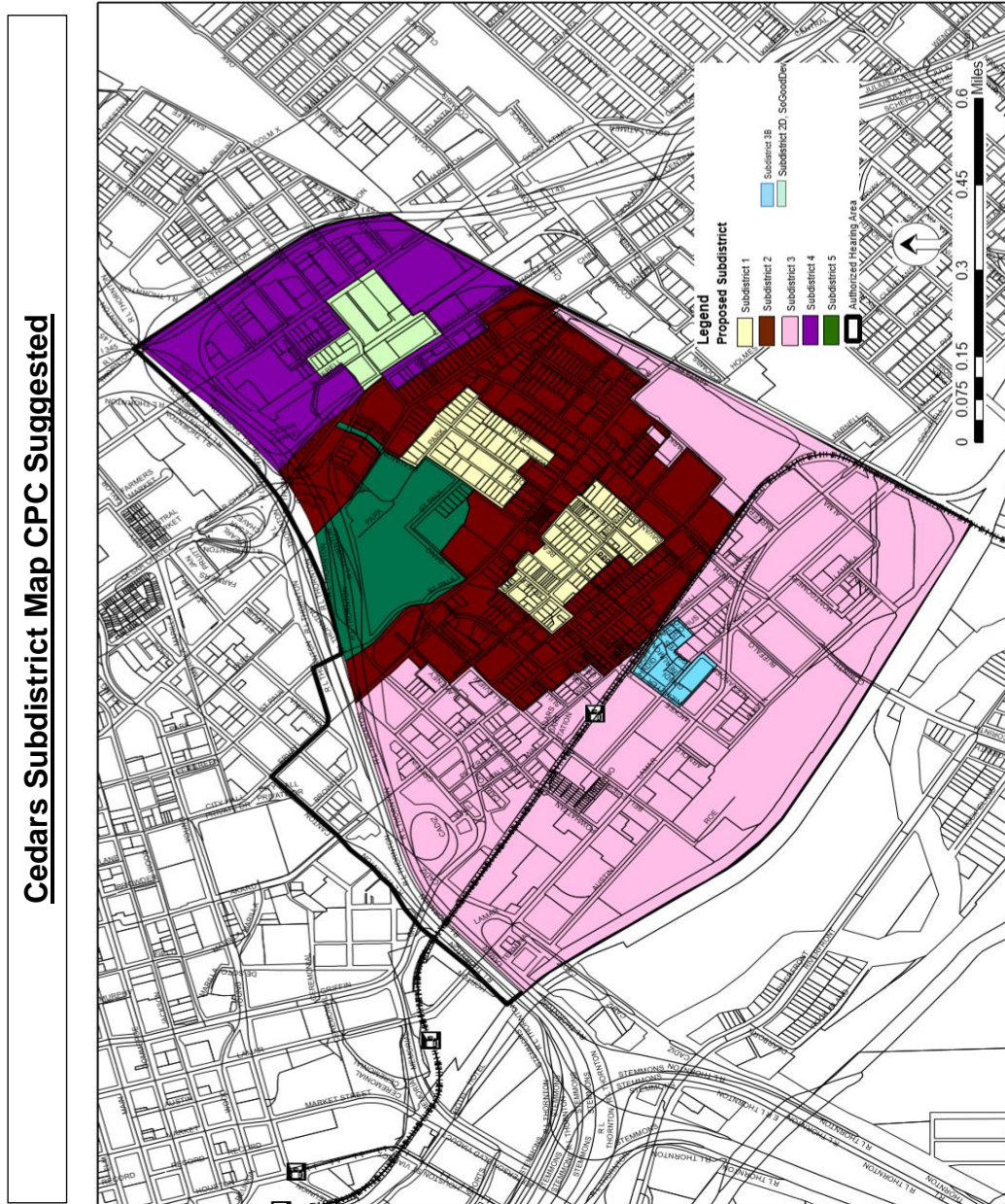
PSS 317 Development Standards Chart																	
Developer/Regulations	New Subdistrict 1		New Subdistrict 2		New Subdistrict 3		New Subdistrict 4		Existing Subdistrict								
	Stairing Committee Staff Rec	CPC Suggested	2, 2A, 2B, 3C	Stairing Committee	Staff Rec	CPC Suggested	3	3A		3C	4 (max 2 and 3)	Stairing Committee	Staff Rec	CPC Suggested	Stairing Committee Staff Rec	Stairing Committee Staff Rec	Stairing Committee Staff Rec
Minimum front yard (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minimum side/rear yard (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum side/rear yard (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot width (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot depth (feet)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum lot area (sq. ft.)	0	0	0	0													

PD 317 Cedars Subdistrict Map – Steering Committee Proposed:



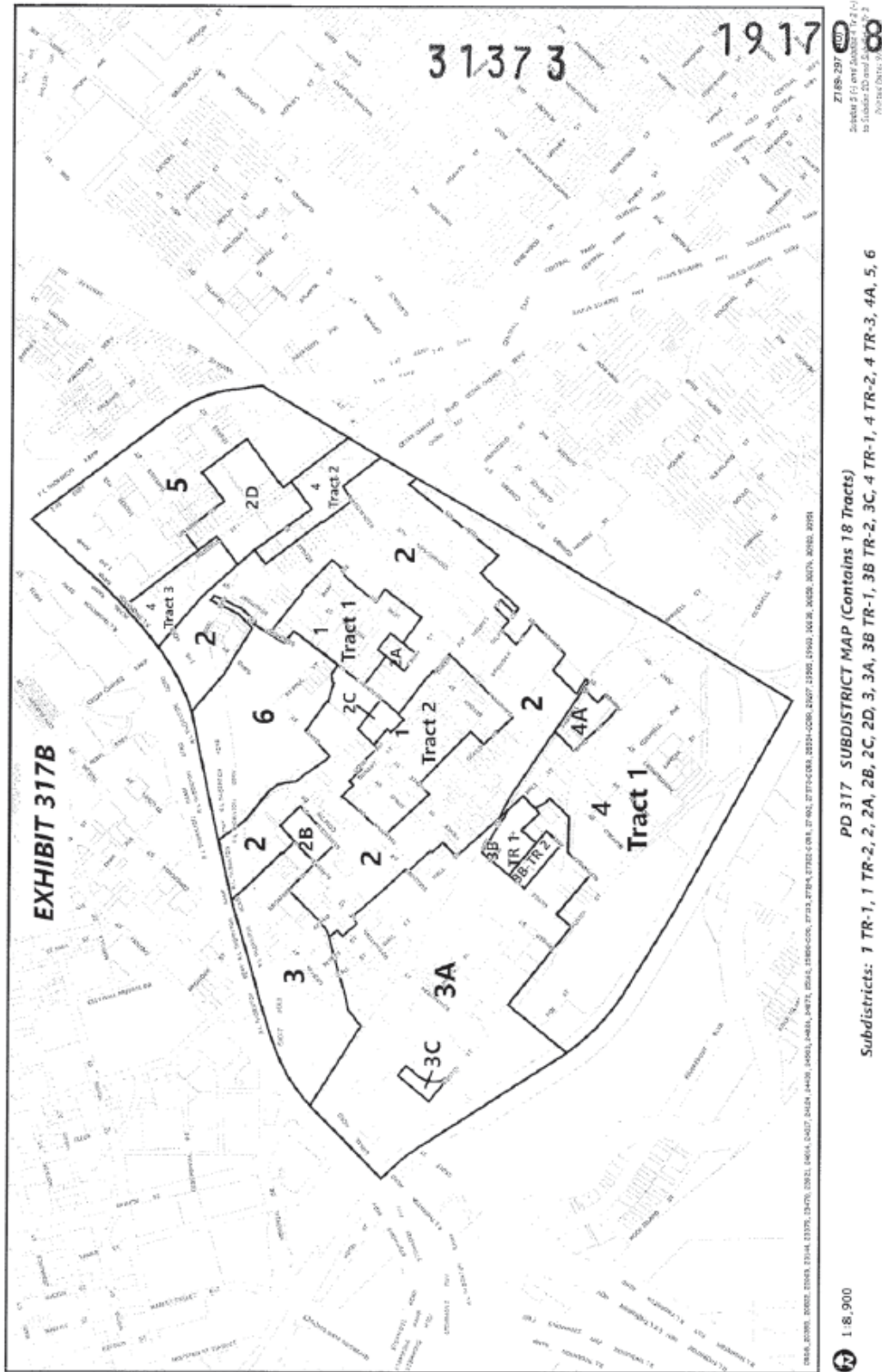
Z167-311 Authorized Hearing Area and Cedars PD No. 317 Proposed Subdistrict Map

PD 317 Cedars Subdistrict Map – CPC Items for further study:

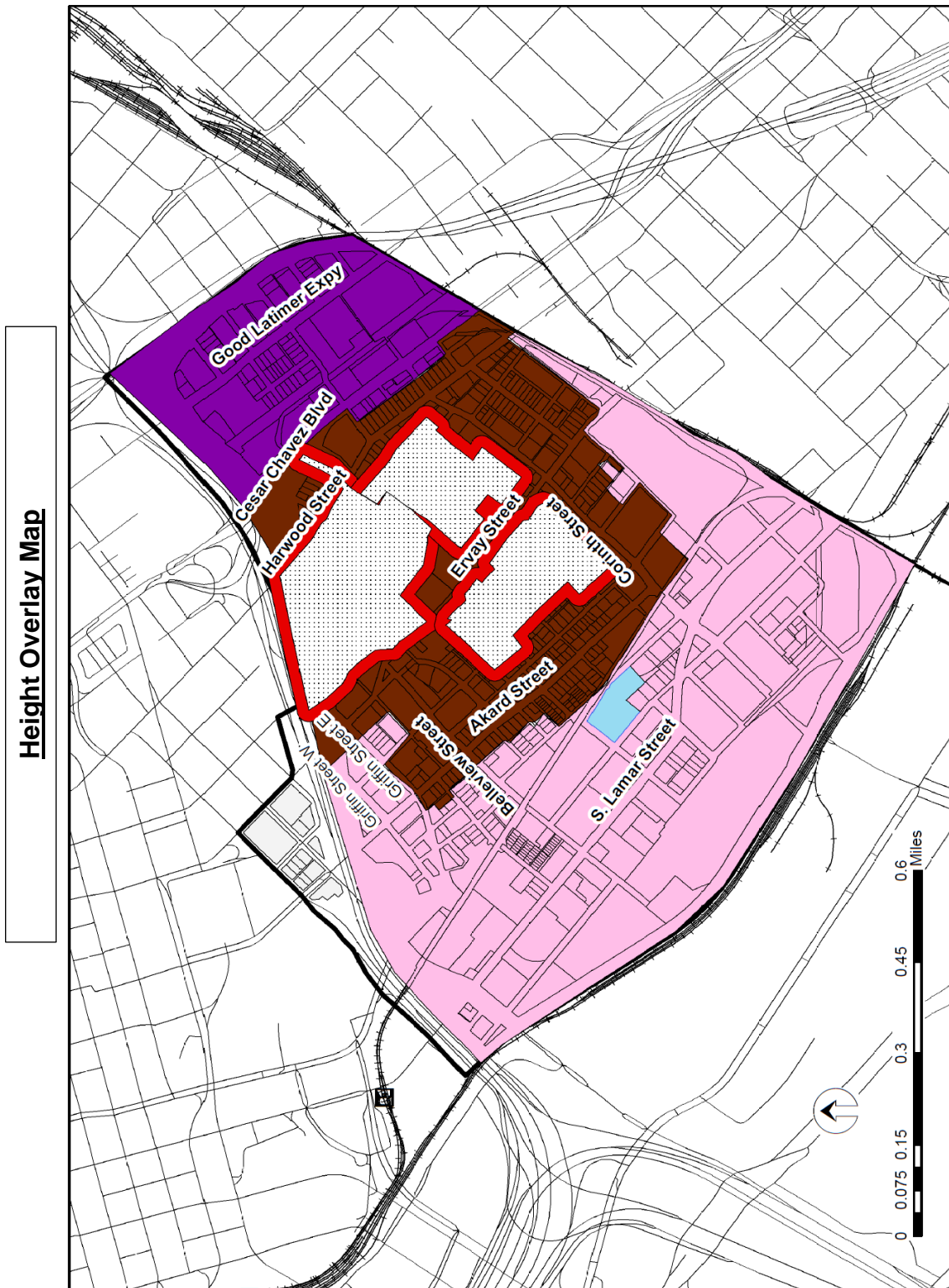


PD 317 Cedars Subdistrict Map - Existing:

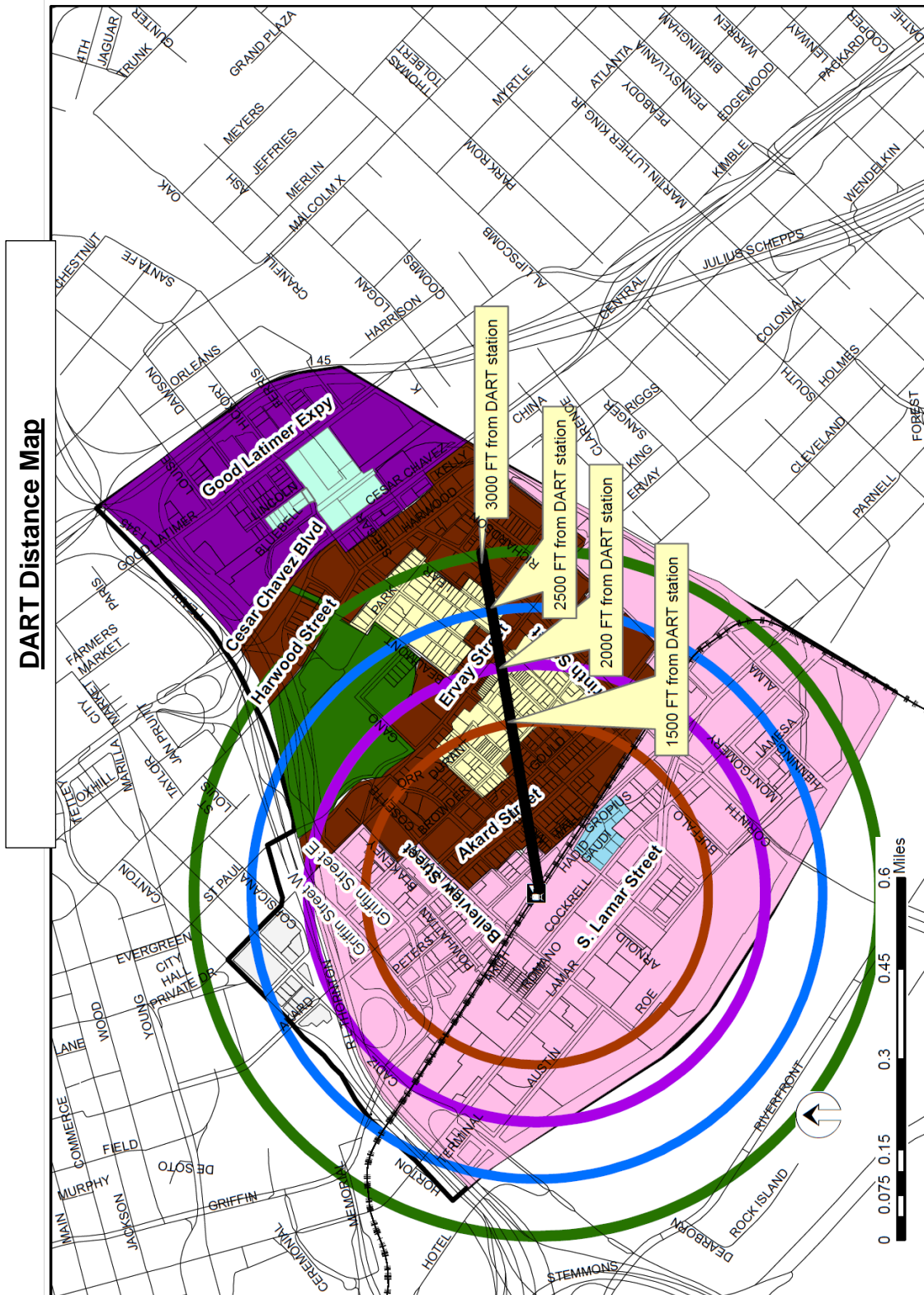
Cedars Subdistrict Map Existing



Height Overlay Map:



DART Distance Map:



Cedars PD 317 - DART station distance

CPC ACTION

February 6, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Blair, Housewright, Schultz,
Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 3
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 12 Against: 35

Speakers: For: Buddy Keeley, 1500 E. Griffin St., Dallas, TX, 75215
Brad Friedman, 1505 Seegar St., Dallas, TX, 75215
Todd Howard, 1506 W. Griffin St., Dallas, TX, 75215
Against: Eric Hall, 1419 E. Griffin St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 E. Spring Valley Rd., Richardson, TX, 75081
William Dealcuaz, 6432 Connie Ln, Rockwall, TX, 75032
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

Wade Masterson, 5641 SMU Blvd., Dallas, TX, 75206
Against (Did not speak): Jane Hardin, 1708 Gould St., Dallas, TX, 75213
Russell Roden, 1001 Belleview St., Dallas, TX, 75215
Richard Maxwell, 1419 E. Griffin St., Dallas, TX, 75215

CPC ACTION

March 26, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until May 21, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: None
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION

May 21, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until July 23, 2020.

(Note: CPC directed staff to review new conditions distributed at the hearing on behalf of the Commission)

Maker: Hampton

Second: Schultz

Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Housewright, Schultz,
Schwope, Murphy, Garcia, Rubin

Against: 0

Absent: 0

Vacancy: 0

Conflict: 1 - Jung**

Abstain: 1 - Jackson***

**out of the room, when vote taken

***abstained due to absence from bus tour

Notices: Area: 200

Mailed: 741

Replies: For: 15

Against: 42

Speakers: For: None

Against: Eric Hall, 1419 Gripping Street E. Dallas, TX 75215

Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

Against (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201

CPC ACTION

July 23, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until August 20, 2020.

Maker: Hampton

Second: Rubin

Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Schultz,
Schwope, Garcia, Rubin

Against: 0

Absent: 1 - Murphy

Vacancy: 1 - District 10

Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200

Mailed: 741

Replies: For: 15

Against: 42

Speakers: For: Benton Payne, 5738 Vanderbilt Ave., Dallas, TX, 75206
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201

Against: Eric Hall, 1419 Griffin Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION

August 20, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until September 3, 2020.

Maker: Hampton
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Schultz,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Joe Blair, 2728 N. Harwood St., Dallas, TX, 75201

Proposed Amendments

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001.

SEC. 51P-317.102. PROPERTY LOCATION AND SIZE.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres.

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) AREA means one of the areas referred to in Section 51P-317.105 of this article.

Staff Addition:

(2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.
--

CPC Items for further study:

<p><u>awning.</u></p> <p><u>AWNING SIGN means any sign on the sides or top of an awning (excluding awnings over gas pumps).</u></p>

(3) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry. Parking: 0.75 space is required for each unit. No required off street loading.

(4) BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas. Parking: 0.75 space is required for each unit. No required off street loading.

(5) CHANGEABLE MESSAGE means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, “Diamond Vision” technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

(6) DIR means development impact review pursuant to Division 51A-4.800.

(7) ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic and that meet all of the standards set forth in Section 51P-317.122.2(c).

(8) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.122.2(c).

~~[(9) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

~~(10) LEGACY BUILDING means a building constructed on or before January 1, 1960.~~

Staff Recommendation:

<p><u>criteria</u> <u>remains; and</u> <u>less; (or)</u> <u>greater than 5,000 square feet.</u></p>	<p><u>(11) LEGACY BUILDING means</u></p>
	<p><u>(A) a building listed as a Designated Legacy Buildings in Exhibit 317K; or</u></p>
	<p><u>(B) a building constructed before January 1, 1971 meeting the following</u></p>
	<p><u>(i) a minimum of 75% of each original street-facing facade</u></p>
	<p><u>(ii) the floor area of the structure has not increased by more than:</u></p>
	<p><u>(aa) 150 percent if the increase is 5,000 square feet or</u> <u>(bb) increased by more than 100 percent if the increase is</u></p>

CPC Items for further study to change (11) ((B) (i):

<p><u>(i) a minimum of 50% of each original street-facing facade remains; and with at least 90% of re-purposed façade is transparent; and no significant architectural feature or element may be removed or screened.</u></p>

Staff Addition:

<p><u>(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building with 35% or 10,000 square feet of floor area increase or greater, or story or height increase.</u></p>
<p><u>(13) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist as of January 1, 2020.</u></p>

(14) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

(15) OWNER means the owner or owners, from time to time, of property in this district.

Staff Addition:

(16) PRIMARY STREET means the following streets within the District:

- (A) Akard Street.
- (B) Cesar Chavez Blvd.
- (C) Corinth Street.
- (D) Ervay Street.
- (E) Harwood Street.
- (F) Good Latimer Blvd.
- (G) Lamar Street.

CPC Items for further study to add:

- (H) Bellevue Street.
- (I) East Griffin Street.
- (J) West Griffin Street.
- (K) Sullivan Street.

CPC Items for further study:

(17) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation. The property owner is responsible for the cost of installation, operation, and maintenance of the lighting, unless this is a City funded project.

PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(18) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(19) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

(20) RAR means residential adjacency review pursuant to Division 51A-4.800.

(21) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

(22) RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.

(23) SECTION means a section of this article.

(24) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

(25) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(26) SUP means specific use permit.

CPC Items for further study:

(27) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

Note: CPC Items for further study, needs further specification from the CPC and some of the conditions may not be permit worthy.

~~(28)-(27)~~ THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(i) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.

(ii) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.

(c) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(d) Section 51A-2.101, "Interpretations," applies to this article.

(e) 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.

(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. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(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, 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.)

(f) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district.

Staff Addition:

(29) VISIBILITY TRIANGLE means:

(i) A primary street intersects with another street or another primary street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(ii) rest of the streets within the District intersects, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(iii) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

SEC. 51P-317.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 317A: property descriptions of the district, and subdistricts.
- (2) Exhibit 317B: subdistrict map.
- (3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.
- (4) ~~[Exhibit 317D: land use and development standards chart.]~~
- ~~[(5)]~~ Exhibit 317E: conceptual plan for Subdistrict 3B.
- ~~(5[6])~~ Exhibit 317F: development/landscape plan for Tract 1 in Subdistrict 3B.
- ~~(6[7])~~ Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.
- ~~(7[8])~~ Exhibit 317H: typical street section for Subdistrict 3B.
- ~~(8[9])~~ Exhibit 317I: conceptual plan for Subdistrict 2D.
- ~~(9[10])~~ Exhibit 317J: mixed use development parking chart.
- (10) Exhibit 317K: property descriptions of Designated Legacy Building.

SEC. 51P-317.104. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District.

SEC. 51P-317.105. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into _____ ~~[14 subdistricts: 1, 2, 2A, 2B, 2C, 2D, 3, 3A, 3B, 3C, 4, 4A, 5, and 6.]~~ The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. If there is a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B.

Steering Committee Recommendation:

This district is divided into 6 subdistricts: 1, 2, 3, 3B (Tract 1 and Tract 2), 4, and 5.

Staff Recommendation:

This district is divided into 7 subdistricts: 1 (Tract 1 and Tract 2), 2, 2D, 3, 3B (Tract 1 and Tract 2), 4, and 5.

SEC. 51P-317.105.1. CONCEPTUAL PLAN.

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls.

Staff Recommendation:

SEC. 51P-317.105.2. DEVELOPMENT PLAN.

(a) Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development/landscape plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls.

SEC. 51P-317.106. PRESERVATION INCENTIVES.

(a) The provisions of Section 51A-4.501 relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term “development rights” is defined in Section 51A-4.501.) If Section 51A-4.501 is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

- (b) Development rights in a building may be transferred if:
- (1) the building is a designated historic landmark in this district;
 - (2) the building is a contributing structure listed in the National Register of Historic Places; and
 - (3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.
- (c) Development rights may only be transferred to building sites in Subdistricts 2, [~~2A, 2B, 2C,~~] 2D, and 3[~~, and 3A~~].
- (d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased.

SEC. 51P-317.107. ADDITIONAL PROVISIONS.

The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the "Commercial radio or television transmitting station" use:

- (a) A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street.
- (b) Height Overlay (HO) is a 100 feet buffer, generates from the boundary line of the Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park). The maximum height in the HO buffer is 120 feet. In the event of the changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and the Old City Park. The 100 feet buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

CPC Items for further study:

- | |
|---|
| <p>(1) <u>No portion of any balcony or opening that faces Subdistrict 1 may penetrate or be located above 54 ft. For purposes of this paragraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.</u></p> |
|---|

Staff Addition:

- | |
|---|
| <p>(c) <u>Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.</u></p> |
|---|

(d) Except provided in Sec. 51P-317.115, Legacy Building and Designated Legacy Building shall be treated the same.

CPC Items for further study:

(e) Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. At corner lots, urban form setback required at both street frontages.

CPC Items for further study:

SEC. 51P-317.107.1 DESIGN ELEMENTS FOR BUILDINGS FACING PRIMARY STREETS

(a) At least two of the following Design Elements are required to be incorporated in the new construction or major modification on a building facing primary streets.

(1) Arcades are permitted in all uses except agricultural uses, industrial uses and wholesale, distribution and storage uses, with the following regulations:

(A) An arcade must have a clear depth from the support columns to the building facade of at least eight feet and a clear height above the sidewalk of at least 10 feet;

(B) An arcade must be contiguous and extend over at least 50 percent of the (3) width of the building facade.

(C) No arcade may encroach into the door yard or the public right-of-way.

(2) Galleries are permitted in all uses with the following regulations:

(A) A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least 10 feet. A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.

(B) A gallery may encroach into the door yard.

(C) No gallery may encroach into the public right-of-way without a license for the use of that right-of-way.

(3) Awning is allowed in all uses with the following regulations:

(A) A ground-story awning must have a minimum clearance of 10 feet above the sidewalk and must have a minimum depth of six feet.

(B) An awning may encroach into the door yard.

(C) No awning may encroach into the public right-of-way without a Awnings license for the use of that right-of-way.

(4) Balconies are permitted in all uses except agricultural uses, industrial uses, office uses, and wholesale, distribution and storage uses, with the following regulations:

(A) No balcony may project within five feet of a common lot line.

(B) A balcony may encroach into the door yard.

(C) No balcony may encroach into the public right-of-way without a license for the use of that right-of-way.

(5) Stoops are permitted in all residential uses, with the following regulations:

(A) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(B) A stoop may be roofed, but not enclosed.

(C) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.

(D) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

(6) Front porches are permitted in all residential uses with the following regulations:

(A) A front porch must be a minimum of six feet deep (not including the steps).

(B) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(C) A front porch may be roofed, but not enclosed. Partial walls and railings on a porch may be no higher than 3 1/2 feet.

(D) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way. roof treatments.

(7) Dormers are permitted in an attic story. Dormers must not break the primary eave line, be individually more than 15 feet wide, and collectively be more than 60 percent of the facade length. building entrances.

(8) Transparency: 70% of the building on the ground level use required to provide Transparency.

(9) Special Lighting Requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(A) Pedestrian scale lighting. For any use greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets.

(b) If the director determines that the above listed design elements are not appropriate on building, director may suggest an alternative design element to meet the requirements.

Note: CPC Items for further study, needs further specification from the CPC and some of the conditions may not be permit worthy.

SEC. 51P-317.108. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles.

SEC. 51P-317.109. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:

Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43°18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44°55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56°27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45°14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter premises [~~Property~~] must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. ~~[All landscaping must be installed within six months after the passage of Ordinance No. 20822.]~~ All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area.

CPC Items for further study:**SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.**

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

Steering Committee Recommendation:**SEC. 51P-317.110. SEAFOOD PROCESSING FACILITY.**

~~(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.~~

~~(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>

50,000 to 100,000	2
Each additional 100,000	1 additional
or fraction thereof	

SEC. 51P-317.111 ART OR CRAFT PRODUCTION FACILITY.

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

(1) It must have a floor area of 5,000 square feet or less.]

(1[2]) It must limit the delivery and pick-up of materials to twice a week or less.

(2[3]) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

Steering Committee Recommendation:

<p>[(1) It must have a floor area of 5,000 square feet or less.]</p> <p>(1[2]) It must limit the delivery and pick-up of materials to twice a week or less.</p> <p>(2[3]) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.</p> <p>(b) <u>Required off-street parking.</u> The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. [If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]</p>
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(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space.

SEC. 51P-317.112. COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed.

SEC. 51P-317.113. RECYCLING CENTER.

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located. This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period.

SEC. 51P-317.114.

ACCESSORY DWELLING UNIT (ADU)

(a) Definition. ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

(b) An accessory dwelling unit may not be sold separately from the main building.

(1) Yard, lot, and space regulations:

(A) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(B) Side and rear yard.

(i) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(ii) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(iii) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(C) Floor area.

(i) Detached accessory dwelling unit.

(aa) Minimum floor area is 200 square feet.

(bb) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(ii) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(D) Height.

(i) General. Except as provided in this subparagraph, the maximum height of the structure containing the accessory dwelling unit must not exceed the height of the main dwelling unit.

(ii) For a detached garage containing an accessory dwelling unit above the structure the maximum structure height may not exceed the maximum structure height allowed in the Subdistrict .

(E) Location.

(i) An accessory dwelling unit may not be located in front of a main structure.

(ii) The Board of Adjustment (BDA) may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(aa) will not adversely affect neighboring properties;

(bb) will not be contrary to the public interest; and

(cc) denial of the special exception will unduly burden the property.

(F) Off-street parking.

(i) Except as provided in this paragraph, a minimum of one space is required.

(ii) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(G) Stories. Maximum number of stories for an accessory dwelling unit is one.

(H) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(I) Single family rental program. The rental unit must be registered in the city single family rental program.

(J) If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

Steering Committee Recommendation:

(K) Owner occupancy. owner occupancy is not required.

Staff Recommendation:

(K) Owner occupancy.

(i) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy;

(ii) The owner may be absent for one year with director approval.

Staff Recommendation:

SEC. 51P-317.115 DESIGNATED LEGACY BUILDINGS

(a) Exhibit 317K, Designated Legacy Buildings contains the legal property descriptions of Designated Legacy Building 1, Designated Legacy Building 2, and Designated Legacy Building 3.

(b) Designated Legacy Building 1:

(1) Each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and

(2) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(c) Designated Legacy Building 2:

(1) Restaurant with drive-in or drive-through services, when operated on a roof requires an SUP is required.

(2) Restaurant without drive-in or drive-through service, when operated on a roof requires an RAR is required.

(3) For parking purposes, Legacy Building 2 is considered one lot and the off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

(A) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.

(B) For Designated Legacy Building 2, the following improvements may count as a design standard:

(i) A minimum of 30 percent transparency.

(ii) A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.

(C) Signs in legacy buildings 2. Except as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:

(i) No single face of a marquee sign may exceed 75 square feet in effective area.

(ii) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.

(iii) One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.

(iv) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.

(d) Designated Legacy Building 3:

(1) Alcoholic beverage manufacturing located in Designated Legacy Building 3: Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.

(2) There is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.

(3) Uses in this area may share loading docks.

SEC. 51P-317.115.1

BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(a) Parking: 0.75 space is required for each unit. No required off street loading.

SEC. 51P-317.115.2

BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(a) Parking: 0.75 space is required for each unit. No required off street loading.

SEC. 51P-317.116[444]. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts ~~[and are summarized in the chart attached as Exhibit 317D]~~. In the event of a conflict, the text in this section controls over the graphic representations ~~[and text in Exhibit 317D]~~.

(a) Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2.

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

Urban Garden ~~[None permitted]~~.

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

-- Art or craft production facility.

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

(D) Institutional and community service uses.

- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Library, art gallery or museum.
- [— ~~Convalescent and nursing homes and related institutions.~~
~~[SUP]~~
- ~~Convent or monastery.]~~

(E) Lodging uses.

- Boutique hotel.
- Bed and Breakfast.
- [— ~~None permitted.]~~

(F) Miscellaneous uses.

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

(G) Office uses.

- Office. [L]

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Bar, lounge, or tavern. [SUP]
- [— ~~Dry cleaning or laundry store. [L]~~

- ~~General merchandise or food store 3,500 square feet or less. [L]~~
- ~~Personal service uses. [L]~~
- Nursery, garden shop or plant sales. [SUP]

CPC Items for further study:

[L]

- Dry cleaning or laundry store. [L]
- General merchandise or food store 3,500 square feet or less.
- Personal service uses. [L]
- Restaurant 3,500 square feet or less [SUP]

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station. [SUP]
- Post office. [SUP]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse [R]

[~~None permitted.~~]

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Amateur communications tower. [SUP]
- Accessory Dwelling Unit
- Home Occupation
- Occasional sales (garage sales)
- Pedestrian skybridges. [SUP]
- Swimming pool (private)

-- Live Unit

[(A) ~~The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Accessory helistop.~~
- ~~-- Accessory medical/infectious waste incinerator.~~
- ~~-- Accessory outside display of merchandise.~~
- ~~-- Accessory outside sales.~~
- ~~-- Accessory outside storage.~~
- ~~-- Accessory pathological waste incinerator.~~
- ~~-- Day home.~~
- ~~-- General waste incinerator.~~
- ~~-- Private stable.~~

(B) ~~In this subdistrict, the following accessory uses are permitted by SUP only:~~

- ~~-- Amateur communications tower.~~
- ~~-- Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

Steering Committee Recommendation:

(A) Front Yard: No minimum front yard

Staff Recommendation:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

CPC Items for further study:

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

Steering Committee Recommendation:

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

Staff Recommendation:

(B) Side and rear yard.

(i) a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a side yard and rear yard is provided no maximum setback is required;

CPC Items for further study:

(iii) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Height. Maximum structure height is 90 feet.

(E) Floor area ratio. Maximum floor area ratio is 2.0.

CPC Items for further study:

(F) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 3. 0; See Section 51P-317.121 for Open Space regulations.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction.

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right of way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on street parking space may be used to reduce the combined total parking requirement of a mixed use project.~~

~~(ii) An on street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one third of a parking space ($8 \div 24 = \text{one third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.~~

~~(iii) If the director of public works and transportation determines that on street parking in the street right of way abutting the use, approved accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on street parking, the on street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

(i) ~~Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

(ii) ~~To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

(iii) ~~See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.120

~~[(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the following list of trees as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees:~~

~~(i) Bald cypress.~~

~~(ii) Caddo maple.~~

~~(iii) Cedar elm.~~

~~(iv) Cercis canadensis, Redbud.~~

~~(v) Cercis canadensis, Eastern redbud.~~

~~(vi) Chilopsis linearis, Desert willow.~~

~~(vii) Chinquapin oak.~~

~~(viii) Diospyros texana, Texas persimmon.~~

- (ix) ~~Gleditsia triacanthos 'inermis', Thornless honeylocust.~~
- (x) ~~Ilex decidua, Possumhaw.~~
- (xi) ~~Ilex vomitoria, Yaupon holly.~~
- (xii) ~~Lacebark elm.~~
- (xiii) ~~Lagerstroemia indica, Crape myrtle.~~
- (xiv) ~~Pistachia chinensis, Chinese pistachio.~~
- (xv) ~~Prunus mexicana, Mexican plum.~~
- (xvi) ~~Quercus virginiana 'Highrise', 'Highrise' live oak.~~
- (xvii) ~~Sapindus drumondii, Western soapberry.~~
- (xviii) ~~Sophora affinis, Eve's necklace.~~
- (xix) ~~Sweetgum.~~
- (xx) ~~Taxodium ascendens, Pond cypress.~~

~~It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

~~(C) Maximum nonpermeable coverage of a lot is 85 percent.]~~

(8) Signs. See Section 51P-317.116.

(9) Maximum nonpermeable coverage of a lot is 85 percent.

(10[8]) Additional provisions. See Section 51P-317.118 for Sidewalk Standards.

~~[All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]~~

Steering Committee Recommendation:

(b) Subdistrict 2 [2A, 2B, 2C, and 2D] (Moderate Density Mixed Use Corridors).

Note: The Subdistrict 2D was not part of the Steering Committee discussions as it was created on October 23, 2019 and the last Streeting Committee meeting was held on September 9, 2019.

Staff Recommendation:

(b) <u>Subdistrict 2[, 2A, 2B, 2C,] and 2D (Moderate Density Mixed Use Corridors).</u>
--

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production. *[Only in Subdistrict 2D]*
- Urban Garden.

(B) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Catering service. *[RAR]*
- Custom business services. *[RAR]*
- Commercial engraving/etching facility. *[[~~Only in Subdistrict 2A-by~~] SUP. See Section 51P-317.112.]*
- Custom woodworking, furniture construction, or repair. *[RAR]*
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Medical or scientific laboratory. *[RAR]*
- Technical school. *[RAR]*

CPC Items for further study:

--	Medical or scientific laboratory. [SUP] [RAR]
----	--

(C) Industrial uses.

- Alcoholic beverage manufacturing. *[[~~Only in Subdistricts 2B and 2D-by~~] SUP.]*
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes and related institutions. [SUP]
- Convent or monastery.
- ~~Foster home.~~
- ~~Institution for special education.]~~
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

CPC Items for further study:

- | |
|---|
| -- Medical clinic or ambulatory surgical center. <u>[SUP]</u> |
|---|

(H) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.

- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- ~~-- Auto service center. [RAR]~~
- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash. [SUP [RAR]]
- Commercial amusement (inside). [SUP~~may be required. See Section 51A 4.210(b)(7)(B). SUP in Subdistrict 2C when operated on a roof.~~]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [RAR]
- General merchandise or food store greater than 3,500 square feet. [RAR]
- Household equipment and appliance repair.
- Liquor Store. [SUP]
- Microbrewery, microdistillery, and winery. [~~Only in Subdistricts 2B and 2D by~~ SUP.]
- Motor vehicle fueling station. [SUP [RAR]]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. [DIR. ~~SUP in Subdistrict 2C when operated on a roof.~~]
- Restaurant without drive-in or drive-through service. ~~[RAR. SUP in Subdistrict 2C when operated on a roof.]~~
- Surface parking [RAR]
- Temporary retail use.
- Theater. [RAR]

CPC Items for further study:

- | | |
|----|---|
| -- | Auto service center. [SUP and Limited to 20,000 square feet.] |
|----|---|

(K) Transportation uses.

- Helistop. [Only in Subdistrict 2D by SUP.]
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or TV transmitting station [RAR]
- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station. [RAR]
- Post office. [RAR]
- Utility or government installation other than listed. [SUP]
- Utility or government service center. [See Section 51P-317.108.]

(M) Wholesale, distribution, and storage uses.

- Mini-warehouse. [RAR]
- Office showroom/warehouse. [RAR]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Warehouse. [RAR]

CPC Items for further study:

<p>Mini-warehouse. [RAR]</p>

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict 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. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit.
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory medical/infectious waste incinerator. [SUP].
- Accessory outside display of merchandise.
- Accessory outside storage.
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower. [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).

- Swimming pool (private).
- Pedestrian skybridges. [SUP]

CPC Items for further study:

- | |
|---|
| <ul style="list-style-type: none">Accessory medical/infectious waste incinerator. [SUP].Accessory pathological waste incinerator [SUP] |
|---|

~~[(A) Except as provided in this subparagraph, the following accessory uses are not permitted:~~

- ~~-- Accessory helistop. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory medical/infectious waste incinerator.~~
- ~~-- Accessory outside display of merchandise. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory outside sales. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory outside storage.~~
- ~~-- Accessory pathological waste incinerator.~~
- ~~-- Day home.~~
- ~~-- General waste incinerator.~~
- ~~-- Private stable.~~

~~(B) In these subdistricts, the following accessory use is permitted by SUP only:~~

- ~~-- Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

Steering Committee Recommendation:

- | |
|--|
| (A) <u>Front yard.</u> There is no minimum front yard. |
|--|

Staff Recommendation:

- | |
|--|
| <p>(A) <u>Front yard.</u></p> <p>(i) <u>Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;</u></p> <p>(ii) <u>For a Legacy Building, if a front yard is provided no maximum setback is required;</u></p> |
|--|

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

CPC Items for further study:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(i) 10 feet for duplex structures;

(ii) 15 feet for multifamily structures 36 feet or less in height; and

(iii) no minimum in all other cases.

Staff Addition:

(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

CPC Items for further study:

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(5) Dwelling unit density. No maximum dwelling unit density.

(6) FAR, Height and Lot Coverage:

Steering Committee Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is any legal height.

(C) Lot coverage. Maximum lot coverage is 100 percent.

Staff Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. floor area ratio is 6.

(B) Height. 300 feet.

(C) Lot coverage. lot coverage is 80 percent.

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and 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; then:

(aa) Floor area ratio. floor area ratio is 7.

(bb) Height. 300 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to

households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. floor area ratio is 8.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. floor area ratio is 9.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

CPC Items for further study:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. floor area ratio is 3.

(i) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 4. See Section 51P-317.121 for Open Space requirement.

(B) Height. 180 feet.

(C) Lot coverage. lot coverage is 80 percent.

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and 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; then:

(aa) Floor area ratio. floor area ratio is 4.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 5. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 180 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. floor area ratio is 5.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 6. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 240 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. floor area ratio is 6.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 7. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 300 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms</u> (Add this amount for each bedroom over two)	<u>10 sq. ft.</u>

(8) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(9) Stories. No maximum number of stories.

(10) Environmental performance standards: Article VI.

(11) Off-street parking and loading. Except for 2D , see Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction.

(12) Landscape regulations. See Section 51P-317.120

(13) Signs. Except for 2D, see Section 51P-317.116

(14) Nonpermeable coverage. Except for 2D, maximum nonpermeable coverage of a lot is 85 percent.

(15) Sidewalk Standards. Except for 2D, see Section 51P-317.118 for Sidewalk Standards.

(16) High-Speed Rail Bonus: See Section 51P-317.115.

~~[(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)]~~

~~(A) Front yard.~~

~~(i) In general. Except as provided in this subparagraph, no minimum front yard is required.~~

~~(ii) Frontage on Akard Street. If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.]~~

(A) Front yard, side and rear yard, floor area, lot size, off-street parking and loading.

(i) Front Yard, Subdistrict 2D.

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

~~[(B) Side and rear yard.~~

~~(i) In general. Except as provided in this subparagraph, no side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.]~~

(ii) Side and rear yard, Subdistrict 2D.

(aa) Except as provided in this romanette, no minimum side or rear yard is required.

(bb) Minimum side yard is 10 feet for multifamily structures that are 36 feet or less in height.

(cc) Minimum rear yard is 15 feet for multifamily structures that are 36 feet or less in height.

~~[(C) Dwelling unit density. No maximum dwelling unit density.~~

~~(D) Floor area ratio.~~

~~(i) Except as provided in this subparagraph, maximum floor area ratio is:~~

~~(aa) 2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 2.0 in all other structures.]~~

(iii) Floor area ratio Subdistrict 2D.

(aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

(bb) Except as provided in this romanette, maximum floor area ratio is 6.0.

(cc) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half 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.

(dd) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half 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; and

(II) two-and-a-half 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.

(ee) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.112.2, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half 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) two-and-a-half 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; and

(III) 12 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.

~~[(E) Height.~~

~~(i) Except as provided in this subparagraph, maximum structure height is:~~

~~(aa) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 54 feet for all other structures.]~~

(iv) Height, Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

~~[(F) Lot coverage.~~

~~(i) Except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.]~~

(v) Lot Coverage, Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.112.2, the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half 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.

(bb) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

(vi) Lot size, 2D. No minimum lot size.

~~[(H) Stories. No maximum number of stories.]~~

(vii) Off-street parking and loading, Subdistrict 2D.

(aa) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(bb) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(cc) Multifamily.

(I) Except as provided in this subparagraph, one off-street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.

(II) In Subdistrict 2D, one off-street parking space per dwelling unit is required.

(dd) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(I) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(II) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 =$ one-third). The total of the limited availability parking spaces will be counted to the nearest whole

number, with one-half counted as an additional space.

(III) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(B) Pedestrian amenities parking reduction.

(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(ii) To qualify,

(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(iii) See Section 51P-317.122.2(c) for enhanced pedestrian amenities regulations.

~~[(F) Subdistrict 2B:~~

~~(i) The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:~~

~~(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7);~~

~~(bb) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and~~

~~(cc) The site with the legacy building or the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.~~

~~(ii) This provision may not be combined with the pedestrian amenities parking reduction of Subparagraph (E).~~

(iii) ~~For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

(G) Subdistrict 2C.

(i) ~~For parking purposes, Subdistrict 2C is considered one lot.~~

(ii) ~~A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:~~

(aa) ~~illustrate or describe the rideshare space and location of the main use;~~

(bb) ~~be constructed of weather resistant material;~~

(cc) ~~be less than 30 inches wide and 24 inches long; and~~

(dd) ~~contain clearly legible letters in a color that contrasts with the background material of the sign.~~

(iii) ~~The off street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:~~

(aa) ~~Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and~~

(bb) ~~Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

(iv) ~~Except as provided in this paragraph, remote parking is permitted if the requirements of Division 51A 4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:~~

(aa) ~~is in writing;~~

(bb) ~~contains legal descriptions of the properties affected;~~

~~(cc) specifies the special parking being provided and the hours of operation of any use involved;~~

~~(dd) is governed by the laws of the state of Texas;~~

~~(ee) is signed by all owners of the properties affected;~~

~~(ff) is for a minimum term of three years; and~~

~~(gg) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.~~

~~(v) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.]~~

(C) Subdistrict 2D.

(i) For parking purposes, Subdistrict 2D is considered one lot.

(ii) A five percent parking reduction not to exceed 20 parking spaces, may be applied when a minimum of three off-street parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(aa) illustrate or describe the rideshare space and location of the main use;

(bb) be constructed of weather resistant material;

(cc) be less than 12 inches wide and 18 inches long; and

(dd) contain clearly legible letters in a color that contrasts with the background material of the sign.

(iii) Subdistrict 2D with mixed use development.

(aa) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 317J), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with any other reduction options available under this article and the Dallas Development Code. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

(bb) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(I) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(II) 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 that 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) The “time of day” columns are totaled 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 standard off-street parking requirement for the development.

(cc) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related 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-related uses in the development.

(dd) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(iv) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(8); and

(bb) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening, expressed as a percentage of the total facade area by story.

(v) Except as provided in this paragraph, remote parking distance up to 1,300 feet is permitted by providing enhanced pedestrian amenities along pathways

connecting remote parking to the site served and if the requirements of Division 51A-4.320, “Special Parking Regulations,” are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:

- (aa) is in writing;
- (bb) contains legal descriptions of the properties affected;
- (cc) specifies the special parking being provided and the hours of operation of any use involved;
- (dd) is governed by the laws of the state of Texas;
- (ee) is signed by all owners of the properties affected;
- (ff) is for a minimum term of three years; and
- (gg) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(vi) In Subdistrict 2D, a minimum of 90 percent of the required parking must be structured parking. Temporary surface parking is permitted during construction of parking structures.

(vii) Parking garages along Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard must contain commercial uses (retail/restaurant/office/lobby space) on no less than 70 percent of the first floor. The remaining facades of a garage facing Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard, other than vehicular access, must be screened. Vehicular access to a parking garage is permitted from Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard.

(6) Developer report, Subdistrict 2D. Once the multifamily portion of the project has reached 80 percent occupancy, or within one year of issuance of its final certificate of occupancy, whichever occurs first, the property owner or operator must submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine if any infrastructure improvements are needed following the procedure set forth in Section 51A-1.109.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as

street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(C) Nonpermeable coverage, Subdistrict 2D. Maximum nonpermeable coverage of a lot is 90 percent.

(D) Site trees.

(i) Alternate methods of compliance. The site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the Cedars Open Space Fund.

(ii) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch 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 & 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.

~~[(E) Subdistrict 2C. For legacy buildings, the following improvements may count as a design standard:~~

~~(i) — A minimum of 30 percent transparency.~~

~~(ii) — A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.~~

(E[F]) Subdistrict 2D. For legacy buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.

(9) Subdistrict 2D, Additional provisions.

(A) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

(B) Minimum sidewalk width. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

~~[(C) Outside amplification in Subdistrict 2B. Outside amplification is limited to the hours of 8:00 a.m. and 10:00 p.m., Monday through Sunday.~~

~~(D) Hours of operation of commercial amusement (inside) in Subdistrict 2C. A commercial amusement (inside) use may only be open to the public between the hours of 6:00 a.m. and 12:00 p.m. (midnight), Monday through Saturday.~~

~~(10) Signs in Subdistrict 2C. See Section 51P-317.119, except for 2D as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:~~

~~(A) No single face of a marquee sign may exceed 75 square feet in effective area.~~

~~(B) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.~~

~~(C) One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.~~

~~(D) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.]~~

(10[44]) Signs, Subdistrict 2D. Signs must comply with the provisions for business zoning districts in Article VII.

(11[42]) Open space in Subdistrict 2D.

(A) For purposes of open space requirements, Subdistrict 2D is considered one lot.

(B) A minimum of five percent of Subdistrict 2D must be open space.

(C) At least two of the following amenities must be provided in open space areas:

- Benches, tables, and other miscellaneous furniture.
- Bioswales.
- Covered or uncovered event spaces.
- Dark-sky friendly site lighting.
- Lawn areas.
- Monumental stairs or bleachers.
- Murals and artwork.
- Paved or decked plazas.
- Pedestrian bridges.
- Pedestrian pathways.
- Planters.
- Pocket parks;
- Sculptural elements.
- Shading devices.
- Urban playgrounds.
- Similar amenities approved by the director of the park and recreation department or his designee.

(c) Subdistrict 3, 3B (Tract 1, and Tract 2), (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden [~~None permitted~~].

(B) Commercial and business service uses.

- [— ~~Building repair and maintenance shop.~~
- ~~Bus or rail transit vehicle maintenance or storage facility.~~
- Catering service. [R]
- Commercial engraving and etching facility [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- [— ~~Job or lithographic printing~~

- ~~Machine or welding shop~~
- ~~Machinery, heavy equipment, or truck sales and services]~~
- Medical or scientific laboratory.
- Technical school.
- [-- ~~Tool or equipment rental~~
- ~~Vehicle or engine repair or maintenance.]~~

CPC Items for further study:

--	<u>Building repair and maintenance shop.</u>
--	<u>Bus or rail transit vehicle maintenance or storage facility.]</u>
--	<u>Job or lithographic printing</u>
--	<u>Machine or welding shop</u>
--	<u>Machinery, heavy equipment, or truck sales and services</u>
--	<u>Tool or equipment rental</u>
--	<u>Vehicle or engine repair or maintenance. [Limited to a maximum of 20,000 square feet of floor area.]</u>

(C) Industrial uses.

- Art or craft production facility. *[See Section 51P-317.110.5.]*
- Alcohol beverage manufacturing *[SUP]*
- [-- ~~Industrial (inside) light manufacturing.~~
- ~~Seafood processing plant. [See Section 51P-317.110.]]~~
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

CPC Items for further study:

--	<u>Alcohol beverage manufacturing</u> <i>[SUP]</i>
--	<u>Industrial (inside) light manufacturing.</u>
--	<u>Seafood processing plant.</u>

(D) Institutional and community service uses.

- [-- ~~Cemetery or mausoleum. [SUP]]~~
- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[SUP]*
- Convent or monastery. *[SUP]*

- ~~[- Foster home.]~~
- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.109 of this article.]*
- ~~[- Hospital.]~~
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

- ~~[- Country club with private membership.]~~
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- ~~[- Ambulance Service]~~
- Animal shelter or clinic without outside run.

- Auto service center. [SUP]
- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash.
- Commercial amusement (inside). [SUP] ~~[may be required. See Section 51A-4.210(b)(7)(B).]~~
- 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.
- Household equipment and appliance repair.
- [— ~~Home improvement center, lumber, brick, or building materials sales yard]~~
- Liquor store. [SUP]
- Microbrewery, microdistillery, and winery. [SUP]
- [— ~~Mortuary, funeral home, or commercial wedding chapel.~~]
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use.
- Theater.
- [— ~~Vehicle display, sales, and service]~~

CPC Items for further study:

--	Car wash. <u>[SUP]</u>
--	<u>Auto service center [SUP and Limited to 20,000 square feet.]</u>
--	<u>Home improvement center, lumber, brick, or building materials sales yard [Limited to 20,000 square feet.]</u>
--	<u>Vehicle display, sales, and service [Limited to 20,000 square feet.]</u>

(L) Transportation uses.

- [— ~~Commercial bus station and terminal.~~]
- Heliport
- ~~Helistop~~
- Railroad passenger station [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center [SUP]

(M) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP. See Section 51P-317.108.]*
- ~~[- Radio, television, or microwave tower.~~
- ~~— Utility or government service center.]~~

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none"> -- <u>Radio, television, or microwave tower.</u> -- <u>Utility or government service center</u> |
|--|

(N) Wholesale, distribution, and storage uses.

- ~~[- Auto auction~~
- ~~— Contractor's maintenance yard.~~
- ~~— Mini-warehouse]~~
- Office showroom/warehouse.
- ~~[- Outside storage (with visual screening)]~~
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- ~~[- Recycling Center [SUP]~~
- ~~— Recycling collection Center.]~~
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Warehouse

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none"> -- <u>Recycling Center [SUP]</u> |
|--|

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however,

due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit.
- Accessory community center. (private)
- Accessory electric vehicle charging station.
- Accessory game court. (private)
- Accessory helistop. *[SUP]*
- Accessory medical/infectious waste incinerator. *[SUP]*
- Accessory outside display of merchandise.
- Accessory outside storage.
- Accessory pathological waste incinerator. *[SUP]*
- Amateur communication tower. *[SUP]*
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. *[SUP]*

~~[(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Accessory helistop.~~
- ~~-- Accessory outside sales.~~
- ~~-- Day home.~~
- ~~-- General waste incinerator.~~
- ~~-- Private stable.~~

~~SUP only:~~

~~(B) In this subdistrict, the following accessory uses are permitted by~~

- ~~-- Pedestrian skybridges.~~

~~accessory use:~~

~~(C) In this subdistrict, an SUP may be required for the following~~

- ~~-- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

Steering Committee Recommendation:

(A) Front yard. There is no minimum front yard.

Staff Recommendation:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

CPC Items for further study:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

Staff Addition:

(dd) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

CPC Items for further study:

(iii) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(5) Dwelling unit density. No maximum dwelling unit density.

(6) FAR, Height and Lot Coverage:

Steering Committee Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is any legal height.

(C) Lot coverage. Maximum lot coverage is 100 percent.

Staff Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. floor area ratio is 6.

(B) Height. 300 feet.

(C) Lot coverage. lot coverage is 80 percent.

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and 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; then:

(aa) Floor area ratio. floor area ratio is 7.

(bb) Height. 300 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. floor area ratio is 8.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. floor area ratio is 9.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

CPC Items for further study to add 6, D:

(D) Any new construction or major modification over 20,000 square feet of floor area, is required to reserve 5% of the building site for Open Space and meet the regulations listed in Section 51P-317.121. This requirement is not applicable for majormodification for Legacy Buildings or Designated Legacy Buildings.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>

<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms</u> (Add this amount for each bedroom over two)	<u>10 sq. ft.</u>

(8) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(9) Stories. No maximum number of stories.

(10) Environmental performance standards: Article VI.

(11) Off-street parking and loading. Except for 3B, see Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction.

(12) Landscape regulations. See Section 51P-317.120

(13) Signs. Except for 3B, see Section 51P-317.116

(14) Nonpermeable coverage. Except for 3B, maximum nonpermeable coverage of a lot is 85 percent.

(15) Sidewalk Standards. Except for 3B, see Section 51P-317.118 for Sidewalk Standards.

(16) High-Speed Rail Bonus: See Section 51P-317.115.

~~[(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.)]~~

~~(A) Front yard. No minimum front yard.~~

~~(B) Side and rear yard. No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~(C) Dwelling unit density. No maximum dwelling unit density.~~

~~(D) Floor area ratio. Maximum floor area ratio is 4.0.~~

(E) ~~Height.~~ Maximum structure height is 270 feet.

(F) ~~Lot coverage.~~ Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) ~~Lot size.~~ No minimum lot size.

(H) ~~Stories.~~ No maximum number of stories.]

(5) Off-street parking and loading. Except Subdistrict 3B, see Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction.

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(B) Tandem parking. For multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with~~

~~Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) — the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) — the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) — See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Except Subdistrict 3B, See Section 51P-317.120

~~[(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except for Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

~~(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.]~~

(8) Signs. See Section 51P-317.119

~~[Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]~~

(9) Except Subdistrict 3B, maximum nonpermeable coverage of a lot is 85 percent.

(10) Additional provisions. Except Subdistrict 3B, see Section 51P-317.118 for Sidewalk Standards. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

~~[(d) Subdistrict 3A, 3B, and 3C (Transit-oriented High Density Mixed Use).~~

~~(1) Purpose. To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.~~

~~(2) Main uses permitted.~~

~~(A) Agricultural uses.~~

~~None permitted.~~

~~(B) Commercial and business service uses.~~

- ~~— Building repair and maintenance shop.~~
- ~~— Custom business services.~~
- ~~— Custom woodworking, furniture construction, or repair.~~
- ~~— Electronics service center.~~
- ~~— Job or lithographic printing.~~
- ~~— Machinery, heavy equipment, or truck sales and services.~~
- ~~— Medical or scientific laboratory.~~
- ~~— Technical school.~~

~~(C) Industrial uses.~~

- ~~— Alcoholic beverage manufacturing. *[Permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.]*~~
- ~~— Art or craft production facility.~~
- ~~— Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*~~

~~(D) Institutional and community service uses.~~

- ~~— Child-care facility.~~
- ~~— Church.~~
- ~~— College, university, or seminary.~~
- ~~— Community service center.~~
- ~~— Convalescent and nursing homes and related institutions.~~
- ~~— Convent or monastery.~~
- ~~— Foster home.~~
- ~~— Hospital.~~
- ~~— Library, art gallery, or museum.~~
- ~~— Public or private school.~~

~~(E) Lodging uses.~~

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

~~(F) Miscellaneous uses.~~

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

~~(G) Office uses.~~

- ~~— Financial institution without drive-in window.~~
- ~~— Medical clinic or ambulatory surgical center.~~
- ~~— Office.~~

~~(H) Recreation uses.~~

- ~~— Private recreation center, club, or area.~~
- ~~— Public park, playground, or golf course.~~

~~(I) Residential uses.~~

- ~~— Duplex.~~
- ~~— Handicapped group dwelling.~~
- ~~— Multifamily.~~
- ~~— Single family.~~

~~(J) Retail and personal service uses.~~

- ~~— Animal shelter or clinic without outside run.~~
- ~~— Auto service center.~~

- ~~— Bar, lounge, or tavern.~~
- ~~— Business school.~~
- ~~— Commercial amusement (inside).~~
- ~~— 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 more than 3,500 square feet.~~
- ~~— Household equipment and appliance repair.~~
- ~~— Liquor store.~~
- ~~— Motor vehicle fueling station.~~
- ~~— Nursery, garden shop, or plant sales.~~
- ~~— Personal service uses.~~
- ~~— Restaurant without drive in or drive through service.~~
- ~~— Temporary retail use.~~
- ~~— Theater.~~

~~(K) Transportation uses.~~

- ~~— Heliport.~~
- ~~— Helistop. [SUP]~~
- ~~— Railroad passenger station. [SUP]~~
- ~~— Transit passenger shelter.~~
- ~~— Transit passenger station or transfer center. [SUP]~~

~~(L) Utility and public service uses.~~

- ~~— Commercial radio or TV transmitting station.~~
- ~~— Electrical substation. [SUP]~~
- ~~— Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]~~
- ~~— Police or fire station.~~
- ~~— Post office.~~
- ~~— Tower/antenna for cellular communication. [SUP. See Section 51A-4.212(10.1).]~~
- ~~— Utility or government installation other than listed.~~

~~(M) Wholesale, distribution, and storage uses.~~

- ~~— Mini warehouse.~~
- ~~— Office showroom/warehouse.~~
- ~~— Recycling drop-off container. [See Section 51A-4.213(11.2).]~~
- ~~— Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]~~

- ~~— Warehouse.~~

~~(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict 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.~~

- ~~(A) The following accessory uses are not permitted:~~

- ~~— Accessory outside sales.~~
- ~~— Accessory pathological waste incinerator.~~
- ~~— Day home.~~
- ~~— General waste incinerator.~~
- ~~— Private stable.~~

~~(B) In these subdistricts, the following accessory use is permitted by~~
SUP only:

- ~~— Pedestrian skybridges.~~

~~(C) In these subdistricts, an SUP may be required for the following~~
accessory use:

- ~~— Accessory medical waste/infectious waste incinerator. [See Section 51A 4.217(3.1).]~~

- ~~(4) Yard, lot, and space regulations.~~

~~(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations in Division 51A 4.400. If there is a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.)~~

- ~~(A) Front yard. No minimum front yard.~~

~~(i) Except as provided in this subparagraph, no minimum front~~
yard:

~~(ii) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.~~

- ~~(B) Side and rear yard.~~

~~(i) Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(ii) ~~For a shared access development in Subdistrict 3B, if a side or rear yard is provided, the 10 foot minimum setback is not required.~~

(iii) ~~For a legacy building in Subdistrict 3C, if a side yard is provided, no minimum setback is required.~~

(C) ~~Dwelling unit density. No maximum dwelling unit density.~~

(D) ~~Floor area ratio. Maximum floor area ratio is:~~

(i) ~~4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and~~

(ii) ~~4.0 for all other structures.~~

(E) ~~Height. Maximum structure height is:~~

(i) ~~270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses;~~

(ii) ~~55 feet for a residential development in Tract 1 of Subdistrict 3B; and~~

(iii) ~~90 feet for all other structures.~~

(F) ~~Lot coverage.~~

(i) ~~In Subdistrict 3A, a lot in this subdistrict with frontage on Lamar Street or Belleview Street is permitted 100 percent lot coverage if the owner of the lot provides and maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

(ii) ~~In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.~~

(iii) ~~Maximum lot coverage is 80 percent in all other cases.~~

(iv) ~~Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

(G) ~~Lot size. No minimum lot size.~~

(H) ~~Stories. No maximum number of stories.~~

(5) Off-street parking and loading.

(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.

(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.]

(D) Off-street parking and loading, Subdistrict 3B, Shared access developments.

(i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

(iii) On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.

(iv) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(E) Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.

~~[(F) Alcoholic beverage manufacturing in Subdistrict 3C. Off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.~~

~~(G) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of mobility and street services.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e., it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

(ii) ~~An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

(iii) ~~If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(G), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

(H) ~~Pedestrian amenities parking reduction.~~

(i) ~~Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

(ii) ~~To qualify,~~

(aa) ~~the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

(bb) ~~the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

(iii) ~~See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

(I) ~~Remote parking.~~

(i) ~~Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(c) regarding enhanced pedestrian amenities.~~

(ii) ~~For a legacy building in Subdistrict 3C, there is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.~~

(J) ~~Loading docks. For a legacy building in Subdistrict 3C, uses may share loading docks.~~

(6) ~~Environmental performance standards. See Article VI.~~

(7) Subdistrict 3B, Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees.

(i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(ii) Shared access development in Tract 1 of Subdistrict 3B.

(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(D) Site trees, Shared access development in Tract 1 of Subdistrict 3B.

(i) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.122.2(c)) along the frontage of the lot.

(ii) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.

(iii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the Cedars Open Space Fund.

(iv) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open-space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch 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 & 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.

(E) Nonpermeable coverage.

(i) A lot in this area with frontage on Lamar Street or Bellview Street may have a maximum of 100 percent non permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.122.2(c) regarding enhanced pedestrian amenities.

(ii) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(F) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.

(i) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.

(ii) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(iii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(iv) Tree grates are prohibited.

(8) Subdistrict 3 B, Additional provisions.

(A) Minimum sidewalk width. See Section 51P-317.118, except:

(i) All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(B) Shared access development in Tract 1 of Subdistrict 3B.

(i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).

(ii) All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(iii) Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.

(v) A minimum of six feet must be provided by plat between each group of single-family structures. No more than eight single-family structures are permitted per group.

(vi) Maximum number of dwelling units is 90.

(vii) Lots may have frontage on two opposite sides.

(viii) Mailboxes are allowed in common areas.

(e) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden [~~None permitted~~].

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor Hall
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- [-- ~~Vehicle or engine repair or maintenance.~~]

CPC Items for further study:

-- <u>Vehicle or engine repair or maintenance</u> [Limited to 20,000 square feet.]
--

(C) Industrial uses.

- Alcohol beverage manufacturing ~~[SUP]~~
- Art or craft production facility. *[See Section 51P-317.110.5.]*
- Industrial (inside) light manufacturing.
- ~~[- Industrial (inside) [if this is potentially incompatible, it is permitted by SUP only. See Section 51-A.203(a)]~~
- ~~Industrial (outside) [Potentially incompatible use not permitted. See Section 51A-4.203(a)]~~
- ~~Metal salvage facility [SUP]~~
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

CPC Items for further study:

--	Alcohol beverage manufacturing [SUP]
--	<u>Industrial (inside) [if this is potentially incompatible, it is permitted by SUP only. See Section 51-A.203(a)]</u>
--	<u>Industrial (outside) [Potentially incompatible use not permitted. See Section 51A-4.203(a)]</u>
--	<u>Metal salvage facility [SUP]</u>

(D) Institutional and community service uses.

- ~~[- Cemetery or mausoleum. [SUP]]~~
- Child-care facility. [SUP]
- Church.
- ~~[- Convent or monastery.~~
- ~~Hospital.]~~
- Library, art gallery or museum.
- Public or private school. [SUP]

(E) Lodging uses.

- Boutique hotel.
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Multifamily.
- Retirement housing

(J) Retail and personal service uses.

- ~~[— Ambulance service.]~~
- Animal shelter or clinic without outside run.
- Auto service center.
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP [~~may be required. See Section 51A-4.210(b)(7)(B).~~]]*
- 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.
- Liquor store. *[SUP]*
- Microbrewery, microdistillery, and winery. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.

- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service.
- Surface Parking
- ~~[- Texidermist.]~~
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(L) Transportation uses.

- ~~[- Commercial bus station and terminal.]~~
- Heliport.
- Helistop. *[SUP]*
- Transit passenger shelter.

(M) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Utility or government service center. *[See Section 51P-317.108.]*
- Utility or government installation other than listed. *[SUP]*

(N) Wholesale, distribution, and storage uses.

- ~~[- Auto auction. *[SUP]*~~
- ~~-- Contractor's maintenance yard.~~
- ~~-- Freight terminal]~~
- Mini-warehouse.
- ~~[- Petroleum product storage & wholesale *[SUP]*~~
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Recycling center. *[SUP. Subdistrict 4A only.]*
- Recycling collection center.
- ~~[- Trade Center]~~
- Warehouse.

CPC Items for further study:

-- Mini warehouse.

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory Dwelling Unit.
- Accessory community center. (private).
- Accessory electric vehicle charging station.
- Accessory game court. (private).
- Accessory helistop. [SUP]
- Accessory medical/infectious waste incinerator. [SUP].
- Accessory outside display of merchandise.
- Accessory outside storage.
- Accessory pathological waste incinerator. [SUP]
- Amateur communication tower. [SUP]
- [~~Day Home~~]
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. [SUP]

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

Steering Committee Recommendation:

(A) Front yard. There is no minimum front yard.

Staff Recommendation:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;

(ii) For a Legacy Building, if a front yard is provided no maximum setback is required;

(iii) All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

CPC Items for further study:

(A) Front yard.

(i) Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;

(ii) For a Legacy Building no front yard setback is required;

(iii) All other streets must have a minimum setback of 5 feet and maximum setback of 8 feet.

(B) Side and rear yard.

(ii) Minimum side yard is:

(dd) five feet for duplex structures;

(ee) 10 feet for multifamily structures 36 feet or less in height; and

(ff) no minimum in all other cases.

(ii) Minimum rear yard is:

(iv) 10 feet for duplex structures;

(v) 15 feet for multifamily structures 36 feet or less in height; and

(vi) no minimum in all other cases.

Staff Addition:

(iii) For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required;

CPC Items for further study:

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(5) Dwelling unit density. No maximum dwelling unit density.

(6) FAR, Height and Lot Coverage:

Steering Committee Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is any legal height.

(C) Lot coverage. Maximum lot coverage is 100 percent.

Staff Recommendation:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. floor area ratio is 6.

(B) Height. 300 feet.

(C) Lot coverage. lot coverage is 80 percent.

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and 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; then:

(aa) Floor area ratio. floor area ratio is 7.

(bb) Height. 300 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. floor area ratio is 8.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. floor area ratio is 9.

(bb) Height. 400 feet.

(cc) Lot coverage. lot coverage is 85 percent.

CPC Items for further study:

(6) FAR, Height and Lot Coverage:

(A) Floor area ratio. floor area ratio is 3.

(i) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 4. See Section 51P-317.121 for Open Space requirements.

(B) Height. 180 feet.

(C) Lot coverage. lot coverage is 80 percent.

(D) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.119 are met and 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; then:

(aa) Floor area ratio. floor area ratio is 4.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 5. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 180 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. floor area ratio is 5.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 6. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 240 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.119 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. floor area ratio is 6.

(I) Open Space Floor Area Ratio (F.A.R) Bonus:
if five percent of the building site is reserved for the Open Space, floor area ratio is 7. See Section 51P-317.121 for Open Space requirements.

(bb) Height. 300 feet.

(cc) Lot coverage. lot coverage is 85 percent.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms</u> (Add this amount for each bedroom over two)	<u>10 sq. ft.</u>

(8) Additional provisions for Single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(9) Stories. No maximum number of stories.

(10) Environmental performance standards: Article VI.

(11) Off-street parking and loading. See Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction.

(12) Landscape regulations. See Section 51P-317.120

(13) Signs. See Section 51P-317.116

(14) Nonpermeable coverage. maximum nonpermeable coverage of a lot is 85 percent.

(15) Sidewalk Standards. see Section 51P-317.118 for Sidewalk Standards.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.)

(A) Front yard. No minimum front yard.

(B) Side and rear yard. ~~No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(C) Dwelling unit density. ~~No maximum dwelling unit density.~~

(D) Floor area ratio. ~~Maximum floor area ratio is 1.0.~~

(E) Height. ~~Maximum structure height is 70 feet.~~

(F) Lot coverage. ~~Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

(G) Lot size. ~~No minimum lot size.~~

(H) Stories. ~~No maximum number of stories.]~~

(5) ~~Off street parking and loading. See Section 51P 317.117, Off Street, Loading, and Section 51P 317.117.1 Parking Reduction.~~

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

(B) Tandem parking. ~~For multifamily uses, tandem parking is permitted.~~

(C) Multifamily. ~~One off street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

(D) On street parking credit. ~~Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right of way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

(i) ~~An on street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on street parking space may be used to reduce the combined total parking requirement of a mixed use project.~~

(ii) ~~An on street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one third of a parking space ($8 : 24 = \text{one third}$). The total of the~~

~~limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

~~(6) Environmental performance standards. See Article VI.~~

~~(7) Landscape regulations. See Section 51P-317.120 [Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.~~

~~(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]~~

~~(8) Signs. See Section 51P-317.116~~

~~(9) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~(10[8]) Additional provisions. See Section 51P-317.118 for Sidewalk Standards.
[All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.]~~

~~[(f) Subdistrict 5 (Industrial).~~

~~(1) Purpose. To consolidate and concentrate industrial, warehouse, distribution, and commercial business service land uses in a contiguous area; and to minimize negative impacts on residential areas.~~

~~(2) Main uses permitted.~~

~~(A) Agricultural uses.~~

~~None permitted.~~

~~(B) Commercial and business service uses.~~

- ~~— Building repair and maintenance shop.~~
- ~~— Bus or rail transit vehicle maintenance or storage facility.~~
- ~~— Catering service.~~
- ~~— Custom business services.~~
- ~~— Custom woodworking, furniture construction, or repair.~~
- ~~— Electronics service center.~~
- ~~— Job or lithographic printing.~~
- ~~— Labor hall.~~
- ~~— Machine or welding shop.~~
- ~~— Machinery, heavy equipment, or truck sales and services.~~
- ~~— Medical or scientific laboratory.~~
- ~~— Technical school.~~
- ~~— Tool or equipment rental.~~
- ~~— Vehicle or engine repair or maintenance.~~

~~(C) Industrial uses.~~

- ~~— Art or craft production facility. [See Section 51P-317.110.5.]~~
- ~~— Industrial (inside). [If this use is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a).]~~
- ~~— Industrial (inside) for light manufacturing.~~
- ~~— Industrial (outside). [Potentially incompatible uses are not permitted. See Section 51A-4.203(a).]~~
- ~~— Metal salvage facility. [SUP]~~
- ~~— Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(D) Institutional and community service uses.

- Cemetery or mausoleum. *[SUP]*
- Child care facility.
- Church.
- Hospital.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

- Auto service center.
- Bar, lounge, or tavern.
- Business school.
- Car wash.
- 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.~~
- ~~— Liquor store.~~
- ~~— Mortuary, funeral home, or commercial wedding chapel.~~
- ~~— Motor vehicle fueling station.~~
- ~~— Nursery, garden shop, or plant sales.~~
- ~~— Personal service uses.~~
- ~~— Restaurant with drive-in or drive-through service. [DIR]~~
- ~~— Restaurant without drive-in or drive-through service.~~
- ~~— Taxidermist.~~
- ~~— Temporary retail use.~~
- ~~— Theater.~~
- ~~— Vehicle display, sales, and service.~~

(K) Transportation uses.

- ~~— Commercial bus station and terminal.~~
- ~~— Heliport.~~
- ~~— Transit passenger shelter.~~

(L) Utility and public service uses.

- ~~— Commercial radio or television transmitting station.~~
- ~~— Electrical substation.~~
- ~~— Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]~~
- ~~-- Police or fire station.~~
- ~~-- Post office.~~
- ~~-- Radio, television, or microwave tower.~~
- ~~-- Utility or government service center. [See Section 51P-317.108.]~~
- ~~— Utility or government installation other than listed. [SUP required.]~~

(M) Wholesale, distribution, and storage uses.

- ~~— Auto auction. [SUP]~~
- ~~— Contractor's maintenance yard.~~
- ~~— Freight terminal.~~
- ~~— Mini warehouse.~~
- ~~— Office showroom/warehouse.~~

- ~~— Outside storage (with visual screening).~~
- ~~— Petroleum product storage and wholesale. [SUP]~~
- ~~— Recycling collection center.~~
- ~~— Trade center.~~
- ~~— Warehouse.~~

~~(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.~~

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~— Day home.~~
- ~~— Home occupation.~~
- ~~— Private stable.~~
- ~~— Swimming pool (private).~~

~~(B) In this subdistrict, the following accessory uses are permitted by~~
SUP only:

- ~~— Accessory helistop.~~
- ~~— Pedestrian skybridges.~~

~~(C) In this subdistrict, an SUP may be required for the following~~
accessory use:

- ~~— Accessory medical waste/infectious waste incinerator. [See Section 51A 4.217(3.1).]~~

~~(4) Yard, lot, and space regulations.~~

~~(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.)~~

~~(A) Front yard. Minimum front yard is 15 feet.~~

~~(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~(C) Dwelling unit density. No maximum dwelling unit density.~~

~~(D) Floor area ratio. Maximum floor area ratio is 1.0.~~

~~(E) Height. Maximum structure height is 70 feet.~~

(F) ~~Lot coverage.~~ Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) ~~Lot size.~~ No minimum lot size.

(H) ~~Stories.~~ No maximum number of stories.

(5) ~~Off-street parking and loading.~~ Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(6) ~~Environmental performance standards.~~ See Article VI.

(7) ~~Landscape regulations.~~ Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) ~~Nonpermeable coverage.~~ Maximum nonpermeable coverage of a lot is 85 percent.

(B) ~~Street trees.~~ The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(8) ~~Additional provisions.~~ All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.]

(f[g]) Subdistrict 5 [6] (Old City Park Institutional).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production.
- Urban Garden

(B) Commercial and business service uses.

- Custom woodworking, furniture construction, or repair.
- Machine or welding shop.

(C) Industrial uses.

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

(D) Institutional and community service uses.

- Church.
- Community service center. [SUP]
- Library, art gallery, or museum.
- Public or private school. [SUP]

(E) Lodging uses.

- Boutique hotel
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Office.

(H) Recreation uses.

- Public park, playground, or golf course.

(I) Residential uses.

~~None permitted.~~

CPC Items for further study:

- | |
|---------------------------------------|
| -- <u>Duplex.</u> |
| -- <u>Handicapped group dwelling.</u> |

	--	<u>Multifamily.</u>
	--	<u>Single Family.</u>
	--	<u>Retirement housing.</u>

(J) Retail and personal service uses.

- Commercial amusement (inside). [*SUP* ~~*may be required. See Section 51A-4.210(b)(7)(B).*~~]
- Commercial parking lot or garage
- Furniture store.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Surface parking
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities. [*SUP* or *RAR* may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Utility or government installation other than listed. [*SUP*]

(M) Wholesale, distribution, and storage uses.

None permitted.

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [*SUP*]
- Accessory medical/infectious waste incinerator [*SUP*].
- Accessory outside display of merchandise

- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower [SUP]
- General waste incinerator

CPC Items for further study:

- | |
|--|
| <ul style="list-style-type: none">_____ Accessory medical/infectious waste incinerator [SUP]._____ Accessory pathological waste incinerator [SUP] |
|--|

~~[(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~— Accessory helistop.~~
- ~~— Accessory medical/infectious waste incinerator~~
- ~~— Accessory outside sales.~~
- ~~— Accessory outside storage.~~
- ~~— Accessory pathological waste incinerator.~~
- ~~— Day home.~~
- ~~— Home occupation.~~
- ~~— Private stable.~~
- ~~— Swimming pool (private).~~

~~only:~~ ~~(B) In this subdistrict, the following accessory use is permitted by SUP~~

- ~~— Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

- (A) Front yard. Minimum front yard is 15 feet.
- (B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- (C) Dwelling unit density. No maximum dwelling unit density.
- (D) Floor area ratio. Maximum floor area ratio is 0.5.
- (E) Height. Maximum structure height is 70 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

CPC Items for further study:

(F) <u>Lot coverage.</u> Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.117, Off Street, Loading, and Section 51P-317.117.1 Parking Reduction. ~~[Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off street parking and loading generally.]~~

(6) Environmental performance standards. See Article VI. ~~[Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.]~~

(7) Landscape regulations. See Section 51P-317.120.

~~[(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]~~

(8) Signs. See Section 51P-317.116.

(9) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

CPC Items for further study:

(9) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 60 percent.

(10) A minimum of twenty percent of each building site must be reserved for Open Space and meet regulations listed in Section 51P-317.121.

(11) Additional provisions. See Section 51P-317.118 for Sidewalk Standards.
[All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]

SEC. 51P-317.117.

HIGH-SPEED RAIL BONUS

Staff Addition:

(a) Purpose. A high-speed-rail bonus is provided to encourage high density mixed-use development near the High-Speed Rail. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail station, if the following standards are met:

(1) Mix of use (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses.

(2) Limit the residential use to no more than 50% of the development. If residential use is more than 50% of the development, then the provisions of Section 51P-317. 122 are met and 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 and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(3) enhanced pedestrian amenities as per Section 51P-317. 122.2. (c);
and

(4) active uses on the ground and upper floor; then

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is 500 feet.

(C) Lot coverage. Maximum lot coverage is 85 percent.

CPC Items for further study: , SEC. 51P-317.117, (a)(2):

(1) Mixed Use Project, for the purpose of this section, a development must contain uses in three or more of the Lodging, Office, Residential, Retail and personal service uses. Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

(A) 10% or more for Lodging use

(B) 15% or more for Office use

(C) Not to exceed 50% for Residential

(D) 5% or more of Retail and personal service uses

SEC. 51P-317.118.

OFF STREET PARKING, LOADING, AND BICYCLE PARKING.

Staff Addition:

(a) Bicycle parking. Consult bicycle parking regulations in Division 51 A-4.330 for bicycle parking requirements.

(b) Parking is not allowed in front yard setback.

(c) Off street parking screening as per 51A.4.602 (b) is required.

(d) a loading space for multifamily shall be provided.

CPC Items for further study:

(d) loading space for multifamily units shall be provided as:

(1) 3-5 units: 0 off-street loading spaces

(2) 6 units and 100,000 square feet multifamily use, a small or medium size loading space is required

(3) multifamily use of 100,001 square feet and above, a minimum 2 small or medium size loading space are required

Steering Committee Recommendation:

(e) Off-street parking and loading.

(1) for all uses except single family and duplex, off-street parking is only required for a building built after June 1, 1981, or an addition to an existing building, at a ratio of one parking space for each 2,000 square feet of floor area which exceeds 5,000 square feet. No off-street parking is required for a building with 5,000 square feet or less of floor area. If there is

a conflict, this paragraph controls over other off-street parking regulations in this chapter. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

Staff Recommendation:

(e) Off-street parking and loading.

(1) Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading.

(2) Tandem parking. For multifamily uses, tandem parking is permitted.

(3) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(4) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(A) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (f)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

SEC. 51P-317.118.1

PARKING REDUCTION

(a) Pedestrian amenities parking reduction.

(1) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

CPC Items for further study:

(1) Parking for uses on a lot that are located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(2) To qualify:

(A) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(B) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(3) See Section 51P-317.122.2(c) for enhanced pedestrian amenities regulations.

Staff Addition:

(b) Ride Share Parking Reductions:

(1) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(A) illustrate or describe the rideshare space and the location of the main use;

(B) be constructed of weather resistant material;

(C) be no less than 30 inches wide and 24 inches long; and

(D) contain clearly legible letters in a color that contrasts with the background material of the sign.

(c) Legacy Building Parking Reduction.

(1) off-street parking requirements for a lot with a Legacy Building, for any use may be reduced by 40 percent; and

(2) this provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.124.(c).

CPC Items for further study to change (c) (1):

(1) off-street parking requirements for a lot with a Legacy Building for any use may be reduced by 40 percent except for the following uses:

(A) Multifamily uses: For a legacy building used or converted to a multifamily use, no off-street parking is required for the first 5 units.

(B) Restaurant uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use located in a legacy building.

(C) Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a legacy building.

(D) Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level use, in a retail-related use, or professional, personal service use that has a separate certificate of occupancy if the use in located in a legacy building.

SEC. 51P-317.118.2.

REMOTE PARKING

(a) Remote Parking: Remote parking distance up to 1,300 feet is allowed by providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and permitted meeting the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

- (1) contains legal descriptions of the properties affected;
- (2) specifies the special parking being provided and the hours of operation of any use involved;
- (3) is governed by the laws of the state of Texas;
- (4) is signed by all owners of the properties affected;

(5) is for a minimum term of three years; and

(6) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(7) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

SEC. 51P-317.118.3 **SIDEWALK STANDARDS**

Staff Addition:

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(4) Minimum sidewalk widths for new sidewalks: All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

SEC. 51P-317.119[112.2]. **MIXED-INCOME HOUSING**

Staff Addition:

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the density bonus in Section 51P-317.122.

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

SEC. 51P-317.120. **SIGNS**

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII. For purposes of complying with this section, the premise is the Property.

CPC Items for further study:

(1) The use of neon is permitted, except in the Subdistrict 4.

(2) No portion of a sign other than the words themselves may be illuminated by back-lighting (for example, channel letters may be back lit).

(3) No sign may be illuminated by an independent, external light source (such as an external floodlight).

(4) Attached and Detached Signs are allowed in all subdistricts

(A) Detached Signs:

(i) Except as provided in this paragraph, the provisions of Section 51A-(A) 7.304, "Detached Signs," apply.

(ii) Except for expressway signs, all signs must be monument signs;

(iii) The maximum height of a monument sign is six feet.

(iv) The maximum effective area of a monument sign is 20 square feet.

(B) Attached Signs:

(i) Arcade Sign:

(aa) The minimum linear distance between any two arcade signs is 15 feet.

(bb) An arcade sign must be at least 10 feet above the sidewalk.

(cc) No arcade sign may project above the arcade, gallery, or awning to which it is attached.

(dd) Arcade signs may only identify the premise or occupant of the premise and provide an address.

(ii) Awning Sign:

(aa) No awning sign may exceed six square feet in effective area.

(bb) The maximum combined effective area for all awning signs on a building facade is 150 square feet.

(cc) No sign is permitted on an awning which is located above the second story.

(iii) Marquee signs.

(aa) Only a theater, commercial amusement (inside), or entertainment facility use may have a marquee sign.

(bb) A marquee sign may not exceed 1,000 square feet of effective area.

(cc) A marquee sign may not be longer than two-thirds of the length of the frontage of the building to which the marquee is attached.

(dd) The message area on a marquee sign may consist of LED, LCD, or other changeable message technology. The message area on any marquee sign may not exceed 60 percent of the effective area of the sign.

(ee) No lot may have more than one marquee sign per street frontage.

(ff) The message cannot change more than three times in a 24 hour period.

(gg) A maximum of two marquee signs are allowed.

SEC. 51P-317.121. OPEN SPACE

CPC Items for further study:

(a) Open Space is defined as the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.

(b) Open Space must comply with the following provisions:

(1) The open space must be located between the exterior structure facade and the property line.

(2) Structures that are not fully enclosed such as pergolas and gazebos and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed to be located within open space.

(3) Open space may contain pedestrian amenities such as fountains, benches, oaths, or shade structures.

(4) Parking spaces, drive aisles and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within open space is prohibited.

SEC. 51P-317.122. LANDSCAPING

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

Staff Addition:

(1) for major modifications except for Section 51A-10.125(b)(4), (B), and Section 51A-10.126.

(2) Surface Parking Lots:

(A) Article X applied except for Section 51A-10.126.

(B) Screening of off-street parking is required Section 51A-4.602.

CPC Items for further study, Sec. 51P-317-122.(a)(2)(B)

(B) Special screening requirements. Except for driveways and accessways at points of ingress and egress, off-street parking for newly constructed buildings that is adjacent to sidewalks, public rights-of-way, or other public areas must be screened. Service areas for newly constructed buildings that are adjacent to sidewalks or open areas intended for pedestrians must be screened, except where the director determines that such screening would: (i) not reasonably accomplish any useful purpose; or (ii) create a safety hazard.

SEC. 51P-317.122.1[142]. LANDSCAPING IN THE PARKWAY.

The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property

owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the property management director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping. The granting of a license for landscaping under this section does not release the property owner from liability in the installation or maintenance of trees or landscaping in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees or other amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.122.2[112.1]. PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, 3A, 3C, and 4 (the "premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee maybe charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of mobility and street services

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director's revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, with a \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

(3) A parkway pedestrian amenities permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

(5) The issuance of a parkway pedestrian amenities permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Trees. A minimum of one large or medium tree per 25 feet of frontage in the pedestrian amenities area per Article X.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.118 for minimum unobstructed sidewalk requirements for each subdistrict.)

(ii) For lots fronting on Primary Streets and ~~Akard Street~~, Bellevue Street, East Griffin Street, West Griffin Street, and ~~Lamar Street~~, a minimum sidewalk width of 10 feet must be provided.

CPC Items for further study:

(ii) <u>For lots fronting on Primary Streets a minimum sidewalk width of 10 feet must be provided.</u>
--

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.122.2(a) and (b), and are subject to the conditions in Paragraph 51P-317.122.2(c)(4):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections.

[SEC. 51P-317.113. NONCONFORMING USES AND STRUCTURES.]

~~(a) The provisions of Section 51A 4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.~~

~~(b) The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.~~

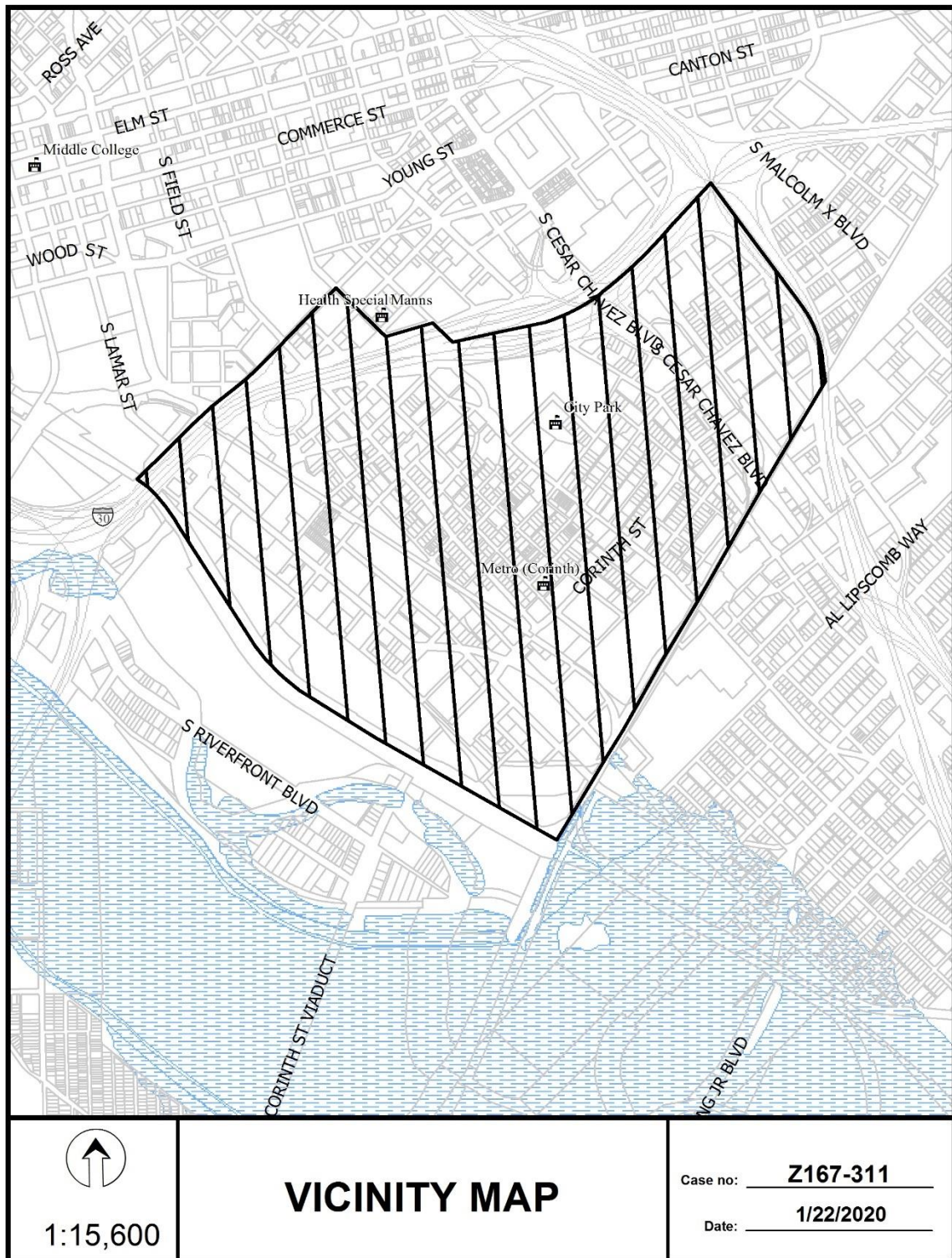
~~(c) An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid. Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).~~

~~(d) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A 4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~(e) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later.]~~

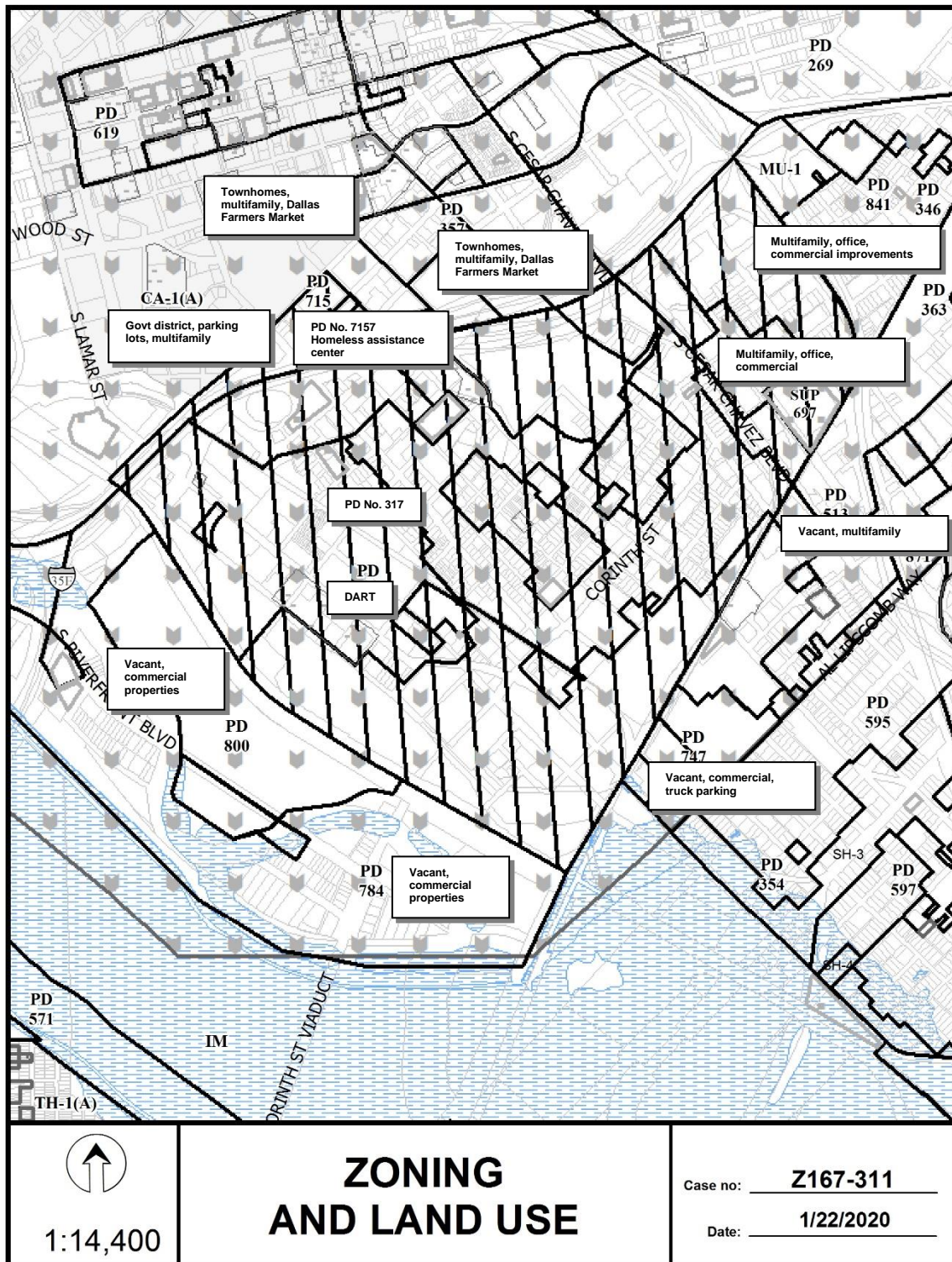
SEC. 51P-317.123[144]. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city.”



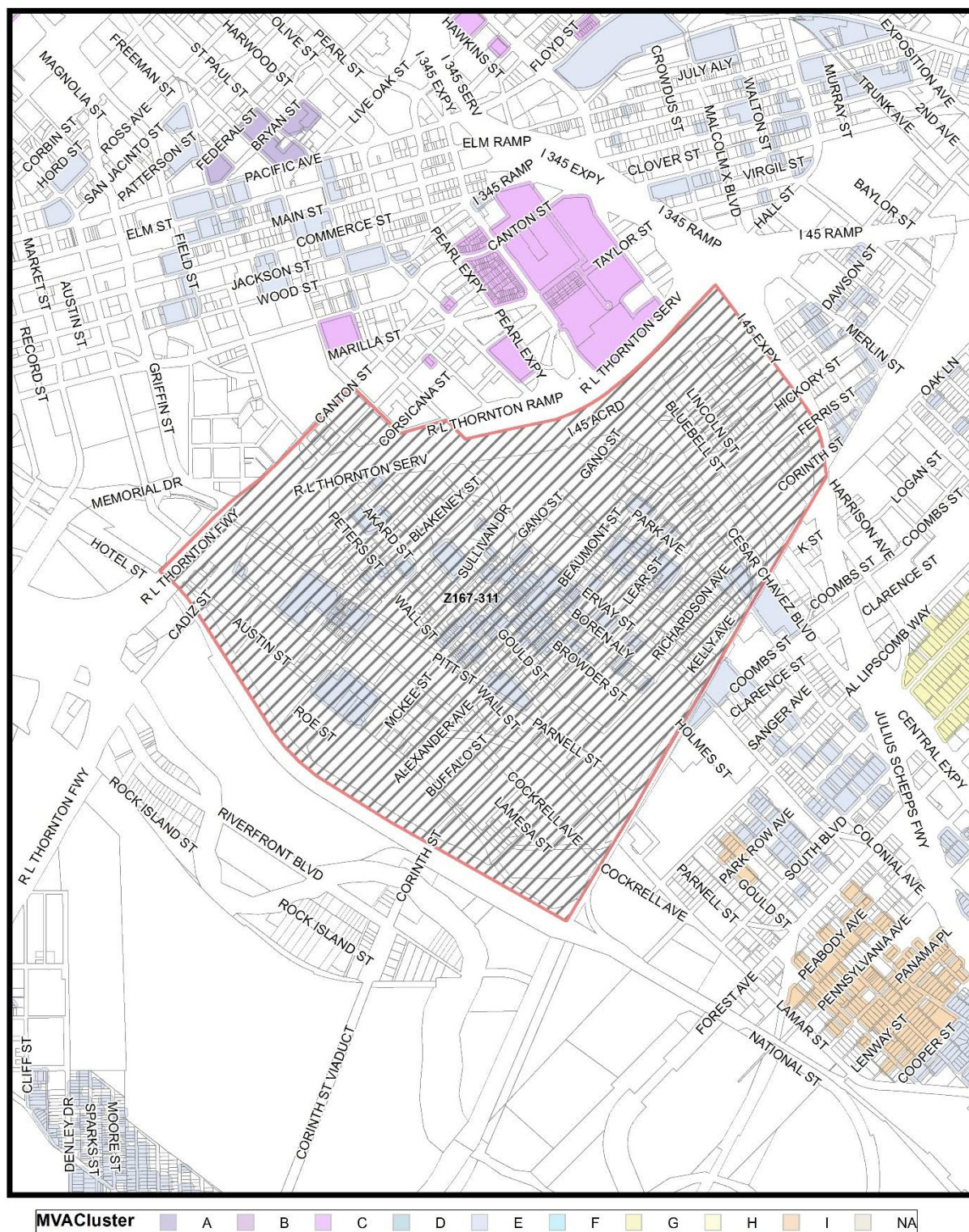
Z167-311(VP)







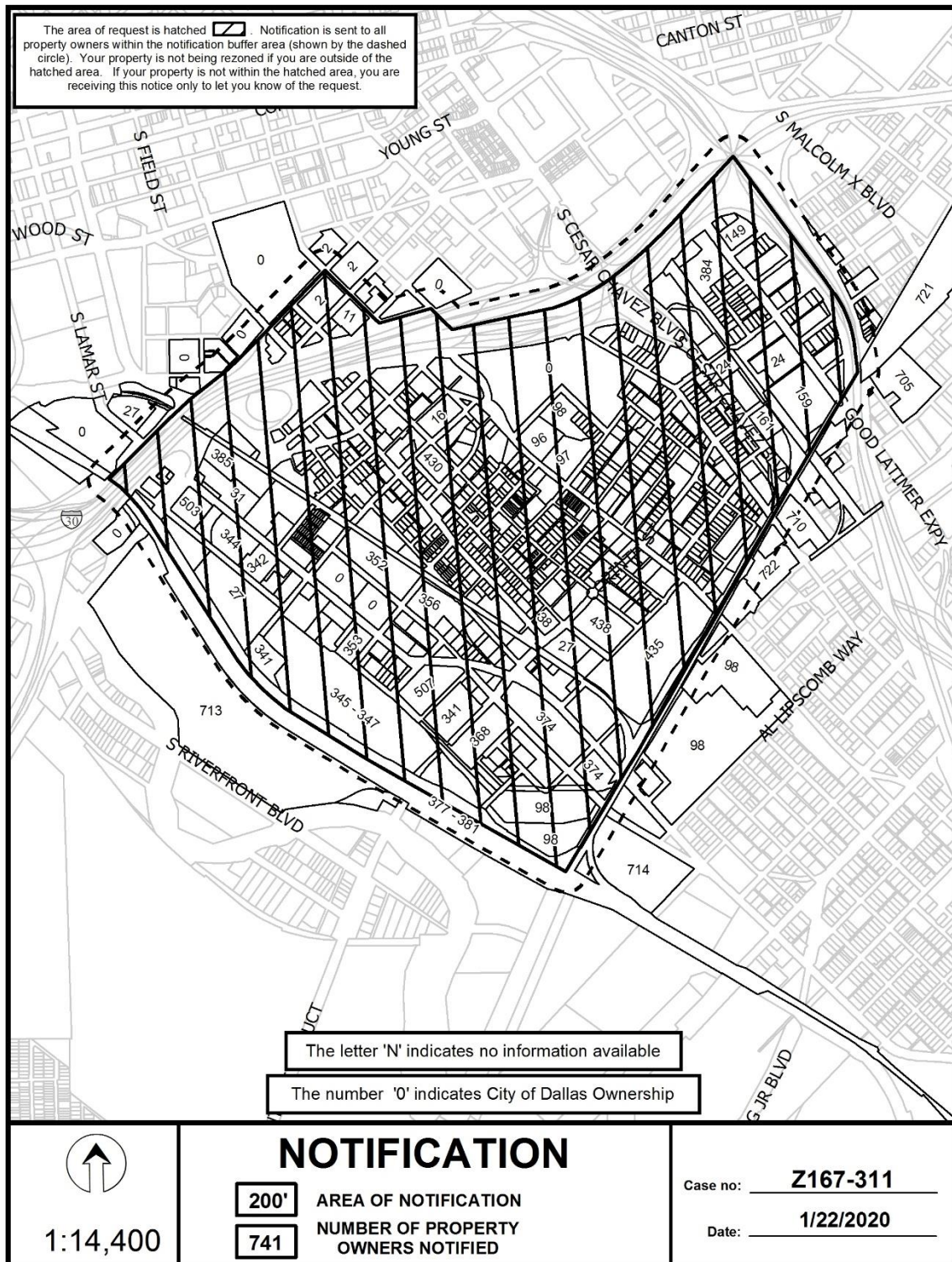
Z167-311(VP)



1:15,600

Market Value Analysis

Printed Date: 1/23/2020



01/22/2020

Notification List of Property Owners***Z167-311******741 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	807 BROWDER ST	CANTON CADIZ PHASE 1 LLC
2	817 BROWDER ST	CANTON CADIZ PHASE 1 LLC
3	907 BROWDER ST	UNIVERSAL CHURCH INC
4	1000 S AKARD ST	FAULKNER INV CO LTD
5	1423 W GRIFFIN ST	TIME WARNER CABLE TEXAS LLC
6	1413 N GRIFFIN ST	TIME WARNER CABLE DALLAS
7	1407 N GRIFFIN ST	VOGEL ALCOVE
8	1018 S AKARD ST	M A FAMILY INVESTMENTS LTD
9	1418 N GRIFFIN ST	M A FAMILY INVESTMENTS
10	1407 N GRIFFIN ST	JSK CEDARS CORNER LP
11	901 S ERVAY ST	ALL SAINTS CHURCH DALLAS
12	1506 W GRIFFIN ST	TCH BROWDER ST LLC &
13	1201 S ERVAY ST	BOWDON FAMILY FOUNDATION THE
14	1219 S ERVAY ST	BAKER JAY E II
15	1220 BROWDER ST	SEAFOOD SUPPLY CO INC
16	1311 S ERVAY ST	FOUR CORNERS BREWING
17	1300 S AKARD ST	DALLAS POLICE ASSOCIATION
18	1214 S AKARD ST	AXRON LLC
19	12 BLAKENEY ST	DALLAS POLICE ASSOC
20	1200 S AKARD ST	42 AKARD LP
21	2424 E R L THORNTON FWY	1889 ACQUISITIONS LLC
22	1747 LINCOLN ST	NCWPCS MPL 28
23	1747 LINCOLN ST	NCWPCS MPL 28
24	2301 HICKORY ST	CEDAR EAST PHASE I LLC
25	811 S AKARD ST	YELED VENTURE LTD
26	905 S LAMAR ST	DALLAS TERM RY & UN DEPOT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	855 S GRIFFIN ST	CCH LAMAR PARTNERS I LP
28	969 S LAMAR ST	LIM SCOTT
29	967 S LAMAR ST	LADDS ZELVA WARNER
30	969 TERMINAL ST	PRASIFKA J A
31	908 CADIZ ST	MLW HOLDINGS LTD
32	904 CADIZ ST	ANDERSON BARRY
33	913 BELLEVIEW ST	CND-SOUTHSIDE LLC
34	1100 CADIZ ST	DALLAS MISSION FOR LIFE
35	1011 S AKARD ST	TEOF HOTEL LP
36	1201 W GRIFFIN ST	DE DIEGO ARMANDO
37	1075 W GRIFFIN ST	EJAZ INVESTMENT GROUP INC
38	1201 S AKARD ST	42 AKARD LP
39	1209 S AKARD ST	STAGGS GAYLE F &
40	1213 S AKARD ST	STANLEY RON
41	1208 W GRIFFIN ST	1901 HARWOOD LLC
42	1216 PETERS ST	GIBSON PROPERTY MGMT LLC
43	1301 POWHATTAN ST	GIBSON PPTY MGMT LLC
44	1301 S AKARD ST	42 AKARD LP
45	1311 S AKARD ST	CURTIN RICHARD D
46	1225 BELLEVIEW ST	SELF STORAGE SOLUTIONS
47	1201 BELLEVIEW ST	BELLEWALL LLC
48	1308 POWHATTAN ST	ANDOR PROPERTIES LLC
49	1304 POWHATTAN ST	D REALTY INVESMENTS INC
50	1300 POWHATTAN ST	D REALTY INVESTMENTS INC
51	1214 POWHATTAN ST	MARTINEK MARK
52	1204 POWHATTAN ST	RAFIE MOSTAFA
53	1200 POWHATTAN ST	TORRES PAULITA T
54	1110 POWHATTAN ST	QUALITY CHEMICAL INC
55	1108 POWHATTAN ST	DALLAS AREA RAPID TRANSIT
56	1204 W GRIFFIN ST	JAHAN SEBASTIAN ENTERPRISE LLC
57	1112 WALL ST	ONCOR ELECRCIC DELIVERY COMPANY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1100 W GRIFFIN ST	OAKCLIFF HAMPTON INC
59	1111 WALL ST	DE IRREVOCABLE DYNASTY TRUST
60	1115 WALL ST	CCH LAMAR PARTNERS I L P
61	933 S GRIFFIN ST	DALLAS MISSION FOR LIFE
62	1117 POWHATTAN ST	GUESTWISER VENTURE 1 LLC
63	1401 GANO ST	KAPLAN HARRY L ESTATE
64	1400 SULLIVAN DR	BLUESKY STUDIOS LLC
65	1409 GANO ST	KAPLAN HARRY L
66	1408 GANO ST	CHARALAMBOPOULOS FAY
67	1400 GANO ST	BLANCHARD BECKER FAMILY TRUST
68	1610 GOULD ST	DANIEL DAVID O
69	1407 MCKEE ST	DANIEL DAVID
70	1611 BROWDER ST	1611 BROWDER LLC
71	1525 SULLIVAN DR	HILL CARL
72	1401 S ERVAY ST	GULF CONE LOFTS LP
73	1507 SULLIVAN DR	HILL CARL L
74	1311 S ERVAY ST	GRBK FRISCO LLC
75	1512 SULLIVAN DR	LEONG HERBERT & EDNA TR
76	1509 GANO ST	ALBRITTON CLAUDE C III
77	1513 GANO ST	ALBRITTON ALEXANDER HELDT
78	1517 GANO ST	DAY DAVID & REBECCA
79	1508 SULLIVAN DR	BENNETT ANDREW JOSEPH
80	1507 S ERVAY ST	I L & K L INC
81	1521 GANO ST	NORTH CEDARS THIRTY LLC
82	1514 SULLIVAN DR	LOPEZ DOMINGO & MIGUEL
83	1500 SULLIVAN DR	LEBROM PPTIES LLC
84	1605 DURANT ST	HERNDON SUSAN W &
85	1602 BROWDER ST	BANOWSKY BRITTON B
86	1509 MCKEE ST	SHIPBUILD LLC
87	1508 GANO ST	BANOWSKY BRITTON B
88	1513 MCKEE ST	SHIPBUILD PARTNERS LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1608 BROWDER ST	RA TOWNHOMES INC
90	1609 DURANT ST	RE SOURCE PROFESSIONALS
91	1600 DURANT ST	LEONG CRAIG S
92	1627 S ERVAY ST	SALVATO SARAH A
93	1519 MCKEE ST	VIDALES JUAN
94	1601 MCKEE ST	SALVATO SARAH A
95	1621 S ERVAY ST	1621 ERVAY LTD
96	1610 S ERVAY ST	GANO HOLDINGS LLC
97	1700 S ERVAY ST	WILLIAMS C D BLDG ACCT
98	912 S ERVAY ST	Dallas ISD
99	1805 PARK AVE	MAJESTIC CAST INC
100	1813 PARK AVE	HICKORY CDR LLC
101	1825 PARK AVE	PATEL DHAVAL I
102	1901 PARK AVE	GANO15 LLC
103	1905 PARK AVE	GANO15 LLC
104	1917 PARK AVE	PAGANELLA HOLDINGS LLC
105	2003 PARK AVE	CORINTH PARK JV
106	1900 PARK AVE	KHAN ESTHER J &
107	1904 PARK AVE	MAVERICK CDR LLC
108	1908 PARK AVE	MAVERICK CDR LLC
109	1918 PARK AVE	PARK CDR LLC
110	2009 S HARWOOD ST	MCNEELY MILINDA L &
111	2001 S HARWOOD ST	IRA HARDWOOD LLC
112	1905 CORINTH ST	HARWOOD LW LLC
113	1821 S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
114	1835 S HARWOOD ST	TOMAINO PPTIES LP
115	1800 PARK AVE	1621 ERVAY LTD
116	1804 PARK AVE	HICKORY WEST LLC
117	1605 S PEARL EXPY	KJM 5X5 PROPERTY HOLDINGS LLC
118	1601 S PEARL EXPY	PRICE HARRY & SONS INC
119	2012 GANO ST	TAYLOR ALVIN O

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1702 S HARWOOD ST	PRICE HARRY H & SON INC
121	1705 S PEARL EXPY	PRICE HARRY H & SO INC
122	1709 S PEARL EXPY	HARRY H PRICE & SON INC
123	1715 S PEARL EXPY	ROSIE APARTMENTS LTD
124	1710 S HARWOOD ST	ECHOLS JULIAN B
125	1900 S HARWOOD ST	CLAMS CASINO LLC
126	1910 S HARWOOD ST	1910 HARWOOD LLC
127	1912 S HARWOOD ST	1910 HARWOOD LLC
128	1916 S HARWOOD ST	BOUCHER DANIEL D
129	1920 S HARWOOD ST	HICKORY CDR EAST LLC
130	2010 SEEGAR ST	2000 HARWOOD LLC
131	2025 CORINTH ST	TITANINIS LLC
132	2015 CORINTH ST	SOLIS JONATHAN
133	2019 S CESAR CHAVEZ BLVD	HOPKINS CESAR CHAVEZ LTD
134	1702 S CESAR CHAVEZ BLVD	OURCALLING INC
135	1600 S CESAR CHAVEZ BLVD	CEDAR EAST PHASE I LLC
136	2401 HICKORY ST	WELLS B B
137	2415 HICKORY ST	PARK PLACE REALTY & PROPERTY MANAGEMENT
138	1825 S GOOD LATIMER EXPY	PARK PLACE REALTY & PPTY MGMT LLC
139	1829 S GOOD LATIMER EXPY	PARK PLACE REALTY & PROPERTY MANAGEMENT &
140	1816 LINCOLN ST	GAY LOUIS
141	1812 LINCOLN ST	CEDAR EAST PH I LLC
142	1810 LINCOLN ST	CEDAR EAST PHASE I LLC
143	1800 LINCOLN ST	DUARTE ALFREDO & JESSE MENDOZA PT
144	1801 S GOOD LATIMER EXPY	DUARTE ALFREDO &
145	1805 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
146	1815 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP &
147	1732 LINCOLN ST	ENNA JOELLA &
148	1526 S GOOD LATIMER EXPY	A LITTLE GOOD LLC
149	2525 LOUISE AVE	BRIDGFORD DISTRIBUTING CO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
150	2506 LOUISE AVE	DUARTE ALFREDO &
151	2528 LOUISE AVE	DUARTE ALFREDO &
152	2503 HICKORY ST	1808 PARTNERS LP
153	2511 HICKORY ST	STEGE T P JR ETAL
154	2500 HICKORY ST	CHILDRESS FURNITURE &
155	2526 HICKORY ST	HICKORY STREET PROP LLC
156	2010 S GOOD LATIMER EXPY	COMMERCIAL METALS
157	2520 FERRIS ST	COMMERCIAL METALS COMPANY
158	2528 FERRIS ST	SMITH MIKE
159	2116 S GOOD LATIMER EXPY	COMMERCIAL METALS CO
160	2200 S CESAR CHAVEZ BLVD	COMMERCIAL METALS CO
161	2102 S CESAR CHAVEZ BLVD	RININI LLC
162	1505 SEEGAR ST	FRIEDMAN BRADLEY H
163	2200 PARNELL ST	DALLAS TERM RY & UN DEPOT
164	1115 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
165	2107 PARNELL ST	BENTON SUE
166	2117 PARNELL ST	CLAXTON MARION E
167	1110 CORINTH ST	BENTON SUE
168	2106 S LAMAR ST	CLAXTON SUE
169	2131 S ERVAY ST	INTERRANTE FRANK J
170	1516 CORINTH ST	RUIZ DANIEL
171	1520 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
172	2109 HOLMES ST	JIMENEZ ANA
173	2105 HOLMES ST	RUIZ DANIEL &
174	2121 HOLMES ST	BRIGHT TRUCK LEASING LP
175	2125 HOLMES ST	CHRYSLER S A
176	1515 PARKER RD	FORTY THREE ONE CORP
177	2120 BROWDER ST	BRIGHT TRUCK LEASING LP
178	2017 S ERVAY ST	2017 S ERVAY LLC
179	1607 CORINTH ST	2017S ERVAY LLC
180	2007 S ERVAY ST	CEDARS PARK LOFTS LP
181	1602 SEEGAR ST	CEDARS PARK LOFTS LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2008 BROWDER ST	JAMAICA HENRIETTA GARZA &
183	1502 SEEGAR ST	ADC SEEGAR 2 LLC
184	1503 CORINTH ST	1200 AKARD LLC
185	1506 SEEGAR ST	JAMAICA LUZ MARIA
186	1529 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
187	1518 SEEGAR ST	CEDARS HOLDINGS 18 LLC
188	1513 CORINTH ST	FRESH REALTY INVESTMENTS
189	2012 BROWDER ST	MARTINEZ VICTORIA MARGARITA &
190	1508 SEEGAR ST	SEEGAR DEVELOPMENT LLC
191	1418 SEEGAR ST	WOOD PRINTING COMPANY
192	2009 BROWDER ST	RAMIREZ OPHELIA RODRIQUEZ M &
193	2004 WALL ST	CITY INDUSTRIES INC
194	1206 BEAUMONT ST	LONCAR FRANK
195	1813 S AKARD ST	STAY ON THE MARK LLC
196	1809 S AKARD ST	LONCAR FRANK
197	1805 S AKARD ST	CITY INDUSTRIES INC
198	1928 S AKARD ST	JLK IRREVOCABLE TRUST &
199	1917 GOULD ST	BAKER WILLIAM HURT III
200	1917 GOULD ST	HURT OLSON ENTERPRISES LLC
201	1922 S AKARD ST	HURT OLSON ENTERPRISES
202	1903 GOULD ST	HURT OLSEN ENTERPRISES
203	1914 S AKARD ST	HURST OLSON ENTERPRISES L
204	1910 S AKARD ST	BROCK CHRISTOPHER
205	1904 S AKARD ST	BROCK CHRIS
206	1800 S AKARD ST	JOHNSON VERTA MAE &
207	1801 GOULD ST	SMITH SETH A
208	1414 HICKORY ST	LUNA SALVADOR LEPE &
209	1416 HICKORY ST	TAYLOR LILY
210	1909 BROWDER ST	DEVNATH INVESTMENTS LLC
211	1403 SEEGAR ST	DANIEL DAVID O
212	1401 SEEGAR ST	HESS CARL F II &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1817 BROWDER ST	WATKINS GREGORY
214	1819 BROWDER ST	SITARZEWSKI MICHAEL & HEATHER
215	1815 BROWDER ST	ZARA TOWNHOMES INVESTMENT LLC
216	1815 BROWDER ST	NACN LLC
217	1815 BROWDER ST	GLASGOW ROANLD ALLEN II
218	1815 BROWDER ST	GOLLIDAY DANIEL T &
219	1811 BROWDER ST	KVALE J NOEL &
220	1805 BROWDER ST	STEPHANIE REID COMPANY LLC &
221	1418 BEAUMONT ST	TAYLOR NAKALAH
222	1416 BEAUMONT ST	WILLIAMS AUSTIN BEAU
223	1420 BEAUMONT ST	HENDERSON WILLIAM L
224	1802 GOULD ST	SMITH SETH
225	1804 GOULD ST	BLACKLAND LAND & PROPERTY
226	1808 GOULD ST	FOSTER ROY
227	1820 GOULD ST	DANIEL CRUZ
228	1719 S AKARD ST	LONCAR FRANK & CHAROLETTE
229	1721 S AKARD ST	ADDIE MARREO LP
230	1713 S AKARD ST	FUENTES ERNEST JR
231	1208 MCKEE ST	KAPLAN HARRY L TR
232	1717 GOULD ST	MARTINEK MARK K
233	1612 S AKARD ST	GALINET DAVID BRUCE
234	1601 S AKARD ST	HURT OLSON ENTERPRISES LLC
235	1200 GANO ST	CROY H E
236	1315 BEAUMONT ST	SMITH KATELIN BURTON
237	1730 S AKARD ST	LLOYD SCOTT
238	1722 S AKARD ST	LLOYD SCOTT
239	1309 BEAUMONT ST	SMITH SETH AUSTIN
240	1716 S AKARD ST	SOUTHPAW 1712 LLC
241	1715 GOULD ST	BLACKLAND LAND & PPTY MGMT LLC
242	1719 GOULD ST	BLACKLAND LAND AND PROPERTY
243	1718 S AKARD ST	SOUTHPAW 1712 LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1709 GOULD ST	SHIPBUILD LLC
245	1308 MCKEE ST	MENDOZA JOSEFINA
246	1312 MCKEE ST	RITETRACK BUILDER INC
247	1704 S AKARD ST	AMORY STREET PPTIES LLC SERIES A
248	1621 WALL ST	KAPLAN LEON J
249	1207 GANO ST	RESOURCE ONE CREDIT UNION
250	1201 GANO ST	DONSKY CAL TRUSTEE
251	1200 SULLIVAN DR	RESOURCE ONE CREDIT UNION
252	1206 SULLIVAN DR	SEARS EMPL FED CR UN
253	1401 S AKARD ST	DODD EDUC & SUPPORT INC
254	1500 S AKARD ST	KAPLAN HARRY L
255	1400 S AKARD ST	MATTHEWS CCH PARTNERS LP
256	1404 S AKARD ST	CHRYSLER S A
257	1701 BROWDER ST	ZOHA INVESTMENTS LLC
258	1409 BEAUMONT ST	SMITH KATELIN BURTON
259	1419 BEAUMONT ST	ROSENFELD HISTORIC
260	1712 GOULD ST	TORRES SAUL & JENNIFER LEA
261	1411 BEAUMONT ST	PINA EDELIA
262	1415 BEAUMONT ST	CRAFT KEN & CAROLYN
263	1708 GOULD ST	FEIGENSON JEFFREY &
264	1704 GOULD ST	DIJKMAN CELIA MARIA TRUST
265	1400 MCKEE ST	VELA STEVEN
266	1703 S ERVAY ST	CITY PARK ASSOCIATES LTD
267	1524 MCKEE ST	VIDALES SILVESTER G
268	1522 MCKEE ST	VIDALES SILVESTRE &
269	1518 MCKEE ST	JONES OWEN
270	1505 BEAUMONT ST	GO URBAN 1 INC
271	1501 BEAUMONT ST	GO URBAN 1 INC
272	1520 BEAUMONT ST	PULLMAN TILLIE
273	1518 BEAUMONT ST	WAYSIDE MISSIONARY BAPTIST CHURCH
274	1514 BEAUMONT ST	LOVELADY ENTERPRISES INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1510 BEAUMONT ST	AZN DESTINATION LLC
276	1508 BEAUMONT ST	DELAFUENTE LUIS EST OF
277	1802 BROWDER ST	RESOURCE PROFESSIONALS
278	1804 BROWDER ST	MATAMORAS ESTABAN
279	1531 HICKORY ST	1531 HICKORY LLC
280	1527 HICKORY ST	1525 HICKORY LLC
281	1529 HICKORY ST	DUBLE KENNETH B &
282	1523 HICKORY ST	MOON RICHARD STEVEN
283	1517 HICKORY ST	GALLERIES ON HICKORY LLC
284	1818 BROWDER ST	MCBRIDE JOHN &
285	1814 BROWDER ST	RA TOWNHOMES INC
286	1820 BROWDER ST	THOMAS JEFFREY BROOKS &
287	1615 SEEGAR ST	CASTILLO CARL &
288	1509 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
289	1515 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
290	1900 BROWDER ST	HUERTA ESTANISLAO
291	1818 S ERVAY ST	GMR SPECIAL TRUST THE
292	1810 S ERVAY ST	FOX BRIAN E
293	1806 S ERVAY ST	UNDERWOOD JEFFREY &
294	1800 S ERVAY ST	BUTLER L F
295	1922 S ERVAY ST	CEDARS DEVELOPMENT LLC
296	1815 LEAR ST	VASQUEZ JOSE P
297	1908 S ERVAY ST	ERVAY PLATE LLC
298	1823 LEAR ST	CHESTNUT HILL HOLDINGS LLC
299	1829 LEAR ST	ZAMORA JOSE
300	1831 LEAR ST	YBARRA THERESA R
301	1719 CORINTH ST	COMUNE DI REVO LP
302	1809 CORINTH ST	ROMALLO LP
303	1812 LEAR ST	WEISFELD HERSCHEL ALAN
304	1808 LEAR ST	WEISFELD HERSCHEL A
305	2100 ERVAY ST	BAKER JAY ELDRED II

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	2116 S ERVAY ST	MARREO ADDIE LP
307	1812 CORINTH ST	SCOBEE FOODS INC
308	1824 CORINTH ST	SCOBEE FOODS
309	2107 PARK AVE	CHESTNUT HILL HOLDINGS
310	1833 RICHARDSON AVE	GOOD SHEPHERD PRIMITIVE
311	1827 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
312	1819 RICHARDSON AVE	MERINO ROCIO
313	1815 RICHARDSON AVE	HANSEL VON QUENZER LLC
314	1811 RICHARDSON AVE	GO URBAN 2 INC
315	1803 RICHARDSON AVE	ADC AMERICAN LLC
316	1711 KELLY AVE	GALINET DAVID B &
317	2208 S ERVAY ST	RE/SOURCE PROFESSIONALS
318	2212 S ERVAY ST	TOPLETZ INVESTMENTS
319	1802 RICHARDSON AVE	SOUTHWESTERN BELL
320	1814 RICHARDSON AVE	GALINET DAVID B
321	1818 RICHARDSON AVE	GALLINET DAVID BRUCE
322	1820 RICHARDSON AVE	GO URBAN 2 INC
323	1830 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
324	2209 PARK AVE	TOPLETZ DENNIS D
325	1900 CORINTH ST	RAYAS MARIA GUADALUPE
326	2110 PARK AVE	2131 SOUTH HARWOOD LLC
327	2116 PARK AVE	WAUGH JERRY W & CHARLSEY A
328	2111 S HARWOOD ST	2111 HARWOOD LAND TRUST
329	1916 CORINTH ST	PREFER REALTY ADVISORS INC
330	1902 RICHARDSON AVE	SCHIERA RICHARD &
331	2206 PARK AVE	SCHIERA RICHARD &
332	2218 PARK AVE	MANNION TIFFANY
333	2201 S HARWOOD ST	SCHIERA RICHARD &
334	1714 KELLY AVE	KELLY STREET LAND LTD
335	1810 KELLY AVE	1810 KELLY STREET PPTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
336	1818 KELLY AVE	PARKEL LLC
337	2108 S HARWOOD ST	LENOVITZ J MARSHALL
338	2112 S HARWOOD ST	LENOVITZ MARSHALL
339	2013 RICHARDSON AVE	GUERRA MARIA
340	2223 S CESAR CHAVEZ BLVD	PREMIER LEVEL HOMES CORPORATION
341	701 BELLEVIEW ST	1600 ROE STREET LLC
342	1221 S LAMAR ST	BOSSON LLC
343	1111 S LAMAR ST	DESIGN & PRODUCTION INC
344	1135 S LAMAR ST	SCHEPPS LIBBIE LLC
345	702 BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
346	1803 WALL ST	BLACKSTONE MINERALS
347	710 BELLEVIEW ST	1600 ROE STREET LLC
348	900 ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
349	1409 S LAMAR ST	SOUTH SIDE PLAZA 455 LTD
350	1401 S LAMAR ST	TERMINAL FREIGHT HANDLING
351	1409 S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
352	1000 BELLEVIEW ST	ADVANTIS
353	1601 S LAMAR ST	DALLAS COUNTY COMMUNITY
354	1728 S AUSTIN ST	COMPANY ONE PARTNERS LLC
355	808 MCKEE ST	COMPANY ONE
356	1700 COCKRELL AVE	TEXAS INTOWNHOMES LLC
357	1812 S LAMAR ST	COMPANY ONE PARTNERS LLC
358	1724 COCKRELL AVE	EDDIE DEEN & COMPANY INC
359	1800 COCKRELL AVE	DEEN EDDIE
360	2015 WALL ST	TONY COLLINS ART INC
361	1916 S LAMAR ST	COLLINS TONY ART INC
362	1910 S LAMAR ST	KEATON R E SR &
363	2011 S LAMAR ST	EUN DO LLC
364	1011 CORINTH ST	1011 SOUTH CORINTH I LP
365	2021 COCKRELL AVE	FIESTA ENTERTAINMENT LLC
366	2125 N AUSTIN ST	DALLAS TERM RY & UN DEPOT
367	1900 S AUSTIN ST	1600 ROE STREET LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	2121 COCKRELL AVE	1600 ROE STREET LLC
369	7010 HENNING AVE	DALLAS TERM RY & UN DEPOT
370	700 HENNING ST	1600 ROE STREET LLC
371	816 MONTGOMERY ST	GALINE DAVID BRUCE
372	817 HENNING AVE	TWIN G 2 LLC
373	800 HENNING AVE	TWIN G 2 LLC
374	2229 COCKRELL AVE	EVERGREEN PLAZA PARTNERS LLC
375	900 ALMA ST	VLH VENTURES LLC
376	1114 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
377	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
378	9999 NO NAME ST	UNION PACIFIC RR CO
379	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
380	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
381	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
382	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
383	1300 S ERVAY ST	AMBASSADOR HOTEL PARTNERS LP
384	1601 S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP
385	1010 CADIZ ST	B H DALLAS PORTFOLIO LLC
386	1210 S LAMAR ST	WRPV XIII SOUTHSIDE FLATS DALLAS
387	1290 S LAMAR ST	7 ELEVEN INC
388	1355 FITTS PL	CND SOUTHSIDE LLC
389	1012 BELLEVIEW ST	CND-SOUTHSIDE LLC
390	1310 BRANCHWOOD PL	REDDY SREERAM M &
391	1324 BRANCHWOOD PL	SAX CHRISTIAN & AMELIA HAYES
392	1352 BRANCHWOOD PL	HEARNE CHARLES &
393	1366 BRANCHWOOD PL	DHILLON MANPREET
394	1380 BRANCHWOOD PL	FLORIO DANIEL
395	1394 BRANCHWOOD PL	JOHNSON SOPHIA ROSE &
396	1395 BRANCHWOOD PL	ARCHIN MARC A & JULIE T
397	1381 BRANCHWOOD PL	WOODS THOMAS FRANCIS III
398	1367 BRANCHWOOD PL	THIRA MARTIN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	1353 BRANCHWOOD PL	SORORIAN ROZBEH
400	1339 BRANCHWOOD PL	STAN JOSHUA
401	1325 BRANCHWOOD PL	DUBOSE MODEL HOME INVESTORS
402	1311 BRANCHWOOD PL	WEEKLEY HOMES LLC
403	1310 FITTS PL	MULDER HINDRIK & JENNIFER
404	1324 FITTS PL	NABULSI NADIA WALID
405	1338 FITTS PL	BENTLEY ELIZABETH
406	1352 FITTS PL	HAWKINS ZACHARY K & KAREN
407	1366 FITTS PL	GIBBS AIGNER &
408	1380 FITTS PL	BRODY CHERI LYNNE & STEPHAN
409	1394 FITTS PL	CARLSON KEVIN R
410	1304 ROMANO PL	MORGAN JENNIFER CHO &
411	1314 ROMANO PL	CHAMBERLIN BLAKE BARRETT
412	1324 ROMANO PL	KNOWLES MATTHEW &
413	1334 ROMANO PL	DALTON ERIC ALEXANDER
414	1344 ROMANO PL	PETTY JEREMY S & ELISABETH G
415	1354 ROMANO PL	BOSWELL PAUL W & PAULA C
416	1334 ARCH PL	THOMAS FRED DENNIS &
417	1362 ARCH PL	BOST DARRELL & JENNIFER
418	1376 ARCH PL	MCELVEEN LYMAN E JR & JONI E
419	1390 ARCH PL	ASIRVADAM SHANT &
420	1393 ARCH PL	MACKAY CLIFFORD R & MELISSA
421	1379 ARCH PL	ETUK MFON IBANGA
422	1365 ARCH PL	JOWELL AMY L
423	1351 ARCH PL	ZASADZINSKI JAMES R &
424	1337 ARCH PL	ORR PATRICE A
425	1309 ARCH PL	SATTAR WASIF
426	1364 ROMANO PL	JAGERS SHEILA M
427	1374 ROMANO PL	HENDERSON RICHARD
428	1315 S AKARD ST	THOMAS CLIFTON WADE
429	1412 SULLIVAN DR	HAU HA & HUYNH

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	1400 BELLEVIEW ST	1400 BELLEVIEW LP
431	1501 S ERVAY ST	NORTH CEDARS THIRTY LLC
432	1601 S ERVAY ST	NORTH CEDARS THIRTY LLC
433	1605 MCKEE ST	TOLLEN ALEXANDER G
434	1804 S HARWOOD ST	POLA LTD
435	1400 PARKER ST	STANDARD FRUIT & VEG CO
436	2112 S LAMAR ST	BENTON SUE
437	1500 CORINTH ST	MKLM PROPERTIES LLC
438	1400 CORINTH ST	DALLAS COUNTY COMMUNITY
439	1403 CORINTH ST	LAMAR SCHOOL RESIDENCES LLC
440	1919 S AKARD ST	PPX INC &
441	1213 SILVER MILL DR	GRASSMUCK GREGORY A & TIFFANY
442	1209 SILVER MILL DR	ROEBUCK ADAM
443	1207 SILVER MILL DR	REYNOLDS DEAN & CATHERINE
444	1205 SILVER MILL DR	RUI TORMOD
445	1203 SILVER MILL DR	MASINELLI JEFFRY P
446	1211 SILVER MILL DR	ARNOLD TRAVIS DANIEL
447	1205 HYDE CT	HYKKONEN PATRICK & HEATHER L
448	1215 HYDE CT	TURNER KIMBERLY I
449	1225 HYDE CT	CALLOWAY CUSTIS DAVIS
450	1235 HYDE CT	MANSOOR MARIE
451	1234 HYDE CT	RIOS RAYMOND & DEEANNA M
452	1224 HYDE CT	LAMONTE KIRK & JENNIFER
453	1214 HYDE CT	URBAN LOFTS PARTNERS INC
454	1204 HYDE CT	POWELL KARLA P & LINDEL B
455	1203 URBAN LOFTS DR	GNK INVESTMENTS LLC
456	1205 URBAN LOFTS DR	RYAN J. SOLIZ
457	1207 URBAN LOFTS DR	BURKLUND JANIS G
458	1209 URBAN LOFTS DR	KING JOHN PATRICK
459	1204 URBAN LOFTS DR	BURKE TYLER A
460	1213 URBAN LOFTS DR	BINDER JENNIFER R

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	1215 URBAN LOFTS DR	MALLOW MICHAEELEEN MARIE
462	1210 URBAN LOFTS DR	WITKOWSKI SHAUN CHARLES
463	1217 URBAN LOFTS DR	RESNICK M W &
464	1219 URBAN LOFTS DR	ZHOU NING
465	1221 URBAN LOFTS DR	WILKINSON JOSEPH S
466	1223 URBAN LOFTS DR	RUDY MASON
467	1214 URBAN LOFTS DR	ROBERTS DANIELLE & ANDREW G
468	1218 URBAN LOFTS DR	KELLY KEVIN
469	1509 S AKARD ST	PLUTUS GROUP LLC
470	1245 GANO ST	PLUTUS GROUP INC
471	1711 S ERVAY ST	CITY PARK ASSOC LTD
472	1516 MCKEE ST	CARROLL KEYUNA
473	1514 MCKEE ST	NUGENT MICHAEL B
474	1512 MCKEE ST	RIPPY DARRAH
475	1510 MCKEE ST	FREEMAN RICHARD H SR &
476	1508 MCKEE ST	REMUS MICHAEL &
477	1506 MCKEE ST	PARKER AMANDA
478	1504 MCKEE ST	WALLACE MICHAEL
479	1502 MCKEE ST	KIM SANGHYUN D & HYEREE
480	1500 MCKEE ST	ROBINSON PHILLIP T & STEPHANIE
481	1803 S ERVAY ST	THOMAS JEFFREY B &
482	1805 S ERVAY ST	STEPHENS MARK R
483	1602 BEAUMONT ST	BARRETT MICHAEL
484	1807 S ERVAY ST	SIMMONS VERONICA
485	1809 S ERVAY ST	DAVIS KENNETH E
486	1811 S ERVAY ST	RAMICK R BLAKE & KENDRA
487	1813 S ERVAY ST	NOVACK TAYLOR A
488	1815 S ERVAY ST	BADIR NADER
489	1817 MILLERS FERRY ROW	DELGADO DAMIAN G
490	1817 S ERVAY ST	KILGORE BRAD
491	1819 S ERVAY ST	GARNER LINDA A

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	1821 S ERVAY ST	ACCOMMODATION SERVICES LLC
493	1823 S ERVAY ST	FAIRES HEATHER
494	1525 SEEGAR ST	MARTINSON STACEY
495	1525 SEEGAR ST	AMATE STEPHANIE
496	1527 SEEGAR ST	REICHENBACH FAMILY TR
497	1529 SEEGAR ST	LAGER JAMES
498	1531 SEEGAR ST	HILL DAVID & NAIMA
499	1533 SEEGAR ST	ORIHUELAGONZALES LAURIE &
500	1535 SEEGAR ST	VEGA REBECCA M
501	1603 SEEGAR ST	HARTZLER STEPHEN M
502	2206 S HARWOOD ST	FRESH REALTY INVESTMENTS
503	1005 S LAMAR ST	CCH ALAMO LP
504	1325 S LAMAR ST	1325 SOUTH LAMAR HOTEL LP
505	1709 COCKRELL AVE	IRON MOUNTAIN RECORDS
506	1717 COCKRELL AVE	IRON MOUNTAIN RECORDS MGT
507	1819 S LAMAR ST	IRON MOUNTAIN MORTGAGE
508	2011 COCKRELL AVE	LEAL DAVID
509	2204 LAMESA ST	TWIN G 2 LLC
510	2220 LAMESA ST	ROGERS JAMES F & MARGARET W
511	2400 COCKRELL AVE	CANDLER D B &
512	2300 AL LIPSCOMB WAY	BNSF RAILWAY
513	401 S BUCKNER BLVD	DART
514	401 S BUCKNER BLVD	DART
515	555 2ND AVE	DART
516	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
517	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
518	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
519	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
520	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
521	1529 SULLIVAN ST	LJUNGAR KENNETH R
522	1529 SULLIVAN ST	PRITCHARD LESLIE

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	1529 SULLIVAN ST	CAUDILL DOUGLAS W &
524	1408 S AKARD ST	DPC CEDARS LLC
525	1001 BELLEVIEW ST	JOHNSON WILLIS &
526	1001 BELLEVIEW ST	CORN HUGH
527	1001 BELLEVIEW ST	MATTHEWS SHANNON E
528	1001 BELLEVIEW ST	PANDYA PARIMAL & NICOLE
529	1001 BELLEVIEW ST	HAYES JILL BETH
530	1001 BELLEVIEW ST	MJL III FAMILY TRUST THE
531	1001 BELLEVIEW ST	KITLAND INC
532	1001 BELLEVIEW ST	KASTIEL ELIZABETH M
533	1001 BELLEVIEW ST	RANSOM INTERESTS LLC
534	1001 BELLEVIEW ST	VANZANDT MARGIE JANE & CURTIS JOE
535	1001 BELLEVIEW ST	SMITH DANIEL &
536	1001 BELLEVIEW ST	ENTRUST ADMINISTRATION INC
537	1001 BELLEVIEW ST	MCBURNETT JONMICHAEL
538	1001 BELLEVIEW ST	VOLPE GERARD S
539	1001 BELLEVIEW ST	HENRY RICK
540	1001 BELLEVIEW ST	GLASGOW RONALD ALLEN II & TRISHA
541	1001 BELLEVIEW ST	VOLPE GERARD S
542	1001 BELLEVIEW ST	GILIOTTI MATTHEW
543	1001 BELLEVIEW ST	BARNARD KYLE A
544	1001 BELLEVIEW ST	MOTOMOCHI AMANDA &
545	1001 BELLEVIEW ST	CROOK KEVYN R
546	1001 BELLEVIEW ST	HARRIS ASHLEY
547	1001 BELLEVIEW ST	ACS REAL ESTATE LLC
548	1001 BELLEVIEW ST	BENTEL JONATHAN P & KELLY M
549	1001 BELLEVIEW ST	KOOHBANANI POOYA MALCOLM
550	1001 BELLEVIEW ST	GRIESBACH KURT C
551	1001 BELLEVIEW ST	ASIRVADAM SHANT
552	1001 BELLEVIEW ST	MESSER ROBERT K
553	1001 BELLEVIEW ST	HENRY RICHARD

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	1001 BELLEVIEW ST	MATTHEWS JOHN H
555	1001 BELLEVIEW ST	LORMAND LEE E
556	1001 BELLEVIEW ST	FLORES JOHN P
557	1001 BELLEVIEW ST	SCHULZE TRAVIS
558	1001 BELLEVIEW ST	RODEN RUSSELL H & JANE E
559	1001 BELLEVIEW ST	MILLS RANDY A
560	1001 BELLEVIEW ST	JACKSON KENNETH E
561	1001 BELLEVIEW ST	ROSE JOHN
562	1001 BELLEVIEW ST	DORITY JOHN T & JANET L
563	1001 BELLEVIEW ST	MITCHELL DONALD R JR
564	1001 BELLEVIEW ST	ADKINS DANA & TERRY LYN
565	1001 BELLEVIEW ST	CARTER G JACK III
566	1001 BELLEVIEW ST	MORALES OSCAR III
567	1001 BELLEVIEW ST	STACHURSKI TONY M
568	1001 BELLEVIEW ST	LIM PRECIOUS & GARY CHAME COX II
569	1001 BELLEVIEW ST	WILLIAMS ENISHA
570	1001 BELLEVIEW ST	STURGESS LARRY B
571	1001 BELLEVIEW ST	STANSELL ANDREW C
572	1001 BELLEVIEW ST	RUSSO ANTHONY M
573	1001 BELLEVIEW ST	VOLPE GERARD
574	1001 BELLEVIEW ST	KENNEDY JORDAN S
575	1001 BELLEVIEW ST	TURNER PHILLIP M & ALYSSA M
576	1001 BELLEVIEW ST	DAVENPORT LEE MORRIS
577	1001 BELLEVIEW ST	VAZQUEZ JULIE &
578	1001 BELLEVIEW ST	SORGE JOE & ANGELA
579	1001 BELLEVIEW ST	MONTEMAYOR ROMAN
580	1001 BELLEVIEW ST	WALTON KERRY
581	1001 BELLEVIEW ST	BROWN JIMMY CHRIS
582	1001 BELLEVIEW ST	TORRES ELIZA
583	1001 BELLEVIEW ST	SAMUEL DEXTER
584	1001 BELLEVIEW ST	CROWDER KIMBERLY & KEITH

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	1001 BELLEVIEW ST	JOE CHUPEE
586	1001 BELLEVIEW ST	ECHOLS BRADLEY R & VICKIE F
587	1001 BELLEVIEW ST	SHAW STEVEN R
588	1001 BELLEVIEW ST	JACKS RUTH
589	1001 BELLEVIEW ST	THOMPSON TERRY L
590	1001 BELLEVIEW ST	HUNTER SUNNY LYN
591	1001 BELLEVIEW ST	KIM ERNEST YOON
592	1001 BELLEVIEW ST	YEARY CHESTER II
593	1001 BELLEVIEW ST	VOLPE GERARD
594	1001 BELLEVIEW ST	MONTAGUE AMI MICHELLE
595	1001 BELLEVIEW ST	RAYMOND RICHARD
596	1001 BELLEVIEW ST	RA SESSION II
597	1519 BEAUMONT ST	GARZA ANTHONY
598	1519 BEAUMONT ST	CHESTNUT ROBERT
599	1519 BEAUMONT ST	WADDELL ZACHARY C
600	1519 BEAUMONT ST	BAKER JAY E II
601	1519 BEAUMONT ST	SHIELDS MELISSA
602	1519 BEAUMONT ST	FORD MARK C
603	1111 S AKARD ST	JM1111 LLC
604	1111 S AKARD ST	BAINES ROBERT E
605	1111 S AKARD ST	REED THOMAS MARK
606	1111 S AKARD ST	HYMAN TIMOTHY
607	1111 S AKARD ST	KIM SUNG SIK
608	1111 S AKARD ST	DIFONZO THOMAS TIMOTHY
609	1111 S AKARD ST	AHMAD SYED M &
610	1111 S AKARD ST	COTTER VICTORIA ANN
611	1111 S AKARD ST	BAYER CHRISTOPHER
612	1111 S AKARD ST	CHOW WINSTON
613	1111 S AKARD ST	DUBLE KENNETH BRYAN &
614	1111 S AKARD ST	CORTEZ EMILIO
615	1111 S AKARD ST	MARINO FERNANDO L

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	1111 S AKARD ST	DUKE DAVID A
617	1111 S AKARD ST	RIVERA JOSE &
618	1111 S AKARD ST	REISMAN MARK L
619	1111 S AKARD ST	EMORY JULIE A
620	1111 S AKARD ST	BASS PAUL R
621	1111 S AKARD ST	ANDERSON THOMAS I
622	1111 S AKARD ST	MENDEZ ROBERT G
623	1111 S AKARD ST	WATSON RICHARD D
624	1111 S AKARD ST	OGOR JESSE SR
625	1111 S AKARD ST	BELL FREDERICK M &
626	1111 S AKARD ST	TEA HOUSE COACHING LLC
627	1111 S AKARD ST	PHILIP SIMI SUSAN & BINOJ K PETER
628	1111 S AKARD ST	KELLY PATRICK J
629	1111 S AKARD ST	DESSOUKY SHIMAA Y
630	1111 S AKARD ST	SEYLER ALLISON JOY
631	1111 S AKARD ST	BLAZIN MICHAEL J
632	1111 S AKARD ST	SANCHEZ JAY P &
633	1111 S AKARD ST	DONNELLY ELIZABETH SAUNDERS &
634	1111 S AKARD ST	WEN HOWARD
635	1111 S AKARD ST	CASTANEDA ERIK
636	1111 S AKARD ST	ACOSTA RAUL A
637	1111 S AKARD ST	KLEIN ROBERT &
638	1111 S AKARD ST	RODRIGUEZ ALANA
639	1111 S AKARD ST	MILLER PAUL
640	1111 S AKARD ST	FOSTER GREGORY R & DEANN
641	1111 S AKARD ST	MIRHOSSEINI NASRIN &
642	1111 S AKARD ST	TOWNSEL MELODY
643	1111 S AKARD ST	RAZI RAMIN
644	1111 S AKARD ST	PAKZAD MINA
645	1111 S AKARD ST	BARNES SARA ELIZABETH &
646	1111 S AKARD ST	JAMES JEFFREY

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	1111 S AKARD ST	ESPINOZA ANABELLE
648	1111 S AKARD ST	RLMK WOLF FINANCIAL SVCS LLC
649	1111 S AKARD ST	CURRY KEVIN
650	1111 S AKARD ST	MONUS KATHERINE
651	1111 S AKARD ST	REED THOMAS M
652	1615 S ERVAY ST	MALONE CINDY S & TONY LYNN
653	1615 S ERVAY ST	
654	1615 S ERVAY ST	CRISWELL RYAN ALEXANDER
655	1615 S ERVAY ST	MILLER SEAN A &
656	1615 S ERVAY ST	MACELHOSE BRIAN &
657	1615 S ERVAY ST	UNDERWOOD JEFFREY L
658	1615 S ERVAY ST	CLAPNER KATHERINE LEE
659	1615 S ERVAY ST	DUNHAM JOE BRENT JR &
660	1419 E GRIFFIN ST	MAXWELL RICHARD A
661	1419 E GRIFFIN ST	SCRUBY ROGER &
662	1419 E GRIFFIN ST	BOWMAN JAMES E &
663	1419 E GRIFFIN ST	EDWARDS JOE
664	1419 E GRIFFIN ST	HALL ERIC
665	1625 HICKORY ST	TAJANI AZEEM
666	1625 HICKORY ST	DIETRICH KYLE &
667	1625 HICKORY ST	JOHNSON DUSTIN
668	1625 HICKORY ST	CRITCHLEY DAVID
669	1625 HICKORY ST	BANDYOPADHAYA MONALISA
670	1625 HICKORY ST	MUTUKU KENNEDY
671	1625 HICKORY ST	ROZIER ANTONIO REEVES
672	2220 S HARWOOD ST	FORD MERLE D
673	2220 S HARWOOD ST	HODGES DON
674	2220 S HARWOOD ST	MADRID JORGE
675	2220 S HARWOOD ST	MORTENSEN AMBER
676	2220 S HARWOOD ST	PETERSON BRYAN &
677	2220 S HARWOOD ST	WYNNE AUSTIN J & LINDSEY A

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	2220 S HARWOOD ST	LEVINTHAL DAVID
679	2220 S HARWOOD ST	MULLIN GARRETT &
680	2220 S HARWOOD ST	LITT ALAN
681	2220 S HARWOOD ST	FRAZIER DEBBIE
682	2220 S HARWOOD ST	BELLAVER GUY J II
683	2220 S HARWOOD ST	DIGUETTE JOHN
684	1319 S LAMAR ST	CARD DAVID
685	1313 S LAMAR ST	CCH LAMAR PARTNERS I LP
686	904 S ERVAY ST	MILLET HOLDINGS LP
687	944 S LAMAR ST	944 SOUTH LAMAR LLC
688	2617 DAWSON ST	TAXCO INVESTMENTS INC
689	2621 HICKORY ST	PRENGLER HERSCHEL
690	2612 DAWSON ST	ARMSTRONG BERGER
691	2614 HICKORY ST	ESQUEDA AMY
692	2010 BOURBON ST	ESPINOZA RAFAELA
693	2608 FERRIS ST	WAGLIARDO ERIC
694	2612 FERRIS ST	ANGUIANO JOSE ESTATE OF
695	2616 FERRIS ST	BORREGO MARY DOLLY MONTEZ
696	2619 SANTA FE AVE	TORRES HILARIO
697	2014 BOURBON ST	ARIFUDDIN M
698	2016 BOURBON ST	KUNOFSKY MORRIS &
699	2609 SANTA FE AVE	COOMBES MRS BERTHA
700	2609 SANTA FE AVE	COOMBES ZACHARIAH ELLIS III &
701	2611 SANTA FE AVE	SPRADLIN DON E
702	2611 SANTA FE AVE	F&S PROPERTIES LLC
703	2022 BOURBON ST	LARA MARIA
704	2020 BOURBON ST	SEGURA RICHARD
705	2601 LOGAN ST	ENSERCH CORP
706	2315 HARRISON ST	KUNOFSKY WILLIAM TRUST ASSETS &
707	2401 LOGAN ST	TITA BECKY LLC
708	2407 K ST	GILMORE PRODUCE LTD

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	2424 S CESAR CHAVEZ BLVD	FARMERS MARKET PLACE LLC
710	2425 S CESAR CHAVEZ BLVD	CITY POCKET LTD
711	2405 S HARWOOD ST	TOWNSEND MURRELL
712	2400 S ERVAY ST	AMERICAN BEAUTY LOFTS LTD
713	318 CADIZ ST	TEXAS CENTRAL REAL ESTATE
714	2601 COCKRELL AVE	WILLOW DISTRIBUTORS INC
715	2510 COCKRELL AVE	FREWOOD JOSEY LTD
716	503 CORINTH ST	TEASLEY DOLORES LIFE ESTATE
717	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
718	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
719	1000 S ERVAY ST	MILLET THE PRINTER INC
720	605 S GRIFFIN ST	944 SOUTH LAMAR
721	3101 OAK LN	DALLAS AREA RAPID TRANSIT
722	1815 COOMBS ST	WAUGH JERRY W
723	555 2ND AVE	DART
724	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
725	2401 S ERVAY ST	COHEN STEWART
726	2401 S ERVAY ST	JACOBSONSANDERS KIRSTAN LEIGH
727	2401 S ERVAY ST	COHEN STEWART
728	2401 S ERVAY ST	JACKSON JONATHAN W
729	2401 S ERVAY ST	LEATHERS LARRY F
730	2401 S ERVAY ST	COHEN STEWART CHARLES
731	2401 S ERVAY ST	COHEN STEWART
732	2401 S ERVAY ST	COHEN STEWART
733	2401 S ERVAY ST	COHEN STEWART
734	2401 S ERVAY ST	ELTING KIMBERLEY A &
735	2401 S ERVAY ST	COHEN STEWART CHARLES
736	2401 S ERVAY ST	COHEN STEWART CHARLES
737	2401 S ERVAY ST	THOMAS PHILLIP
738	2401 S ERVAY ST	COHEN STEWART
739	2401 S ERVAY ST	NUNNELEY BARBARA D

Z167-311(VP)

01/22/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	2401 S ERVAY ST	COHEN STEWART
741	2401 S ERVAY ST	COHEN STEWART

FILE NUMBER: Z190-238(AU)

DATE FILED: April 1, 2020

LOCATION: Southwest corner of Luther Lane and Westchester Drive

COUNCIL DISTRICT: 13

MAPSCO: 25 X

SIZE OF REQUEST: +/- 1.49 Acres

CENSUS TRACT: 73.01

REPRESENTATIVE: Bill Dahlstrom – Jackson Walker LLP

APPLICANT/OWNER: Matilda Realty-I, L.P and RB Pass LLC

REQUEST: An application for a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District

SUMMARY: The applicant proposes to develop the site with a mix of uses, primarily hotel, multifamily, retail, and restaurant. The proposed subdistrict includes new standards for height and floor to area ration.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and staff's recommended conditions.

CPC PRIOR ACTION: On August 6, 2020, the City Plan Commission held this item under advisement until August 20, 2020. On August 20, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

PLANNED DEVELOPMENT DISTRICT No. 314:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2051/Articles/ARTICLE%20314.pdf>

PLANNED DEVELOPMENT DISTRICT No. 314 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a314>

Background Information:

- On July 26, 1989, City Council approved Planned Development District No. 314, Preston Center Special Purpose District. The PD is comprised of approximately 68.534 acres. PD No. 314 is divided into seven tracts.
- The 1.49-acre request site is comprised of two lots, each within a different tract of PD No. 314:
 - The 0.73-acre northern parcel is currently located within Tract III and is developed with one-story building with retail, restaurant, and personal service uses.
 - The 0.76-acre southern parcel is currently located within Tract IV and is developed with a three-story building with medical offices and a three-story garage.
- The applicant proposes to redevelop the site with a mix of uses, primarily hotel, multifamily, retail, and restaurant. The proposed buildings will be approximately 305 feet and 350 feet in height.
- The applicant requests to create a new tract with two subareas within PD No. 314, that will include additional development standards to deviate from the Tract III and IV regulations to increase the maximum height from 85 feet to 305 feet, and from 120 feet to 270 with possibility of increase up to 350 feet as bonus.
- Since the August 20, 2020 CPC meeting, the following changes are included in the updated staff report and proposed PD Conditions:
 - Applicant increased the mixed income housing percentages from 2% to 2.65% for all density bonuses for both subareas – staff maintains recommendation different from applicant's request
 - Applicant added a condition that all at-grade parking shall connect to a below-grade parking structure, to clarify that only underground parking is allowed – staff supports this addition.

Zoning History:

There have been three zoning case requested in the area in the past five years.

- 1. Z178-358:** On April 22, 2020, the City Council approved Planned Development District No. 1025, on property zoned Planned Development District No. 314, the Preston Center Special Purpose District; an MF-1(A) Multifamily District; and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, located on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue

- 2. Z189-319:** On April 22, 2020, the City Council denied an application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, located on an area bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
- 3. Z190-235:** An application for a new subdistrict for mixed uses, on property zoned Tract III within Planned Development District No. 314, located on an area bounded by Berkshire Lane, Kate Street, Luther Lane, and Westchester Drive. The application is pending for City Plan Commission.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Luther Lane	Local Street	80 feet
Westchester Drive	Local Street	80 feet

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. Although the two proposed subareas are independent, the analysis assumed that both projects will be completed by 2023. The report includes the following findings and recommendations, based upon the analyses performed:

FINDING: The proposed residential and hotel developments on the subject sites will replace existing commercial and medical office uses. Based upon industry-standard calculations, the trip generation rates on a per-square-foot basis for hotel, and especially residential uses, are considerably lower than commercial and medical office uses. Hence, despite the significant difference in building square footage, the net increase in trip generation between the proposed uses and existing uses is relatively low.

FINDING: Existing traffic operations at the study area intersections of Luther Lane and Westchester Drive, Luther Lane and Douglas Avenue, and Westchester Drive and Sherry Lane are very good (efficient) during peak hour periods. With the addition of estimated background growth and traffic generated by the proposed residential and hotel developments, the study area intersections are expected to experience very little net impact and will continue to operate at very good conditions. No operational mitigation measures are required.

RECOMMENDATION: As part of the proposed development, it is recommended to seek opportunities to enhance the streetscape and pedestrian environment on the southwest corner of the Luther Lane-Westchester Drive intersection. It is also recommended that ambient lighting be added in the vicinity of the site to improve nighttime visibility for pedestrians.

RECOMMENDATION: It is recommended that the proposed hotel management develop operational contingency plans to accommodate traffic volumes surges generated during large events to implement as needed to mitigate undue impacts on public roadways. Such plans may include proportionately increased valet services, employment of off-duty police officers at significantly affected intersections, and advanced coordination with guests to promote prudent measures to minimize associated traffic impact.

The applicant submitted an addendum to the TIA that includes the most recent changes in the use combination and additional number of dwelling units. The TIA concludes that for the updated combination, the traffic operations changed only a very slight amount—average delays for one maneuver (westbound approach on Luther at Douglas) increased by 1.9 seconds per vehicle during the AM peak hour, but all other individual maneuvers increased by one second or less. Overall intersection Levels of Service were unchanged. Staff agrees with the addendum findings.

As it relates to public alleys, the City has standards based on the planned mobility of certain roads as well as their ability to accommodate utility zones: gas, telecom. City standards for a 15' ROW would only allow a 10-foot-wide pavement with one lane for all traffic that includes all motorized vehicles, bicycles, pedestrians. Alleys are roadways intended to provide supporting access to private properties, not primary or secondary. The City standards quantify alleys to hold 500 motorized vehicles per day.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

Goal 2.1 PROMOTE BALANCED GROWTH

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities

URBAN DESIGN ELEMENT

Goal 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

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.

Policy 5.3.2 Direct pedestrian routes to home, school or work.

Area Plans

The *Northwest Highway and Preston Road Area Plan* was approved by Council on January 25, 2017. The community vision statement includes a reference to Preston Center as a renewed, walkable center that will serve as an urban core for the surrounding neighborhoods, with a balanced mixture of office, retail, residential, hospitality and entertainment facilities, making it possible to live, work and play without getting into your automobile.

The Plan was comprised of seven study areas and approximately 1,370 acres. The area of request is located within Zone 1, Preston Center. In Preston Center, the Plan envisions the core of Preston Center as a vibrant, mixed-use concept with retail space located on the ground floor and office or residential spaces located on the upper floors. The Plan recommends the City of Dallas to support more density, building height, floor to area ratios (FAR) and other land use concessions through the zoning process to encourage Zone 1 property owners to develop residential projects where commercial office could be built by right. This should be done without compromising proximity slope protections for surrounding neighborhoods.

Furthermore, the Plan includes pedestrian recommendations for Zone 1, among them being:

- Provide publicly accessible open space areas integrated into development;
- Provide public realm enhancements including seating areas, small planting areas, etc.;
- Provide streetscape enhancements such as outdoor seating areas, landscape zones, street trees, shade structures and lighting;
- Provide bicycle parking and bicycle rack zones.

The proposed development is for a mix of uses that introduces multifamily, residential, and the hotel use in the retail and office core of Zone 1, thus creating the necessary mix of uses that will allow the area to function in a complete circle. Furthermore, the proposal maintains the ground floor retail uses that ensure and sustains the existing retail core of

Zone 1.

The proposal encroaches into the RPS from the existing single-family districts in exchange for a bonus for affordable units. Staff appreciates that the location in the retail core and at a distance from single family homes allows the proposed buildings to maintain the spirit and intent of the area plan. The proposed Tract also includes requirements for publicly accessible open space, wide unobstructed sidewalks, pedestrian amenities, and streetscape enhancements.

Considering that the area of request is in the retail core of Zone 1 and introduces the residential component needed to support the existing mix of uses and adds density to better support walkability and use of outdoor space, the proposal is consistent with the vision established by the Area Plan.

STAFF ANALYSIS**Surrounding Land Uses:**

	Zoning	Land Use
Site	PD No. 314 Tract III and Tract IV	Retail, restaurant, personal services, and medical office
North	PD No. 314 Tract III	Retail, restaurant, personal services
Northeast	PD No. 314 Tract III	Public parking garage
East	PD No. 314 Tract III and Tract IV	Retail, restaurant, personal services, and office
South	PD No. 314 Tract IV	Retail, restaurant, personal services, and office
West	PD No. 314 Tract III and Tract IV	Office

Land Use Compatibility:

The 1.49-acre request site is comprised of two lots, each within a different tract within PD No. 314:

- The 0.73-acre northern parcel is currently located within Tract III and is developed with one-story building with retail, restaurant, and personal service uses.

- The 0.76-acre southern parcel is currently located within Tract IV and is developed with a three-story building with medical offices and a three-story garage.

The request area is surrounded by retail, restaurant, personal service and office uses on all sides. A public parking garage is located to the northeast of the site.

The applicant proposes to redevelop the site with a mix of uses, primarily hotel, multifamily, retail, and restaurant. The proposed buildings will be approximately 305 feet and 270 feet and possibility of increase up to 350 feet as bonus.

The applicant requests to create a new tract with two subareas within PD No. 314, that will include additional development standards to deviate from the Tract III and IV regulations as follows: 1) increase the maximum height from 85 feet to 305 feet, and from 120 feet to 270 feet and possibility of increase up to 350 feet as bonus, and 2) increase in density of number of dwelling units.

Development Standards:

	PD 314 - Existing		PD 314 - Proposed tract	
	Tract III (north lot)	Tract IV (south lot)	Subarea A (north lot)	Subarea B (south lot)
Uses	MU-2 - bar, lounge, tavern is prohibited - outside sales by special events permit - accessory outside display - restricted		MU-2 - outside sales by special events permit - accessory outside display - restricted	
Front yard	NW Hwy, Preston Rd: 15' Other: no min	Preston Rd, Douglas Ave, Weldon Howell Pkwy: 15' Other: no min	No min	25 feet
Side yard	MU-2 (no min) – tower spacing		No min	5 feet
Rear yard	MU-2 (no min) – tower spacing		No min	
Tower spacing			50 feet between the portion of building over 60 feet in height	
FAR	2:1			
Height	RPS for portions over 26' Lots 7, 8, 9 in Block 5623 and city's parking garage: 40' Other: 85'	RPS for portions over 26' RPS different from Preston Rd (1 to 2 slope) for portions over 45' Exceptions for institutional uses Other: 120'	Change from 8.20.2020: Applicant: Per RPS, between 268 feet and 305 feet <i>Staff: 268 feet with possibility to increase up to 305 feet as bonus</i>	Applicant: Per RPS, 270 feet with possibility to increase up to 350 feet as bonus <i>Staff: 250 feet with possibility to increase up to 350 feet as bonus</i>
Lot coverage	100%		Under 60 feet in height: 85% Change from 8.20.2020: Above 60 feet in height: 60% with possibility to increase up to 65% as bonus <i>Staff does not support</i>	
Stories	Lots 7, 8, 9 in Block 5623: 3 Other: 6 (not for parking garages)	9 (not for parking garages)	No max included in the proposal	
Floor area		Subarea A: Max 30,000 sf of retail and personal service	No max included in the proposal	
DU	DU density: For MU-2: Base 50 DU/acre With possibility for increase up to 100 DU/acres for MUP		Change from 8.20.2020: DU count: 96 DU with possibility of increase up to 100 as bonus	DU count: Applicant: 255 DU With possibility of increase up to 339 as bonus <i>Staff: 180 DU With possibility of increase up to 339 as bonus</i>

The applicant is proposing standards to enable a denser development compared to existing Tracts 3 and 4. Staff's recommendations for development standards are based on the location of the site in the retail and office core of Preston Center and the greater distances from existing single-family districts. Staff's recommendations also take into account the opportunity for mixed-income housing units in this area of the city; thus, staff's recommendations should be read together with the enabling density bonuses.

The applicant's request includes all uses allowed in the MU-2 District and proposes to restrict only the outside sales and accessory outside display. Staff supports the applicant's request for uses.

Height and RPS

The Residential Proximity Slope (RPS) is a slope that emanates at a one foot in height for each three feet in distance of separation, at an 18.4-degree angle, infinitely, from the nearest private property within a single-family zoning district. For this property, RPS is generated by the following districts:

- R-1Ac(A) north of West Northwest Highway,
- R-16(A) and PD No. 142 west of Dallas North Tollway, and
- Subdistrict 1 within PD No. 1025 west of Douglass Avenue and north of Colgate Avenue.

The applicant is proposing Subarea A to be between 268 and 305 feet in height and Subarea B to be 270 feet with the possibility for height increase up to 350 feet as a bonus in exchange for mixed-income housing bonus. Basically, the proposal is a base with a maximum height that shall conform with RPS and the possibility of height increase as a bonus. The proposed conditions include two different ways to calculate RPS for each proposed subarea. Subarea A is proposed to conform with the RPS without changing the origination point. For Subarea B the proposal includes a change of the origination point at the area to the south to the existing single-family neighborhood south of Colgate Avenue. Per PD No. 1025, the RPS originates from the northern property line of the church lot on the northern side of Colgate Avenue.

Staff does not support the modification of the RPS originating point and is recommending a maximum height as imposed by the existing RPS with the possibility of height increase as a bonus for both subareas. Staff's recommendation is based on the location of the proposal at distances exceeding 800 feet from existing single-family districts.

Maximum number of dwelling units

The applicant is proposing 96 dwelling units in subarea A and 255 dwelling units in subarea B with the possibility of an increase as a bonus for both subareas. Staff is recommending 180 dwelling units in Subarea B with the possibility of an increase as a bonus. For this recommendation, staff took into consideration the progressive increase in

density in comparison with the standards for the base MU-3 zoning, coupled with staff's recommended height increase.

The proposed conditions also include additional urban design standards for façade transparency for ground floor area, blank wall area restrictions, landscape terraces, sidewalks and pedestrian amenities, requirements for ground-level activating uses, and a requirement for a minimum 2,000 square feet of pedestrian open space for each subarea.

The proposed conditions prohibit above-ground parking, thus leaving the ground floor available for multifamily and hotel lobby on Westchester Lane, and retail and other type of pedestrian activating uses on Luther Lane and ensure a good street presence while supporting an attractive pedestrian environment. The proposal includes wider sidewalks along both streets, that must be minimum ten feet of unobstructed width.

Mixed income housing

Considering the opportunity for mixed-income housing in this area of the city, both the applicant's proposal and staff recommendation include additional bonuses for height and number of dwelling units for the development. The applicant's proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

The applicant is proposing the following bonus scheme:

Percentage of units	Height (maximum)	Number of dwelling units (maximum)
	Subarea B	Subarea B
<i>Base</i>	<i>270 feet</i>	<i>255 DU</i>
1.4749% of the units at 81-100% AMFI; and 1.1715% of the units at 101-120% AMFI	350 feet	339 DU

Change since 8.20.2020:

Percentage of units	Lot coverage (max) <i>Building portion above 60' in height</i> Both subareas
<i>Base</i>	<i>60%</i>
1.4749% of the units at 101-120%% AMFI; and 1.1715% of the units at 81-100% AMFI	65%

Staff is proposing the following bonus scheme:

Percentage of units	Height (maximum)		Number of dwelling units (maximum)
	Subarea A	Subarea B	Subarea B
<i>Base</i>	<i>268 feet</i>	<i>250 feet</i>	<i>180 DU</i>
5% of the units at 51-60% AMFI	305 feet	270 feet	255 DU
5% of the units at 51-60% AMFI; and 5% of the units at 61-80% AMFI		305 feet	339 DU
5% of the units at 51-60% AMFI; and 5% of the units at 61-80% AMFI; and 5% of the units at 81-100% AMFI		350 feet	339 DU

The development code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as 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, the overall 10 percent requirement is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

The applicant is proposing to increase the percentage of specialty units to 20 percent. Considering the overall proposal and the balance between the applicant's proposed 2 percent affordable units versus the proposed 20 percent specialty units, staff does not support this request.

PD No. 314 grants a private license to all owners within the district for exclusive purpose of authorizing compliance with the landscaping requirements, in an effort to recognize the existing landscaping in the right-of-way as required landscaping and encourage buildings to smaller front yards and an urban form. The applicant is requesting that the private license cover the use of the sidewalks or covers above the sidewalks and to also cover the use of on-street parking spaces for outdoor dining after 5:00 pm on weekdays and any time during the weekend. Staff does not support this request as it does not meet the spirit and intent of PD No. 314 and the private license for the use of the sidewalk and on-street parking spaces are covered by other city processes and are subject to different code chapters.

Parking:

PD No. 314 requires parking to be provided in accordance with Dallas Development Code. For Tract III, the PD includes provisions allowing the use of the existing public parking garage located on the northeast corner of Westchester Drive and Luther Lane,

with at least 800 parking spaces available for the general public and allows the number of off-street parking spaces required for each use to be a percentage of the number of parking spaces required for that use per the Development Code as follows:

- for retail and personal service: 60 percent
- all other use categories: 75 percent.

For Subarea A, the applicant submitted a parking explanation to the proposed changes to the provided parking described above as follows:

- for retail and personal service: up to 50 percent;
- all other uses: no reduction.

In addition, the applicant is proposing a parking ratio for lodging uses for one half of a space per room. Dallas Development Code requires lodging uses to be parked at one space per room.

The applicant analyzed the parking demand for both proposed subareas using a modified version of the ULI Shared Parking model, with some adjustment factors that reflect the anticipated parking characteristics of the proposed development. The anticipated peak parking need for the proposal in Subarea A would be between 285 and 289, projected to occur during the evening hours when public parking in the area is readily available as shown by other recent parking studies for Preston Center, which indicates peak demand on Friday at noon. The analysis explains that parking demand for the hotel meeting space, proposed in Subarea A, is sporadic and typically occurs during the daytime when the greatest amount of on-site surplus parking is available.

The applicant plans to construct minimum four levels of underground parking, with a minimum of 310 spaces. The calculation is based on available parking reductions for PD No. 314 in exchange for fees in lieu or based on a traffic impact study. However, because the site might not be eligible for delta credits, if redeveloped, and to maintain the intent and spirit of PD No. 314, the applicant is proposing the abovementioned change for parking reductions to allow parking reductions for the use combination in Subarea A. PD No. 314 allows remote parking for all uses within Tract III regardless of the use and walking distance. However, the proposed tract did not retain this provision. But, due to the very high percentage of walking trips in the district, the proposal includes ten feet wide sidewalks along all streets.

In addition to the on-site parking, the existing 14 on-street parking spaces on Luther Lane are used primarily by the customers for the retail portion fronting Luther Lane, northern parcel.

The conditions include the proposed tract in the off-street parking reduction option for offices uses in PD No. 314, per the applicant's initial request. This parking reduction allows office uses in Tract II and IV to reduce the off street parking requirement by 20 percent and office uses in Tract III and proposed Tract VIII to reduce the off-street parking requirements by ten percent if a traffic impact study is submitted or cash in lieu of parking

are paid. Considering the proposed mix of uses for this request, that does not include office uses at this point, staff supports this request.

Landscaping:

Landscaping must be provided in accordance with the proposed landscaping plan, that exceeds the requirements of PD No. 314, while maintaining its spirit and intent. Generally, PD No. 314 is concentrating on front setback-based landscape requirements. PD No. 314 includes special landscape regulations for lots that have front yards under 15 feet; otherwise it defaults to Article X.

The intent of the proposed landscape plan is to provide a uniform and coordinated landscape for the two lots within the area of request, as they have different front yard setbacks, imposed by the existing right-of-way that jogs between the two properties. The plan proposes to enhance the pedestrian experience along Westchester Drive and ensure sidewalk continuity, while reserving the necessary access and drop-off circulation in an open court facing the street. The majority of the proposed landscape is either in the public right-of-way or on the property, following the lot configuration of the area of request. The plan also proposes landscape enhancements along Luther Lane, adding tree wells interspersed in the existing on-street parking.

The proposed conditions also include a requirement for landscaped terraces for a minimum of 15 percent of roof area and minimum contiguous open space of 2,000 square feet for each subarea with 15 percent of each area being landscaped.

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 subject site is uncategorized. Properties located in the general area are within Category A, further north, west, and south, and within Category D further northwest.

OFFICERS/DIRECTORS

Matilda Realty-I, L.P.:

Leland Burk - President, Secretary and Treasurer the sole general partner

RB Pass LLC:

William R. Hanks - Registered Agent and Manager

Proposed PD Conditions

ARTICLE 314.

PD 314.

Preston Center Special Purpose District

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997 and Ordinance No. _____, passed by the Dallas City Council on _____. (Ord. Nos. 10962; 19455; 20397; 20619; 22689; 23277; 24914)

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue on the south, and the Dallas North Tollway on the west. The size of PD 314 is approximately 68.534 acres. (Ord. Nos. 20397; 24914; 27859)

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) BAR, LOUNGE, OR TAVERN USE means the "bar, lounge, or tavern" use defined in Section 51A-4.210.

(2) BLANK WALL means a ground floor portion of the exterior of a building that fronts on and is within 50 feet of a street that does not include a material change, windows, doors, or columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(3) DIR means development impact review pursuant to Division 51A-4.800.

(4) FORMER PLANNED DEVELOPMENT DISTRICT NO. 6 means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221,

passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.

(5) LANDSCAPED TERRACE is an outdoor occupiable space lying upon a portion of the building's roof, that contains landscaping, vegetated pots, or plantings. The landscape terrace may contain decks, pavers, furniture, pool, shade structures or pool amenities and associated structures or fixtures.

(6) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.

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

(8) OFFICE USES means those uses defined in Section 51A-4.207.

(9) OWNER means the owner or owners, from time to time, of property in this district.

(10) PARAGRAPH means the first division of a subsection. Paragraphs are designated by Arabic numerals in parentheses, e.g. "(1)."

(11) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public services use listed in Section 51A-4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum

(12) RAR means residential adjacency review pursuant to Division 51A-4.800.

(13) REMOTE COMMUNITY CENTER means a multi-functional facility sponsored or operated by a church as an accessory use to the church use where a combination of social, recreational, or educational activities are provided to church members and their families.

(14) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.

(15) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(16) SECTION means a section of this article.

(17) STREET ACTIVATING USES means uses offering products or services to the general public, including but not limited to, uses in the retail and personal service use category and lodging use category.

(18) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, ~~or~~ Subarea A in Tract IV, or Subarea A in Tract VIII.

(19) SUBAREA B means Subarea B in Tract II or Subarea B in Tract VIII.

(20) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.

(21) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(22) SUP means specific use permit.

(23) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(24) TRACT means one of the tracts referred to in Section 314.105 of this article.

(25) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(26) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(27) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses."

(29) PRIMARY BUILDING ENTRIES means entrance to a building primarily for pedestrian use from sidewalks either public or private.

[omitted for brevity]

SEC. 51P-314.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 314A: copies of Ordinance Nos 7059, 14320, and 19221.
- (2) Exhibit 314B: Preston Center Special Purpose District tract boundary descriptions.
- (3) Exhibit 314C: tract map.
- (4) Exhibit 314D: Tract V development plan.
- (5) Exhibit 314E: Tract I, Subarea B development plan.
- (6) Exhibit 314F: Tract I, Subarea B landscape plan.
- (7) Exhibit 314G: Tract 1, Subarea C development plan.
- (8) Exhibit 314H: Tract I, Subarea C landscape plan (Ord. Nos. 28068; 28788; 30814)
- (9) Exhibit 314I: Tract VIII development plan.
- (10) Exhibit 314J: Tract VIII landscape plan.

SEC. 51P-314.103.2. DEVELOPMENT PLANS.

(a) In general. Except as provided in this section, 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, and development schedule do not apply.

(b) Tract I, Subarea B. Development and use of the Property must comply with the Tract I, Subarea B development plan (Exhibit 314E). If there is a conflict between the text of this article and the Tract I, Subarea B development plan, the text of this article controls.

(c) Tract V. Development and use of the Property must comply with the Tract V development plan (Exhibit 314D). If there is a conflict between the text of this article and the Tract V development plan, the text of the article controls.

d) Tract VIII. Development and use of the Property must comply with the Tract VIII development plan (Exhibit 314I). If there is a conflict between the text of this article and the Tract VIII development plan, the text of the article controls. (Ord. Nos. 28788, _____)

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397. (Ord. Nos. 20397; 24914).

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into ~~seven~~ eight tracts: Tracts I, II, III, IV, V, VI, VII, and VIII. In addition, Tract I contains a designated “Subarea A,” a designated “Subarea B,” and a designated “Subarea C,” Tract II contains a designated “Subarea A,” a designated “Subarea B,” and a designated “Subarea C,” and Tract IV contains a designated “Subarea A,” and Tract VIII contains two subareas designated Subarea A and Subarea B which may be developed independently of each other without affecting the development rights of the other. The boundaries of all tracts, including Subareas A in Tracts I, II, and IV, Subareas B in Tracts I and II, and Subareas C in Tracts I and II are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A in Tracts I, II, and IV, Subareas B in Tracts I and II and Subareas C in Tracts I and II, is labeled Exhibit 314C. If there is a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 ~~20397~~ and Exhibit 314B control over the graphic description in Exhibit 314C. (Ord. Nos. 23277; 24914; 27859; 28089; 28788; 30698; 30814)

SEC. 51P-314.106. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS I AND V.

[omitted for brevity]

SEC. 51P-314.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT II.

[omitted for brevity]

SEC. 51P-314.108. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT III.

[omitted for brevity]

SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS IV and VII.

[omitted for brevity]

SEC. 51P-314.110. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VI.

[omitted for brevity]

SEC. 51P-314.111. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VIII.

(a) Use regulations.

(1) The only uses permitted in Tract VIII are those permitted in the MU-2 District.

(2) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the “outside sales” main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(3) In Subarea A. A minimum of 4,000 square feet of ground floor building area must be reserved for street activating uses. Main uses located on the ground floor and fronting Luther Lane must have direct access from the sidewalk or a pavement immediately adjacent to the sidewalk.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract VIII:

(1) Front, side, and rear yard.

(A) Front:

(i) Subarea A: No minimum.

(ii) Subarea B: The front yard is minimum 25 feet.

(C) Side:

(i) Subarea A: No minimum.

(ii) Subarea B: The side yard is minimum five feet.

(D) Rear: No minimum.

(2) Tower Spacing.

(A) Subarea A. No portion of a building above 60 feet in height may be located closer than 50 feet from the area identified on the development plan as greater than 60 feet in height in Subarea B.

(B) Subarea B. No portion of a building above 60 feet in height may be located closer than 50 feet from the area designated on the development plan as greater than 60 feet in height in Subarea A.

(3) Height.

(A) Subarea A.

Applicant's request:

(i) Maximum building height is 268 feet at the northern boundary of Subarea A and may increase to a maximum building height of 305 feet as shown on the development plan.

(ii) Building height shall remain at or below the residential proximity slope at all times on Subarea A.

Staff recommendation:

(i) Except as provided in this subsection, maximum structure height is 270 feet.

(See SEC. 51P-314.111(b)(7) Development bonuses for mixed-income housing)

(B) Subarea B.

Applicant's request:

<p>(i) Except as otherwise provided, maximum height is 270 feet.</p> <p>(ii) Maximum height may be increased above 270 feet to a maximum height of 350 feet but subject to a residential proximity slope as described in subsection 51P-314.111(b)(4) if 2.65% of the total number of dwelling units are reserved for certain households as follows:</p> <p>(x) 1.4749% of the total number of dwelling units are available to voucher holders or households earning between 101% and 120% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 51P-314.114, and</p> <p>(y) 1.1751% of the total number of dwelling units are available to voucher holders or households earning between 81% and 100% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 51P-314.114.</p>
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Staff recommendation:

<p>(i) Except as otherwise provided, maximum height is 250 feet.</p> <p><i>(See SEC. 51P-314.111(b)(7) Development bonuses for mixed-income housing)</i></p>
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Applicant's request:

<p>(4) Residential Proximity Slope. Except as otherwise provided herein, the residential proximity slope in SEC 51A-4.412 applies to this tract VIII in accordance with points of origin emanating from outside of this district. Notwithstanding, the point of origin for the residential proximity slope emanating from the south may originate from the boundary of private property in single family districts south of Colgate Avenue in the City of Dallas if multifamily units are set aside for mixed income housing in accordance with SEC 51P-314.111 (b)(3)(B).</p>
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Staff recommendation:

<p>(4) Residential Proximity Slope. Except as otherwise provided herein, the residential proximity slope in SEC 51A-4.412 applies to this tract VIII in accordance with points of origin emanating from outside of this district. Notwithstanding, the point of origin for the residential proximity slope emanating from the south may originate from the boundary of private property in single family districts south of Colgate Avenue in the City of Dallas if multifamily units are set aside for mixed income housing in accordance with SEC 51P-314.111 (b)(3)(B).</p>

(5) Lot coverage.

(A) Maximum lot coverage for portions of a building between grade and 60 feet in height is 85%.

Applicant's request:

(B) Except as otherwise provided in (C) below, maximum lot coverage above 60 feet in height is 60%.

(C) Maximum lot coverage above 60 feet in height may be increased to 65% for a residential rental development in Subarea A if 2.65% of the total residential rental units are reserved for certain households as follows:

(x) 1.4749% of the total number of residential rental dwelling units are available to voucher holders or households earning between 81% and 100% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 5IP-314.114, and

(y) 1.1751% of the total number of residential rental dwelling units are available to voucher holders or households earning between 101% and 120% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 5IP-314.114.

Staff recommendation:

~~(B) Except as otherwise provided in (C) below, maximum lot coverage above 60 feet in height is 60%.~~

~~(C) Maximum lot coverage above 60 feet in height may be increased to 65% for a residential rental development in Subarea A if 2% of the total residential rental units are reserved for certain households as follows:~~

~~(x) 1% of the total number of residential rental dwelling units are available to voucher holders or households earning between 81% and 100% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 5IP-314.114, and~~

~~(y) 1% of the total number of residential rental dwelling units are available to voucher holders or households earning between 101% and 120% of area median family income (AMFI) for the Dallas, TX HUD Metro FMR Area and offered at affordable rent prices in accordance with Section 5IP-314.114.~~

(6) Maximum number of multifamily dwelling units.

(A) Subarea A.

(i) The maximum number of multifamily dwelling units in Subarea A is 96.

(B) Subarea B.**Applicant's request:**

(i) Except as otherwise provided herein, the maximum number of multifamily dwelling units in Subarea B is 255.

(ii) If a building site qualifies for a height bonus pursuant to Section 51P-314.111(b)(4)(B)(ii), maximum number of dwelling units is 339.

Staff recommendation:

(i) Maximum number of dwelling units is 180.

(See SEC. 51P-314.111(b)(7) Development bonuses for mixed-income housing)

(7) Development bonuses for mixed-income housing. In this tract height and maximum number of dwelling units may vary depending on whether a development bonus is obtained in accordance with Division Sec. 51P-314.111(h), as follows:

(A) Height and dwelling unit density. In this tract, except as provided in this paragraph, the following increased height and lot coverage requirements apply:

Staff recommendation:

<u>Percentage of units</u>	<u>Height (maximum)</u>		<u>Number of dwelling units (maximum)</u>
	<u>Subarea A</u>	<u>Subarea B</u>	<u>Subarea B</u>
Base	270 feet	250 feet	180 DU
<u>5% of the units are available to income band 1</u>	<u>305 feet</u>	<u>270 feet</u>	<u>255 DU</u>
<u>5% of the units are available to income band; and</u> <u>5% of the units are available to income band 2</u>		<u>305 feet</u>	<u>339 DU</u>
<u>5% of the units are available to income band 1, and</u> <u>5% of the units are available to income band 2; and</u> <u>5% of the units are available to income band 3</u>		<u>350 feet</u>	

Where:

Income band 1: households earning between 51 to 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area

<p><u>Income band 2: to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.</u></p> <p><u>Income band 3: households earning between 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.</u></p>

(c) Required off-street parking. The following off-street parking regulations apply in Tract VIII:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51A.

(2) Lodging uses: Required parking for a hotel and motel use is 0.5 space per guest room. No additional parking is required for accessory uses such as restaurants, retail, and meeting rooms.

(3) For the property located on Subarea A, if at least 800 off-street parking spaces are available for use by the general public as part of an improved parking facility located on that portion of City Block 5623 bounded by Berkshire Lane on the north, Kate Street on the east, Luther Lane on the south, and Westchester Drive on the west, the number of off-street parking spaces required for each use shall be a percentage of the number of parking spaces required for that use in Division 51A-4.200, "Use Regulations," of the Dallas Development Code, as amended, as follows:

<u>USE CATEGORY</u>	<u>PERCENT OF DIVISION 51A-4.200 REQUIREMENT</u>
<u>Retail and personal service</u>	<u>50 percent</u>
<u>All other uses</u>	<u>100 percent</u>

Delta credits, if any, shall not be taken into account when making the above calculation. Such credits, if any, shall be applied after the above calculation is made. (Consult Section 51A-4.704 for more information regarding the delta theory generally.)

(d) Owner may provide up to twenty percent of the required parking to the general public.

(e) Required off-street loading. Two off-street loading spaces shall be provided in Subarea A as shown on the Tract VIII development plan. Maneuvering into and out of loading spaces may be from the alley right-of-way as shown on the development plan.

(f) Landscaping regulations. Landscaping in Tract VIII must be provided on all property in accordance with the Tract VIII landscape plan (Exhibit 314J).h) Supplemental design standards. The following supplement design standards apply in Subarea VIII:

(1) A minimum of two of the following elements must be provided for each subarea and either located on the lot or within the special amenities zone defined in Section 51P-314.113:

- i) Bench,
- ii) Bicycle rack,
- iii) Trash receptacle

(2) A bench provided pursuant to this section may also be counted as seating for purposes of Section 51P-314.113. A bicycle rack provided pursuant to this section may be counted as bicycle parking for purposes of Chapter 51A.

(3) Structured parking. Except as otherwise provided, above-ground structured parking is prohibited. Internal at-grade and below-grade structured parking are allowed. Internal at-grade parking shall connect to a below-grade parking structure.

(4) Transparency shall be provided for not less than 50% of the total area of each portion of a building exterior that faces a street and is located under 14 feet in height and is within 50 feet of a public street exclusive of openings for garage entrances and service area access.

(5) Primary building entries facing a street shall be clearly visible from the street.

(6) A minimum of 15% of building roof area shall be landscape terrace.

(7) Blank walls longer than 30 feet in length and within 50 feet of a street shall not be permitted.

(8) Contiguous open space directly accessible from public right of way shall be provided as follows:

(A) For Subarea A: A minimum of 2,000 square feet must be provided and a minimum of 15 percent must be landscaped.

(B) For Subarea B: A minimum of 2,000 square feet must be provided and a minimum of 15 percent must be landscaped.

(g) Access to alley along south boundary of Subarea B. Access from the proposed building on Subarea B to the alley along the south boundary of Subarea B must be provided in the general location shown on the development plan and shall be access controlled with a gate arm or similar device for service vehicles only.

SEC. 51P-314.111 ~~112~~. PROVISIONS OF GENERAL APPLICABILITY.

[omitted for brevity]

(e) Off-street parking reduction option.

(a) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III and Tract VIII if the owner:

- submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and
- makes a "cash in lieu of parking" payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(b) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(c) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index Sq. Ft.}}{100}$$

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(4) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

[omitted for brevity]

SEC. 51P ~~314.112~~ 113. SPECIAL LANDSCAPING REGULATIONS.

[omitted for brevity]

(7) SPECIAL AMENITIES ZONE means that area parallel to and between three and six feet from the back of the street curb in Tracts II, III, and IV, and that area parallel to and between three and 25 feet from the back of the street curb in Tract V and Tract VIII (inclusive of an area subject to a private license provided herein).

(b) In general. Properties in Tracts II, III, IV and ~~IV~~ VIII with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. Properties in Tract V must comply with the mandatory special landscaping provisions in Subsection (e). This section partially modifies the requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue to apply to all property in Tracts II, III, IV, and V. In the event of a conflict between this section and Article X, this section controls.

[omitted for brevity]

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

(4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of seven feet.

(5) For Tract VIII:

(A) The minimum unobstructed sidewalk width of ten feet.

(B) Sidewalks across driveways:

(i) may not have a slope greater than the adjoining sidewalks.

(ii) must be constructed with a material, pattern, or color that contrasts with the driveway.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and, except in Tract V, and VIII must be spaced no less than 25 feet apart, measured from trunk to trunk. The street trees in Tract V must be spaced no less than 15 feet apart and no more than 35 feet apart, measured from trunk to trunk, excluding driveways and required visibility triangles. The street trees in Tract VIII must be spaced no less than 15 feet apart and no more than 35 feet apart on Westchester Drive and no more than 65 feet apart on Luther Lane, measured from trunk to trunk, excluding driveways and required visibility triangles. In Tract V and Tract VIII, street trees planted in the right-of-way may be counted towards the site tree requirements.

(6) Off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence. No screening shall be required in Tract VIII for loading spaces adjacent to an alley.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. In Tract V, drive lanes and structured parking adjacent to Douglas Avenue must also be screened by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.

(9) Any lot in Tract V having frontage on Douglas Avenue must provide a minimum of 18 linear feet of seating area and a minimum of 200 square feet of courts or plazas in the front yard facing Douglas Avenue.

Applicant's request:

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance. For

Tract VIII, the purpose of the private license granted herein includes (i) the use of sidewalk areas for outdoor dining provided a 10' unobstructed sidewalk is provided along the street, (ii) awnings and/or pedestrian scaled lighting features over sidewalk or parkway areas and (iii) the temporary use of adjacent parking spaces for outdoor dining after 5:00 pm on weekdays and any time during weekends, provided, however, the property owner shall pay a permit application fee in accordance with Sec 43.112, and annual fees in accordance with Sec. 43-115.

Staff recommendation:

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance. ~~For Tract VIII, the purpose of the private license granted herein includes (i) the use of sidewalk areas for outdoor dining provided a 10' unobstructed sidewalk is provided along the street, (ii) awnings and/or pedestrian scaled lighting features over sidewalk or parkway areas and (iii) the temporary use of adjacent parking spaces for outdoor dining after 5:00 pm on weekdays and any time during weekends, provided, however, the property owner shall pay a permit application fee in accordance with Sec 43.112, and annual fees in accordance with Sec. 43-115.~~

(g) Parkway landscape permit.

Applicant's request:

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement in the parkway, ~~or outdoor dining in Tract VIII.~~ An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and be accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

Staff recommendation:

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement in the parkway, ~~or outdoor dining in Tract VIII.~~ An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and be accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

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

(3) A property owner is not required to comply with any mandatory landscaping requirement of this section if compliance is made impossible due to the director's denial of a parkway landscape permit.

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 20397; 24914; 28068)

SEC 5IP-314.114. MIXED-INCOME HOUSING

(d) Except as provided in this section, to obtain a development bonus set forth in Section 5IP-314 .111(b)(4) (A)(ii) or Section 5IP-314 .111(b)(4) (B)(ii), mixed-income housing compliance with the provisions of Division 51A-4.1100 not inconsistent with this Article is required for units made available to households earning incomes within the income ranges referenced in the applicable section.

Applicant's request:

(e) <u>The maximum percentage of total units that may be specialty units and not required to be part of the dispersal of reserved dwelling units by unit type pursuant to Section 51A-4.1106(f)(1) is 20 percent.</u>

Staff recommendation:

(b) — The maximum percentage of total units that may be specialty units and not required to be part of the dispersal of reserved dwelling units by unit type pursuant to Section 51A-4.1106(f)(1) is 20 percent.

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

SEC. 51P ~~314.113~~ 314.115. COMPLIANCE AND NONCONFORMING RIGHTS.

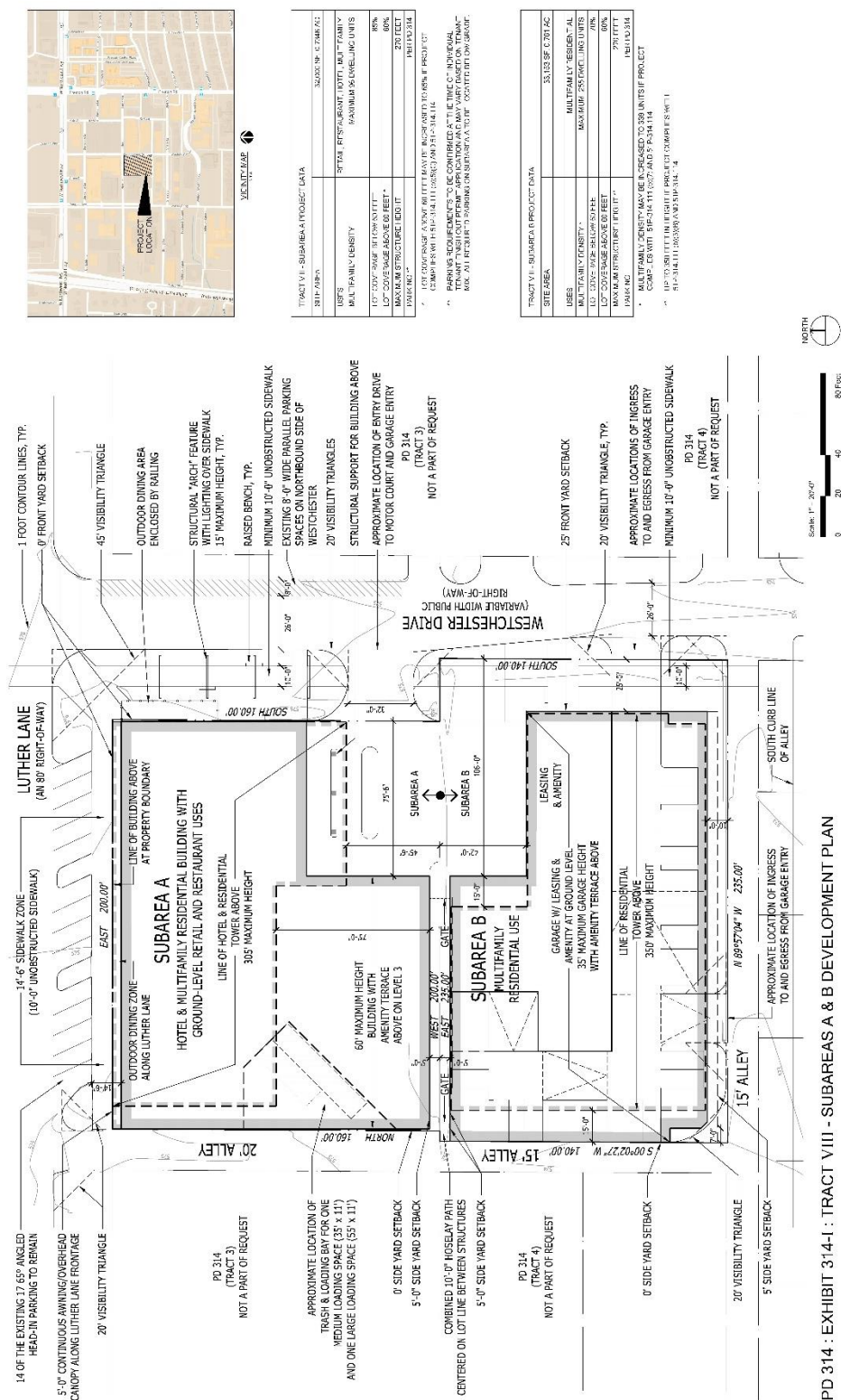
[omitted for brevity]

(d) For Tract VIII, Structures existing at the time of passage of Ord. No. are subject to Section 51A-4.704

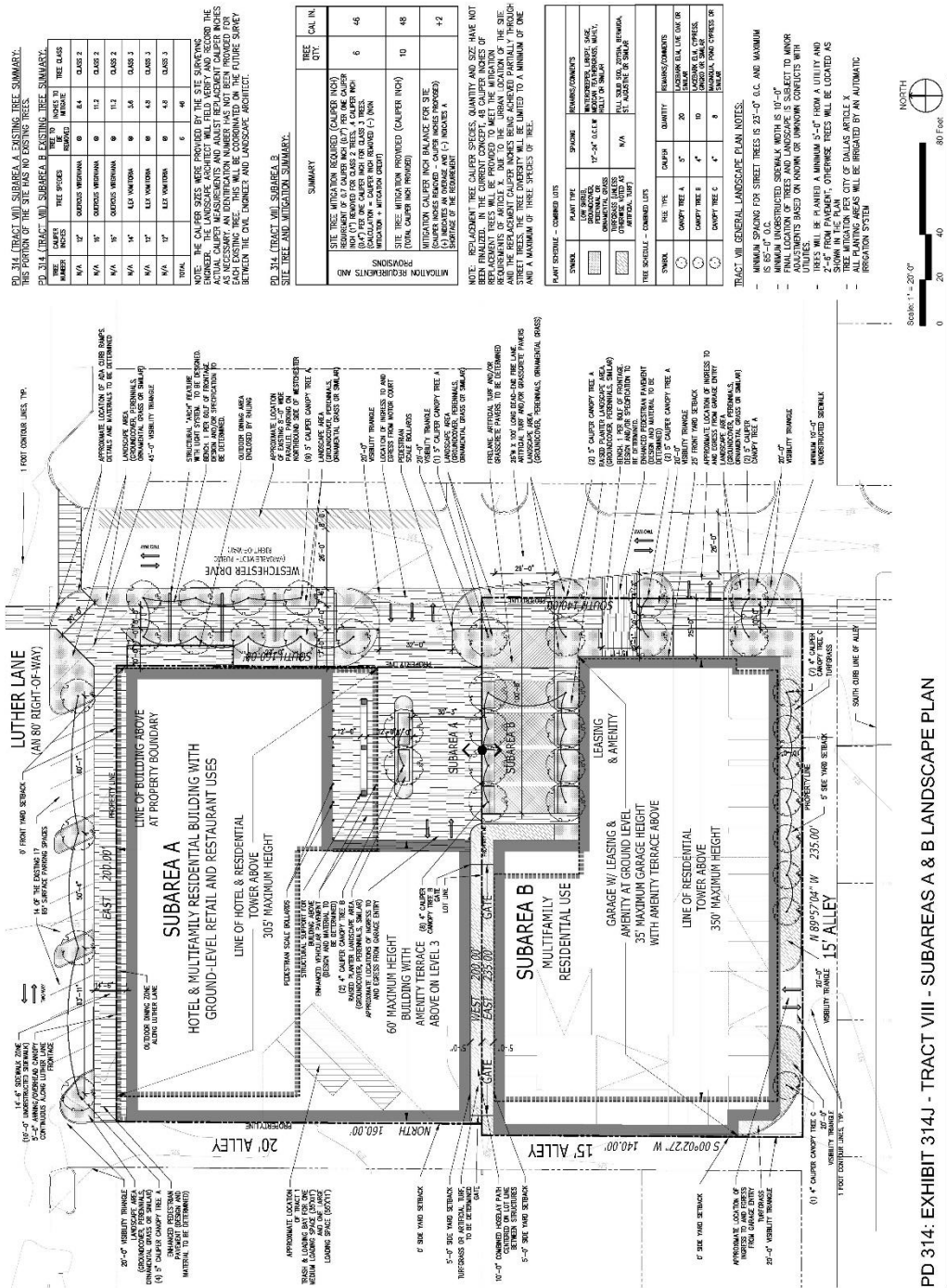
SEC. 51P ~~314.114~~ 314.116. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The Except as otherwise provided herein or as otherwise provided in Chapter 51A, the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city.

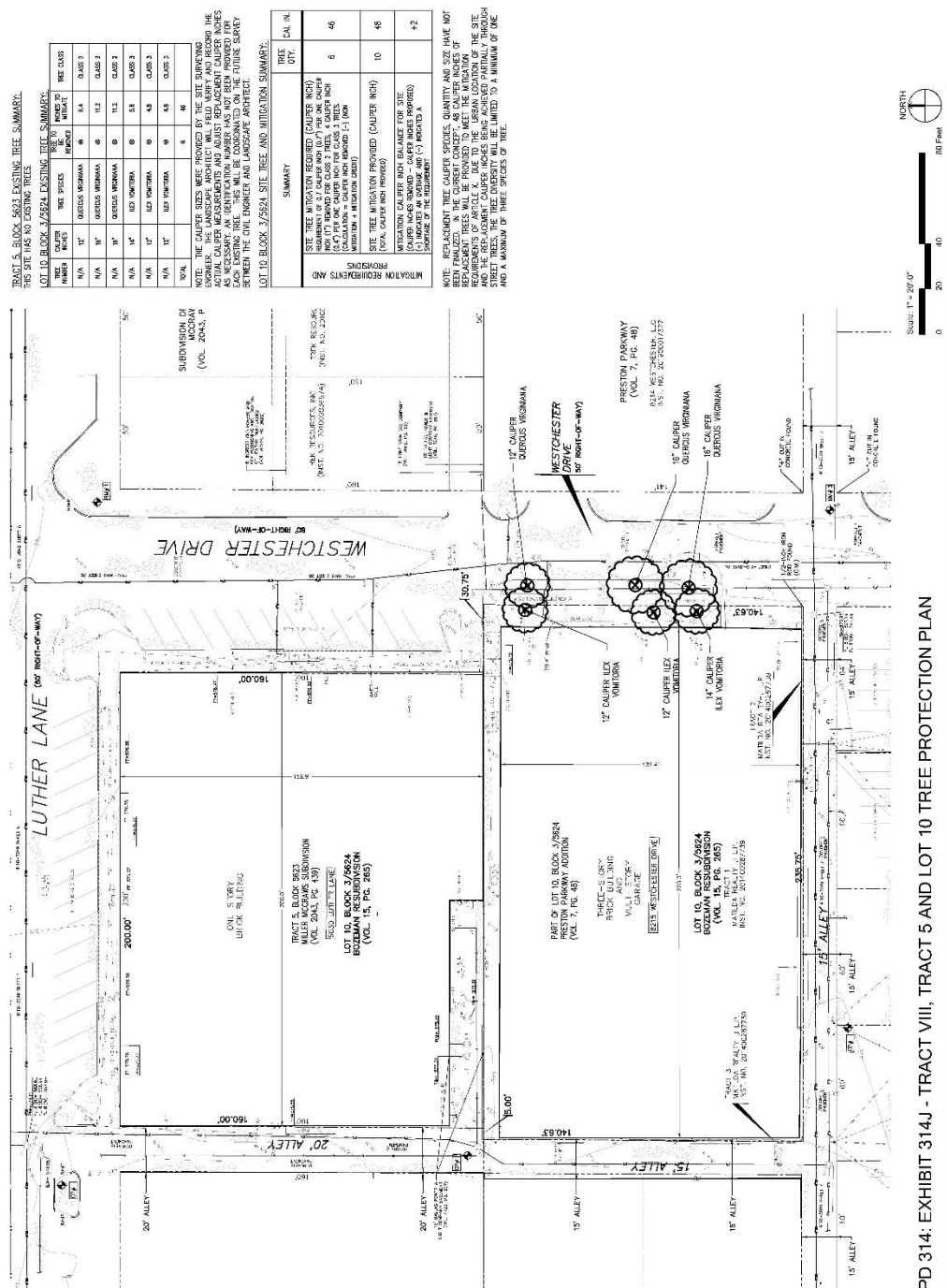
PROPOSED DEVELOPMENT PLAN

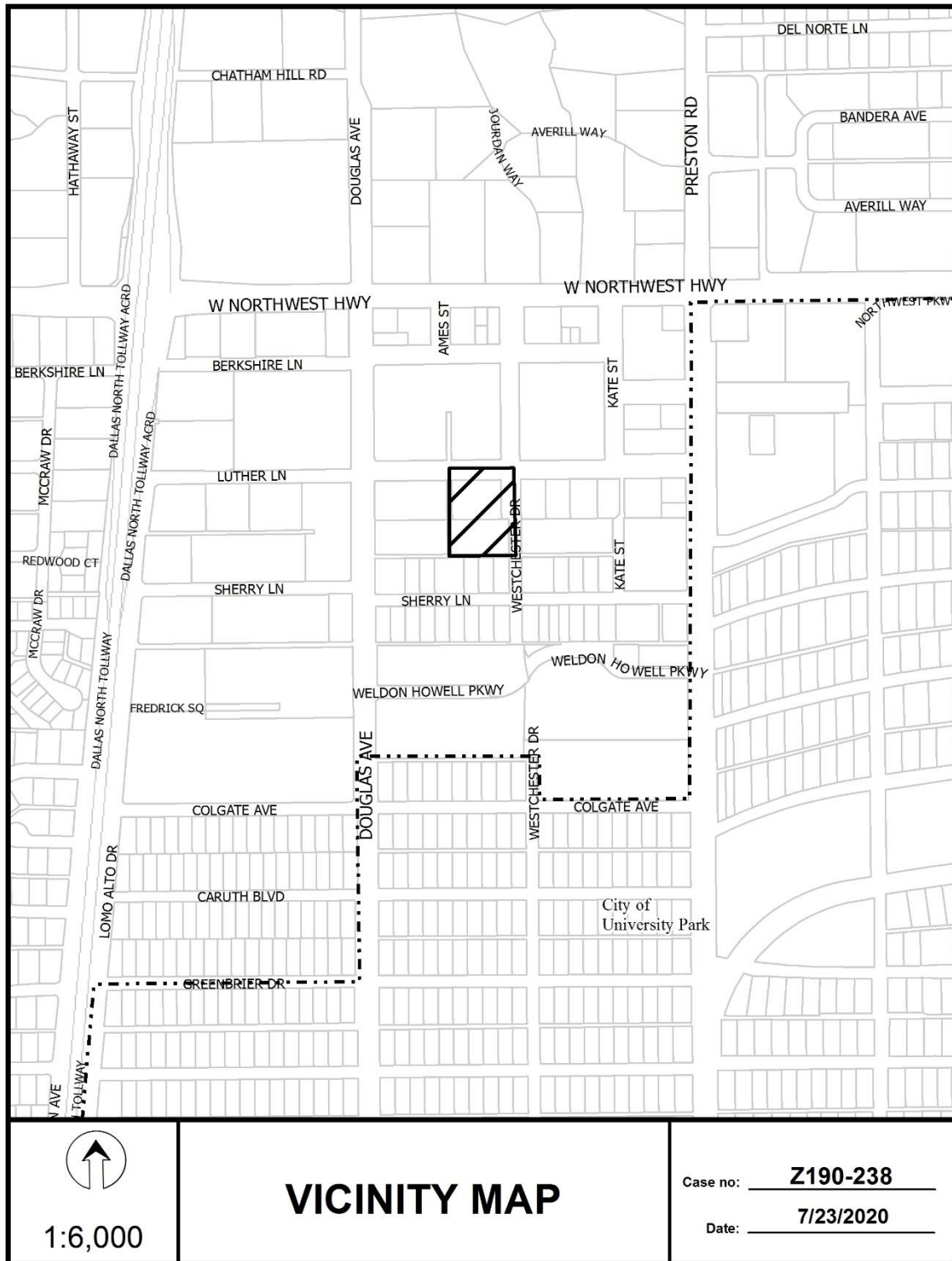


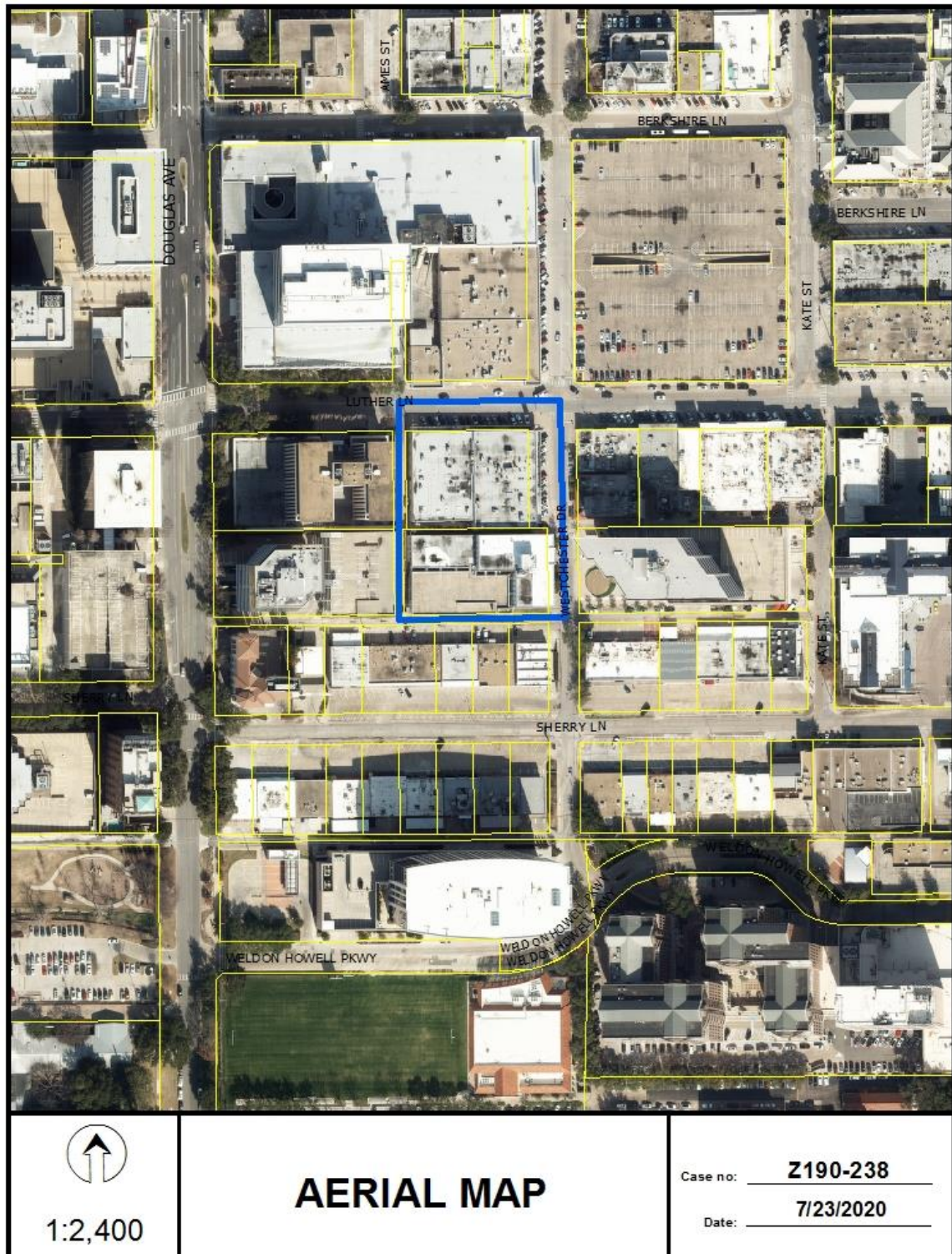
PROPOSED LANDSCAPE PLAN

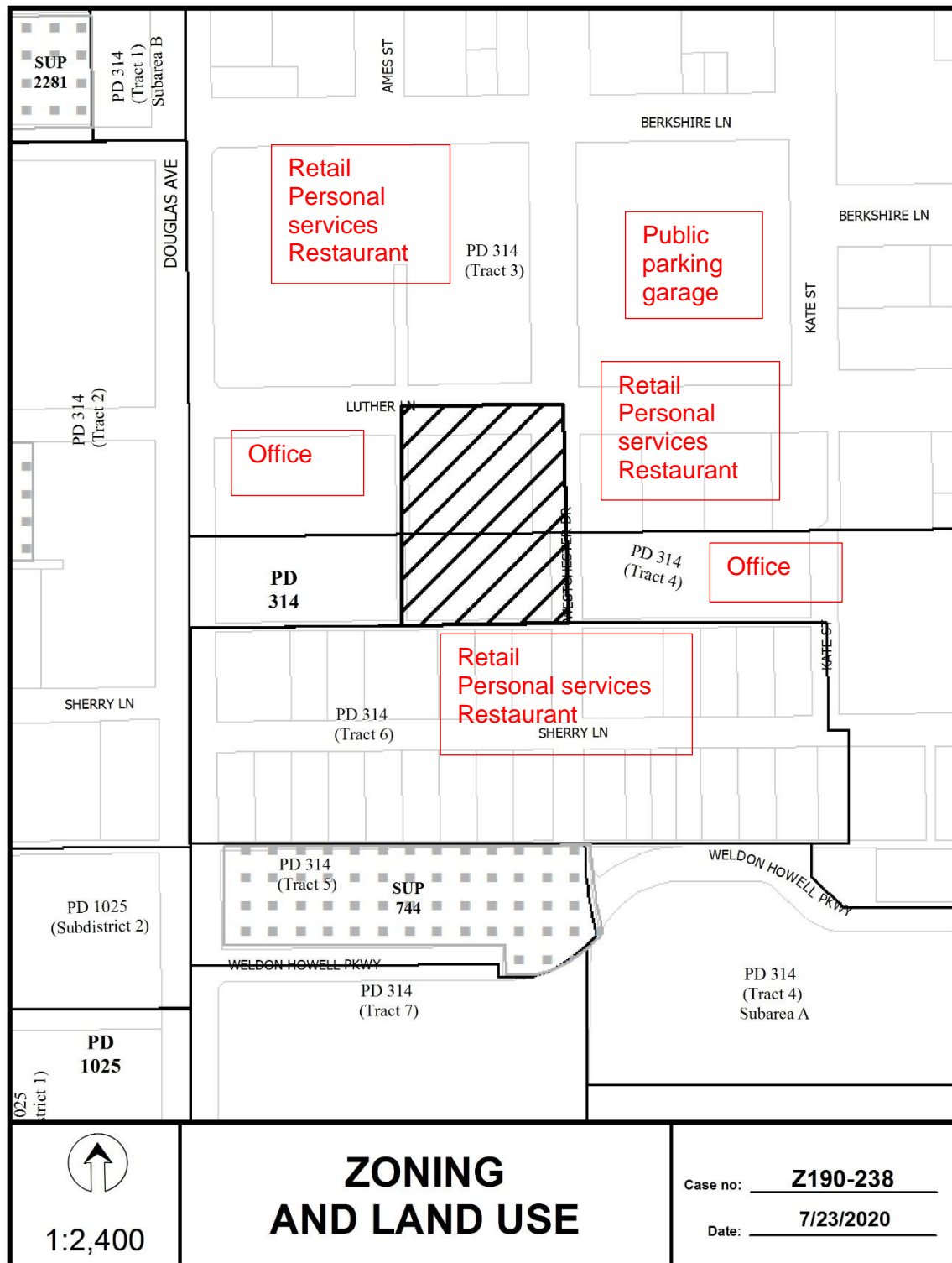


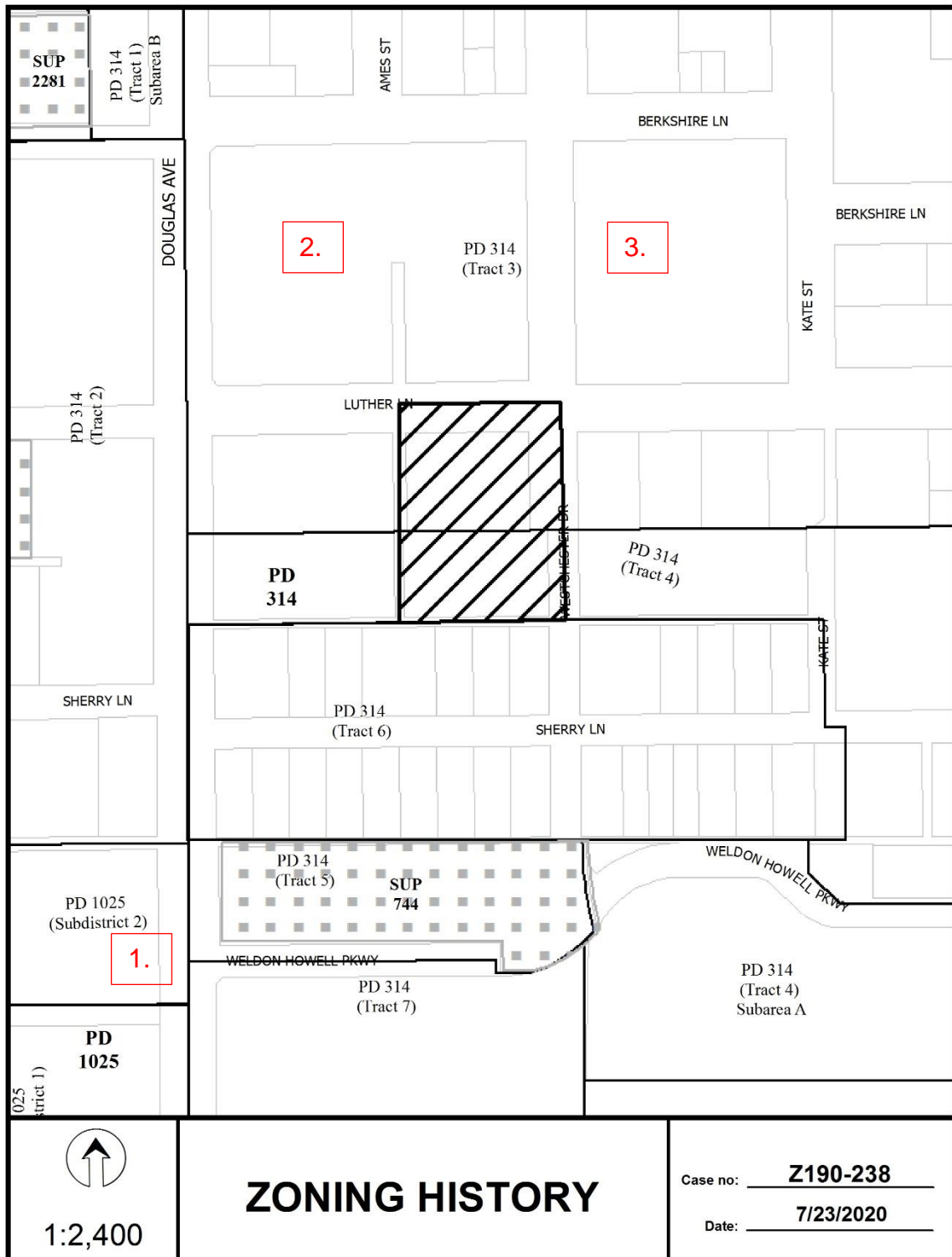
TREE PRESERVATION PLAN
(for information purpose only)







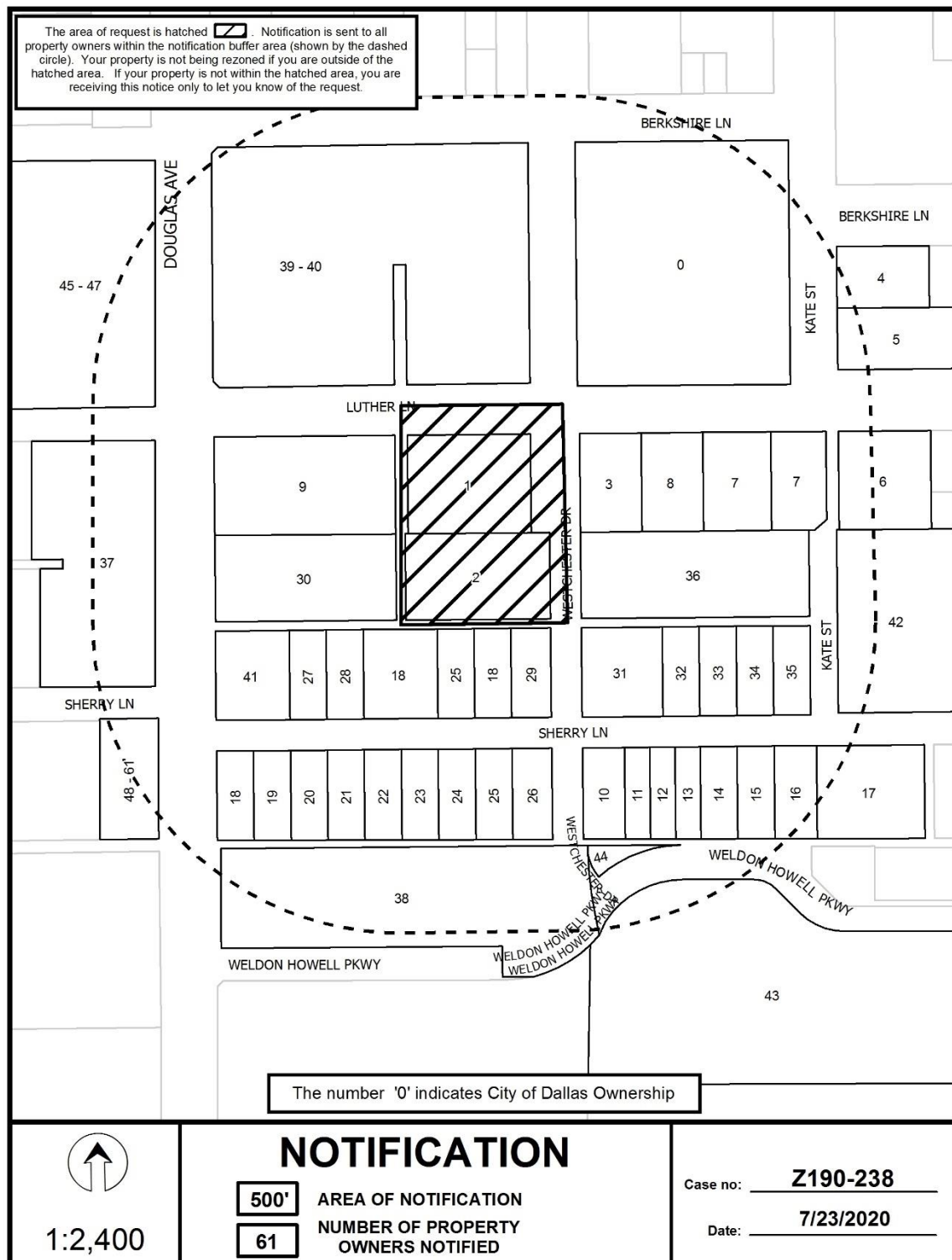






Market Value Analysis

Printed Date: 7/23/2020



07/23/2020

Notification List of Property Owners***Z190-238******61 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6038 LUTHER LN	RB PASS LLC
2	8215 WESTCHESTER DR	MATILDA REALTY I LP
3	6100 LUTHER LN	TREK RESOURCES INC
4	8307 PRESTON RD	ROBBINS SERAFINA ETAL
5	6131 LUTHER LN	PRESTON SQUARE TRUST THE
6	6132 LUTHER LN	KATE LUTHER LP
7	6126 LUTHER LN	RAMSBOTTOM PARTNERS LP
8	6110 LUTHER LN	ALPINE LUTHER LANE LLC
9	8226 DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
10	6110 SHERRY LN	HIGHLAND PARK PLASTIC
11	6114 SHERRY LN	RHINO VENTURE LP
12	6120 SHERRY LN	LMVA PPTIES LLC
13	6128 SHERRY LN	SHERRY LANE PROPERTIES LLC
14	6134 SHERRY LN	BECKMANN LAND LLC
15	6140 SHERRY LN	BANTA REAL ESTATE LP
16	6150 SHERRY LN	BV SHERRY LP
17	6160 SHERRY LN	ROSEBRIAR SHERRY LN LP
18	6010 SHERRY LN	TOMLIN FAMILY LTD
19	6012 SHERRY LN	6012 SHERRY LANE LTD
20	6020 SHERRY LN	KIDWELL JOHN M PROPERTIES INC
21	6030 SHERRY LN	MOORE FAMILY PROPERTY CO NO 2 LTD
22	6036 SHERRY LN	SRK SHERRY LLC
23	6044 SHERRY LN	PRESTON GRAND INC
24	6050 SHERRY LN	J & J AHN LP
25	6060 SHERRY LN	K & B SHERRY TX LTD &
26	6072 SHERRY LN	SHERRY LANE BUILDING LLC

07/23/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6023 SHERRY LN	BV SHERRY II LP
28	6031 SHERRY LN	SHERRY LANE INV INC
29	6071 SHERRY LN	6071 SHERRY LN VENTURE
30	8222 DOUGLAS AVE	MP PRESTON CENTER OWNER LLC
31	6103 SHERRY LN	OCONNOR - SHERRY LANE LTD
32	6125 SHERRY LN	CONCORD SHERRY LANE LP
33	6137 SHERRY LN	YATER C M & SONS MFG JLRS
34	6141 SHERRY LN	BV SHERRY III LP
35	6147 SHERRY LN	THP SHERRY LANE LTD
36	8214 WESTCHESTER DR	8214 WESTCHESTER LLC
37	8235 DOUGLAS AVE	GPI DOUGLAS LP
38	8111 WESTCHESTER DR	BV CP PRESTON CENTER LP
39	8301 WESTCHESTER DR	ALPINE PRESTON CENTER LLC
40	8300 DOUGLAS AVE	ALPINE DOUGLAS LLC
41	8200 DOUGLAS AVE	MILLCREEK SHERRY DOUGLAS
42	8201 PRESTON RD	TRT PRESTON SHERRY LLC
43	8111 PRESTON RD	KBSIII PRESTON COMMONS LLC
44	8120 WESTCHESTER DR	KBSIII PRESTO COMMONS LLC
45	8343 DOUGLAS AVE	CFO DT III LLC
46	8333 DOUGLAS AVE	CFO DT III LLC
47	5960 BERKSHIRE LN	CFO DT IV LLC
48	8181 DOUGLAS AVE	WILLIS LISA HART
49	8181 DOUGLAS AVE	ALHADEF GARY & LEESA
50	8181 DOUGLAS AVE	DABKOWSKI JOHN G &
51	8181 DOUGLAS AVE	MABREY JAMES L
52	8181 DOUGLAS AVE	JOSEPHS JOHN &
53	8181 DOUGLAS AVE	BURFORD SCOTT & PAULA
54	8181 DOUGLAS AVE	DEASON KATERINA PANOS
55	8181 DOUGLAS AVE	CAMP BARBARA S
56	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K
57	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST

Z190-238(AU)

07/23/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8181 DOUGLAS AVE	WILLIAMSON JOHN D JR &
59	8181 DOUGLAS AVE	JACKSON MELVIN
60	8181 DOUGLAS AVE	RILEY SANDRA A
61	8181 DOUGLAS AVE	DEASON DARWIN

FILE NUMBER: Z190-259(AU)

DATE FILED: May 4, 2020

LOCATION: Southwest line of Maple Avenue, between Cedar Springs Road and Randall Street

COUNCIL DISTRICT: 14

MAPSCO: 45 F

SIZE OF REQUEST: +/- 0.7 Acres

CENSUS TRACT: 18.00

REPRESENTATIVE: Suzan Kedron – Jackson Walker

APPLICANT: GPIF 2811 Maple LLC / Scott Rodgers

OWNER: GPIF 2811 Maple LLC / Joseph Pitchford

REQUEST: An application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to develop the site with a multifamily building with approximately 220 dwelling units. The proposed subdistrict includes new standards for height and floor to area ratio.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

CPC PRIOR ACTION: On August 20, 2020, the City Plan Commission held this item under advisement until September 3, 2020.

PLANNED DEVELOPMENT DISTRICT No. 193:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

PLANNED DEVELOPMENT DISTRICT No. 193 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 155 subdistricts.
- The 0.7-acre request site is located within an LC Light Commercial Subdistrict. The site is currently developed with a one-story office building with a surface parking lot on the southwest and southeast sides of the building.
- The applicant proposes to redevelop the site with a multifamily use with approximately 220 dwelling units. The proposed buildings will be approximately 372 feet in height.
- The request includes development standards to deviate from the LC Subdistrict regulations as follows: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 and 2) increase the maximum height from 240 to 372 feet.

Zoning History:

There have been six zoning case requested in the area in the past five years.

- 1. Z156-207:** On October 11, 2016, the City Council denied an application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the north corner of North Harwood Street and Randall.
- 2. Z167-134:** On May 10, 2017, the City Council approved an application for Planned Development Subdistrict No. 131 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Fairmount Street and Carlisle Street.
- 3. Z178-333:** On January 9, 2019, the City Council approved an application for Planned Development Subdistrict No. 146 on property zoned an O-2 Office Subdistrict, an LC Light Commercial Subdistrict, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.
- 4. Z189-145:** On May 8, 2019, the City Council approved an application for Planned Development Subdistrict No. 149 on property zoned an LC Light

Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest corner of Cedar Springs Road and Maple Avenue

5. Z189-337: On January 8, 2020, City Council approved an application for Planned Development Subdistrict No. 152 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the north corner of Howell Street and Routh Street.

6. Z189-358: On January 8, 2020, City Council approved an for 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, located in an area bounded by Cedar Springs Road, Fairmount Street and Howell Street

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Major arterial	70 feet Bike Plan

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The TIA analyzed the proposal containing approximately 220 multifamily dwelling units. The following is an excerpt from the submitted Traffic Impact Analysis.

This TIA analyzed the day-to-day traffic operations on the public roadway system at time periods that have the greatest combined volume of the background traffic and site-related traffic. Due to the predominant influence of background traffic, the weekday AM and PM peak hours of adjacent street traffic are typically analyzed.

The analysis scenarios addressed in this study include the following:

- at existing conditions (“Existing” scenario)
- at site buildout year without site-generated traffic (“Background” scenario)
- at site buildout year with site-generated traffic (“Buildout” scenario)
- at five years after buildout with site-generated traffic (“Horizon” scenario)

The following technical assumptions were also made in this analysis.

- Traffic generated by the adjacent Granite Properties project, located at 2323 Cedar Springs Road, was included in the “background” traffic conditions for this study. The Granite Properties’ development is planned to include 649,900 SF of office and 20,000 SF of restaurant uses. A Traffic Impact Analysis for that project was prepared by Kimley-Horn. The site generated traffic volumes for the Granite Properties’ project were obtained from that TIA and are provided in APPENDIX C.
- Background traffic is expected to increase at a rate of 1.5 percent per year based upon professional judgment. (Same growth rate used in the TIA for Granite Properties’ 2323 Cedar Springs project.)

Table 1 provides a summary of the calculated net increase in trip ends generated by the proposal.

Table 1. Projected Trip Generation Summary

SCENARIO	DAILY TRIP ENDS (WEEKDAY)	AM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)	PM PEAK HOUR TRIP ENDS (ADJACENT STREET PEAK)
		Total (In/Out)	Total (In/Out)
Proposed Development*	1,025	70 (17/53)	79 (51/32)

** Includes mode split reduction.*

Based upon the analyses performed herein, the TIA includes the following findings and recommendations.

FINDING: The study area for the proposed development consists of very urban conditions with high vehicular volumes during peak hours. However, intersections within the study area operate at acceptable operational conditions during peak hours periods.

FINDING: This analysis assumed significant increases in background traffic volumes generated by ongoing development in the vicinity (other than this project—2811 Maple Avenue), which includes the planned development on the adjacent property, 2323 Cedar Springs Road (commonly known as the Granite Properties project).

FINDING: The proposed multifamily development (2811 Maple Avenue) will generate relatively low traffic volumes during the peak hour periods in comparison to the estimated growth of background traffic.

FINDING: The addition of projected background traffic will have some measurable impact on current peak hour traffic operations; however, the calculated Levels of Service will remain in the range of acceptable conditions. The addition of site-generated traffic from the 2811 Maple Avenue development will add only a very small incremental

increase in average delays and has no significant impact on overall peak traffic operations within the study area compared to background conditions.

FINDING: In future years after the project (2811 Maple Avenue) is developed, if aggressive traffic volume growth does occur, Levels of Service at the intersection of Cedar Springs Road and Maple Avenue may degrade to marginally unacceptable conditions.

RECOMMENDATION: Due to right-of-way limitations in the area, the ability to physically add capacity to study area intersections is negligible. However, maintaining adequate pedestrian capacity and safety is considered paramount. If intersection operations do degrade to unacceptable conditions over time, it is recommended that the City evaluate operational changes to the intersection, such as signal timing optimization, to improve intersection operations as appropriate.

In addition to the access from Maple Avenue, the Traffic Impact Analysis took into consideration the use of the public alley that is connecting the site with Randall Street and Bookhout Street. The portion of the alley that connects the site with Bookhout Street is not developed at present. The applicant is volunteering the development of the portion of the public alley from the area of request up to Bookhout Street, at City standards to ensure the estimated access and traffic flow distribution per the TIA.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Economic Element

Goal 2.3 Build a dynamic and expanded downtown

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Urban Design Element

Goal 5.2 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

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 bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the 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 recommendations include:

- 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.
- Provide workforce housing options to encourage greater income diversity.

The applicant’s request is consistent with the goals and policies of the *Dallas 360 Area Plan*.

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes ten objectives for the area. The applicant’s proposal is consistent with the following objectives highlighted by the Plan:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The proposal meets all of the stated objectives of the Oak Lawn Plan. The proposal includes an increase in density and height from the underlying LC Light Commercial district, but it is consistent with the development dynamic of the surrounding area, developments with similar standards are either existing or recently approved. The proposal is also including all parking in an underground garage, wider sidewalk, landscaped front yard with amenities, thus meeting the vision of the Oak Lawn Plan.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 LC	Office
Northwest	PD No. 193 LC	Restaurant
Northeast East	PD No. 193 / PDS No. 149	Mixed-use: office, restaurant
Southeast	PD No. 193 / PDS No. 146	Office
South	PD No. 193 / PDS No. 54	Undeveloped
Southwest	PD No. 193 O-2	Multifamily

Land Use Compatibility:

The 0.7-acre request site is located within an LC Light Commercial Subdistrict. The site is currently developed with a one-story office building with a surface parking lot on the southwest and southeast sides of the parcel. The request area is surrounded office uses to the east and south, by restaurant to the north, and by multifamily to the west.

The applicant proposes to redevelop the site with a multifamily use with approximately 220 dwelling units. The proposed buildings will be approximately 372 feet in height.

The request includes development standards to deviate from the LC district regulations as follows: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 and 2) increase the maximum height from 240 to 372 feet with bonus.

Development Standards:

	LC (existing)	PDS No. ____ (proposed) for multifamily uses
Front yard (min)	10'	25' With encroachments
Side / rear yard (min)	SF, other permitted structures: - D: 5' / 10' MF 36' or less: 10' / 15' MF over 36': 10'/25'	10' Rear: Below 36': 10' Above 36': 90'
Lot area (min)	SF: 2,000sf D:3,000sf MF no separate bedroom (per DU: 100sf MF: 1 bedroom (per DU): 125sf MF: 2 bedrooms (per DU): 150sf MF: for each bedroom over 2 add / DU: 25sf	None included for MF
FAR (max)	4:1	6:1 With possibility of increase as bonus up to 10:1
Height (max)	SF: 36 feet Other structures: 240 feet	350 feet With possibility of increase as bonus up to 372 feet
Density (max)		Max 220 DU
Lot coverage (max)	80%	68%

In general, the applicant is proposing standards to enable a more intensive development for multifamily uses compared to the LC Subdistrict. The applicant requests two major modifications from the LC Subdistrict development standards: 1) increase the floor area ratio (FAR) from 4.0:1 to 10:1 with bonus, and 2) increase the allowable height from 240 feet to 372 feet.

The applicant's proposed conditions include a base FAR of 6:1 with the possibility of increase up to 10:1 with bonuses in exchange for mixed-income housing units. The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above

ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

The proposal also includes an increase in height from 240 feet to 350 feet with possibility to increase up to 372 feet as a bonus.

The proposed building includes an underground parking garage with a partial surface portion for access, valet service, and loading in the side and rear portion of the lot. Therefore, the proposed FAR and height represent the aboveground building to be used as multifamily, the parking garage not contributing to the building massing and is not visible from public space.

Staff supports the additional floor area ratio base increase from 4:1 to 6:1 considering that the underground garage enables a good street presence and urban form of the proposed building. Staff also supports the height base increase from 240 feet to 350 feet considering the surrounding building heights. Furthermore, considering the opportunity for additional housing options in the area, staff is recommending additional FAR and height increases as a bonus in exchange for mixed-income housing units.

The applicant's proposed conditions also include urban design standards for public realm and minimum ten-foot wide sidewalk, architectural elements for ground floor façade with minimum transparency requirements and limitations for blank walls, unrestricted public open space for ten percent of the lot, and minimum 20 percent of the roof to be landscaped terrace.

Mixed income housing

The proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income.

The applicant is proposing the following bonus scheme:

Percentage of units	Height (maximum)	FAR
<i>Base</i>	<i>350 feet</i>	<i>6:1</i>
1% of the units at 81-100% AMFI	372 feet	8:1
1% of the units at 81-100% AMFI; and 1% of the units at 61-80% AMFI	372 feet	10:1

Staff is proposing the following bonus scheme:

Percentage of units	Height (maximum)	FAR
<i>Base</i>	<i>350 feet</i>	<i>6:1</i>
5% of the units at 51-60% AMFI	372 feet	8:1
5% of the units at 51-60% AMFI; and 5% of the units at 61-80% AMFI	372 feet	10:1

The Development Code requires that all reserved affordable dwelling units must be dispersed substantially among the total unit types and allows the development to set aside a maximum of ten percent of the total units as 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, the overall percent requirement for affordable units is calculated based on the total number of all units. This regulation is meant to balance the combination of affordable and specialty units within the same development.

The applicant is proposing to increase the percentage of specialty units to 20 percent. Considering the overall proposal and the balance between the applicant's proposed two percent affordable units versus the proposed 20 percent specialty units, staff does not support this request.

Staff appreciates the proposed site layout with an increased front yard and wider sidewalk, the underground garage that is enabling a good street presence and building façade contributing to the street scape, and the opportunity for residential units to diversify the mix of uses in the area. However, staff is recommending a different mix for affordable units, recognizing the area as a high opportunity area.

Parking:

The proposed development will comply with the parking requirements of PD No. 193. PD No. 193 requires one space for each 500 square feet of dwelling unit floor area within the building site, and limits to a minimum of one space and a maximum of one and one-half spaces are required for each dwelling in a multiple-family structure over 36 feet in height. In addition, guest parking is required for each dwelling unit at a ratio of 0.25 unassigned spaces available for use by visitors and residents.

Landscaping:

For multifamily uses, the landscaping must be in accordance with the proposed landscaping plan.

PD No. 193 landscape requirements focus on the front yard and includes a scheme of various types of landscape areas: a certain percentage for landscape site area, general planting area, special planting area, and parkway planting area.

The following table summarizes the differences between the LC subdistrict and the proposed subdistrict:

	LC (existing)	PDS No. ____ (proposed)
Landscape site area	Min 10% Min 60% in the front yard	Min 20% Min 70% in the front yard
General planting area	Min 12% of the required front yard	Min 40% of the front yard
Special planting area	Min 6% of the required front yard	Min. 30% of the front yard

In addition, the proposed landscape plan includes street trees for every 25 feet of street frontage, excluding the visibility triangles. This complies with the general requirements of PD No. 193.

The proposed conditions also include a requirement for 10 percent contiguous unrestricted open space in the front yard and a minimum 20 percent of roofs to be developed as landscaped terrace with various amenities.

Staff supports the request considering that the proposed conditions and landscape plan are meeting the spirit and intent of PD No. 193 by enhancing the front yard and exceeding the minimum requirements for landscaping and urban design.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category D, to the southwest and west, and Category C further west and south.

LIST OF OFFICERS

John C. Goff – Chairman
Jason E. Anderson – Co-Chief Executive Officer
Conrad J. Suszynski – Co-Chief Executive Officer
Suzanne M. Stevens – Managing Director, Chief Financial Officer
Joseph Pitchford – Managing Director, Development
John L. Zogg Jr. – Managing Director, Asset Management
Theresa Cabilao – Senior Vice President, Hospitality
Mark Collier – Senior Vice President, Finance
Setev Eaton – Senior Vice President, Investments
John G Grant – Senior Vice President, Investments
Andrew P. Lombardi – Vice President, General Counsel and Secretary
Rob Mackenzie – Senior Vice President, Investment
Josh Pirtle – Senior Vice President, Asset Management
Anthony B. Click – Vice President, Leasing
Mark Cox – Vice President, Financing
Kevin Crumm – Vice President, Development
Jeff Dyer – Vice President, Investments
Chris Hanrattie – Vice President, Investments
Ted Hinchman – Vice President, Investments
Stephen Luik – Vice President, Investments
Ben Molk – Vice President, Investments
Dan Nivelli – Vice President, Investments
Scott Rodgers – Vice President, Investments
Montie Rouze – Vice President, Information Technology
Brian J Terpstra – Vice President, Investments
Allison Whitlock – Vice President, Accounting
Elizabeth A. Hays – Assistant Secretary

PROPOSED CONDITIONS

Division S-_____. PD Subdistrict_____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

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

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict__ is established on property located on __. The size of PD Subdistrict _____ is approximately 0.71 acre.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) OPEN SPACE means the portion of a building site that is principally open to the sky but allows for architectural elements.

(3) SUBDISTRICT means a subdistrict of PD 193.

(4) TRANSPARENCY means the total area of window and door openings filled with glass, or openings in a parking garage facade, expressed as a percentage of the total facade area by story.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-____A: development plan.
- (2) Exhibit S-____B: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

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

(b) If any of the increased development standards under Sec. S-____.108(b) are used, development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-____.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the LC Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial Subdistrict apply.

(b) Increased development standards. For multifamily uses, when the provisions of S-____.113 are met, the following modifications to the LC Light Commercial Subdistrict apply.

- (1) Front yard. Minimum front yard is 25 feet.
- (2) Encroachments. The following may encroach to the front property line having a maximum height of four feet: stoops, steps, handrails, guardrails, retaining walls, seating walls, patios, benches, stone blocks, pots, raised planters, sculptures. Awnings and canopies with a minimum 12-foot clearance may project up to 12 feet.
- (3) Side yard. Minimum side yard is ten feet.
- (4) Rear yard. Minimum rear yard is ten feet for the first 36 feet in height, and 90 feet for any portion of a building above 36 feet in height.
- (5) Floor to area ratio. Maximum floor area ratio is 6:1.
- (6) Height. Maximum structure height is 350 feet.
- (7) Stories. No maximum number of stories.
- (8) Lot coverage. Maximum lot coverage is 68 percent.
- (9) Density. A maximum of 220 dwelling units are permitted.
- (10) Development bonuses for mixed-income housing. In this district floor to area ratio and height may vary depending on whether a development bonus is obtained in accordance with Division Sec., as follows:

Applicant's request:

Percentage of units	Floor Area Ratio (maximum)	Height (maximum)
Base	6:1	350 feet
1% of the units are available to income band 3	8:1	372 feet
1% of the units are available to income band 2; and 1% of the units are available to income band 3	10:1	372 feet

Where:

Income band 2: to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

Income band 3: to households earning between 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

Staff recommendation:

Percentage of units	Floor Area Ratio (maximum)	Height (maximum)
Base	6:1	350 feet
5% of the units are available to income band 1	8:1	372 feet
5% of the units are available to income band 1; and 5% of the units are available to income band 2	10:1	372 feet

Where:

Income band 1: households earning between 51 to 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area

Income band 2: to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) If any of the increased development standards under Sec. S-____.108(b) are used, the requirement under Sec. 51P-193.115(b)(2)(B) that one off-street loading space must be of the large size does not apply.

(c) If any of the increased development standards under Sec. S-____.108(b) are used, only a medium size loading space is required and must be located within the garage structure and screened from the right-of-way.

(d) The provisions of Division 51A-4.314 regarding a reduction in required off-street parking for providing bicycle parking apply.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) Except as provided herein, landscaping and screening must be provided in accordance with Part I of this article.

(b) If any of the increased development standards under Sec. S-____108(b) are used, landscaping must be provided as follows:

(1) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this division and the landscape plan, the text of this division controls.

(2) Street trees must be a minimum of 5 caliper inches. The total quantity of street trees must be a minimum of 20 inches.

(3) The Landscape Site Area must be 20 percent of the total site area.

(4) In the front yard, the Landscape Site Area must be a minimum of 70 percent of the front yard area.

(5) In the front yard, the General Planting Area must be a minimum of 40 percent of the front yard area.

(6) In the front yard, the Special Planting Area must be a minimum of 30 percent of the front yard area.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. URBAN DESIGN PROVISIONS.

(a) Applicability. For a project to qualify for the increased development standards in Section S-____.108(b), it must comply with all requirements in this section. If the increased development standards are not applied, the provisions of this section do not apply.

(b) Public realm design.

(1) Sidewalks.

(A) Sidewalks must be a minimum width of ten feet on Maple Avenue.

(B) Sidewalk materials must be constructed of enhanced concrete, concrete pavers, or stone materials, as approved by the director.

(C) The sidewalk edge must be located a minimum of three feet and a maximum of six feet from the back of the projected street curb. The parkway must be an average width of five feet.

(D) Sidewalks must be constructed at a continuous level across all driveways and should be designed to be at the same grade as the existing sidewalk.

(2) Lighting.

(A) Pedestrian lighting must be provided at regular intervals consistent with street tree locations along Maple Avenue in order to enhance pedestrian safety on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian light fixtures must be spaced no more than 60 feet apart. Spacing may be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(B) Lighting must have illumination cut-offs.

(C) Lighting must be directed downward and away from adjacent properties.

(c) Architectural Elements. For the portions of the Maple Avenue facing façade under 14 feet in height the following architectural requirements apply:

(1) Minimum of 60 percent transparency. A garage entry opening may be considered transparent.

(2) Maximum blank wall area is 20 linear feet.

(d) Mechanical equipment. All generators, and other private mechanical equipment must be located out of view from the street. When conditions do not permit compliance with this provision, private equipment must be screened from view by a minimum six-foot-tall solid screening structure or building element or landscaping elements such as shrubs, bushes, and trees.

(e) Unrestricted Public Open Space.

(1) Unrestricted open space must be a contiguous open area of not less than ten feet in width or length and reserved for active or passive recreation, or landscaping. A minimum of ten percent of the building site must be reserved as unrestricted open space.

(2) Unrestricted open space may contain the following: landscaping, water, natural elements, architectural elements, playground equipment, fountains, trellises, canopies, awnings, walks, pergolas, bridges, benches, walls less than 24 inches in height, outdoor decks and terraces.

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

(f) Structured parking. Above-ground structured parking is prohibited. Internal at-

grade and below-grade structured parking are allowed.

(g) Off-street parking setback. Off-street parking is prohibited between the street and street-facing building façade.

(h) Roof terrace. A minimum of 20 percent of the roof must be reserved as a roof terrace. A roof terrace means an outdoor occupiable space lying upon a portion of the building's roof, and shall contain landscaping, vegetated pots, or plantings. The roof terrace may contain decks, pavers, furniture, pool, shade structures or pool amenities and associated structures or fixtures.

SEC. S-____.114. MIXED-INCOME HOUSING

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(b)(10).

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

Applicant's request:

(c) A maximum 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, the overall 20 percent requirement is calculated based on the total number of all units.

Staff recommendation:

~~(c) A maximum 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, the overall 20 percent requirement is calculated based on the total number of all units.~~

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

(b) They alley must be improved per City standards to include a minimum paving width of 10 feet between Randall and Bookhout Street.

(c) 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.

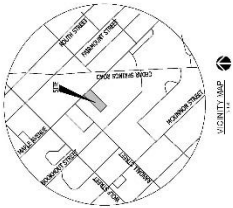
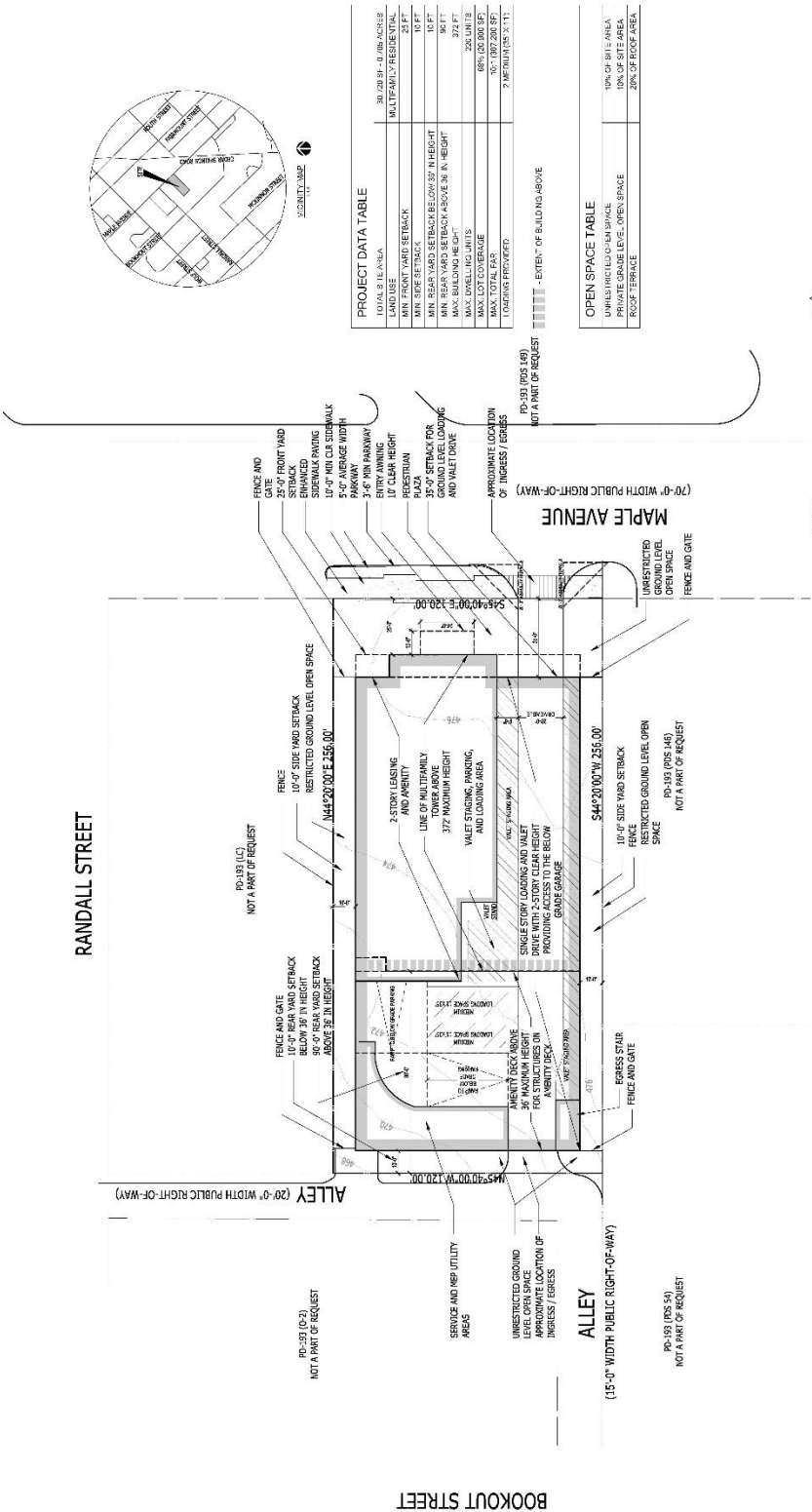
(d) Development and use of the Property must comply with Part I of this article.

SEC. S-____.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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



PROJECT DATA TABLE	
TOTAL SITE AREA	30.0281 - 0.016 ACRES
LAND USE	MULTIFAMILY RESIDENTIAL
MIN. FRONT YARD SETBACK	25 FT
MIN. SIDE YARD SETBACK	5 FT
MIN. REAR YARD SETBACK	10 FT
MIN. REAR YARD SETBACK BELOW 30' IN HEIGHT	10 FT
MIN. REAR YARD SETBACK ABOVE 30' IN HEIGHT	36 FT
MAX. BUILDING HEIGHT	372 FT
MAX. OVERHUNG UNITS	255 UNITS
MAX. OVERHUNG AREA	100,000 SQ. FT.
MAX. TOTAL FLOOR	100,000 SQ. FT.
LOADING PROVIDED	2 MULTIFAMILY X 11'

PD-333 (PDS 140)
NOT A PART OF REQUEST

OPEN SPACE TABLE	
UNRESTRICTED GROUND SPACE	10% OF SITE AREA
RESTRICTED GROUND SPACE	10% OF SITE AREA
ROOF TERRACE	20% OF ROOF AREA

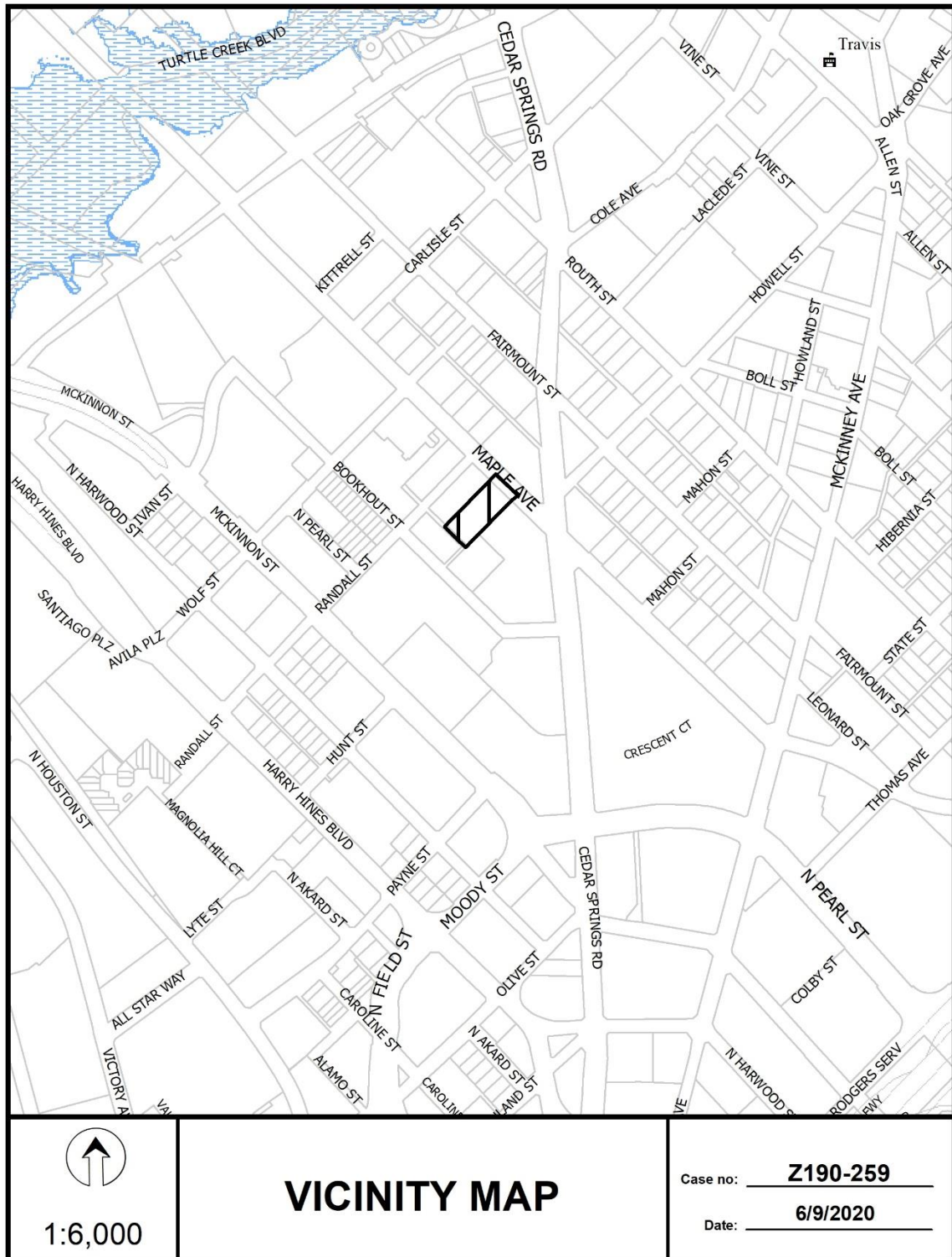
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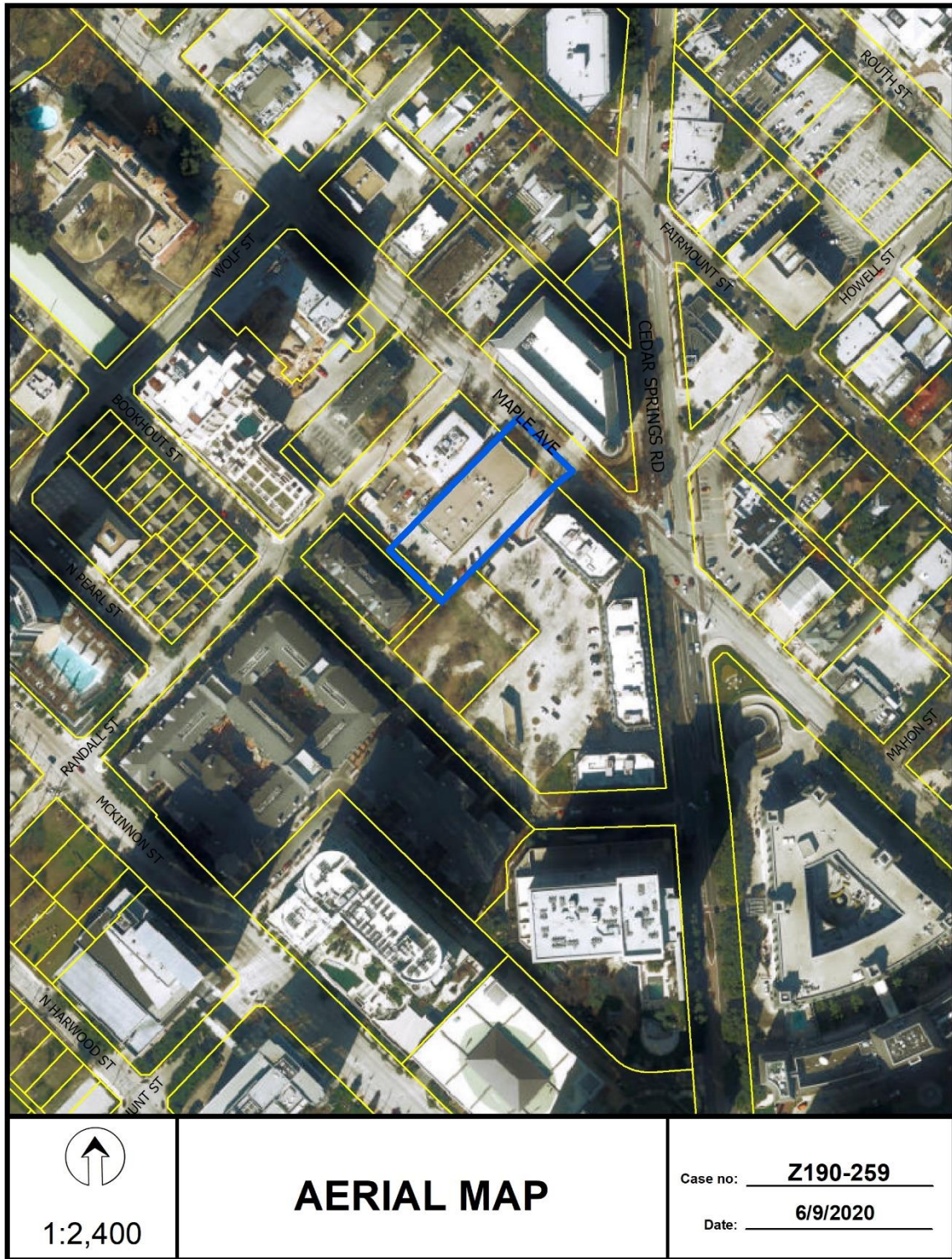
gff ARCHITECTS Z-
Dallas | Fort Worth | Austin

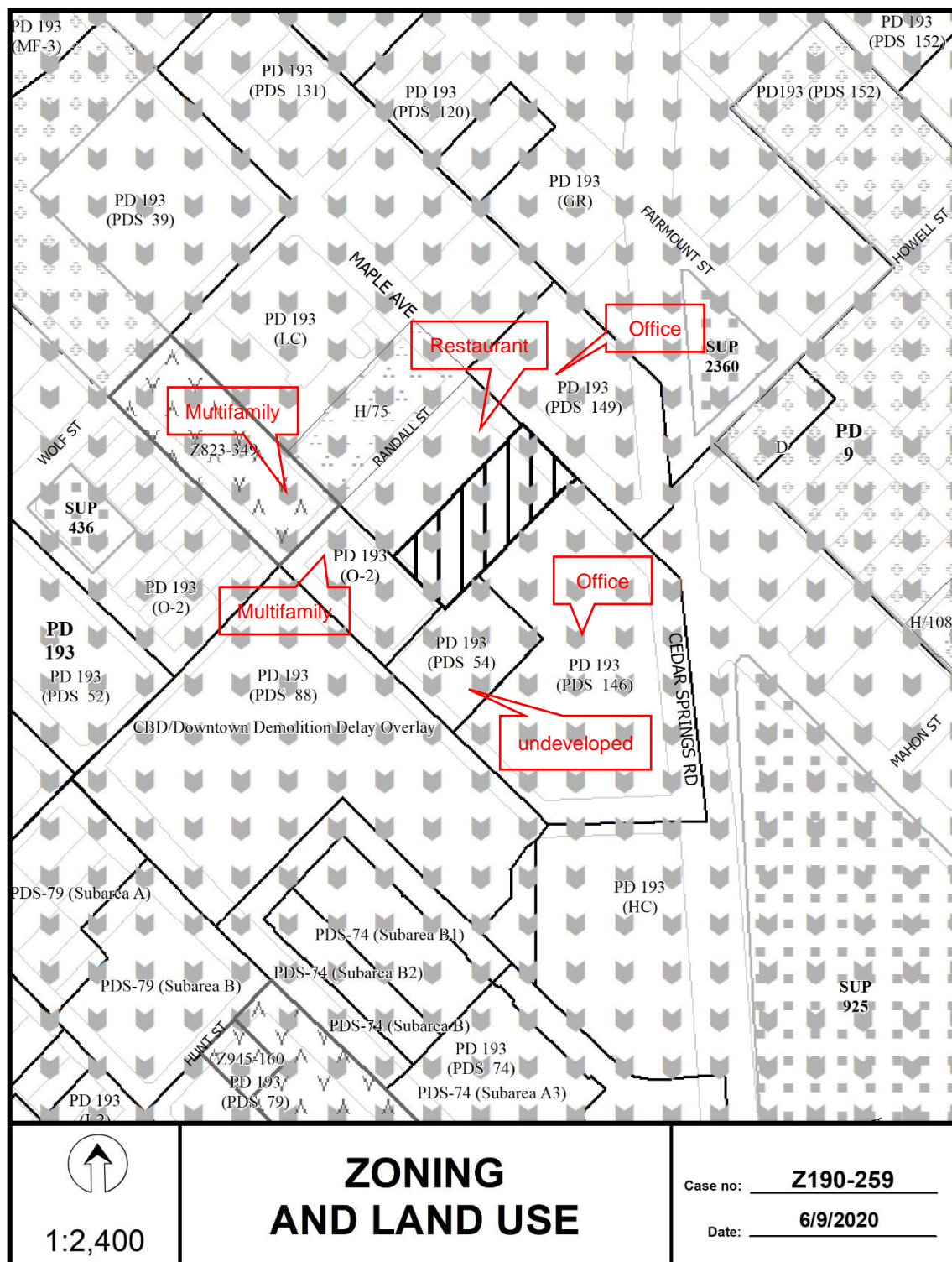


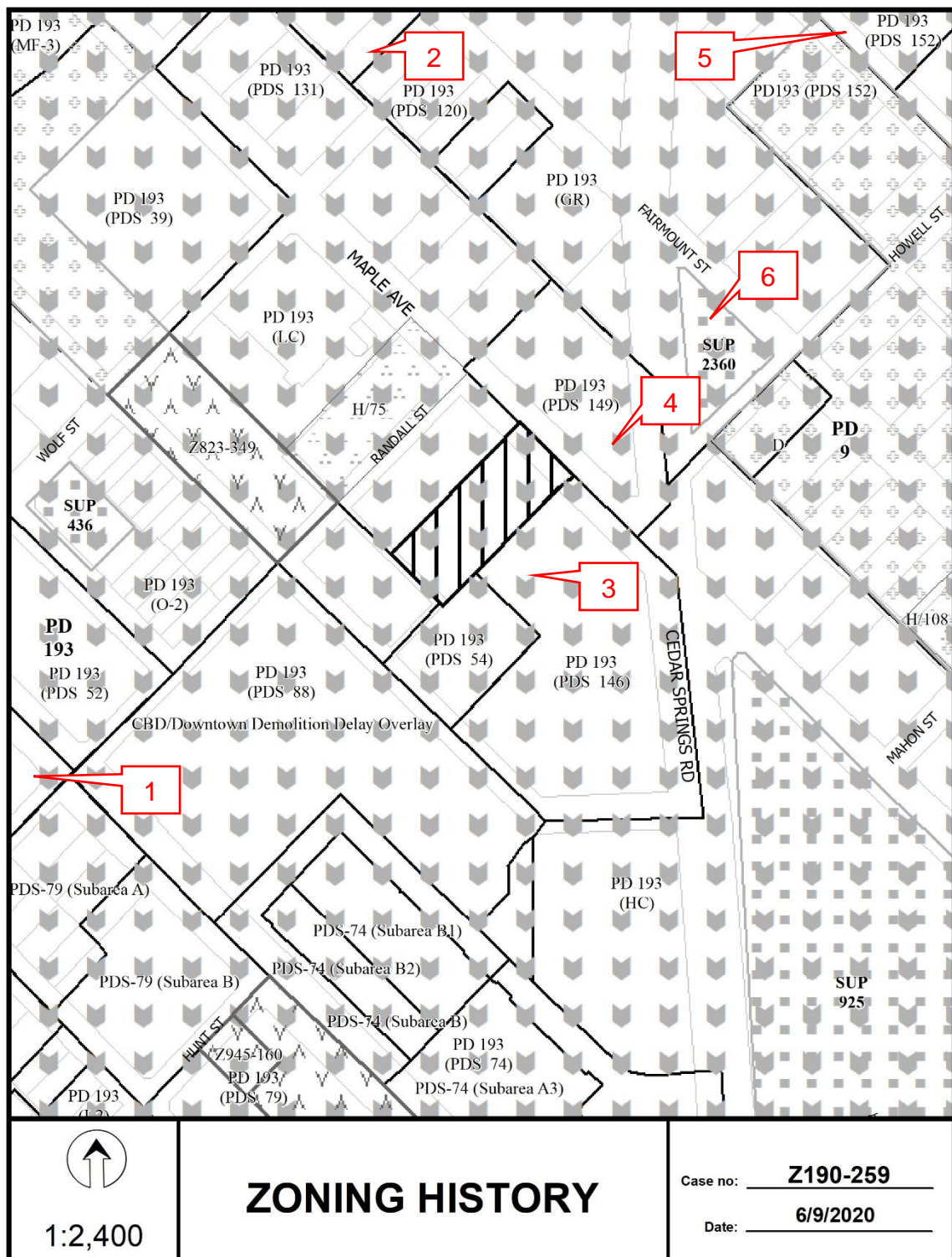
DEVELOPMENT PLAN
2811 Maple Avenue
Dallas, Texas

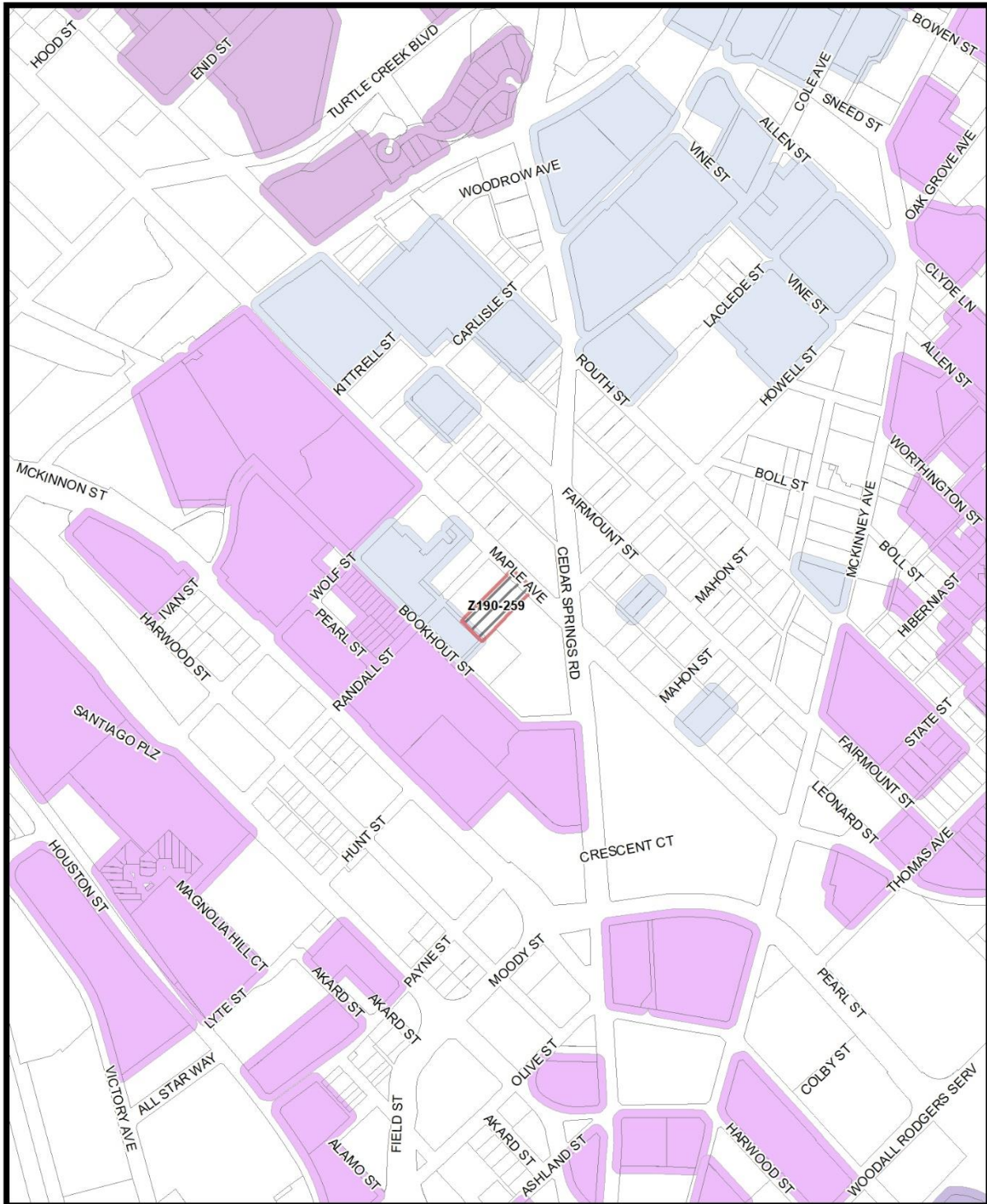
Job # 19059.00 Scale: 1"=20'-0"
Date: 2020-07-17 File Name: 2811 Maple CP-01.dwg
Drawn by: ELD, RFR, RFR, J. Not for regulatory approval, permitting, or construction.











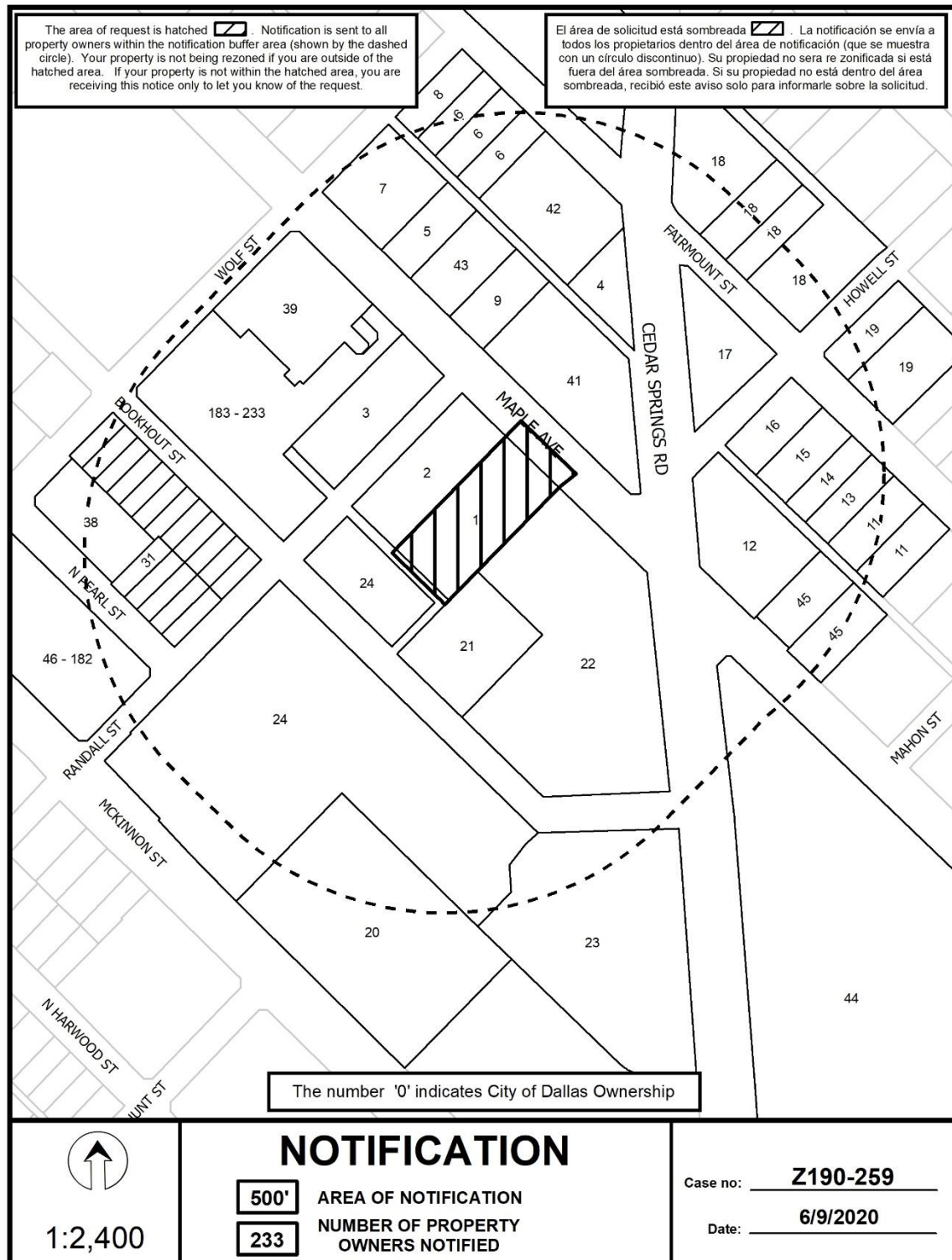
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 6/9/2020



06/08/2020

Notification List of Property Owners***Z190-259******233 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2811 MAPLE AVE	GPIF 2811 MAPLE LLC
2	2817 MAPLE AVE	MAPLE AVENUE HOLDINGS LLC
3	2905 MAPLE AVE	2905 MAPLE LLC
4	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
5	2912 MAPLE AVE	2912 MAPLE LLC
6	2917 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
7	2926 MAPLE AVE	SHIELDS LTD PS
8	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
9	2902 MAPLE AVE	2902 MAPLE LP
10	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
11	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
12	2628 MAPLE AVE	GREENWAY MAPLE LP
13	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
14	2715 FAIRMOUNT ST	KORNYE GEORGE W
15	2719 FAIRMOUNT ST	SHAW EVAN L
16	2723 FAIRMOUNT ST	SHAW EVAN LANE
17	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
18	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
19	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
20	2728 MCKINNON ST	ALTA UPTOWN LLC
21	2840 BOOKHOUT ST	IC DEVELOPMENT XV LP
22	2305 CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
23	2215 CEDAR SPRINGS RD	ASHTON UPTOWN LP
24	2820 MCKINNON ST	CH REALTY VIIKNIGHTVEST MF
25	2925 BOOKHOUT ST	MCCUTCHIN TRACY L
26	2923 BOOKHOUT ST	GROGAN WILLIAM &

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2921 BOOKHOUT ST	SANTINI NOEL
28	2917 BOOKHOUT ST	LEVIEUX JANE STUART
29	2915 BOOKHOUT ST	MORGAN T S
30	2911 BOOKHOUT ST	2911 BOOKHOUT LLC
31	2912 N PEARL ST	CASELLI ASHLEY K
32	2909 BOOKHOUT ST	MCNULTY DIANE S
33	2908 N PEARL ST	SHERRY STEVEN D
34	2906 N PEARL ST	MILES BRANDON
35	2905 BOOKHOUT ST	SASO DAN &
36	2902 N PEARL ST	ONEAL J SCOTT & CAROL
37	2901 BOOKHOUT ST	EPPIG STEPHEN & GLORIA
38	2920 N PEARL ST	HARTNETT PROPERTIES CO
39	2927 MAPLE AVE	CWI DALLAS HOTEL LP
40	2927 MAPLE AVE	DFW DALLAS HOTEL LP
41	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
42	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
43	2906 MAPLE AVE	2906 MAPLE AVE LLC
44	100 CRESCENT CT	CRESCENT TC INVESTORS LP
45	2616 MAPLE AVE	2620 MAPLE OWNER LLC
46	2900 MCKINNON ST	BAIRD JON MARC &
47	2900 MCKINNON ST	POLLOCK HUGH &
48	2900 MCKINNON ST	ROJAS SADIEL
49	2900 MCKINNON ST	DEPA MARYLINE
50	2900 MCKINNON ST	BURDORF BRIAN
51	2900 MCKINNON ST	FARREN SUZANN D
52	2900 MCKINNON ST	JOHNSON LONNIE
53	2900 MCKINNON ST	HARIZ DIANE G & GEORGE M
54	2900 MCKINNON ST	CHOQUETTE ANGELA V
55	2900 MCKINNON ST	INTERNATIONAL CENTER DEV
56	2900 MCKINNON ST	AKINA RENEE A TR &
57	2900 MCKINNON ST	OXFORD ENTERPRISES INC

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2900 MCKINNON ST	BOBBITT CHARLES M
59	2900 MCKINNON ST	BOWDEN BILLY C
60	2900 MCKINNON ST	AZURE501 LLC
61	2900 MCKINNON ST	CRYSTAL PREMIER HOLDINGS LLC
62	2900 MCKINNON ST	LICHTENSTEIN DAVID G
63	2900 MCKINNON ST	GRAVES BLAKE A D
64	2900 MCKINNON ST	HAYWARD GORDON H
65	2900 MCKINNON ST	MOOLJI ALY
66	2900 MCKINNON ST	MALLOY HELEN
67	2900 MCKINNON ST	ROMANO SAMUEL P 2008
68	2900 MCKINNON ST	AM ESTATE LLC
69	2900 MCKINNON ST	FILIPOVIC JIRI
70	2900 MCKINNON ST	HARPER LEONA MARIE
71	2900 MCKINNON ST	GROSCHUP STEPHANIE C &
72	2900 MCKINNON ST	RILEY JESSICA RAE TRUST
73	2900 MCKINNON ST	BISCHOFF OTTO
74	2900 MCKINNON ST	PENG DAVID & JAYNE CECERE
75	2900 MCKINNON ST	HAKIM HALFA & CAMILLE
76	2900 MCKINNON ST	SHAH BIPIN C
77	2900 MCKINNON ST	FRANKEL JEFFREY S
78	2900 MCKINNON ST	FITZGERALD ROBERT L &
79	2900 MCKINNON ST	FRANCOIS SERGE P
80	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
81	2900 MCKINNON ST	HASSOUNI VICKY
82	2900 MCKINNON ST	VALUE GROCERIES INC
83	2900 MCKINNON ST	LE MENER FAMILY TR THE
84	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
85	2900 MCKINNON ST	CARBONNEAU KRISTINA A
86	2900 MCKINNON ST	FERREIRA CLAUDIA CHRISTMANN
87	2900 MCKINNON ST	ABRAMOV BORIS &
88	2900 MCKINNON ST	PORTER JACQUELINE

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2900 MCKINNON ST	BORNO MOUNIR Y &
90	2900 MCKINNON ST	FATOURE ARA
91	2900 MCKINNON ST	MAHARAJ SABITA J
92	2900 MCKINNON ST	ABEL ELIZABETH
93	2900 MCKINNON ST	ROZZELL CHRIS D & ANNE M
94	2900 MCKINNON ST	FEARHEILEY STEVE
95	2900 MCKINNON ST	GERARD YVES
96	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M
97	2900 MCKINNON ST	MUHL BRANDEN BOWEN
98	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
99	2900 MCKINNON ST	LELAH TRACEY
100	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
101	2900 MCKINNON ST	HOOPER ROBERT SCOTT
102	2900 MCKINNON ST	TIGGES GARY
103	2900 MCKINNON ST	KHAN AMIN & SURAIYA
104	2900 MCKINNON ST	GUTIERREZ JAVIER
105	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
106	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC
107	2900 MCKINNON ST	BUTERBAUGH COURTNEY H & SHAWN
108	2900 MCKINNON ST	MOLLOY HELEN
109	2900 MCKINNON ST	HOLLIS EMILY M
110	2900 MCKINNON ST	POINDEXTER ALONZO J &
111	2900 MCKINNON ST	MENSING KEVIN R &
112	2900 MCKINNON ST	GROSSBERG MARK P
113	2900 MCKINNON ST	KELLY JOSEPH J
114	2900 MCKINNON ST	LELAND JANET SWARTZ
115	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
116	2900 MCKINNON ST	CUTLER WILLIAM P
117	2900 MCKINNON ST	LORENTZEN KYLE
118	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
119	2900 MCKINNON ST	HEDRICK GARY R & LEANNE B

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2900 MCKINNON ST	NIR ADI & SHERYL
121	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
122	2900 MCKINNON ST	MARTTER RICHARD P &
123	2900 MCKINNON ST	SCALLA INVESTMENTS LLC
124	2900 MCKINNON ST	ELLEN MARTIN M &
125	2900 MCKINNON ST	NAZNAT LP
126	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
127	2900 MCKINNON ST	NEWELL DANIEL & KATHRYN
128	2900 MCKINNON ST	CHOI ANGE
129	2900 MCKINNON ST	BRAYMAN JONATHAN L &
130	2900 MCKINNON ST	GLADDEN JEFFREY R
131	2900 MCKINNON ST	COUNTER MICHAEL J
132	2900 MCKINNON ST	ROEHM DAVID O
133	2900 MCKINNON ST	TOUNTAS VICTORIA E
134	2900 MCKINNON ST	RICHEY CHRISTOPHER ALAN
135	2900 MCKINNON ST	KIRWAN REVOCABLE LIVING TRUST
136	2900 MCKINNON ST	VICIOSO BELINDA &
137	2900 MCKINNON ST	MONSOUR FAMILY LP
138	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
139	2900 MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
140	2900 MCKINNON ST	TRUONG CHAU
141	2900 MCKINNON ST	BORICK STEVEN J REV TR THE
142	2900 MCKINNON ST	MCKINNON PPTIES LLC
143	2900 MCKINNON ST	GAUTIER ELISE M
144	2900 MCKINNON ST	MACATEE WILLIAM F JR
145	2900 MCKINNON ST	CARR JEFFREY &
146	2900 MCKINNON ST	BOECKMANN ALAN & LISA
147	2900 MCKINNON ST	FURNER JOINT REVOCABLE TRUST
148	2900 MCKINNON ST	LONTOS DEAN J &
149	2900 MCKINNON ST	FLORIN COMPANY LTD
150	2900 MCKINNON ST	YU KUN WON & JAE EUN

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2900 MCKINNON ST	MONTGOMERY MELANIE G
152	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
153	2900 MCKINNON ST	MICHELSSEN JOHN J III
154	2900 MCKINNON ST	HARRIS CYNTHIA H &
155	2900 MCKINNON ST	DAVILA JOSEPH A & CARA L
156	2900 MCKINNON ST	HAKIM HAIFA & CAMILLE
157	2900 MCKINNON ST	LAMBA ANU R & INDU
158	2900 MCKINNON ST	BLOND HEATHER JOY &
159	2900 MCKINNON ST	RIBELIN GLENDA A
160	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
161	2900 MCKINNON ST	LYNCH PETER H
162	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
163	2900 MCKINNON ST	DUWAJI IYAD &
164	2900 MCKINNON ST	GLOBER DEIRDRE DENMAN
165	2900 MCKINNON ST	MCMORRAN MICHAEL &
166	2900 MCKINNON ST	VANDERPOOL NICK III
167	2900 MCKINNON ST	DEWAN MAHBUB & AFREEN
168	2900 MCKINNON ST	CKMC INVESTMENTS
169	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
170	2900 MCKINNON ST	WALGREN ELIZABETH ANNE
171	2900 MCKINNON ST	MATITSINE SERGUEI &
172	2900 MCKINNON ST	LUTER JASON S
173	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
174	2900 MCKINNON ST	FIJOLEK RICHARD M
175	2900 MCKINNON ST	MDC LLC
176	2900 MCKINNON ST	GUTIERREZ JAVIER G
177	2900 MCKINNON ST	AZOULAY MOSHE
178	2900 MCKINNON ST	WISHNICK JOEL & LESLIE
179	2900 MCKINNON ST	RANADE PRASHANT NARAYAN &
180	2900 MCKINNON ST	TROTTER JAMES F
181	2900 MCKINNON ST	MIKLES LEE E & LORI L

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2900 MCKINNON ST	FISCHER CLIFFORD
183	2300 WOLF ST	MORRISON SEAN J
184	2300 WOLF ST	BOWDON KENNETH & BOBBEYE
185	2300 WOLF ST	CREWS KYLE WELDON & ANNE
186	2300 WOLF ST	BROWN JOSHUA M & INETTE S
187	2300 WOLF ST	NICKERSON STEVEN CASH &
188	2300 WOLF ST	NICKERSON STEVEN CASH &
189	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
190	2300 WOLF ST	MICKEY DAWN
191	2300 WOLF ST	WOOD PHILIP R & PEGGY A
192	2300 WOLF ST	LOMA VIVIENDA TEXAS INC
193	2300 WOLF ST	SPEARS RONALD E &
194	2300 WOLF ST	SC WOLF LLC
195	2300 WOLF ST	CARLILE FAMILY 2000 TRUST THE
196	2300 WOLF ST	MWS FINISHED UNITS LLC
197	2300 WOLF ST	PETERSON GALE & ALLAN
198	2300 WOLF ST	BANK OF AMERICA N A TRUSTEE
199	2300 WOLF ST	CORBELLINI LIVING TRUST
200	2300 WOLF ST	GOSS TIM K &
201	2300 WOLF ST	HINOJOSA ELIU M
202	2300 WOLF ST	NICKERSON STONELEIGH INC
203	2300 WOLF ST	GEORGE WILLIAM WILEY
204	2300 WOLF ST	GOTTLIEB PETER R &
205	2300 WOLF ST	MARADI X INC
206	2300 WOLF ST	HARRIS LARRY & RACHEL
207	2300 WOLF ST	PALACIOS ANTONIO &
208	2300 WOLF ST	ELLENBOGEN PAUL H &
209	2300 WOLF ST	COLE JAMES & SHEILA LIVING TRUST
210	2300 WOLF ST	HOLLY MARIA ELENA
211	2300 WOLF ST	WOJNAR MGMT TRUST &
212	2300 WOLF ST	COLE THOMAS B

06/08/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2300 WOLF ST	REDFIELD VANCE & SUSAN
214	2300 WOLF ST	ZOLLARS ROBERT & MARY CATHERINE
215	2300 WOLF ST	BORICUA ENTERPRISES LP
216	2300 WOLF ST	MARTIN TRAVIS R &
217	2300 WOLF ST	BENSYL WILLIAM R &
218	2300 WOLF ST	LUTTRELL D SCOTT LIVING TRUST
219	2300 WOLF ST	TANENBAUM RICHARD I REV TRUST &
220	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
221	2300 WOLF ST	230019A WOLF STREET
222	2300 WOLF ST	DANDRIDGE WILLIAM W &
223	2300 WOLF ST	EAST JOHN WAYNE
224	2300 WOLF ST	ETTER TODD F
225	2300 WOLF ST	MICKEY DAWN
226	2300 WOLF ST	MASSAD GENE F & BARBARA J
227	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
228	2300 WOLF ST	MONTGOMERY WILLIAM A &
229	2300 WOLF ST	CARLISLE RICHARD P &
230	2300 WOLF ST	REGARD BETTY S
231	2300 WOLF ST	REDFIELD VANCE & SUSAN
232	2300 WOLF ST	KUNKLE DAVID &
233	2300 WOLF ST	CARTER LINDA JO

FILE NUMBER: Z190-277(HC/AU)

DATE FILED: June 4, 2020

LOCATION: South line of Bayonne Street, east of Conklin Street.

COUNCIL DISTRICT: 6

MAPSCO: 44 P

SIZE OF REQUEST: ± 8,300 Square Feet

CENSUS TRACT: 43.00

REPRESENTATIVE/

APPLICANT/OWNER: Brian Carrington

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow the development of the site with residential uses under the regulations of the MF-2(A) Multifamily District. The applicant is proposing to develop the property with four dwelling units.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION

- The area of request is comprised of two vacant lots fronting Bayonne Street. The area of request is zoned a TH-3(A) Townhouse District.
- The applicant is intending to build four dwelling units on the two lots under the MF-2(A) Multifamily District regulations. The applicant shared a conceptual plan of his proposed development. Staff informed the applicant that the proposed two dwelling units on each lot with a shared drive would not meet the requirements of the MF-2(A) District regulations. The applicant would like to move forward with the request and will work within the regulations to build on the property.

Zoning History

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

1. **Z190-279:** A request for a new Planned Development District on property zoned an IR Industrial Research and TH-3(A) Townhouse Districts, located on the south terminus of Crossman Avenue, North Winnetka Avenue, and Conklin Street. The case is under review.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW
Bayonne Street	Local Street	50 feet

Traffic

The Engineering Division of the Sustainable Development and Construction 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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is not consistent with the following goals and policies

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the West Dallas District. The land use map recommends the area with the request site to be developed as a transit center, to buffer and transition the light industrial area north of Commerce Street into the single-family residential neighborhoods, north of Singleton Boulevard.

The *Neighborhood Plus Plan*, adopted in 2015, sets policies and a new direction for housing and neighborhood revitalization in Dallas by creating a framework to guide more effective community investment through inter-agency collaboration.

Strategic Goal 5: Expand Homeownership

5.1 Encourage a wider range of well designed and affordable housing types as a response to emerging homeownership.

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

While the proposed zoning change may help achieve some of the goals of the area plans regarding housing supply and diversity, and increased density, the location in the middle of an existing block, the small scale of the proposal, and the impact on the adjacent properties will destabilize the existing development patterns of the block and area.

Surrounding Land Uses

	Zoning	Land Use
Site	TH-3(A)	Undeveloped
North West	TH-3(A)	Undeveloped
South East	TH-3(A)	Single family

Land Use Compatibility

The area of request is comprised of two vacant lots fronting Bayonne Street and is zoned a TH-3(A) Townhouse District.

The applicant is intending to build four dwelling units on the subject site under the MF-2(A) Multifamily District regulations. The request site is surrounded by single-family uses to the east and south. Undeveloped properties are immediately adjacent to the west and north.

The use comparison table includes the categories where differences between the two districts exist. The major difference between the two zoning districts is the residential uses category, the requested MF-2(A) District allows college dormitory, fraternity, or sorority house; group residential facility; residential hotel; and retirement housing uses.

Existing: TH(A)	Proposed: MF-2(A)
<p><u>(D) Institutional and community service uses.</u> Adult day care facility. [SUP] Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [SUP] Convent or monastery. [SUP] Foster home. [SUP] Library, art gallery, or museum. [SUP] Public or private school. [SUP]</p>	<p><u>(D) Institutional and community service uses.</u> Adult day care facility. [SUP] Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. [SUP] Public or private school. [SUP]</p>
<p><u>(I) Residential uses.</u> Duplex. Retirement housing. [SUP] Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] Single family.</p>	<p><u>(I) Residential uses.</u> College dormitory, fraternity, or sorority house. Duplex. Group residential facility. [See Section 51A-4.209(3).] Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] Multifamily. Residential hotel. Retirement housing. Single family.</p>
<p><u>(K) Transportation uses.</u> Private street or alley. [SUP] Transit passenger shelter. Transit passenger station or transfer center. [SUP]</p>	<p><u>(K) Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [SUP]</p>

Development Standards

DISTRICT	SETBACKS		Density	Lot Size	Height	Lot Coverage
	Front	Side/Rear				
Existing: TH-3(A) Single Family	0'	SF: no min D: 5' / 10' Other: 10'/10'	12DU/acre	SF: 2,000sf D: 6,000sf	36' Generates RPS	60% SF 25% Others
Proposed: MF-2(A) Multifamily	15'	SF: no min D: 5'/10' Other: 10'/15'	No max	SF: 1,000 D: 3,000 MF: Studio: 800sf 1bed: 1,000sf 2beds: 1,200sf More: 150sf/each bedroom	36' RPS applies Generates RPS	Res: 60% Non-r: 50%

Overall, the most significant changes in development rights would include changing the site to primarily multifamily residential land uses, decreasing the minimum lot size for single family or duplex uses, and adding a front yard setback. Per the MF-2(A) District lot size to residential type standards, staff approximates that the site could be developed with maximum eight single family units, maximum two duplex units, and between six and ten multifamily units, depending on the unit mix. The applicant is proposing to develop the two lots with more than one dwelling unit, hence the zoning change request.

The Development Code specifies that 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. Therefore, the proposed district would change the required front yard for all properties in the blockface from zero to 15 feet.

The residential proximity slope is a plane projected upward and outward from single family and multifamily districts. Specifically, the slope is projected from the line formed by the intersection of:

- (1) the vertical plane extending through the boundary line of the site of origination; and
- (2) the grade of the restricted building or structure.

The angle and extent of projection of the residential proximity slope depends on the zoning category of the site of origination. For single family districts the angle is 18.4° (1 to 3 slope) and projects infinitely.

In an MF-2(A) District any portion of a structure over 26 feet in height may not be located above a residential proximity slope originating in a TH(A) District. Except for chimneys, some structures may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project

through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Considering the dimensions of the area of request, the height on the majority of the site will be limited to 26 feet by the RPS.

After review of the existing lot layout and development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff cannot support the request for the MF-2(A) District. The proposed zoning change would alter the development rights of the surrounding properties and is not consistent with the development of the area.

Parking

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

The code requires:

- For duplex uses, two spaces per dwelling unit,
- For multifamily development, 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. No additional parking is required for accessory uses that are limited principally to residents, and
- For single family uses, two spaces if in a district different than R-7.5(A), R-5(A), and TH.

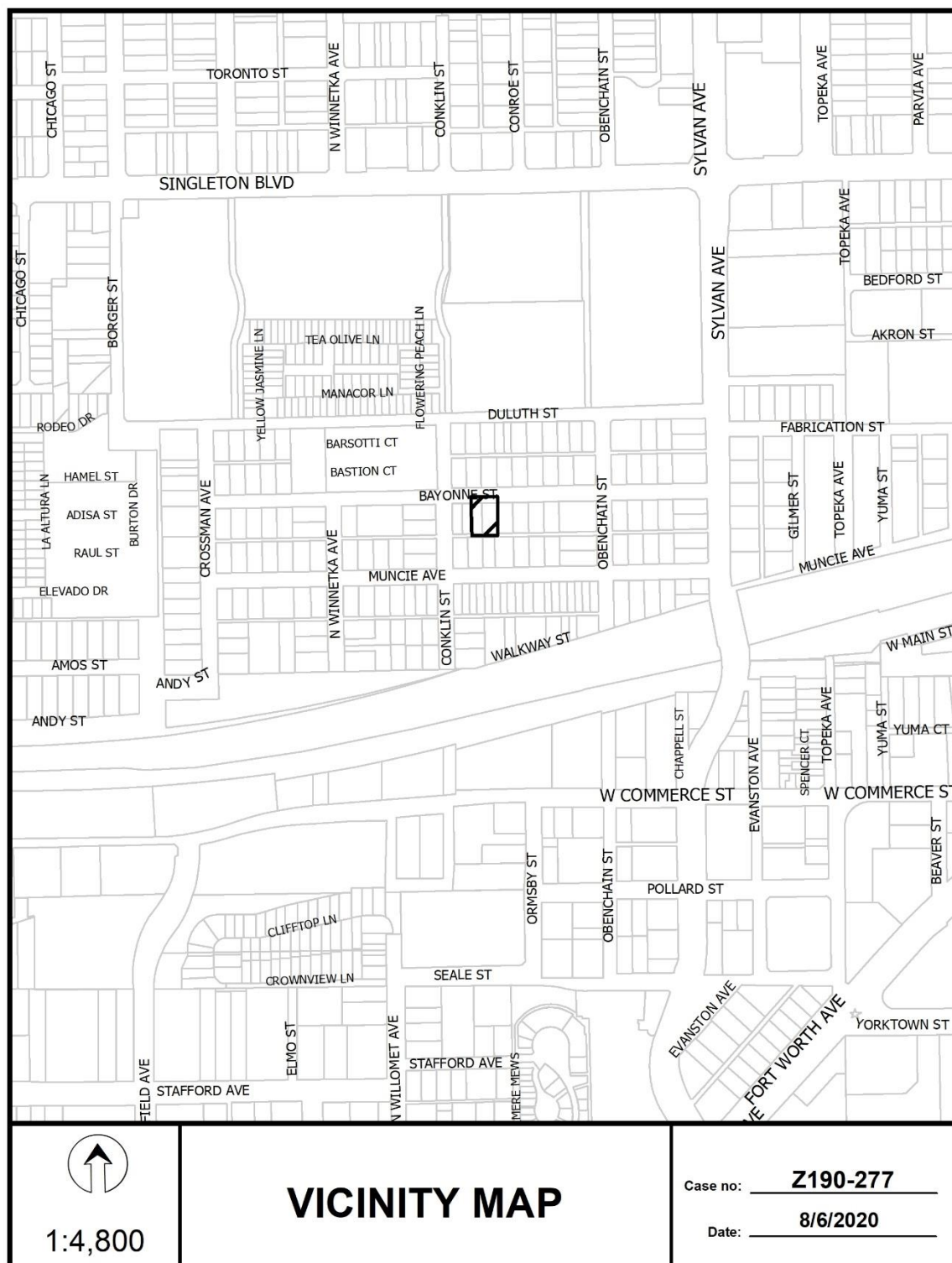
Landscaping

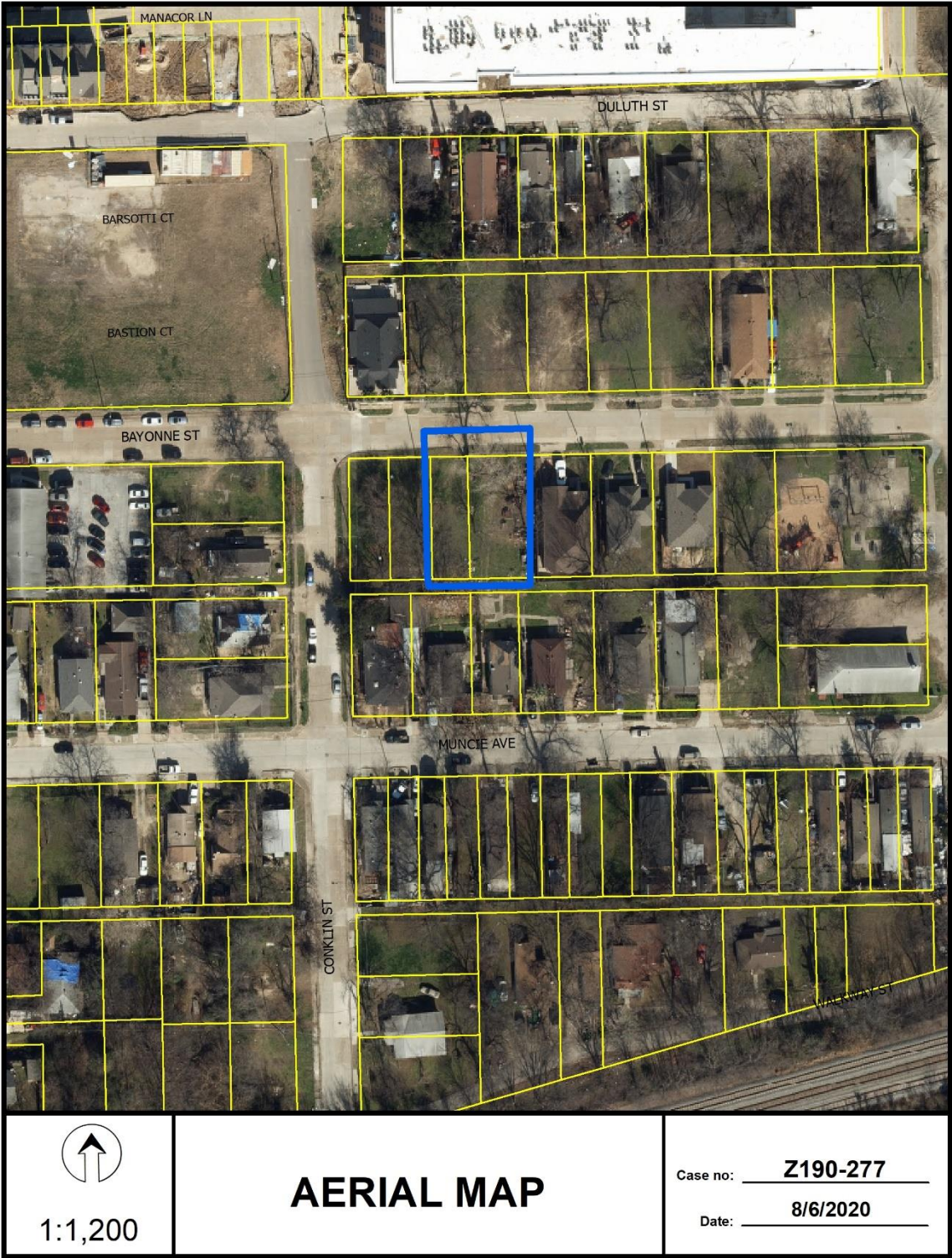
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

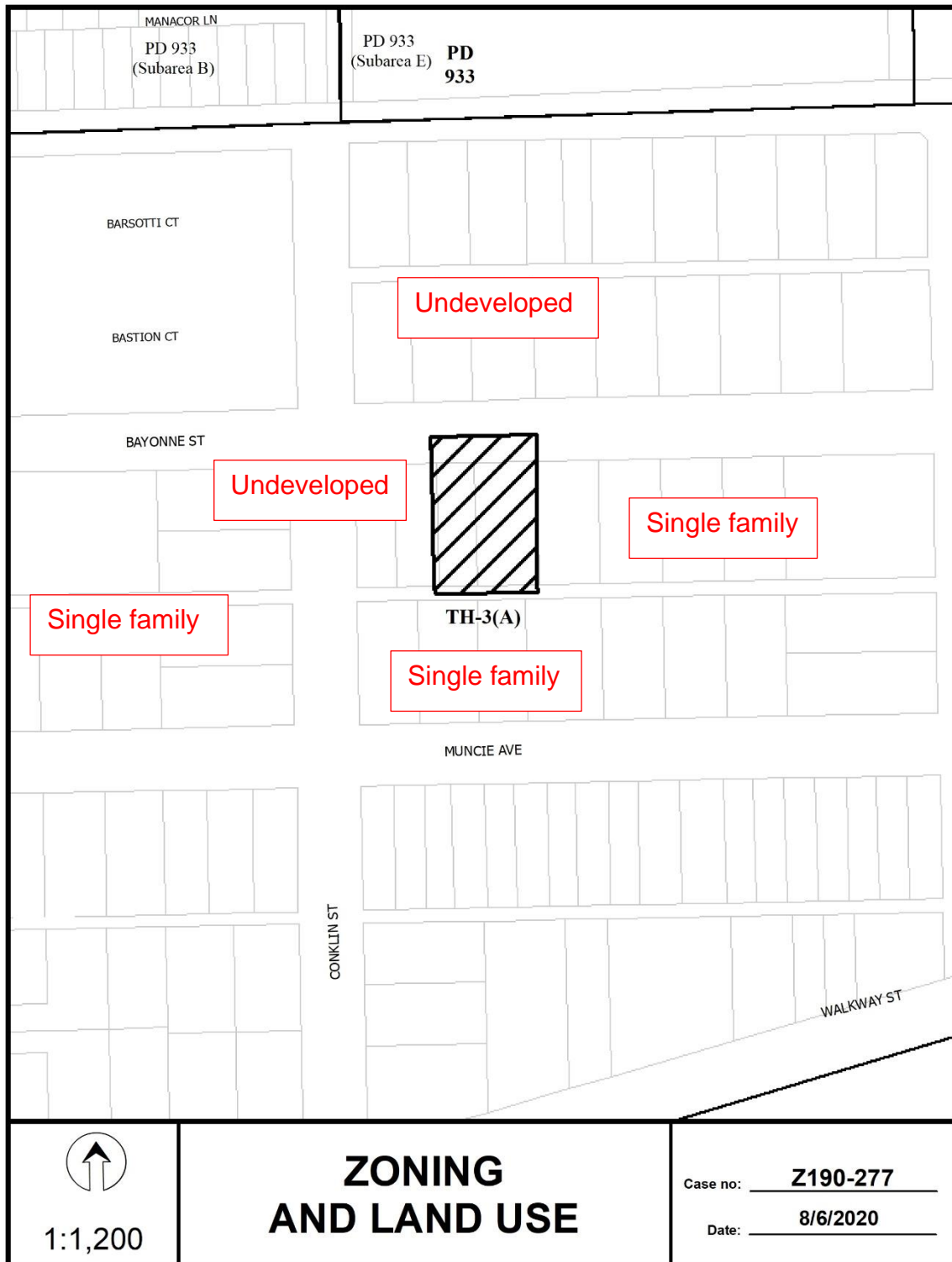
Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 request site is located within an "E" MVA cluster.

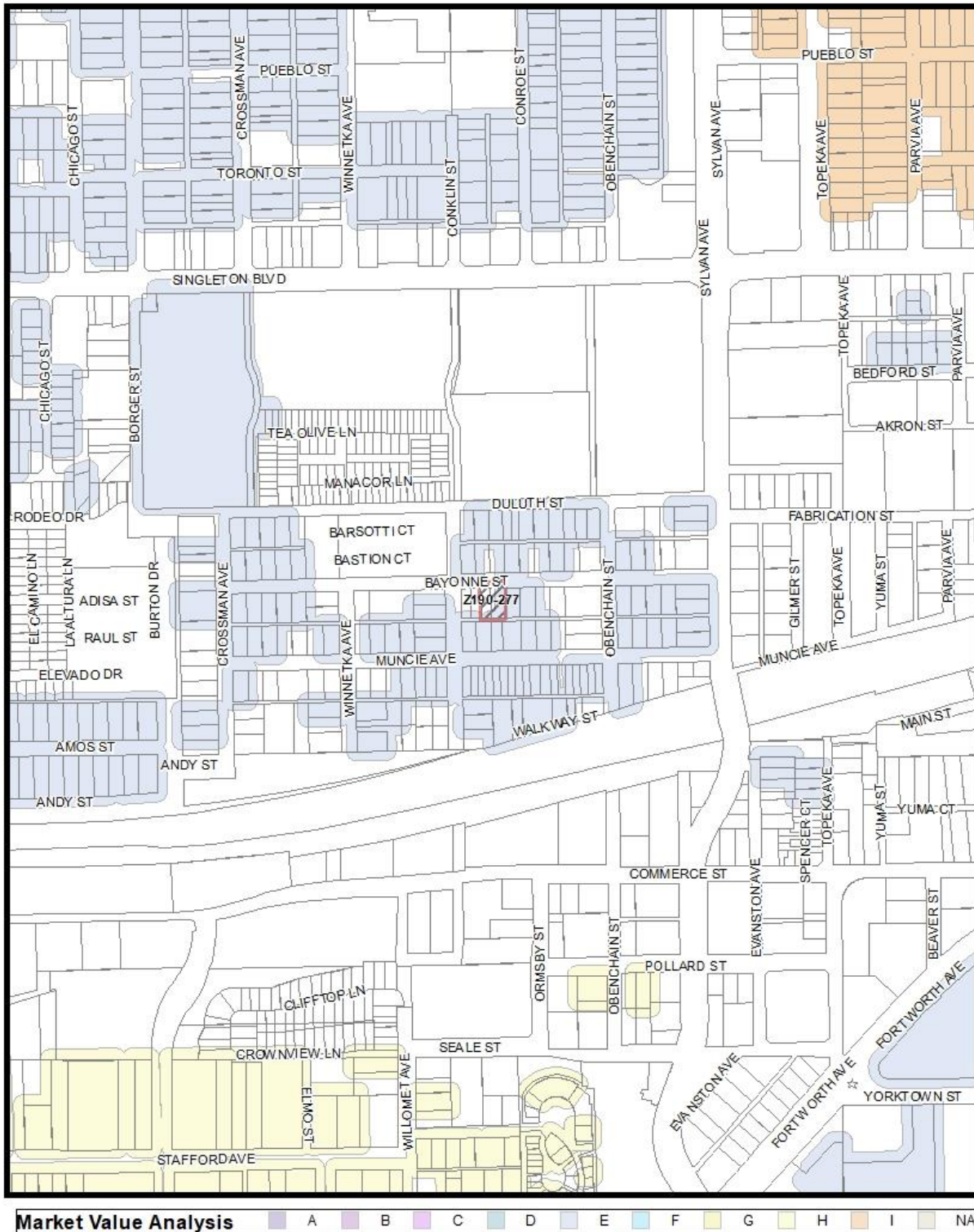
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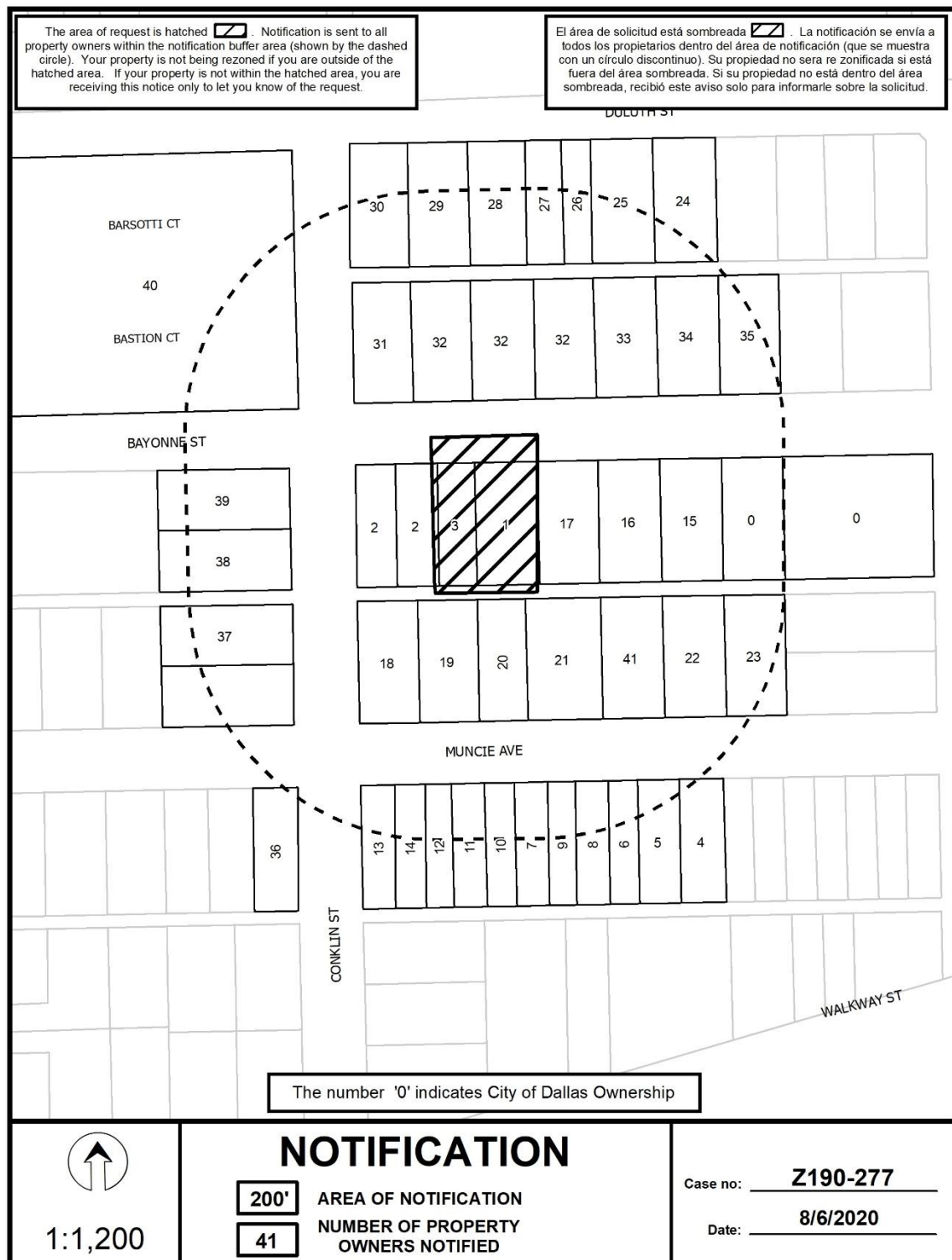












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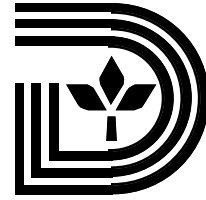
Notification List of Property Owners***Z190-277******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	928 BAYONNE ST	HOLMAN EVELYN LAVERN &
2	934 BAYONNE ST	BAYONNE CAPITAL LLC
3	932 BAYONNE ST	HENRY COLQUITT
4	914 MUNCIE AVE	SMITH LILLIE M
5	916 MUNCIE AVE	HERNANDEZ GELACIO
6	920 MUNCIE AVE	WEBB LAWRENCE ET AL
7	926 MUNCIE AVE	MICHEAUX OSCAR
8	922 MUNCIE AVE	WEBB LAWRENCE H ET AL
9	924 MUNCIE AVE	ANGELES ENRIQUE SUAREZ &
10	928 MUNCIE AVE	WACHE LLC
11	930 MUNCIE AVE	ROBIN WILLIAM
12	932 MUNCIE AVE	ARANDA PEDRO A & JOSEFINA
13	936 MUNCIE AVE	ALVARADO PORFIRIO &
14	934 MUNCIE AVE	GARCIA DANIEL JR
15	916 BAYONNE ST	PEREZ MARGARITA
16	918 BAYONNE ST	DAVIS JIMMY VERNELL
17	922 BAYONNE ST	GENCO ELISA &
18	941 MUNCIE AVE	ALVARADO PORFRIO &
19	937 MUNCIE AVE	CC & GB PROPERTIES LLC
20	931 MUNCIE AVE	STAMATINA HOLDINGS LLC
21	927 MUNCIE AVE	KHURSHUDIAN ELLEN
22	915 MUNCIE AVE	BERNAL ENRIQUE & ELVIRA
23	913 MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
24	914 DULUTH ST	HOUSTON DOROTHY
25	918 DULUTH ST	CASTRO DANIEL
26	922 DULUTH ST	ROGERS GUADALUPE EST OF

08/06/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	924 DULUTH ST	MALDONADO ANTONIO & MARIA
28	926 DULUTH ST	YBARRA CARLOS &
29	934 DULUTH ST	JULIAN GONZALES JR
30	2614 CONKLIN ST	CARRION CROW HOLDINGS LLC
31	939 BAYONNE ST	DAVIS KATHY DINH
32	935 BAYONNE ST	HMK LTD
33	921 BAYONNE ST	CAMPBELL YVONNE WOODARD &
34	917 BAYONNE ST	BROWN GLORIA DEAN &
35	911 BAYONNE ST	SANCHEZ JUAN
36	1000 MUNCIE AVE	RIVERA ANDRES GOMEZ LIFE ESTATE
37	2507 CONKLIN ST	PIERCE MARY
38	2511 CONKLIN ST	ALVARADO PORFIRIO & ESMERALDA
39	1002 BAYONNE ST	ADVISORY PARTNERS LP
40	1000 BAYONNE ST	GRBK EDGEWOOD LLC
41	919 MUNCIE AVE	WILSON BERETTA &

Memorandum



CITY OF DALLAS

DATE August 27, 2020

TO Tony Shidid, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Rules of Procedure – Proposed Revisions

The City Plan Commission Rules Committee met six times (June 11, June 25, July 7, July 17, July 27, and August 4) to review proposals to amend the CPC Rules of Procedure. The Committee recommends changes to add a new standing committee, the Comprehensive Land Use Plan (CLUP) Committee, and dissolve two existing committees made redundant by the new committee.

The proposed CLUP committee will provide oversight and guidance for developing or updating the citywide comprehensive land use plan and area-based land use plans, to facilitate their passage and implementation, and to monitor their progress. The CLUP committee will cause two standing committees to be redundant, the Urban Design Advisory Committee (UDAC) and the Trinity River Committee.

The attached document shows the proposed rule changes establishing the CLUP. Action to delete the UDAC and Trinity River Committee is needed by the Commission.

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A handwritten signature in black ink that reads "Neva Dean". The signature is written in a cursive, flowing style.

Neva Dean, Assistant Director
Current Planning Division
Sustainable Development and Construction

Rules Committee action:

August 4, 2020

Motion: **Approve** the revised Rules of Procedure creating the Comprehensive Land Use Plan Committee (CLUP) with the changes discussed at the meeting.

Maker: MacGregor

Second: Carpenter

Passed: 3 to 0

For: Murphy, Carpenter, MacGregor

CITY PLAN COMMISSION RULES OF PROCEDURE

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SECTION 1. INTERPRETATION.

- (a) The powers and duties of the commission are outlined in Chapter XV, Sections 3 and 4 of the City of Dallas Charter and Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (b) Words used in the present tense include the future tense.
- (c) Words in the singular include the plural, and words in the plural include the singular.
- (d) These rules apply to all committees of the commission, except where the context clearly indicates otherwise.

SECTION 2. DEFINITIONS.

- (a) "BRIEFING" means the scheduled portion of the commission's meeting at which information is given to the commission regarding items scheduled for consideration by the commission.
- (b) "COMMISSION" means the city plan and zoning commission as described in Chapter XV, Sections 3 and 4 of the City of Dallas Charter, and in Section 51A-3.101 of the Dallas Development Code, as amended. [Dallas City Charter Chapter XV, Sections 3 and 4; Dallas Development Code §51A-3.101]
- (c) "CHAIR" means the presiding officer of the commission unless the context clearly indicates otherwise. [Dallas City Code §8-1(2)]
- (d) "DIRECTOR" means the director of the department of development services, or the director's designee.
- (e) "INSPECTION TRIP" means the scheduled site inspection for items on the commission's agenda.
- (f) "MEETING" means a regular or special meeting of the commission and includes all briefings and the inspection trip.
- (g) "MEMBER" means a duly appointed member of the commission. [Dallas City Code §8-1(4)]
- (h) "SIGNIFICANT CHANGE" means a change to a zoning application that results in any of the following:
 - (1) an increase in the maximum number of dwelling units per acre or per lot.

- (2) an increase in maximum structure height.
- (3) an increase in the maximum floor area ratio.
- (4) an increase or decrease in building setbacks.
- (5) an increase in maximum lot coverage.
- (6) an increase or decrease in the landscaped area.
- (7) an increase or decrease in the number of required parking spaces.

SECTION 3. OFFICERS.

(a) Chair.

- (1) The chair, when present, shall preside at all meetings. In the absence of the chair, the vice-chair shall exercise the powers of the chair. If the chair ceases to preside during a meeting, and no vice-chair is available, the chair may, subject to the approval of the commission, appoint a temporary chair. The first adjournment puts an end to this appointment. [Dallas City Code §8-9(a)]
- (2) In the absence of the chair and vice-chair, the commission shall elect a temporary chair. The election does not survive the meeting in which it is made. [Dallas City Code §8-9(a) and (c)]
- (3) A temporary chair may be removed by a two-thirds vote of the commission. If the temporary chair is removed, the members must elect a new temporary chair. This election does not survive the meeting in which it is made.
- (4) The chair shall rule on points of order and procedures that are brought up in meetings. A member may appeal to the commission from a ruling of the chair. If the appeal is seconded, the member making the appeal may briefly state reasons for the appeal and the chair may briefly explain the ruling, but there may be no debate on the appeal, and no other member may participate in the discussion. The chair shall then put the question, "Shall the decision of the chair be sustained?" If a majority of the members present vote "Aye," the ruling of the chair is sustained; otherwise it is overruled. [Dallas City Code §8-9(b) and §8-15]
- (5) The chair must be referred to as Mr. or Madam chair. [Dallas City Code §8-1(2) and §8-9(d)]
- (6) The chair shall preserve order and decorum and shall appoint a sergeant-at-arms and a deputy to enforce compliance with the Dallas City Code and these rules. The chair shall take such disciplinary actions as may be necessary to insure that decorum is preserved at all times. [Dallas City Code §8-10]

- (7) The chair shall state all questions submitted for a vote, call for an affirmative and negative vote, and announce the result. A roll call vote must be taken when requested by a member. [Dallas City Code §8–11]
- (b) Vice-chair. In the absence of the chair, the vice-chair shall preside and fulfill all the duties of the chair. [Dallas City Code §8-9(a)]
- (c) Commission secretary.
 - (1) The commission secretary shall be generally responsible for the clerical work of the commission, under the direction and supervision of the director. The commission secretary shall:
 - (A) keep the minutes of all meetings and proceedings showing the vote of each member, insuring that the minutes are filed with the city secretary's office within the time required by the commission rules;
 - (B) maintain the original audio and video tape recording of all meetings;
 - (C) prepare the agendas to be distributed to the members and type letters and memoranda requested by the commission; and
 - (D) inform members of meetings.

SECTION 4. MOTIONS.

- (a) Equal right to make motions. All members have an equal right to make a motion on any item before the commission.
- (b) Holding motions. When recognized by the chair, a member may state a readiness to make a motion. It is the privilege of the chair, if the chair thinks debate is not ended, to ask the member to hold the motion. The member may defer to the chair's request or make the motion. If the member defers to the request, the chair must return to that member prior to accepting a motion from any other member.
- (c) Reconsideration.
 - (1) Unless the city council refers an item back to the commission, a motion to reconsider is the exclusive method by which an item can again be brought before the commission after a final vote has been taken.
 - (2) A motion to reconsider may not be made later than the next meeting.
 - (3) A motion to reconsider can only be made by a member who voted with the prevailing side.

- (4) A motion to reconsider can be seconded by any member.
- (5) An item may not be twice reconsidered, except by unanimous consent of the commission.
- (6) The motion to reconsider must be on an agenda that is publicly posted. In order to reconsider the action in the same meeting at which the motion to reconsider is made, the subject matter of the reconsideration must be on the agenda that is publicly posted.
- (7) A motion to reconsider may be placed on the agenda using the procedure outlined in Section 5(b).
- (8) Once an action reaches the floor of the city council, the commission may not change it. Once an action can no longer be changed by the commission, it may not be reconsidered.
- (9) Except as provided in Section 51A-4.701(d) of the Dallas Development Code, after a request for a change in a zoning district classification or boundary has been finally voted on and all possibilities of reconsideration have been exhausted, no further applications may be considered for that property for two years from the date of the final decision. [Dallas Development Code §51A-4.701(d)]
- (10) An item referred back to the commission by the city council is a new item.

SECTION 5. MEETING PROCEDURE.

- (a) Items taken in order. The items on the agenda must be acted upon in the order in which they appear, except upon majority vote of the commission.
- (b) Agenda.
 - (1) Members may have an item placed on the agenda if the request is in writing and provided to the assistant director or the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the members want the item considered.
 - Consideration of the authorization of a public hearing may be placed on the agenda if the request is signed by three members.
 - A motion to reconsider may be placed on the agenda if the request is signed by one member.
 - Any other item may be placed on the agenda if the request is signed by five members.

An item must be placed on the agenda within 30 days after delivering the request to the assistant director or commission secretary.

- (2) Notice of all special and regular meetings of the commission must be published in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551; Dallas City Code §8-6(c) and §8-7]
- (c) Calendar.
- (1) The commission shall adopt a calendar of meeting times and events on a regular basis. This calendar should cover no less than a 90-day period from the date it is adopted.
- (2) The chair may call special meetings at any time. The chair shall call a special meeting upon the written request of one-third of the members. [Dallas City Code §8-3]
- (d) Discussion of motion.
- (1) The chair shall require members to limit discussion to the question under consideration. [Dallas City Code §8-10 and §8-13]
- (2) All discussion must be addressed to the chair and not to individual members.
- (3) No member may speak more than once upon any one item until every other member choosing to speak on the item has spoken, and no member may speak more than twice upon any one item, nor for longer than five minutes each time, without a two-thirds vote of the members present. The ten minute limitation includes time expended by the member on discussion and debate. [Dallas City Code §8-16]
- (4) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-15]
- (5) No member may address the chair or demand the floor while a vote is being taken. [Dallas City Code §8-13]
- (e) Intermissions. Intermissions may be taken at regular intervals during meetings. The chair shall announce the length of the intermission. Members must promptly return to the meeting room after the intermission.
- (f) Public nature of meetings.

- (1) All hearings of the commission are open to the public unless pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. [Texas Government Code Chapter 551; Dallas Development Code §51A-3.101(d)(1); Dallas City Code §8-6(a) and §8-25(a)]
 - (2) Meetings are held every Thursday in the city council chambers at 1:30 p.m., or as often, and at another time and place, as the chair or commission may determine.
- (g) Closed public hearings. A person may not address the commission after the public hearing has been closed unless the public hearing is renotified.
- (h) Citizen speakers.
- (1) After an item is called, no person may speak for more than five minutes. Those persons wanting the Commission to approve the application shall speak first. The applicant has the right to be the first speaker. After each person has finished speaking, any member may question the speaker. [the applicant will have a total of 15 minutes to address the commission, including rebuttal time, and the opposition will have a total of 15 minutes to address the commission. The applicant may reserve its entire time for rebuttal.] Time spent asking and responding to questions of members is not included in these time limits.
 - (2) In the case of a commission or city council authorized hearing, there is no rebuttal time. Proponents of the proposed zoning will have a total of five minutes per person to address the commission and opponents will have a total of five minutes per person to address the commission.
 - (3) In the case of a quasi-judicial appeal, such as an appeal from the landmark commission or an appeal of an apportionment determination, the appellant and the city will have a total of five minutes to address the commission. Each member of the public wishing to address the commission on the subject of the appeal may speak for five minutes following the presentations of the appellant and the city.
 - (4) The commission may extend the time for citizen speakers by a majority vote of the members present.
- (i) Uncontested cases. The commission secretary may place items that are recommended for approval by city staff on an uncontested agenda. When the planning department representative calls the uncontested agenda, the representative shall state the item number, the applicant, the location, the nature of the item, and the staff recommendation. An item on the uncontested agenda must be considered individually as a regular agenda item if there is anyone present to speak in opposition of staff's recommendation or a member so requests. Any items remaining on the uncontested agenda must be approved as a group without the need for testimony from the applicant.

- (j) Action of the commission. Each item must be decided upon its own merits and upon the circumstances of the item, and therefore no action of the commission sets a precedent for another item.
- (k) Public records. The decisions and official records of the commission are public records except as provided by the Texas Open Records Act. [Texas Government Code Chapter 552; Dallas Development Code §51A-3.101(d)(2); Dallas City Code §8-6(a)]
- (l) Quorum. At the beginning of each regular or special meeting, the chair shall determine whether a quorum exists. A quorum exists when there are physically present a simple majority of the members officially appointed to the commission, regardless of the total number of members actually provided for the commission, except that a quorum may not be fewer than six members. If a quorum does not exist 30 minutes after the time for which the meeting was called, the chair shall adjourn the meeting and either re-schedule the meeting at its next regular time or call a special meeting, depending on the circumstances. [Dallas City Code §8-4]
- (m) When zoning cases shall be held.
 - (1) Except as otherwise provided in this subsection, the commission shall hold a zoning case under advisement for at least two meetings if the applicant requests any of the following changes to a zoning application after staff has finalized the case report:
 - (A) a request for a zoning district classification that neither the applicant, staff, or a member had proposed beforehand.
 - (B) a request for a significant change.
 - (C) a request for any other changes that the commission finds individually or collectively, alter the fundamental character of the proposal, or that significantly affect the impact of the proposal on adjacent properties or on area transportation facilities.
 - (2) The requirement in Subsection (m)(1)(B) does not apply if the commission determines by a majority vote that the impact of the proposed change in the commission's judgement is *de minimus* in nature.
 - (3) The requirement in Subsection (m)(1)(B) does not apply if the commission determines by a majority vote to deny the application.

SECTION 6. CANCELLATION OF SCHEDULED MEETING.

- (a) The chair may, in inclement weather, cancel a meeting if the chair notifies the director by 10:00 a.m. the morning of the meeting.
- (b) Upon receipt of notification of cancellation, the director shall immediately:

- (1) notify all members, applicants or their representatives, and any other person the director deems necessary to be notified of the cancellation of the meeting; and
- (2) post a notice of the cancellation with the posted agenda in all entrances to the city council chambers.

SECTION 7. CONDUCT OF MEMBERS.

- (a) The commission is governed by the rules of procedure and decorum for city commissions in Chapter 8 of the Dallas City Code, as amended. [Dallas City Code Chapter 8]
- (b) While in the meeting room, members shall:
 - (1) not use telephones;
 - (2) refrain from reading materials not pertinent to business of the commission; and
 - (3) refrain from any other activity that could divert their attention or that of other members from the matters before the commission.
- (c) A member temporarily absent from a meeting shall return to the meeting as soon as possible.
- (d) A member prevented from voting on a matter for reasons of a conflict of interest shall:
 - (1) refrain from further participation in the item;
 - (2) refrain from discussing the matter at any time with any other member of the commission or any other body that will consider the item;
 - (3) leave the room during debate and hearing;
 - (4) refrain from voting on the item; and
 - (5) file the appropriate disclosure form with the city secretary through the commission secretary before a vote or decision on the item. [Texas Local Government Code §212.017(d); Texas Local Government Code §171.004; Dallas City Code §8-14; Dallas City Code §12A-3]
- (e) Members desiring to speak shall address the chair. When recognized by the chair, a member shall confine remarks to the question under debate, avoid personalities and indecorous language, and refrain from impugning the motives of other members' argument or vote. [Dallas City Code §§8-13 and 8-22(b)]

- (f) Members shall maintain the confidentiality of any file, record, or other data that pertains to a land purchase, security, personnel, or legal matter. [Dallas City Code §8-14.1(a); Dallas City Code §12A-6(b)]
- (g) The right of a member to address the commission on a question of personal privilege is limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned. [Dallas City Code §8-19]
- (h) During meetings, members shall preserve order and decorum and shall neither, by conversation or otherwise, delay nor interrupt the proceedings nor refuse to obey the orders of the chair or the rules of the commission. [Dallas City Code §8-22(a)]
- (i) A member, once recognized by the chair, may not be interrupted while speaking unless called to order by the chair or a point of order is raised by another member. If a member is called to order while speaking, the member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member may proceed. If ruled to be not in order, the member shall remain silent or shall alter the remarks so as to comply with rules of the commission. [Dallas City Code §8-22(c)]
- (j) All members shall accord the utmost courtesy to each other, to city employees, and to members of the public appearing before the commission and shall refrain at all times from rude and derogatory remarks, reflection as to integrity, abusive comments, and statements as to motives and personalities. [Dallas City Code §8-22(d)]
- (k) Members shall confine their questions and remarks to the issues before the commission. [Dallas City Code §8-22(e)]
- (l) All recommendations, resolutions, reports, and findings of the commission must be submitted through established administrative procedures within the city to the appropriate city department or the city council. In no event may the members of the commission, either individually or as a commission, circumvent the administrative procedure through which such information is to pass. If no action is taken, or the resolution or suggestion is not properly passed to the city council or appropriate city officials, then, upon motion duly made, seconded, and passed by a majority of the members, the chair shall make known the wishes of the commission to the city council or appropriate city official. [Dallas City Code §8-26(a)]
- (m) Unless approved by the city council, members, either individually or as a commission, shall not present commission recommendations, resolutions, reports, or findings to persons or agencies outside the city organization except in the ordinary course of official commission meetings. [Dallas City Code §8-26(b)]
- (n) Under no circumstances shall members interfere in any manner with the employees who work with the commission. Members shall make their wishes known to the director, who shall handle the matter with the employees. [Dallas City Code §8-27]
- (o) If the city attorney has rendered a legal opinion regarding the commission's powers, duties, or responsibilities, the commission shall conform its actions with the legal

opinion unless the legal opinion conflicts with a decision by a court of competent jurisdiction. [Dallas City Code §8-28]

SECTION 8. EXECUTIVE SESSIONS. [Texas Government Code Chapter 551; Dallas City Code §8-6]

- (a) The commission may remove itself from an open meeting by moving to go into an executive session. Only matters authorized under the Texas Open Meetings Act may be discussed in executive session.
- (b) All communication in an executive session is privileged information. The privilege can only be waived by a member by formal waiver. Members are cautioned that discussing the privileged communication with the public, the media, or any other person not privy to the executive session may damage or waive the privilege.
- (c) The commission may only hold an executive session when:
 - (1) seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act;
 - (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;
 - (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;
 - (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;
 - (5) deliberating the deployment, or specific occasions for implementation, of security personnel or devices; or
 - (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. [Texas Government Code Chapter 551, Subchapter D]
- (d) A motion to go into an executive session must be seconded and requires a majority vote. If the motion passes, the commission shall follow the following procedure:

- (1) The chair shall announce that the commission is going into an executive session, identifying the section of the Texas Open Meetings Act under which the executive session is held.
- (2) The chair shall announce the date and time.
- (3) Members shall move quickly to the location of the executive session with no discussion among themselves or with members of the public or media.
- (4) The chair shall announce the date and time at the beginning of the executive session.
- (5) The executive session must be tape recorded.
- (6) The chair shall announce the date and time at the end of the executive session.
- (7) After the executive session, members shall return quickly to the meeting room with no discussion among themselves or with members of the public or media.
- (8) The chair shall announce the date and time when the commission resumes the open meeting. [Texas Government Code Chapter 551, Subchapter E; Dallas City Code §8-6(b)]

SECTION 9. ATTENDANCE.

- (a) All members shall comply with the attendance rules set forth in Chapter XXIV, Section 17, of the City of Dallas Charter and Chapter 8 of the Dallas City Code, as amended.
- (b) Members may not be excused from attendance at a meeting unless for medical reasons certified to by a physician or unless excused by the commission and the city council. [Dallas City Charter Chapter XXIV, §17; Dallas City Code §8-20(a)]
- (c) A member who certifies visiting one or more, but not all, of the scheduled sites visited by the inspection trip is absent for the purpose of the attendance rules. A member will be counted absent unless the member attends both the inspection trip and the meeting, or the member represents that a personal inspection has been made of each location visited by the inspection trip and attends the meeting. A member can certify inspection trip attendance by submitting a "Personal Inspection of Sites" form to the commission secretary. [Dallas City Code §8-20.1]
- (d) A member may not leave a meeting without acknowledgment by the chair. A member who leaves a meeting after the commission has been duly called to order and is absent for the remainder of the meeting, without first obtaining the consent of the chair, will be charged with an unexcused absence for that meeting. The consent of the chair may be given only in an emergency beyond the control of the member that requires the member to leave the meeting. [Dallas City Code §8-21]

- (e) A member absent from the meeting room because of a conflict of interest is not absent for purposes of the attendance rules.

SECTION 10. VOTING AND VOTING QUALIFICATIONS.

- (a) Every member present when a question is put shall vote either “yes” or “no,” unless the member is prevented from voting because of a conflict of interest. [Dallas City Code §8-17; Dallas Development Code §51A-3.101(b)]
- (b) A member who is absent from the meeting during a vote and returns to or arrives at the meeting before adjournment shall, upon returning or arriving, vote on every question for the record unless prevented from voting by a conflict of interest. A member recorded present during a meeting who does not vote and who is not prevented from voting by a conflict of interest, will be recorded as having voted in the affirmative, unless the member has obtained the consent of the chair to leave the meeting and is absent for the remainder of the meeting. [Dallas City Code §8-17]
- (c) Whenever a vote is taken on an item, the chair shall call out the votes of each member in favor and each member in opposition, and shall announce the result. Members may not explain their votes during the voting. [Dallas City Code §8-18]
- (d) A member not present on the inspection trip may vote only on the items the member has personally inspected or the items not visited by the inspection trip.
- (e) Once cast and called out, no vote may be changed except through a reconsideration. Votes called out in error must be corrected immediately on the public record. Votes registered improperly in the minutes may be corrected by the procedure set forth in Section 11.

SECTION 11. MINUTES.

- (a) Within five days after any meeting, the commission secretary shall submit a list of members absent and a draft of the minutes to the city secretary. [Dallas City Code §8-8]
- (b) The draft of the minutes must be distributed to the commission not later than its next regular meeting.
- (c) Corrections to the minutes may be submitted to the commission secretary at any time up until the second regular meeting after the meeting at which the draft was distributed.
 - (1) Unless the corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall incorporate the changes.
 - (2) If corrections address changes in the registration of votes or changes in the wording of a motion, the commission secretary shall prepare the portion of the

official record relied on in the preparation of the draft and present it to the commission. The commission shall vote, after hearing the record, whether to accept the correction as submitted, modify the correction, or let the minutes stand.

- (d) The approved minutes must be filed in the office of the city secretary within five days after the meeting at which the minutes were finally approved. [Dallas City Code §8-8]

SECTION 12. ENFORCEMENT.

- (a) The chair shall have members removed from the meeting for failure to comply with decisions of the chair or continued violations of the rules of the commission. If the chair fails to act, any member may move to require the chair to enforce the rules, and the affirmative vote of a majority of the commission will require the chair to act. [Dallas City Code §8-22(f)]
- (b) The chair shall have a member of the public making personal, impertinent, or slanderous remarks, or who becomes boisterous while attending a commission meeting, removed from the room. The chair shall not permit unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations, and shall have offenders removed from the room. The chair shall bar the person removed from attendance for the balance of the meeting. Aggravated cases will be prosecuted on appropriate complaint signed by the chair. If the chair fails to act, any member may move to require enforcement of the rules, and the affirmative vote of the majority of the commission will require the chair to act. [Dallas City Code §8-25(b) and (c)]

SECTION 13. COMMITTEES.

- (a) Standing committees. The standing committees of the commission are:
 - (1) Arts District Sign Review Committee.
 - (2) Comprehensive Land Use Plan Committee (CLUP).
 - (3) Rules Committee.
 - (4[3]) Special Sign District Advisory Committee.
 - (5[4]) Subdivision Review Committee.
 - (6[5]) Thoroughfare Committee.
 - (7[6]) Trinity River Committee.
 - (8[7]) Urban Design Advisory Committee (UDAC).

(9[8]) Zoning Ordinance Advisory Committee (ZOAC).

- (b) Ad hoc committees. The chair may create ad hoc committees from time to time to study and make recommendations on specific issues. An ad hoc committee must have at least three persons, one of whom must be a member. An ad hoc committee must be established for a designated time, which may be extended by the chair.
- (c) Placing an item on a committee agenda.
 - (1) Any member may have an item placed on the committee's agenda if the request is in writing, signed by five members or a majority of the committee, and the request is provided to the commission secretary by 4:00 p.m. the Friday preceding the meeting at which the five members or a majority of the committee wants the item considered.
 - (2) Items to be considered by a committee must be scheduled on the committee's agenda in the order received, unless otherwise directed by the commission or city council.
- (d) Committee rules.
 - (1) All committees shall determine their meeting times. The date, time, and place of each committee meeting must be published in the commission's agenda.
 - (2) The attendance rules in Chapter 8 of the Dallas City Code apply to all committees.
 - (3) A majority of the appointees constitutes a quorum of any committee.
 - (4) Any item may be taken from a committee and considered by the commission upon a majority vote of all members.
 - (5) Committees shall undertake the responsibilities as directed by the commission.
 - (6) Recommendations made by committees are not binding on the commission.
 - (7) Appointees shall promptly disclose any conflict of interest to the committee, shall refrain from further participation in the item, and may not be present during any discussion or voting on the matter.
 - (8) Committee agendas must be posted on a bulletin board at a place convenient to the public in the city hall in accordance with the Texas Open Meetings Act. [Texas Government Code Chapter 551]
- (e) Committee creation, membership, and appointment.
 - (1) Except as provided in this section and by applicable provisions of the Dallas City Code, all committees are created by the commission.

(2) Appointment.

(A) Ad hoc committees. The chair shall appoint appointees to ad hoc committees and the chair and vice chair of ad hoc committees.

(B) Standing committees.

(i) Except for the arts district sign review committee and the special sign district advisory committee, the chair shall appoint appointees to standing committees and shall appoint the chair and vice chair of standing committees.

(ii) Appointments to the arts district sign review committee are made by the commission in accordance with Section 51A-7.1204(d).

(iii) Appointments to the special sign district advisory committee are made by the commission in accordance with Section 51A-7.504(a).

(iv) If no objection is raised within 30 days after the appointments by any member, the appointments are approved for a two-year period that runs concurrently with the terms of the commission. To raise an objection to any appointments made by the chair, a member must submit a letter identifying the appointment objected to, and the grounds for which such objection is made, to the commission secretary. The commission secretary shall present any objection to the commission for consideration.

(C) Vacancies. Any vacant position on a committee must be filled using the applicable procedure described in Subparagraphs (A) and (B), regardless of when the vacancy arises.

(D) Temporary members. The chair or vice chair of any committee may appoint any member of the commission as a temporary member of such committee for the sole purpose of meeting quorum requirements. The first adjournment puts an end to this appointment.

(3) Each member, with the exception of the chair, must be appointed to at least one committee unless excused by the chair at the request of the member.

(f) Standing committees.

(1) Arts District Sign Review Committee. The committee is governed by Section 51A-7.1204 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.1204 of the Dallas Development Code, Section 51A-7.1204 controls. [Dallas Development Code §51A-7.1204]

- (2) Comprehensive Land Use Plan Committee. The committee shall provide oversight and guidance for developing or updating the citywide comprehensive land use plan or area-based land use plans, to facilitate their passage and implementation, and to monitor their progress, in order to advance future land use goals that promote economic vitality, environmental sustainability, and equity throughout Dallas.

(A) Membership.

- (i) The chair shall appoint a minimum of 12 and a maximum of 17 City of Dallas residents including three members and at least one member or resident with knowledge or expertise in each of the following areas:

(a) Urban design, urban planning, or landscape architecture.

(b) Neighborhood stabilization or revitalization.

(c) Real estate development, finance, or economics.

(d) Multimodal transportation.

(e) Environmental sustainability.

(f) Social equity.

(g) Other areas of knowledge or expertise relevant to the comprehensive land use plan.

- (ii) The committee chair must be a member.

- (iii) The overall committee composition will strive to reasonably reflect Dallas's current racial and ethnic diversity and will solicit views from a wide range of socio-economic backgrounds and geographic areas.

(B) Roles.

The CLUP will achieve its stated purpose by performing the following roles and recommending commission action as necessary:

- (i) Providing oversight and guidance during the comprehensive land use plan update process by:

(a) Providing feedback to staff through regular review meetings and work with staff who will provide periodic progress updates to the commission and city council.

- (b) Serving as a forum for formal stakeholder input including, but not limited to, allowing public comment during regular meetings and, if necessary, holding special meetings for public input.
 - (c) Reviewing the draft comprehensive land use plan update and forwarding it to the commission with recommendations.
 - (ii) Monitoring, reporting on, and making recommendations regarding the implementation of the comprehensive plan after adoption by:
 - (a) Reviewing an annual staff evaluation of the comprehensive plan implementation program against established metrics.
 - (b) Reviewing updates to the comprehensive plan implementation program, including, but not limited to, updating areas to be considered for an authorized hearing for rezoning based on adopted land use plans.
 - (c) Reviewing area-based land use plans brought forward by staff for incorporation into the comprehensive land use plan.
 - (d) Reviewing other zoning or development issues relevant to the comprehensive plan implementation as directed by the commission.
 - (iii) Receiving briefings and recommending briefings to the commission as needed.
 - (iv) Fulfilling other roles deemed necessary by the commission in the achievement of the committee's stated purpose.
 - (C) Meetings. The committee shall meet at least quarterly in their role to accomplish the stated purpose of the committee.
- (3) Rules Committee. The committee shall make recommendations to the commission on proposed amendments to the commission's rules of procedure.
- (4[3]) Special Sign District Advisory Committee.
- (A) The committee is governed by Section 51A-7.504 of the Dallas Development Code, as amended. If there is a conflict between this section and Section 51A-7.504 of the Dallas Development Code, Section 51A-7.504 controls. [Dallas Development Code §51A-7.504]

- (B) The committee shall also make recommendations to the commission on amendments to Article VII, “Sign Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(5[4]) Subdivision Review Committee.

- (A) The committee shall review and make recommendations to the commission on an applicant’s appeal of the:
 - (i) city staff’s proposed preliminary plat conditions, and
 - (ii) subdivision administrator’s determination regarding satisfaction of preliminary plat conditions.
- (B) The committee shall review and make recommendations to the commission on requests for street name changes.
- (C) The committee shall make recommendations to the commission on amendments to Article VIII, “Plat Regulations,” of the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(6[5]) Thoroughfare Committee.

- (A) The committee shall review and make recommendations to the commission on proposed amendments to the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.
- (B) The committee shall review all traffic management operations, and DART-related transportation issues that would affect or amend the city's Thoroughfare Plan, or the Central Business District Streets and Vehicular Circulation Plan.
- (C) The committee shall make recommendations to the commission on amendments to Article IX, “Thoroughfares,” in the Dallas Development Code after carefully considering the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.

(7[6]) Trinity River Committee.

- (A) Responsibilities. The committee shall provide recommendations on planning and design of the Trinity River Corridor, including the area in the Trinity River Corridor Comprehensive Land Use Plan.
- (B) Membership.
 - (i) The committee must be composed of four members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.
 - (ii) The chair and vice-chair of the committee must be members.

(8[7]) Urban Design Advisory Committee (UDAC).

- (A) Responsibilities. The committee shall:
 - (i) provide recommendations for improving urban design;
 - (ii) provide recommendations on planning and design of the central business district; and
 - (iii) provide recommendations on land use studies except those addressed by the Trinity River Committee.
- (B) Membership.
 - (i) The committee must be composed of two members and five citizens. The five citizens must include a representative of the cultural or arts community, a representative of residential neighborhoods, a representative of the central business district, an architect or urban planner, and a landscape architect.
 - (ii) The chair and vice-chair of the committee must be members.
- (C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.
- (D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.

- (E) The procedures in this paragraph supplement the procedures in Section 13, “Committees” and apply only to UDAC. If there is a conflict between this paragraph and Section 13, this paragraph controls.

(9[8]) Zoning Ordinance Advisory Committee (ZOAC).

- (A) Responsibilities. The committee shall make recommendations to the commission on amendments to Article IV, “Zoning Regulations,” Article X, “Landscape and Tree Preservation Regulations,” Article XII, “Gas Drilling and Production Regulations,” and Article XIII, “Form Districts,” of the Dallas Development Code after carefully considering and understanding the impact of proposed amendments; ensuring that amendments meet the spirit and intent of the Dallas Development Code and do not contradict other existing regulations; and receiving input from citizens, interest groups, professional organizations, and any other groups or individuals deemed appropriate.
- (B) Membership.
 - (i) The committee must be composed of two or three members and five citizens.
 - (ii) The chair and vice-chair of the committee must be members.
- (C) Terms. An appointee who has served on the committee for four consecutive two-year terms is ineligible to serve on the committee until at least one two-year term has elapsed.
- (D) Reporting. Any member serving on the committee may inform the commission about the committee's discussions and recommendations during the briefing of an item.
- (E) Expedited processing of items.
 - (i) City staff shall submit items to the committee within 90 days after submission of a complete application or authorization by the commission or city council.
 - (ii) The committee shall forward its recommendation to the commission within 90 days after submission of the item to the committee. The 90 day deadline may be extended by majority vote of the commission.
- (F) The procedures in this paragraph supplement the procedures in Section 13, “Committees” and apply only to ZOAC. If there is a conflict between this paragraph and Section 13, this paragraph controls.

SECTION 14. LIAISON TO LANDMARK COMMISSION.

- (a) The chair shall appoint a liaison to the Landmark Commission.
- (b) Any objections to appointments under this section must be made in accordance with the procedures for making objections outlined in Section 13(e)(2)(B) above.

SECTION 15. AMENDMENTS AND SUSPENSIONS. Any provision of these rules not governed by the City of Dallas Charter, Dallas City Code, Dallas Development Code, or state law may be temporarily suspended by a two-thirds vote of the members present.

SECTION 16. OTHER RULES OF PROCEDURE. The commission shall follow “Roberts Rules of Order Newly Revised” unless otherwise provided in the Dallas City Code, as amended. [Dallas City Code §8–5]

(Revised 8-__-20)