

**FILE NUMBER:** Z212-197(MP)

**DATE FILED:** March 8, 2022

**LOCATION:** North corner of West Mockingbird Lane and Forest Park Boulevard

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** ±11.47 acres

**CENSUS TRACT:** 0004.06

**APPLICANT:** Mockingbird Venture Partners, LLC

**REPRESENTATIVE:** Jonathan Vinson/Jackson Walker

**OWNER:** M&M Hotel Ventures, LLC

**REQUEST:** An application for an amendment to Planned Development District No. 759, Subdistrict 1, to allow for a medical or scientific laboratory as a permitted use.

**SUMMARY:** The purpose of the request is to develop a medical laboratory on the site. The existing zoning requires a specific use permit to allow the use. This request would allow the use by right, without further public hearings.

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

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

**PLANNED DEVELOPMENT DISTRICT NO. 759**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20759.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/759A.pdf>

**BACKGROUND INFORMATION:**

- On June 27, 2007, City Council approved Planned Development District No. 759, allowing a mix of uses including office, multifamily, retail, and hotel uses. The PD was subsequently amended four times.
- PD No. 759 has the RR Regional Retail District as the base in Subdistrict 1, making modifications to the yard, lot, and space regulations while maintaining the district use regulations.
- The site is currently partially undeveloped, with a hotel and restaurants on a portion of the subdistrict area.
- The applicant is requesting to modify Subdistrict 1 to allow for a medical or scientific laboratory as a permitted use by right, rather than by specific use permit, as currently required.

**Zoning History:**

There have been six zoning cases in the area in the past five years.

1. **Z201-288:** On December 8, 2021, the City Council approved an application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use located on the north line of West Mockingbird Lane, west of Maple Avenue
2. **Z201-201:** On August 11, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on the northwest side of the intersection of Empire Central and Forest Park Road.
3. **Z201-200:** On November 10, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial/Research District on the northwest line of Empire Central, southwest of Mohawk Drive.
4. **Z190-253:** On January 6, 2021, the applicant withdrew an application for an MF-3(A) Multifamily District on property zoned a MU-2 Mixed Use District located on the northeast line of Maple Avenue south of Fielder Court.

5. **Z189-304:** On January 22, 2020, the City Council approved an application for a Planned Development District for IR uses and general merchandise or food store greater than 3,500 square feet use located west of the intersection of Mockingbird Lane and Maple Avenue.
6. **Z189-166:** On April 24, 2019, the City Council approved an application for a MU-1 Mixed Use District with a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, located at the terminus of Mohawk Drive, southeast of Empire Central.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing /Proposed ROW
West Mockingbird Lane	Principal Arterial	100' / 100'
Hawes Avenue	Local	-
Maple Avenue	Local	-
Forest Park Road	Local	-

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**Policy 2.2.8** Target business recruitment to match industry with specific geographic areas.

## **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.2.4** Enhance retail, industrial and business operations.

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

### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 759, Subdistrict 1	Undeveloped, Hotel, Restaurant
<b>North</b>	PD No. 759, Subdistrict 2A IR Industrial Research	Multifamily, Undeveloped
<b>East</b>	PD No. 1028	Restaurants
<b>South</b>	MU-2 Mixed Use	Undeveloped, Restaurant
<b>West</b>	MU-2 Mixed Use, IR Industrial Research	Undeveloped, Multifamily
<b>Northeast</b>	IR Industrial Research	Distribution Center, Undeveloped

### **Land Use Compatibility:**

The property is currently located within Subdistrict 1 of Planned Development District No. 759, which allows a mix of uses. Across Mockingbird Lane to the east and southeast are retail, multifamily, and undeveloped properties. Properties directly north of the site are developed as multifamily. To the eastern edge of PD No. 759 are light industrial uses. Properties to the west and southwest are undeveloped and multifamily uses.

The City Code definition of medical or scientific laboratory is a facility for testing and analyzing medical or scientific problems. This use is compatible and complementary to the surrounding context.

The proposed change amends the main permitted uses within Subdistrict 1. This amendment would allow the use within a proposed office facility within the larger mixed-use project. The additional use is appropriate within the context of the mixed-use project

and in relation to the surrounding area, where other medical laboratories and medical uses already exist by right. The proposed medical or scientific laboratory and office uses also act as a transitional buffer between the residential to the northwest and the light industrial area to the east.

The applicant has also added pedestrian safety conditions, which are appropriate within the bounds of this mixed-use project. Although driveways exist within the site, the condition aids in pedestrian flow throughout and around the area of the subdistrict, by requiring sidewalks across driveways to appear distinctly through different colors or materials.

Prior to issuance of a permit, the applicant will have to submit a development plan that meets the development standards of the PD, to be approved by the Commission. Development within the PD is currently governed by the existing Conceptual Plan and the applicant is not proposing any changes to the conceptual plan as it exists today.

#### **Development Standards:**

<b><u>DISTRICT</u></b>	<b>Setbacks</b>		<b>FAR</b>	<b>Height</b>	<b>Lot Cover- age</b>	<b>Floor Area</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/ Rear</b>					
Existing	5'	5'	Maximum 1.5 Lodging 2.0 Office 2.5 Residential N/A	95' 200' office	80%	600,000 total sqft office 65,000 aside from office, residential, lodging	Office, Retail, Multifamily, Hotel
PD 759 Subdistrict 1							
Modified PD 759 Subdistrict 1	5'	5'	Maximum 1.5 Lodging 2.0 Office 2.5 Residential N/A <b>Commercial and business service uses 2.5</b>	95' 200' office	80%	600,000 total sqft office 65,000 aside from office, residential, lodging	Office, Retail, Multifamily, Hotel, <b>Medical or scientific laboratory</b>

The only change within the yard, lot, and space regulations is to allow commercial and business services uses to be considered with the same floor area ratio as the office use, to make for colocation of these uses more straightforward within one structure. Otherwise, the applicant has added a pedestrian safety standard as an urban design standard for purposes of requiring distinct crosswalks at each driveway.

#### **Parking:**

The proposed development is required to provide parking in accordance with Chapter 51A and PD No. 759. The required parking in the PD for nonresidential uses, except for

restaurant uses, office uses, furniture store uses, and lodging uses is four spaces per 1,000 square feet of floor area. The PD requires one space per 333 square feet for an office use. Any other uses would refer to Chapter 51A. Once the development plan is submitted, the applicant will have to meet the required parking, as dictated by the code.

**Landscaping:**

Landscaping on the property must be provided in accordance with Article X and PD No. 759. The PD adds the requirement for six-foot planting parkways with street trees adjacent to Mockingbird Lane and for five-foot planting parkways with street trees adjacent to Forest Park Road, Hawes Street, and Maple Avenue.

**Market Value Analysis**

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is located within the “E” MVA category.

**List of Officers**

MOCKINGBIRD VENTURE PARTNERS, LLC

Mockingbird Venture Partners, LLC  
A Delaware Limited Liability Company

Jorge Ramirez – President

Sole Managing Member: Highridge Asset Management, LLC  
A Delaware Limited Liability Company

Sole Managing Member: Highridge Management, Inc.  
A California Corporation

M&M HOTEL VENTURE, LLC

Atlantic Hotels Group

- Perry Molubhoy
- Salim Molubhoy
- Arzu Molubhoy

Civitas Capital

- Daniel Healy
- David Perel
- Caroline Perel

**CPC Action**  
**July 7, 2022**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 759, Subdistrict 1, to allow for a medical or scientific laboratory as a permitted use, subject to a revised conceptual plan and staff recommended conditions, as briefed, with the following conditions: 1) Section 51P-759.108 (d) Floor area ratio; revise item 3 to read “For office uses and commercial and business service uses, maximum floor area ratio is 2.5”, 2) Strike item 5, and 3) Section 51P-759.108 (f) Height, revise item 1(C) to read “For office uses and commercial and business service uses, maximum structure height is 200 feet.” on the north corner of West Mockingbird Lane and Forest Park Boulevard.

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

For: 13 - Popken, Hampton, Shidid, Carpenter, Vann\*,  
Blair, Jung, Housewright, Gibson, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 27
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201  
Against: None



**CPC recommended PD Conditions  
(All proposed changes highlighted)**

**ARTICLE 759**

**SEC. 51P-759.101. LEGISLATIVE HISTORY.**

PD 759 was established by Ordinance No. 26871, passed by the Dallas City Council on June 27, 2007. (Ord. Nos. 26871; 29304)

**SEC. 51P-759.102. PROPERTY LOCATION AND SIZE.**

(a) PD 759 is established on property located at the northeast corner of West Mockingbird Lane and Forest Park Road. The size of PD 759 is approximately 31.02 acres.

(b) This district is divided into three subdistricts: Subdistrict I, Subdistrict II-A, and Subdistrict II-B. (Ord. Nos. 26871; 29304)

**SEC. 51P-759.103. DEFINITIONS AND INTERPRETATIONS.**

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

(1) SHOPPING CENTER SIGN means a sign that identifies several owners, tenants, or occupants within the district.

(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. (Ord. Nos. 26871; 29021; 29304)

**SEC. 51P-759.103.1. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 759A: conceptual plan. (Ord. Nos. 29021; 29304)

**SEC. 51P-759.104. CONCEPTUAL PLAN.**

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 759A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) The conceptual plan only shows the approximate location of ingress/egress points. The final location of the ingress/egress points must be shown on the development plan.

(1) Except as provided in this subsection, no ingress or egress is permitted to or from Empire Central.

(2) Ingress and egress to and from Subdistrict II-B is permitted on Empire Central. (Ord. Nos. 26871; 29304)

#### SEC. 51P-759.105. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district.

(b) The development plan does not have to show all phases of development if separate phases are proposed. If separate phases are proposed, however, a development plan for each phase must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase of development.

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

(d) Before approval of a development plan for any portion or all of the Property, a tree survey, grading and drainage plan, and utilities plan for that portion of the Property must be submitted to the building official.

(e) Pedestrian connectivity between Mockingbird Lane and the multifamily and retail uses within the Property must be shown on the development plan. (Ord. Nos. 26871; 29304; 30263)

#### SEC. 51P-759.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in Chapter 51A. For example, a use permitted in the RR Regional Retail 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 RR Regional Retail District is subject to DIR in this district, etc.

**(b) The following additional main uses are permitted by right in Subdistrict I:**

-- Medical or scientific laboratory.

(c) The following additional main uses are permitted by right in Subdistrict II-A and Subdistrict II-B:

- Handicapped group dwelling unit.
- Local utilities.
- Multifamily.
- Single family. (Ord. Nos. 26871; 29021; 29304; 30263)

#### SEC. 51P-759.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 26871; 29304)

#### SEC. 51P-759.108. 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.

- (1) Subdistrict I. Except as provided in this section, the yard, lot, and space regulations for the RR Regional Retail District apply.
- (2) Subdistrict II-A and Subdistrict II-B. Except as provided in this section, the yard, lot, and space regulations for the MF-3(A) Multifamily District apply.
- (3) Unity. Except as provided in this section, for purposes of the yard, lot, and space regulations, the Property is considered one lot.

(b) Front yard.

- (1) District boundaries. Except as provided in this subsection, minimum front yard is five feet at the boundaries of this district, as shown on the conceptual plan.
- (2) Empire Central. Minimum front yard is 15 feet along Empire Central.
- (3) Urban form setback. An additional 20-foot front yard setback is required for that portion a structure over 60 feet in height.

(c) Side and rear yard.

(1) In general. Except as provided in this subsection, minimum side and rear yard is five feet at the boundaries of this district. Otherwise, no side and rear yard setback is required.

(2) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a structure over 60 feet in height, up to a total setback of 30 feet. This subsection does not require a total side or rear setback greater than 30 feet.

(d) Floor area ratio.

(1) Except as provided in this subsection, maximum floor area ratio is 1.5.

(2) For lodging uses, maximum floor area ratio is 2.0.

(3) For office uses and commercial and business service uses, maximum floor area ratio is 2.5.

(4) For residential uses, no maximum floor area ratio.

(e) Floor area:

(1) All subareas. Maximum total floor area for all uses on the Property other than lodging and residential is 715,000 square feet.

(2) Subdistrict I. Maximum total floor area for all uses other than lodging, residential, medical or scientific laboratory, and office is 65,000 square feet.

(3) Subdistrict I and Subdistrict II-A. Maximum total floor area for office uses is 600,000 square feet.

(4) Subdistrict II-B. Maximum total floor area for all uses other than lodging and residential is 50,000 square feet.

(f) Height.

(1) Subdistrict I.

(A) Except as provided in this paragraph, maximum structure height is 95 feet.

(B) For lodging uses, maximum structure height is 155 feet.

(C) For office uses and commercial and business service uses, maximum structure height is 200 feet.

(2) Subdistrict II-A.

(A) Except as provided in this paragraph, maximum structure height is 90 feet.

(B) For office uses, maximum structure height is 200 feet.

(3) Subdistrict II-B.

(A) Maximum height. Except as provided in this subsection, maximum structure height is 48 feet.

(B) 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. 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.

(g) Density/guest rooms.

(1) Subdistrict II-A and Subdistrict II-B. Overall maximum density is 85 units per acre.

(2) Subdistrict I and Subdistrict II-A. Maximum number of guest rooms for all lodging uses is 500.

(h) Lot coverage. Maximum lot coverage is 80 percent. (Ord. Nos. 26871; 29021; 29304; 30263)

SEC. 51P-759.109. DESIGN STANDARDS.

(a) Except as provided in this section, the design standards and procedures in Section 51A-4.605 apply to any retail uses, personal service uses, or combination thereof, totaling 75,000 square feet or more of floor area and located within the same structure.

(b) Trees planted in planters count toward the tree planting requirements in Section 51A-4.605(a)(8)(F).

(c) The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of the design standards provided that:

- (1) strict compliance with the design standards is impractical due to site constraints or would result in substantial hardship;
  - (2) the site plan complies with the spirit and intent of the design standards;
  - (3) the site plan furthers the stated purpose of the design standards; and
  - (4) the variation or exception from the design standards will not adversely affect surrounding properties.
- (d) For amendments to the design standards site plan, the city plan commission shall follow the same procedures used for approval of minor amendments to development plans, and the fee for a minor plan amendment shall apply. (Ord. Nos. 26871; 29021; 29304)

#### SEC. 51P-759.110. OFF-STREET PARKING AND LOADING.

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally.
- (b) The required parking for nonresidential uses, except for restaurant uses, office uses, furniture store uses, medical or scientific laboratory, and lodging uses is 4 spaces per 1,000 square feet of floor area. In addition, one off-street parking space must be provided for every 500 square feet of covered outdoor sales area and one off-street parking space must be provided for every 2,000 square feet of open outdoor sales area.
- (c) The following off-street parking requirements apply to office and lodging uses:
  - (1) Office: one space per 333 square feet of floor area.
  - (2) Lodging: 0.75 space for each guest room.
- (d) For purposes of the off-street parking regulations, the Property is considered one lot. (Ord. Nos. 26871; 29304; 30263)

#### SEC. 51P-759.111. ROADWAY IMPROVEMENTS.

- (a) Each application for a building permit or certificate of occupancy must be supplemented with a cumulative floor area calculation for the district and the number of off-street parking required for each retail use.
- (b) No certificate of occupancy may be issued for any use in the district once the cumulative floor area for the district reaches 50,000 square feet, until the roadway improvements specified in this section are completed.

(c) The following road improvements must be provided on Mockingbird Lane, with final design and construction approved by the director of mobility and street services:

(1) Lengthen the existing eastbound left-turn lane of Driveway No. 6, as shown on the conceptual plan, to a minimum of 150 feet storage.

(2) No on-site driveway is allowed on either side of Drive 5 within 50 feet of Mockingbird Lane right-of-way, as shown on the conceptual plan.

(3) Extend the eastbound left-turn lane on Mockingbird Lane at Drive No.2.

(d) The following road improvements must be provided on Forest Park Road, with final design and construction approved by the director of mobility and street services: Restriping the southbound approach Forest Park Road to have a left turn only lane and a shared through/right turn lane.

(e) The Property owner or operator shall provide an update of the traffic impact analysis within six months after the issuance of certificates of occupancy totaling 300,000 square feet or more of office uses on the Property. The traffic impact analysis must evaluate existing signal phasing at:

(1) Mockingbird Lane at Forest Park Road: Monitoring for northbound and southbound protected left-turn phasing on Forest Park Road; and

(2) Mockingbird Lane at Maple Avenue: Monitoring for northbound and southbound protected left-turn phasing on Maple Avenue. (Ord. Nos. 26871; 29304; 30263)

#### SEC. 51P-759.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26871; 29304)

#### SEC. 51P-759.113. LANDSCAPING.

(a) In general.

(1) Except as otherwise provided in this section, landscaping must be provided in accordance with Article X.

(2) Street trees are not required on a platted lot with less than 25 feet of street frontage.

(3) Required street trees may be planted in adjacent parkways as described in Subsection 51P-759.113(b)(1) and (2), provided that all private licensing requirements of

the city code and charter are met. Street trees may be counted toward the requirements for site trees.

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

(b) Parkway planting strips.

(1) Minimum parkway planting strip adjacent to Mockingbird Lane, measured from back of curb, is six feet.

(2) Minimum parkway planting strip adjacent to Forest Park Road, Hawes Street, and Maple Avenue, measured from back of curb, is five feet.

(c) Tree mitigation.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article X.

(2) Except as provided in this section, tree mitigation in flood plain areas must be provided in accordance with Article V.

(3) Tree mitigation must be completed within 24 months after issuance of a tree removal permit.

(d) Alternative tree mitigation. The building official shall evaluate the condition of trees used for alternative tree mitigation during the first landscape inspection on the Property. (Ord. Nos. 26871; 29021; 29304)

#### SEC. 51P-759.113.1. SIDEWALKS.

(a) Sidewalks along Mockingbird Lane must have a minimum unobstructed width of seven feet.

(b) Sidewalks along Forest Park Road, Hawes Street, and Maple Avenue must have a minimum unobstructed width of six feet. (Ord. 29304)

(c) Within Subdistrict 1, at each intersection of driveway and sidewalk, the sidewalk must be extended across the driveway to connect to the sidewalk on the other side of that driveway and must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways. This provision applies only to sidewalks that are constructed or reconstructed from and after [date of Council approval of this amendment], 2022.

#### SEC. 51P-759.114. SIGNS.



Z212-197(MP)

- (a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.
- (b) Monument signs. All detached signs, except for shopping center signs, must be monument signs.
- (c) Shopping center signs.
  - (1) For shopping center signs only, the premise is considered the entire Property.
  - (2) Shopping center signs may only be located adjacent to Mockingbird Lane.
  - (3) One shopping center sign is permitted for every 300 feet of street frontage.
  - (4) Shopping center signs must be located at least 400 feet apart.
  - (5) Shopping center signs may not exceed 35 feet in height or 250 square feet in effective area. (Ord. Nos. 26871; 26956; 29304)

SEC. 51P-759.115. 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. (Ord. Nos. 26871; 29304)

SEC. 51P-759.116. 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 director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26871; 29304)

### Existing Conceptual Plan

161832

Planned Development  
District No. 759

Approved  
City Plan Commission  
October 6, 2016

**Z156-279(W/E)**



PROPOSED DRIVEWAY LOCATION

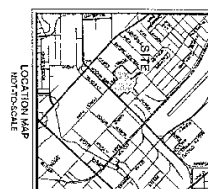
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HEIGHT RESTRICTIONS	
SUBSTRUCT	MAXIMUM STRUCTURE HEIGHT
I	200 FEET FOR OFFICE USES 150 FEET FOR LOOKING USES 95 FEET FOR ALL OTHER USES
II-A	200 FEET FOR OFFICE USES 200 FEET FOR LOOKING USES 95 FEET FOR ALL OTHER USES
II-B	40 FEET

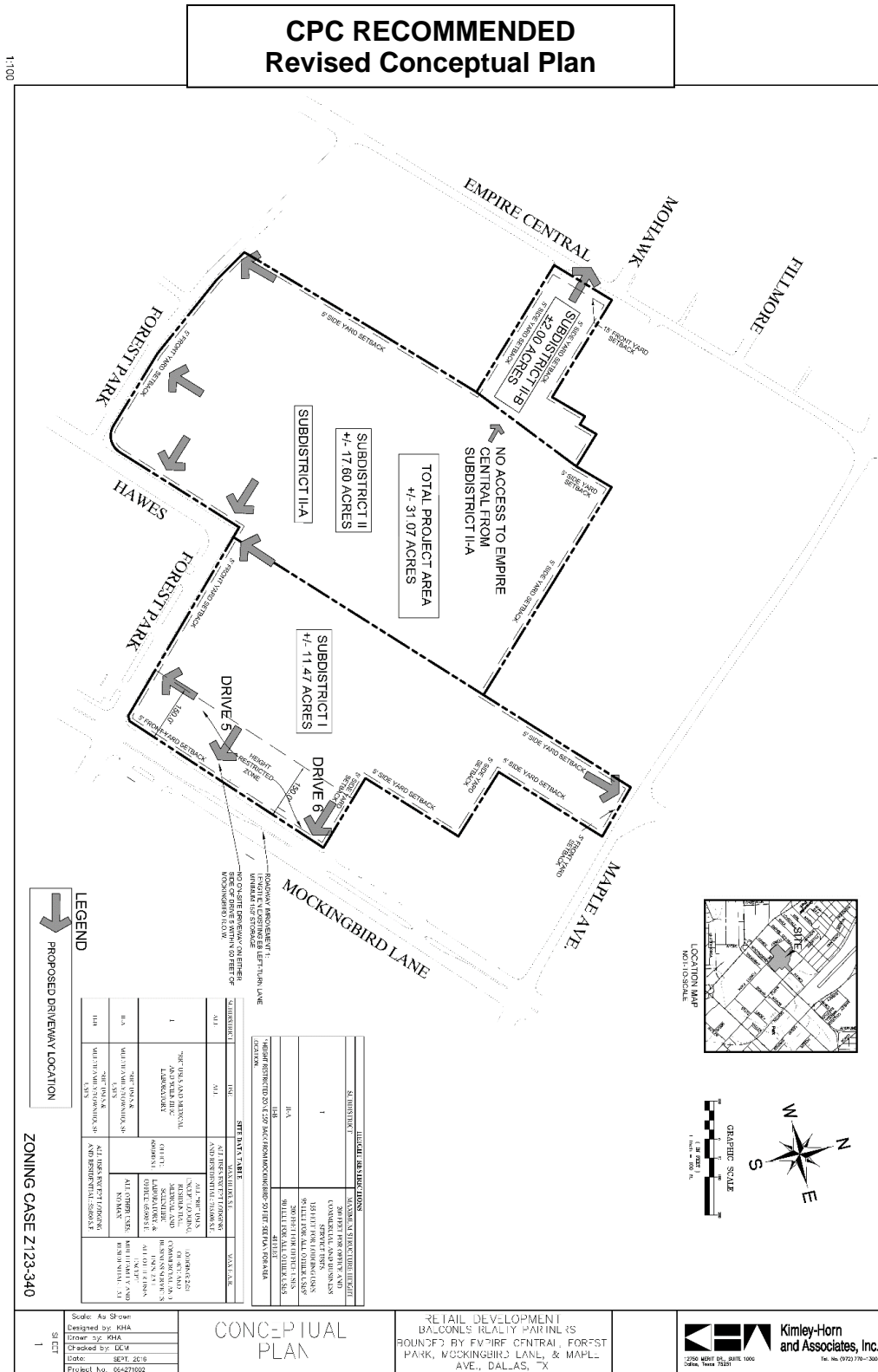
HEIGHT RESTRICTED ZONE 150' BACK FROM McDONNELL RD OFFICE SITE PLAN FOR AREA LOCATION

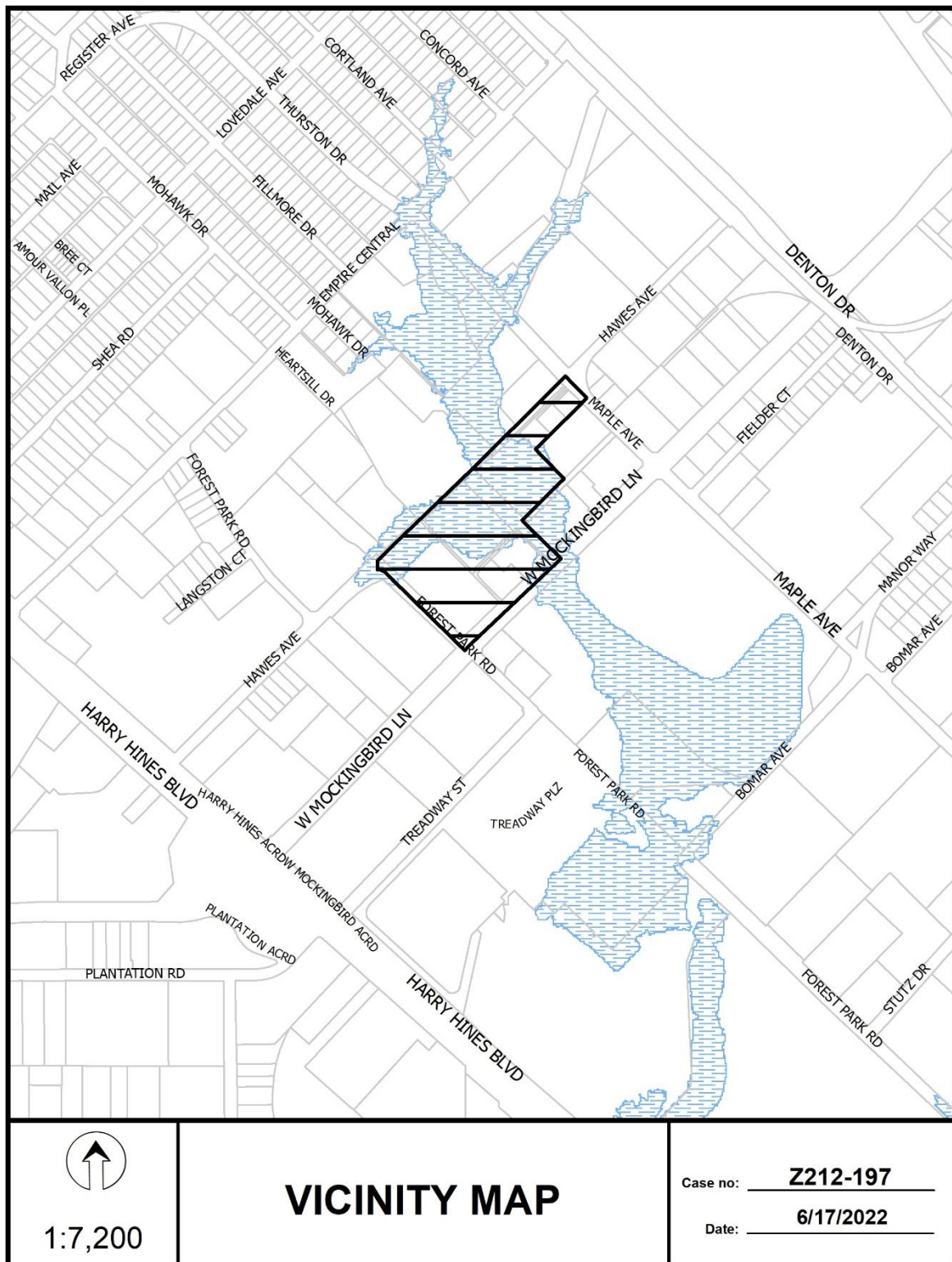
## CONCEPTUAL PLAN

**RETAIL DEVELOPMENT  
BALCONES REALTY PARTNERS  
BOUNDED BY EMPIRE CENTRAL,  
FOREST PARK, MOCKINGBIRD LANE,  
& MAPLE AVE., DALLAS, TX**

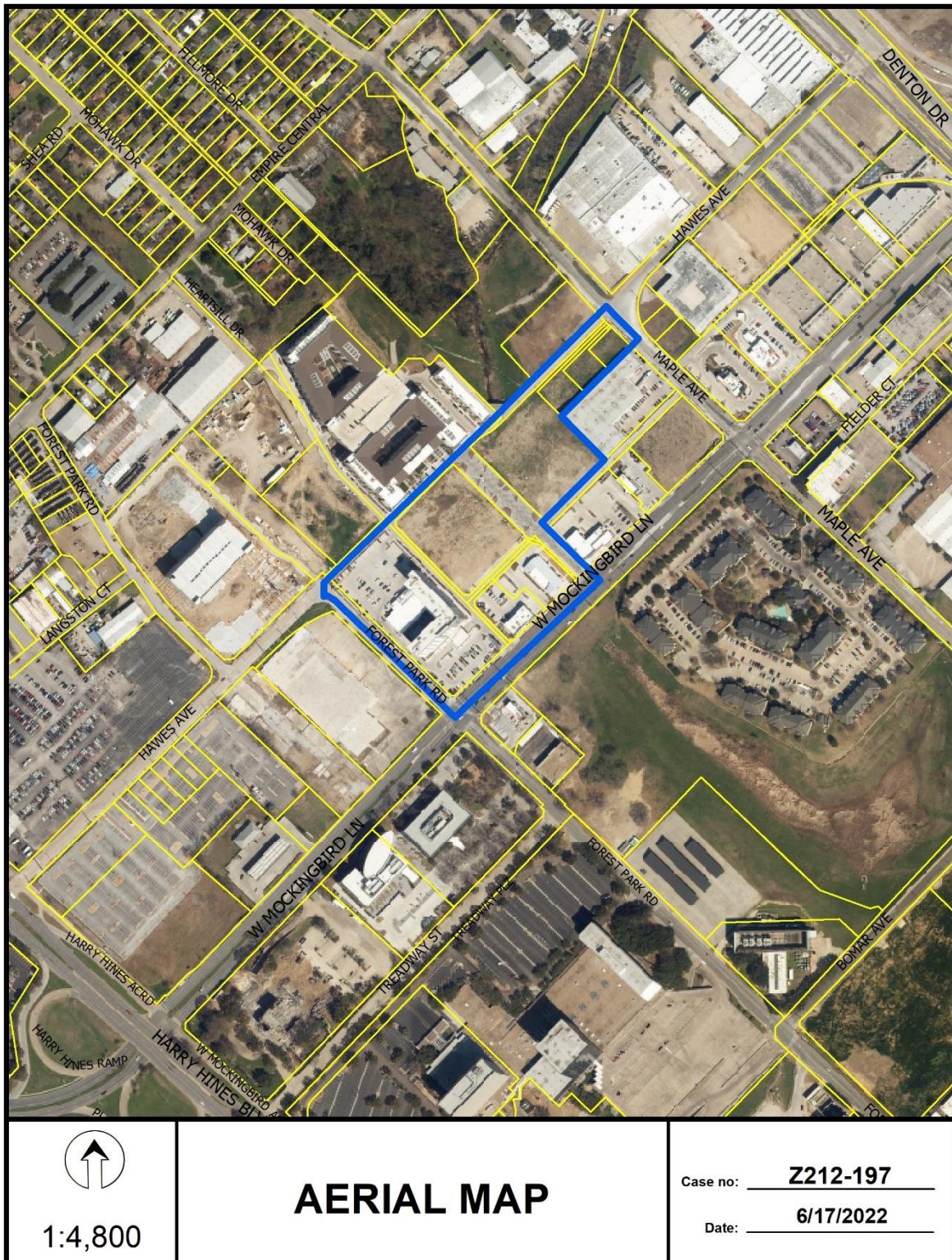


Kimley-Horn  
and Associates, Inc.

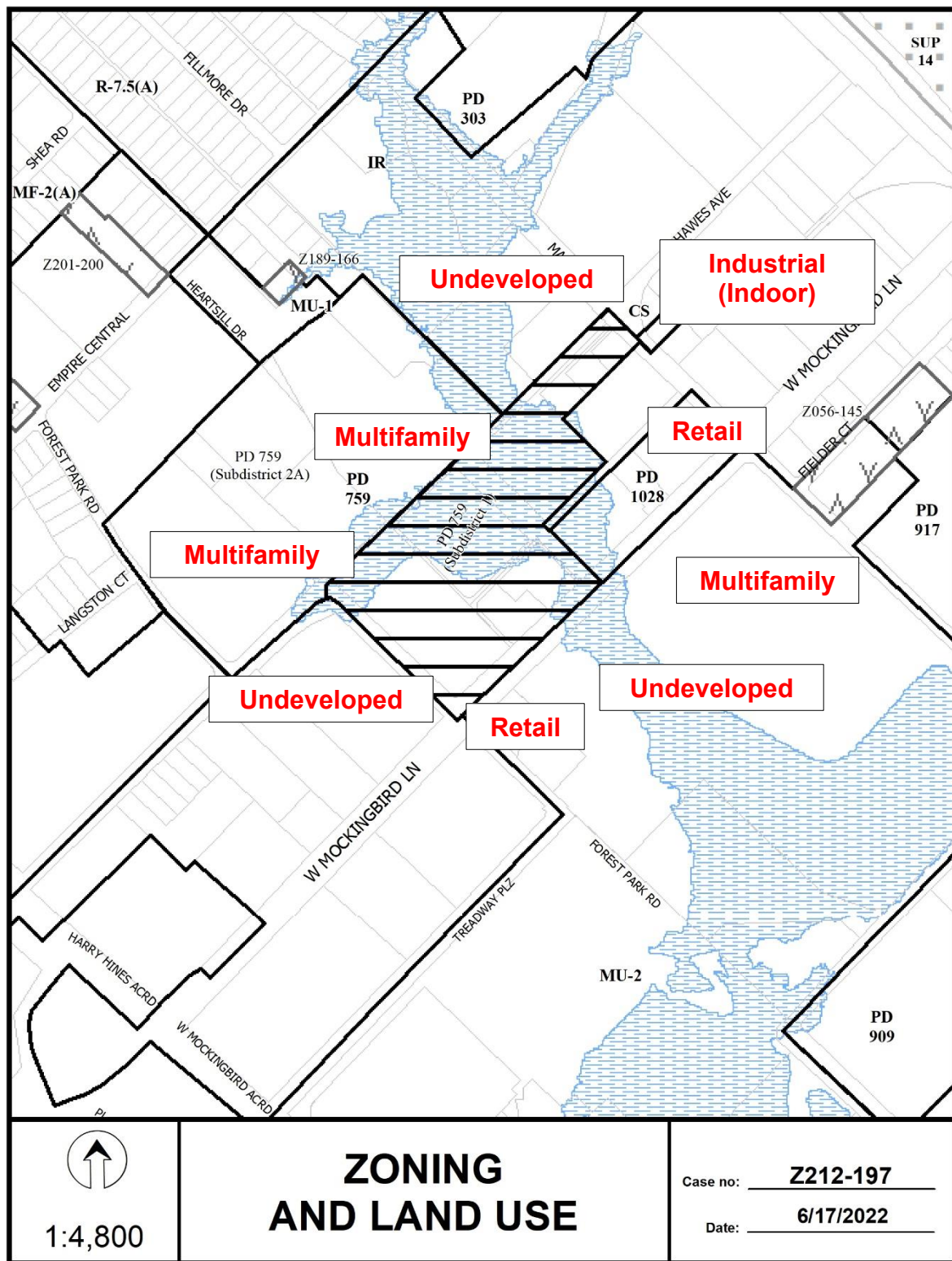


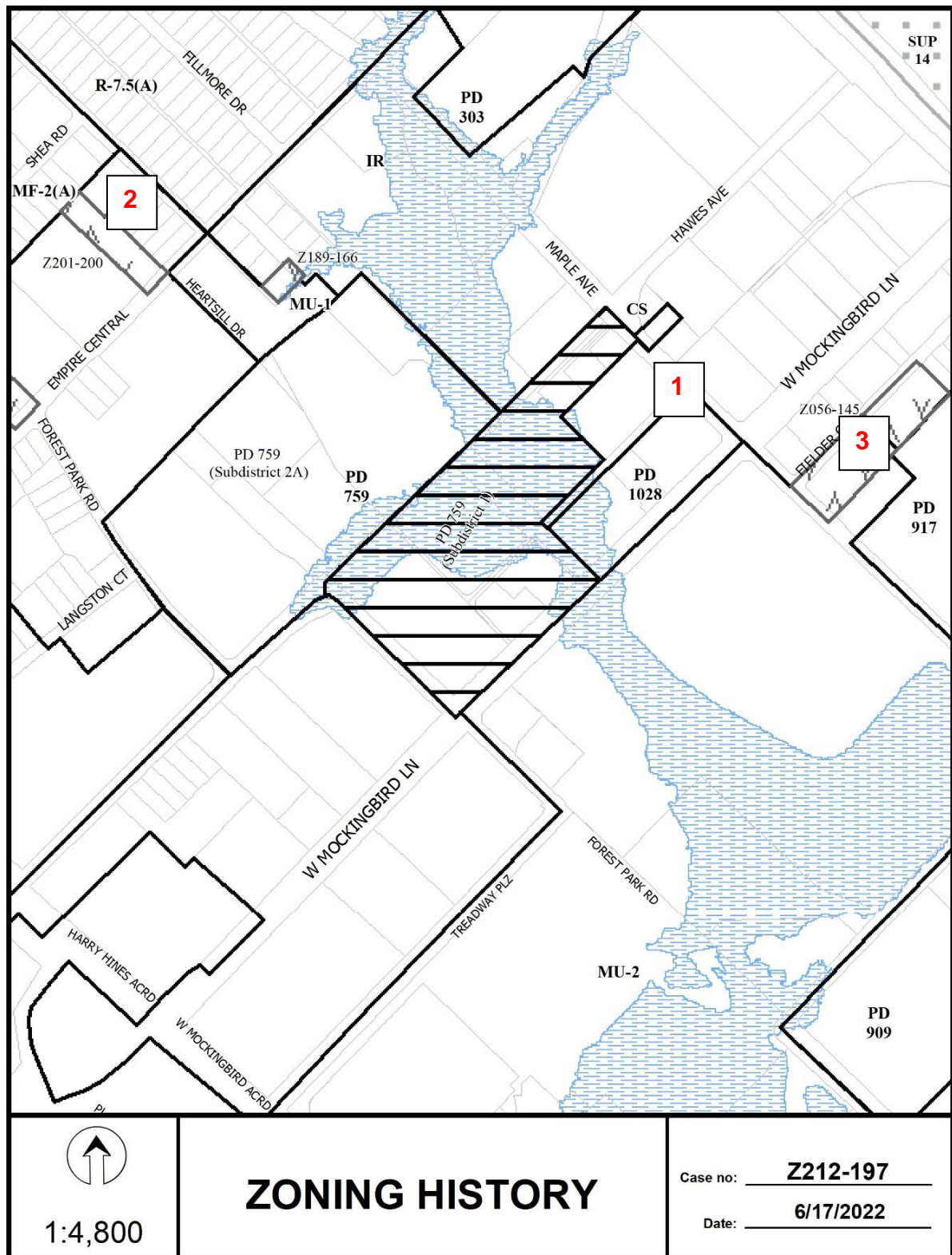




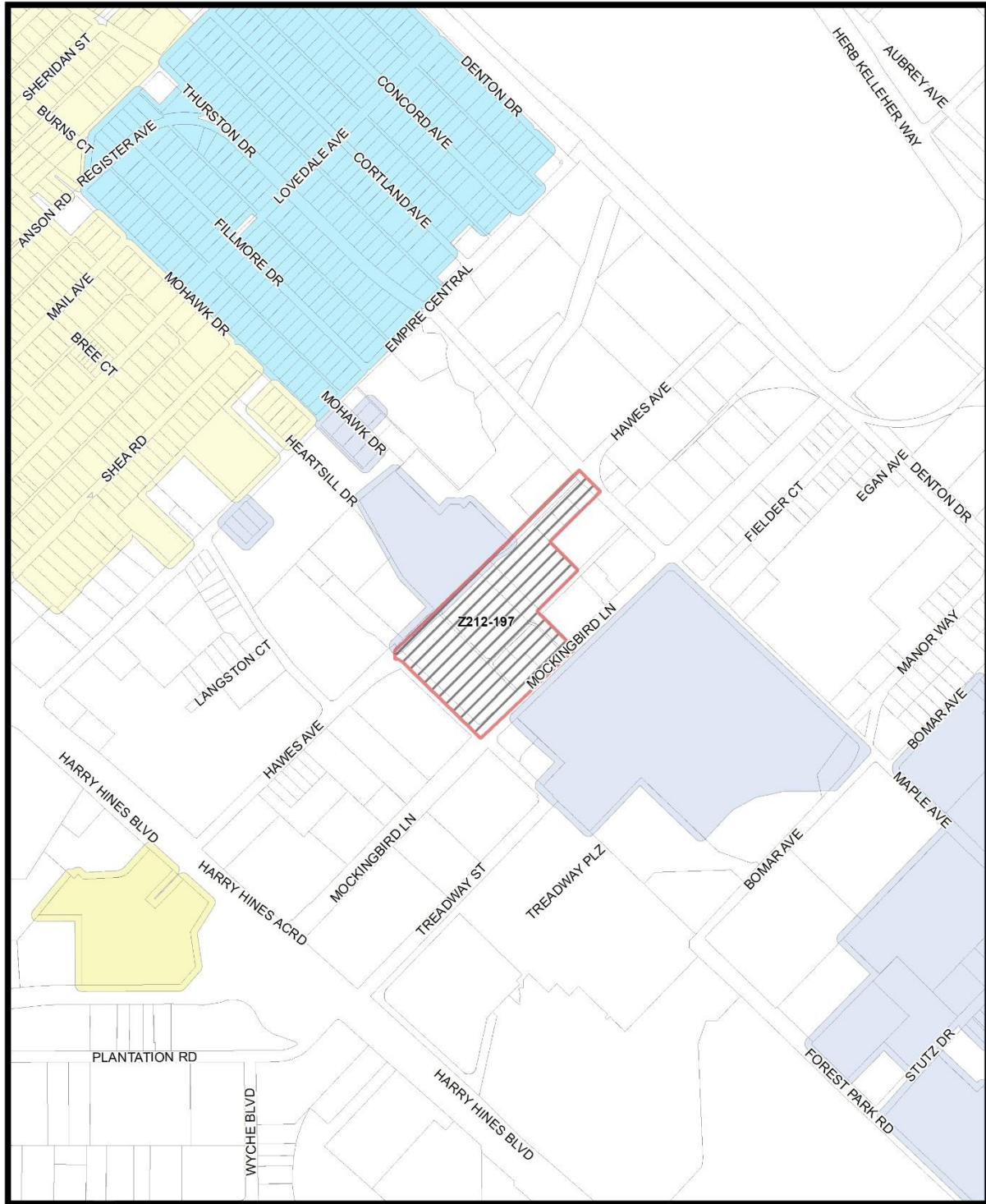












MVACluster   A   B   C   D   E   F   G   H   I   NA

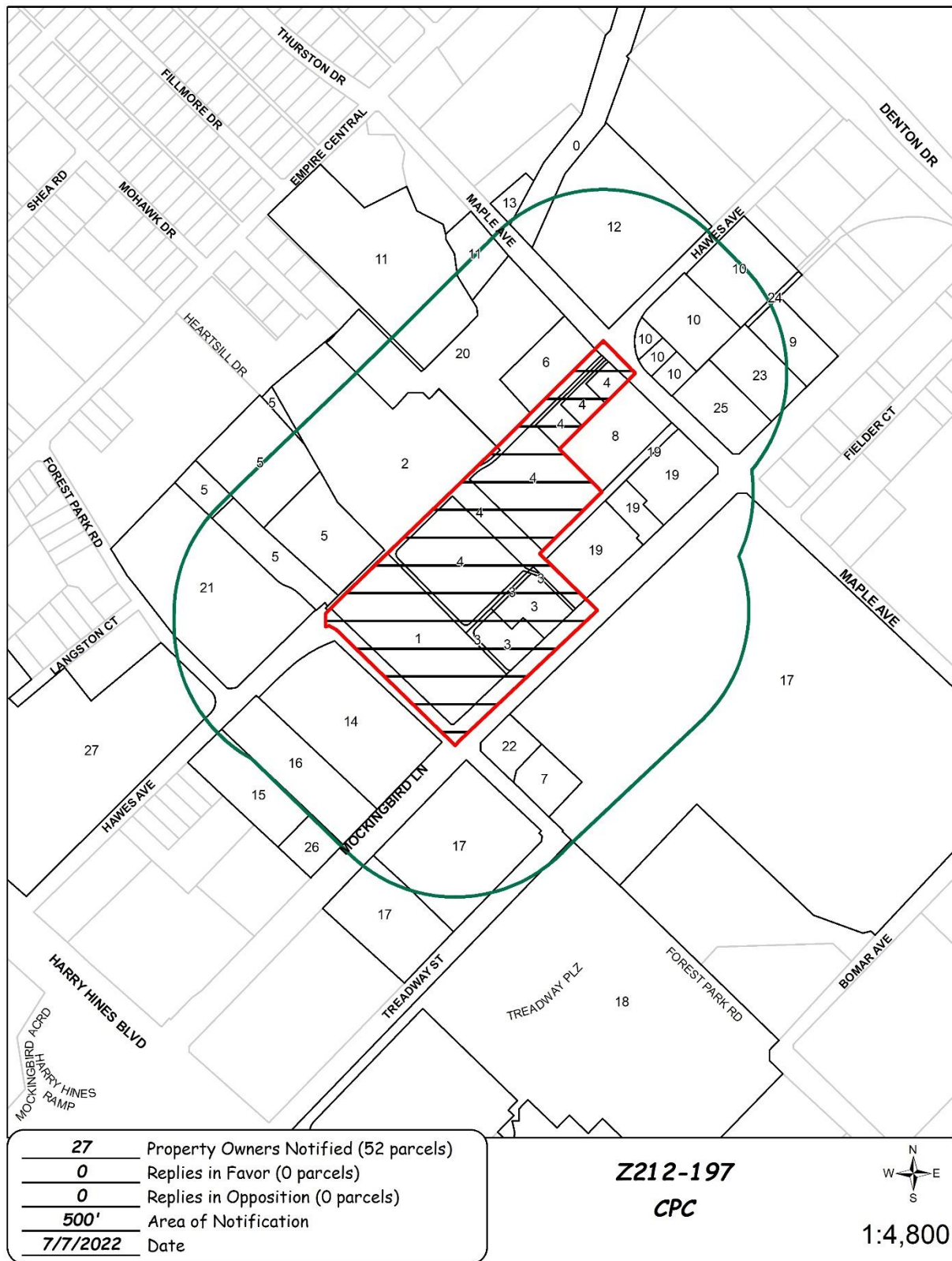


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# Market Value Analysis

Printed Date: 6/17/2022





## ***Reply List of Property Owners***

***Z212-197***

***27 Property Owners Notified      0 Property Owners in Favor      0 Property Owners Opposed***

<i><b>Reply</b></i>	<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
	1	2333 W MOCKINGBIRD LN	M&M HOTEL VENTURE LLC
	2	2293 HAWES AVE	JDFW LLC
	3	2337 W MOCKINGBIRD LN	MVP RETAIL PHASE 1 LLC
	4	2343 W MOCKINGBIRD LN	MOCKINGBIRD VENTURE PARTNERS LLC
	5	6820 FOREST PARK RD	LANTOWER WEST LOVE DALLAS LP
	6	6707 MAPLE AVE	ONCOR ELECRCIC DELIVERY COMPANY
	7	6516 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY
	8	6627 MAPLE AVE	Taxpayer at
	9	2601 W MOCKINGBIRD LN	Taxpayer at
	10	6638 MAPLE AVE	SOUTHWEST AIRLINES CO
	11	2400 EMPIRE CENTRAL	MAPLE EMPIRE LLC
	12	6700 MAPLE AVE	AN LUXURY IMPORTS LTD
	13	6814 MAPLE AVE	GARCIA JORGE
	14	2221 W MOCKINGBIRD LN	MOCKINGBIRD FP LP
	15	2128 HAWES AVE	Taxpayer at
	16	2130 HAWES AVE	MOCKINGBIRD FP LP
	17	2126 W MOCKINGBIRD LN	BOARD OF REG OF UNIV OF TX SYSTEM
	18	6303 FOREST PARK RD	BOARD OF REG OF UNIV OF TX SYSTEM
	19	6619 MAPLE AVE	GREENWAY-MOCKINGBIRD LP
	20	6751 MAPLE AVE	MOCKINGBIRD VENTURE PARTNERS
	21	2223 HAWES AVE	JDFW IV LLC
	22	2304 W MOCKINGBIRD LN	BRIGHT SEA INVESTMENTS LLC
	23	2525 W MOCKINGBIRD LN	FRANCIA INVESTMENTS
	24	2608 W MOCKINGBIRD LN	Taxpayer at
	25	2503 W MOCKINGBIRD LN	MOORE MARGARET T REV TRUST
	26	2121 W MOCKINGBIRD LN	MESQUITE CREEK
	27	6814 HARRY HINES BLVD	Taxpayer at