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**FILE NUMBER:** Z190-177(PD) **DATE FILED:** January 3, 2020

**LOCATION:** Northwest corner of South Beckley Avenue and Iowa Avenue

**COUNCIL DISTRICT:** 4 **MAPSCO:** 54 R

**SIZE OF REQUEST:** ± 1.761 acres **CENSUS TRACT:** 54.00

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**REPRESENTATIVE:** ASH+LIME

**OWNER:** Urbanist Monks, LLC

**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.

**SUMMARY:** The applicant proposes to retain the existing improvements to be repurposed for commercial uses and construct the site with a mix of uses consisting of eleven structures containing residential uses with a combined total of 16 dwelling units and 11,668 square feet of retail use.

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

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

**BACKGROUND INFORMATION:**

- The request site consists of two parcels fronting along South Beckley Avenue. The request site is developed with an 8,868-square-foot church use and surface parking with the northernmost lot being undeveloped.
- The applicant proposes to retain the existing improvement to be repurposed for commercial uses and construct residential uses consisting of 13 structures with a combined total of 18 dwelling units.
- The applicant requests to create a Planned Development District for MU-1 Districts rather than a general zoning request to deviate from an MU-1 District as follows:
  - 1) Allow uses not permitted in an MU-1 District;
  - 2) Decrease the off-street parking requirements utilizing a MUD chart inclusive of uses not allowed within an MU-1 District, and;
  - 3) Allow encroachments within the front, side, and rear yard setbacks.
- The representative was amenable to many of staff's suggestions, the revised conditions and revised development plan now address the urban design standards, pedestrian paths, enhanced sidewalks and sidewalk buffers, and open space amenities suggested by staff.
- The revised development plan shows the location of the pedestrian walkways with connectivity across the drive aisle for the southernmost dwellings and between the rear of the commercial units providing access from the northernmost dwellings to the open space. Additionally, there is now language to regulate the open space areas labeled as landscaped/seating area and grass, respectively.

**Zoning History:** There have been no recent zoning cases within the vicinity in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
S. Beckley Ave.	Collector	60 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.

**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.

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns.

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

The forwardDallas! Comprehensive Plan shows the area to be in an urban neighborhood building block. These areas are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Additionally, these neighborhoods should include single-family detached dwellings, townhouses and low-to mid-rise condominiums or apartments with concentrations of shops and offices along key corridors or a key intersection, providing important services and job opportunities within walking distance of residences on pedestrian friendly streets providing connectivity to shopping, schools and other community services.

The request embodies the vision and goals of the Comprehensive Plan, complies with the residential proximity slope (RPS) through limitation characteristic of the Building Block. Further, the applicant's request complies 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 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools. Encourage the development of these facilities in priority Area Plans.

**URBAN DESIGN ELEMENT**

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

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

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**Policy 5.2.2** Promote the character of the city’s significant districts, linkages, and areas.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

**Policy 5.3.2** Direct pedestrian routes to home, school, or work.

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Church, surface parking
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	CR	Auto-related
<b>West</b>	R-7.5(A)	Creek, undeveloped

**Land Use Compatibility:**

The request site is comprised of two parcels, situated along the South Beckley Avenue right-of-way. The area of request is zoned an R-7.5(A) Single Family District and developed with two, one-story structures consisting of approximately 8,868-square-feet previously used as a church with surface parking with an undeveloped tract along the northernmost portion of the request site.

The applicant proposes to retain the existing improvements to be repurposed for commercial uses and construct the site with a mix of uses consisting of 13 structures containing residential uses with a combined total of 18 dwelling units and 11,368 square feet of retail and office use.

The request site is immediately surrounded by low-density residential uses to the north and east along South Beckley Avenue, a creek/undeveloped tract to the west, and an auto-related use to the south across Iowa Avenue.

Staff has resolved all concerns with the building orientation for the residential uses, concerns with drainage, and the lack of adequate accessible open spaces with no amenities and connectivity from the residential uses to the retail uses. While staff would like the open space amenity to be more open and accessible to the community, staff understands the limitations that exist with the site maintaining and repurposing two structures limiting accessibility and ensuring that the open space amenity is insular within the development. Additionally, the representative was amenable to incorporating urban design standards and pedestrian amenities that encourage walkability and foster community and worked to ensure that the proposed development is protective of the immediately adjacent single family.

Staff believes that this development with agreed upon modifications is an opportunity to activate an area of the city that is transitioning into a more urban and walkable pedestrian friendly environment with complementary streetscapes. Considering the totality of the request, the consideration being given to develop a product conducive to achieving a pedestrian oriented development, and the increased rights to develop the site with a mix of uses that may will serve the existing residential community, staff supports the request.

**Development Standards**

SUBDISTRICT	SETBACKS		Density	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear					
<b>Existing</b> R-7.5(A) – Single Family Existing	25 feet	5'/5'	1du per lot	None.	30'	45%	Single family
<b>Proposed</b> PD for MU-1 Mixed Use	15 feet	20' adj to residential districts/ 0' feet in all other	15 dus w/no MUP/ 20 dus w/2 uses/ 25 dus w/3 or more uses	.8 No MUP/ .9 MUP w/2 uses and no res/ 1.0 MUP w/2 uses and res./ 1.0 MUP w/3 uses and no res./ 1.1 MUP w/3 uses and res.	60'	80%	Office, retail & personal service, lodging, residential, trade center

Use comparison table for existing and proposed districts:

<b>MU-1 (proposed)</b>	<b>R-7.5(A) (existing)</b>
(A) <u>Agricultural uses.</u> Crop production.	(A) <u>Agricultural uses.</u> Crop Production.
(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center.	(B) <u>Commercial and business service uses.</u> None permitted.

<b>MU-1 (proposed)</b>	<b>R-7.5(A) (existing)</b>
Labor hall. [SUP] Medical or scientific laboratory.	
(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
(D) <u>Institutional and community service uses.</u> 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. Hospital. [SUP] Library, art gallery, or museum. Open-enrollment charter school or private school. [SUP] Public school other than an open-enrollment charter school. [RAR]	(D) <u>Institutional and community service uses.</u> Adult day care facility. Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university, or seminary. [SUP] Community service center. [SUP] Convent or monastery. [SUP] Library, art gallery or museum. [SUP] Public or private school. [SUP]
(E) <u>Lodging uses.</u> Extended stay hotel or motel. [SUP] Hotel or motel. [RAR] or [SUP] [See Section <a href="#">51A-4.205(1)</a> .]	(E) <u>Lodging uses.</u> None permitted.
(F) <u>Miscellaneous uses.</u> Attached non-premise sign. [SUP] Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.	(F) <u>Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.
(G) <u>Office uses.</u> Financial institution without drive-in window. Financial institution with drive-in window. [DIR] Medical clinic or ambulatory surgical center. Office.	(G) <u>Office uses.</u> None permitted.
(H) <u>Recreation uses.</u> Country club with private membership. Private recreation center, club, or area.	(H) <u>Recreation uses.</u> Country club with private membership. [SUP] Private recreation center, club, or area. [SUP]

<b>MU-1 (proposed)</b>	<b>R-7.5(A) (existing)</b>
Public park, playground, or golf course.	Public park, playground, or golf course.
<p>(I) <u>Residential uses.</u>            College dormitory, fraternity, or sorority house.            Duplex.            Group residential facility. [See Section <a href="#">51A-4.209(3)</a>.]            Handicapped group dwelling unit. [See Section <a href="#">51A-4.209 (3.1)</a>.]            Multifamily.            Residential hotel.            Retirement housing.            Single family.</p>	<p>(I) <u>Residential uses.</u>            Handicapped group dwelling.            Single family dwelling</p>
<p>(J) <u>Retail and personal service uses.</u>            Alcoholic beverage establishments. [See Section <a href="#">51A-4.210(b)(4)</a>.]            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 <a href="#">51A-4.210(b)(7)(B)</a>.]            Commercial amusement (outside). [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.            General merchandise or food store greater than 3,500 square feet.            General merchandise or food store 100,000 square feet or more. [SUP]            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.</p>	<p>(J) <u>Retail and personal service uses.</u>             None permitted.</p>

MU-1 (proposed)	R-7.5(A) (existing)
Theater.	
<p>(K) <u>Transportation uses.</u>                      Transit passenger shelter.                      Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section <a href="#">51A-4.211.</a>]</i></p>	<p>(K) <u>Transportation uses.</u>                      Private street or alley. [SUP]                      Transit passenger shelter.                      Transit passenger station or transfer center. [SUP]</p>
<p>(L) <u>Utility and public service uses.</u>                      Commercial radio or television transmitting station.                      Electrical substation.                      Local utilities. <i>[SUP or RAR may be required. See Section <a href="#">51A-4.212(4).</a>]</i>                      Police or fire station.                      Post office.                      Radio, television, or microwave tower. [SUP]                      Tower/antenna for cellular communication. <i>[See Section <a href="#">51A-4.212(10.1).</a>]</i>                      Utility or government installation other than listed. [SUP]</p>	<p>(L) <u>Utility and public service uses.</u>                      Electrical substation. [SUP]                      Local utilities. <i>[SUP or RAR may be required. See Section <a href="#">51A-4.212(4).</a>]</i>                      Police or fire station. [SUP]                      Radio, television, or microwave tower. [SUP]                      Tower/antenna for cellular communication. <i>[See Section <a href="#">51A-4.212(10.1).</a>]</i>                      Utility or government installation other than listed. [SUP]</p>
<p>(M) <u>Wholesale, distribution, and storage uses.</u>                      Mini-warehouse. [SUP]                      Recycling buy-back center <i>[See Section <a href="#">51A-4.213(11).</a>]</i>                      Recycling collection center. <i>[See Section <a href="#">51A-4.213(11.1).</a>]</i>                      Recycling drop-off container. <i>[See Section <a href="#">51A-4.213(11.2).</a>]</i>                      Recycling drop-off for special occasion collection. <i>[See Section <a href="#">51A-4.213(11.3).</a>]</i></p>	<p>(M) <u>Wholesale, distribution, and storage uses.</u>                      Recycling drop-off container. <i>[See Section <a href="#">51A-4.213(11.2).</a>]</i>                      Recycling drop-off for special occasion collection. <i>[See Section <a href="#">51A-4.213(11.3).</a>]</i></p>



**Parking:**

The Dallas Development Code requires one spaces per bedroom for a multifamily use with .25 spaces for guest, if required spaces are reserved. The proposed 11,368 square feet of commercial space parking ratio will be determined by the use with one space per 333 square feet of floor area for office uses being required. Since staff does not know the requested uses, staff cannot provide the parking ratio required. However, the ratios can range from one space per 200 square feet of floor area for a retail or personal service use or one space per 366 square feet of floor area for an office use. Additionally, because the base zoning district is that of a mixed use district, the property will have the ability to utilize the City's recently revised MUD chart.

**Landscaping:**

The new development on the property will require landscaping per Article X, as amended. However, the City Arborist does not yet know whether the site can comply with Street Buffer Zones and the Residential Buffer Zones. If the site is incapable of complying with the Street Buffer Zones and the Residential Buffer Zones, a special exception can be sought before the Board of Adjustment or an amendment to the zoning can be considered, if a special exception is not desired.

**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). Although the area of request is not within an identifiable MVA cluster, "F" MVA clusters abuts the site to the north, to the east across South Beckley Avenue and to the west across Circle Drive.

**LISTS OF OFFICERS**

**Urbanist Monks LLC Members**

Sai & Poonam Kumar

Dingus Investments, Inc.

Mary Anne and Bill Dingus

Nancy Crites

Zanwill Sperber and Merilee Oakes Sperber

Community Focused Ventures LLC

Perter J. Cioe

Barrett Urban Development LLC

Nathaniel Barrett

**CPC ACTION:  
February 4, 2021**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-1 Mixed Use District uses to allow a mixed-use project, subject to a revised development plan, dated 2/2/2021; and conditions to include the following: limit height to 26 feet for any structures within 80 feet of the northern property line and limit height to 36 feet for all remaining structures on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue.

Maker: Johnson  
Second: Jung  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler, Schwope,  
Murphy, Garcia, Rubin

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

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: Peter Cioe, 1826 Maryland Ave., Dallas, TX, 75216  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Alicia Quintans, 227 N. Shore Dr., Dallas, TX, 75216  
Monte Anderson, 2910 S. Beckley Ave., 75208  
Against: None

Z190-177(PD)

**CPC ACTION:  
January 7, 2021**

**Motion:** In considering an application for a Planned Development District for MU-1 Mixed Use District uses to allow for a mixed-use project on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until February 4, 2021.

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

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

Against: 0  
Absent: 2 - Jackson, Myers  
Vacancy: 0

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: Peter Cloe, 1826 Maryland Ave., Dallas, TX, 75216  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Against: None

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Z190-177(PD)

**CPC ACTION:  
December 17, 2020**

**Motion:** In considering an application for a Planned Development District for MU-1 Mixed Use District uses to allow for a mixed-use project on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until January 7, 2021.

Maker: Murphy  
Second: Schwope  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid, Carpenter,  
Jackson, Blair, Jung, Myers, Suhler, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: Peter Cloe, 880 W. Kiest Blvd., Dallas, TX, 75224  
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
For (Did not speak): Monte Anderson, 2910 S. Beckley Ave., Dallas, TX, 75216  
Against: None

**CPC ACTION:  
November 19, 2020**

**Motion:** In considering 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, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until December 17, 2020.

Maker: Johnson  
Second: Schwope  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 2 Against: 3

**Speakers:** For: None  
For (Did not speak): Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Peter Cole, 880 W. Kiest Blvd., Dallas, TX, 75224  
Monte Anderson, 2910 S. Beckley Ave., Dallas, TX, 75216  
Against: None

Z190-177(PD)

**CPC ACTION:  
October 15, 2020**

**Motion:** In considering 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, on the northwest corner of South Beckley Avenue and Iowa Avenue, it was moved to **hold** this case under advisement until November 19, 2020.

Maker: Johnson  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 104  
**Replies:** For: 1 Against: 2

**Speakers:** For: None  
FOR (Did not speak): Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246  
Peter Cole, 880 W. Kiest Blvd., Dallas, TX, 75224  
Against: None  
Against (Did not speak): Rick Adamsks, 701 Elsbeth St., Dallas, TX, 75208

**CPC Recommended PDS 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 generally bounded by Beckley Avenue, Iowa Avenue (vacated), the Old Interurban Railway Right of Way. The size of PD \_\_\_\_ is approximately 76,709 square feet.

**SEC. 51P-\_\_\_\_.103. PURPOSE.**

This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking and promote a walkable lifestyle; to protect the surrounding neighborhood, and to support economic development in the neighborhood (Ord. \_\_\_\_).

**SEC. 51P-\_\_\_\_.104. DEFINITIONS AND INTERPRETATIONS.**

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

(1) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(2) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the produced products to the general public with a maximum floor area of 2,000 square feet. This use may not be combined with a residential use within the same building.

(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 non-residential zoning district.

**SEC. 51P-\_\_\_\_.105. EXHIBIT.**

The following exhibit is incorporated into this division:

(1) Exhibit \_\_\_\_A: development plan.



**SEC. 51P- \_\_\_\_ .106. DEVELOPMENT PLAN.**

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.

**SEC. 51P- \_\_\_\_ .107. MAIN USES PERMITTED.**

(a) Except as provided in this section, 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) The following additional main uses are permitted by right.
- Live/work unit.
  - Art or craft production facility.

**SEC. 51P- \_\_\_\_ .108. ACCESSORY USES.**

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

- (b) The following accessory uses are not permitted:
- General waste incinerator.

**SEC. 51P- \_\_\_\_ .109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. Minimum front yard is 15 feet.
- (b) In general. Minimum side and rear yard is:
- (1) 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
  - (2) no minimum in all other cases.
  - (3) no minimum rear yard adjacent to Old Interurban Railway right of way.
- (c) Encroachments. The following are permitted to be located within the required front, side, and rear

yards:

(A) Seat walls, retaining walls, stoops, porches, steps, unenclosed balconies, ramps, handrails, safety railings, and benches all not exceeding four feet in height and extending a maximum of five feet into the required minimum yards.

(B) Landscape and tree planters.

(C) Sculptures.

(D) Awnings.

(E) Bicycle racks.

- (d) Height.
- 1). Maximum structure height is 26 feet within 80 feet of the northern property line.
  - 2). Maximum structure height is 60 feet.

(e) 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.

(f) Lot size. No minimum lot size.

(g) Stories. No maximum number of stories.

**SEC. 51P-\_\_\_\_.110.**

**OFF-STREET PARKING AND LOADING.**

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

(b) Art or craft production facility. One space for each 500 square feet of floor area.

(c) Live/work unit. One space per bedroom.

(d) Mixed Use Development Reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart.

(B) For purposes of this section, mixed use development means a tract with more than one main use.

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

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

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

(B) Next, the parking demand for each use is determined for

each of the times of day shown in the mixed use development (MUD) chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in table, the percentage assigned to that use is 100 percent for all times of day.

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

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

**SEC. 51P-\_\_\_\_.111.  
STANDARDS.**

**ENVIRONMENTAL**

**PERFORMANCE**

See Article VI.

**SEC. 51P-\_\_\_\_.112.**

**LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X, as amended.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-\_\_\_\_.113.**

**SIGNS.**

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

**SEC. 51P-\_\_\_\_.114. URBAN DESIGN STANDARDS.**

- (a) Public realm design.

(1) Sidewalks.

(A) On South Beckley Avenue a minimum unobstructed sidewalk clear zone width of eight feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk.

(B) On Iowa Avenue, a minimum unobstructed sidewalk clear zone of six feet must be provided. An additional minimum landscape buffer of three feet must be provided between the back of curb and

sidewalk.

(C) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval by the Director.

(2) Pedestrian amenities.

(A) A minimum of two of the following pedestrian amenities must be provided along street facing facades, with the exception of visibility triangles and vehicular drives, in order to promote pedestrian activity and safety: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste station.

(B) Pedestrian amenities may be located within the landscape buffer zone but shall not obstruct the required sidewalk clear zone.

(3) Street trees. Street trees should be provided within the landscape buffer zone and should be spaced 30 feet on center wherever utilities and other subsurface conditions do not prohibit.

(4) Mechanical equipment.

(A) Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right-of-way. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees.

(B) No utilities may be placed within the required sidewalk planting zone or clear zone.

(5) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways and open space areas to enhance pedestrian safety.

(B) Lighting must be directed downward and away from adjacent properties.

- (C) Unless otherwise provided, lighting must be spaced 75 to 100 feet apart. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5-foot candles between fixtures.
- (D) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(6) Open space requirements.

(A) At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(i) Open space must be contiguous and visible from the street with direct access from the sidewalk.

(ii) Open space must be publicly accessible or unrestricted open space.

(B) A minimum of three of the following amenities must be provided: i) benches, ii) bicycle racks, iii) trash receptacles, iv) pet waste stations, v) pedestrian lighting.

(i) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(ii) Open space must contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(iii) Open space may also be provided at or below grade or aboveground by an outside playground area, pool area, walking trail, or similar type of outside common area.

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

(v) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(vi) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(7) Architectural elements.

(A) Ground-level of building should provide a minimum of 40 percent transparency for all street-facing facades located within the first 20 feet of the building.

(8) Service and loading.

(A) Service entries and back of house functions must be located away from primary facades and should be visually screened with landscaping such as shrubs, bushes, and trees.

(B) Loading areas and loading docks: (i) shall be located away from primary street facades and pedestrian routes; and (ii) should provide a closable gate or door that can block the loading area from the sidewalk during times when it is not in use.

(9) Surface Parking.

(A) Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(10) Pedestrian Paths. A handicap accessible continuous pedestrian path shall be maintained between residential uses and S Beckley Avenue.

(11) Screening. A wood fence with a minimum height of six feet shall be maintained along the northern property line.

**SEC. 51P-\_\_\_\_.115.**

**ADDITIONAL PROVISIONS.**

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

(b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. \_\_\_\_)

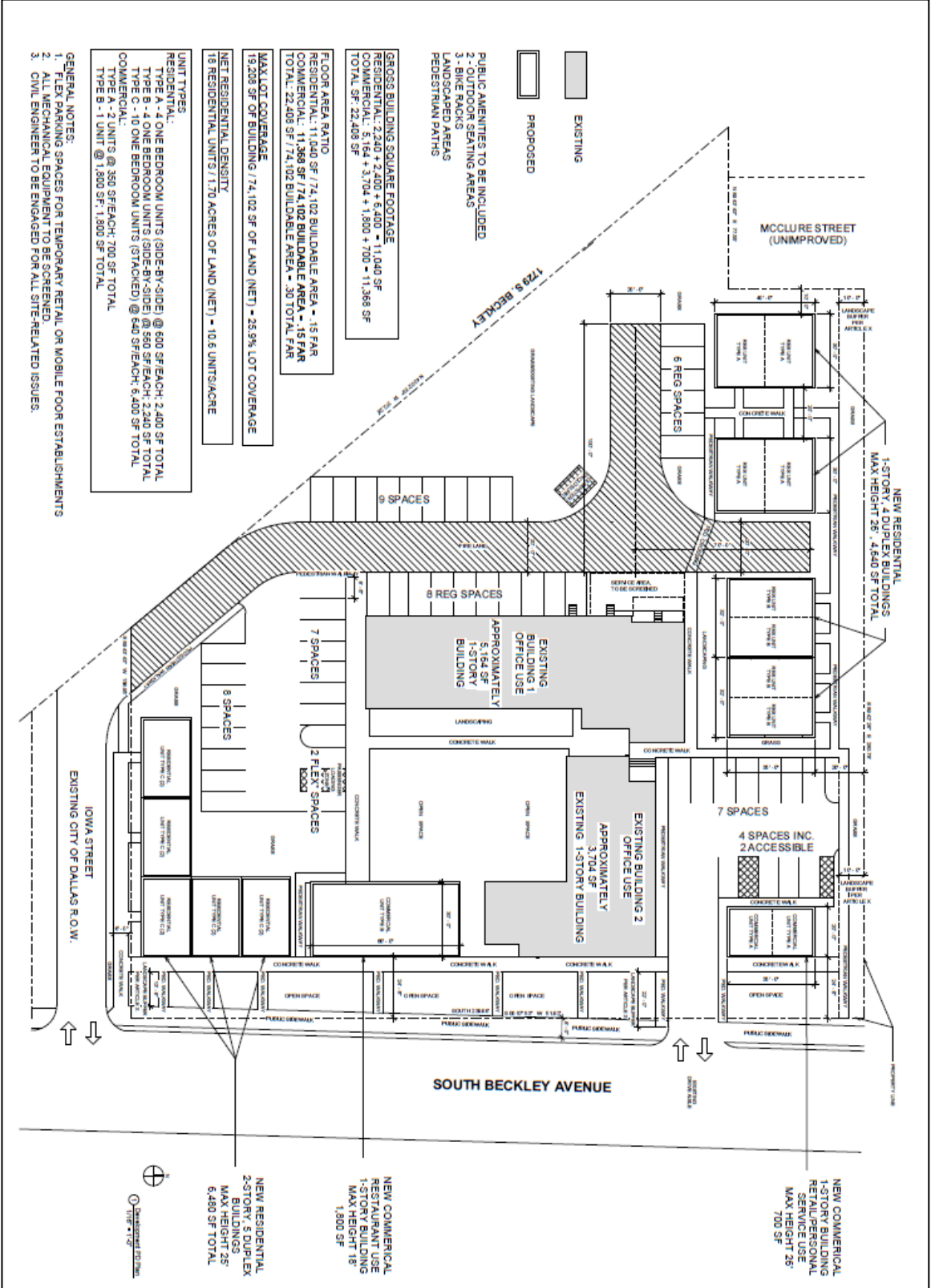
**SEC. 51P-\_\_\_\_.116.**

**COMPLIANCE WITH CONDITIONS.**

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

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

**CPC RECOMMENDED DEVELOPMENT PLAN**



**GENERAL NOTES:**  
 1. FLEX PARKING SPACES FOR TEMPORARY RETAIL OR MOBILE FOOD ESTABLISHMENTS  
 2. ALL MECHANICAL EQUIPMENT TO BE SCREENED.  
 3. CIVIL ENGINEER TO BE ENGAGED FOR ALL SITE-RELATED ISSUES.

**UNIT TYPES:**  
**RESIDENTIAL:**  
 TYPE A - 4 ONE BEDROOM UNITS (SIDE-BY-SIDE) @ 600 SF EACH = 2,400 SF TOTAL  
 TYPE B - 4 ONE BEDROOM UNITS (SIDE-BY-SIDE) @ 550 SF EACH = 2,200 SF TOTAL  
 TYPE C - 10 ONE BEDROOM UNITS (STACKED) @ 540 SF EACH = 5,400 SF TOTAL  
**COMMERCIAL:**  
 TYPE A - 2 UNITS @ 350 SF EACH = 700 SF TOTAL  
 TYPE B - 1 UNIT @ 1,800 SF TOTAL

**MAX LOT COVERAGE**  
 19,208 SF OF BUILDING / 74,102 SF OF LAND (NET) = 25.9% LOT COVERAGE

**NET RESIDENTIAL DENSITY**  
 18 RESIDENTIAL UNITS / 1.70 ACRES OF LAND (NET) = 10.6 UNITS/ACRE

**GROSS BUILDING SQUARE FOOTAGE**  
 RESIDENTIAL: 2,240 + 2,400 + 6,400 = 11,040 SF  
 COMMERCIAL: 5,164 + 3,704 + 1,800 + 700 = 11,368 SF  
 TOTAL SF: 22,408 SF

**FLOOR AREA RATIO**  
 RESIDENTIAL: 11,040 SF / 74,102 BUILDABLE AREA = .15 FAR  
 COMMERCIAL: 11,368 SF / 74,102 BUILDABLE AREA = .15 FAR  
 TOTAL: 22,408 SF / 74,102 BUILDABLE AREA = .30 TOTAL FAR

**PUBLIC AMENITIES TO BE INCLUDED**  
 2 - OUTDOOR SEATING AREAS  
 3 - BIKE RACKS  
 LANDSCAPED AREAS  
 PEDESTRIAN PATHS

**EXISTING** (shaded box)  
**PROPOSED** (white box)

**NEW COMMERCIAL**  
 1-STORY BUILDING  
 RETAIL PERSONAL  
 SERVICE USE  
 MAX HEIGHT 25'  
 700 SF

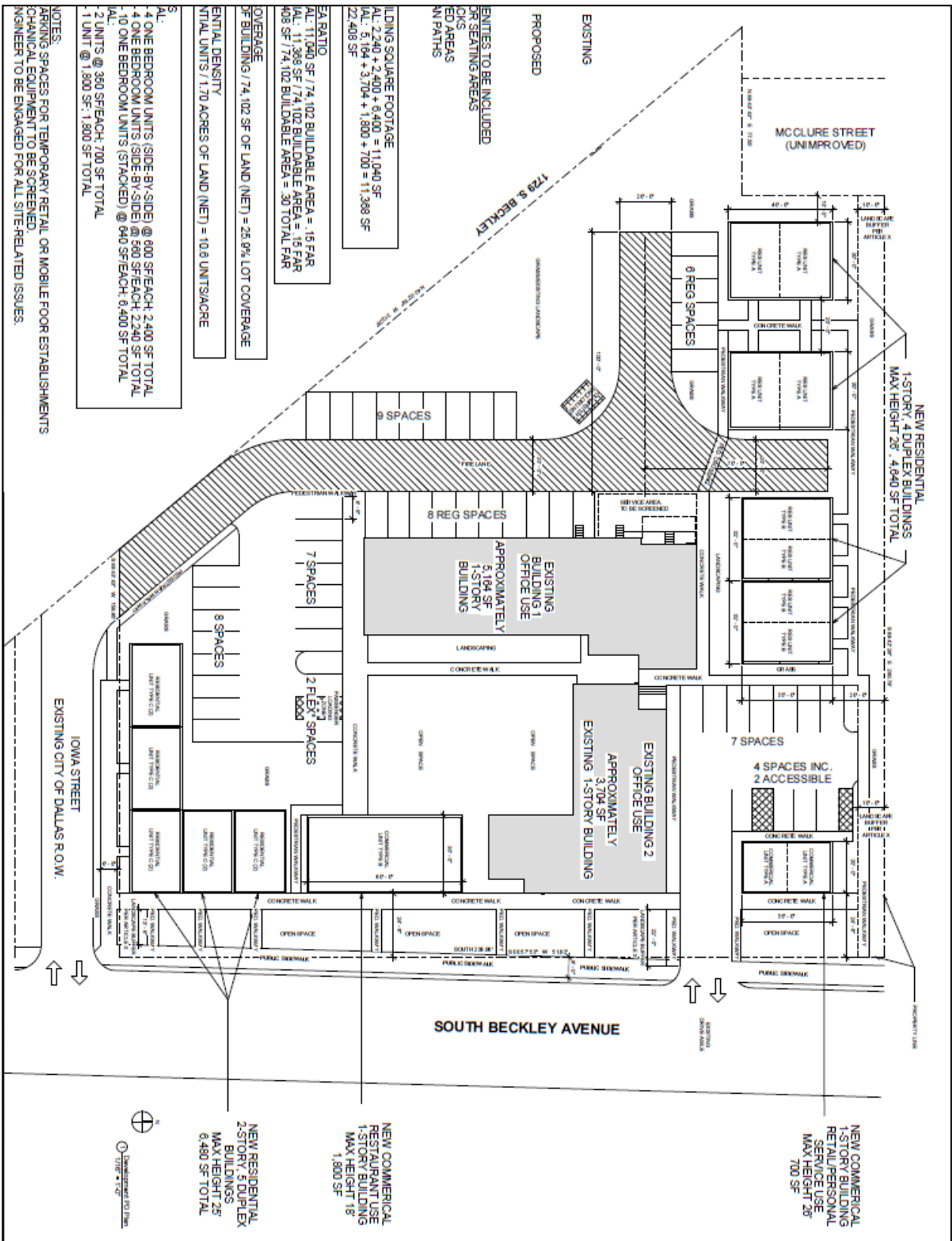
**NEW RESIDENTIAL**  
 1-STORY 5 DUPLEX  
 BUILDINGS  
 MAX HEIGHT 25'  
 4,480 SF TOTAL



Development by DTM



# ENLARGED CPC RECOMMENDED DEVELOPMENT



**EXISTING SQUARE FOOTAGE**  
 AL: 2,240 + 2,400 + 6,400 = 11,040 SF  
 AL: 5,184 + 3,704 + 1,800 + 700 = 11,388 SF  
 22,428 SF

**EA RATIO**  
 AL: 11,040 SF / 74,102 BUILDABLE AREA = .15 FAR  
 AL: 11,388 SF / 74,102 BUILDABLE AREA = .15 FAR  
 408 SF / 74,102 BUILDABLE AREA = .30 TOTAL FAR

**COVERAGE**  
 OF BUILDING / 74,102 SF OF LAND (NET) = 25.9% LOT COVERAGE

**DENSITY**  
 UNIT / 1.70 ACRES OF LAND (NET) = 10.6 UNITS/ACRE

**EA RATIO**  
 AL: 11,040 SF / 74,102 BUILDABLE AREA = .15 FAR  
 AL: 11,388 SF / 74,102 BUILDABLE AREA = .15 FAR  
 408 SF / 74,102 BUILDABLE AREA = .30 TOTAL FAR

**2 UNITS @ 350 SF EACH: 700 SF TOTAL**  
**1 UNIT @ 1,800 SF: 1,800 SF TOTAL**

**NOTES:**  
 PARKING SPACES FOR TEMPORARY RETAIL OR MOBILE FLOOR ESTABLISHMENTS  
 MECHANICAL EQUIPMENT TO BE SCREENED.  
 ENGINEER TO BE ENGAGED FOR ALL SITE-RELATED ISSUES.

**NEW RESIDENTIAL 1-STORY 4 DUPLEX BUILDINGS**  
 MAX HEIGHT 28' 4,640 SF TOTAL

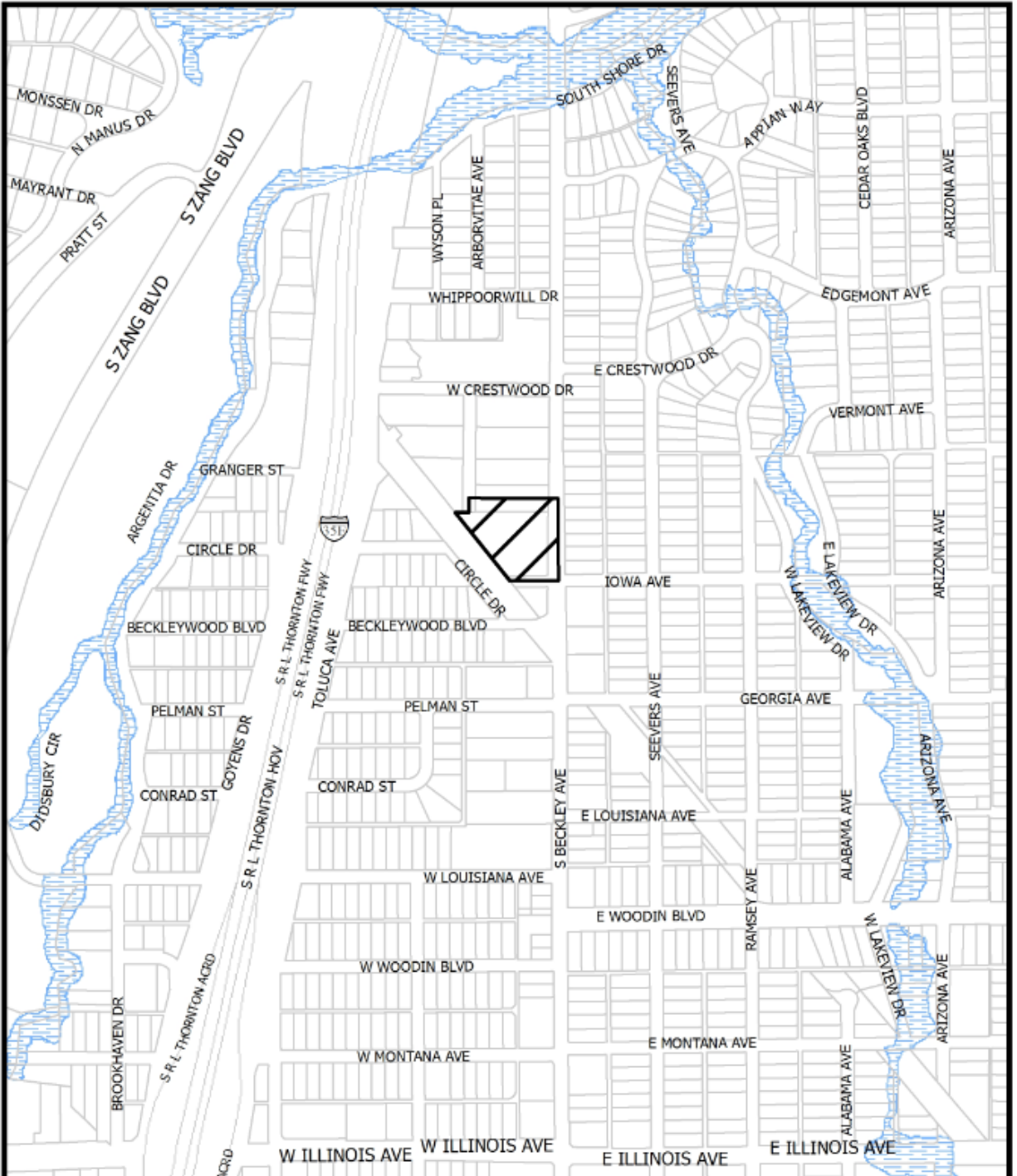
**NEW RESIDENTIAL 1-STORY 3 DUPLEX BUILDINGS**  
 MAX HEIGHT 28' 4,480 SF TOTAL


**NEW COMMERCIAL 1-STORY BUILDING RETAIL/PERSONAL SERVICE USE**  
 MAX HEIGHT 28' 700 SF

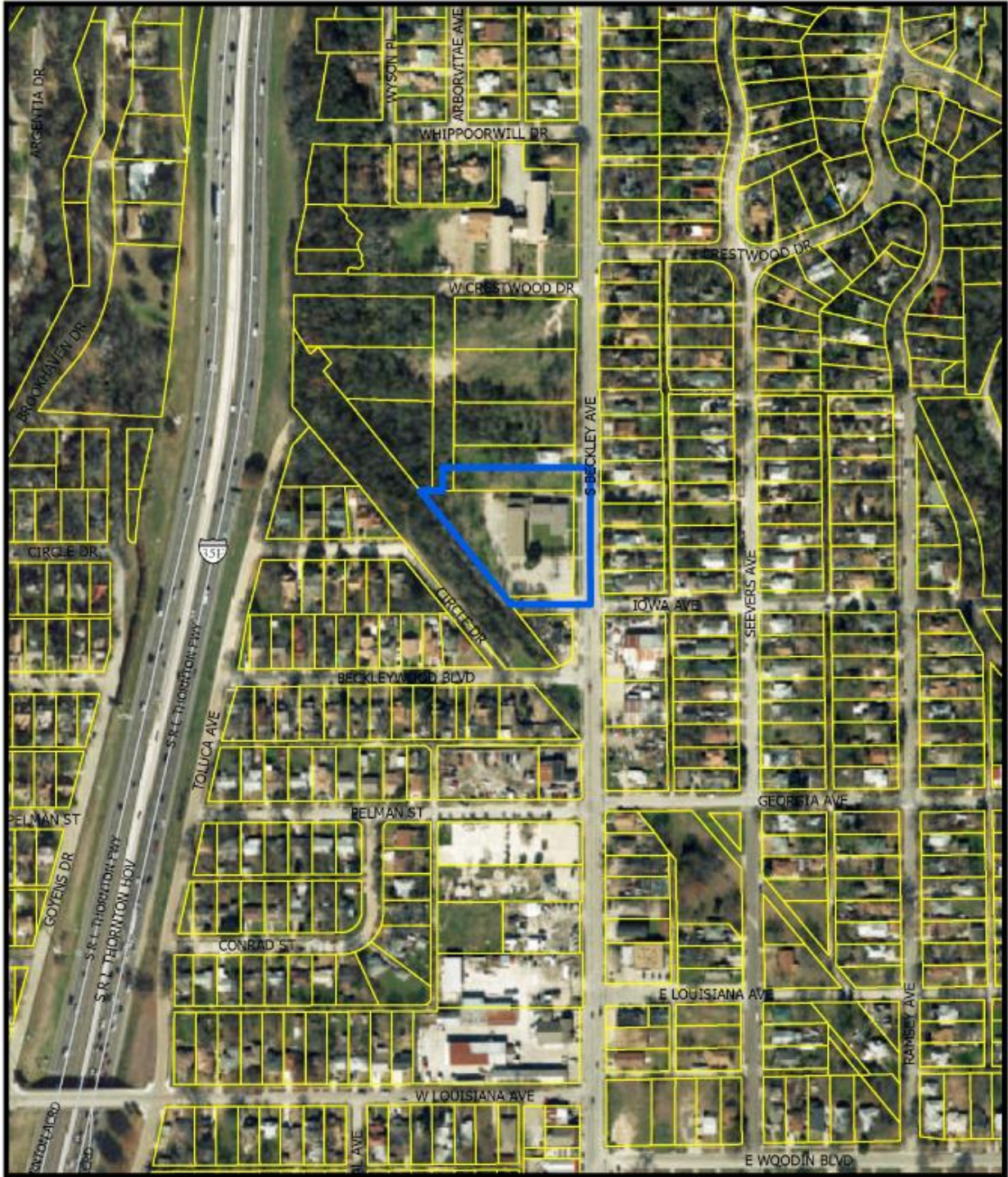
**NEW COMMERCIAL 1-STORY BUILDING RESTAURANT USE**  
 MAX HEIGHT 28' 1,800 SF

**NEW RESIDENTIAL 2-STORY 3 DUPLEX BUILDINGS**  
 MAX HEIGHT 28' 6,480 SF TOTAL

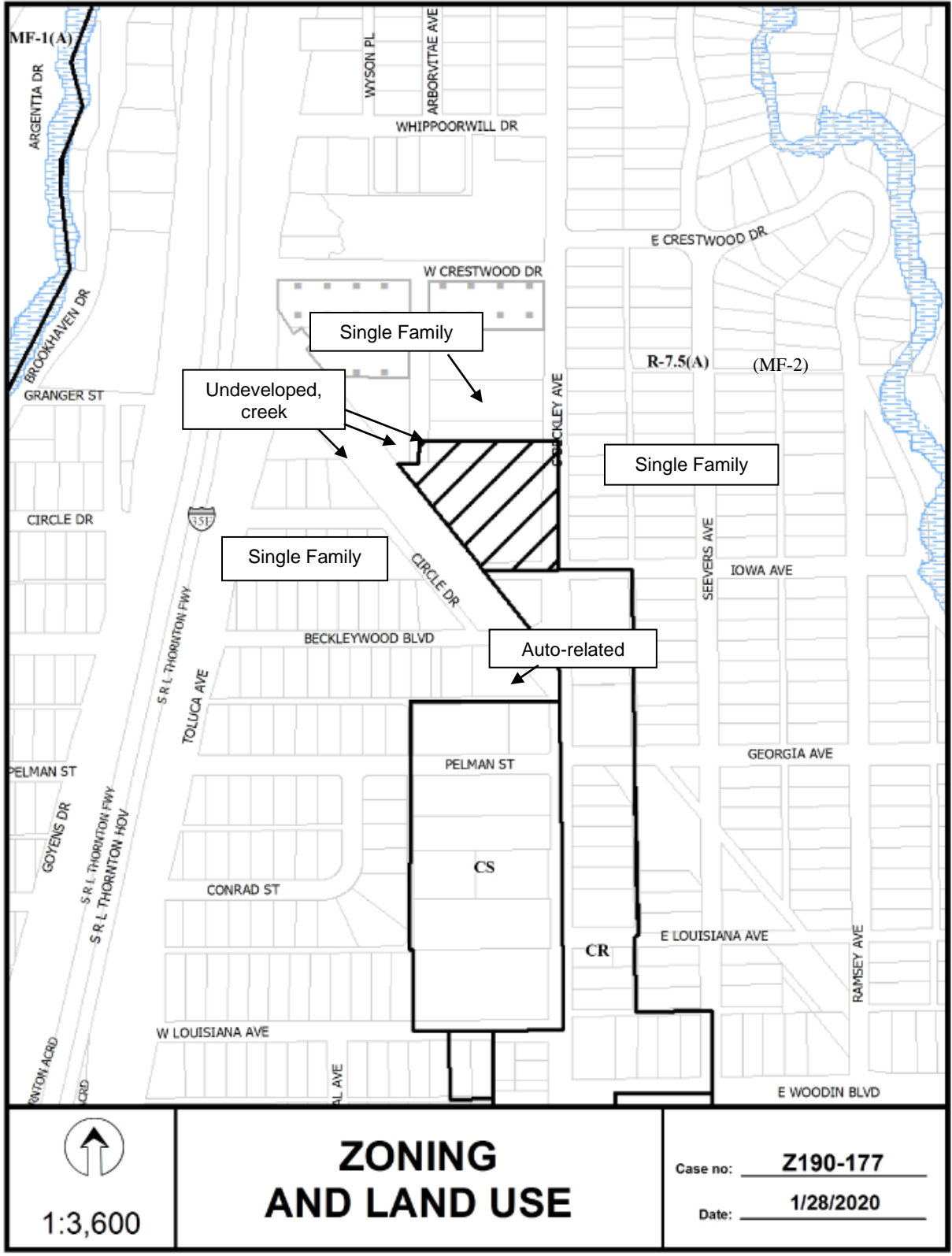
Prepared by: [Signature]



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u>    <b>Z190-177</b>    </u> Date: <u>    <b>1/28/2020</b>    </u>
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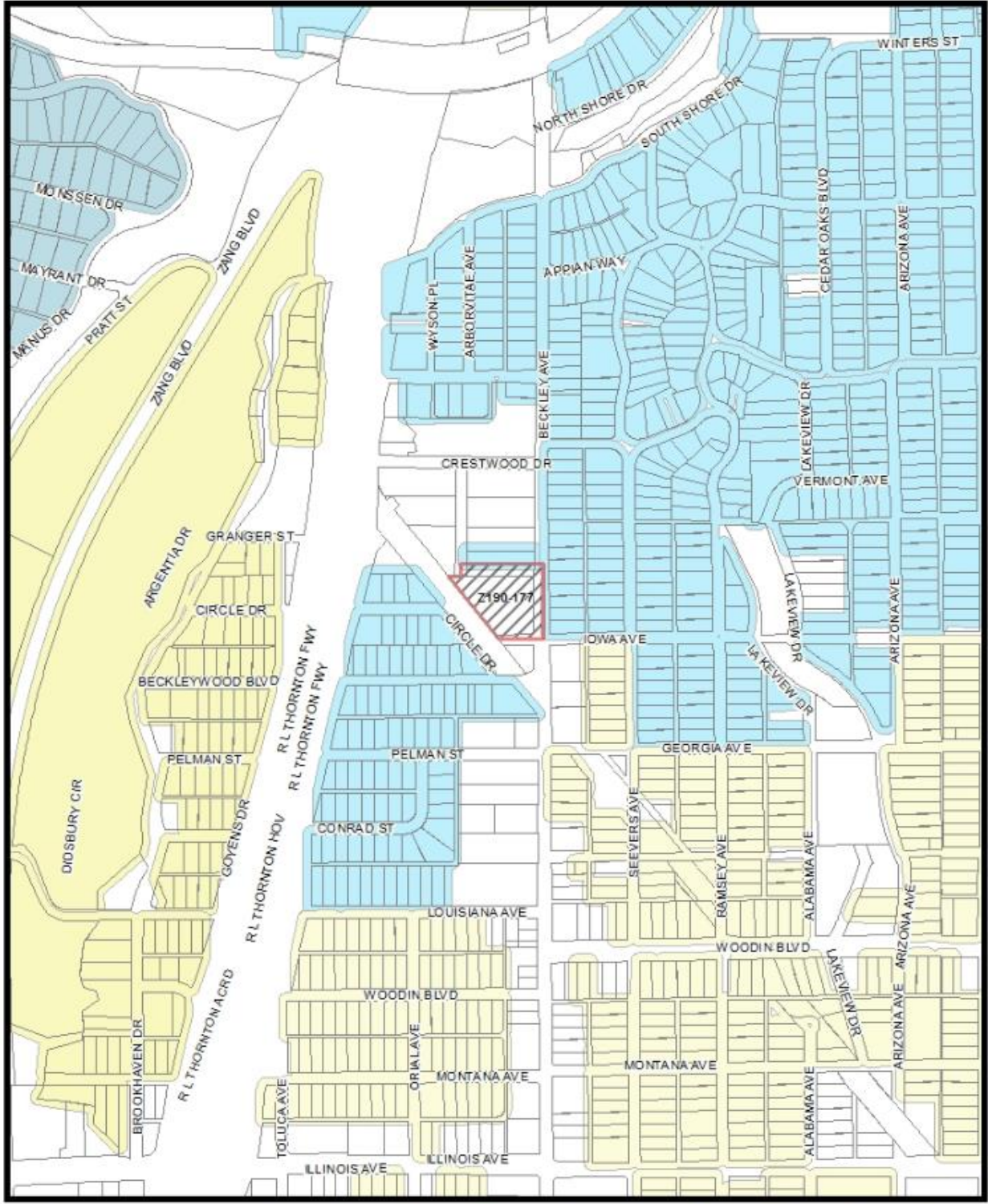


 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>    Z190-177    </u> Date: <u>    1/28/2020    </u>
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# ZONING AND LAND USE

Case no: Z190-177  
Date: 1/28/2020



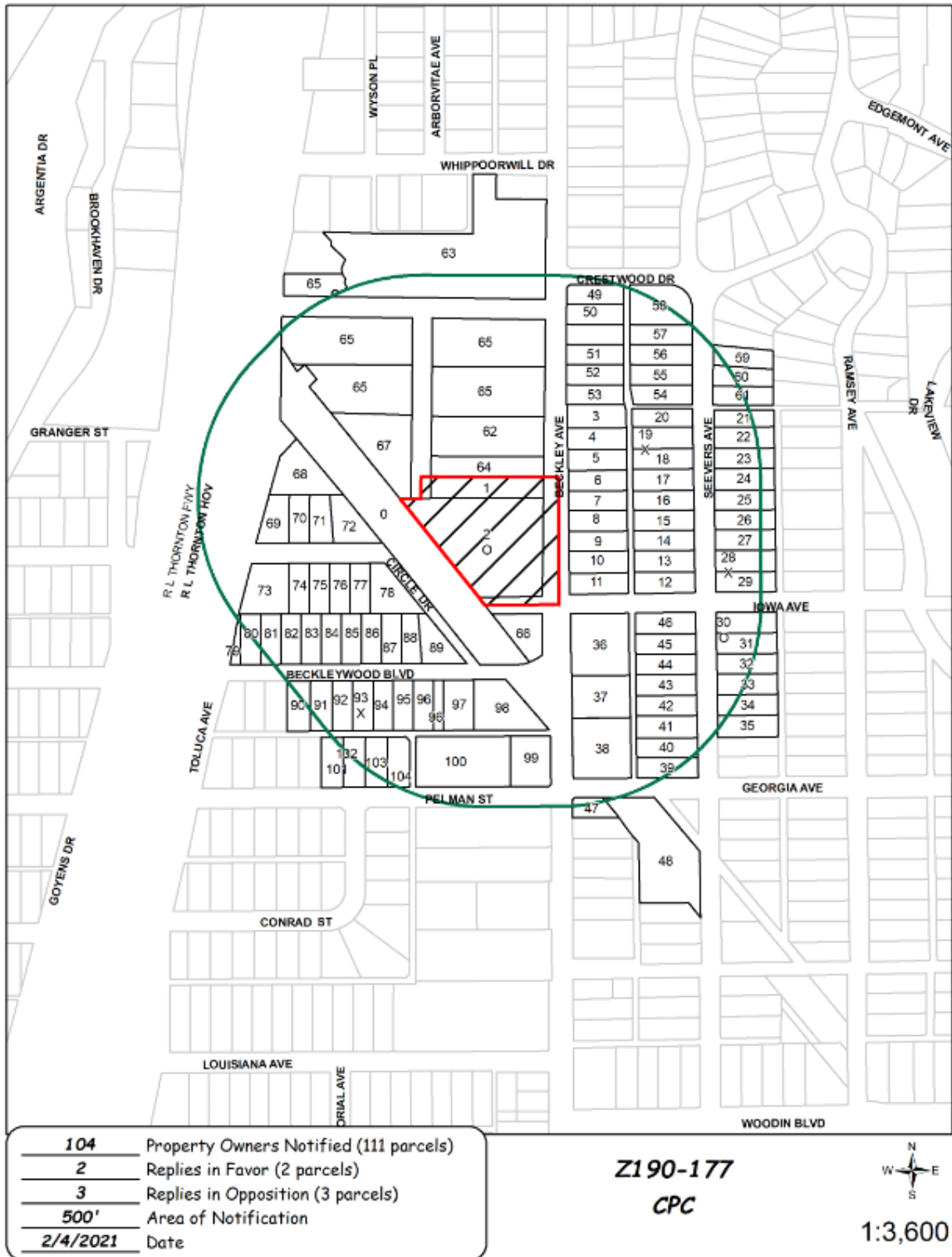
Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 1/28/2020

**CPC Responses**



02/03/2021

**Reply List of Property Owners****Z190-177****104 Property Owners Notified****2 Property Owners in Favor****3 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	1	1715 S BECKLEY AVE	MINISTERIO NEXT GENERATION
O	2	1729 S BECKLEY AVE	URBANIST MONKS LLC
	3	1702 S BECKLEY AVE	PORTILLO MARIO GARCIA
	4	1706 S BECKLEY AVE	DELTA STAR PROPERTIES INC
	5	1710 S BECKLEY AVE	VAZQUEZ JULIAN
	6	1714 S BECKLEY AVE	HUERTA ESTANISLAO & INEZ
	7	1718 S BECKLEY AVE	HUERTA ESTANISLAO &
	8	1722 S BECKLEY AVE	RESIDENTIAL REVAMPS LLC
	9	1726 S BECKLEY AVE	NIETO ARCELIA
	10	1730 S BECKLEY AVE	PACHECO-GONZALEZ CELIA
	11	1734 S BECKLEY AVE	LLAMAS-BANDA VERONICA
	12	1735 SEEVERS AVE	ESTEVANE JUAN & MARIA F
	13	1731 SEEVERS AVE	TODD LAWRENCE WILLIAM
	14	1727 SEEVERS AVE	GARCIA JUAN & CECILIA
	15	1723 SEEVERS AVE	HARTSELL JORDAN
	16	1719 SEEVERS AVE	FERRER SIGIFREDO
	17	1715 SEEVERS AVE	PADILLA CANDELARIA
	18	1711 SEEVERS AVE	GATSON PAULINE
X	19	1707 SEEVERS AVE	OLDHAM BENNIE J & ELMIRA
	20	1703 SEEVERS AVE	MARTINEZ JOSE I &
	21	1702 SEEVERS AVE	LASHEA NICOLE &
	22	1706 SEEVERS AVE	MENDOZA LEOBARDO &
	23	1710 SEEVERS AVE	ANDERSON DAVIEN
	24	1714 SEEVERS AVE	RAMOS MARIA COLUNGA
	25	1718 SEEVERS AVE	MACHADO SONIA
	26	1722 SEEVERS AVE	SHOOK INVESTMENTS LLC

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1726 SEEVERS AVE	MARQUEZ JORGE
X	28	1730 SEEVERS AVE	MARQUEZ ENRIQUE &
	29	1734 SEEVERS AVE	ZERMENO LUIS B &
O	30	1802 SEEVERS AVE	KIRKPATRICK CAMERON LEIGHTON
	31	1806 SEEVERS AVE	URBINA GUTENBERG P
	32	1810 SEEVERS AVE	HERNANDEZ JOSE JESUS &
	33	1814 SEEVERS AVE	GARCIA MARIA DELOURDES
	34	1818 SEEVERS AVE	HERNANDEZ JOSE J & AMPARO
	35	1822 SEEVERS AVE	CARRERA MARIA I
	36	1804 S BECKLEY AVE	BARRAZA RAFAEL A &
	37	1810 S BECKLEY AVE	SILVA ANTONIO M & PAULA G
	38	1812 S BECKLEY AVE	CLIFTON DEBRA L
	39	1831 SEEVERS AVE	HERNANDEZ ROSA ELENA
	40	1827 SEEVERS AVE	MATA LEON &
	41	1823 SEEVERS AVE	CGSZ LLC
	42	1819 SEEVERS AVE	SRIRA PANOB &
	43	1815 SEEVERS AVE	BAZALDUA FRANCISCO RAMOS
	44	1811 SEEVERS AVE	ROBERTS DARON J
	45	1807 SEEVERS AVE	PADILLA IRASEMA ARCHAGA
	46	1803 SEEVERS AVE	WILLIAMS MARIE EST OF
	47	1902 S BECKLEY AVE	6542 BAKER LLC
	48	1919 SEEVERS AVE	DIAZ IGNACIA
	49	1600 S BECKLEY AVE	PRESQUE ISLE DEVELOPMENT INC
	50	1606 S BECKLEY AVE	TSALACH REALTY INVESTMENTS III
	51	1614 S BECKLEY AVE	ZAVALA MARIA DELORES
	52	1616 S BECKLEY AVE	ROQUE SOCORRO
	53	1622 S BECKLEY AVE	CORRAL AURELIO & ROSA I
	54	1623 SEEVERS AVE	REEVES THOMAS J &
	55	1619 SEEVERS AVE	CRAWFORD MONICA ROCHELLE
	56	1615 SEEVERS AVE	PYLES MALLORY & BENJAMIN
	57	1611 SEEVERS AVE	MARTINEZ HUGO &



02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1607 SEEVERS AVE	FLEWELLEN KATIE
	59	1610 SEEVERS AVE	HATFIELD GRAYSON
	60	1614 SEEVERS AVE	WILLIAMS BRIDGETTE LAVON &
	61	1618 SEEVERS AVE	CORRAO LEVI A
	62	1703 S BECKLEY AVE	OLIVE JERRY
	63	1523 S BECKLEY AVE	TEMPLO ESMIRNA & GULF
	64	1711 S BECKLEY AVE	NUTALL SANFORD L JR
	65	141 W CRESTWOOD DR	ESMIRNA TEMPLO
	66	1801 S BECKLEY AVE	PARA JOSE
	67	1707 MCCLURE PL	ESMIRNA ASSEMBLIES OF GOD
	68	12 TOLUCA AVE	TRES BENDICIONES LLP
	69	207 CIRCLE DR	DOUGLAS GEORGE
	70	115 CIRCLE DR	LOPEZ ANSELMO III
	71	111 CIRCLE DR	LOPEZ HECTOR H &
	72	105 CIRCLE DR	WILSON JESSIE LEE
	73	202 CIRCLE DR	SALINAS ISAUL III
	74	118 CIRCLE DR	LOPEZ CESAR
	75	114 CIRCLE DR	LOPEZ ANSELMO & MARIA L
	76	110 CIRCLE DR	HAWKINS LEVAUGHN
	77	106 CIRCLE DR	SAVOIE MICHAEL KEITH
	78	102 CIRCLE DR	WEISFELD HERSCHEL A
	79	209 BECKLEYWOOD BLVD	DAVIS DAVID H
	80	207 BECKLEYWOOD BLVD	GILBERT RODNEY FLEMMING D
	81	203 BECKLEYWOOD BLVD	GRAY DAVID & VIRGINIA
	82	135 BECKLEYWOOD BLVD	JETSGO LLC
	83	131 BECKLEYWOOD BLVD	JACKSON CONSTANCE
	84	127 BECKLEYWOOD BLVD	MCCOY JOYCE
	85	123 BECKLEYWOOD BLVD	SAUCEDAIBARRA CARLOS
	86	119 BECKLEYWOOD BLVD	SEGURA HELEN
	87	115 BECKLEYWOOD BLVD	SEGURA RAMIRO & HELEN
	88	107 BECKLEYWOOD BLVD	SANCHEZ LEOBARDO G

02/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	103 BECKLEYWOOD BLVD	ARISPE ELISEO & LUPE
	90	142 BECKLEYWOOD BLVD	FLORES ALBERTO &
	91	138 BECKLEYWOOD BLVD	AGUILAR JAIME ENRIQUE &
	92	134 BECKLEYWOOD BLVD	RODRIGUEZ JOSE LUIS &
X	93	130 BECKLEYWOOD BLVD	SOTO ESTHER M
	94	126 BECKLEYWOOD BLVD	ESPINOZA JUAN S
	95	122 BECKLEYWOOD BLVD	BANUELOS JUAN R &
	96	118 BECKLEYWOOD BLVD	DAMMANN ANDREW JAMES &
	97	110 BECKLEYWOOD BLVD	BECKLES ROBERT O
	98	106 BECKLEYWOOD BLVD	AGUILLON MARCELO S &
	99	1819 S BECKLEY AVE	PARRA JOSE
	100	115 PELMAN ST	PARRA JOSE L
	101	201 PELMAN ST	WOOD MICHAEL E & MELODY A
	102	137 PELMAN ST	AMOS SEMBERLY C
	103	133 PELMAN ST	VAZQUEZ PABLO GARCIA &
	104	129 PELMAN ST	SOTO JOSE LUIS &