

**FILE NUMBER:** Z212-357(MP)                      **DATE FILED:** September 26, 2022

**LOCATION:** An area bound by North Beckley Avenue, East Fifth Street, North Zang Boulevard, and East Sixth Street

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** 1.67 acres                      **CENSUS TRACT:** 48113002001

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**REPRESENTATIVE:** Rob Baldwin

**OWNER/APPLICANT:** Slate Bishop Arts Venture, LP

**REQUEST:** An application for 1) a new subdistrict for WMU-8 Walkable Urban Mixed-Use District uses; 2) the removal of an SH Shopfront Overlay on a portion; and 3) the termination of a D Liquor Control Overlay on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay and a D Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, parking, and form district standards to develop residential and live/work uses.

**STAFF RECOMMENDATION:** 1) **Approval** of a new subdistrict for WMU-8 Walkable Urban Mixed-Use District uses, subject to a development plan and conditions, 2) **approval** of the removal of an SH Shopfront Overlay on a portion; and 3) **approval** of the termination of a D Liquor Control Overlay.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Subdistrict E within Planned Development District No. 468.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, to adopt form district regulations with modifications and created 10 Shopfront Overlays.
- The Shopfront Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support an active use. In addition, a “Primary Street” means the principal frontage for a building site. Any street designated with an SH overlay is a primary street.
- The applicant is requesting to create a new subdistrict based on the existing zoning but adds a use which may fulfill the use requirements of shopfront overlay.
- Multifamily uses are permitted on the property at the desired height and density currently. The applicant requests the change to allow and utilize live/work unit uses and to modify their development’s interaction with Shopfront Overlay.
- As the site today has the development standards of WMU-8 District, approval of the zoning case does not approve additional height or density, nor does it constitute approval of demolition of any structures on site.
- The applicant also proposes to modify the shopfront overlay to include only the western frontage of the site, along Zang Boulevard, and to remove the D Liquor Control Overlay.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. **Z212-278:** An application for a new Specific Use Permit for a public school other than an open-enrollment charter school on property zoned Subdistrict A Tract 1 within Planned Development District No. 468 (Oak Cliff Gateway Special Purpose District), bounded by North Madison Avenue, Ballard Avenue, Elsbeth Avenue, and Neches Street. [Under review]

**Thoroughfares/Streets:**

| <b>Thoroughfare/Street</b> | <b>Type</b>         | <b>Proposed ROW</b>                         |
|----------------------------|---------------------|---|
| North Zang Boulevard       | Minor Arterial      | 100 foot ROW, 72 foot pavement<br>Bike Plan |
| North Beckley Avenue       | Community Collector | 60 feet<br>Bike Plan                        |
| East Fifth Street          | Local               | -   |
| West Sixth Street          | Local               | -   |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and will continue review at permitting.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

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

**Policy 1.1.4** Capitalize on transit oriented development opportunities.

**1.1.4.1** Maximize development opportunities around DART stations.

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

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

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

**Policy 1.4.2** Develop a multi-modal transportation network.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**URBAN DESIGN ELEMENT**

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

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.2** Define urban character in downtown and urban cores.

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

**Policy 5.1.4** Enhance visual enjoyment of public space.

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

**Policy 5.3.3** Encourage transit-oriented developments and transit centers.

**ENVIRONMENT ELEMENT**

**GOAL 6.3** IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

**Policy 6.3.3** Limit vehicle miles traveled.

**Neighborhood Plus Plan**

**Goal 4** Attract and Retain the Middle Class

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

**Goal 6** Enhance Rental Housing Options

**Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

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

**Area Plan:**

**The 360 Plan**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Oak Cliff area of the plan.

The applicant's proposal to introduce additional housing and a new housing type (Live work unit) meets the 360's strategy to Build Complete Neighborhoods through the following goals:

**1 DIVERSIFY AND GROW HOUSING**

The applicant's proposal to develop a mix of uses adjacent to a transit station meets the 360's strategy to Advance Urban Mobility through the following goals:

**1 ADOPT URBAN MOBILITY PRINCIPLES**

The project's standards for building frontages and massing that promote the public realm all contribute to the 360 plan's goal to Promote Great Placemaking through the following goals:

**1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE**

**2 ACTIVATE THE PUBLIC REALM**

**CECAP:**

**Goal 3:** Dallas' communities have access to carbon-free, affordable, transportation options.

T9: Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

**Land Use:**

|              | <b>Zoning</b>  | <b>Land Use</b>   |
|--------------|--|---|
| <b>Site</b>  | Subdistrict E, Walkable Urban Mixed Use 8 (WMU-8) within PD No. 468, with a D Liquor Control overlay and an SH Shopfront Overlay                             | Office, multifamily, single family                          |
| <b>North</b> | Subdistrict E, Walkable Urban Mixed Use 8 (WMU-8) within PD No. 468, with an SH Shopfront Overlay  | Single family, medical clinic or ambulatory surgical center |
| <b>East</b>  | Subdistrict A, Residential Transition (RTN) within PD No. 468, with an H/84 Lake Cliff Historic District Overlay   | Blended residential (single family, duplex, multifamily)    |
| <b>South</b> | Subdistricts E and M, Walkable Urban Mixed Use 8 (WMU-8) within PD No. 468, with an SH Shopfront Overlay and WMU-8 within PD No. 468 (without an SH Overlay) | Multifamily   |
| <b>West</b>  | Subdistrict J, within PD No. 468   | Multifamily, hotel  |

**Land Use Compatibility:**

Across Fifth Street to the north, there is a single family home and a medical clinic. Across North Beckley to the east, there is a mix of residential uses including single family, duplex, and multifamily (triplex). Across Sixth Street to the south is a multifamily development under Subdistrict M. Across North Zang to the west, there is a hotel and multifamily.

The proposed mix of uses is appropriate for both the site and the surrounding area. The proposed conditions do not modify the allowable uses or density, besides the addition of one use, the live work unit. The proposed live work unit use could be used to fulfill the ground floor requirements of shopfront overlay. This degree of flexibility represents a retail and housing type not broadly allowed within Dallas code.

**Streetscapes**

Typical streetscape conditions apply as called for by [SEC. 51A-13.503](#) for existing streets.

The broader PD makes one modification to the typical Article XIII standard; a wider sidewalk (eight feet) and parallel parking are mandated on the East side of Zang, along the west side of this site. While the applicant will have to meet the parkway landscape and sidewalk requirements on this frontage, they request that parallel parking is not required where trolley infrastructure is present. Permanent trolley catenary supports are

located within the parkway of the site. Installation of parallel parking here would necessitate significant modification to the trolley infrastructure. As such, relief from this standard is appropriate where catenary supports exist. This is the same streetscape condition applied to the parcels to the south along Zang, and staff finds consistency in lanes and curb management is most appropriate.

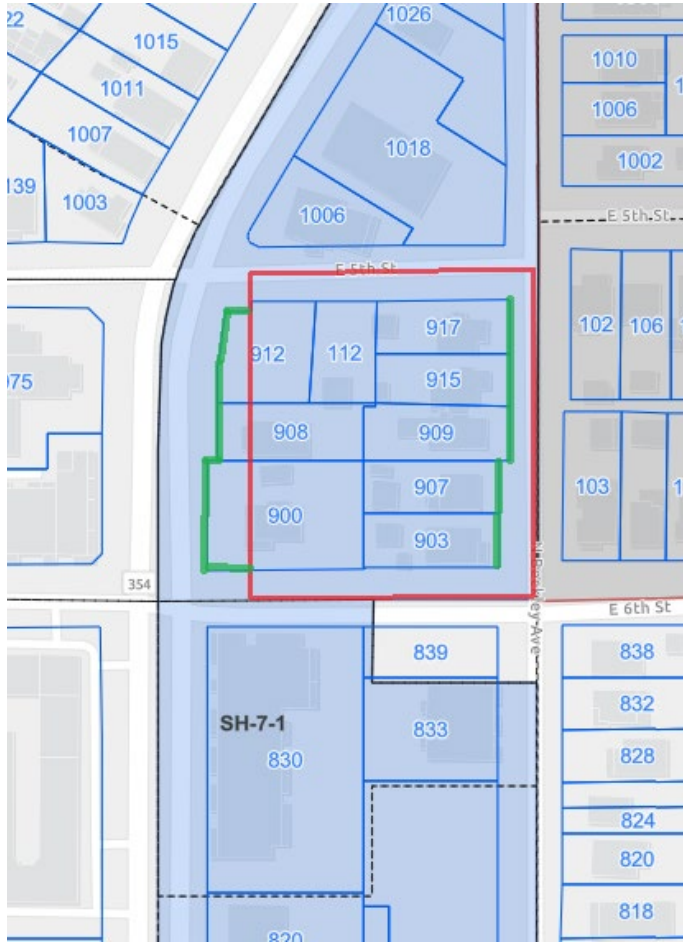
### **Removal of D Liquor Control Overlay**

The block is one of only a few remaining tracts with a D Liquor Control overlay throughout the area. Maintenance of this restriction is an arbitrary regulation that does not apply to other commercial parcels located throughout the corridor. The maintenance of the D Overlay on the site contributes to discouraging retail uses, a regulation in direct conflict with the application and goal of shopfront overlay on the site. As such the applicant proposes to terminate the D Overlay on site. Removal of this overlay does not modify the County alcohol restrictions which apply to the site and surrounding area, which only permit sales of alcohol for off-premise consumption such as in a grocery store, in conjunction with a restaurant, or as a private club.

### **Modifications to Street Designations**

The modification to the primary and side street designations will also enhance the character of the broader area. Under existing zoning, Fifth and Sixth Streets would be the primary streets, as they are both the longest block faces on the block of four sides. However, this configuration is not consistent with the blockfaces that run parallel to Zang and Beckley connecting the Methodist Hospital area with the Bishop Arts District. These blockfaces are predominantly oriented with primary streets to the east and west. Although portions of shopfront overlay modify this on some blocks within the existing Subdistrict E, the conditions proposed by the applicant reinforce the pattern of building faces fronting a continuous corridor of the primary streets of Zang and Beckley, which encourages a walkable north-to-south corridor throughout the Oak Cliff Gateway Special Purpose District. Shopfront overlay has been modified or removed on the parcels directly to the south across Sixth Street, which has a similar effect in terms of street designations.

Removal of shopfront overlay from the Beckley frontage, similar to parcels to the south, would allow residential uses on the ground floor on this portion of the site, which aids in a transition from the commercial corridor of Zang to the residential uses in the Historic District on Beckley. Despite the removal of shopfront overlay, the uses on this street must still have primary street treatment.



In this figure, the existing SH overlay is shown as a blue overlay. Currently, redevelopment of all of this area must have a non-residential shopfront on the ground floor. The applicant proposes to remove the area in red from the shopfront overlay, allowing ground floor residential uses. The PD also specifies that Zang and Beckley frontages, in green, must still act as primary frontages for purposes of massing and development standards. Any new buildings must be concentrated near these frontages. This is appropriate as it mirrors the block pattern along the wider Zang corridor and acknowledges the modifications to SH overlay on the parcel south as well as within Subdistrict M, which modifies interaction with SH overlay through its conditions.

**Development Standards:**

(No changes to these standards)

|   | <b>Mixed Use Shopfront</b> | <b>Apartment</b> | <b>Townhouse and Townhouse Stacked</b> |
|---|----------------------------|------------------|--|
| Minimum Setback                           | 5'                         | 5'               | 5'                                     |
| Maximum Setback                           | 15'                        | 15'              | 15'                                    |
| Primary Street Frontage (minimum)         | 90%                        | 70%              | 70%                                    |
| Side Street Frontage (minimum)            | 40%                        | 40%              | 40%                                    |
| Ground Story Height (minimum/maximum ft.) | 15 / 30                    | 10 / 15          | 10 / 15                                |



|   | <b>Mixed Use Shopfront</b>                                      | <b>Apartment</b>                      | <b>Townhouse and Townhouse Stacked</b> |
|---|---|---------------------------------------|--|
| Parking Setback Primary Street                          | 30'   | 30'                                   | 30'                                    |
| Parking Setback Side Street                             | 5'  | 5'                                    | 5'                                     |
| Minimum Ground-Story Transparency along Primary Streets | 50%<br>(measured between 0 and 10 feet above adjacent sidewalk) | 30%<br>(measured from floor to floor) | 30%<br>(measured from floor to floor)  |
| Building Entrance Spacing (maximum linear ft.)          | 100 feet  | Required on primary                   | Required on primary                    |
| Blank Wall Area on Primary Street (max linear ft.)      | 20  | 30                                    | 30                                     |
| Ground-Story Shopfront Windows                          | Minimum 60% of surface area on street level                     | N/A                                   | N/A                                    |
| Ground Story Transparency (Primary Street)              | 50%   | 30%                                   | 30%                                    |
| (Side Street)   | 25%   | 25%                                   | 25%                                    |
| Upper Story Transparency (Primary Street)               | 20%   | 20%                                   | 20%                                    |
| (Side Street)   | 20%   | 20%                                   | 20%                                    |
| Blank Wall Max Primary Street                           | 20'   | 30'                                   | 30'                                    |
| Blank Wall Max Side Street                              | No max  | No max                                | No max                                 |

|                 | <b>Mixed Use Shopfront</b> | <b>Apartment</b> | <b>Townhouse and Townhouse Stacked</b> |
|-----------------|----------------------------|------------------|--|
| Min Stories     | 2                          | 2                | 2                                      |
| Max Stories     | 8                          | 8                | 8                                      |
| Max Height      | 125'                       | 125'             | 125'                                   |
| Open Space Req. | 8%                         | 8%               | 8%                                     |

The applicant does not propose changes to the spatial, height, or building standards of Article XIII, in place on the property today.

Residential proximity slope is applicable to form district within PD No. 468, but other form districts are not sites of origination for RPS.

The applicant has proposed the use of the Mixed Use Shopfront development types along Zang and the Townhouse and/or Apartment development types on Beckley. Applicants are not held to a particular development type, but the remaining shopfront overlay on Zang would obligate a mixed use shopfront development type along that frontage. The following elements are required to be met – with Zang and Beckley being primary streets and Fifth and Sixth Streets being side streets.

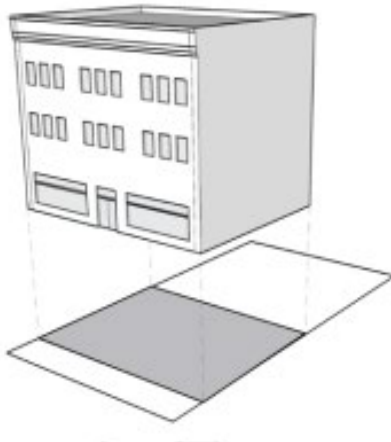
## Requirements for Development Types: Mixed Use Shopfront Type



### (b) Mixed Use Shopfront.

mixed use shopfront

#### (1) Definition.



A development type intended primarily for ground-story retail and upper-story residential or offices uses.

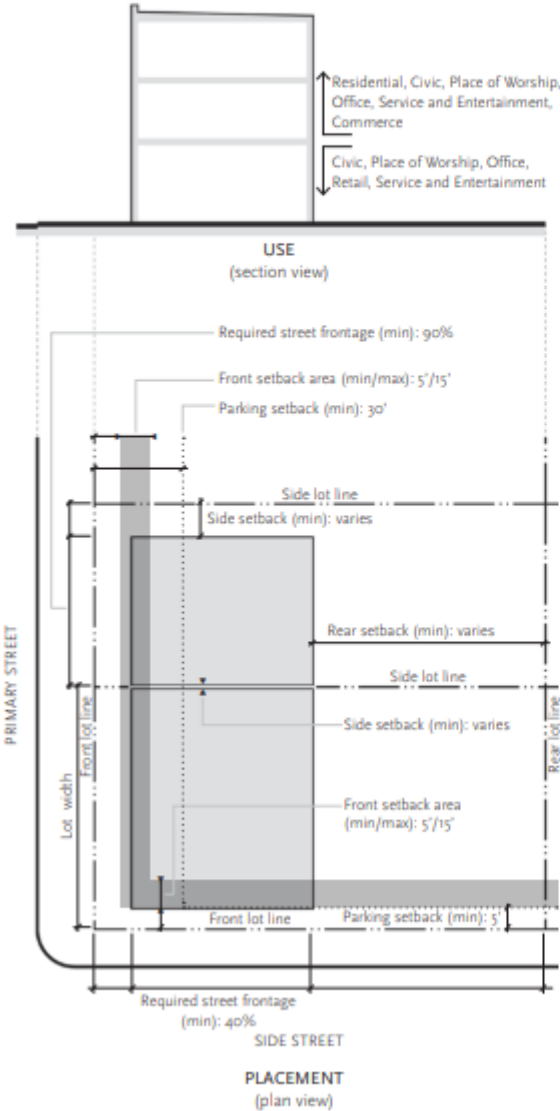
Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories should be used for offices or residential apartments. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

#### (2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



**(4) Use and Placement.**



**BUILDING USE**

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

**BUILDING PLACEMENT**

**LOT**

|                    |      |
|--------------------|------|
| Area (min sf)      | none |
| Area (max sf)      | none |
| Width (min ft)     | none |
| Width (max ft)     | none |
| Lot coverage (max) | 100% |

**FRONT SETBACK AREA**

|                             |      |
|-----------------------------|------|
| Primary street (min/max ft) | 5/15 |
| Side street (min/max ft)    | 5/15 |
| Service street (min/max ft) | none |

**REQUIRED STREET FRONTAGE**

|                      |      |
|----------------------|------|
| Primary street (min) | 90%  |
| Side street (min)    | 40%  |
| Service street (min) | none |

**PARKING SETBACK**

|   |    |
|---|----|
| From primary street (min ft)                                      | 30 |
| From side street (min ft)   | 5  |
| From service street (min ft)                                      | 5  |
| Abutting single family district (min ft)                          | 10 |
| Abutting multifamily or nonresidential district or alley (min ft) | 5  |

**SIDE SETBACK**

|  |        |
|--|--------|
| Abutting single-family district (min ft)                 | 15     |
| Abutting multifamily or nonresidential district (min ft) | 0 or 5 |
| Abutting alley (min ft)                                  | 5      |

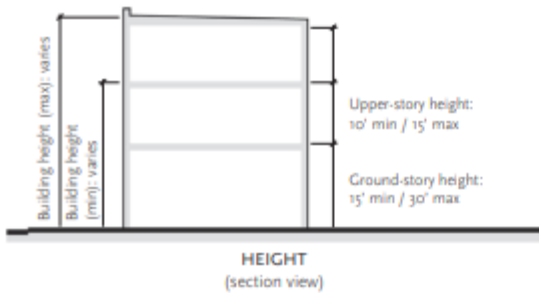
**REAR SETBACK**

|  |    |
|--|----|
| Abutting single-family district (min ft)                 | 15 |
| Abutting multifamily or nonresidential district (min ft) | 5  |
| Abutting alley (min ft)                                  | 5  |
| Abutting service street (min ft)                         | 10 |



mixed use shopfront

**(5) Height and Elements.**



**BUILDING HEIGHT**

| HEIGHT                           |                                  |
|----------------------------------|----------------------------------|
| Building height (max stories/ft) | See Section 51A-13.302, "Height" |
| Building height (min stories)    |                                  |
| WMU-3, -5, -8, -12               | 2                                |
| WMU-20                           | 4                                |
| WMU-40                           | 5                                |

| STORY HEIGHT              |       |
|---------------------------|-------|
| Ground story (min/max ft) | 15/30 |
| Upper story (min/max ft)  | 10/15 |

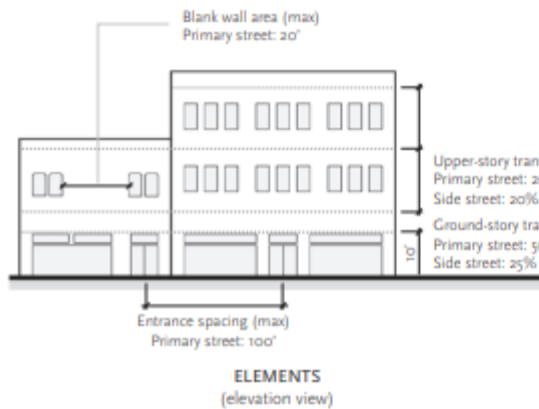
**BUILDING FACADE**

| GROUND-STORY TRANSPARENCY                                    |      |
|--|------|
| Primary street facade (min)                                  | 50%  |
| Side street facade (min)                                     | 25%  |
| Service street facade (min)                                  | none |
| <i>Measured between 0 and 10 ft above adjacent sidewalk.</i> |      |

| UPPER-STORY TRANSPARENCY             |      |
|--------------------------------------|------|
| Primary street facade (min)          | 20%  |
| Side street facade (min)             | 20%  |
| Service street facade (min)          | none |
| <i>Measured from floor to floor.</i> |      |

| ENTRANCE                         |          |
|----------------------------------|----------|
| Primary street                   | required |
| Entrance spacing (max linear ft) | 100      |
| Side street                      | allowed  |
| Service street                   | allowed  |

| BLANK WALL AREA                |      |
|--------------------------------|------|
| Primary street (max linear ft) | 20   |
| Side street (max linear ft)    | none |
| Service street (max linear ft) | none |



**(6) Ground-Story Shopfront Windows.**

A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass does not comply with this provision.

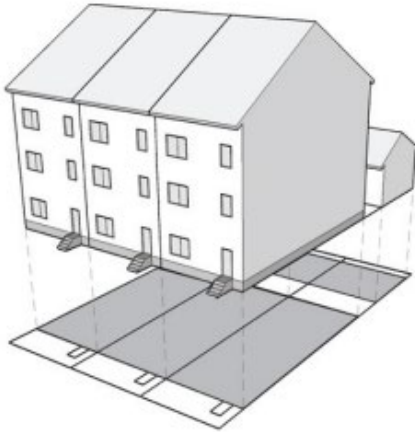
# Townhouse Type



townhouse

**(g) Townhouse.**

**(1) Definition.**



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

**(2) Character Examples.**

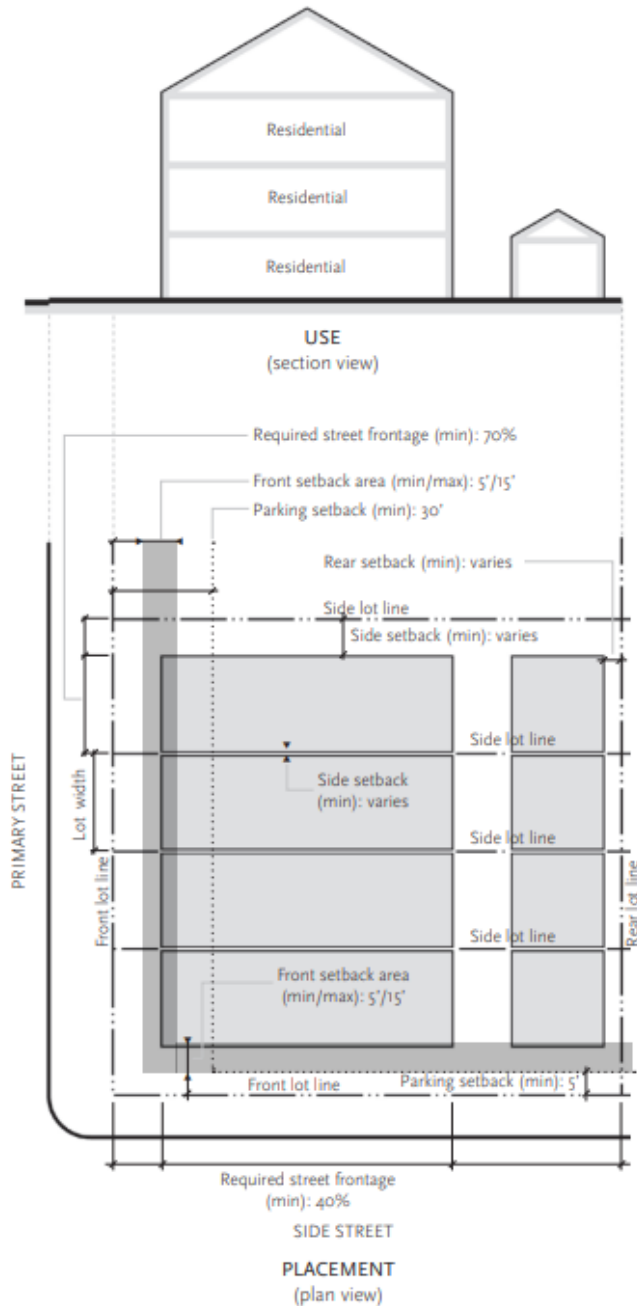
Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



**(3) Districts Permitted.**

|         |               |             |     |
|---------|---------------|-------------|-----|
| LOW:    | WMU-3, WMU-5  | WR-3, WR-5  | RTN |
| MEDIUM: | WMU-8, WMU-12 | WR-8, WR-12 |     |

**(4) Use and Placement.**



**BUILDING USE**

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

**BUILDING PLACEMENT**

**LOT**

|                    |       |
|--------------------|-------|
| Area (min sf)      | 1,200 |
| Area (max sf)      | none  |
| Width (min ft)     | 16    |
| Width (max ft)     | none  |
| Lot coverage (max) | 80%   |

**FRONT SETBACK AREA**

|                             |      |
|-----------------------------|------|
| Primary street (min/max ft) | 5/15 |
| Side street (min/max ft)    | 5/15 |
| Service street (min/max ft) | none |

**REQUIRED STREET FRONTAGE**

|                      |      |
|----------------------|------|
| Primary street (min) | 70%  |
| Side street (min)    | 40%  |
| Service street (min) | none |

**PARKING SETBACK**

|   |    |
|---|----|
| From primary street (min ft)                                      | 30 |
| From side street (min ft)   | 5  |
| From service street (min ft)                                      | 5  |
| Abutting single-family district (min ft)                          | 10 |
| Abutting multifamily or nonresidential district or alley (min ft) | 5  |

**SIDE SETBACK**

|  |        |
|--|--------|
| Abutting single-family district (min ft)                 | 10     |
| Abutting multifamily or nonresidential district (min ft) | 0 or 5 |
| Abutting alley (min ft)                                  | 5      |

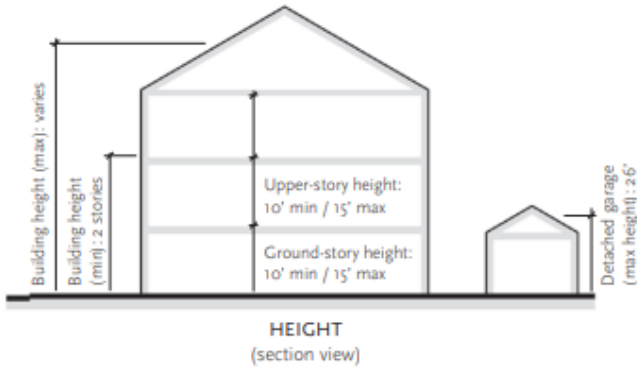
**REAR SETBACK**

|  |                 |
|--|-----------------|
| Abutting single-family district (min ft)                 | 24              |
| Abutting multifamily or nonresidential district (min ft) | 24              |
| Abutting alley (ft)                                      | 3 or 20 or more |
| Abutting service street (ft)                             | 3 or 20 or more |



townhouse

**(5) Height and Elements.**



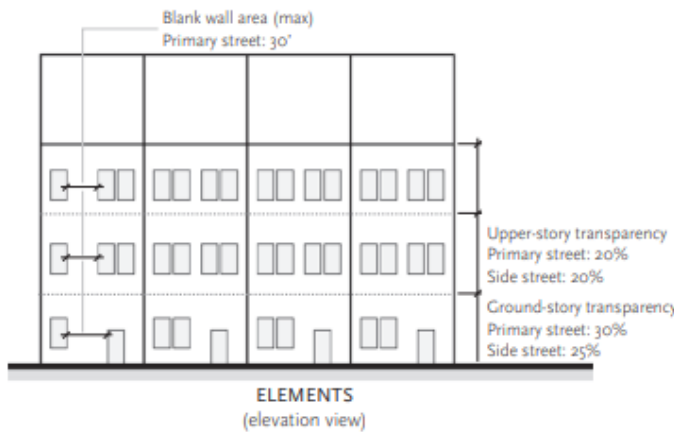
**BUILDING HEIGHT**

**HEIGHT**

| Building height (max stories/ft)     |         |
|--------------------------------------|---------|
| RTN                                  | 2½ / 35 |
| WMU-3, -5, -8, -12 WR-3, -5, -8, -12 | 3½ / 50 |
| Building height (min stories)        |         |
| RTN                                  | 2       |
| WMU-3, -5, -8, -12 WR-3, -5, -8, -12 | 2       |
| Detached garage (max ft)             | 26      |

**STORY HEIGHT**

|                           |       |
|---------------------------|-------|
| Ground story (min/max ft) | 10/15 |
| Upper story (min/max ft)  | 10/15 |



**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

|                                      |      |
|--------------------------------------|------|
| Primary street facade (min)          | 30%  |
| Side street facade (min)             | 25%  |
| Service street facade (min)          | none |
| <i>Measured from floor to floor.</i> |      |

**UPPER-STORY TRANSPARENCY**

|                                      |      |
|--------------------------------------|------|
| Primary street facade (min)          | 20%  |
| Side street facade (min)             | 20%  |
| Service street facade (min)          | none |
| <i>Measured from floor to floor.</i> |      |

**BUILDING ENTRANCE**

|                                  |          |
|----------------------------------|----------|
| Primary street                   | required |
| Entrance spacing (max linear ft) | none     |
| Side street                      | allowed  |
| Service street                   | allowed  |

**BLANK WALL AREA**

|                                |      |
|--------------------------------|------|
| Primary street (max linear ft) | 30   |
| Side street (max linear ft)    | none |
| Service street (max linear ft) | none |

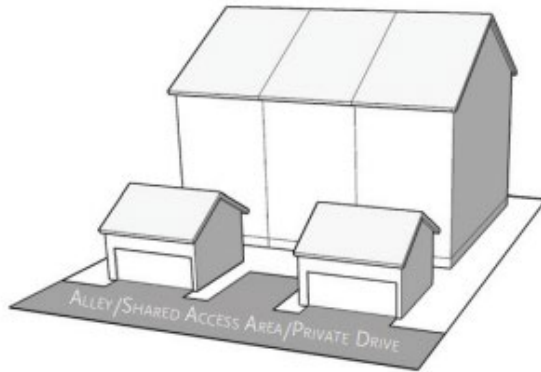


Th

townhouse

**(6) Garage Placement.**

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

- (A) General landscaping standards and alternative requirements for shared access developments are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts.
- (C) In a shared access development or if more than one townhouse unit is located on the same lot, the following requirements apply:
  - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each individual unit, whichever is greater.
  - (ii) Site trees must be evenly distributed throughout the development.

**(8) Townhouses on Individually-Platted Lots.**

- (A) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
- (B) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association are allowed.

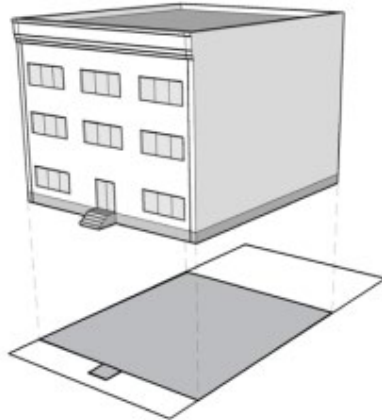
## Apartment Type

**Apt**

apartment

**(e) Apartment.**

**(1) Definition.**



A development type containing three or more dwelling units consolidated into a single structure.

An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking must be located to the rear of the building. The building often shares a common entrance. Primary entrances must be prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy.

**(2) Character Examples.**

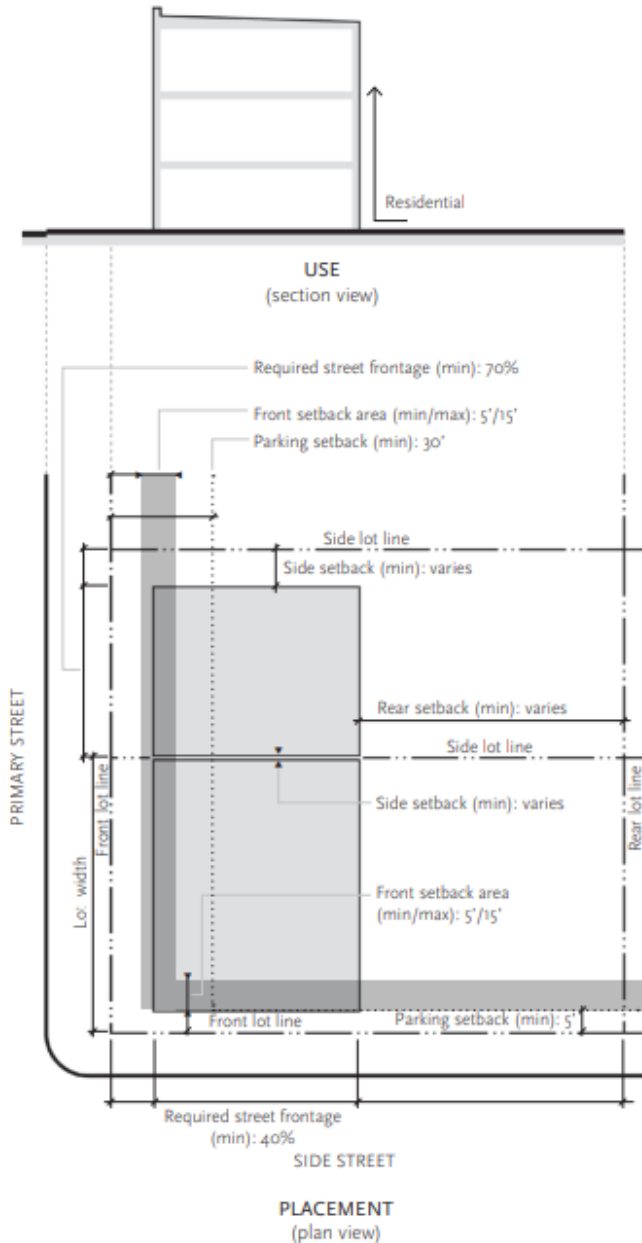
Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



**(3) Districts Permitted.**

|         |                |              |
|---------|----------------|--------------|
| LOW:    | WMU-3, WMU-5   | WR-3, WR-5   |
| MEDIUM: | WMU-8, WMU-12  | WR-8, WR-12  |
| HIGH:   | WMU-20, WMU-40 | WR-20, WR-40 |

**(4) Use and Placement.**



**BUILDING USE**

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

**BUILDING PLACEMENT**

**LOT**

|                    |      |
|--------------------|------|
| Area (min sf)      | none |
| Area (max sf)      | none |
| Width (min ft)     | none |
| Width (max ft)     | none |
| Lot coverage (max) | 80%  |

**FRONT SETBACK AREA**

|                             |      |
|-----------------------------|------|
| Primary street (min/max ft) | 5/15 |
| Side street (min/max ft)    | 5/15 |
| Service street (min/max ft) | none |

**REQUIRED STREET FRONTAGE**

|                      |      |
|----------------------|------|
| Primary street (min) | 70%  |
| Side street (min)    | 40%  |
| Service street (min) | none |

**PARKING SETBACK**

|   |    |
|---|----|
| From primary street (min ft)                                      | 30 |
| From side street (min ft)   | 5  |
| From service street (min ft)                                      | 5  |
| Abutting single-family district (min ft)                          | 10 |
| Abutting multifamily or nonresidential district or alley (min ft) | 5  |

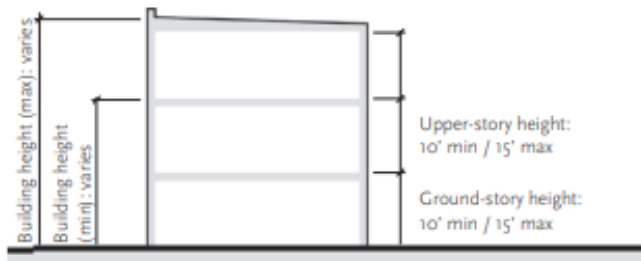
**SIDE SETBACK**

|  |        |
|--|--------|
| Abutting single-family district (min ft)                 | 15     |
| Abutting multifamily or nonresidential district (min ft) | 0 or 5 |
| Abutting alley (min ft)                                  | 5      |

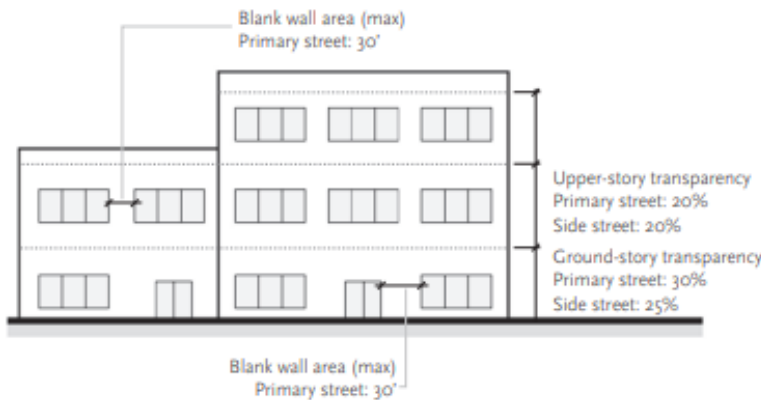
**REAR SETBACK**

|  |    |
|--|----|
| Abutting single-family district (min ft)                 | 15 |
| Abutting multifamily or nonresidential district (min ft) | 5  |
| Abutting alley (min ft)                                  | 5  |
| Abutting service street (min ft)                         | 10 |

**(5) Height and Elements.**



**HEIGHT**  
(section view)



**ELEMENTS**  
(elevation view)

**BUILDING HEIGHT**

**HEIGHT**

|                                      |                                  |
|--------------------------------------|----------------------------------|
| Building height (max stories/ft)     | See Section 51A-13.302, "Height" |
| Building height (min stories)        |                                  |
| WMU-3, -5, -8, -12 WR-3, -5, -8, -12 | 2                                |
| WMU-20 WR-20                         | 4                                |
| WMU-40 WR-40                         | 5                                |

**STORY HEIGHT**

|                           |       |
|---------------------------|-------|
| Ground story (min/max ft) | 10/15 |
| Upper story (min/max ft)  | 10/15 |

**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

|                                      |      |
|--------------------------------------|------|
| Primary street facade (min)          | 30%  |
| Side street facade (min)             | 25%  |
| Service street facade (min)          | none |
| <i>Measured from floor to floor.</i> |      |

**UPPER-STORY TRANSPARENCY**

|                                      |      |
|--------------------------------------|------|
| Primary street facade (min)          | 20%  |
| Side street facade (min)             | 20%  |
| Service street facade (min)          | none |
| <i>Measured from floor to floor.</i> |      |

**BUILDING ENTRANCE**

|                                  |          |
|----------------------------------|----------|
| Primary street                   | required |
| Entrance spacing (max linear ft) | none     |
| Side street                      | allowed  |
| Service street                   | allowed  |

**BLANK WALL AREA**

|                                |      |
|--------------------------------|------|
| Primary street (max linear ft) | 30   |
| Side street (max linear ft)    | none |
| Service street (max linear ft) | none |

**Landscaping:**

Landscaping must be provided in accordance with Article XIII, as amended. Tree preservation must be provided in accordance with Article X, as amended.

**Parking:**

On-site parking is required for all uses in accordance with Article XIII. The typical multifamily units will require one space for one bedroom units, one space for two bedroom units, and two spaces for three bedroom units. The applicant proposes 1 space per unit for the live/work use, but typical commercial parking requirements would apply for these uses should they include more than 1,000 square foot of commercial space. Overall, the building would be able to make use of the 5% reduction afforded by Article XIII for direct trolley adjacency. This reduction does not apply to restaurant and bar uses.

**Market Value Analysis:**

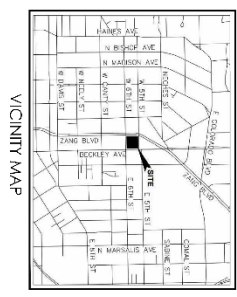
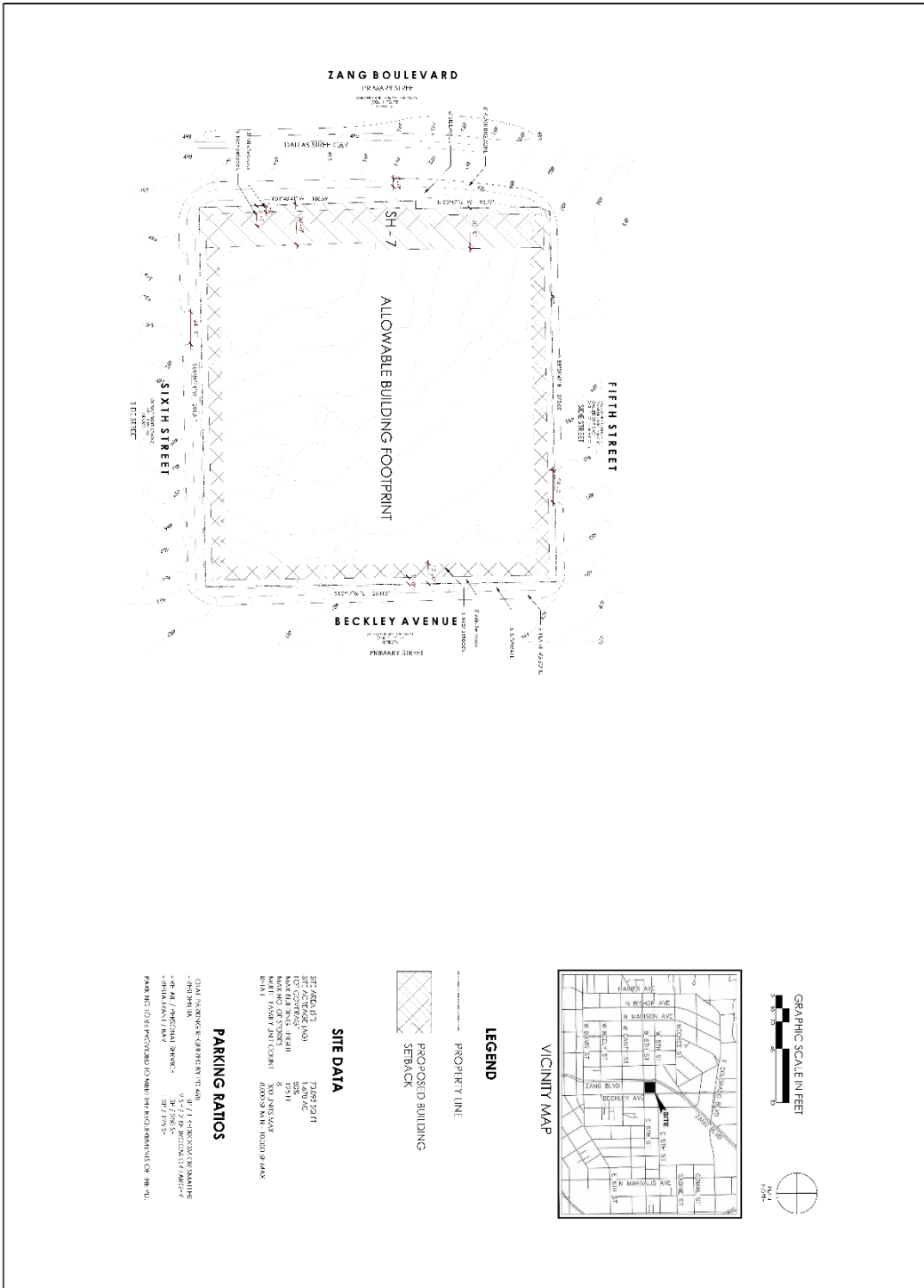
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 property is located within an MVA Category "C" area.

Z212-357(MP)

**List of Officers**

Slate Bishop Arts Venture LP  
Slate Properties, LLC  
Reid M. Beucler

# PROPOSED DEVELOPMENT PLAN



- LEGEND**
- PROPERTY LINE
  - PROPOSED BUILDING SETBACK

**SITE DATA**

|                          |                  |
|--------------------------|------------------|
| SITE AREA (SQ FT)        | 23,088 SQ FT     |
| SITE COVERAGE (%)        | 1.88% (MAX)      |
| MAXIMUM BUILDING HEIGHT  | 15' 0" (MAX)     |
| MAXIMUM LOT COVERAGE (%) | 5.00% (MINIMUM)  |
| MINIMUM SETBACK (FEET)   | 20' 0" (MINIMUM) |
| REAR SETBACK (FEET)      | 20' 0" (MINIMUM) |

**PARKING RATIOS**

MINIMUM PARKING: 1 PER 100 SQ FT OF GROSS FLOOR AREA  
 MINIMUM PARKING: 1 PER 100 SQ FT OF GROSS FLOOR AREA  
 MINIMUM PARKING: 1 PER 100 SQ FT OF GROSS FLOOR AREA  
 MINIMUM PARKING: 1 PER 100 SQ FT OF GROSS FLOOR AREA  
 MINIMUM PARKING: 1 PER 100 SQ FT OF GROSS FLOOR AREA



**Slate Bishop Arts**

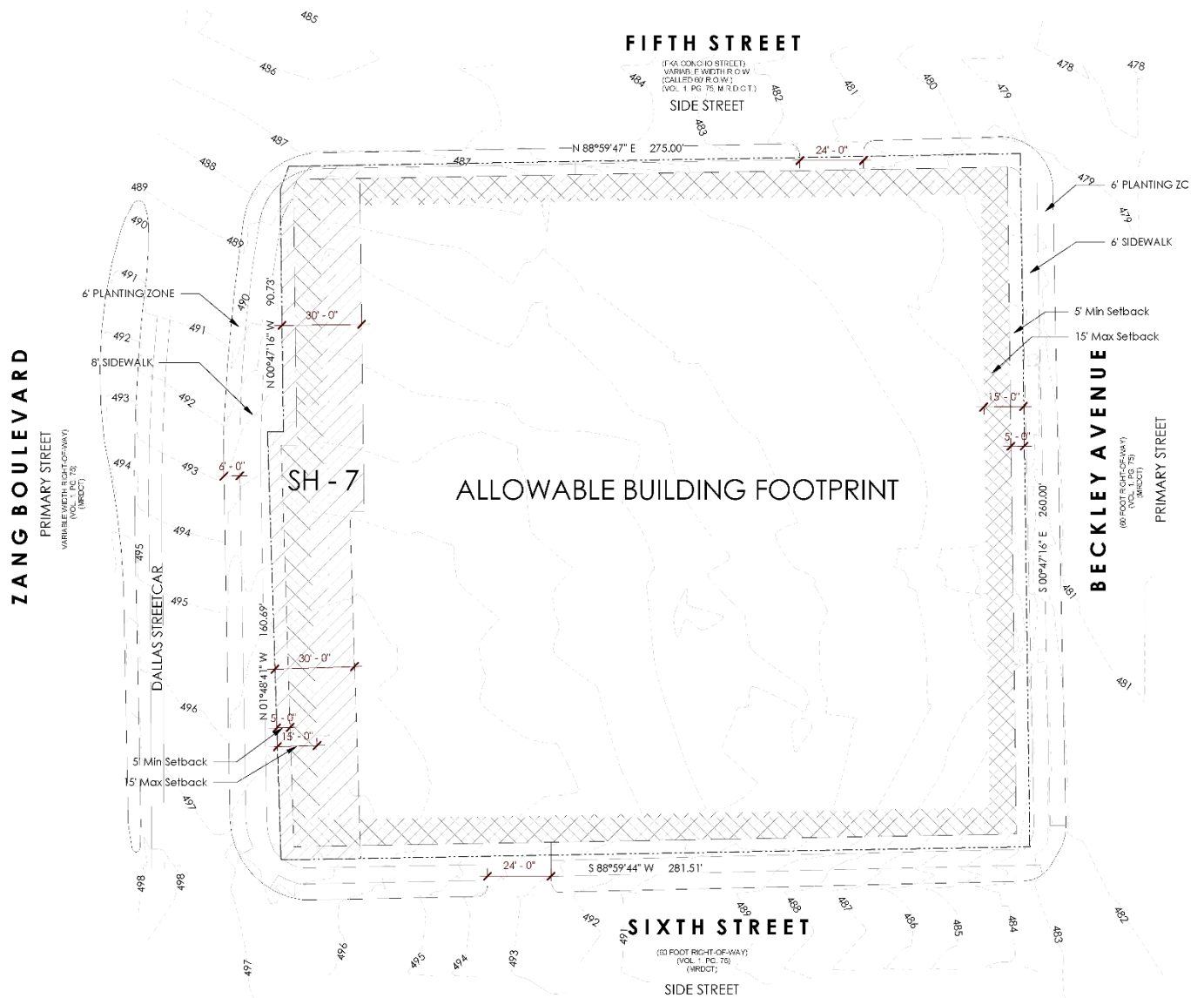
Owner  
 Slate Properties



DATE: 08/11/2020  
 DEVELOPER: SLATE PROPERTIES  
 PROJECT: SLATE BISHOP ARTS  
 SHEET: D1.06

**D1.06**

### PROPOSED DEVELOPMENT PLAN (ENLARGED)





**PROPOSED CONDITIONS**

**ARTICLE**

**468.**

**PD 468.**

**Oak Cliff Gateway Special Purpose District**

**SEC. 51P-468.101. LEGISLATIVE HISTORY.**

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042; 29743)

**SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.**

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 acres. (Ord. Nos. 23057; 26042; 26606; 29743)

**SEC. 51P-468.103. PURPOSE.**

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:
  - (A) Polar Bear Ice Cream Stand.
  - (B) Mayor William Sergeant Home.

- (C) Grace Presbyterian Church.
- (D) Lee Harvey Oswald Boarding House.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically review proper zoning of the Property. (Ord. Nos. 23057; 26042; 29743)

**SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
  - (1) **ACCESSORY DWELLING UNIT** means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
  - (2) **ALTERNATIVE ENERGY PLANT** means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.
  - (3) **ANTIQUÉ SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.
  - (4) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.
  - (5) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.
  - (6) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.
  - (7) **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 onsite; and more than 50 percent of the guest rooms are internal-entry.

(8) BULB-OUT means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and that may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing facade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eight Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard;

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street; or

(C) the Mayor William Sergeant Home located at the southwest corner of Zang Boulevard and Nealy Street for purposes of obtaining the legacy building parking reduction only.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16) 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.

(17) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) MEWS means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means a combination of any two categories of permitted main uses on a building site.

(20) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(21) NEW CONSTRUCTION means construction of a main structure that did not exist on May 13, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(23) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards, and other elements.

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

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

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

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

(3) 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.)

(4) 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.)

(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

(1) Subdistrict A: residential.

(2) Subdistrict B: residential.

(3) Subdistrict C: nonresidential.

(4) Subdistrict D: nonresidential.

(5) Subdistrict E: nonresidential.

(6) Subdistrict F: nonresidential.

(7) Subdistrict G: nonresidential.

(8) Subdistrict H: nonresidential.

(9) Subdistrict I: nonresidential.

(10) Subdistrict J: nonresidential.

(11) Subdistrict K: nonresidential.

(12) Subdistrict L: nonresidential.

(13) Subdistrict M: nonresidential.

(14) Subdistrict N: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149;

26190; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

(15) Subdistrict O: nonresidential

**SEC. 51P-468.104.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G. Subdistrict K development plan.
- (8) Exhibit 468H: Subdistrict L development plan and elevation plan.
- (9) Exhibit 468I: Subdistrict M development plan.
- (10) Exhibit 468J: Subdistrict N development/landscape plan.
- (11) Exhibit 468K: Subdistrict O development plan.

**SEC. 51P-468.105. CREATION OF SUBDISTRICTS.**

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 14 subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).

- (6) Subdistrict F – Walkable Urban Mixed Use 12.
- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).
- (12) Subdistrict L – Walkable Urban Mixed Use 3 (WMU-3).
- (13) Subdistrict M – Walkable Urban Mixed Use 8 (WMU-8).
- (14) Subdistrict N - Walkable Urban Mixed Use 12 (WMU-12).
- (15) Subdistrict O – Walkable Urban Mixed Use 8 (WMU-8).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

**SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, K, L, M, N and O.**

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(l) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within

which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage.

The site must come into complete compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict L. Development and use of the Property in Subdistrict L must comply with the Subdistrict L development plan and elevation plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict L development plan and elevation plan, the text of this article controls. The provisions of Section 51A-4.702 regarding submission of or amendments to a development plan apply to Subdistrict L, except that an amendment to the elevation portion of the Subdistrict L development plan and elevation plan is not allowed through the minor amendment process.

(5) Development plan for Subdistrict M. Development and use of the Property in Subdistrict M must comply with the Subdistrict M development plan (Exhibit 468I). If there is a conflict between the text of this article and the Subdistrict M development plan, the text of this article controls.

(6) Development/landscape plan for Subdistrict N. Development and use of the Property in Subdistrict N must comply with the Subdistrict N development/landscape plan (Exhibit 468J). If there is a conflict between the text of this article and the Subdistrict N development/landscape plan, the text of this article controls.

(7) Development plan for Subdistrict O. Development and use of the Property in Subdistrict O must comply with the Subdistrict O development plan (Exhibit 468K). If there is a conflict between the text of this article and the Subdistrict O development plan, the text of this article controls.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.



(3) Subdistricts C and L. Except as provided in this section, Subdistricts C and L must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E, K, ~~and M~~, and O.

(A) In general. Except as provided in this section, Section 51P-468.109.1, and Section 51P-468.109.2, Subdistricts E, K, ~~and M~~, and O must comply with the WMU-8 regulations and development standards in Article XIII.

(B) Subdistrict E, Tract 6. Maximum number of stories above grade in the HM-2 Height Map Overlay is six.

(6) Subdistricts F and N. Except as provided in this section, Subdistricts F and N must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.

- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.
- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

- (A) Subdistrict A, Tract 3.
- (B) Subdistrict A, Tract 4.
- (C) Subdistrict B, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G and Subdistrict N.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C..

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking

Regulations,” for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, “Mechanized Parking,” for mechanized parking regulations.

(6) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one 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 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.

(B) All on-street parking must be approved as to design and construction by the director of public works. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless the extension would:

- (i) significantly discourage patrons of the use from using the remote parking;
- (ii) unreasonable endanger the safety of persons or property; or
- (iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (i) be in writing on a form obtained from the building official;

- (ii) contain legal descriptions of the properties affected;
- (iii) specify the special parking being provided and the hours of operation of any use involved;
- (iv) be governed by the laws of the state of Texas;
- (v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;
- (vi) be for a minimum of three years; and
- (vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(9) Bus or trolley transit parking reductions for Subdistrict L. The building official may approve a five percent reduction in the number of required parking spaces for uses with a main entrance within a 600-foot walking distance of a bus or trolley transit stop that provides both shade and seating.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, “Minor Streets and Streetscapes,” applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, “Existing Streets,” the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Division 51A-13.700, "Administration," applies.

(g) Additional provisions for Subdistrict L.

(1) Restaurant or bar use.

(A) One off-street parking space per 175 square feet of floor area is required.

(B) Speakers, televisions, and live music are prohibited in any outdoor area including the patio and porch areas.

(2) Parking setback. The parking setback in Section 51A-13.304(a)(3) does not apply to the primary street requirements along Neely Street. (Ord. Nos. 25866; 26042; 26149; 26328; 26395; 26750; 27391; 28880; 29200; 29743; 29874; 30190; 30702; 30717; 31167)

**SEC. 51P-468.107. SUBDISTRICT H.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.108. SUBDISTRICT I.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.109. SUBDISTRICT J.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.109.1. SUBDISTRICT K.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.109.2. SUBDISTRICT M.**

(a) In general. Except as provided in this section, Subdistrict M must comply with the WMU-8 regulations and development standards in Article XIII.

(b) Side street designation. Sixth Street is considered a side street.

(c) Shopfront windows. Ground story shopfront window requirements in the Mixed- Use Shopfront development type only apply to non-residential portions of a building.

(d) Building elements. For a Mixed-Use Shopfront development type, stoops and front porches are permitted building elements in accordance with Section 51A-13.305(e) and (f).

(e) Live/work unit.

(1) Use. A live/work unit is a permitted use in a Mixed-Use Shopfront development type and may be located on the ground story. This paragraph controls over the requirement for non-residential uses on the ground story in a SH Shopfront Overlay.

(2) Parking. One space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

(f) On-street parking. On-street parking in Section 51P-468.106(d)(3)(G) is not required for the Zang Boulevard street frontage that contains trolley infrastructure. (Ord. 30717)

**SEC. 51P-468.109.3. SUBDISTRICT N.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.109.4. SUBDISTRICT O.**

**(a) In general.** Except as provided in this section, Subdistrict O must comply with

the WMU-8 regulations and development standards in Article XIII.

(b) Street designations. North Beckley Avenue, and Zang Boulevard are considered Primary Streets. Fifth Street and Sixth Street are considered a side street.

(c) Shopfront windows. Ground story shopfront window requirements in the Mixed-Use Shopfront development type only apply to non-residential portions of a building.

(d) Building elements. For a Mixed-Use Shopfront development type, stoops and front porches are permitted building elements in accordance with Section 51A-13.305(e) and (f).

(f) Live/work unit.

(1) Use. A live/work unit is a permitted use in a Mixed-Use Shopfront development type and may be located on the ground story. This paragraph controls over the requirement for non-residential uses on the ground story in a SH Shopfront Overlay.

(2) Parking. One space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required. Below-grade parking is permitted under the ground floor within a parking setback.

(g) On-street parking. On-street parking in Section 51P-468.106(d)(3)(G) is not required for the Zang Boulevard street frontage that contains trolley infrastructure.

**SEC. 51P-468.110. MEDICAL USE OVERLAY.**

*OMITTED FOR BREVITY*

**SEC. 51P-468.111. TRANSITIONAL USES.**

(a) Application. This section applies to Subdistricts B, C, D, E, F, G, and K only.

*OMITTED FOR BREVITY*

**SEC. 51P-468.112. HIGH-RISE TOWER CONFIGURATION AND ORIENTATION REQUIREMENTS.**

(a) Applicability. This section applies to building sites in Subdistrict G north of Greenbriar Lane and Subdistrict H that are adjacent to or abutting the Trinity River levee.

*OMITTED FOR BREVITY*



**SEC. 51P-468.113. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23057; 26042; 29743)

**SEC. 51P-468.114. ADDITIONAL PROVISIONS.**

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

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

(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. (Ord. Nos. 23057; 26042; 29743)

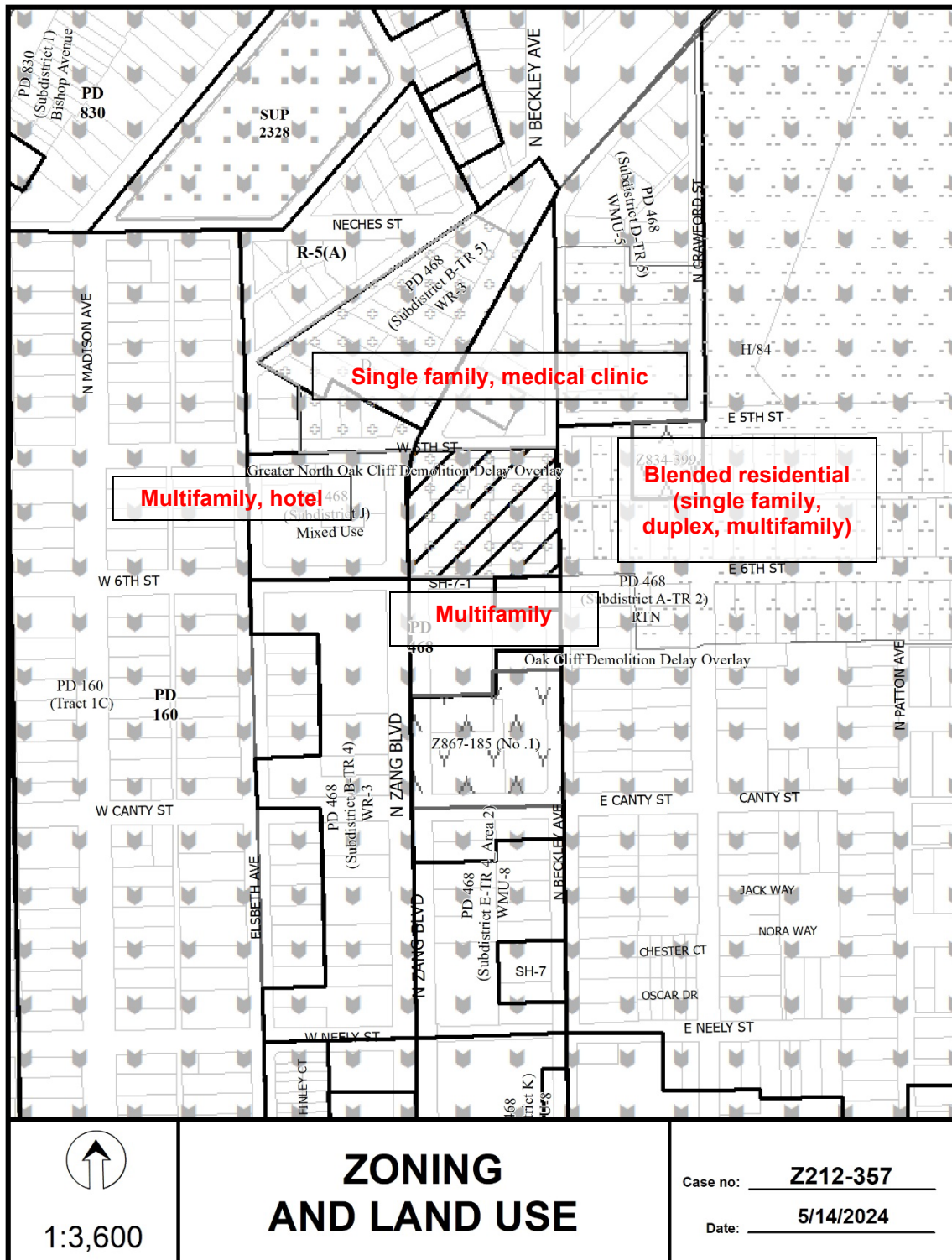
**SEC. 51P-468.115. COMPLIANCE WITH CONDITIONS.**

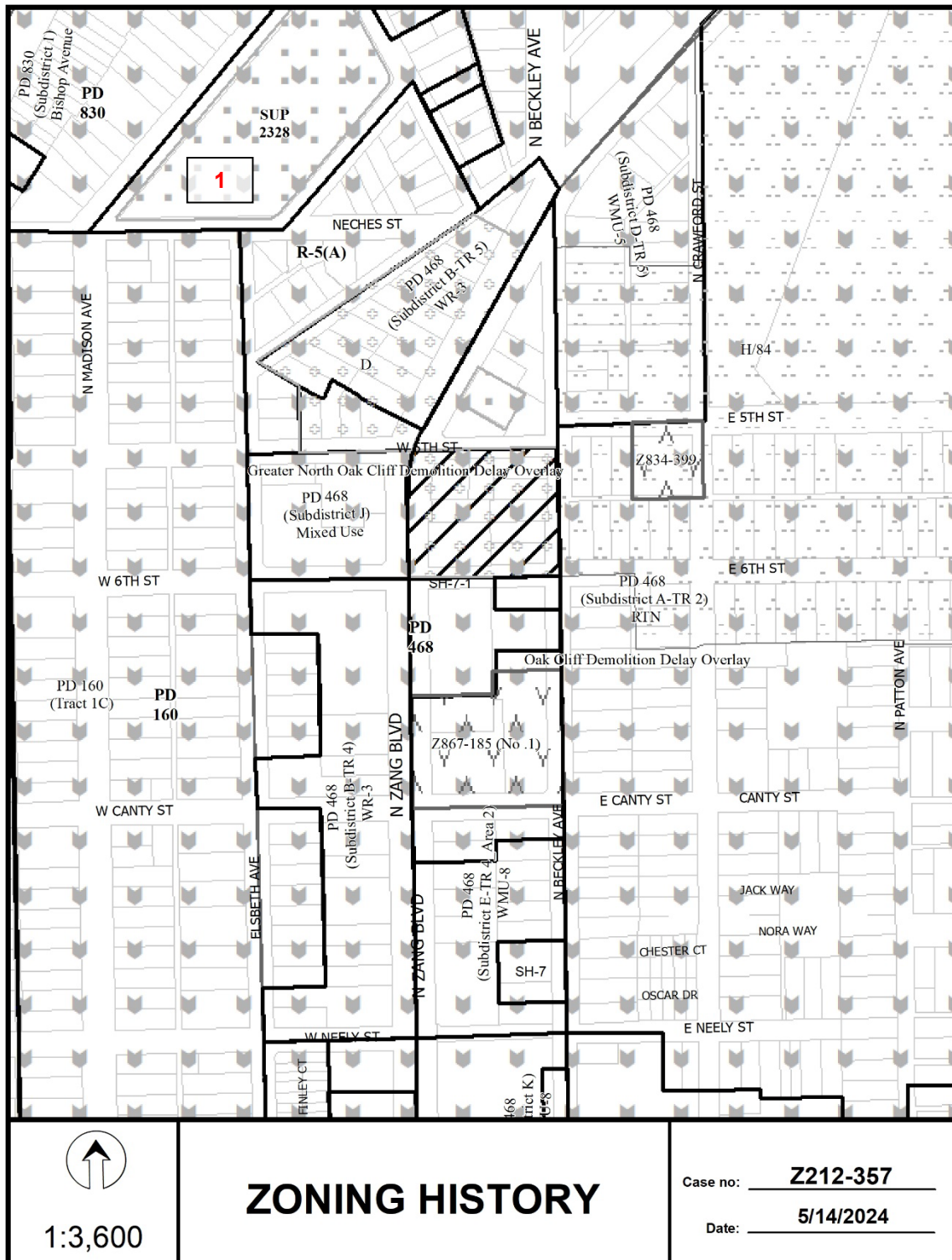
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

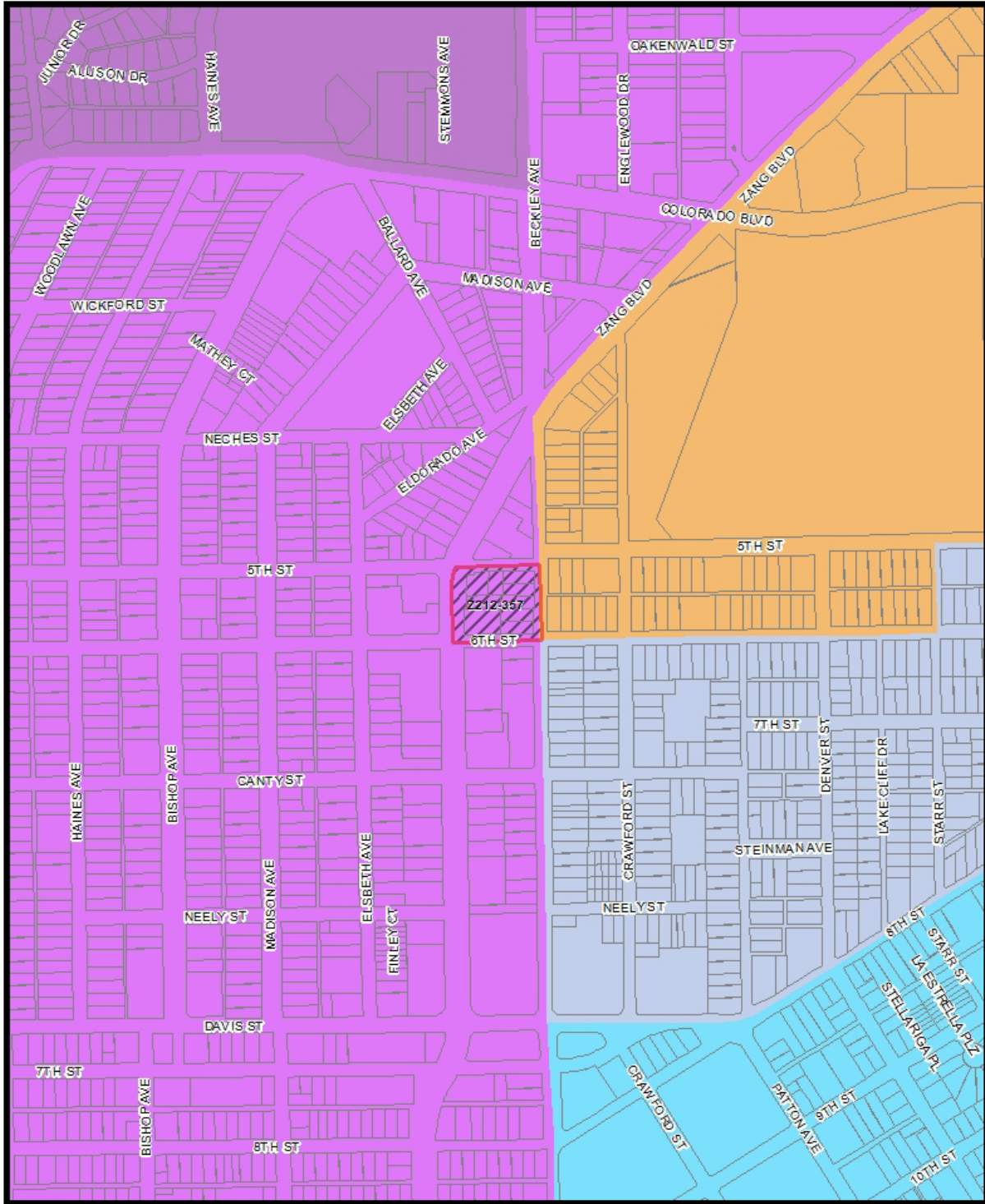
(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23057; 26042; 29743)









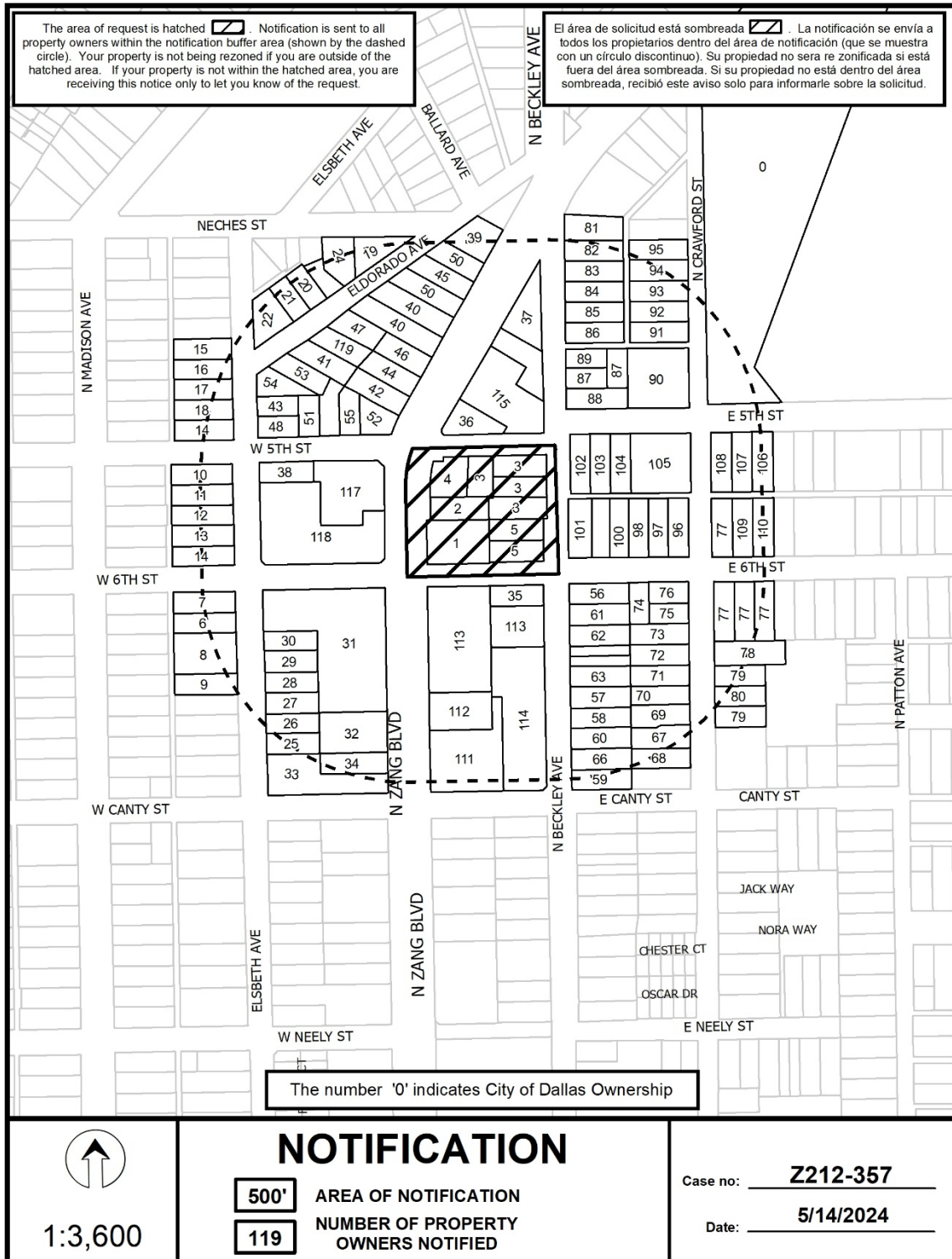


Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 5/14/2024



05/14/2024

***Notification List of Property Owners******Z212-357******119 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>              |
|-----------------------|-----------------------|----------------------------------|
| 1                     | 900 N ZANG BLVD       | SLATE BISHOP ARTS VENTURE LP     |
| 2                     | 908 N ZANG BLVD       | SLATE BISHOP ARTS VENTURE LP     |
| 3                     | 112 W 5TH ST          | SLATE BISHOP ARTS VENTURE LP     |
| 4                     | 912 N ZANG BLVD       | VALPARAISO HOLDINGS LLC          |
| 5                     | 907 N BECKLEY AVE     | SLATE BISHOP ARTS VENTURE LP     |
| 6                     | 833 ELSBETH ST        | TAYLOR EVELYN S LIVING TRUST &   |
| 7                     | 839 ELSBETH ST        | Taxpayer at                      |
| 8                     | 825 ELSBETH ST        | YONG GUANN &                     |
| 9                     | 819 ELSBETH ST        | LISULA SCOTT A &                 |
| 10                    | 917 ELSBETH ST        | BROWN CYNTHIA R                  |
| 11                    | 913 ELSBETH ST        | Taxpayer at                      |
| 12                    | 909 ELSBETH ST        | BOBUM V LLC                      |
| 13                    | 907 ELSBETH ST        | HERNANDEZ BELEN I                |
| 14                    | 901 ELSBETH ST        | GABA GROUP LLC                   |
| 15                    | 1021 ELSBETH ST       | DAVILA JOSE R                    |
| 16                    | 1013 ELSBETH ST       | TIJERINA JOSE M & SILVIA DELGADO |
| 17                    | 1011 ELSBETH ST       | SALDIVAR RAUL &                  |
| 18                    | 1007 ELSBETH ST       | MENDOZA JUANA NAOMI              |
| 19                    | 1047 ELDORADO AVE     | MORENO MARIO                     |
| 20                    | 1031 ELDORADO AVE     | MONTANI MARIA CLAUDIA            |
| 21                    | 1027 ELDORADO AVE     | WENDE EKKEHARD &                 |
| 22                    | 1019 ELDORADO AVE     | SKINNER DANIEL M                 |
| 23                    | 1035 ELDORADO AVE     | MENDOZA JUAN                     |
| 24                    | 1037 ELDORADO AVE     | GENERATION HOMES KJ LLC &        |
| 25                    | 810 ELSBETH ST        | RISNER PAUL                      |
| 26                    | 814 ELSBETH ST        | TIMM MARISOL &                   |



05/14/2024

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                 |
|----------------|-------------------|------------------------------|
| 27             | 818 ELSBETH ST    | ELAINE S GORENSTEIN          |
| 28             | 820 ELSBETH ST    | TOVAR MARTIN                 |
| 29             | 824 ELSBETH ST    | TOVAR MARTIN                 |
| 30             | 828 ELSBETH ST    | LEE LOUIS J                  |
| 31             | 835 N ZANG BLVD   | GEMSK LLC                    |
| 32             | 813 N ZANG BLVD   | ARELLANO MIGUEL              |
| 33             | 801 N ZANG BLVD   | RSRG INVESTMENTS LLC         |
| 34             | 807 ZANG PL       | Taxpayer at                  |
| 35             | 839 N BECKLEY AVE | TOLOCKO MARK                 |
| 36             | 1006 N ZANG BLVD  | GARCIA MAGDALENA &           |
| 37             | 1030 N ZANG BLVD  | V A CAPITAL LLC &            |
| 38             | 918 ELSBETH ST    | MAC LUU HONG                 |
| 39             | 1039 N ZANG BLVD  | C&K CAPITAL LLC              |
| 40             | 1019 N ZANG BLVD  | INVEST CLASSIC LLC           |
| 41             | 1020 ELDORADO AVE | MENDOZA OSCAR &              |
| 42             | 1007 N ZANG BLVD  | BKN REALTY LLC               |
| 43             | 1006 ELSBETH ST   | CROW BRENDA ANN              |
| 44             | 1011 N ZANG BLVD  | MOUNTAIN DEVYN & MELISSA     |
| 45             | 1033 N ZANG BLVD  | BALLAS VICTOR E              |
| 46             | 1015 N ZANG BLVD  | AVERITE CHRISTOPHER J        |
| 47             | 1024 ELDORADO AVE | GUTIERREZ MARTHA CORTEZ &    |
| 48             | 1000 ELSBETH ST   | HERRERA RUBEN D              |
| 49             | 143 W 5TH ST      | ALATORRE DANIEL &            |
| 50             | 1035 N ZANG BLVD  | BALLAS VICTOR                |
| 51             | 147 W 5TH ST      | GALVAN ALFREDO GONZALEZ &    |
| 52             | 1003 N ZANG BLVD  | FISCAL MARIA DE LA LUZ       |
| 53             | 1016 ELDORADO AVE | CALZADA ANTONIO              |
| 54             | 1010 ELSBETH ST   | MARGOLIN RICHARD             |
| 55             | 139 W 5TH ST      | SKITT TROY JD                |
| 56             | 838 N BECKLEY AVE | EUDAIMONIA DEVELOPMENT LLC & |
| 57             | 818 N BECKLEY AVE | YUAN EUGENE                  |

05/14/2024

| <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                          |
|----------------|--------------------|---------------------------------------|
| 58             | 812 N BECKLEY AVE  | TORRES MARTIN                         |
| 59             | 800 N BECKLEY AVE  | PEREZ MARIA CELINA URIBE              |
| 60             | 808 N BECKLEY AVE  | SAUCEDO NICOLAS & MARIA               |
| 61             | 832 N BECKLEY AVE  | BAEZA LORENA                          |
| 62             | 828 N BECKLEY AVE  | JOINER FAITH RENEE &                  |
| 63             | 820 N BECKLEY AVE  | GARCIA RAFAEL QUEVEDO &               |
| 64             | 824 N BECKLEY AVE  | OBANA JUSTIN JEFFREY                  |
| 65             | 826 N BECKLEY AVE  | RODRIGUEZ NATE S &                    |
| 66             | 804 N BECKLEY AVE  | MOZIK VINCE                           |
| 67             | 809 N CRAWFORD ST  | MENDEZ MANUEL                         |
| 68             | 805 N CRAWFORD ST  | SALDIVAR FAMILY I LIMITED PARTNERSHIP |
| 69             | 811 N CRAWFORD ST  | ESTRADA FEDERICO &                    |
| 70             | 817 N CRAWFORD ST  | Taxpayer at                           |
| 71             | 823 N CRAWFORD ST  | MOONEY RICHARD LEE                    |
| 72             | 825 N CRAWFORD ST  | FAZDUARTE CRISOFORO &                 |
| 73             | 829 N CRAWFORD ST  | Taxpayer at                           |
| 74             | 112 E 6TH ST       | HORBAN ALESSANDRA                     |
| 75             | 835 N CRAWFORD ST  | ADAME MARIA                           |
| 76             | 124 E 6TH ST       | BURGESS GEORGE                        |
| 77             | 210 E 6TH ST       | GENA NORTH LLC                        |
| 78             | 824 N CRAWFORD ST  | VASQUEZ MARIA Z CADENA                |
| 79             | 820 N CRAWFORD ST  | COUCH KEDRIC & PATRICIA LIVING        |
| 80             | 816 N CRAWFORD ST  | N CRAWFORD 816 LAND TRUST             |
| 81             | 1032 N BECKLEY AVE | ZANG HOLDINGS LP                      |
| 82             | 1028 N BECKLEY AVE | WHATLEY KATRINA L                     |
| 83             | 1026 N BECKLEY AVE | HALL PATRICIA A                       |
| 84             | 1022 N BECKLEY AVE | PANSKE BRADLEY                        |
| 85             | 1018 N BECKLEY AVE | GRANADO RALPH & DEBRA                 |
| 86             | 1014 N BECKLEY AVE | GONZALEZ MARIA &                      |
| 87             | 1006 N BECKLEY AVE | COFER WILLIE R                        |
| 88             | 1002 N BECKLEY AVE | WISTERIA HILLS 5 LLC                  |

## Z212-357(MP)

05/14/2024

| <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                  |
|----------------|--------------------|-------------------------------|
| 89             | 1010 N BECKLEY AVE | SPERLING MERCEDES &           |
| 90             | 1001 N CRAWFORD ST | DEVONSHIRE VENTURES LLC       |
| 91             | 1015 N CRAWFORD ST | FOUNTAIN VILLA INC            |
| 92             | 1019 N CRAWFORD ST | GONZALEZ MACARIO EST OF       |
| 93             | 1023 N CRAWFORD ST | RAMIREZ MIGUEL & EVANGELI     |
| 94             | 1027 N CRAWFORD ST | Taxpayer at                   |
| 95             | 1103 N CRAWFORD ST | MORNINGSTAR PARKSIDE INV LLC  |
| 96             | 123 E 6TH ST       | STELZER RACHEL                |
| 97             | 119 E 6TH ST       | RITTER CHELSEA MARIE &        |
| 98             | 113 E 6TH ST       | SEGOVIA RAFAEL                |
| 99             | 107 E 6TH ST       | GUAJARDO LEO II               |
| 100            | 111 E 6TH ST       | GASPER PASTOR & MARIA         |
| 101            | 103 E 6TH ST       | BAEZA IGNACIO & MARIA         |
| 102            | 102 E 5TH ST       | PARR CATHERINE                |
| 103            | 106 E 5TH ST       | WISTERIA HILLS 17 LLC         |
| 104            | 108 E 5TH ST       | WISTERIA HILLS 6 LLC          |
| 105            | 122 E 5TH ST       | WHITLOCK NEILL DAVIDSON       |
| 106            | 210 E 5TH ST       | DANTZLER HAL S                |
| 107            | 204 E 5TH ST       | LUGO ELPIDIO                  |
| 108            | 202 E 5TH ST       | WISTERIA HILLS 23 LLC         |
| 109            | 205 E 6TH ST       | SAVALA SANTOS R EST OF        |
| 110            | 209 E 6TH ST       | WISTERIA HILLS 8 LLC          |
| 111            | 810 N ZANG BLVD    | AHA GROUP LP                  |
| 112            | 820 N ZANG BLVD    | SBK INVESTMENT LLC            |
| 113            | 830 N ZANG BLVD    | ZANG TWO PROPERTY LLC         |
| 114            | 815 N BECKLEY AVE  | SHIRVANI REAL ESTATE ZANG LLC |
| 115            | 1018 N ZANG BLVD   | NABUA PROPERTY HOLDINGS       |
| 116            | 1026 N ZANG BLVD   | MILLER DONALD W. & DONNA      |
| 117            | 975 N ZANG BLVD    | 975 ZANG LLC                  |
| 118            | 901 N ZANG BLVD    | SRD ZANG LLC                  |
| 119            | 1022 ELDORADO AVE  | PSPK PELICAN LLC              |