

**FILE NUMBER:** M223-036(TB)

**DATE FILED:** September 19, 2023

**LOCATION:** Along the west line of Parker Street between Parnell Street and Botham Jean Boulevard

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** ± 6.75 acres

**CENSUS TRACT:** 48113020402

**MISCELLANEOUS DOCKET ITEM**

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/ APPLICANT:** Cedars Corinth Owner, LLC

**REQUEST:** An application requesting relief from the street facing frontage requirements along Parker Street per the site plan, on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District.

**STAFF RECOMMENDATION:** **Approval**, subject to the site plan.

**PLANNED DEVELOPMENT DISTRICT No. 317**

<https://dallascityhall.com/departments/cityattorney/Articles/PDF/Article%20317.pdf>

**PD No. 317 Exhibits**

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317E.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317F.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317G.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317H.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317I.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317J.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317K.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317L.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317M.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317N.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317O.pdf>

**BACKGROUND INFORMATION:**

On July 26, 1989. Planned Development District No. 317- Cedars Area Special Purpose District was established by Ordinance No. 20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

**Z167-311** – On February 10, 2021 City Council approved a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District. The purpose of this authorized hearing was to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development (Ord. No. 31773).

The regulations for minimum and maximum front yard requirements with a portion of the street facing façade required to be located within the required front yard were established with this ordinance. Additionally, in order to address specific site constraints, street facing frontage requirement relief via a city plan commission public hearing was also established by this ordinance.

**M223-012** - On August 17, 2023, City Plan Commission approved an application requesting relief from the street facing frontage requirements along Parnell Street per the site plan, on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District generally located at the southeast corner of Corinth Street and Parnell Street.

**REQUEST DETAILS:**

The applicant is requesting relief for the street facing frontage requirement along Parker Street. The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (eight feet) front yard setback for 70 percent of the lot width. This is the same development site, different street frontage, for which street facing façade frontage relief was approved (refer to M223-012 above).

Due to Parker Street being the only access to the site, requirements for fire access and fire lanes constricts compliance with the street facing frontage requirement along Parker Street.

The purpose of this request is to obtain City Plan Commission approval for relief from the street facing frontage requirement for **41%**. Therefore allowing **29%** of the required **70%** of the street facing frontage requirements within the min/max front yard along Parker Street only.

Per SEC. 51P-317.120(c)(4)(A)(v) the city plan commission may approve a site plan that deviates from required street frontage by following the public notice procedure with a public hearing as per minor amendments to development plans if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(c)(1).

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

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along Parker Street meets the standards established for approving street facing frontage requirement relief.

#### **APPLICANT'S RESPONSE TO SEC. 51P-317.120(C)(4)(A)(V)**

♣ Response to (I) – Due to Parker Street being the only access to the site, requirements for fire access and fire lane constricts compliance with street facing frontage along Parker Street. The location of the fire access and ingress/egress for this site does not result in substantial hardship.

♣ Response to (II) – The adjacent property to the east service as an office space for DART crew. Street frontage relief along Parker Street will not adversely affect surrounding properties due to the adjacency to a busy DART rail and small service office. Traffic on Parker Street will be minimum and will service Fire and Rescue (when needed), the small DART office, and access to this development.

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♣ Response to (III) – The proposed site plan furthers the stated purpose in 51P-317.120(c)(1) by incorporating the following:

1. Proposing to preserve the pedestrian walkable experience along Botham Jean Blvd. and Corinth St. by not interrupting the pedestrian flow with any ingress or egress onto the property along these two streets.
2. Proposing to bring the old, cracked sidewalks on both Botham Jean Blvd. and Corinth St. up to current code, to allow for a smoother walkable journey for pedestrians.
3. Proposing to create a welcoming streetscape along Botham Jean Blvd. and Corinth St. by incorporating landscape along both street frontage façade in addition to what is required by code.
4. Proposing to add benches along Botham Jean Blvd. and Corinth St. as a convenience and comfort for neighbors/tenants waiting for DART.

### LOOKING AT THE NUMBERS

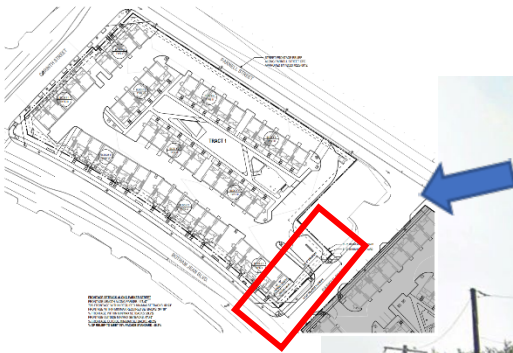
| Frontage Setback along Parker Street                    |               |
|---|---------------|
| Frontage Length along Parker                            | 117.47'       |
| <b>70% Required Frontage within Min/Max Setbacks</b>    | <b>82.22'</b> |
| Frontage Within Min/Max Setbacks                        | 34.10"        |
| % Frontage Within Min/Max Setbacks                      | 29.0%         |
| <b>Frontage Required Outside Min/Max Setbacks</b>       | <b>35.24'</b> |
| Frontage Outside Min/Max Setbacks                       | 48.12         |
| % Frontage Outside Min/Max Setbacks                     | 71%           |
| <b>% of Relief Required to Meet 70% Façade Standard</b> | <b>41%</b>    |

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**SITE PHOTO @ BOTHAM JEAN BLVD & PARKER ST.**



**SITE PHOTO @ PARKER ST. & PARNELL ST.**



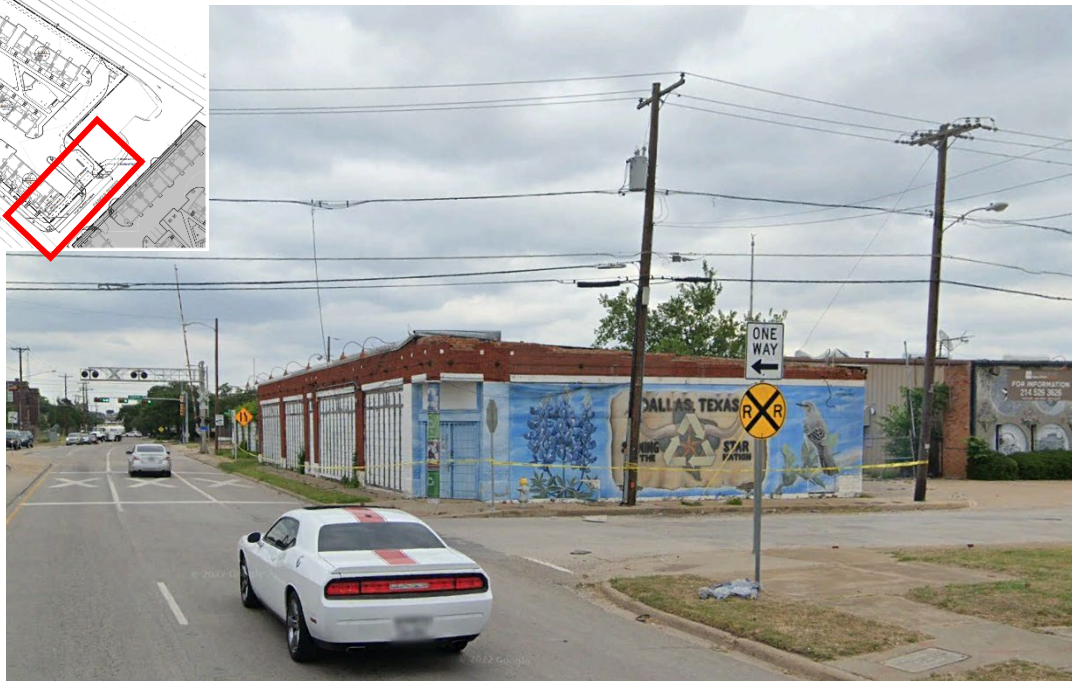
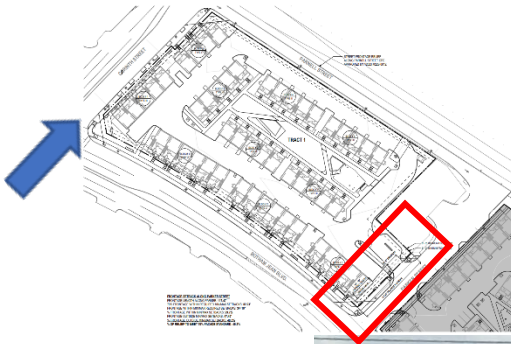
**SITE PHOTO @ LOOKING WEST DOWN BOTHAM JEAN BLVD.**



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**SITE PHOTO @ LOOKING NORTHEAST DOWN CORINTH ST.**

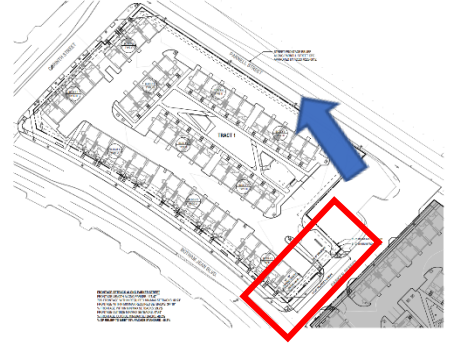


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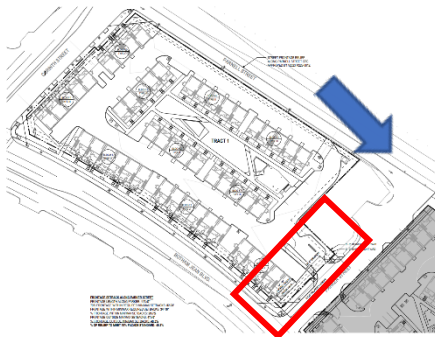
**SITE PHOTO @ PARKER ST. & PARNELL ST.**



**Parnell Street**



**Parker @ Parnell**



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List of Officers

**Cedars Corinth Owner, LLC**

**Governing person:**

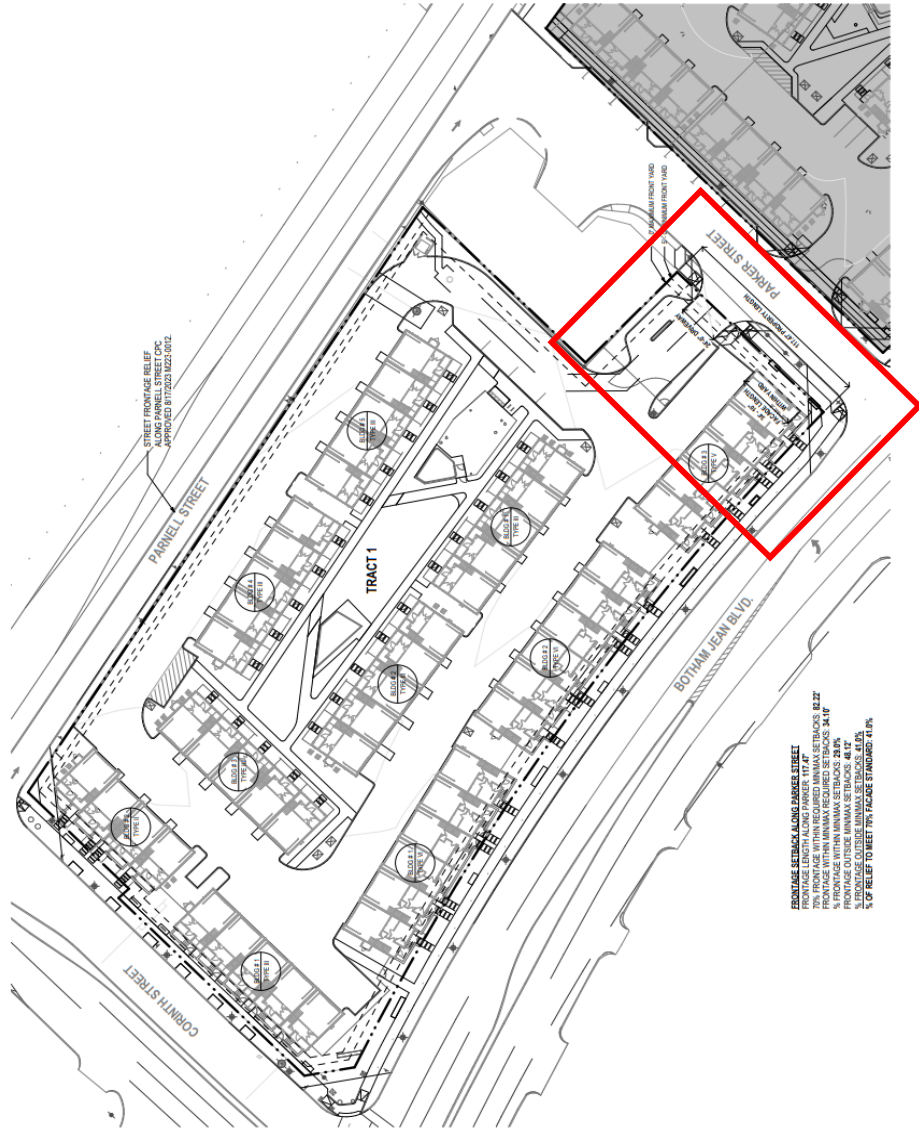
By: Cedars Cornith Venture, LP, a Delaware limited partnership, its sole member

By: Cedars Cornith GP, LLC a Texas limited liability company, its general partner

By: Carl B. Anderson, IV, President



Site Plan



LARKSPUR  
22.038 | CEDARS TOWNHOMES  
DALLAS, TEXAS  
12/18/2023



Parker Street Frontage Exhibit

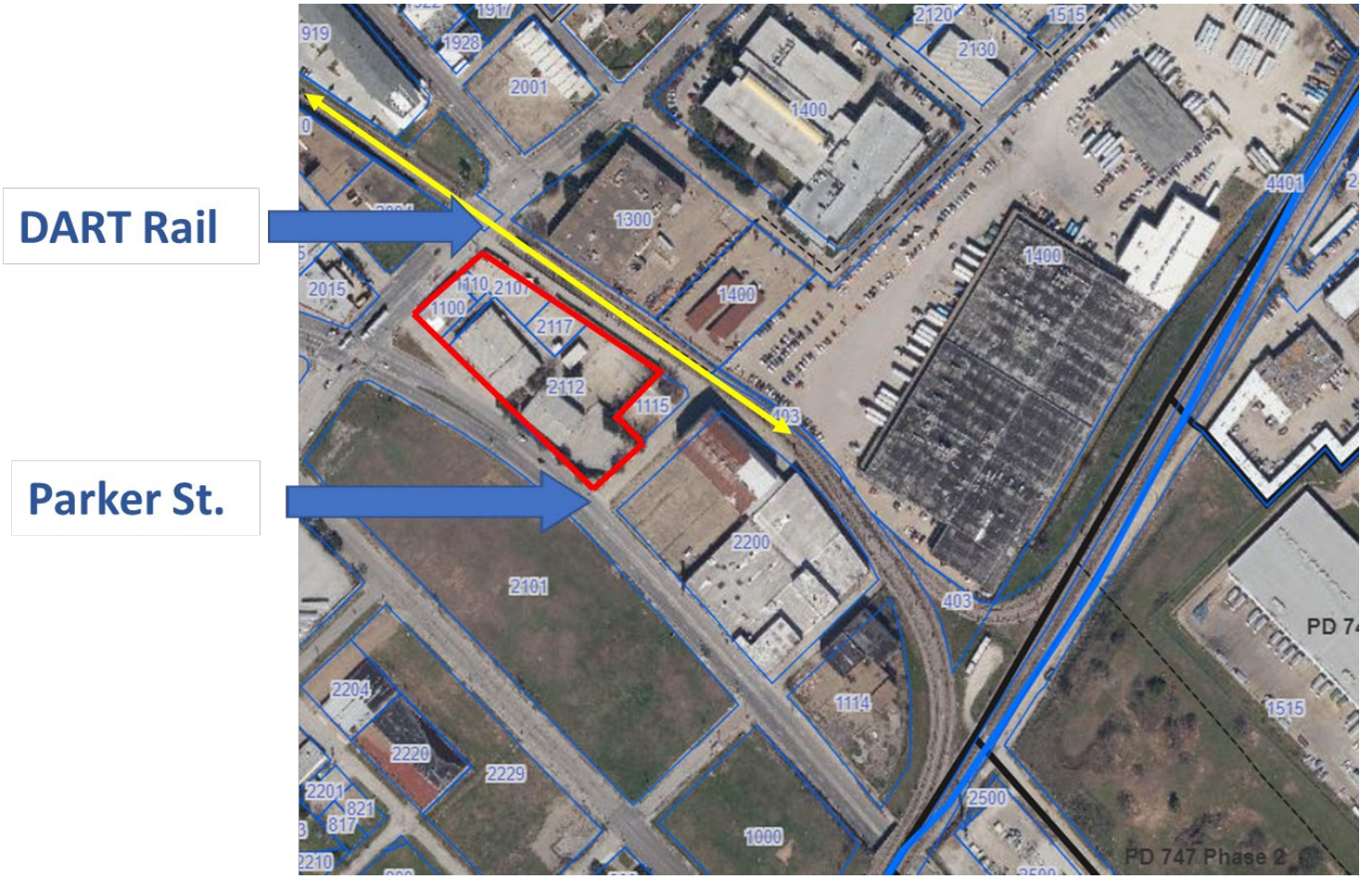
1" = 30'-0"

PRELIMINARY PLAN - ALL ZONING MUST BE VERIFIED AND REVIEWED BY THE JURISDICTION



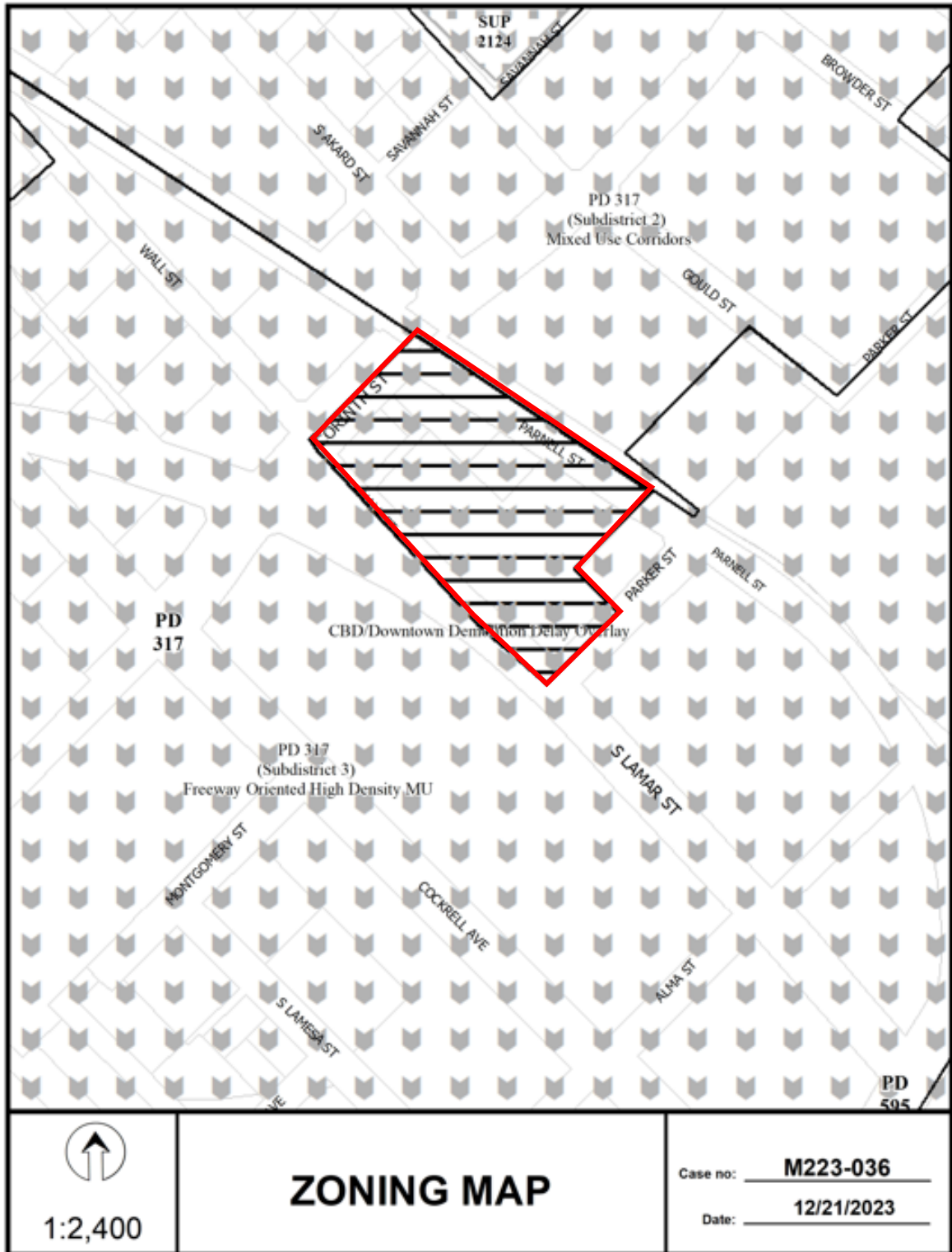
ARCHITECTURE DEMAREST  
2200 Valdes Street, Suite B, Dallas, Texas 75207 • T: 214.548.8855

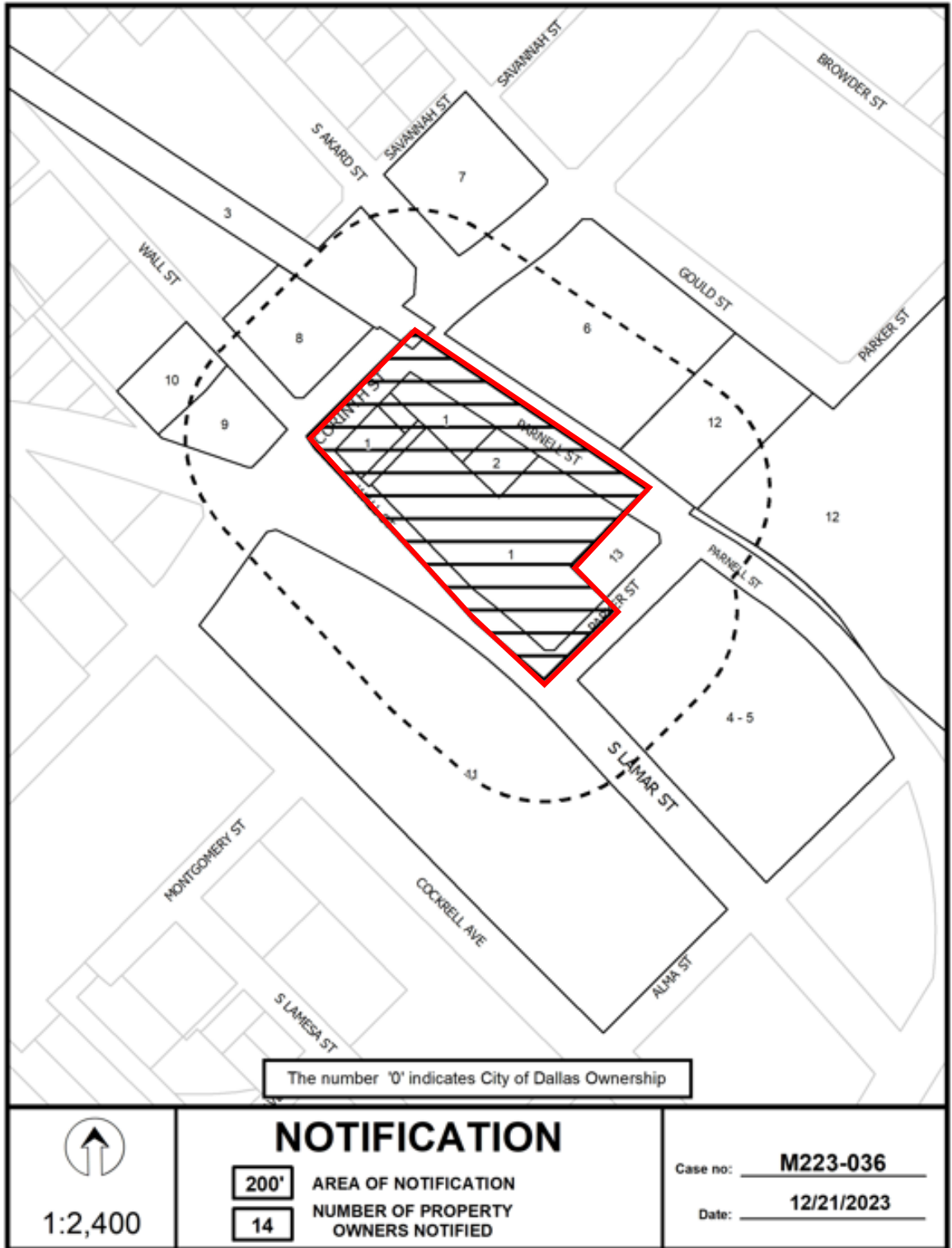




Aerial View







12/21/2023

## *Notification List of Property Owners*

*M223-036*

### *14 Property Owners Notified*

| <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                 |
|----------------|-----------------------|------------------------------|
| 1              | 2107 PARNELL ST       | POPEYES TEXAS PARTNERS LLC   |
| 2              | 2117 PARNELL ST       | POPEYE TEXAS PARTNERS LLC    |
| 3              | 555 2ND AVE           | DART                         |
| 4              | 2200 PARNELL ST       | DALLAS TERM RY & UN DEPOT    |
| 5              | 1115 ALMA ST          | MAGNOLIA GOODSON ROAD LTD &  |
| 6              | 1300 CORINTH ST       | CCH LAMAR PARTNERS I LP      |
| 7              | 2001 GOULD ST         | CEDARS PROSPECT LLC          |
| 8              | 2004 WALL ST          | UPPER ROOM DALLAS            |
| 9              | 2015 WALL ST          | TONY COLLINS ART INC         |
| 10             | 2005 WALL ST          | COLLINS TONY ART INC         |
| 11             | 2101 BOTHAM JEAN BLVD | EVERGREEN PLAZA PARTNERS LLC |
| 12             | 1400 PARKER ST        | STANDARD FRUIT & VEG CO      |
| 13             | 1115 PARKER ST        | DALLAS AREA RAPID TRANSIT    |
| 14             | 403 REUNION BLVD      | DALLAS AREA RAPID TRANSIT    |