

CITY PLAN COMMISSION

THURSDAY, AUGUST 20, 2026

Planner: Michael V. Pepe

FILE NUMBER: Z-26-000144 **DATE FILED:** July 16, 2026

LOCATION: On the right of way on Harry Hines Boulevard, between Plantation Road and Record Crossing Road, [AKA 6300 Harry Hines Boulevard].

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 38,637 sqft **CENSUS TRACT:** 48113000409

APPLICANT: Katherine Durham / Winstead

OWNER: Pediatric Health Management Services

REQUEST: An application for an amendment to and expansion of Specific Use Permit No. 2549 for a pedestrian skybridge, on property zoned Planned Development District No. 1112 and MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to adjust the placement of the existing entitlement for a pedestrian skybridge.

STAFF RECOMMENDATION: Approval, subject to an amended site plan.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 1112 and MU-3 Mixed Use District.
- At Permitting, the applicant identified issues with their original pedestrian skybridge placement under SUP No. 2549. To relocate the bridge roughly 50 feet northwest along Harry Hines, the SUP area must be expanded, and the site plan must be amended.
- A pedestrian skybridge is defined as the “use of a structure constructed above grade primarily to allow pedestrians to cross a city right-of-way. A pedestrian skybridge use does not include use of a structure constructed primarily for automobiles.” The use requires an SUP in all districts. All skybridges are subject to the right-of-way licensing process. There are additional design requirements in Section 51A-4.217. (b)(12)(F) to which the skybridge is bound and must be verified at permitting.
- The applicant does not propose any changes to the conditions of the pedestrian skybridge or the Planned Development District No. 1112 for the hospital itself.

Zoning History:

There have been two zoning cases in the area of notification in the last five years.

1. **Z223-292:** On June 26, 2024, the City Council approved an application for 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road; 2) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District on Forest Park Road, southeast of Treadway Street; and 3) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District and an MU-3 Mixed Use District on Harry Hines Boulevard, southeast of West Mockingbird Lane.
2. **Z245-113:** An application for an amendment to Planned Development District No. 1112 generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
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Harry Hines Boulevard	Principal Arterial	130 feet
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Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

The area of request is within 1/2-mile of the following services:

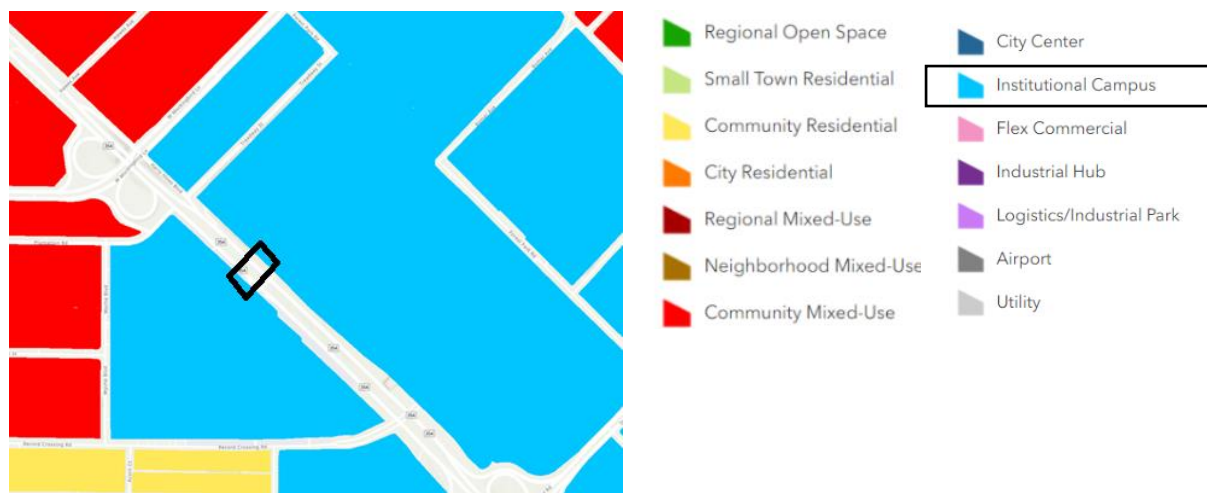
DART: 57, 101, 122, 207, 213, 423

STAFF ANALYSIS:**Comprehensive Plan:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed Specific Use Permit (SUP) is generally consistent with the policy objectives of Forward Dallas 2.0. Civic / Public Institutional uses are identified as primary uses within the **Institutional Campus placetype**. The proposed skybridge is supportive of multiple medical institutions in the area and can be a complement to a walkable campus when designed appropriately.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

The Institutional Campus placetype is home to various areas throughout Dallas where large master-planned educational, institutional, and business facilities primarily exist. Development in this placetype is typically more intense than surrounding areas with land uses focused in critical areas that support the area's anchor institution. The Institutional Campus placetype hosts numerous epicenters of employment, providing jobs for the greater Dallas-Fort Worth region. Multimodal connectivity and public transit access are vital to the success of this placetype. As an anchor for regional economic activity, public edges of master-planned campuses within this placetype should provide an inviting public realm and gateway features that invite visitors into the campus. Major roadways in these areas should also feature streetscaping and wayfinding that help visually unify the district's many users and support a unique sense of place.

Land Use:

	Zoning	Land Use
Site	Planned Development 1112, MU-3	Undeveloped
Northwest	Planned Development 1112	Hospital (under development)
Northeast	Planned Development 1112	Hospital (under development)
Southeast	MU-3 Mixed Use District	Hospital
Southwest	MU-3 Mixed Use District	Hospital

Land Use Compatibility:

The area of request consists of less than one acre over the Harry Hines right of way. The proposed skybridge would connect the hospital to the southwest and the hospital under development to the northeast.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed skybridge use would be supportive of adjacent hospital uses. All of the skybridge construction standards, Section 51A-4.217 (12)(F), which regulate finish, height and width, and placement of supports must be followed upon build-out.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Unit Density in DUAC</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 1112</u>	H.Hines: 40' Mockingbird: 30' No max	MU-3 default: 0' 20' adj res	MU-3 default: No max	5.5	325'	80%

Landscaping:

The existing PD requires that landscaping be provided in accordance with Article X and the provisions of the PD.

One site tree per 6,000 square feet is required and street trees and may be necessary to achieve proper tree spacing given the large footprints of buildings on site. The applicant has also requested exemption from site tree requirements in the emergency vehicle parking areas. Some provisions of soil depth and volume have been excluded for plantings on structures or when utilities are underneath, due to the applicant's plan for significant underground structures as well as planting above garages.

According to the conditions, street buffer zones may increase in depth to 50 feet in order to plant along sidewalks when they are set back, which implies more landscaping area along certain frontages.

No changes are requested to required landscaping.

Parking:

The existing planned development district does not include minimum required parking.

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). With no housing units present, the area of request is not located within an MVA area.

List of Officers

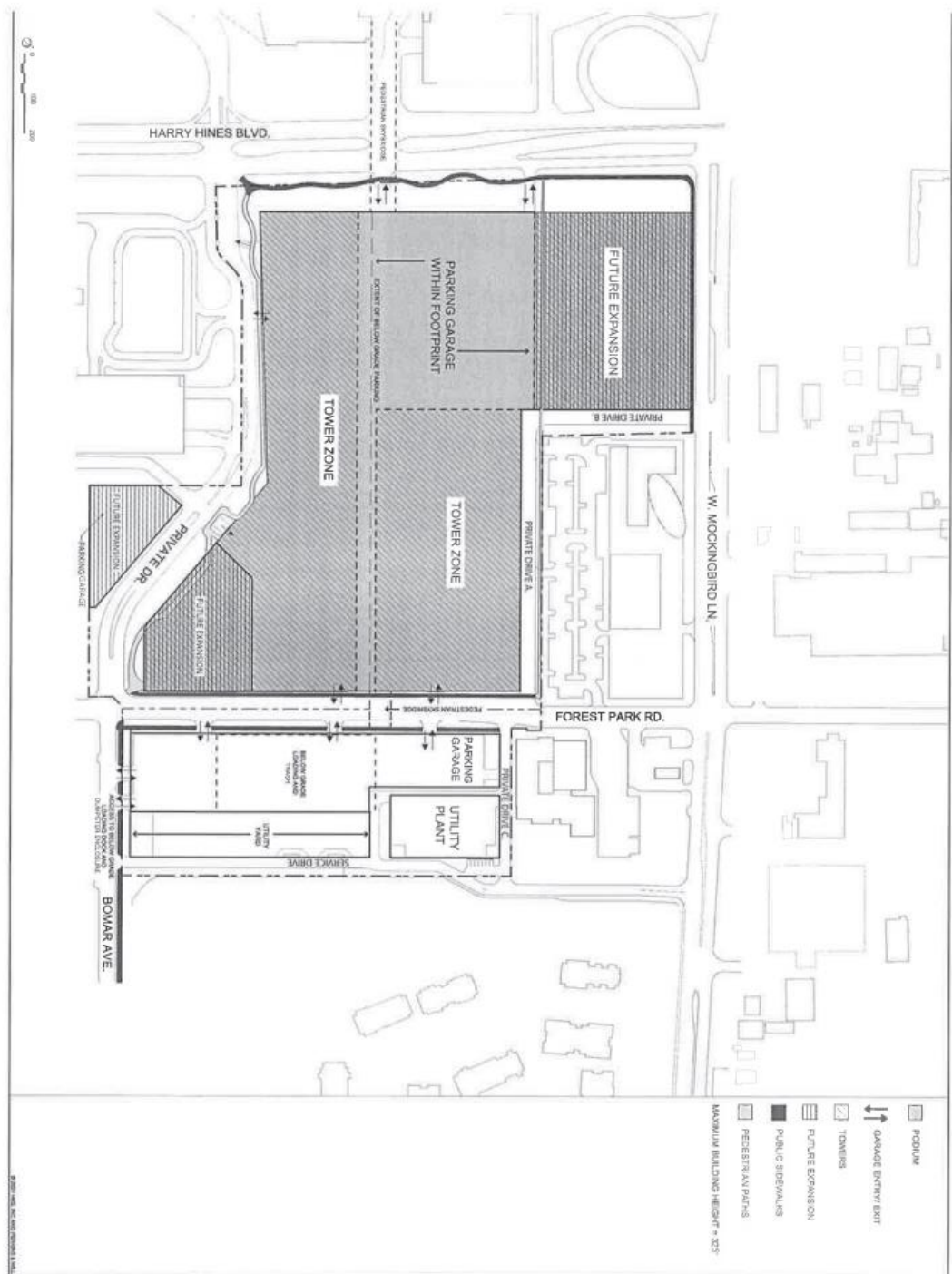
Pediatric Health Management Services

- Christopher Madden, M.D., Co-Chair
- Lindsey Tyra, Co-Chair
- W.P. Andrew Lee, M.D.
- Tammy Webb, R.N.
- Marcia Schneider
- Robert Fries
- Holly Crawford

Board of Regents University of Texas System

- Kevin P. Eltife (Chairman)
- Janiece Longoria (Vice Chairman)
- James C. "Rad" Weaver (Vice Chairman)

EXISTING CONCEPTUAL PLAN (No changes)



HKS
Perkins&Will

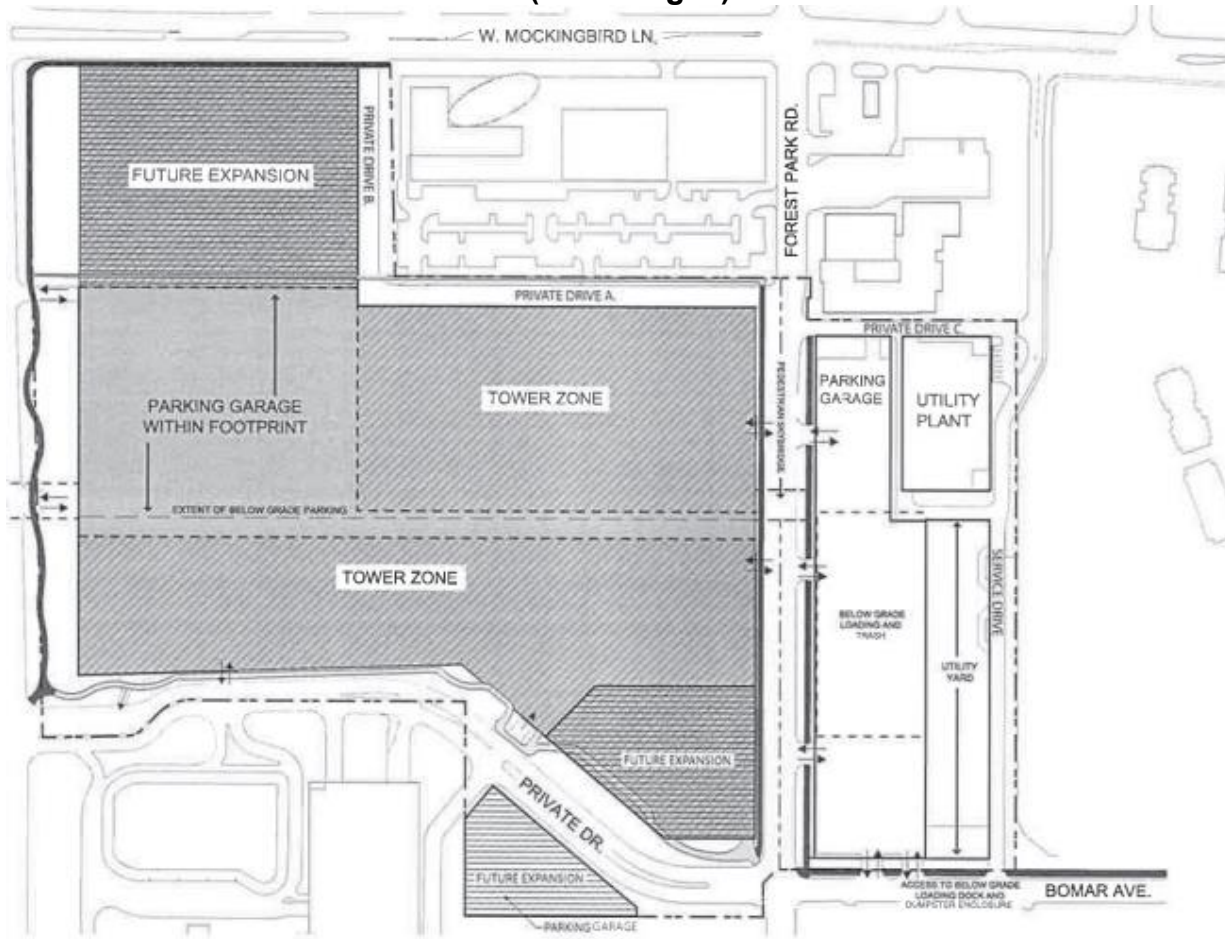
**PHMS New
Pediatric Campus**

PROJECT ADDRESS

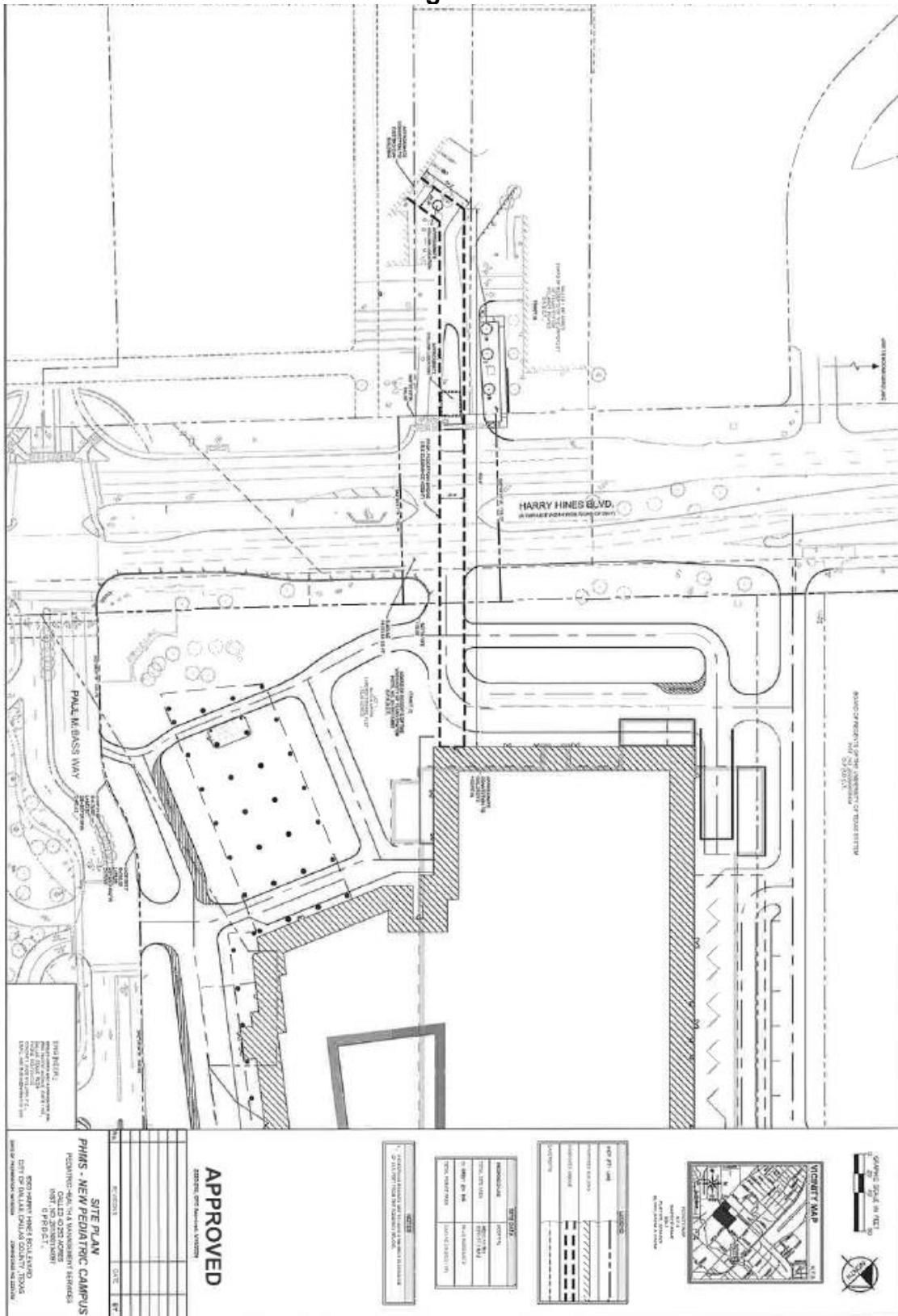
32772

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EXISTING CONCEPTUAL PLAN (ENLARGED)
(No changes)



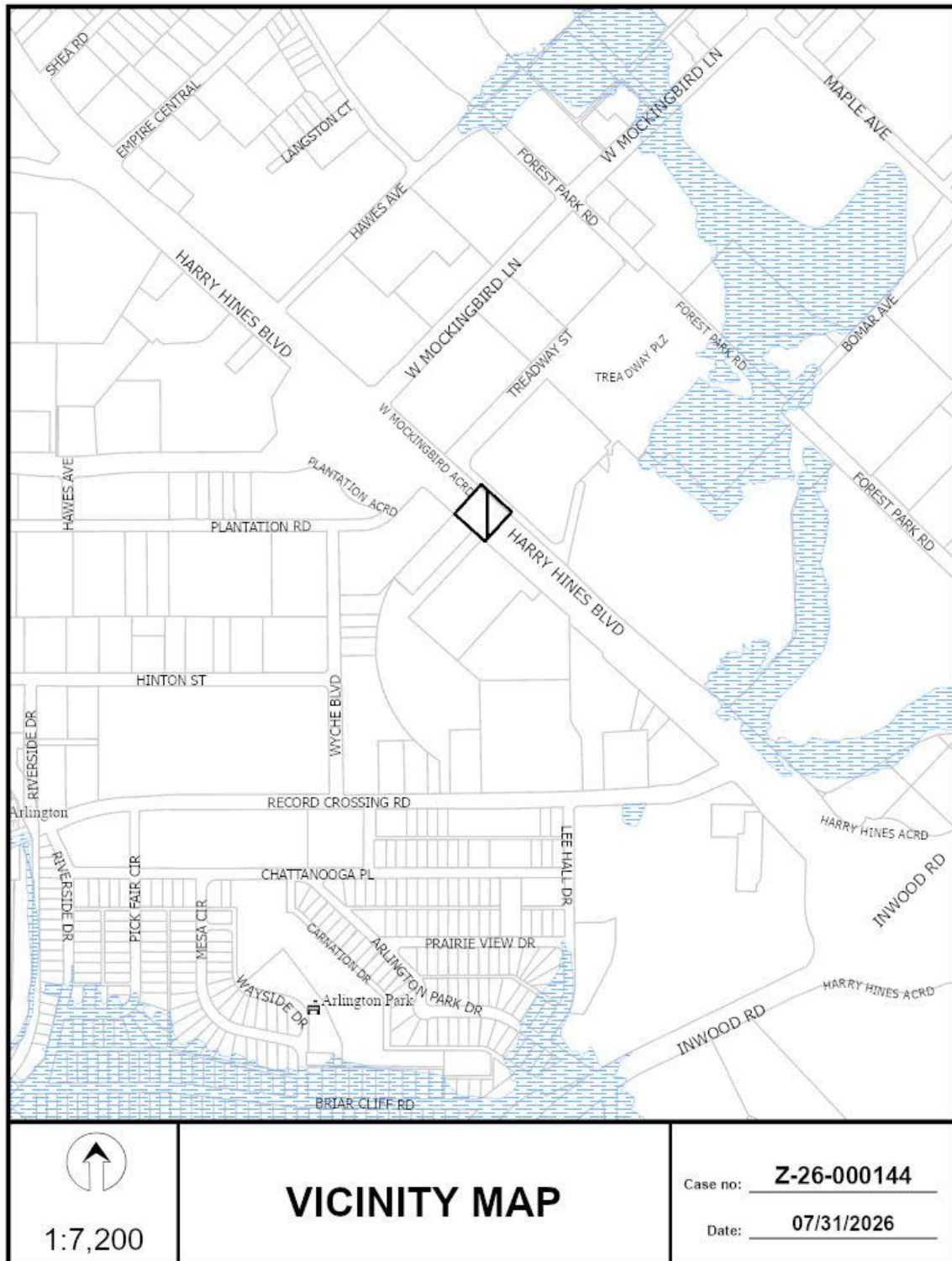
Existing Site Plan



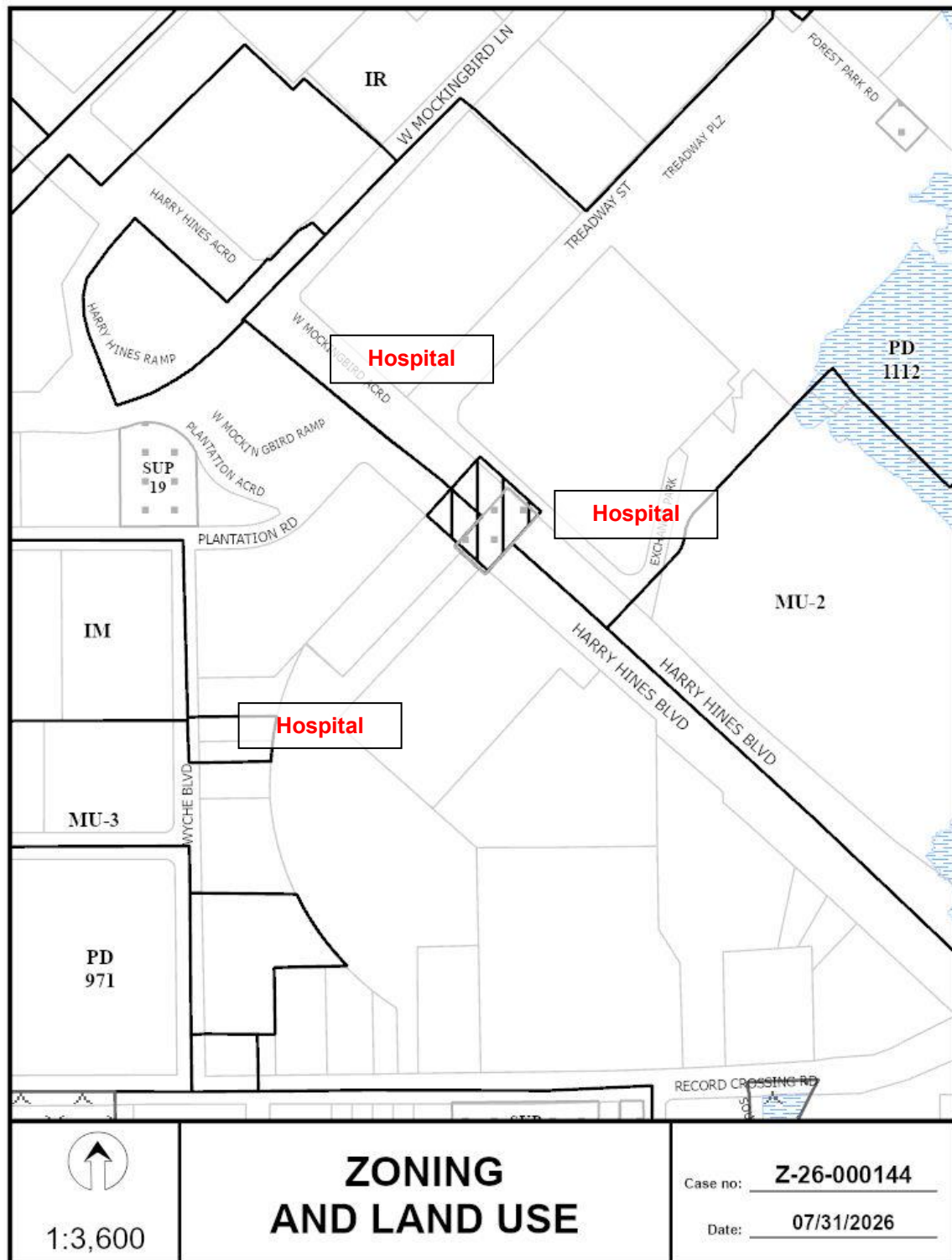


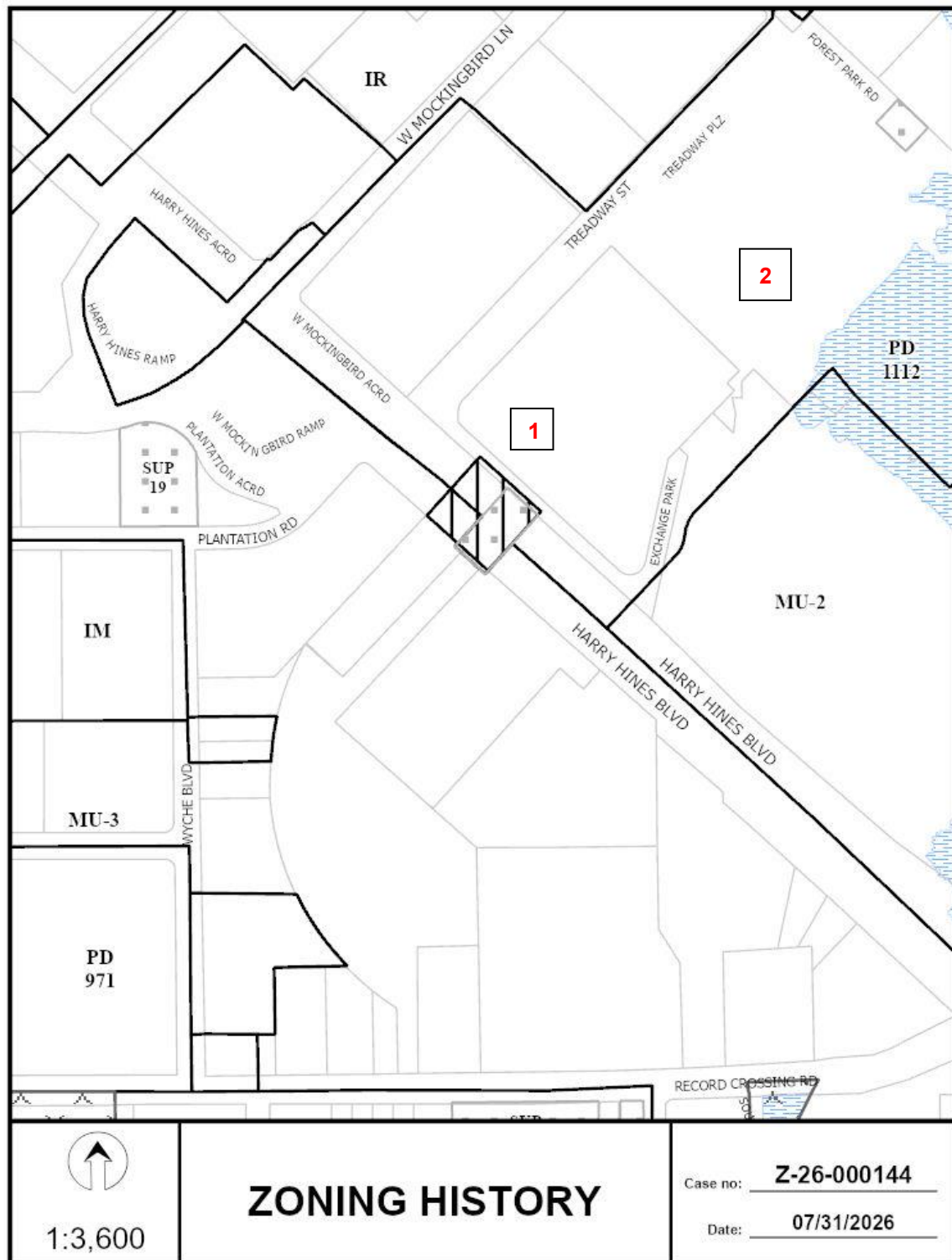
**Existing SUP 2549 Conditions
(No changes)**

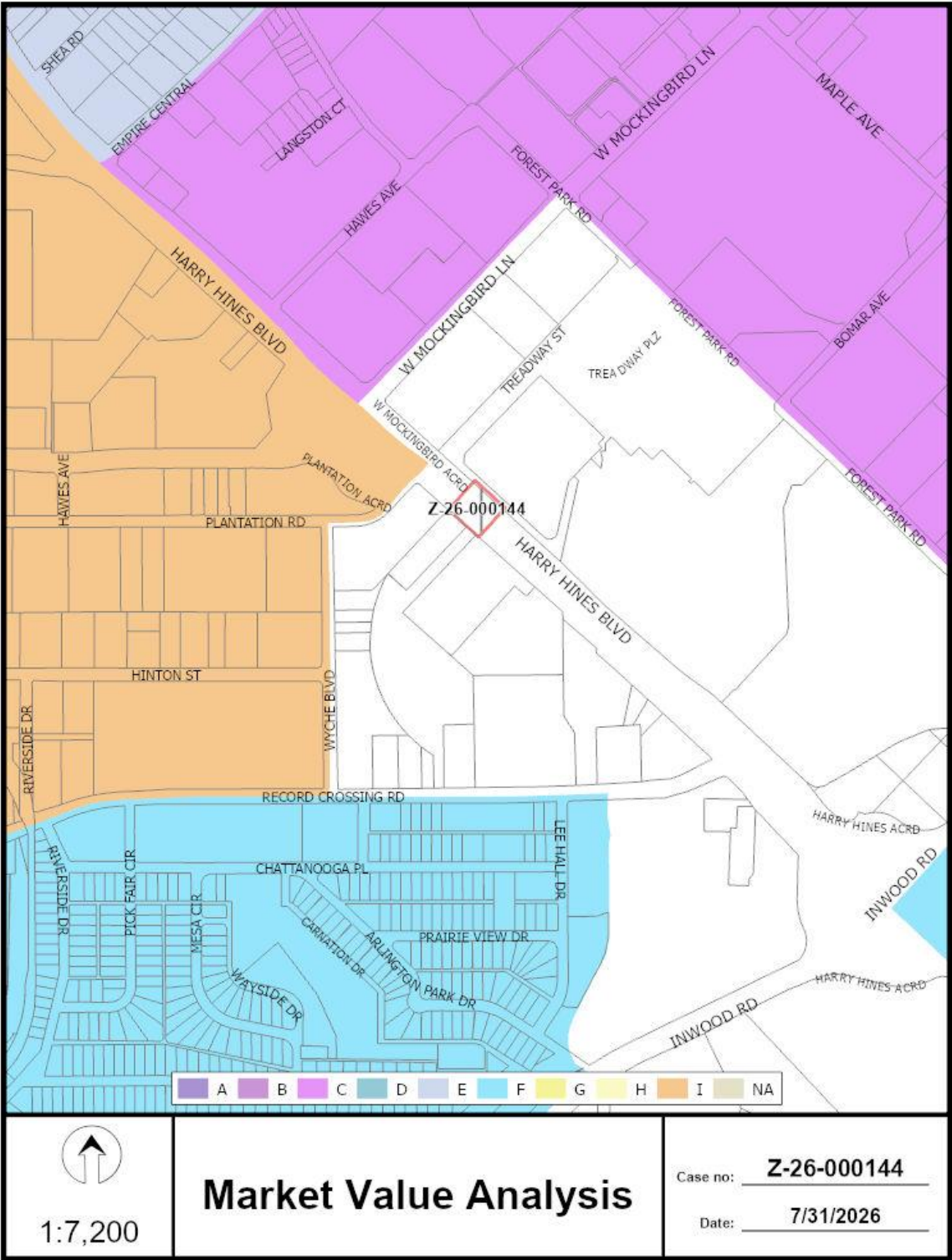
1. USE: The only use authorized by this specific use permit is a pedestrian skybridge.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

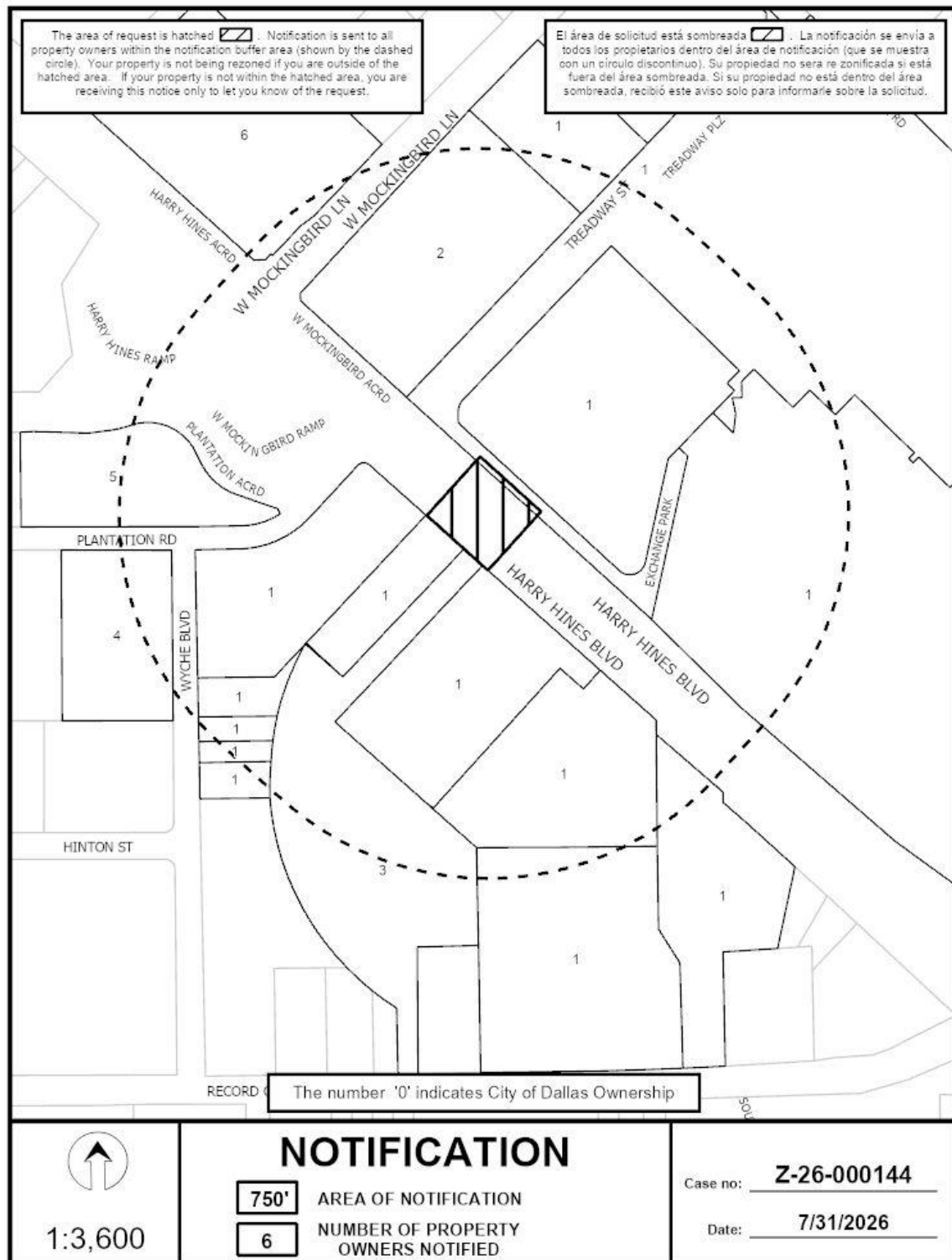












07/31/2026

Notification List of Property Owners

Z-26-000144

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2126 W MOCKINGBIRD LN	BOARD OF REG OF UNIV OF TX SYSTEM
2	2122 W MOCKINGBIRD LN	BOARD OF REGENTS OF THE
3	6333 HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM
4	1852 PLANTATION RD	BEN E KEITH COMPANY
5	1900 W MOCKINGBIRD LN	BURNETT BROTHERS TRUST
6	6720 HARRY HINES BLVD	CHILDRENS HEALTH SYSTEM OF TX