

FILE NUMBER: Z223-219(LG) **DATE FILED:** February 28, 2023

LOCATION: Northwest line of Worth Street, southwest of North Haskell Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 26,136 sq ft **CENSUS TRACT:** 48113002200

REPRESENTATIVE: Andrew Ruegg, Masterplan

OWNER/APPLICANT: Baylor Health Care System

REQUEST: An application for a P(A) Parking District on property zoned Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; an LO-3-D Limited Office District with a D Liquor Control Overlay; and an LO-3 District.

SUMMARY: The purpose of the request is to allow surface parking.

STAFF RECOMMENDATION: Approval, subject to a site plan.

CPC RECOMMENDATION: Approval, subject to a site plan.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; an LO-3-D Limited Office District with a D Liquor Control Overlay; and an LO-3 Limited Office District.
- The applicant proposes to develop the site with a surface parking lot for a proposed medical clinic or ambulatory surgical center use across the alley to the northwest; thus, they are requesting P(A) Parking District.
- The Dallas Development Code, as amended, establishes that a P(A) Parking District must be either contiguous to or perpendicularly across an adjoining street or alley from a main use. A P(A) District requires approval of a site plan.

Zoning History:

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

1. **Z223-136:** On July 6, 2023, staff approved an automatic renewal of Specific Use Permit No. 1775 for a medical office use for a five-year period on property zoned Planned Development District 298, Bryan Area Special Purpose District, on the north corner of Gaston Avenue and St. Joseph Street.
2. **Z223-149:** On August 23, 2023, City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant, on property zoned an LO-3 Limited Office District and a CS Commercial Service District, on the northeast line of North Haskell Avenue, northwest of Worth Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Worth Street	Local Street	50 feet
Haskell Avenue	Principal Arterial	65 feet

Transportation:

The Transportation Development Services Division of the Transportation Department has

reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Area Plans

Downtown Dallas 360 Plan was adopted by City Council in December 2017. 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. Building upon the strategies found in the original plan, adopted in 2011, the 360 Plan is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

The site is within the Baylor University Medical Center complex in East Dallas. From its humble beginnings in 1903, the hospital has grown into one of the largest patient care centers and medical research and training facilities in North Texas. As the complex has expanded throughout the years, Baylor’s prominent position within East Dallas continues to be felt throughout the city as the largest center of job growth in the City Center over the last decade. The proposed land use will serve the new development of the ambulatory surgical center across the alley to the northwest. The use of the parking lot allows the reutilization of the property on the south corner of Junius Street and Haskell Avenue.

Land Use:

	Zoning	Land Use
Site	Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; and LO-3-D Limited Office District with a D Liquor Control Overlay	Undeveloped
North	LO-3 Limited Office District	Medical clinic or ambulatory surgical center
Northeast	LO-3 Limited Office District and CR Community Retail District	Surface parking and restaurant without drive-in service
Southeast	Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay and LO-3-D Limited Office District with a D Liquor Control Overlay	Medical clinic or ambulatory surgical center
Southwest	LO-3-D Limited Office District with a D Liquor Control Overlay	Medical clinic or ambulatory surgical center

Land Use Compatibility:

The area of request is currently undeveloped and is surrounded by medical clinic or ambulatory surgical center uses to the south, west, and northwest. Northeast of the request is developed with a surface parking and restaurant without dive-in service.

The purpose of the request is to allow for a parking district to serve as additional parking for the new development of an ambulatory surgical center on the northwest of the subject site across the alley. The parking requirement for the new ambulatory surgical center is 115 spaces. The new development of the ambulatory surgical center will provide 62 parking spaces on site. To ensure adequate parking, the applicant is proposing to develop the parking district with additional 56 parking spaces.

When considering a P(A) Parking District within Chapter 51A, Dallas Development Code,

the following should be considered:

1. Parking must be contiguous or directly across an alley or street from the main use(s) it serves;
2. The lot in a parking district contiguous to a residential district shall provide and maintain a minimum front yard of ten feet;
3. The lot must detail all landscaping required, including screening, that meets the requirements of Article X; and
4. All parking lot lighting must meet the requirements of Sec.51A-4.301(e).

The subject parking lot meets the requirements for a P(A) District. The parking lot will serve the new surgical center located northwest across the alley and the Baylor district at large. Staff supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties.

Development Standards

Following is a comparison of the development standards of the current LO-3 District and Subdistrict B-2 within Planned Development District No. 749 and the proposed P(A) District.

District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: LO-3	15' 20' Urban Setback	20' adj. to Res. Other: 0'	FAR 2:1	115' 9 stories	80%
Existing: Subdistrict B-2 PD 749	5' min. & 15' max. for lots fronting public streets 0' for lots fronting Simpson St. & Crutcher St.	20' adj. to Res. Other: 0'	FAR 1.75	60' max. 130' in any area within 300 ft. of Washington Ave. 36' in any area within 150 ft. of Haskell Ave.	80%
Proposing: P(A)					

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•		
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service	•	•	
Commercial bus station and terminal			
Commercial cleaning or laundry plant			
Custom business services			
Custom woodworking, furniture construction, or repair			
Electronics service center			
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory	S	S	
Technical school			
Tool or equipment rental			

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S		
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	★		
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	L	S	
Cemetery or mausoleum	S		
Child-care facility	L	L, S	
Church	•	•	
College, university, or seminary	•	•	
Community service center	S	S	
Convalescent and nursing homes, hospice care, and related institutions		S	
Convent or monastery	•		
Foster home			
Halfway house			
Hospital			
Library, art gallery, or museum		•	
Open-enrollment charter school or private school	S		
Public school other than an open-enrollment charter school	R		
Public or private school			
LODGING USES			

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
Extended stay hotel or motel		S	
Hotel or motel		S	
Lodging or boarding house			
Overnight general purpose shelter	★		
MISCELLANEOUS USES			
Attached non-premise sign.	S		
Carnival or circus (temporary)	★		
Hazardous waste management facility			
Temporary construction or sales office	•		
OFFICE USES			
Alternative financial establishment	S		
Financial institution without drive-in window	•	•	
Financial institution with drive-in window	S	S	
Medical clinic or ambulatory surgical center	•	• [Emergency rooms or overnight stays prohibited.]	
Office	•	•	
RECREATION USES			
Country club with private membership	•		
Private recreation center, club, or area	S	S	
Public park, playground, or golf course	•		
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house	•		
Duplex			
Group residential facility			
Handicapped group dwelling unit			
Manufactured home park, manufactured home subdivision, or campground			
Multifamily		•	
Residential hotel		S	
Retirement housing		S	
Single family			
Student Housing		•	
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.	★		
Ambulance service			
Animal shelter or clinic without outside runs			
Animal shelter or clinic with outside runs			

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
Auto service center			
Business school	•	•	
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)			
Commercial motor vehicle parking			
Commercial parking lot or garage			
Convenience store with drive-through			
Drive-In theater			
Dry cleaning or laundry store	L		
Furniture store			
General merchandise or food store 3,500 square feet or less	L	•	
General merchandise or food store greater than 3,500 square feet			
General merchandise or food store 100,000 square feet or more			
Home improvement center, lumber, brick or building materials sales yard			
Household equipment and appliance repair			
Liquefied natural gas fueling station			
Liquor store			
Mortuary, funeral home, or commercial wedding chapel			
Motor vehicle fueling station			
Nursery, garden shop, or plant sales			
Outside sales			
Paraphernalia shop			
Pawn shop			
Personal service use up to 1,000 sq. ft. in floor area			
Personal service use	L	•	
Restaurant without drive-in or drive-through service	L, R	•	
Restaurant with drive-in or drive-through service		S	
Surface parking			
Swap or buy shop			
Taxidermist			
Temporary retail use			
Theater			

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley			
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•		
Transit passenger station or transfer center	S, ★		
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	S		
Electrical generating plant			
Electrical substation	•		
Local utilities	S,R, ★		
Police or fire station	S		
Post office	S		
Radio, television, or microwave tower	S		
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Mounted cellular antenna			
Tower/antenna for cellular communication	★		
Utility or government installation other than listed	S		
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini-warehouse			

	Existing	Existing	Proposed
Use	LO-3	Sub. B-2 within PD 749	P(A)
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center			
Recycling collection center			
Recycling drop-off container	★		
Recycling drop-off for special occasion collection	★		
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires no off-street parking for a surface parking. As depicted in the proposed site plan a total of 56 off-street parking spaces will be provided.

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

Z223-219(LG)

l). The area of request is currently within an “F” MVA cluster.

List of Officers

Baylor Scott & White – Baylor Health Care System

Executives

Pete McCanna, CEO
Julie Creamer, President
Charles Shelburne, Vice President
Alejandro Arroliga, Officer
Mathew Chambers, Officer
Lisa Havens, Officer
Jeff Ingram, Officer
Nakesha Lopez, Officer
Jennifer Mitzner, Officer
Nikki Moll, Officer
Mike Mullender, Officer
Steve Newton, Officer
Walter Peters, Officer
Nick Reddy, Officer
Mike Sanborn, Officer
Kristi Sherrill Hoyl, Officer
Janice Walker, Officer
Rob Watson, Officer

Board of Trustees

Ross McKnight, Immediate Past Chair
Jack Martin, Chair
Hon. Lyndon Olson, Jr., Chair-elect
Tim Bittenbinder, Trustee
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Ron Carter, Trustee
Robert Garriott, Trustee
Rafa Garza, Trustee
Johnita Jones, Trustee
Hon. Ed Kinkeade, Trustee
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Paul Madeley, Trustee
Drayton McLane, Trustee
Anita Perry, Trustee
Bill Rayburn, Trustee
Jim Turner, Trustee
David Walls, Trustee
F. David Winter, Trustee

CPC Action
March 21, 2024

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan, as briefed; on property zoned Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; an LO-3-D Limited Office District with a D Liquor Control Overlay; and an LO-3 District on the northwest line of Worth Street, southwest of North Haskell Avenue.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter,
Blair, Sleeper, Housewright, Haqq*, Hall, Kingston, Rubin

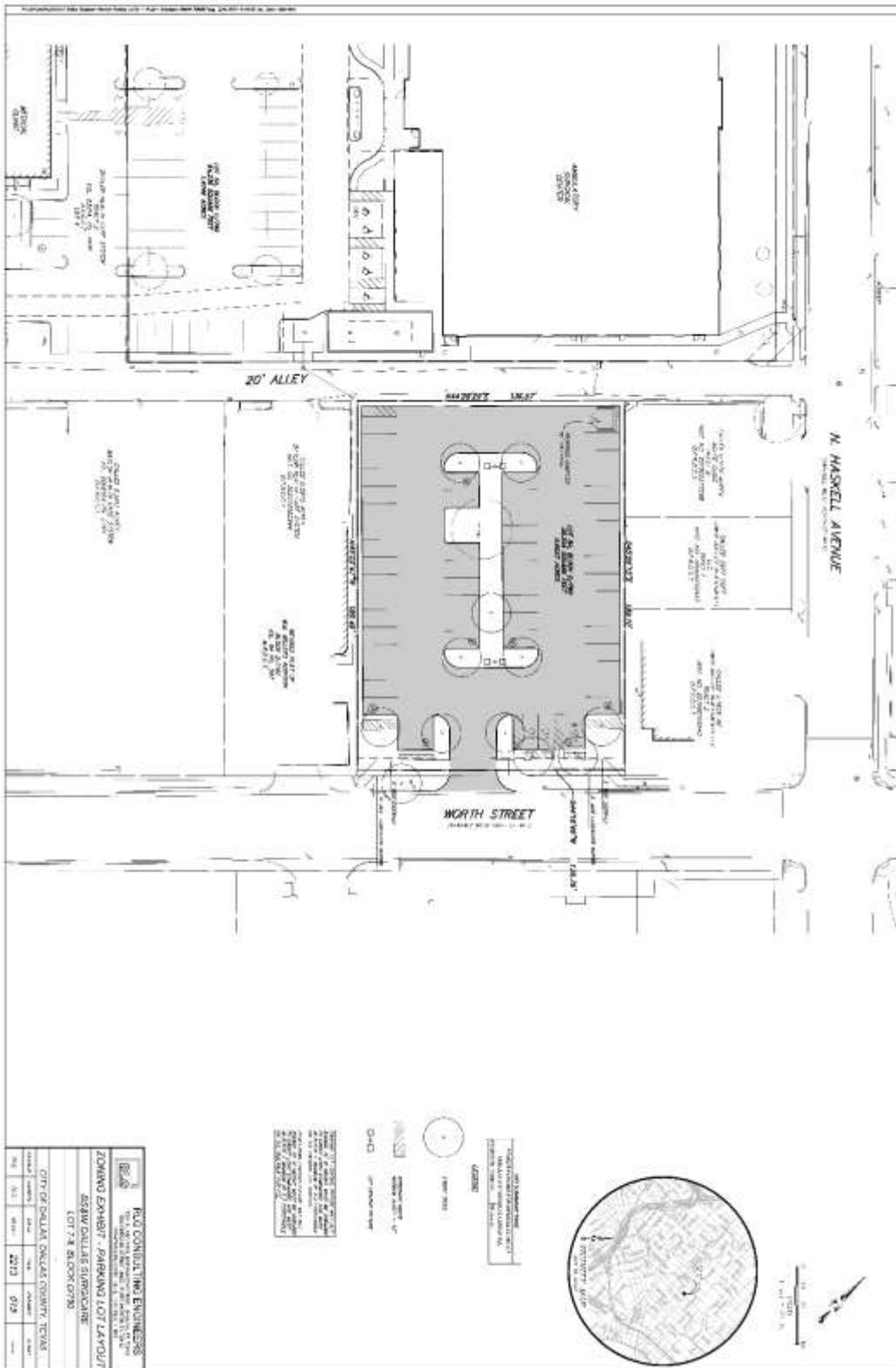
Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 11

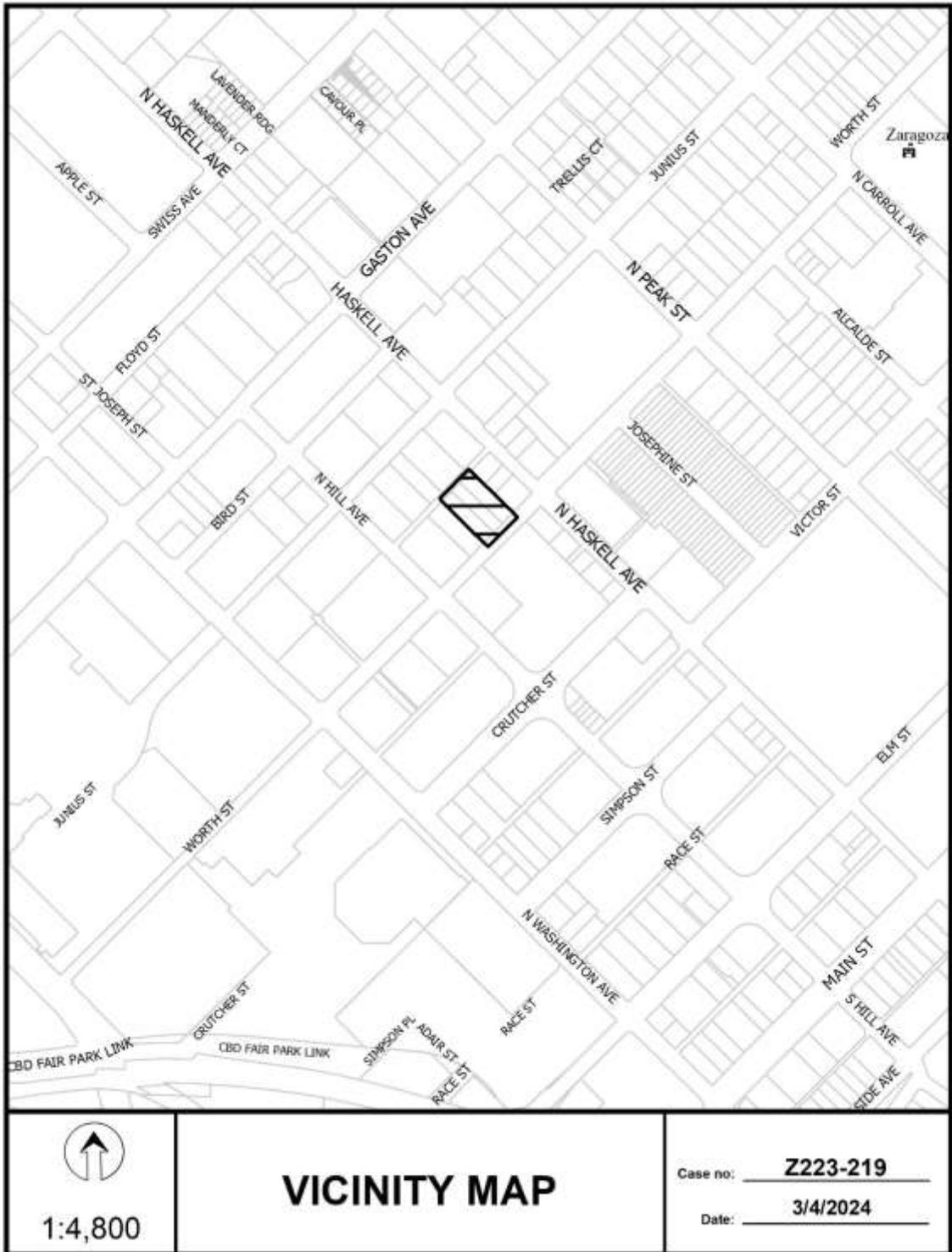
*out of the room, shown voting in favor

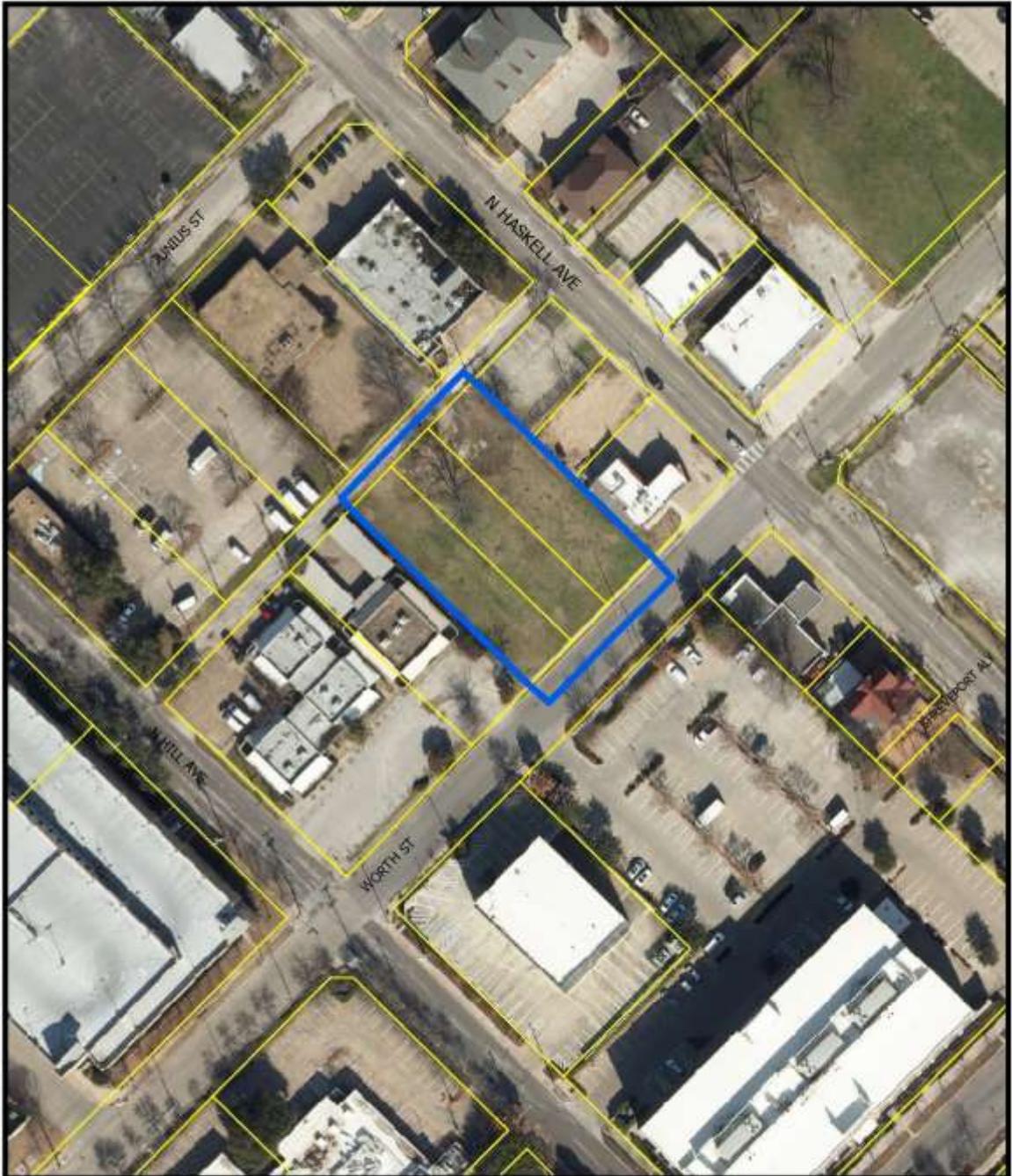
Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PROPOSED SITE PLAN





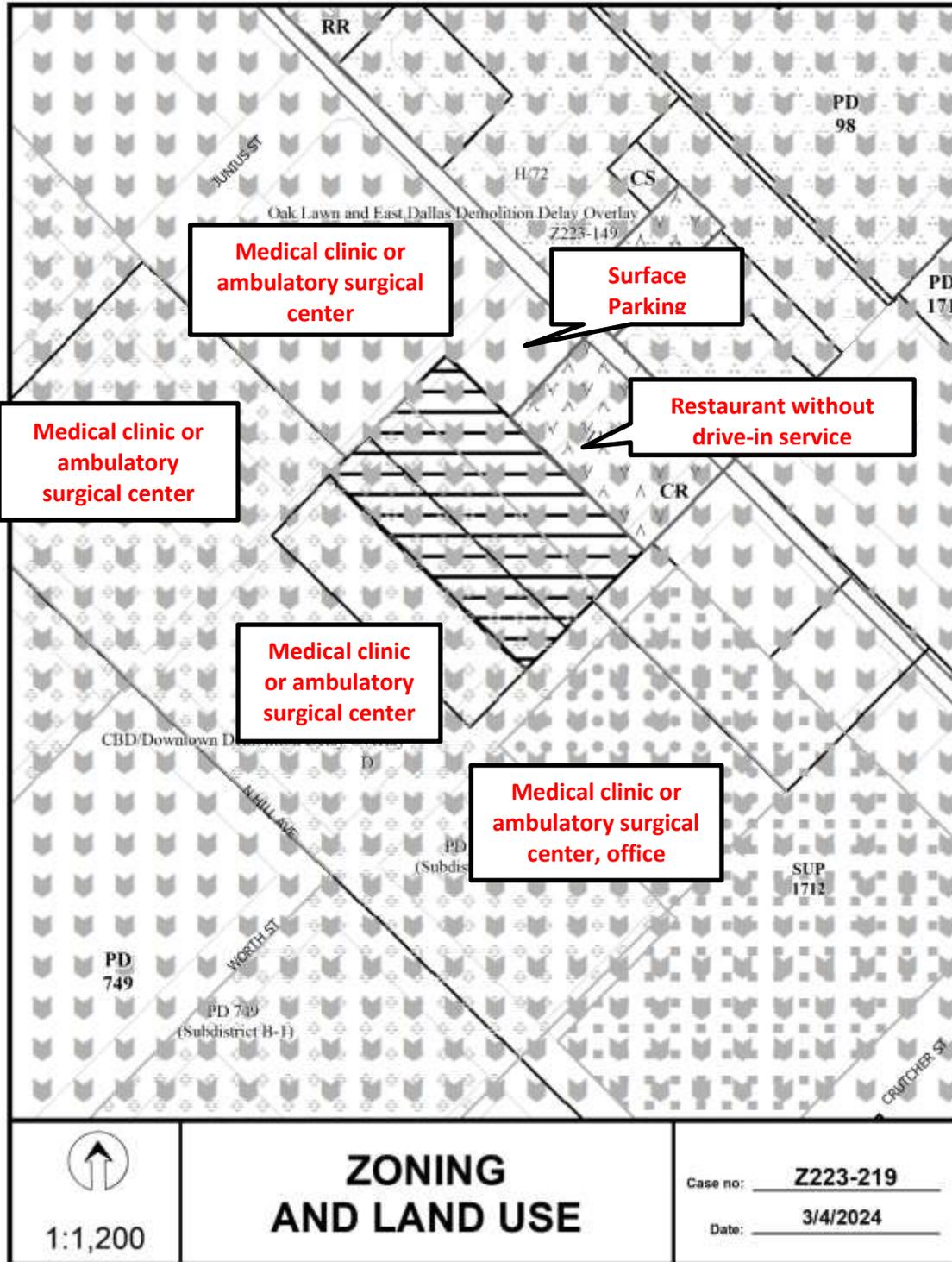


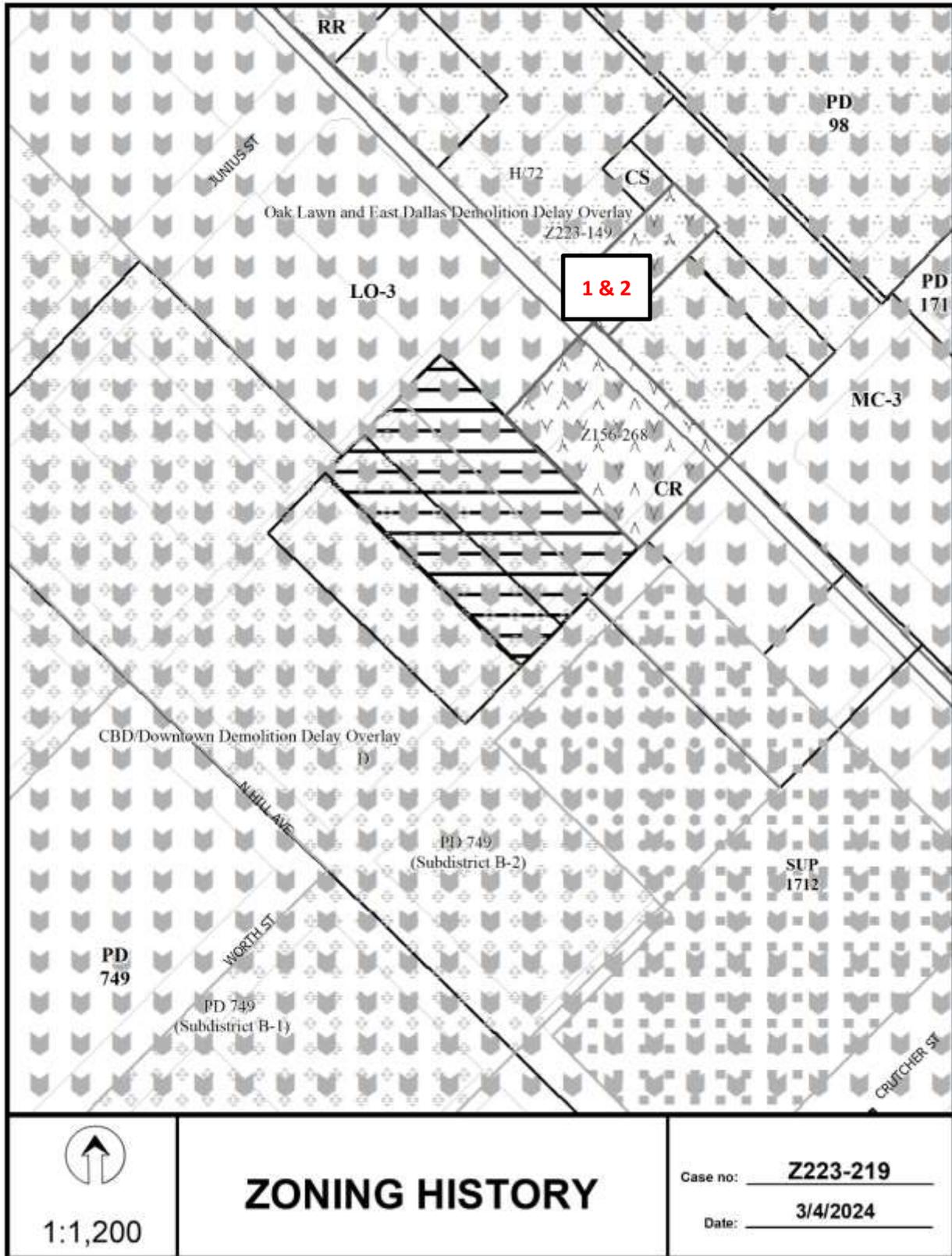
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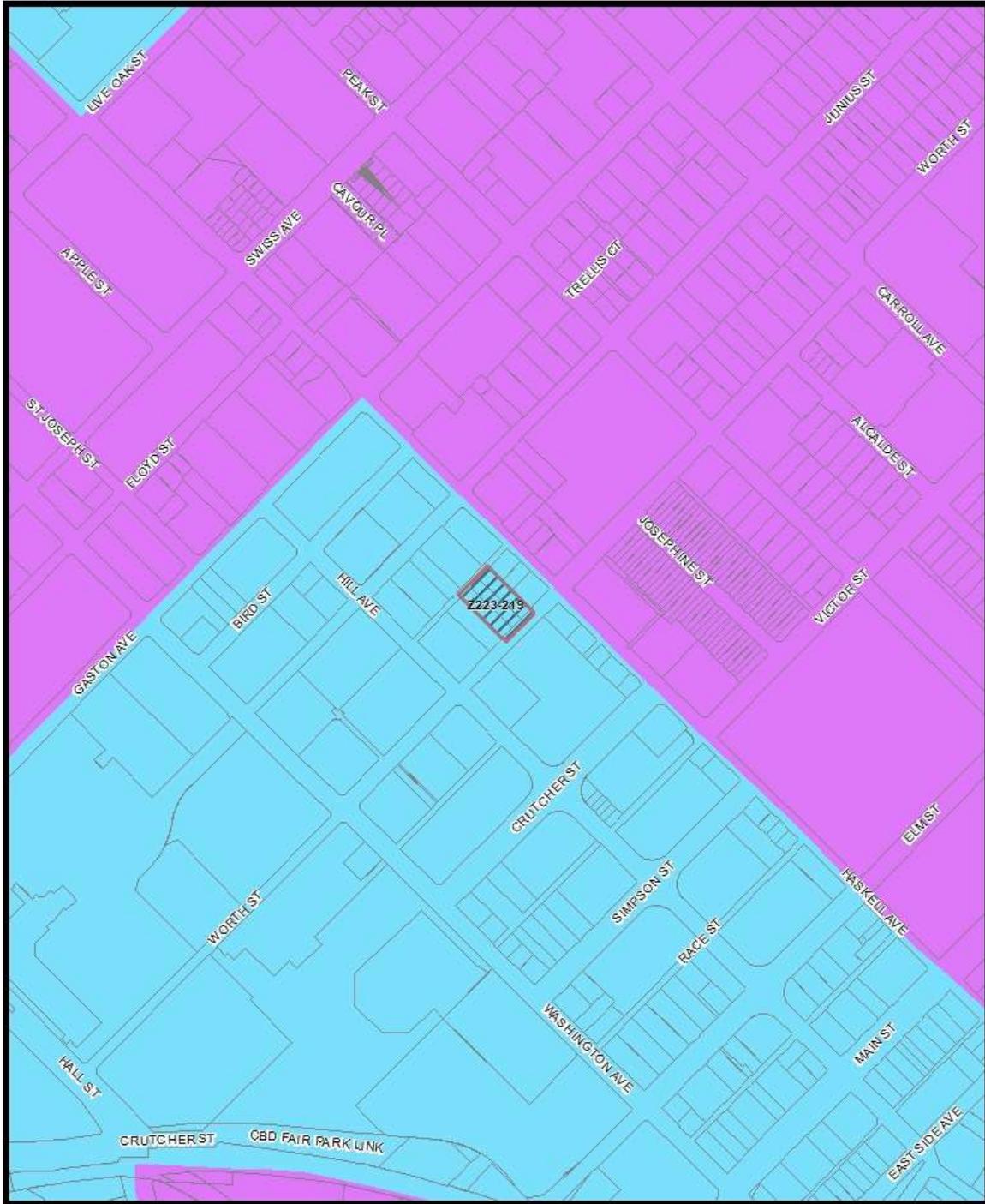
AERIAL MAP

Case no: Z223-219

Date: 3/4/2024





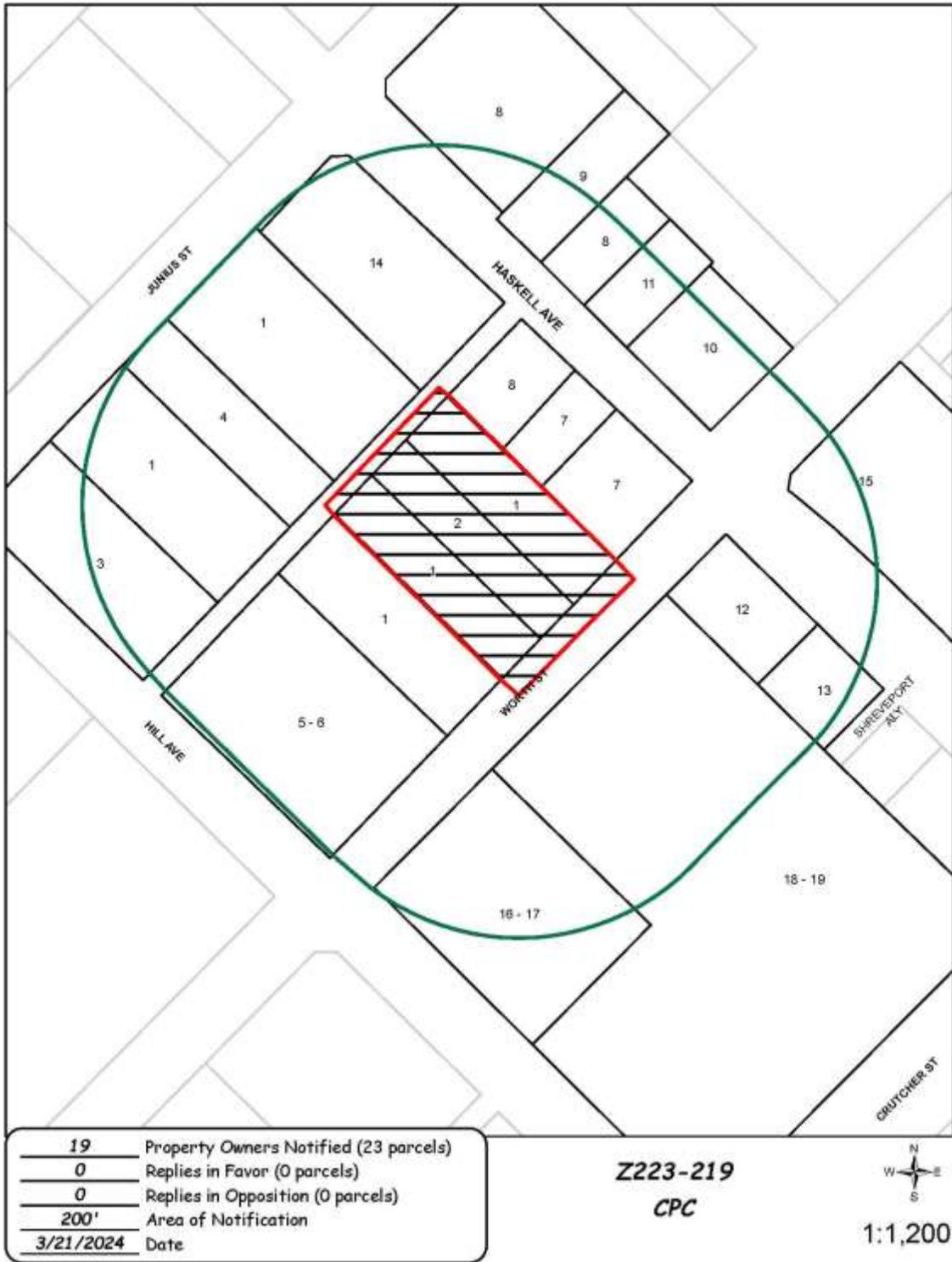


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 3/4/2024



03/20/2024

Reply List of Property Owners***Z223-219******19 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4008	JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
2	4021	WORTH ST	BAYLOR HEALTH CARE SYS I
3	4000	JUNIUS ST	BAYLOR UNIVERSITY MED CTR
4	4016	JUNIUS ST	BAYLOR UNIVERSITY MED CTR
5	4001	WORTH ST	BAYLOR HEALTH CARE SYSTEM
6	4001	WORTH ST	BAYLOR HEALTH CARE SYSTEM
7	607	N HASKELL AVE	OWEN MALLOY INVESTMENTS LLC
8	613	N HASKELL AVE	AGAPE CLINIC
9	618	N HASKELL AVE	THOMI MARK S
10	4107	WORTH ST	KHADIVI KAMBIZ
11	608	N HASKELL AVE	LEKA GREGSON INVESTMENTS LLC
12	527	N HASKELL AVE	ANGEL RANGEL V
13	517	N HASKELL AVE	ALL STARS PROJECT INC
14	4026	JUNIUS ST	BAYLOR HEALTH CARE SYSTEM
15	550	N HASKELL AVE	MARTINEZWALLACE LLC
16	4004	WORTH ST	BAYLOR HEALTH CARE SYSTEM
17	4004	WORTH ST	HRT PROPERTIES OF TX LTD
18	4005	CRUTCHER ST	BAYLOR HEALTH CARE SYSTEM
19	4005	CRUTCHER ST	HTA-DALLAS ADMIN BLDG LLC