

CITY PLAN COMMISSION

THURSDAY, JUNE 12, 2025

Planner: Liliana Garza

FILE NUMBER: Z234-219(LG) **DATE FILED:** April 24, 2024

LOCATION: East line of North Beckley Avenue, north of East Comstock Street.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 1.2296 acres **CENSUS TRACT:** 48113004300

OWNER/APPLICANT: Arthur Clay Development Group N. Beckley Ave Project, LLC

REPRESENTATIVE: Baldwin Associates – Rob Baldwin

REQUEST: An application for a Planned Development District for residential and nonresidential uses on property zoned IR Industrial Research District.

SUMMARY: The purpose of the request is to allow a mixed-use development of retail, office, and residential.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and staff's recommended conditions.

PRIOR CPC ACTION: On May 8, 2025, the City Plan Commission held this item under advisement to June 12, 2025.

BACKGROUND INFORMATION:

- The area of request is currently developed with three one-story warehouses and an office building, erected between 1957 and 1971 according to Dallas County Appraisal District records.
- The request is located within an IR Industrial Research District, which does not allow residential uses on property.
- The applicant proposes to develop the site with a mixed-use development of retail, office, and residential.
- There have been changes to the proposed planned development conditions since the last hearing, they are highlighted in yellow.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Beckley Avenue	Minor Arterial	100 ft.- Bike Plan
Yorktown Street	Community Collector	80 ft. - Bike Plan

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.2 Focus on southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

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

Area Plan:

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 West Dallas, which has experienced rapid growth and investment in recent years as connections to Downtown have improved. It has resulted in an influx of investment and development focusing on multi-family housing, restaurants, and commercial services.

Trinity River Corridor Comprehensive Land Use Plan was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Central Business District development module of the Downtown-Lakes District. Other land use modules provide for mixed use urban development as well. The result for this district should be a variety of exciting new urban neighborhoods and business areas.

The applicant's land use request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District	Vacant buildings
North	IR Industrial Research District	Office showroom/warehouse
East	IR Industrial Research District	Trinity River, undeveloped
South	IR Industrial Research District	Gen. merchandise or food store < 3500 sq. ft.
West	IR Industrial Research District and Planned Development No. 714	Auto service center, vehicle or engine repair or maintenance, personal service use

Land Use Compatibility:

The area of request is currently developed with three one-story warehouses and an office building, erected between 1957 and 1971 according to Dallas County Appraisal District records. The site abuts the Trinity River to the east. The surrounding neighborhood is developed with a mix of multifamily, retail, commercial, and light industrial uses.

The applicant proposes a Planned Development District for mixed uses to include retail, office, and residential uses. The proposed land use would be complementary to the surrounding uses in the area. In terms of varying from the base zoning, variations to yard, lot, and space regulations and design standards in the proposed Planned Development District would tie to a mixed-use project.

Staff supports the request because the proposed use will add an appropriately designed development with an additional diversity of housing.

Development Standards

Following are the development standards for the current IR Industrial Research District and the proposed changes within the new Planned Development District, which otherwise uses MU-3 Mixed Use District as a base.

District	Setback		Density & FAR	Height	Lot Cvrgr.
	Front	Side/Rear			
Existing: IR	15'	30' adj. to res. Other: No min.	0.5 FAR Retail & Personal Service Uses 0.75 FAR Lodging, Office, and Retail & Personal Service Uses 2.0 FAR Overall	200' 15 stories	80%
Base: MU-3	15' 20' UF	20' adj. to res. Other: No min.	MUP with Mix of 3 or more: No Res: 3.2 FAR Retail & Personal Service 3.6 FAR Lodging & Office 4.0 FAR Overall With Res: 3.75 FAR Retail & Personal Service 3.8 FAR Lodging, Office, & Residential 4.5 FAR Overall	270' 20 stories	80%
Base: MU-1	15' 20' UF	20' adj. to res. Other: No min.	MUP with Mix of 3 or more: 25 dwelling units/ net acre	Base (No MUP): 80'	80%

			No Res: 0.6 FAR Retail & Personal Service 0.85 FAR Lodging & Office 1.0 FAR Overall With Res: 0.6 FAR Retail & Personal Service 0.95 FAR Lodging, Office, & Residential 1.1 FAR Overall	MUP with Mix (No Retail): 90' 7 stories MUP (w/ Retail): 120' 9 stories	
Proposed: PD (Mixed Use project)	5' 6' 10' UF above 45 ft. in height	No min.	Max. 100 dwelling unit Max. 280 dwelling unit ¹ Max. 350 dwelling unit ² Max. non-residential 1.6 FAR	120' 8 stories 180'³ 350' ⁴ 14 stories⁵ 29 stories ⁶	80%

¹If compliant with Section 51P-___-112(a)(1), maximum number of dwelling units allowed is 280.

²If compliant with Section 51P-___-112(a)(2), maximum number of dwelling units allowed is 350.

³If compliant with Section 51P-___-112(a)(1), maximum building height allowed is 180 feet.

⁴If compliant with Section 51P-___-112(a)(2), maximum building height allowed is 350 feet.

⁵If compliant with Section 51P-___-112(a)(2), maximum number of stories is 14.

⁶If compliant with Section 51P-___-112(a)(2), maximum number of stories allowed is 29.

Design Standards

For a mixed use project, the following design standards are proposed. Benches and trash receptacles are required along North Beckley Avenue. Unobstructed sidewalk is required along North Beckley Avenue, with a minimum width of 10 feet. Pedestrian scale lighting must be provided along public sidewalk and adjacent to public street. The required ground level transparency is a minimum of 30% of the total area of street-facing façade. A minimum 8,000 square feet of open space must be provided.

Landscaping:

Except as provided, landscaping must be provided in accordance with the landscaping requirements of Article X. Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

Parking:

Except as provided, off-street parking must be provided pursuant to the Dallas Development Code. For a mixed-use project, a minimum of one space per bedroom must be provided with a maximum of two spaces per dwelling unit for multifamily use, a minimum of one space per 500 square feet of floor area must be provided for office use, and a minimum of one space per 125 square feet of floor area must be provided for restaurant use.

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 area of request is currently within an “C” MVA area.

List of Officers

The Arthur Clay Development Group, N Beckley Ave Project, LLC

Clayton A. Frenzel, Manager

**PROPOSED CONDITIONS
CHANGES FROM PREVIOUS POSTING HIGHLIGHTED**

ARTICLE _____.

PD _____.

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located along the east line of Beckley Avenue approximately 385 feet north of Interstate 30. The size of PD _____ is approximately 1.2296 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(1) BAIL BONDS OFFICE means an office for the issuance, brokage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) LEGACY BUILDING means a building constructed before 1980.

(3) MESSAGE ESTABLISHMENT and MESSAGE mean a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(4) MIXED USE PROJECT means a development without a legacy building with residential uses and a minimum of 100 dwelling units and 4,000 square feet of office, retail, hotel or personal service uses.

(5) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the

skin using needles, scalpels, or other related equipment. BODY PIERCING means piercing of body parts, other than ears, to allow the insertion of jewelry.

(3) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) For a mixed use project, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a project including a legacy building, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site plan analysis, conceptual plan, development schedule, and landscape plan do not apply.

(c) For all other projects, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) Mixed use project. The following main uses are the only uses permitted. ~~Non-residential uses are limited to the first and second story in the area shown on the development plan. Residential and lodging uses are permitted on any story.~~

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.

(3) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. [SUP]
- Library, art gallery, or museum.

(4) Lodging uses.

- Hotel and motel.

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office. [Bail bonds office is prohibited.]

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- Multifamily.
- Retirement housing.

(9) Retail and personal service uses.

- Alcoholic beverage establishments. [See Section 51A-4.210(b)(4). Treat as an MU-2 District. SUP]
- Animal shelter or clinic without outside runs.
- Commercial amusement (inside). [SUP]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage.
- Dry cleaning or laundry store. [On-site dry cleaning is prohibited.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500

square feet.

-- Personal service uses. *[Massage establishment, tattoo and body piercing studios, are prohibited unless part of a beauty salon offering multiple types of services.]*

- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.
- ~~Transit passenger station or transfer center.~~

(11) Utility and public service uses.

- ~~Electrical substation. *[SUP]*~~
 - ~~Local utilities.~~
 - ~~Police or fire station.~~
 - ~~Post office.~~
 - ~~Radio, television, or microwave tower. *[SUP]*~~
 - Tower/antenna for cellular communication. *[Mounted by right]*
- All other types by SUP.]*
- ~~Utility or government installation other than listed. *[SUP]*~~

(12) Wholesale, distribution, and storage uses.

- ~~Recycling drop-off container. *[SUP required unless the requirements of Section 51A-4.213(11.2)(E) are satisfied.]*~~
- ~~Recycling drop-off for special occasion collection. *[SUP required unless the requirements of Section 51A-4.213(11.3)(E) are satisfied.]*~~

(b) In general. Except as provided in Subsection (b), the following main uses are the only uses permitted.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Legacy building only.]*
- Catering service.
- Custom business services.

building only.]

- Custom woodworking, furniture construction, or repair. *[Legacy*

- Job or lithographic printing. *[Legacy building only.]*
- Machine or welding shop. *[Legacy building only.]*
- Tool or equipment rental. *[Legacy building only.]*
- Vehicle or engine repair or maintenance. *[Legacy building only.]*

(3) Industrial uses.

- Alcoholic beverage manufacturing. *[Legacy building only, by SUP.]*
- Industrial (inside). *[Not potentially incompatible. See Section 51A-4.203(b)(1).] [Legacy building only.]*

(4) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. *[Legacy building only by SUP]*
- Library, art gallery, or museum.

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bonds office is prohibited.]*

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside runs.
- ~~Auto service center. *[Legacy building only.]*~~
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Temporary retail use.

-- Theater.

~~Vehicle display, sales, and service. *[Legacy building only.]*~~

(9) Transportation uses.

-- Transit passenger shelter.

~~Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*~~

(10) Utility and public service uses.

~~Electrical substation. *[SUP]*~~

~~Local utilities. *[SUP may be required. See Section 51A-4.212(4).]*~~

~~Police or fire station.~~

~~Post office.~~

~~Radio, television, or microwave tower. *[SUP]*~~

-- Tower/antenna for cellular communication. *[Mounted by right. All other types by SUP.]*

(11) Wholesale, distribution, and storage uses.

-- Office showroom/warehouse. *[Legacy building only.]*

-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

~~Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*~~

-- Warehouse. *[Legacy building only.]*

SEC. 51P-____.107.

ACCESSORY USES.

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the **MU-3 MU-1** Mixed Use District apply, except that maximum floor area ratio is 1.6.

(b) Mixed use project.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is **five six** feet.

(B) The following architectural elements may project into the required front yard **on the ground floor** and do not need to be shown on the development plan:

(i) Bay windows, landscape walls up to four feet in height, allowed projections listed in 51A 4.401(a)(1), stairs, stoops, and ramps.

(C) For portions of a building above 45 feet along Beckley Avenue, an urban form setback of an additional 10 feet is required.

(2) Side and rear yard. No minimum side or rear yard setback.

(3) Density.

(A) Except as provided in this paragraph, maximum number of dwelling units is 100.

(B) If compliant with Section 51P-____-112(a)(1), the maximum number of dwelling units is 280.

(C) If compliant with Section 51P-____-112(a)(2), the maximum number of dwelling units is 350.

(4) Floor area ratio.

(A) Maximum non-residential floor area ratio is **3.2 1.6**.

(B) For a project qualifying for bonuses in accordance with Section 51P-____ 112, no maximum residential floor area ratio.

(5) Height.

(A) Except as provided in this paragraph, maximum building height is 120 feet.

(B) If compliant with Section 51P-____-112(a)(1), maximum building height is 180 feet.

(C) If compliant with Section 51P-____-112(a)(2), maximum building height is 350 feet.

(D) Mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet above the maximum structure height.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Except as provided in this paragraph, maximum number of stories is eight.

(B) If compliant with Section 51P-____-112(a)(1), maximum number of stories is 14.

(C) If compliant with Section 51P-____-112(a)(2), maximum number of stories is 29.

(9) Tower coverage and floor plate. To prevent a wall effect along the Trinity River, for a building compliant with Section 51P-____-112(a)(1 or 2), maximum lot coverage for any portion of the building greater than 120 feet in height is 40 percent, and maximum floor plate for any portion of the building greater than 120 feet in height is 30,000 square feet limited to the area shown on the development plan.

SEC. 51P-____.109.

OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Multifamily. Resident parking may be tandem (one parking space in front of another parking space); guest parking may not be tandem.

(c) Mixed use project.

(1) Multifamily. A minimum of one space per bedroom must be provided with a maximum of two spaces per dwelling unit.

(2) Office. A minimum of one space per 500 square feet of floor area must be provided.

(3) Restaurant. A minimum of one space per 125 square feet of floor area must be provided. Outdoor dining areas, covered or uncovered, counts as floor area for calculation of the parking requirement.

(d) Fee for parking. Non-residential uses may charge a fee for parking.

SEC. 51P- _____.110.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111.

LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Large or medium street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(c) When existing conditions prohibit planting large or medium trees, the building official may approve one small tree be substituted for each large tree or medium tree.

(d) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112.

DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, to obtain a development bonus set forth in Section 51P- _____.108, mixed-income housing compliance with the provisions of Division 51A-4.1100 not inconsistent with this article is required for units made available to households earning incomes within the income ranges referenced in the applicable section. Micro-units are not counted towards the required affordable housing units.

(1) The density and floor area ratio development bonuses set forth in Section 51P-____.108(b)(3)(B) and Section 51P-____(b)(4)(B) apply if a minimum of five percent of the total number of units are available to households earning between 51 percent and 60 percent of area median family income.

(2) The density, floor area, height, stories, tower coverage, and floor plate development bonuses set forth in Section 51P-____.108(b)(3), (4), (5), (8), and (9) apply if 10 percent of the total number of units are available to households earning between 51 percent and 60 percent of area median family income and five percent of the total number of units are available to households earning between 61 percent to 80 percent of area median family income (for a total of 15 percent of the total number of units of the income bands listed in paragraphs (1) and (2)).

(b) Design standards. Compliance with 51A-4.1107 is not required.

SEC. 51P- ____ .113. DESIGN STANDARDS.

(a) Applicability. For a mixed use project and new construction that is not a legacy building, the following design standards apply.

(1) Aboveground parking structures.

(A) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade.

(B) Exterior parking structure facade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(C) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening may not prohibit the garage from being considered "open air" for ventilation purposes.

(2) Surface parking location.

(A) Except as provided in this paragraph, surface parking is prohibited between the street-facing facade and the Property line.

(B) Ride share parking and delivery parking is allowed between the building and street, provided it is located at least 20 feet from the Property line.

(3) Screening of off-street loading spaces and service areas and garbage storage areas.

(A) Off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods in Section 51A-4.602(b)(3).

(B) Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(4) Exterior facades enclosing floor area.

(A) Street-facing facades. All street-facing facades must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(B) Individual entries. All dwelling units at the ground level fronting on a street must have individual entries that access the street with an improved path connecting to the sidewalk.

(C) Architectural Elements. Facades exceeding 30 feet in length must have a minimum of two of the following elements, and facades exceeding 100 feet in length must have a minimum of four of the following elements:

(i) Horizontal or Vertical change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent public entrance.

(iv) Attached tower or turret.

(v) Awnings.

(vi) Change in color.

(vii) Change in material.

(ix) Change in texture.

(D) Facade articulation. The facades of the first 10 floors of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, change in window patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(E) Transparency. The ground level, street-facing facade must provide a minimum of 30 percent transparency.

(5) Lighting.

(A) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must comply with the adopted Trinity Style design and be approved by the director of transportation and public works.

(6) Open space. A minimum of 8,000 square feet of open space must be provided for activities such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements (Facades exceeding 30 feet in length must have a minimum of two of the following elements, and facades exceeding 100 feet in length must have a minimum of four of the following elements:

(i) Horizontal or Vertical change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent public entrance.

(iv) Attached tower or turret.

(v) Awnings.

(vi) Change in color.

(vii) Change in material.

(ix) Change in texture;

playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

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

(C) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

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

(E) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles within open space is prohibited.

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

(7) Pedestrian amenities. The following pedestrian amenities are required along the Beckley Avenue frontage:

(A) Two benches.

(B) Two trash cans.

(C) One bicycle rack that provides parking for at least five bicycles. The bicycle rack may count towards the minimum bicycle parking requirements.

(8) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

Applicant Request:

(9) Sidewalks. The minimum unobstructed sidewalk width along Beckley Avenue is 40 **six** feet.

Staff Recommendation:

(9) Sidewalks. The minimum unobstructed sidewalk width along Beckley Avenue is 10 feet.

SEC. 51P- ____ .114.

SIGNS.

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

SEC. 51P- ____ .115.

ADDITIONAL PROVISIONS.

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

(a) 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.

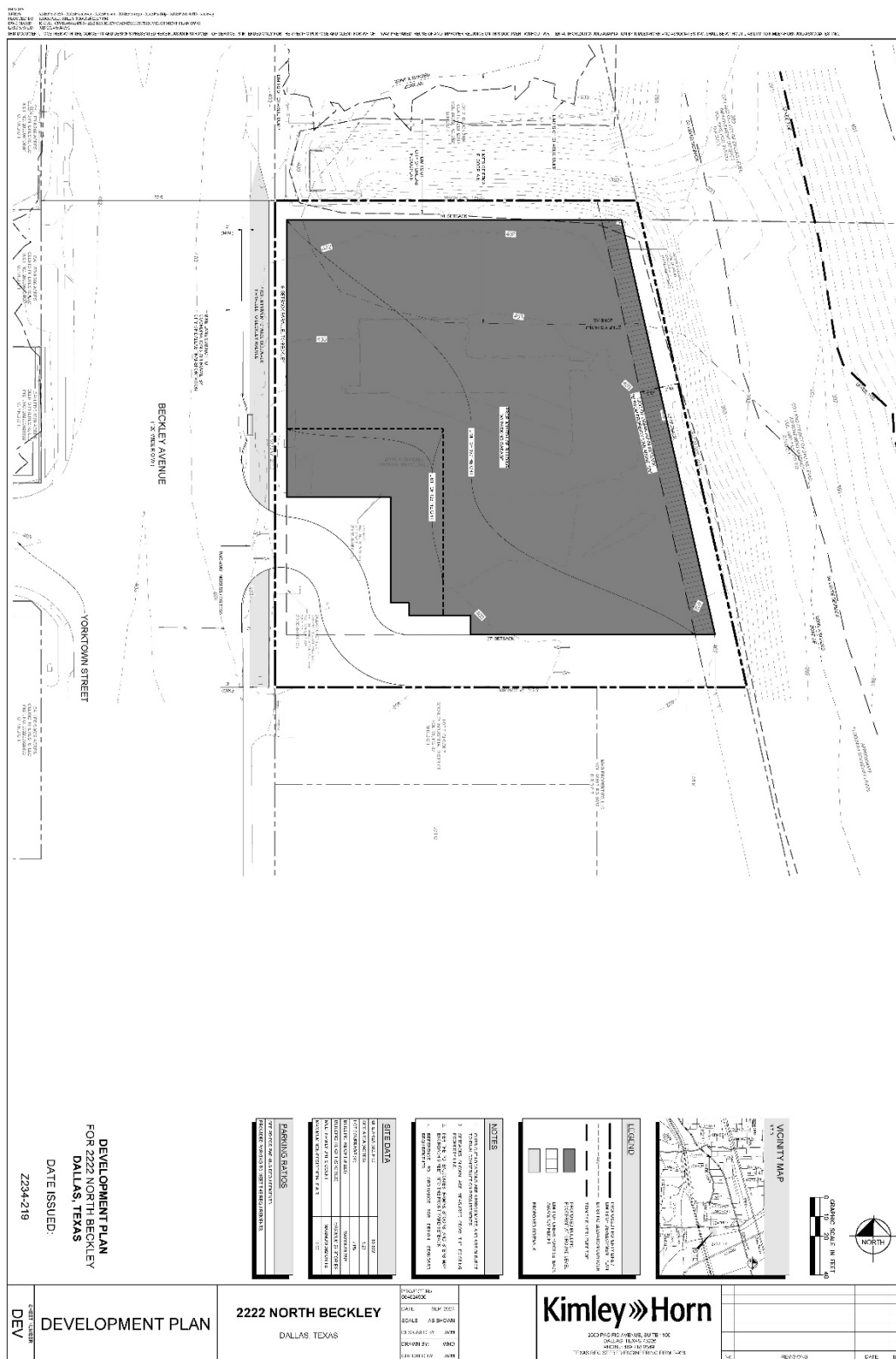
SEC. 51P- ____ .116.

COMPLIANCE WITH CONDITIONS.

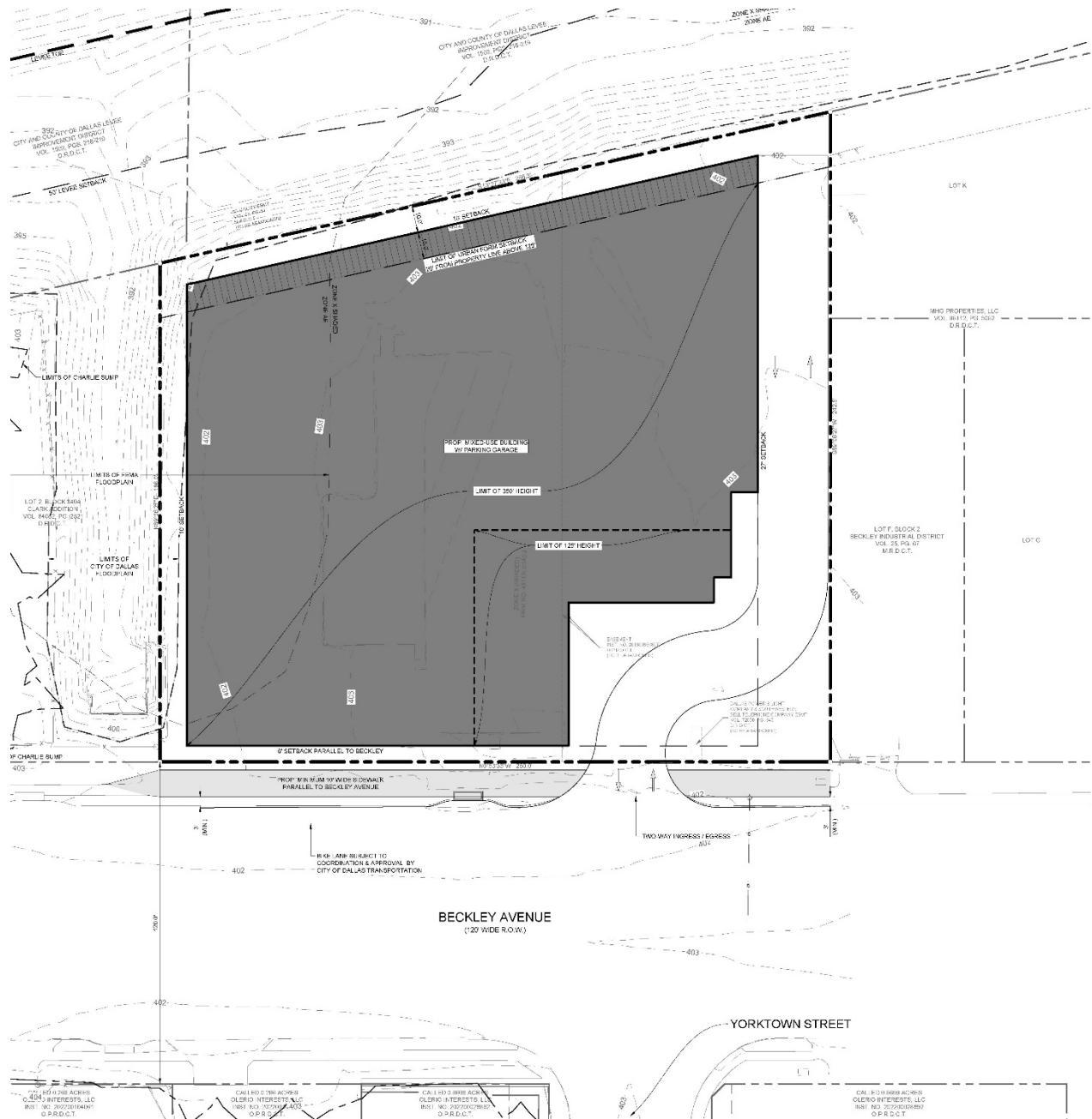
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

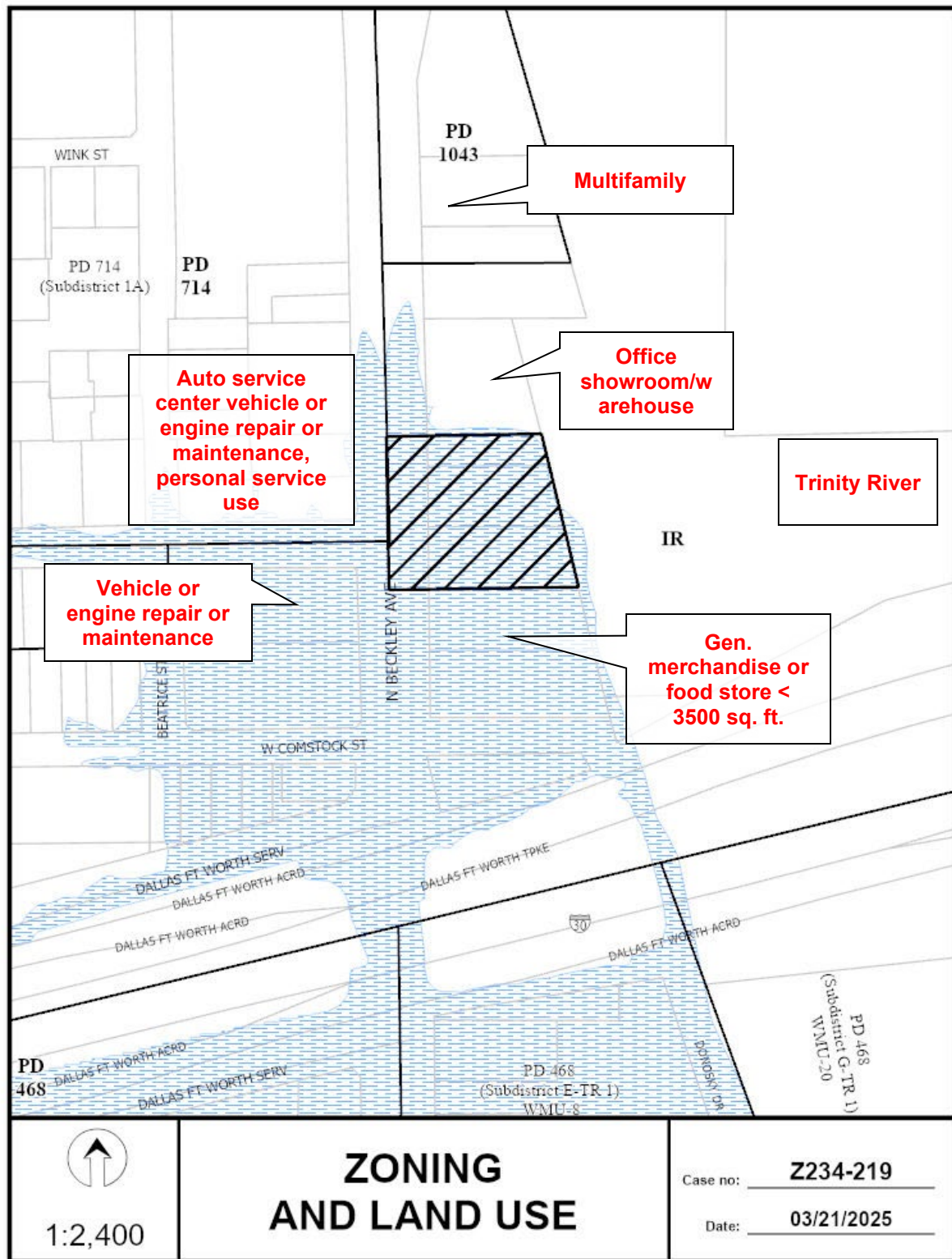
(a) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

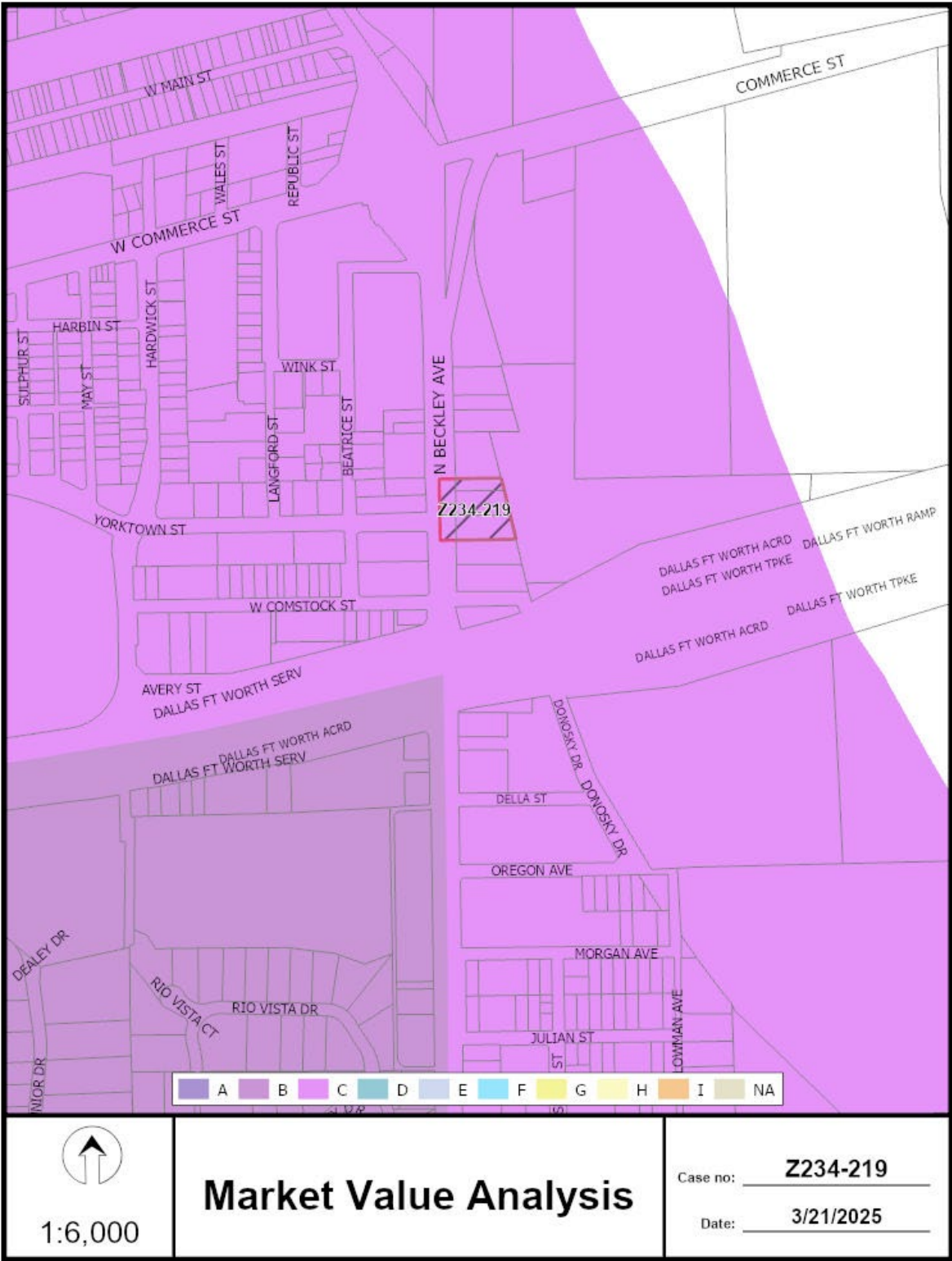
PROPOSED DEVELOPMENT PLAN

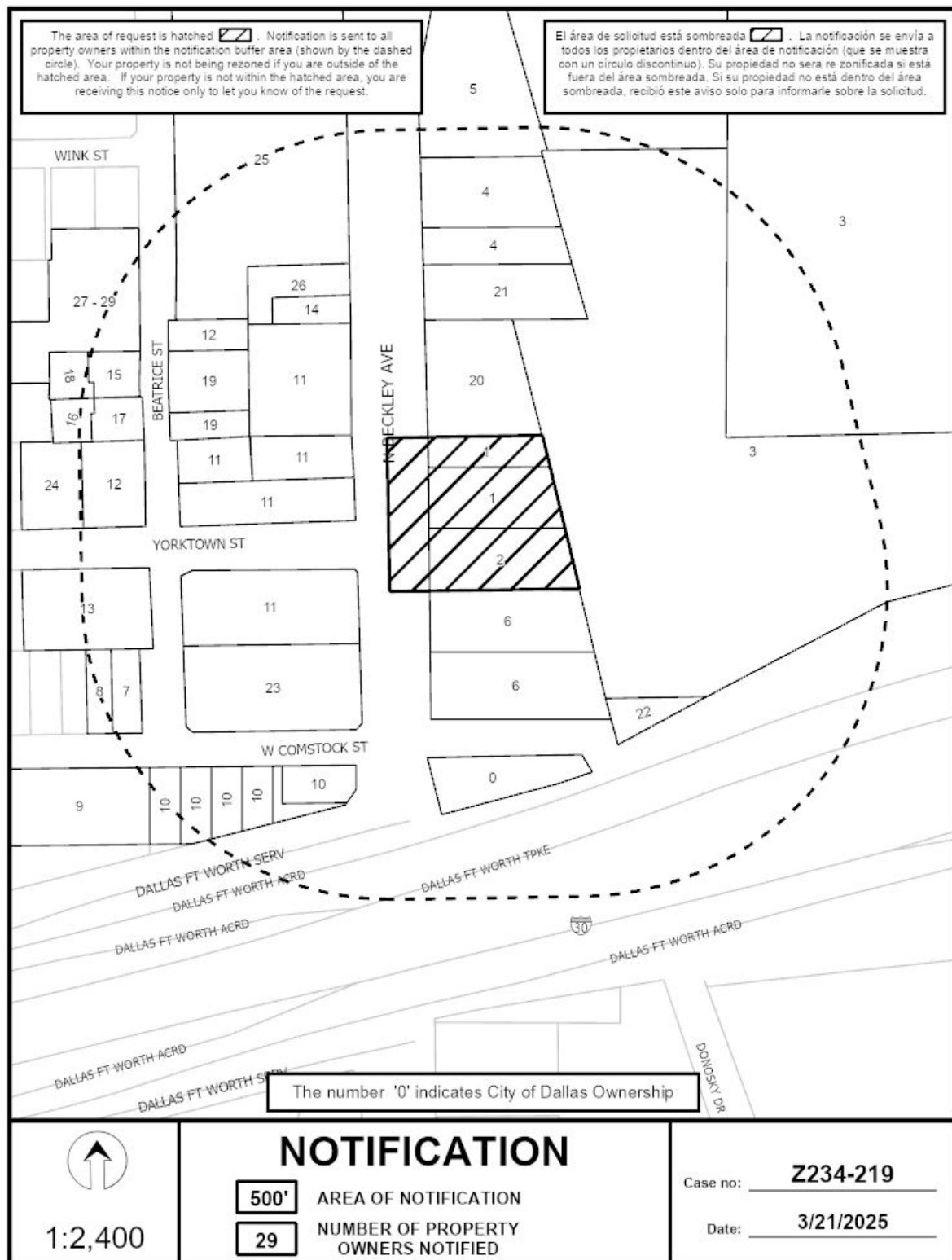


PROPOSED DEVELOPMENT PLAN (Enlarged)









03/21/2025

Notification List of Property Owners***Z234-219******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2306 N BECKLEY AVE	ARTHUR CLAY DEVELOPMENT GROUP &
2	2222 N BECKLEY AVE	ARTHUR CLAY DEVELOPMENT GROUP
3	251 ROCK ISLAND ST	CITY & COUNTY LEVEE
4	2330 N BECKLEY AVE	MCREF MFR 1 TRINITY LLC
5	2332 N BECKLEY AVE	MCREF MFR 1 TRINITY LLC
6	2206 N BECKLEY AVE	MHG PROPERTIES LLC
7	203 W COMSTOCK ST	203 W COMSTOCK LLC
8	207 W COMSTOCK ST	GREATER DALLAS
9	202 W COMSTOCK ST	ON THE ROAD LENDING
10	126 W COMSTOCK ST	METHODIST HOSPITALS OF DALLAS
11	2300 BEATRICE ST	OLERIO INTERESTS LLC
12	131 YORKTOWN ST	YORKTOWN131 LLC
13	130 YORKTOWN ST	CONTINENTAL L P
14	2323 N BECKLEY AVE	STOUT SHARI L
15	2321 BEATRICE ST	COLLAB LLC
16	2313 BEATRICE ST	FOSTER KELSEY
17	2313 BEATRICE ST	PRISMATIC LLC
18	2321 BEATRICE ST	PULP PROPERTIES BEATRICE LLC
19	2318 BEATRICE ST	OLERIO INTERESTS LLC &
20	2320 N BECKLEY AVE	M PLUS M STRATEGIES INC
21	2324 N BECKLEY AVE	BUCKETMOUTH INDUSTRIAL LLC &
22	2000 N BECKLEY AVE	DALLAS CITY & COUNTY
23	2211 N BECKLEY AVE	HITT LEE E & CAROL G
24	131 YORKTOWN ST	VALPARAISO HOLDINGS LLC
25	2343 N BECKLEY AVE	BLANKS INVESTMENT
26	2343 N BECKLEY AVE	BLANKS INVESTMENTS

Z234-219(LG)

03/21/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2327 BEATRICE ST	KCPA BEATRICE LLC
28	2327 BEATRICE ST	225 WEST COMMERCE LLC
29	2333 BEATRICE ST	BEATRICE PROPERTY GROUP LLC