

FILE NUMBER: Z-25-000074 / Z245-126(MP)

DATE FILED: December 3, 2024

LOCATION: Southwest line of Lemmon Avenue between Carlisle St and Cole Ave

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 1.5265 acres

CENSUS TRACT: 48113001801

REPRESENTATIVE: Rob Baldwin, Baldwin Associates LLC

OWNER/APPLICANT: HC Carlisle Building, LLC

REQUEST: An application for an amendment to Planned Development No. 153.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, height, floor area ratio, landscaping, and design standards to develop the site with residential and retail uses.

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

PD No. 153:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=153>

BACKGROUND INFORMATION:

- The area of request is consists of all of the existing Planned Development District 153.
- The existing zoning district generally defaults to that of a Chapter 51 Office 2 District. Multifamily uses are permitted in O-2 District, but the existing limits on height (85 feet) and floor area (82,000 sqft) will not accommodate the applicants proposed development.
- To build to the desired development plan, the applicant requests to adjust the development standards of the site. To accomplish this, the applicant requests a significant amendment to the PD with a mixed income housing development bonus tied to the increased in development standards.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, landscaping, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure a safe and activated public realm, reduce driveway sizes, and require hidden parking.
- The applicant proposes a new development plan for the PD. The existing conceptual plan would be removed as a requirement.

Zoning History:

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

1. **Z190-359:** On April 28, 2021, the City Council approved an application for Planned Development Subdistrict No. 161 for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District located at the southwest corner of Carlisle Street and North Hall Street.
2. **Z201-178:** On May 26, 2021, the City Council approved an amendment to Planned Development District No. 372, located south of McKinney Avenue, between Lemmon Avenue East and Lemmon Avenue.
3. **Z223-280:** An application for a Planned Development Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Hall Street and Carlisle Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lemmon Avenue	Principal Arterial	Existing ROW

Carlisle Street	Minor Arterial	60 foot ROW
Cole Avenue	Local Street	50 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes Red Line, Blue Line, Orange Line, M-Line, 23, 103, 207, 237, 209

STAFF ANALYSIS:

Comprehensive Plan Consistency Review

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.

Consistency Review Recommendation

The existing Regional Mixed Use calls for a dense concentration of housing and supportive uses. A well designed development that supports walkability and provides access to housing **is consistent** with Forward Dallas, especially the Transit Oriented Development + Connectivity, Housing Choice + Access, Economic Development + Revitalization, and Urban Design Goals, in addition to consistency with the placetype.

Placetype Summary

Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Subject Property Placetype(s) Regional Mixed Use

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers,

multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.



Relevant Objectives from Land Use Themes:

Transit Oriented Development + Connectivity

Objective A: Encourage more housing, employment, services and amenities around transit stations.

Housing Choice + Access

Objective A: Encourage a mix of housing types and affordabilities to meet diverse needs

Staff recommendation for additional housing at 61-80% AMFI forwards the following objective specifically:

Objective B: Prioritize housing investments for the most vulnerable populations, especially the unhoused and those at high risk of displacement

Economic Development + Revitalization

Objective A: Implement “transformative placemaking” strategies to revitalize commercial corridors, transit nodes, and employment centers

Urban Design

Objective B: Integrate urban design standards and guidance into the development review process and future planning efforts

PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



Comprehensive Environmental and Climate Action Plan (CECAP)

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

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The proposed density, transit orientation, and design standards support the low carbon and mode split goals of CECAP.

Land Use:

	Zoning	Land Use
Site	PD 153	Multiple-family
Northwest	PD 174	Multiple-family, restaurant without drive through
Northeast	PD 190	Retail
Southeast	PDS 13 within PD 193	Multiple-family
Southwest	MF-2 Multiple Family Subdistrict within PD 193	Multiple-family

Land Use Compatibility:

The area of request is a single lot with 1.5265 acres. The property currently includes a low rise office building with an associated parking structure to the southeast.

Properties to the northwest, southwest, and southeast are developed with multiple family uses. The block to the northwest within PD No. 174 includes a ground-floor retail component.

The proposed residential and retail uses would be complimentary with the surrounding area. Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The locational and infrastructure characteristics of the site are suited to additional density. The project will include design and landscaping standards that contribute to a more active pedestrian experience in proximity to walkable retail streets, as well as design features that meet the environmental goals of the comprehensive plan and CECAP.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				

Existing PD 153	25'	10' / 10' (No rear on AOR)	Studio 100 1 BR 125 2 BR 150 +1 +25	Max 82,000 sqft 1.25 effective	85'	33,745 sqft 50% effective
Proposed Amended PD 153	15' 25' above 80 feet in ht.	20' 25' above 80' in ht.	Base MU-3: No max 5% micro-unit min in addition to MIH Applicant: 2.5% at 61-80 2.5% at 81-100 Staff: 5% at 61-80	Base MU-3: 4.5 If providing MIH: 7.0	Base MU-3: 270' Staff recommend: 85' base If providing MIH: 285'	80%

Setbacks

The proposed conditions enforce typical front setbacks for the area, 15', at the ground floor, but allow typical human scale encroachments. On the one property side yard, a 20' yard would be required.

Height

The proposed height, although an increase from the existing requirement, is comparable to that allowed along McKinney in the existing LC Zoning, as well as across Lemmon in the existing O-2 zoning, which both permit 240' of height. More generally, the height is appropriate in an area with a walkable mix of use and significant transit infrastructure.

Floor Area Ratio

The areas adjacent zoned O-2 and LC have a similar base FAR of 4.5. Other properties further north on Carlisle do not have max FARs. Similar to height, the proposed FAR appropriate in an area with a walkable mix of use and significant transit infrastructure.

Design Standards

The proposed PDS must include the design standards of 4.1107 except where specified.

- Parking: In accordance with 4.1107, parking structures must be screened by either an active use with a minimum of 30 feet of floor area or have a similar architecture and appearance to the main structure. Exterior openings, if they occur must include a minimum of 42 inch headlight screening. Exterior surface parking is prohibited, except for pick up and drop off.

- Sidewalks: All frontages must have a minimum of eight foot unobstructed sidewalk.
 - Language has been added to clearly delineate and vertically protect the sidewalk in proximity to any on-site drive aisles. Per 4.1107, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. One driveway is permitted on the Cole frontage and two on Carlisle Street, with a maximum width of 30 feet.
- Lighting: Pedestrian scale lighting must be evenly spaced along the frontages and maintain a minimum of 0.5 footcandles. Beyond providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: 30% transparency total is required per façade area. This helps activate the street with a visual connection to the interior of the structure.
- Individual entries and access: Per 4.1107, should the applicant put residential units on the ground floor, 60% adjacent to a street would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block. Beyond this, uses on the Katy Trail must have ground level access to the trail. This would apply primarily to the proposed restaurant.
- Fencing: Per 4.1107, fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: One of each of the following is required for each 225 feet of street frontages: 1 bench and 1 trash receptacle.
- Open space: 30% of lot area must be open space.
- Sustainable performance features: The applicant also proposes sustainable performance features including low impact irrigation and micro-mobility charging stations.

Mixed Income Housing:

The applicant is proposing to tie the increase in heights and floor area ratio to the provision of mixed income housing. The applicant's request is to increase the FAR from the proposed base of 4.5 to 7.0. provided the applicant provides 2.5% of units available to households at 61-80% of Area Median Family Income (AMFI) and 2.5% at 81-100% of AMFI.

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. When using an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses, below is the schedule of bonuses for FAR in an MU-3 District and an “F” MVA area.

MVA "F"	Additional FAR
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
10% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0

The second bonus in the table is most comparable to achieve the requested 2.5 additional FAR. As such, staff’s recommendation is 10% at 61%-80% AMI. This income grouping is appropriate as the tract is in a below average tract for displacement risk ratio.

Staff also recommends tying the bonus to the increase in height over the existing 85 feet.

Landscaping:

The proposed amendment to the PD would default to Article X landscaping, except for the following:

- One habitat garden must be included.

- Turf and lawn areas may be counted in planting area calculations provided they area low water plantings.

The applicant proposes the provision: “Large existing trees are being preserved. Tree sizes and spacing may vary.”

To better achieve the intended goal of this provision, staff recommends replacement of this provision with the following: “Existing large trees on the Property must be preserved but may be removed and replaced only in the event of tree loss by means of disease or unintentional damage, subject to approval by the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.”

Parking:

In general, the parking requirements in the amended PD default to Chapter 51A. Parking facilities if above ground would have to be screened in accordance with 4.1107. The PD also states all parking must be below grade or concealed by the primary structure. The PD specifies 2 medium loading spaces must 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 I). The area of request is located with an “F” MVA area.

List of Officers

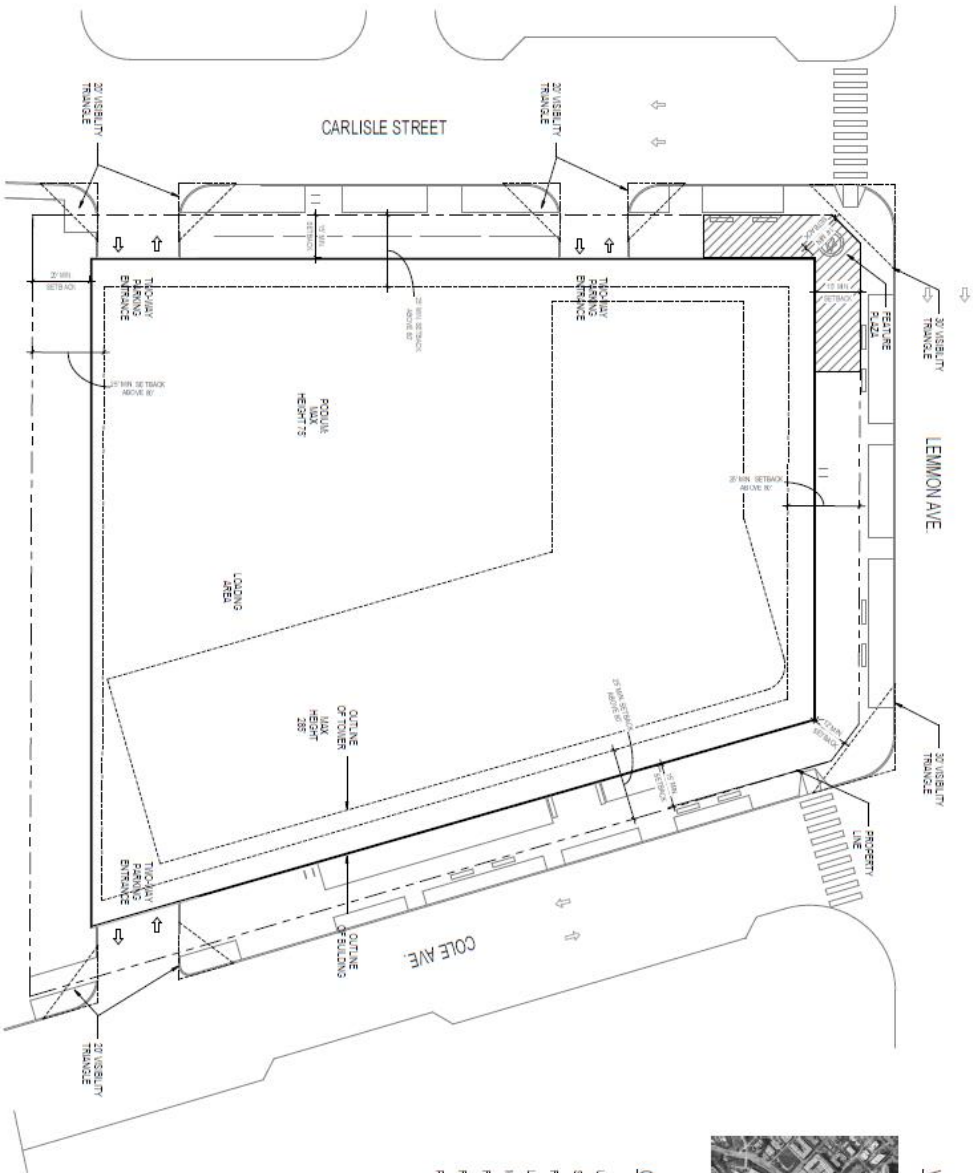
HC Carlisle Building LLC

John S Hardaway

Kirkland Hall

Clayton G Moss

PROPOSED DEVELOPMENT PLAN



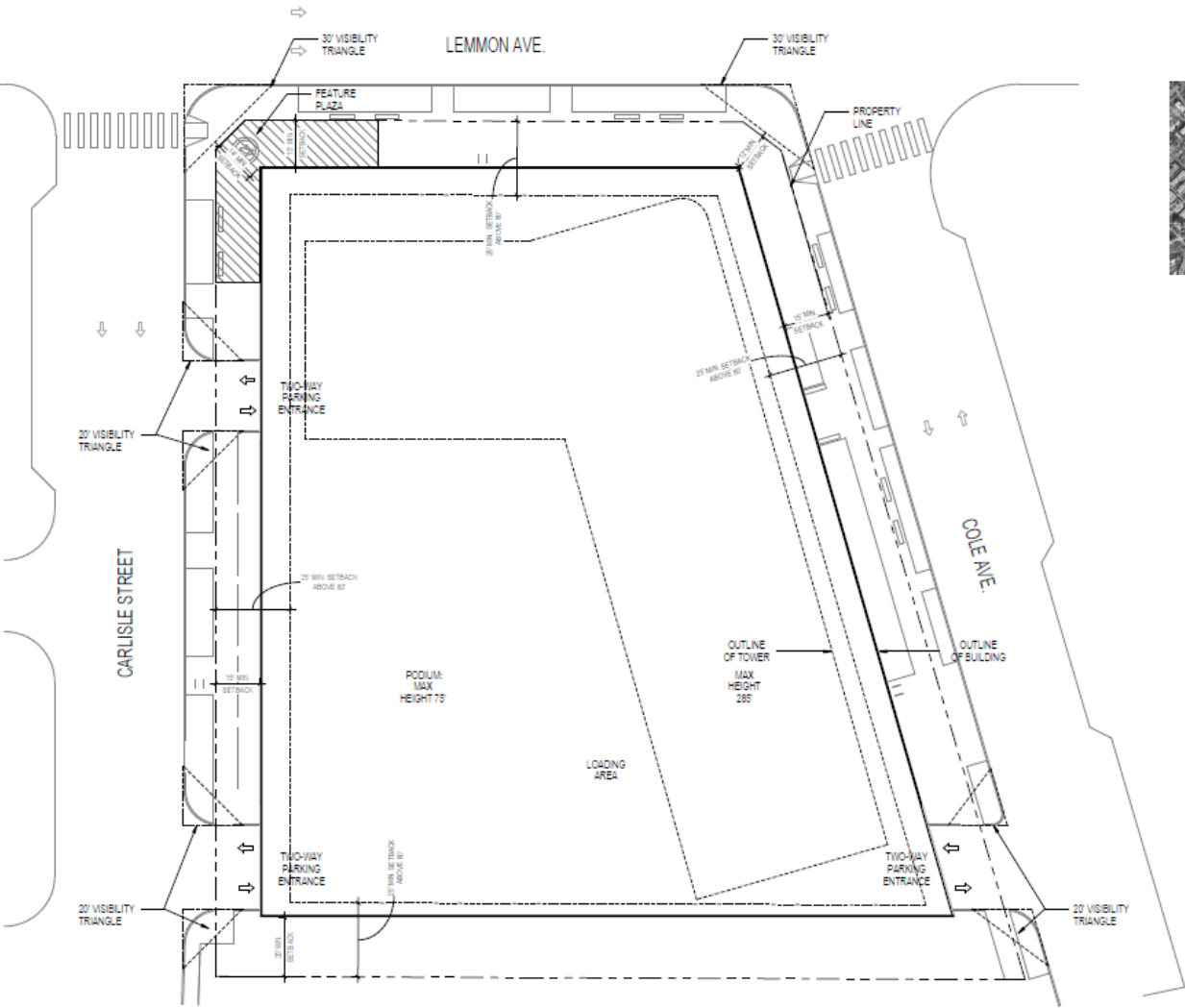
WONITY MAP

OVERALL SITE DATA

- USE: RESIDENTIAL / COMMERCIAL / RESTAURANT
- SITE AREA: 66,496 SF (1.5 ACRES)
- FLOOR AREA RATIO: 7.1
- LOT COVERAGE: 80%
- LUX HEIGHT: 205'
- FRONT YARD SETBACKS: 15' BELOW 50', 25' ABOVE 50'
- REAR YARD SETBACKS: 20' BELOW 50', 25' ABOVE 50'
- PROPOSED ZONING: PD 153



PROPOSED DEVELOPMENT PLAN (ENLARGED)



PROPOSED CONDITIONS

ARTICLE 153.

PD 153.

SEC. 51P-153.101. LEGISLATIVE HISTORY.

PD 153 was established by Ordinance No. 17901, passed by the Dallas City Council on July 13, 1983. Ordinance No. 17901 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17901 was amended by Ordinance No. 24729, passed by the Dallas City Council on September 26, 2001. (Ord. Nos. 10962; 17901; 24729; 25508)

SEC. 51P-153.102. PROPERTY LOCATION AND SIZE.

PD 153 is established on property generally located along the southwest line of Lemmon Avenue between Carlisle Street and Cole Avenue. The size of PD 153 is approximately 1.5 acres. (Ord. Nos. 17901; 25508)

SEC. 51P-153.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a street that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally.

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(3) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(4) MICRO UNIT means an efficiency, studio, or one-bedroom dwelling unit less than 450 square feet in floor area.

(5) SPECIAL PROJECT means a project with a floor-to-area ratio greater than 4.0 that is compliant with Sections 51P-153.113, 51P-153.114, and 51P-153.115.

(6) STOOP means a small porch leading to the entrance of a residential structure.

(7) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(8) VISIBILITY TRIANGLE means:

(A) the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter ~~51. (Ord. 25508)~~ 51A.

(c) This district is considered to be a non-residential zoning district.

SEC. 51P-153.104. CONCEPTUAL PLAN.

A Conceptual Plan ~~approved by the city plan commission~~ is ~~labelled Exhibit 153A. (Ord. 17901; 24729; 25508)~~ ~~Nosnot required in this district.~~

SEC. 51P-153.105. DEVELOPMENT PLAN.

(a) ~~Prior to the issuance of~~ For a building permit, a special project, development plan and use of the Property must be submitted to and approved by the city plan commission ~~comply with the development plan (Exhibit 153A). If there is a conflict between the text of this article and attached to and made a part of Ordinance No. 17901, as amended. The~~ development plan, the text of this article controls.

(b) For all other developments, no development plan ~~must conform to the limitations specified on the conceptual plan.~~ is required

(b) ~~In Section 2 of Ordinance No. 24729, the city council replaces the development plan approved by the city plan commission on October 6, 1983, with the development plan labelled Exhibit 153B. (Ord. Nos. 24729; 25508)~~

(c) Compliance with the development plan is not required for renovations or alterations to buildings existing on the property as of January 1, 2025.

SEC. 51P-153.106. USES PERMITTED.

~~In general. Except as provided in this section, the only main uses of the Property are limited to the bank or savings and loan office use (with drive in windows permitted) and are those main uses permitted in an Office 2the MU-3 Mixed Use District. (Ord. Nos. 24729; 25508)~~

SEC. 51P-153.107. ~~COVERAGE.~~

~~Maximum~~ , subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted site coverage for the Property in the MU-3 Mixed Use District only by specific use permit (SUP) is 33,745 square feet. (Ord. Nos. 24729; 25508)

SEC. 51P-153.108. ~~HEIGHT.~~

~~Maximum permitted height for structures and buildings on the Property in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is 85 feet. (Ord. Nos. subject to DIR in this district; etc. 24729; 25508)~~

SEC. 51P-153.109. ~~FLOOR AREA~~107. ACCESORY USES.

~~Maximum permitted floor area for all buildings on the Property is 82,000 square feet (excluding balconies not covered by a roof). (Ord. Nos. 24729; 25508)~~

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-153.108. 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 Mixed Use District apply.

Staff Recommendation:

(1) Except as specified in this section, maximum height is limited to 85 feet.

(b) Special project.

(1) Front yard.

(A) Except for as shown on the Development Plan, minimum front yard is 15 feet and is measured from the property line. Urban Form Setback does not apply, but a setback of 25 feet is required for the portion of a building above 80 feet.

(B) Encroachments. The following may encroach into the front yard setback: architectural elements; benches; stoops; patios; garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops, and railings; structures that are not fully enclosed such as canopies, colonnades that support building overhangs, and pergolas; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, art, fountains, balconies, and other architectural features.

(2) Side and rear yard. Minimum side and rear setback are 20 feet measured from the

property line. Tower Spacing does not apply, but a setback of 25 feet is required above 80 feet. A screening wall may encroach into the side and rear setbacks.

(3) Floor area ratio. If compliant with Section 51P-153.113, the maximum floor area ratio is 7.0.

(4) Height. Maximum structure height is 285 feet. Ordinary projections listed in 51A-4.408, and wind turbines may exceed the maximum height by 12 feet.

Staff Recommendation:

(4) Height. If compliant with Section 51P-153.113, maximum structure height is 285 feet. Ordinary projections listed in 51A-4.408, and wind turbines may exceed the maximum height by 12 feet.

(5) Lot Coverage. Maximum lot coverage is 80 percent.

(6) Stories. No maximum number of stories.

(7) Micro units. A minimum of five percent of all the residential units must be micro units. Micro-units may not be used to fulfill the requirements of 51P-153-113.

SEC. 51P-153.109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Development plan. Parking spaces are not required to be shown on the development plan.

(c) Tandem parking. Tandem parking is allowed for up to 20 percent of the required parking for a hotel or motel and multifamily use.

(d) Parking structures.

(1) All off-street parking must be located underground or be concealed by the main building.

(2) Underground parking structures may project to the lot line.

(e) Loading for a special project.

(1) In general. All loading and maneuvering must occur on site.

(2) Two medium loading spaces are required.

SEC. 51P-153.110. SIGNS.

(a) All signs on the Property must comply with the provisions for non-business zoning districts contained in Division 51-7.400.

(b) — A movement control sign with the words “Do Not Enter” must be installed in the location shown on the development plan.

(c) — Vehicle egress markings must be painted on the existing permeable surface in the location shown on the development plan.

(d) — A movement control sign with the words “Wrong Way Do Not Enter” must be installed in the location shown on the development plan. (Ord. Nos. 24729; 25508)

SEC. 51P-153.111.

PARKING.

Off street parking for the Property must be provided as required by the Dallas Development Code. (Ord. Nos. 24729; 25508)

SEC. 51P-153.112.

SCREENING AND LANDSCAPING.

(a) — The front and side yards of the Property must be landscaped with four inch caliper trees as shown on the conceptual plan. The trees must be spaced no less than 20 feet apart (measured from center to center). The rear yard of the Property must be landscaped with five inch caliper trees located on a berm and spaced no less than 20 feet apart (measured from center to center), as shown on the conceptual plan.

(b) — The rear yard of the Property must be screened by a masonry wall at least 12 feet in height.

(c) — The parking deck on the Property must be screened by a low masonry wall, a minimum of four feet in height, in the location shown on the development plan.

(d) — All trees and shrubs planted in pre cast planters and located on the one story parking deck must meet the soil requirements in Section 51A-10.104 of Chapter 51A and must be provided in the locations shown on the development plan.

(e) — The property owner must get the approval of the director of public works and transportation and execute a maintenance agreement approved by the director of parks and recreation for maintaining all landscape material to be located within the right of way before planting any landscape materials in the right of way. All

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

(b) Special project.

(1) Large existing trees are being preserved. Tree sizes and spacing may vary.

(2) Landscaping must include at least one habitat garden and conform it the standards in this article.

Staff Recommendation:

- (1) Existing large trees on the Property must be preserved but may be removed and replaced only in the event of tree loss by means of disease or unintentional damage, subject to approval by the director. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.

(A) The landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(B) Turf and lawn areas are considered planting areas, provided however, that lawn and turf areas may use grasses that are not considered low or very low water consumption.

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

SEC. 51P-153.112. OPEN SPACE.

(a) In general. Except as provided in this section, at all times. (Ord. Nos. 24729; 25508) least 30 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping and hardscaping.

(1) Private balconies, parking spaces, 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.

(2) Except for emergency and ground maintenance vehicles, operation or parking of vehicles within on-site open space is prohibited.

SEC. 51P-153.113. FACADE DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

~~The exterior facades of any building on the Property may not be more than 50 percent glass. Any portion of the parking garage that is visible from a public street must have an exterior facade that is similar in appearance to that of the main building. (Ord. Nos. 24729; 25508)~~

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Sections 51P-153.108 and 51P-153.109.

(b) Floor area ratio and parking. The height and floor area ratio development bonuses set forth in Sections 51P-153.108 and 51P-153.109 apply if a minimum of two and one-half percent of the total residential units, not including micro units, are available to households earning between 61 percent to 80 percent of the area median family income and two and one-half percent of the total residential units, not including micro units, are available to households earning between 81 percent to 100 percent of the area median family income.

Staff Recommendation:

(b) Floor area ratio and parking. The height and floor area ratio development bonuses set forth in Sections 51P-153.108 and 51P-153.109 apply if a minimum of ten percent of the total residential units, not including micro units, are available to households earning between 61 percent to 80 percent of the area median family income.

(c) Development regulations. Compliance with Section 51A-4.1107(d)(1) is not required.

(d) A maximum 15 percent of the total units may be specialty units and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall five percent mixed-income housing requirement is calculated based on the total number of all units.

(e) Off-street parking and loading. If there is a conflict between the text of this article and Section 51A-4.1107(c), the text of this article controls.

SEC. 51P-153.114. DESIGN STANDARDS FOR SPECIAL PROJECT.

(a) Public realm design.
(1) Sidewalks.

(A) A minimum eight-foot-wide unobstructed perimeter street sidewalk clear zone must be provided.

(B) Perimeter street sidewalks must be located in an area between six feet and 15 feet from the back of the projected street curb.

(C) The following buffering must be used where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface:

(i) Landscaping plantings; or

(ii) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(D) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk. Detectable warning paving must be used in compliance with ADA requirements to promote the safety of pedestrians entering vehicular zones.

(2) Driveways.

(A) Maximum number of driveways on Carlilse Street is two and on Cole Avenue is one.

(B) Maximum driveway width is 30 feet.

(C) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(3) Pedestrian amenities.

(A) For every 225 linear feet of street frontage, a minimum of one bench and one trash receptacle must be provided. Clustering of benches and trash receptacles is permitted.

(4) Lighting.

(A) Pedestrian street lighting poles are limited to a maximum of 16 feet in height and must be spaced 30 to 100 feet apart, with the exception of visibility triangles and vehicular drives, with the center of the light pole foundation located two to three feet from the back of curb. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.5-foot candles between

fixtures.

(B) The Property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(C) All lighting must be directed downward and away from adjacent residential properties.

(b) Building design.

(1) Architectural elements.

(A) An architectural element, such as the following, must be provided adjacent to all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) Street facing facades must have a minimum transparency of 30 percent for the portion of the building at ground level.

(2) Facade standards. The following design standards apply to facades:

(A) Facades facing a public street must have a minimum transparency of 30 percent of total area of each façade.

(B) Building entries must be architecturally prominent and clearly visible from the street.

(C) A minimum 5,000 square foot outdoor amenity deck and an additional 1,000 square foot upper tower outdoor amenity deck are required.

(D) Blank walls longer than 30 feet in length are prohibited along public streets. Where blank walls occur along such streets, horizontal or vertical articulation is required such as:

(i) A minimum of one change in plane for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches 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 entrance;

(iv) Attached tower or turret;

(v) Awnings; or

(vi) Change in material.

SEC. 51P-153.115. SUSTAINABLE DESIGN FEATURES FOR A SPECIAL PROJECT.

(a) Recycling. Recycling containers must be available for all users.

(b) Charging area. Two micro-mobility charging areas must be provided at grade level within the district and accessible to the open space areas. Each charging area must accommodate a minimum of five vehicles.

(c) Low impact, high efficiency irrigation. Low impact, high efficiency irrigation must be utilized for maintenance of plantings.

(d) Roofs.

(1) A minimum of 25 percent of the roof area identified on the development plan must be covered with improvements that minimize heat production such as turf, synthetic turf, raised planters, photovoltaic cells, swimming pools, water features, wind turbines, and shade structures.

(2) Light colored roof materials that minimize cooling loads must be employed on all roofs.

SEC. 51P-153.116. GENERAL REQUIREMENTS.

Use of the Property must comply with the requirements of all applicable codes and regulations of the city. (Ord. Nos. 24729; 25508; 26102)

SEC. 51P-153.115117. PAVING.

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 director of public works and transportation. (Ord. Nos. 24729; 25508; 26102)

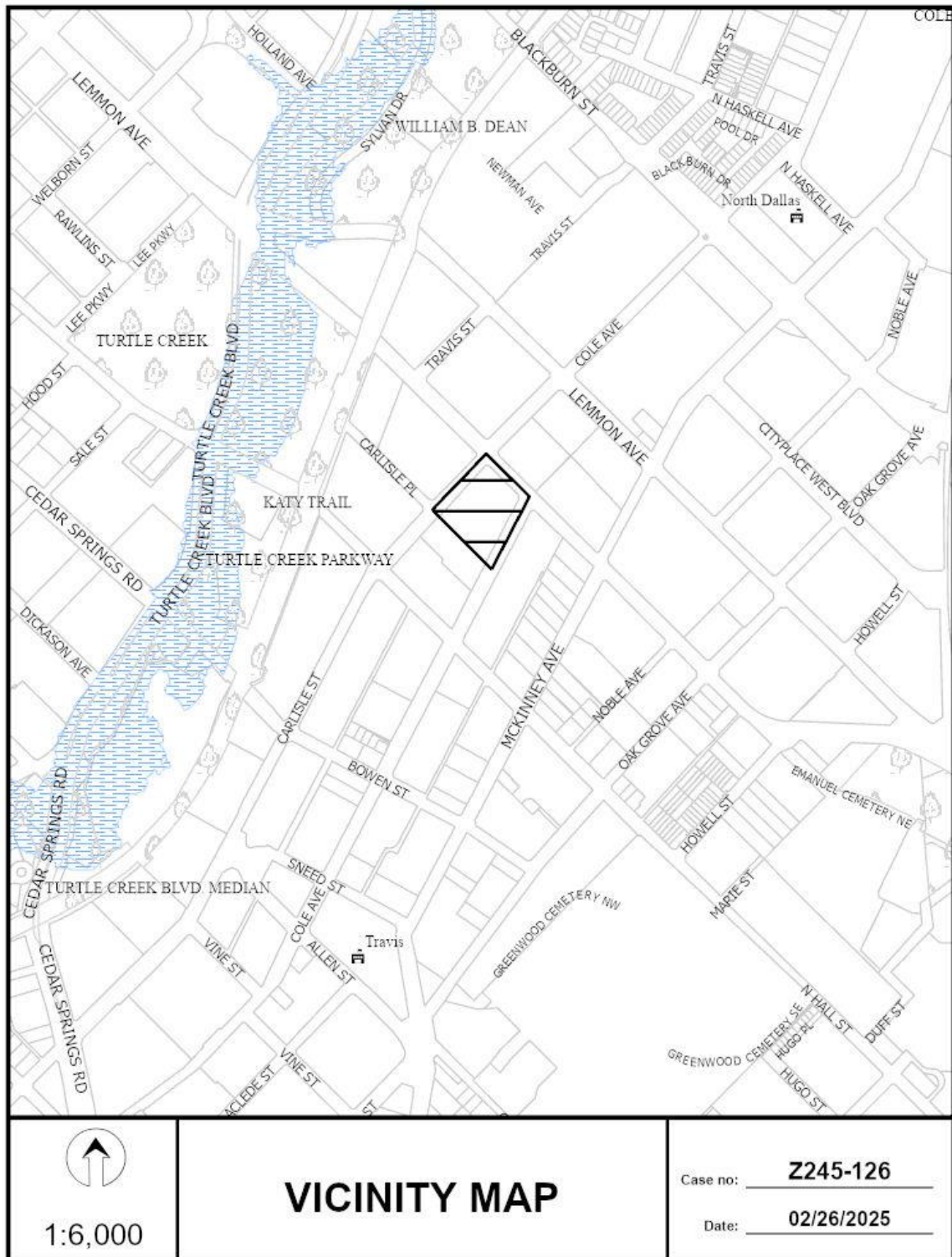
SEC. 51P-153.116118. COMPLIANCE WITH CONDITIONS.

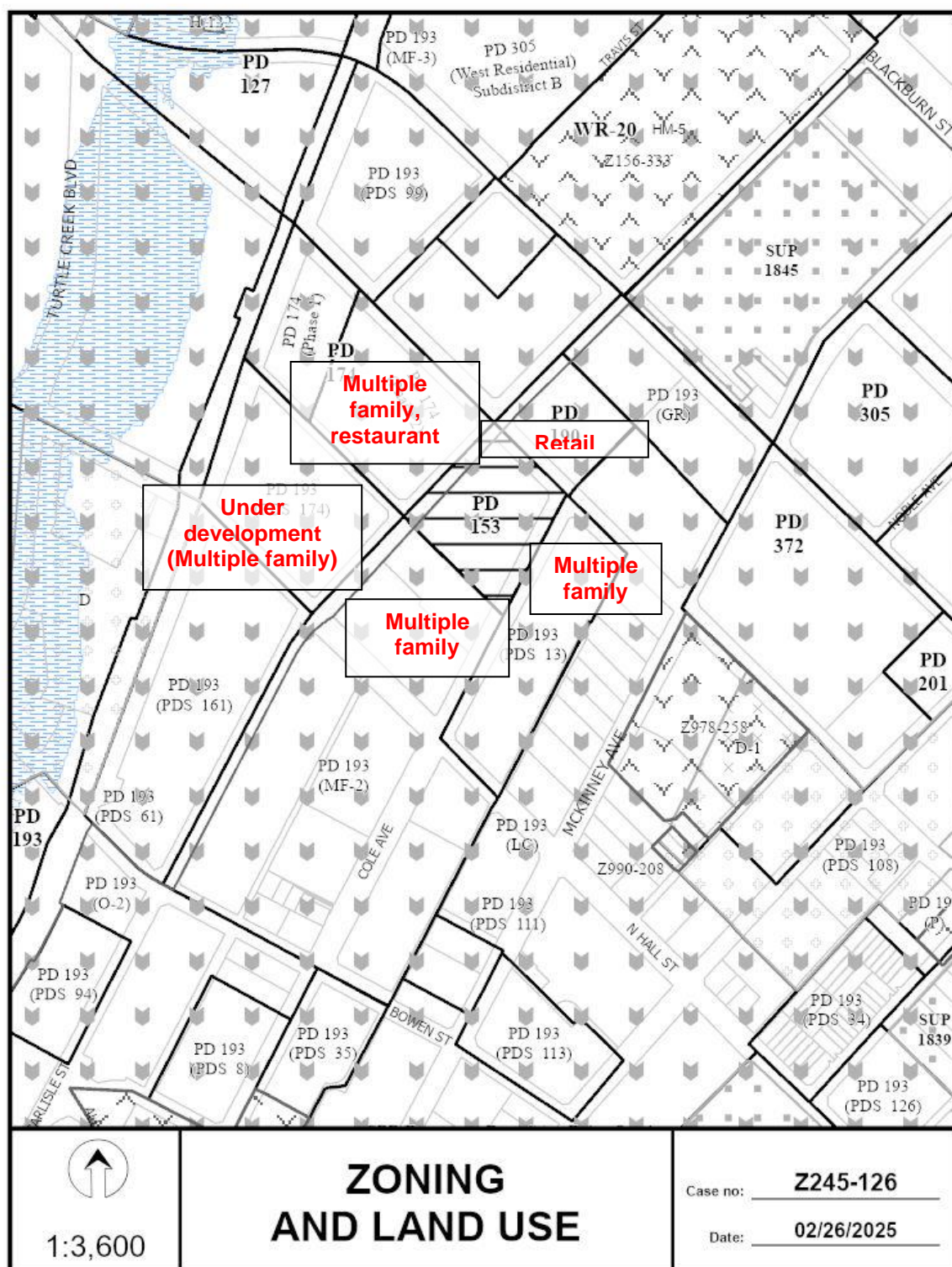
The building official shall not issue a building permit or a certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the Dallas City Code, as amended. (Ord. Nos. 24729; 25508)

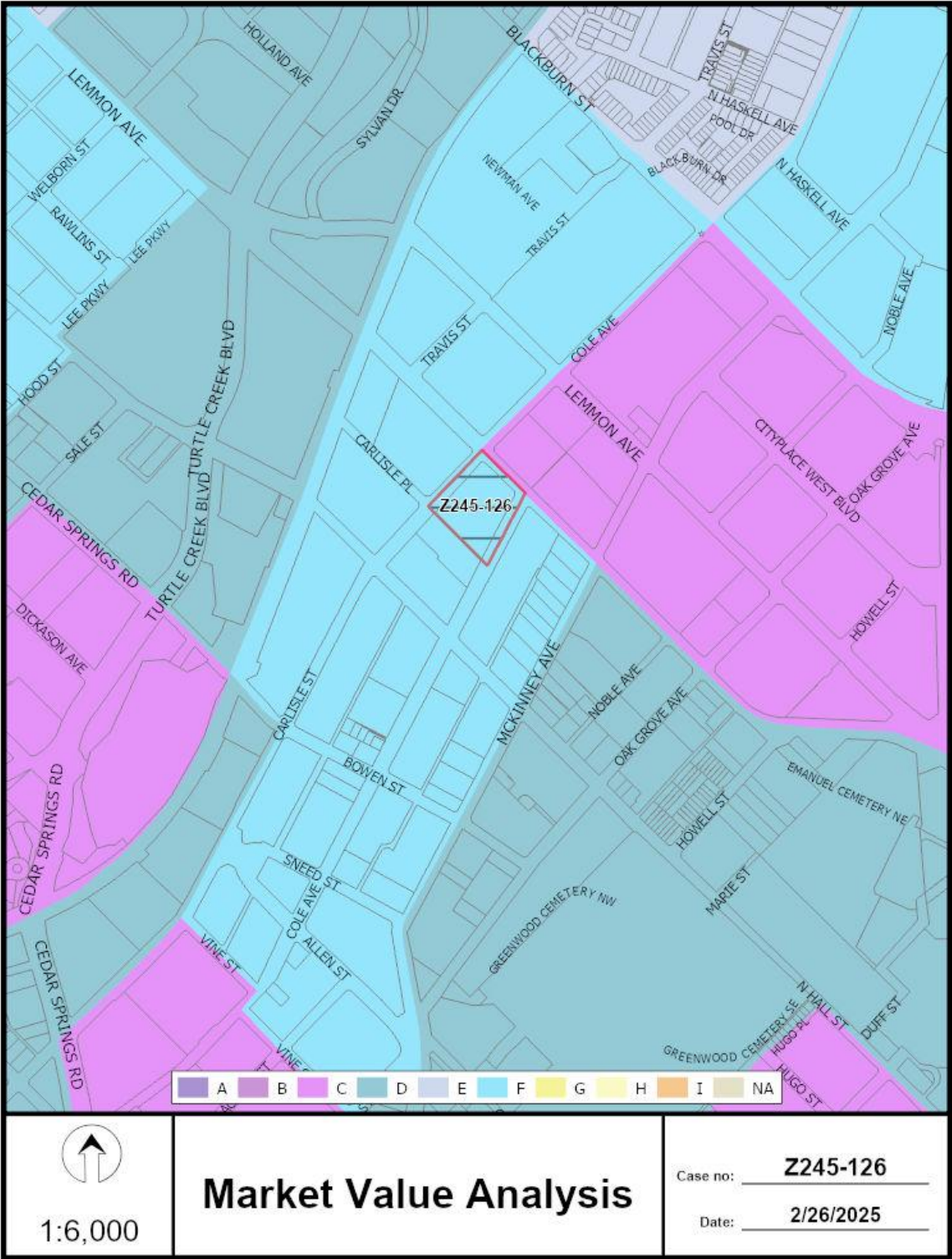
SEC. 51P-153.117119. ZONING MAP.

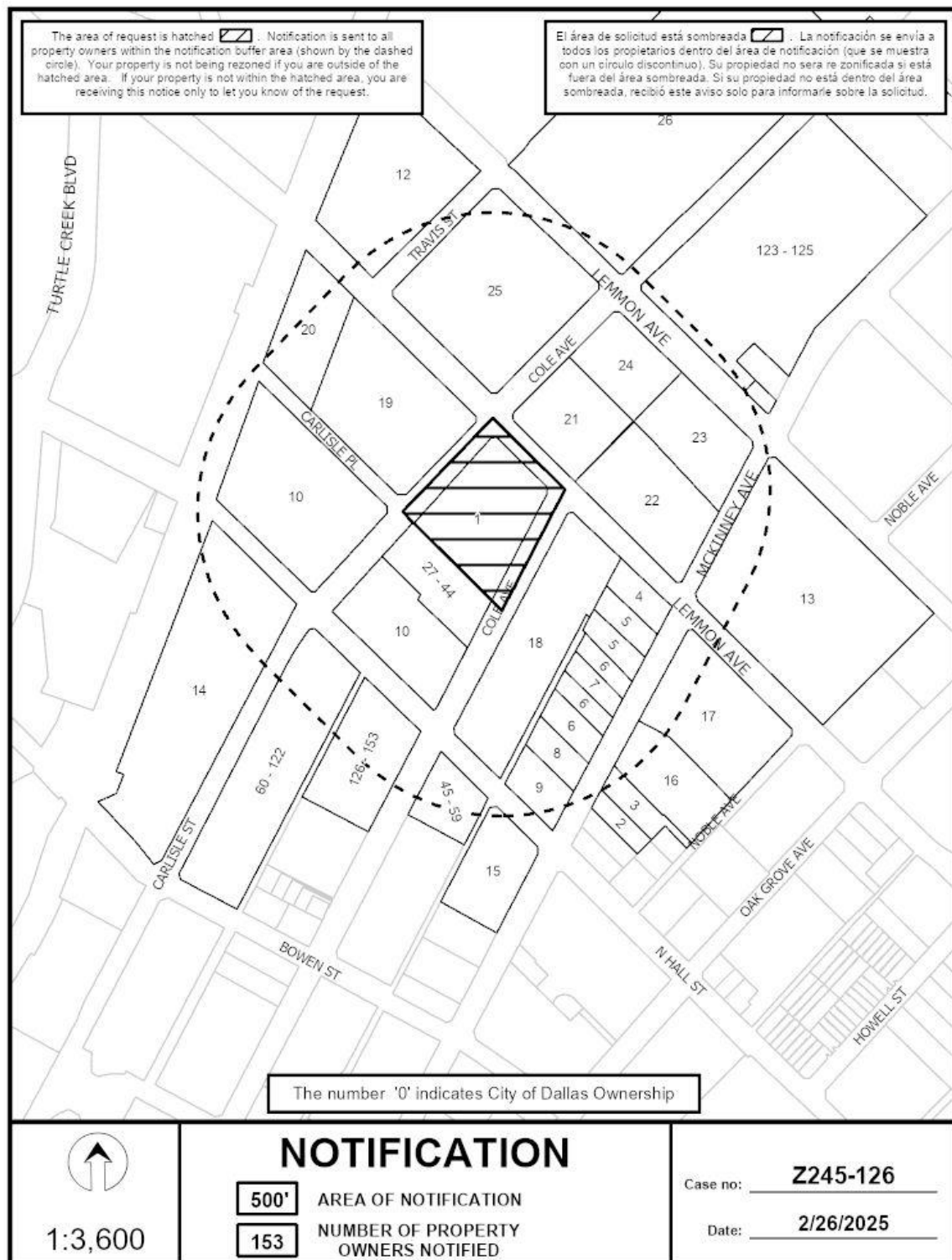
PD 153 is located on Zoning Map No. I-7. (Ord. Nos. 17901; 25508)

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Notification List of Property Owners***Z245-126******153 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3400 CARLISLE ST	HC CARLISLE BUILDING LLC
2	3308 MCKINNEY AVE	PORTOLANI FAMILY LP
3	3312 MCKINNEY AVE	3312 MCKINNEY AVENUE LLC
4	3103 LEMMON AVE	AJM LEMMON LLC
5	3413 MCKINNEY AVE	HLS HOLDINGS LP
6	3407 MCKINNEY AVE	PDC INTERESTS LLC
7	3403 MCKINNEY AVE	DOWLING PAMELA G &
8	3309 MCKINNEY AVE	RACHOFISKY M J TRUST ETAL
9	3301 MCKINNEY AVE	BW ENTERPRISES USA I LLC
10	3104 N HALL ST	CARLISLE ON THE CREEK LLC
11	3128 LEMMON AVE	BLACKBURN CTRL HLDG LP
12	3535 TRAVIS ST	KATY TRAIL PLACE INC
13	3524 MCKINNEY AVE	PAN COASTAL LIMITED PS
14	3203 CARLISLE ST	MQMF DALLAS CARLISLE STREET LLC
15	3227 MCKINNEY AVE	DALLAS KINGBIRD KOR OWNER LLC
16	3324 MCKINNEY AVE	MCKINNEY UPTOWN OWNER LP
17	3418 MCKINNEY AVE	WEBSTER INTERESTS 300 SOUTH
18	3402 COLE AVE	POST APARTMENT HOMES LP
19	3223 LEMMON AVE	POST KATY TRAIL LLC
20	9 LEMMON AVE	ONCOR ELECRTIC DELIVERY COMPANY
21	3130 LEMMON AVE	LEMMON & COLE PARTNERS LP
22	3501 MCKINNEY AVE	3501 MCKINNEY LTD
23	3133 LEMMON AVE	RP TOWN & COUNTRY SC LP
24	3181 E LEMMON AVE	RP TOWN & COUNTRY SC LP
25	3530 TRAVIS ST	CONNELL RIVIERA LLC
26	3711 COLE AVE	LG CITYPLACE LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3321 COLE AVE	REINMILLER AARON
28	3321 COLE AVE	THEILEN VERNON L
29	3321 COLE AVE	BERRY DENISE L
30	3321 COLE AVE	MONTOYA REBECCA L
31	3321 COLE AVE	HARRIS TYLER FLANNIGAN &
32	3321 COLE AVE	MAPES ROBERT
33	3321 COLE AVE	CANADY RICKY
34	3321 COLE AVE	OSTREWICH MARIS STELLA
35	3321 COLE AVE	THEILEN VERNON LEE
36	3321 COLE AVE	HENDRICK JAY BRYANT
37	3321 COLE AVE	NUSSBAUM STEVEN H
38	3321 COLE AVE	KRONENBERG BRENDA
39	3321 COLE AVE	BECKNER BRET & JOAN &
40	3321 COLE AVE	NGUYEN TRANG THANH
41	3321 COLE AVE	BULL KRISTIN &
42	3321 COLE AVE	GRIFFIN CATHEY F & STEVEN CRAIG
43	3321 COLE AVE	LOUDIS PETER
44	3321 COLE AVE	THEKKUMKARA THOMAS & MARY
45	3230 COLE AVE	BHAMIDIPATI PRABHAKAR
46	3230 COLE AVE	GARLICK RYAN M
47	3230 COLE AVE	WOODWARD LOIS N
48	3230 COLE AVE	VIGIL CAMILLE AURORA LEIGH
49	3230 COLE AVE	WILLIAMS STEVE F &
50	3230 COLE AVE	LUNA JOHN B
51	3230 COLE AVE	NAGAR BEN
52	3230 COLE AVE	FITZPATRICK ROBERT A
53	3230 COLE AVE	MASELUNAS SALLY &
54	3230 COLE AVE	COSTA FRANCESCO
55	3230 COLE AVE	KLUGE DENNIS L &
56	3230 COLE AVE	DICKSON KYLIE
57	3230 COLE AVE	PETERSON DAVID J &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3230 COLE AVE	HESS DOUGLAS ALLEN
59	3230 COLE AVE	2035 VENTURES LLC
60	3210 CARLISLE ST	PAGE ANTHONY R
61	3210 CARLISLE ST	KOROSEC BLAZ
62	3210 CARLISLE ST	MEHTA SIDDHI
63	3210 CARLISLE ST	CHOI YUN H
64	3210 CARLISLE ST	JOHNSON LEVI D &
65	3210 CARLISLE ST	ALDOUS ELEANOR &
66	3210 CARLISLE ST	BROWN BRENT CHRISTOPHER
67	3210 CARLISLE ST	BIRDWELL CAMERON SALTER
68	3210 CARLISLE ST	IMER INVESTMENTS LLC
69	3210 CARLISLE ST	PATEL NEIL N & BINITA
70	3210 CARLISLE ST	BADARACCO LUIS BLONDET &
71	3210 CARLISLE ST	WENTWORTH BARBARA
72	3210 CARLISLE ST	NICKS CHRISTOPHER S & LYNN H NICKS
73	3210 CARLISLE ST	MCKANNA MATTHEW
74	3210 CARLISLE ST	ZIMMERMAN KATHERYN
75	3210 CARLISLE ST	SANDELL MITZI & JIM DICK JR
76	3210 CARLISLE ST	BENDER BRIAN TIMOTHY
77	3210 CARLISLE ST	GROJEAN GRANT C
78	3210 CARLISLE ST	NWACHUKWU CHIKA
79	3210 CARLISLE ST	HORTON LANCE
80	3210 CARLISLE ST	BAKER JILL &
81	3210 CARLISLE ST	STOJANOVIC VESNA
82	3210 CARLISLE ST	WATERMAN PETER ALAN &
83	3210 CARLISLE ST	GOODWIN BOBBY A &
84	3210 CARLISLE ST	BENSON KEITH JR
85	3210 CARLISLE ST	RUSCHHAUPT REED
86	3210 CARLISLE ST	DUNTON STACY
87	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
88	3210 CARLISLE ST	DEVSOL HOLDINGS II LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3210 CARLISLE ST	WOODARD BRYAN T
90	3210 CARLISLE ST	HSIEH ERIC TZONGLIN
91	3210 CARLISLE ST	FLOWERS ROBERT R
92	3210 CARLISLE ST	STEELE KATELYN E
93	3210 CARLISLE ST	BURNS MICHAEL R &
94	3210 CARLISLE ST	LOCKE KELLY
95	3210 CARLISLE ST	ADAMS CAMERON
96	3210 CARLISLE ST	STRATTON GUS
97	3210 CARLISLE ST	STEELMAN CHARLES E JR &
98	3210 CARLISLE ST	ABRIL PROPERTIES LLC
99	3210 CARLISLE ST	KIBBEY CAITLIN M
100	3210 CARLISLE ST	HAN BRIAN
101	3210 CARLISLE ST	COTE ERNEST E
102	3210 CARLISLE ST	GEIKEN CHAD D
103	3210 CARLISLE ST	NYSTROM PETER
104	3210 CARLISLE ST	WARGIN GABRIEL
105	3210 CARLISLE ST	SMID EMILY JANE
106	3210 CARLISLE ST	SLAVIN DIERDRE
107	3210 CARLISLE ST	WELLS CORY
108	3210 CARLISLE ST	DYSLIN KATHRYN R & JOHN M
109	3210 CARLISLE ST	DWH VENTURES LLC
110	3210 CARLISLE ST	CONKERTON LANCE &
111	3210 CARLISLE ST	HUANG THERESA T
112	3210 CARLISLE ST	FALLIER BRYAN
113	3210 CARLISLE ST	3210 CARLISLE LLC
114	3210 CARLISLE ST	CREIGHTON BENJAMIN B
115	3210 CARLISLE ST	CONROY ALEXIUS
116	3210 CARLISLE ST	THIRD & WILLIS LLC
117	3210 CARLISLE ST	CONVERSE SUSAN MANNING
118	3210 CARLISLE ST	MIRE DENNIS
119	3210 CARLISLE ST	SMITH JAMES GLASGOW II

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3210 CARLISLE ST	DIONALEX TRUST THE
121	3210 CARLISLE ST	DIBELLA MARTHA
122	3210 CARLISLE ST	REECE CRYSTAL
123	3699 MCKINNEY AVE	3700 COLE AVE LLC
124	3699 MCKINNEY AVE	SOUTH ALLEY LOFT LLC
125	3699 MCKINNEY AVE	MILLER ANGELA AMHADI
126	3235 COLE AVE	GOCKROCK LLC
127	3235 COLE AVE	NGUYEN THONG
128	3235 COLE AVE	MOSCA CELESTE ALISA
129	3235 COLE AVE	KHAN ZARA
130	3235 COLE AVE	TRAN VERONIQUE & TIM VU
131	3235 COLE AVE	CHAPMAN ALBERT J III
132	3235 COLE AVE	HALLOCK KEITH R JR
133	3235 COLE AVE	SKEMP JENNIFER ELIZABETH
134	3235 COLE AVE	MAJOR DAVID P
135	3235 COLE AVE	STOCKTON ASHLEY
136	3235 COLE AVE	LAGRECA PAULO
137	3235 COLE AVE	FARLOW ELISABETH
138	3235 COLE AVE	SANTOSBLAKE CLARISSE
139	3235 COLE AVE	OATES CLAIRE ELIZABETH
140	3235 COLE AVE	ELCHAMMAS MANAR
141	3235 COLE AVE	PALERMO AURORA D &
142	3235 COLE AVE	CONGELLIERE DANIELLE & NOAH
143	3235 COLE AVE	LITOFF AUSTIN
144	3235 COLE AVE	LECOVER MATTHEW L
145	3235 COLE AVE	KUO ANDY
146	3235 COLE AVE	COBIAN ANA P &
147	3235 COLE AVE	MOLINA APRIL DANIELLE
148	3235 COLE AVE	HUPF ELIZABETH
149	3235 COLE AVE	BERARD MICHAEL
150	3235 COLE AVE	C & J DAVEY FAMILY TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3235 COLE AVE	CHATTERSON SARA MARIE &
152	3235 COLE AVE	DUBOSE ANDREW
153	3235 COLE AVE	STANLEY DEMI