

FILE NUMBER: Z-26-000100**DATE FILED:** May 14, 2026**LOCATION:** Southwest line of North Henderson Avenue, northwest of Fuqua Street.**COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** Approx. 16,553 sq. ft.**CENSUS TRACT:** 481130009003**OWNER/APPLICANT:** Alexander Levine / 2117 Henderson Ave Owner LLC**REPRESENTATIVE:** Katherine Durham / Winstead PC**REQUEST:** An application for a new subdistrict for a mix of uses, on property zoned Subdistrict 4 within Planned Development District No. 462, Henderson Avenue Special Purpose District.**SUMMARY:** The purpose of the request is to allow for a mix of uses similar to Subdistricts 1,3,3A, and 5.**STAFF RECOMMENDATION:** Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 4, within Planned Development District 462, Henderson Avenue Special Purpose District and is comprised of two lots – one that will be redeveloped and one that is currently undeveloped (approx. 16,500 sf in total size).
- On December 11, 1996, the City Council established Planned Development District 462. The PD was amended in 2018, and it is currently divided into seven districts and extends along both sides of Henderson Avenue between Central Expressway and Ross. PD 462 possesses approximately 41 acres and allows for a wide variety of land uses.
- The property has frontage on North Henderson Avenue.
- The subject property is currently located in Subdistrict 4, and this subdistrict only allows a few Institutional and Community Uses - church, public or private school and Residential Uses - Duplex, Multifamily, and Single family by-right.
- The properties immediately, surrounding the subject property to the northeast, northwest, southeast and southwest, respectively are located within Subdistricts 4A and 5. Both Subdistricts 4A and 5 allow a few commercial and business service uses, some office uses, and many retail and personal service uses.
- The applicant is requesting a new subdistrict 5A to allow the same uses that are allowable in Subdistricts 1, 3, 3A, and 5. The applicant is also requesting most of the same PD Conditions as Subdistricts 1, 3, 3A, and 5 with the addition of design standard options, and pedestrian sidewalks and paths.
- The surrounding properties are primarily retail, restaurant without drive-through service and personal service uses along Henderson Avenue with multifamily uses along Moser Street and Fuqua to the southwest and to the southeast of Moser Street and Fuqua Street. The surrounding properties immediately adjacent to the subject property to the northwest, southwest and northeast are currently under construction for a mix of uses.
- The applicant is requesting an amendment to Subdistrict 4, Tract A within PD 462 to create a new subdistrict 5A to allow a mix of uses on the property.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Henderson Avenue	Local	60'
Fuqua Street	Local	55'
Crestfield Place	Local	--

Traffic:

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

Transit Access:

The following transit services are located within ½ mile of the site:
DART Route: 3, 205

STAFF ANALYSIS

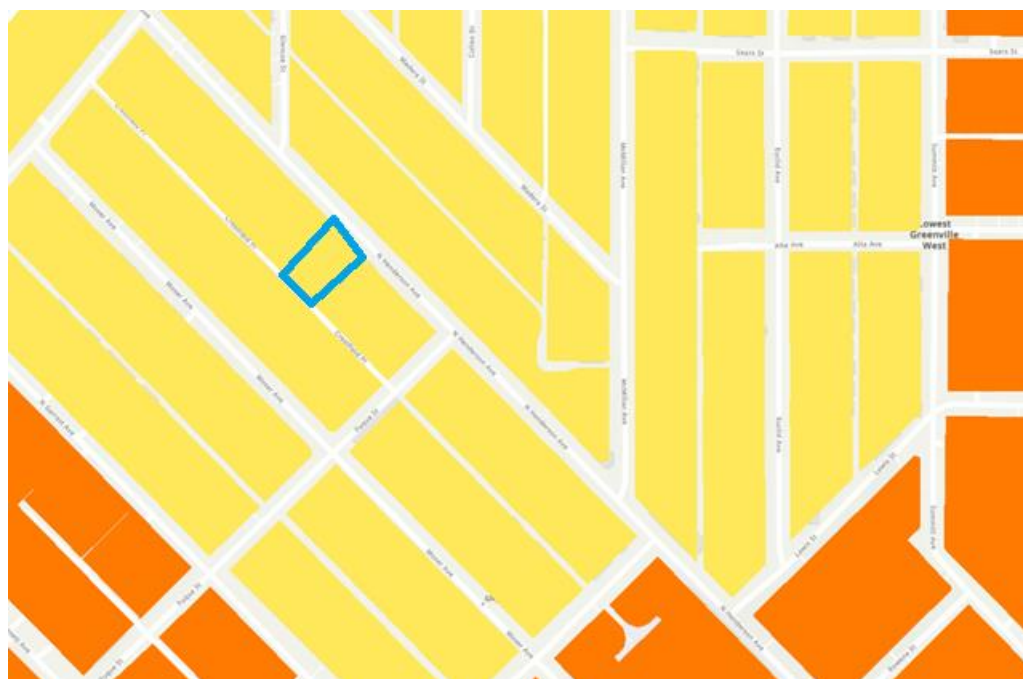
• Comprehensive Plan Consistency Review:

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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 proposed amendment of Subdistrict 4 within PD 462 **is consistent** with Forward Dallas 2.0 as the site is completely within the **Community Residential** placetype - the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity.

Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets, such as Henderson Avenue and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



LEGEND

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Other Contextual comments related to long-range plan

Area Plans

There are no area plans relevant for this area.

Planned Development District No. 462

Planned Development District No. 462, when established, was designated as an area of historical, cultural, and architectural importance and significance, with the following objectives:

- (1) Accommodate the existing mix of uses in the area.

The proposed development provides for an array of land uses that are compatible with the surrounding area and will provide the residents in the adjacent communities with additional shopping and dining prospects within a walkable distance.

- (2) Protect the internal and adjacent stable residential neighborhoods.

In an attempt to minimize any adverse impact to the adjacent multifamily residences and residential homes along Moser Street, the applicant is proposing a minimum 8-foot-tall solid screening fence along the southwest property line adjacent to the residential alley for the multifamily uses; as well as an increased setback from the residential uses to provide adequate separation from residential uses.

- (3) Preserve and enhance the architectural and cultural significance of the area.

All new construction will be subject to urban design guidelines, which provides specific standards for exterior building materials and colors, façade openings, exterior lighting, pedestrian amenities, and design options.

- (4) Strengthen neighborhood identity.

The PD conditions propose to limit the square footage of individual retail stores as a way to encourage development of boutique-like, unique, community-serving retail stores, which has become a distinguishable characteristic of the Henderson Avenue corridor in recent development.

- (5) Create a more desirable pedestrian environment.

A minimum 5-foot-wide unobstructed sidewalk with an average 10-foot average width in the front yard and 5-foot-wide buffer from the street will be provided along the Henderson Avenue frontage.

Land Use:

	Zoning	Land Use
Site	PD 462 (Subdistrict 4)	Undeveloped
Northeast	PD 462 (Subdistrict 4A)	Mixed Use (Under Construction)
Southeast	PD 462 (Subdistrict 5)	Undeveloped
Southwest	MF-2(A)	Multifamily
Northwest	PD 462 (Subdistrict 4A)	Mixed Use (Under Construction)

STAFF ANALYSIS:**Land Use Compatibility:**

The subject property is comprised of two lots and is located along the southwest side of North Henderson Avenue, north of Moser Avenue and west of Fuqua Street and is currently undeveloped. The adjacent properties along the Henderson Avenue corridor are primarily developed with retail and restaurant uses, with residential uses extending further north and south of the site, along Madera Street and Moser Avenue, respectively. Properties immediately adjacent to the southwest, northeast and northwest are currently under construction for a mix of uses.

The subject property is currently located within Subdistrict 4 of PD 462 and only allows for a few institutional uses by-right, such as a church, public or private school and residential uses, such as single family, duplex, and multifamily uses.

The applicant proposes to create a new subdistrict within PD 462 to allow similar uses that are allowed within surrounding subdistricts within the PD. The new subdistrict will accommodate a mix of uses on the property consisting mainly of retail uses with uses and development standards that are similar to and with consistent design elements as the adjacent mixed-use developments currently under construction and designed by the same firm immediately adjacent to the northeast across Henderson Avenue and immediately adjacent to the northwest.

The PD conditions for the new subdistrict will also prohibit specific personal service uses like the surrounding subdistricts, including massage establishments, tattoo studios, and body piercing studios, hotel or motels, and financial institutions with drive-in window.

To promote a more walkable, pedestrian-friendly development, a sidewalk will be provided along North Henderson Avenue with a minimum unobstructed width of 5 feet

with a average minimum 10-foot width in front yards and a minimum five-foot width buffer from the street. The Henderson Avenue frontage will be enhanced with special paving and required pedestrian amenities as outlined in the proposed PD conditions. The new subdistrict will also include the numerous existing design standards present in Subdistrict 5, which applies to the adjacent properties to the southeast and some design standards from Subdistrict 4A which applies to the adjacent properties to the northwest and northeast.

Staff supports the request to create a new subdistrict 5A. The proposed subdistrict will allow a mix of uses compatible with surrounding development along Henderson Avenue and will be consistent with the objectives of PD 462 providing more opportunities for new and unique retail and restaurant uses that currently do not exist in the area and will enhance the overall pedestrian-oriented Henderson Street corridor.

Development Standards:

The following is a comparison chart of the development standards for the current PD 462 Subdistricts immediately adjacent to the subject property and the proposed new, Subdistrict 5A for comparison.

<u>DISTRICT</u>	SETBACKS		Density	Ht	Lot Cov	Max FAR	Primary Uses
	Front	Side/Rear					
<i>Existing</i> PD 462 (Sub 4)	15'	0'/0'	30 dua	36'* 45' under SB 840	45%	None	Instit. & Commun. Srvcs, Resid., Transp. (Transit passenger shelter)
Existing PD 462 (Sub 1,3,5)	Min 15'/ Max 30'*	0'/0'	30 Du/a	54'/ 4 Stories	60%	0.75:1	Comm. & Bus, Instit. & Commun. Srvcs, Lodging, Office, Rec, Resid, Ret. & Pers. Srvcs, Transp., Util. & Publ. Srvcs.
Existing PD 462 (Sub 3A)	Min 15'/ Max 30'*	0'/0'	30 Du/a	54'/ 4 Stories	60%	0.75:1	Comm. & Bus, Instit. & Commun. Srvcs, Office, Resid (Multifamily), Ret. & Pers. Srvcs
Proposed PD 462 (Sub 5A)	Min 15'/ Max 30'*	0'/0'	30 Du/a	54'/ 4 Stories	60%	0.75:1	Comm. & Bus, Instit. & Commun. Srvcs, Lodging,

DISTRICT	SETBACKS		Density	Ht	Lot Cov	Max FAR	Primary Uses
	Front	Side/Rear					
							Office, Rec, Resid, Ret. & Pers. Srvcs, Transp., Util. & Publ. Srvcs.

* Along Henderson Ave, 75 percent of any front building façade must meet max of 30 feet

** Except where indicated to be 58 feet on the Subdistrict 4A development plan

¹ Ground Level Uses: Maximum floor area for retail, personal service, and restaurant uses combined is 75,000 square feet subject to the restrictions in Item (ii).

Landscaping:

The site is currently undeveloped. Development of the property and paved parking areas 2,000 square feet or greater would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations and conditions for street trees as specified in the proposed new Subdistrict 5A within PD 462.

Parking:

Under the requested new, Subdistrict for the Planned Development District, the applicant proposes that parking and loading regulations be applied as contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

At permitting, the applicant would be required to comply with the current standard parking regulations per the Dallas Development Code.

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 target intervention strategies more precisely 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 in a “C” MVA area and is completely,

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surrounded by the “C” MVA area to the northwest, southwest, and west. The properties to the northeast and southeast are in a “B” MVA area.

List of Principals

2107 & 2115 HENDERSON AVE OWNER, LLC, a Delaware limited liability company

Kenneth F. Bernstein, President
John Gottfried, Executive Vice President/Treasurer
Jason Blacksberg, Executive Vice President/Secretary
Reginald Livingston, Executive Vice President
Richard Hartmann, Senior Vice President/Assistant Secretary
Alexander Levine, Senior Vice President
Heather Moore, Assistant Secretary

2117 HENDERSON AVE OWNER, LLC, a Delaware limited liability company

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Proposed Planned Development Conditions

ARTICLE 462.

PD 462.

SEC. 51P-462.101. LEGISLATIVE HISTORY.

PD 462 was established by Ordinance No. 22969, passed by the Dallas City Council on December 11, 1996. Ordinance No. 22969 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 22969 was amended by Ordinance No. 23010, passed by the Dallas City Council on January 22, 1997, and Ordinance No. 23976, passed by the Dallas City Council on August 11, 1999.

SEC. 51P-462.102. PROPERTY LOCATION AND SIZE.

PD 462 is established on property generally located along both sides of Henderson Avenue between Central Expressway and Ross Avenue. The size of PD 462 is approximately 41.9856 acres.

SEC. 51P-462.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Henderson Avenue Area, between North Central Expressway and Ross Avenue, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the architectural and cultural significance of the area.
- (4) Strengthen neighborhood identity.
- (5) Create a more desirable pedestrian environment.

SEC. 51P-462.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this article:

(1) BLADE SIGN means a sign projecting perpendicularly from a building facade or corner of the building.

(2) BODY PIERCING STUDIO means a facility in which a perforation is created in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(3) COFFEE-ROASTING SHOP means a retail use that roasts coffee beans and sells coffee and coffee-based beverages for consumption on or off the premises. Limited food service may be accessory to the sale of these beverages. Coffee roasters, rotary cylinders, and similar specialty equipment may be used for the roasting and preparation of coffee beans.

(4) FACING A STREET means parallel to or within 45 degrees of being parallel (excluding ornamental features) to a street, and marking the extent of a front yard.

(5) FLUORESCENT COLOR means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

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

(7)(6) MAJOR MODIFICATION means modifications to an original building within a one-year period where the value of the modifications as stated on applications for building permits exceeds 50 percent of the building's assessed value as determined by the Dallas Central Appraisal District.

(8)(7) MESSAGE ESTABLISHMENT means a message establishment as defined by Section 25A-1 of Chapter 25A of the Dallas City Code, as amended.

(9)(8) NEW CONSTRUCTION means construction of a structure that is not an original building.

(10)(9) OPENING means a door, window, passageway, or any other feature through which light or solid objects may pass.

(11)(40) ORIGINAL BUILDING means a building constructed on or before the date of passage of Ordinance No. 22969.

(12)(44) PARKWAY means the portion of a right-of-way located between the street curb and the property line of the adjoining lot.

(13)(42) RETAIL USE means any use listed in Section 51P-462.108(a)(8) of this article.

(14)(43) STOOP means a small porch leading to the entrance of a residence.

(15)(44) TATTOO STUDIO means an establishment or facility in which 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 is performed.

(16)(45) UNDER AWNING SIGN means a sign plate with tenant identification text and graphics that is attached to the underside of a canopy or awning with rigid support or projecting perpendicularly from the vertical face of a building.

(17)(46) VISIBLE REFLECTANCE means the percentage of available light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) Unless otherwise stated, all code references are to Chapter 51A.

(d) Except for Subdistrict 4A, the provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) The following rules apply in interpreting the use regulations in this article.

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(f) Unless the context clearly indicates otherwise, this district is considered to be a residential district for purposes of interpreting Chapter 51A.

SEC. 51P-462.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 462A: tract map.
- (2) Exhibit 462B: approved list of plant materials.
- (3) Exhibit 462C: Subdistrict 4A development plan.
- (4) Exhibit 462D: Subdistrict 4A landscape plan.
- (5) Exhibit 462E: Mixed use development parking chart.
- (6) Exhibit 462F: legal description for perimeter and subdistricts.

SEC. 51P-462.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from an MF-2(A) Multifamily District, a CR Community Retail District, a CR-D Community Retail-Dry District, an NO(A) Neighborhood Office District, and an MU-1 Mixed Use District to Planned Development District No. 462 and Planned Development District No. 462-Dry (the Henderson Avenue Special Purpose District) on the property described in Ordinance No. 22969, as amended by Ordinance No. 23010.

SEC. 51P-462.106. CREATION OF SUBDISTRICTS.

(a) A tract map, Exhibit 462A, shows the boundaries of the district and the eight [~~seven~~] subdistricts. Property descriptions of the subdistricts are provided as Exhibit A of Ordinance No. 22969, as amended. If there is a conflict between Exhibit A of Ordinance No. 22969 and Exhibit 462A, Exhibit A of Ordinance No. 22969 controls.

(b) Subdistrict 5A is a portion of the district. The boundaries of Subdistrict 5A are shown on Exhibit 462A and described on Exhibit 462F.

(c)[(b)] The subdistricts are hereby established for purposes of this article. Use regulations and development standards for each subdistrict are set out below.

SEC. 51P-462.107. DEVELOPMENT PLAN.

(a) In Subdistrict 4A, development and use of the Property must comply with the Subdistrict 4A development plan (Exhibit 462C). If there is a conflict between the text of this article and the Subdistrict 4A development plan, the text of this article controls.

(b) In all other subdistricts, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis

plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-462.108. SUBDISTRICTS 1, 3, 3A, 5, AND 5A.

(a) Main uses permitted in Subdistricts 1, 3, 5, and 5A.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory.

(2) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. [SUP]
- Lodging or boarding house. [SUP]

(4) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(5) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP]
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Private recreation center, club, or area.

- Public park, playground, or golf course.

(7) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(8) Retail and personal service uses.

- Ambulance service.
- Animal shelter or clinic without outside run.
- Auto service center.
- Bar, lounge, or tavern.
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside).
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(9) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(10) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(11) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(b) The following uses are prohibited in Subdistrict 5A:

(1) Lodging uses.

- Hotel or motel.

(2) Office uses.

- Financial institution with drive-in window.

(3) Retail and personal service uses.

- Personal service uses. [Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]

(c)(b) Main uses permitted in Subdistrict 3A.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(2) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Library, art gallery, or museum.

(3) Miscellaneous uses.

- Temporary construction or sales office.

(4) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center.
- Office.

(5) Residential uses.

- Handicapped group dwelling unit. *component of Section 51A-4.209(3.1) is Multifamily.*

(6) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

(7) Transportation uses.

- Transit passenger shelter.

(8) Utility and public service uses.

- Local utilities.

(d)(e) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 1, 3, 3A, 5, and 5A:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(e)(d) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 1, 3, 3A, 5, and 5A. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.
- (2) Side and rear yard. No minimum side or rear yard. Minimum rear yard setback for Subdistrict 5A is 50 feet.
- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
- (4) Floor area. Maximum floor area ratio is .75:1.
- (5) Height. Maximum structure height is 54 feet.
- (6) Lot coverage. Maximum lot coverage is 60 percent.
- (7) Lot size. No minimum lot size.
- (8) Stories. Maximum number of stories is four.

(f)(e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(g)(f) Environmental performance standards. See Article VI.

(h)(g) Landscaping.

(1) All landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) Plant material must be maintained in a healthy, growing condition.

(i)(h) Street trees.

(1) Except in Subdistrict 1, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways.

(2) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating the trees in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by that director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.

(3) Upon receipt of the application and any required fees, the director of public works and transportation shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, that director determines that the planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise he shall deny the permit.

(4) A property owner is not required to comply with the street tree planting requirement of this subsection if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.

(5) A parkway landscape permit issued by the director of public works and transportation is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirements of this section if compliance is made impossible due to that director's revocation of the parkway landscape permit.

(6) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way.

(7) For Subdistrict 5A, the following additional regulations apply:

(i) In general. Except as provided in this section, the landscaping regulations in this section must be read together with the landscaping regulations of this article. If there is a conflict between this section and this article, this section controls.

(ii) All landscaping must meet the habitat garden standards and be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(iii) A unified signage program identifying habitat gardens, with reference to the City of Dallas Comprehensive Environmental and Climate Action Plan (CECAP), may be provided in planting areas, with a minimum of one sign per street frontage.

(iv) The director may allow for relocation of plantings at the time of permit, if necessary to allow for conflicts with utilities or driveways.

(j)(i) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(k)(j) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements and at least one-half of the following design options.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, shall review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, 5 and 5A.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front façade” means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Fencing. A minimum 8' tall, solid screening wall must be constructed along the entire length of the rear property line of Subdistrict 5A.

(8)(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(9) Roofs. The following roof requirements apply to Subdistrict 5A:

(A) All rooftop mounted equipment must be screened or hidden from view of the pedestrian.

(B) Light colored roof materials with an initial solar reflectance value of at least 0.82 that minimize cooling loads must be employed on all roofs.

(10)(8) Design options. A minimum of one-half of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art. Allocate a minimum of one and one-half percent of the value of the improvements stated in the building permit application to public art. Public art must be visible from the street at all times.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(E) Water features. Allocate five percent of the value of the improvements stated in the building permit application to a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII of the Dallas Development Code, as amended.

- (G) Ground floor light fixtures. Provide decorative light fixtures that
- (H) Pedestrian seating. Provide pedestrian seating in an area which covers one-half of the width of the building.
- (I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.
- (J) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this subparagraph, open space means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.
- (l)(k) Urban design guidelines for all other exterior structure modifications. All exterior structure modifications, of whatever kind, must comply with the following regulations.
- (1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards.
- (2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.
- (3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.
- (4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front facade” means any façade facing a street.
- (5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.
- (6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal

on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(m)(4) Commercial alley access. Commercial alley access is prohibited in Subdistrict 3A.

(n) Sidewalks and pedestrian paths for Subdistrict 5A.

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions after the passage of this ordinance, a minimum 5-foot-wide unobstructed sidewalk with a minimum 10-foot-wide average sidewalk width in the front yard and a minimum five-foot-wide buffer from the street must be provided.

(B) Unobstructed sidewalks located within the public right-of-way may count toward the pedestrian pathway requirement when, subject to approval of the director, portions of the sidewalk spanning across driveways and curb cuts are:

(i) designed to be at the same grade as the adjoining sidewalk; and

(ii) clearly marked by concrete, integral, patterned or stamped concrete, or brick pavers to indicate pedestrian crossing.

SEC. 51P-462.109. SUBDISTRICTS 2 AND 4.

(a) Main uses permitted.

(1) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child care facility. *[SUP]*
- Church.
- Public or private school.

(2) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(3) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 2 and 4:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(c) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 2 and 4. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
- (4) Floor area. No maximum floor area ratio.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot coverage. Maximum lot coverage is 45 percent.
- (7) Lot size. No minimum lot size.
- (8) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Subsection (f)(2) below, all landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) A minimum of three three-inch caliper trees, two of which must be located in the required front yard, must be planted on the lot containing a new single family use.

(3) Plant material must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(h) Urban design guidelines. All new construction and exterior structure modifications must comply with the following design guidelines.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, shall review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 2 and 4.

(3) Façade materials. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area. (Ord. Nos. 22969; 25423; 30839)

SEC. 51P-462.109.1.SUBDISTRICT 4A.

(a) Creation of tracts. Subdistrict 4A is divided into two tracts: Tract I and Tract II as shown on the Subdistrict 4A development plan

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

None permitted.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside runs.
- Coffee-roasting shop.
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishments, w*
- Restaurant without drive-in or drive-through

service. *[Minimum 50 percent food sales in accordance with Section 51P- 462.109.1(j)(2)(C); total maximum of 12,000 square feet for all restaurant uses combined.]*

- Temporary retail use.
- Theater *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(c) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted in Subdistrict 4A:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(d) Yard, lot and space regulations.

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

(1) In general. Except as provided in this subsection and in the urban design guidelines, the yard, lot, and space regulations in this paragraph apply to all properties within Subdistrict 4A.

(2) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) Along Henderson Avenue, maximum front yard is 30 feet for at least 75 percent of any front building facade.

(C) The following may project to the property line: awnings and canopies (minimum clearance of 12 feet above the sidewalk), retaining walls, stoops, stairs, and underground parking structures.

(D) In Tract II, buildings may encroach up to five feet into the front yard only in the area shown on the Subdistrict 4A development plan.

(3) Side yard.

(A) Tract I. Except where reduced to 10 feet in the area shown on the Subdistrict 4A development plan, minimum side yard is 40 feet. Underground parking structures may extend to the Property line.

(B) Tract II. Except where indicated to be 58 feet on the Subdistrict 4A development plan, minimum side yard is 24 feet.

(4) Rear yard.

(A) Tract I. Minimum rear yard is 40 feet.

(B) Tract II. Minimum rear yard is 75 feet.

(5) Floor area.

(A) Ground level uses. Except as provided in this paragraph, maximum ground level floor area for any individual use is 14,000 square feet. Contiguous retail uses with separate certificates of occupancy are considered separate uses.

(B) Tract I.

(i) Maximum total floor area is 147,500 square feet. Maximum floor area for retail, personal service, and restaurant uses combined is 75,000 square feet subject

to the restrictions in Item (ii). The 2,000 square foot ground-level greenhouse shown on the Subdistrict 4A development plan does not count toward maximum total floor area.

(ii) No retail or personal service use may be greater than 11,000 square feet, except that one retail or personal service use may be a maximum of 15,000 square feet and one retail or personal service use may be a maximum of 21,000 square feet.

(C) Tract II. Maximum total floor area is 9,000 square feet.

(6) Height.

(A) Maximum structure height. Except as otherwise shown on the Subdistrict 4A development plan, maximum structure height is 45 feet.

(B) Projections.

(i) Parapet walls may project up to one foot above the maximum structure height.

(ii) Mechanical equipment, surrounding screening walls, and elevator overruns may project up to 10 feet above the maximum structure height only if placed a minimum of 20 feet from the building perimeter.

(7) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. Except as further restricted on the Subdistrict 4A development plan, maximum number of stories above grade is three.

(e) Off-street parking and loading.

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

(2) Off-street parking located in Subdistrict 4A may not be used to satisfy the required off-street parking of any use outside of Subdistrict 4A, except for remote parking agreements in existence on, or prior to, April 11, 2018, as may be amended in the future.

(3) Valet service may only park vehicles in an underground parking structure.

(4) Subdistrict 4A is considered one lot for purposes of off-street parking.

(5) The maximum number of parking spaces located on Tract I is 525. The maximum number of parking spaces located on Tract II is 50 spaces.

(6) Required off-street parking for a coffee roasting shop is one space per 220 square feet of floor area.

(7) Except for restaurant uses, required off-street parking for retail and personal service uses is one space per 220 square feet of floor area.

(8) Required off-street parking for restaurant uses is one space per 100 square feet of floor area.

(9) Required parking for office uses is one space per 366 square feet of floor area.

(10) If there is more than one main use on a lot, the owner or operator may reduce the standard off-street parking requirement by using the mixed use development (MUD) parking chart (Exhibit 462E), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used to reduce the standard requirement for the development up to 30 percent. In no event may the standard requirement for a mixed use

development be reduced by more than 30 percent. An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the development.

(f) Environmental performance standards.

See Article VI.

(g) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided as shown on the Subdistrict 4A landscape plan (Exhibit 462D).

(2) Minor deviations. At the time of building permit, the building official may approve minor deviations in the location of trees and other plantings due to conflicts with utilities, driveways, or other infrastructure.

(3) Street trees. If a license is granted by the city, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways and required visibility triangles.

(h) Signs.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII.

(2) Attached signs.

(A) Blade signs may project up to 48 inches from the surface of a structure. The lowest part of a blade sign must be located a minimum of eight feet above grade.

(B) Under awning signs are permitted for each individual ground-level non-residential occupancy. The maximum effective area for an under awning sign is eight square feet. The lowest part of an under awning sign must be located a minimum of eight feet above grade.

(C) The combined effective area of all signs attached to any window

or any glass door may not exceed 10 percent of the area of that window or glass door.

(3) Detached signs.

(A) One monument sign may be located at the driveway entrance in the location shown on the Subdistrict 4A development plan. The monument sign may be a multi-tenant sign. Maximum height of the monument sign is 10 feet. Maximum effective area of the monument sign is 150 square feet. The monument sign must be set back at least 10 feet in a front yard and at least five feet in a side yard.

(B) One monument sign may be located at the intersection of Henderson Avenue and Glencoe Street and one monument sign may be located at the intersection of Henderson Avenue and McMillan Avenue in the locations shown on the Subdistrict 4A development plan. These monument signs may be multi-tenant signs. Maximum height of the monument sign is four feet. Maximum effective area for these monument signs is 32 square feet. These monument signs must be set back at least 10 feet from the street.

(4) Additional provisions.

(A) Rooftop signs are prohibited.

(B) Illumination of signs is only permitted on attached signs facing Henderson Avenue.

(i) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the building official plans examiner for information on CPTED review standards. The building official, or his designee, shall review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistrict 4A.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total facade area.

(4) Facade openings. The percentage of a front facade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front facade" means any facade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first story of a building may not

exceed 15 percent. The visible reflectance of exterior glass used above the first story of the building may not exceed 25 percent.

(6) Facade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete, or cast stone and for buildings less than 5,000 square feet in floor area, cementitious siding may also be used as a primary facade material. Any facade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete as a primary facade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that facade area, excluding windows and doors. Exterior insulation and finish system (EIFS) and other simulated stucco products are prohibited.

(7) Lighting. Exterior lighting must be oriented to the interior of the Property and directed away from adjacent properties. Maximum height of light standards, excluding wall packs on structures, is 16 feet, measured to the top of the fixture.

(8) Pedestrian amenities. The following pedestrian amenities must be provided along Henderson Avenue:

- (i) a minimum of 10 and a maximum of 21 benches;
- (ii) a minimum of eight and a maximum of 10 trash cans; and
- (iii) a minimum of 16 bicycle parking spaces within 75 feet of the Henderson Avenue frontage.

(9) Design options. A minimum of five of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the facade facing a street. To qualify, the arcade or awning must have a minimum depth of three-and-one-half feet.

(C) Public art.

(i) Provide public art that is visible from public right-of-way. Examples include freestanding art or art that is incorporated into the sidewalk or building facade.

(ii) The public art must be located in exterior open space that contains a minimum of 500 square feet of contiguous land area and contains a minimum of two of the following:

- (aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The public art may be located in the same exterior open space as a water feature allowed by this section.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season

(E) Water features.

(i) Provide a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(ii) The water feature must be located in exterior open space that contains at least 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The water feature may be located in the same exterior open space as public art required by this section.

(F) Flags and banners. Allocate 10 percent of the building facade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating.

(i) Provide pedestrian seating in a designated seating area that is at least one-half of the length or width of a building.

(ii) The pedestrian seating area may be contained in the same exterior open space as public art or a water feature required by this section.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate a minimum of 5,000 square feet of the required front yard on Glencoe Street and 2,000 square feet of the required front yard on McMillan Avenue to open space. For purposes of this subparagraph, open space means a space containing no enclosed structures at or above grade. Open space must contain grass or other natural vegetation and a minimum of two of the following:

- (i) benches, seat walls, or seating areas;
- (ii) trash receptacles;
- (iii) drinking fountains;
- (iv) shade structures, understory shade trees, or awnings.

(j) Additional provisions.

(1) Rooftop areas.

(A) Restaurant uses may not locate dining areas on a rooftop.

(B) For all other uses, rooftop areas used by customers or employees must be screened so as not to be visible from grade of an abutting property located in a single family, duplex, or townhouse zoning district.

(2) Restaurant use.

(A) Outdoor dining is prohibited after midnight.

(B) A restaurant may not operate within the building adjacent to McMillan Avenue.

(C) A restaurant must derive 50 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of food. The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12-month period derived from the sale or service of food.

(D) A restaurant may have a maximum 2,000 square foot ground-level accessory structure in the location shown on the Subdistrict 4A development plan that houses the growing of plants to be used in conjunction with the restaurant.

(3) No balconies or outdoor seating areas may be located on a building facade facing and adjacent to a residential district.

(4) Between 6:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday, a minimum of one peace officer or security personnel must be provided on the Property to monitor activity of the retail parking area.

(5) Use of outdoor speakers or other outdoor amplified sound equipment is prohibited.

SEC. 51P-462.110. MAINTENANCE OF THE PROPERTY.

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

SEC. 51P-462.111. COMPLIANCE WITH ALL OTHER LAWS.

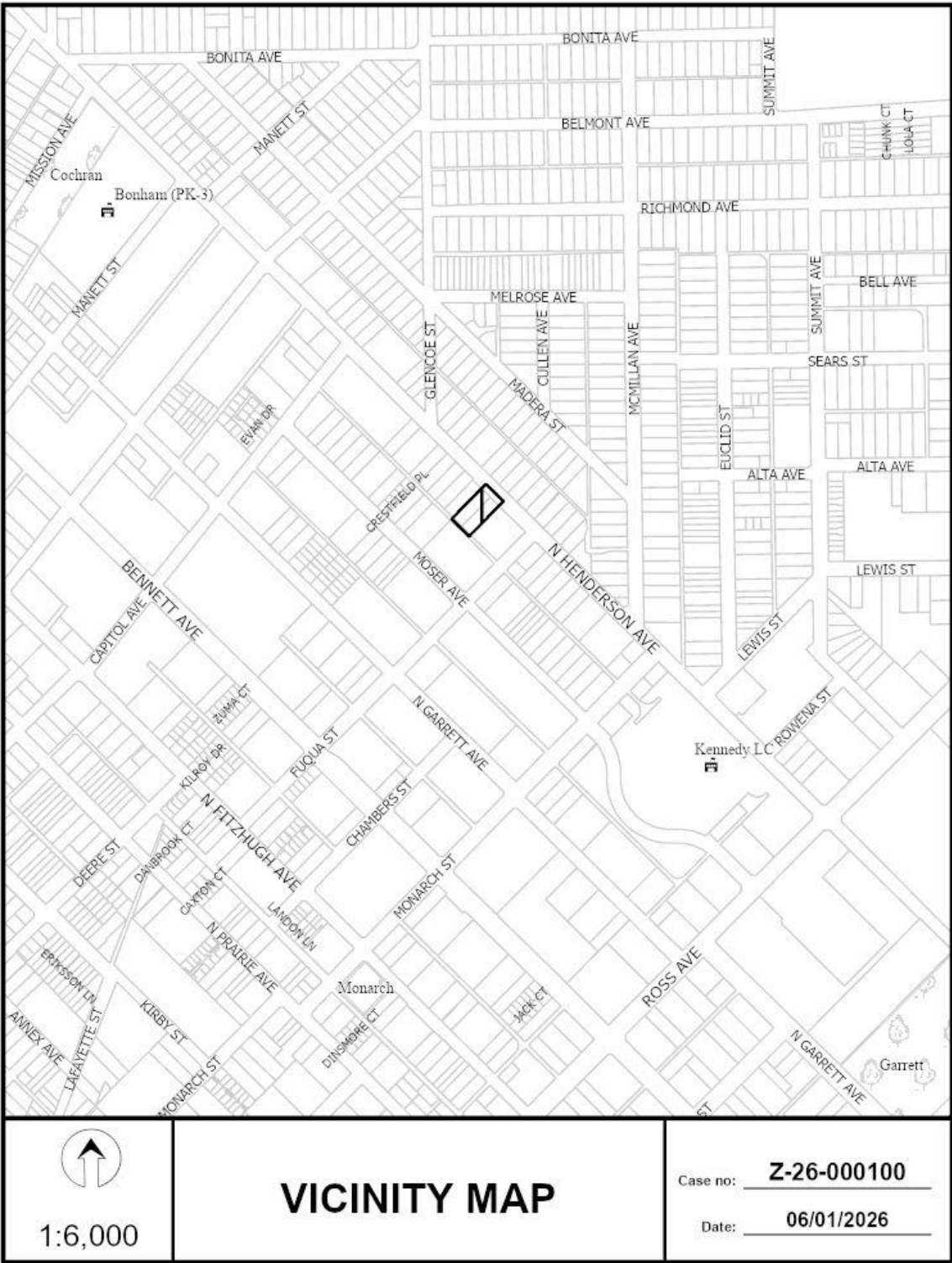
Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

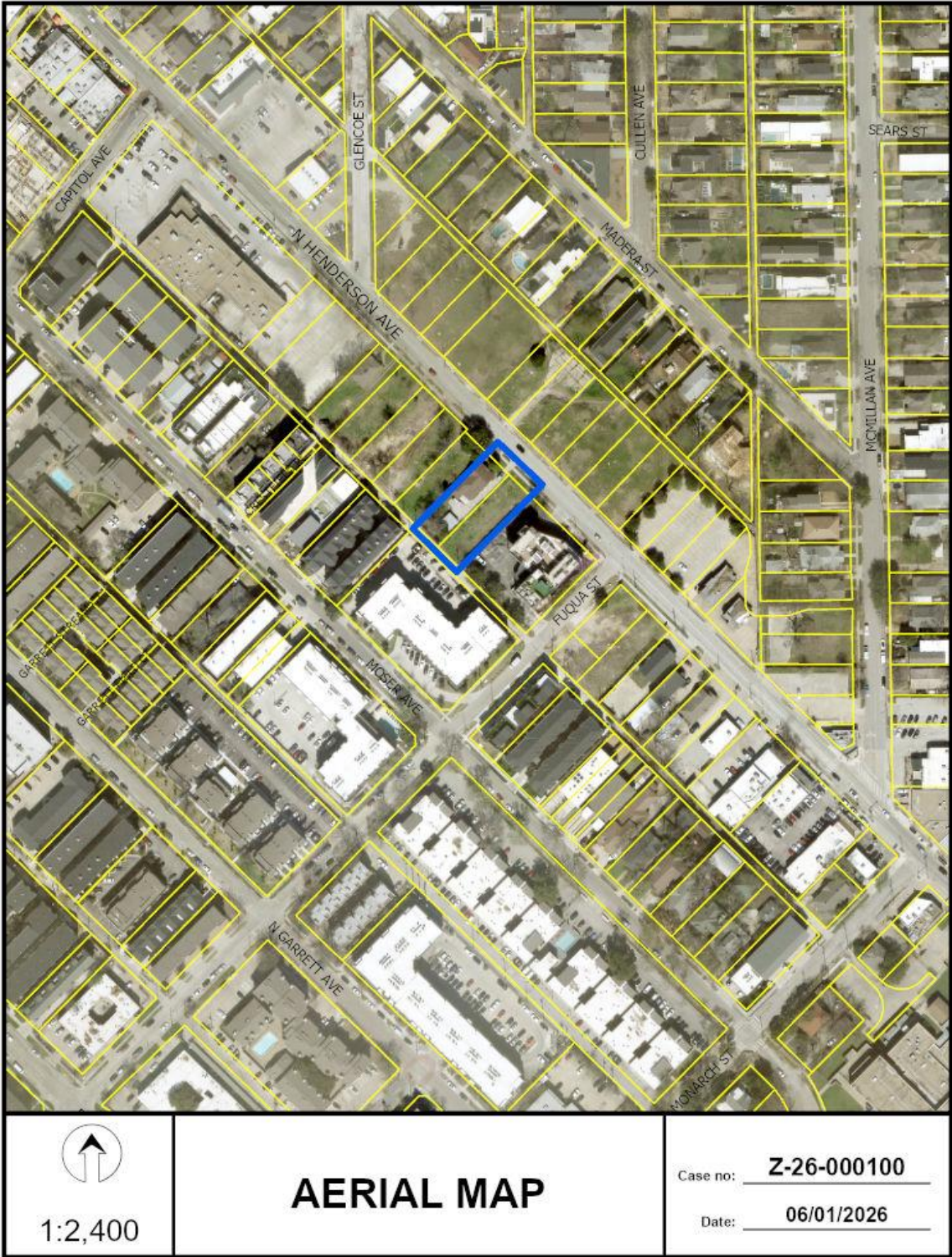
SEC. 51P-462.112. CONSTRUCTION STANDARDS.

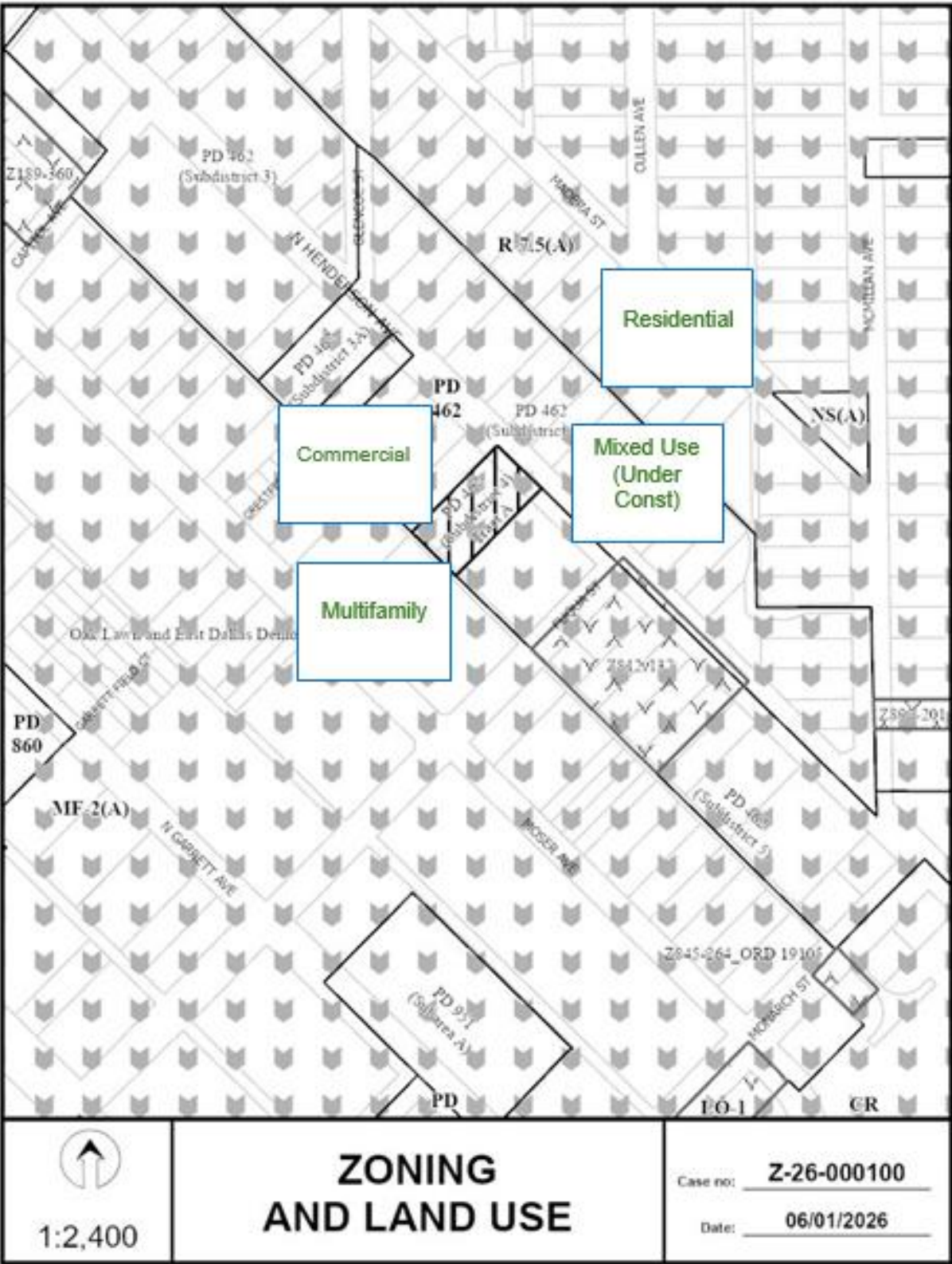
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

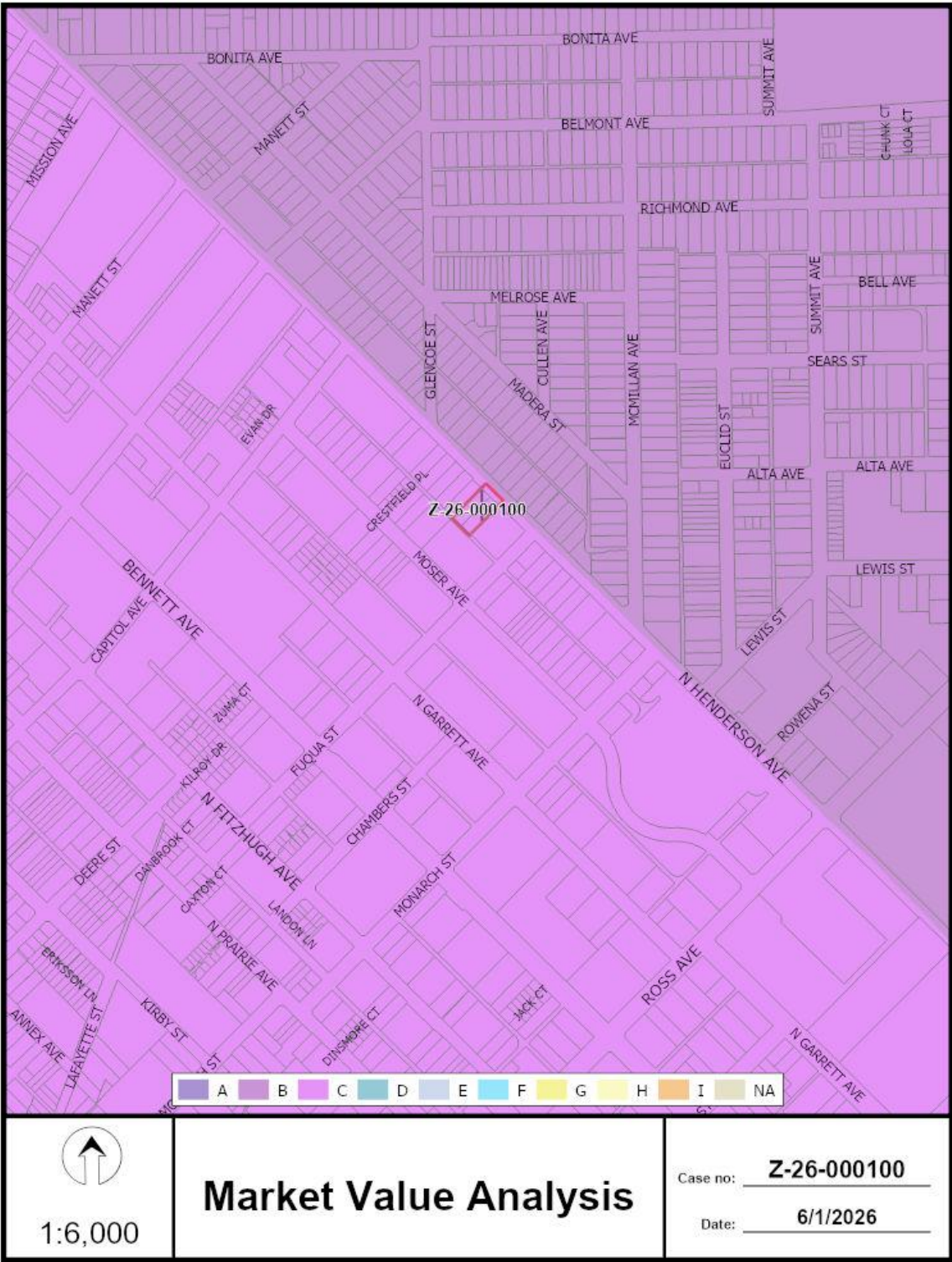
SEC. 51P-462.113. COMPLIANCE REQUIRED.

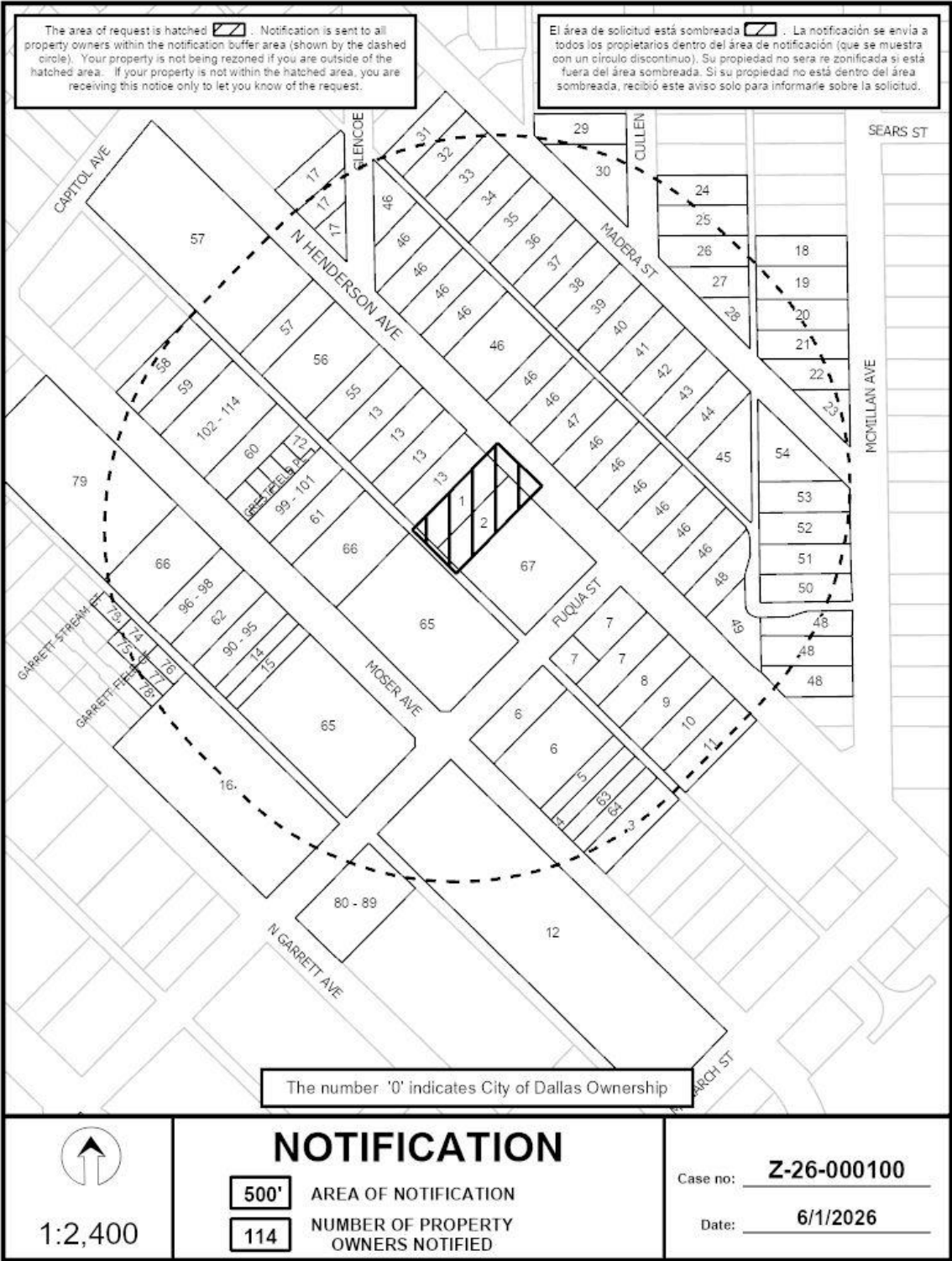
The building official shall not issue a building permit or a certificate of occupancy for a use ion this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all of other ordinances, rules, and regulations of the city.











06/01/2026

Notification List of Property Owners***Z-26-000100******114 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2117 N HENDERSON AVE	SMITH ISABELLE M
2	2115 N HENDERSON AVE	2107 & 2115 HENDERSON AVE
3	2002 MOSER AVE	MAGDALEN HOUSE THE
4	2008 MOSER AVE	ZIMMERMAN JENNA
5	2010 MOSER AVE	TAGGART ANDREW
6	5206 FUQUA ST	2018 MOSER AVE LLC
7	2023 N HENDERSON AVE	HENDERSON AVE DEV 1
8	2015 N HENDERSON AVE	2015 N HENDERSON AVENUE LLC
9	2011 N HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST
10	2007 N HENDERSON AVE	2007 N HENDERSON AVENUE LLC
11	2003 N HENDERSON AVE	MUNTZELL MARK JR &
12	1925 MOSER AVE	LH MOSER LLC
13	2121 N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER
14	2123 MOSER AVE	KUNG JOSEPH PEESIN LIVING TRUST
15	2121 MOSER AVE	LOPEZ HUMBERTO JR & ANN
16	2116 N GARRETT AVE	MONTANA & CHANCE 21152116 GARRETT LP
17	2310 N HENDERSON AVE	SPANISH BUSINESS SERVICES
18	1919 MCMILLAN AVE	GHATTAS PAUL J
19	1915 MCMILLAN AVE	1915 MCMILLAN AVENUE LLC
20	1911 MCMILLAN AVE	LNG REVOCABLE TRUST
21	1909 MCMILLAN AVE	1909 MCMILLAN LLC
22	1907 MCMILLAN AVE	SPRINGER MAJENICA
23	1901 MCMILLAN AVE	HAIDAR REALTY LLC
24	2010 CULLEN AVE	GARCIA MARIA ELENA
25	2006 CULLEN AVE	MARTINEZ JOSE L JR &
26	2002 CULLEN AVE	Taxpayer at

06/01/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2110 MADERA ST	GUANAJUATO PEDRO &
28	2104 MADERA ST	MEDRANO RANDY I
29	2019 CULLEN AVE	MENDOZA MIGUEL ANGEL &
30	2015 CULLEN AVE	GILLS KIRK BARRETT
31	2231 MADERA ST	BHAGWAT YASHODA Y &
32	2227 MADERA ST	Taxpayer at
33	2221 MADERA ST	FF I BORROWER II LLC
34	2217 MADERA ST	ZYLKA PROPERTIES LLC
35	2215 MADERA ST	CLARKE JAMES ALEXANDER &
36	2211 MADERA ST	HUFFAKER CHARLOTTE BAKER &
37	2207 MADERA ST	NING ZI &
38	2201 MADERA ST	HERNANDEZ MARTIN &
39	2123 MADERA ST	DOSANITAS LLC
40	2119 MADERA ST	LEE TIMOTHY D & MELINDA I
41	2115 MADERA ST	TAMEZ LORENA FIERRO
42	2111 MADERA ST	SEGURA LUIS A & IRMA V MARTINEZ
43	2107 MADERA ST	NOVA BUILDS LLC &
44	2103 MADERA ST	ANTENUCCI ALESSANDRA
45	2101 MADERA ST	CHAUDHRY OMAR
46	2008 GLENCOE ST	HENDERSON AVE DEV 2
47	2114 N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
48	2026 N HENDERSON AVE	HENDERSON AVE DEV 2 OWNER LLC
49	2008 N HENDERSON AVE	HENDERSON AVE DEV 2
50	1829 MCMILLAN AVE	CRUZ ESTEFANA B
51	1833 MCMILLAN AVE	1833 MCMILLAN BLEX LLC
52	1837 MCMILLAN AVE	ZAVALA MARY
53	1841 MCMILLAN AVE	SARDINI MUSTAFA
54	2003 MADERA ST	MUEHLEN PROPERTIES LLC
55	2213 N HENDERSON AVE	HENDERSON TRIPOLI INV PPTY LLC
56	2221 N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC
57	2227 N HENDERSON AVE	HENDERSON AVE SHOPS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2306 MOSER AVE	MOSER HOMES LLC
59	2302 MOSER AVE	CRAVER CHARLES R
60	2218 MOSER AVE	DIMENSION D B LLC
61	2206 MOSER AVE	AHC EQUITY DALLAS LLC
62	2207 MOSER AVE	NILASENA NANCY
63	2006 MOSER AVE	PFIRRMANN HENRY ALISTER
64	2004 MOSER AVE	LOONEY JOHN ALEXANDER
65	2110 MOSER AVE	21002103 MOSER AVENUE LP
66	2202 MOSER AVE	AHC COLLECTION I LP
67	2107 N HENDERSON AVE	2107 & 2015 HENDERSON AVE
68	5205 CRESTFIELD PL	MEMON MUHAMMAD ANIS
69	5215 CRESTFIELD PL	WILKINSON HARRIS
70	5225 CRESTFIELD PL	FELBAB MELISSA LEE
71	5235 CRESTFIELD PL	GREY 1370 LLC
72	5245 CRESTFIELD PL	Taxpayer at
73	5186 GARRETT STREAM CT	NOWACKI SARAH A &
74	5171 GARRETT FIELD CT	WITTEKIND BEVERLY
75	5155 GARRETT FIELD CT	LITTRELL GARRETT
76	5188 GARRETT FIELD CT	SHAH NEEMA HITEN &
77	5172 GARRETT FIELD CT	Taxpayer at
78	5156 GARRETT FIELD CT	POLLITT JAKE &
79	2315 MOSER AVE	PGH ACADIA LLC
80	2020 N GARRETT AVE	MUNOZ SERGIO A
81	2020 N GARRETT AVE	EPHRAIM EVAN MAX
82	2020 N GARRETT AVE	GARCIA JESUS
83	2020 N GARRETT AVE	RR JADHAVJI INVESTMENTS LLC
84	2020 N GARRETT AVE	NORTON JOHN P
85	2020 N GARRETT AVE	NELSON DAVID S
86	2020 N GARRETT AVE	MCCAFFREY MARLA
87	2020 N GARRETT AVE	DOTSON DANIEL ALLEN
88	2020 N GARRETT AVE	RAMIREZSILVA MARIA GUADALUPE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2020 N GARRETT AVE	MEZA ALEJANDRO
90	2203 MOSER AVE	NELSON BLAKE
91	2203 MOSER AVE	FRANKLIN COLBY H
92	2203 MOSER AVE	HILL TYLER &
93	2203 MOSER AVE	LOWE GLENN
94	2203 MOSER AVE	ZHU KEVIN ZHUOCHENG &
95	2203 MOSER AVE	PALANDRO ANTHONY &
96	2211 MOSER AVE	SETARO ANDREW
97	2211 MOSER AVE	WANG JESSICA
98	2211 MOSER AVE	MURRAY BRITTANY ANNE
99	2208 MOSER AVE	PAPPANO JOHN D & SARAH
100	2208 MOSER AVE	JOHNSON RYLIE & DAVE
101	2208 MOSER AVE	KERRIGAN JAMES
102	2222 MOSER AVE	KATZ ADAM & LAYNE D
103	2222 MOSER AVE	GARDNER JARROD
104	2222 MOSER AVE	DEOCAMPO ALTHEA NADINE T
105	2222 MOSER AVE	WARD MATTHEW JOSEPH
106	2222 MOSER AVE	FLANIGAN WILLIAM
107	2222 MOSER AVE	REEVES AUSTIN T
108	2222 MOSER AVE	JIANG BENNY & MISCHA WONG
109	2222 MOSER AVE	HINKEBEIN MATTHEW
110	2222 MOSER AVE	
111	2222 MOSER AVE	SARKISOVA TATYANA
112	2222 MOSER AVE	LIVINGSTON LANDON
113	2222 MOSER AVE	VANDERSLICE ANGELA D
114	2222 MOSER AVE	QUINN JOSEPH C & CALEY