

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-247(AU)

DATE FILED: April 19, 2019

LOCATION: Northwest and southwest corners of Medical District Drive and Southwestern Medical Avenue, and east line of Medical District Drive

COUNCIL DISTRICT: 2

MAPSCO: 34 X

SIZE OF REQUEST: +/- 11.93 acres

CENSUS TRACT: 100.00

OWNER/APPLICANT: Children's Medical Center

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

REQUEST: An application for an amendment to Planned Development District No. 748 and an amendment to Specific Use Permit No. 1385 for pedestrian skybridges.

SUMMARY: The applicant proposes to amend the sign provisions for PD No. 748 to increase the permissible signage on skybridges, and to amend the elevations exhibit for SUP No. 1385 to allow additional signs on two existing skybridges (Skybridge A and C)

CPC RECOMMENDATION: Approval, subject to conditions and approval, subject to conditions and sign elevations.

STAFF RECOMMENDATION: Approval, subject to conditions and approval, subject to conditions and sign elevations.

Background Information:

- The request site is currently developed with the Children’s Medical Center hospital campus and is located on the northwest and southwest corners of Medical District Drive and Southwestern Medical Avenue, and on the east line of Medical District Drive. The site contains two hospital buildings (approximately 3,125,000 square feet of floor area), and three parking garages (Purple Park, Green Park and The Bright Building) connected with the hospital buildings through three skybridges (A, B, and C). The request site is within Planned Development District No. 748 and has Specific Use Permit No. 1385 for pedestrian skybridges.
- Planned Development District No. 748 was established in June 2006 on approximately 10.5 acres with an MU-3 Mixed-Use District base. PD No. 748 partially covers the Children’s Medical Center. The Purple Park Garage is located south of the DART railway on the southeast corner of Medical District Drive and Southwestern Medical Avenue, within Planned Development District No. 925. Skybridge B is located partially within PD No. 748 and partially within PD No. 925.
- PD No. 748 specifies that all signage must comply with the provisions for business rules in Article VII. In addition, the PD contains standards for exterior signage attached to a skybridge and specifies that elevations are required for a pedestrian skybridge showing exterior signage.
- In 1999, 2004, and 2007 City Council approved Specific Use Permit No. 1385 for pedestrian skybridges in the hospital campus (Skybridges A, B, and C).
- The applicant is requesting to amend PD No. 748 to increase the allowable signage area on skybridges to allow the placement of wayfinding signs and logos on the skybridges, and to amend the SUP No. 1385 to include exhibits proposing signage on Skybridges A and C.

Zoning History:

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

1. **Z167-202:** On May 10, 2017 City Council approved an amendment to Planned Development District No. 748 for property location and size and yard, lot, and space regulations for Tract 2, for property located on Medical District Drive and Amelia Court, southwest of Harry Hines Boulevard.

- 2. Z134-243:** On October 8, 2014 City Council approved a zoning change from MU-3 Mixed Use District to Planned Development District No. 925, for property located northeast line of Stemmons Freeway east of Medical District Drive

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Southwestern Medical Avenue (former Medical Center Drive)	Local	46 feet
Medical District Drive (former Motor Street)	Collector	120 feet to 150 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system. The development already exists and is not seeking expansion.

Comprehensive Plan:

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

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

LAND USE ELEMENT

- GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES
Policy 1.1.1 Implement the Trinity River Corridor Plan.

- GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT
Policy 1.4.1 Coordinate development and planning activities.

TRANSPORTATION ELEMENT

- GOAL 4.1 PROVIDE A FUNDAMENTAL LAND USE/ TRANSPORTATION LINKAGE
- Policy 4.1.1 Design and improve thoroughfares to balance the need for traffic mobility.
 - Policy 4.1.2 Encourage distribution of traffic among multiple routes.

Land Use Plan:

The Trinity River Comprehensive Land Use Plan, adopted in 2005 and revised in 2009, identifies this area in the Stemmons District. Furthermore, *The Stemmons Corridor—Southwestern Medical District Area Plan* was completed in January 2009 and includes numerous medical institutions working together as a functional, identifiable destination. These medical institutions together account for four major hospitals and three medical teaching institutions that cover the gamut of medical specialties. According to the U.S. Census Bureau and the Texas Workforce Commission, Medical services accounts for over twenty thousand jobs in the area and this sector of the economy continues to grow. An opportunity exists to enhance the cohesiveness of the various medical institutions through collaboration, improving area infrastructure, circulation and district identity.

This plan identifies the area of request as being a part of the Medical Campus. Several elements of the plan support transportation-related improvements to grow the region and support existing needs.

The request is consistent with the area plan because it will provide for a better wayfinding system and traffic flow distribution required to continue to improve circulation in the area. Area sign improvements is a strategic implementation action identified by the plan.

Land Use:

	Zoning	Land Use
Site	PD No. 748 with SUP No. 1385 for pedestrian skybridges	Hospital campus
North Northwest	MU-3	Hospital campus
Southwest	MU-3	Undeveloped, DART railway
Southeast	PD No. 925	Parking garage, Medical offices
East	MU-3	Medical offices

Land Use Compatibility:

The request site is developed with the hospital campus for Children's Medical Center. The entire area operates as a medical campus, with several medical offices, hospitals, clinics/ambulatory surgical centers, and supporting uses in the vicinity. The current request will not change allowable uses.

Children's Medical Center campus is situated in Dallas Medical City and is surrounded by Parkland Memorial Hospital to the north and east, DART railway and Medical/Market Center station to the south, and medical offices to the east.

PD No. 748 specifies that "the maximum effective area of exterior signage attached to a skybridge is 120 square feet for each side of the skybridge, with a maximum of two sides permitting signage" and that "elevations required for approval of a specific use permit for a pedestrian skybridge must show exterior signage".

Specific Use Permit No. 1385 for pedestrian skybridges was approved by City Council as follows:

- In May 1999, City Council approved the permanent Specific Use Permit No. 1385 for a pedestrian skybridge (Skybridge A) over Southwestern Medical Avenue connecting the hospital building, on the northern side of the street, to The Bright Building, on the southern side of the street. The SUP was approved subject to conditions, site plan and elevations.
- In January 2004, City Council approved an amendment to SUP No. 1385 to allow a second skybridge (Skybridge B) connecting The Bright Building, on the southwestern corner of Medical District Drive and Southwestern Medical Avenue, north of the DART railway, with the Purple Park Garage, on the southeastern corner of Medical District Drive and Southwestern Medical Avenue, south of the DART railway. The bridge has two arms, one crossing over the DART railway and another one crossing over Medical District Avenue. The SUP stipulates a termination date of January 28, 2044 and was approved subject to conditions and site plan. Skybridge B is partially located within PD No. 748.
- In January 2007, City Council approved an amendment to SUP No. 1385 to allow a third skybridge (Skybridge C) over Medical District Drive, connecting the hospital, on the west side of Medical District Drive, with the Green Park Garage, on the east side of Medical District Drive. Skybridge C is accessible both by

pedestrians and cars. The SUP stipulates a termination date of January 10, 2047 and was approved subject to conditions and site plan.

The applicant is requesting to amend PD No. 748 to allow for an area of 120 square feet for each sign and to eliminate the limitation of number of sides permitting signage. Furthermore, the applicant is proposing to amend Specific Use Permit No. 1385 for pedestrian skybridges, to include sign elevations for Skybridges A and C.

The applicant is proposing to add one sign per each side of Skybridge A that connects the two hospital buildings over Southwestern Medical Avenue. Each sign, being approximately 60 square feet in area, will depict the hospital name and logo. The purpose of this additional sign is to identify the bridge and the two hospital buildings.

The applicant is also proposing to add six signs per each side of Skybridge C that connects the Green Parking Garage with the main hospital building over Medical District Drive. Each sign will be approximately 16 square feet in area. Two signs will depict the hospital name and logo and the other four will be directional signs that will indicate the other buildings within Children's Medical Center campus.

Given that the proposed additional signs are internal to the hospital campus, although across city's public streets, with limited visibility from other areas outside the hospital campus, and the size, limited clutter and the wayfinding utility of the proposal, staff is in support of this request.

Landscaping:

No changes to landscaping are proposed. The site must comply with Article X.

CPC Action
September 19, 2019

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 748, subject to conditions and **approval** of an amendment to Specific Use Permit No. 1385 for pedestrian skybridges, subject to conditions and sign elevations on the northwest and southwest corners of Medical District Drive and Southwestern Medical Avenue, and east line of Medical District Drive.

Maker: Schulte
Second: Housewright
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley,

Against: 0
Absent: 1 - Tarpley
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 23
Replies: For: 3 Against: 0

Speakers: None

LIST OF PARTNERS

Children's Medical Center of Dallas

Corporate Officers

David Berry – President, Clinical and Scientific Operations
Rich Goode – President, Corporate Services and Chief Financial Officer
Pete Perialas – Executive Vice President and Chief Strategy Officer
Kim Besse – Executive Vice President and Chief Human Resource Officer
Matthew Davis – Executive Vice President, Dallas Market Operations
Kenneth Stewart – Executive Vice President, Compliance and Legal Affairs
Jim Herring – Executive Vice President, Chief of Staff
Rustin Morse – Senior Vice President, Quality and Safety
Amy Yeager – Senior Vice President and General Counsel
Tammie Sibley – Senior Vice President, Finance
Pamela Arora – Senior Vice President, Chief Information Officer
William Elvey – Senior Vice President, Facilities and Real Estate
Ray Tsai – Senior Vice President, Dallas Market Operations
Joe Don Cavendar – Vice President and Chief Nursing Officer (Interim)

**PD AMENDMENT
CPC RECOMMENDED**

**ARTICLE 748.
PD 748.**

SEC. 51P-748.101. LEGISLATIVE HISTORY.

PD 748 was established by Ordinance No. 26383, passed by the Dallas City Council on June 28, 2006. (Ord. 26383)

SEC. 51P-748.102. PROPERTY LOCATION AND SIZE.

PD 748 is established on property located on Medical District Drive and Amelia Court, southwest of Harry Hines Boulevard. The size of PD 748 is approximately 10.5 acres. (Ord. Nos. 26383; 26423; 30462)

SEC. 51P-748.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district. (Ord. 26383)

SEC. 51P-748.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 748A: development plan. (Ord. 30462)

SEC. 51P-748.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 748A). In the event of a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 26383)

SEC. 51P-748.105. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc. (Ord. 26383)

SEC. 51P-748.106. ACCESSORY USES.

(a) 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.

(b) In this district, accessory uses not permitted in an MU-3 Mixed Use District are not permitted. (Ord. 26383)

SEC. 51P-748.107. 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) Except as provided in this section, the yard, lot, and space regulations for the MU-3 and MU-3(SAH) Districts apply.

(b) No minimum front yard along Medical District Drive in Tract 1.

(c) Minimum front yard along Medical District Drive in Tract 2 is 20 feet on the northwest side of Medical District Drive and Southwestern Medical Avenue, and 15 feet on the southwest side of Medical District Drive and Southwestern Medical Avenue, as shown on the development plan. In the area labelled “Detail A” on the development plan, mechanical equipment and generators are allowed in the required setbacks subject to compliance with visual obstruction regulations in Section 51A-4.602.

(d) Tower spacing and urban form setback do not apply.

(e) Supports for pedestrian skybridges are allowed in required setbacks subject to approval of their location by the director of mobility and street services.

(f) Maximum floor area is 525,000 square feet in Tract 1.

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- (g) Maximum floor area is 2,600,000 square feet in Tract 2.
- (h) Maximum number of stories above grade is 15. (Ord. Nos. 26383; 30462)

SEC. 51P-748.108. OFF-STREET PARKING AND LOADING.

- (a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Tract 1 and Tract 2 are considered one lot for purposes of this section. (Ord. 26383)

SEC. 51P-748.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26383)

SEC. 51P-748.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (c) Trees must be preserved as required in Article X. The requirements for protective fencing and the mitigation of tree removal apply to all uses in this district. No grading may occur and no building permit may be issued to authorize work on the Property until any required protective fencing is inspected and approved by the building official or his designated representative. (Ord. 26383)

SEC. 51P-748.111. SIGNS.

- (a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.
- (b) Exterior signs may be applied to a pedestrian skybridge. The maximum effective area of **each** exterior signage attached to a skybridge is 120 square feet **for each side of the skybridge, with a maximum of two sides permitting signage.** Exterior signage attached to a pedestrian skybridge may not be illuminated. Elevations required for approval of a specific use permit for a pedestrian skybridge must show exterior signage.
- (c) Movement control signs are limited to a maximum height of 16 feet, a maximum effective area of 35 square feet, and may contain an institutional use name and logo. (Ord. 26383)

SEC. 51P-748.112. ADDITIONAL PROVISIONS.

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

(b) 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.

(c) The regulations concerning pedestrian skybridges in Section 51A-4.217 are amended as follows:

(1) No more than two pedestrian skybridges may be located within any block or 80 feet of frontage, whichever is less.

(2) Pedestrian skybridges must have clearance above the public right-of-way of at least 15 feet above grade.

(3) At least 15 percent of the side walls must be open, glass, or other transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than 6 percent. (Ord. Nos. 26383; 26543)

SEC. 51P-748.113. COMPLIANCE WITH CONDITIONS.

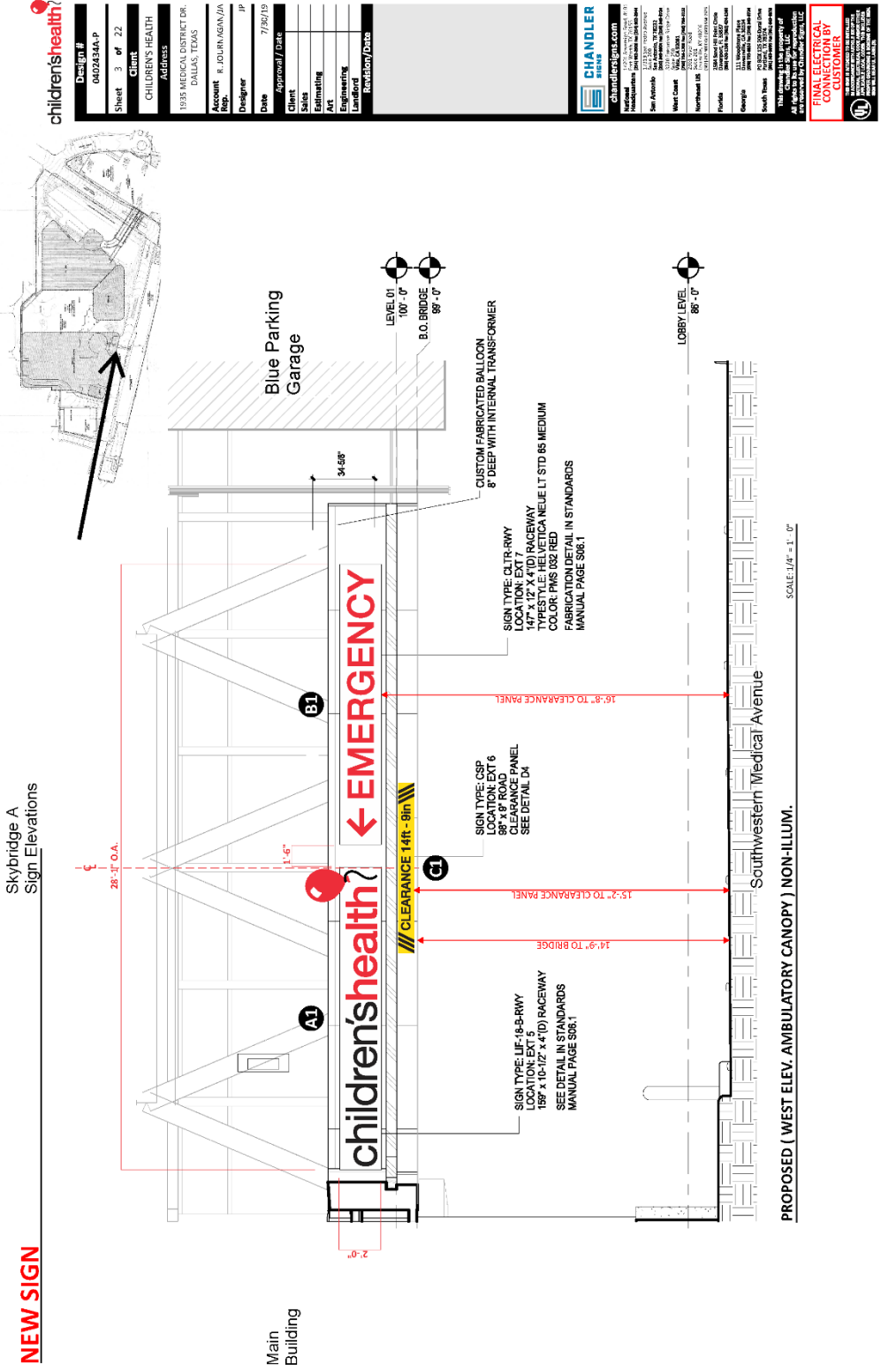
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26383)

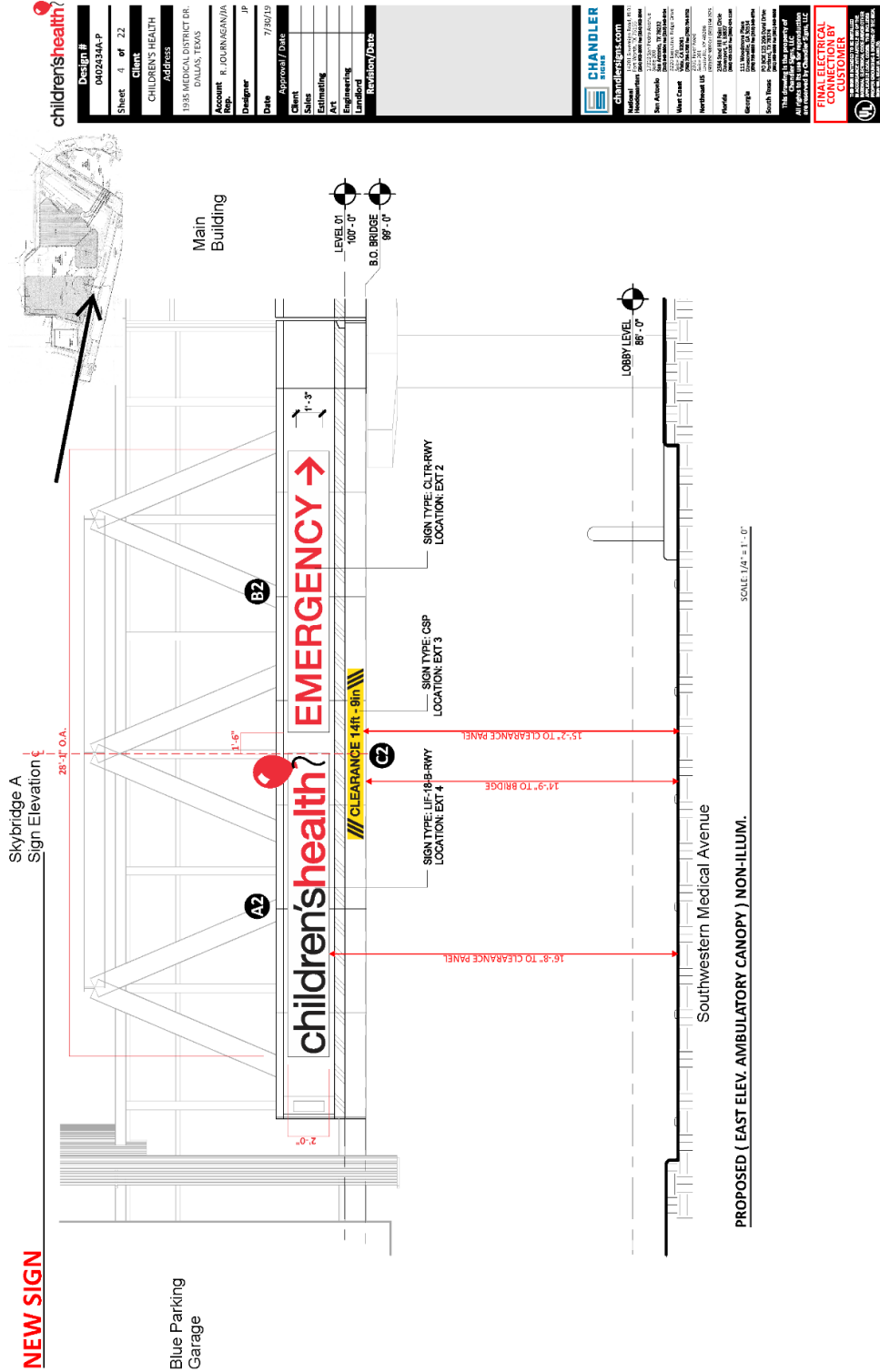
**SPECIFIC USE PERMIT NO. 1385 CONDITIONS
CPC RECOMMENDED**

1. USE: The only use authorized by the specific use permit is a pedestrian skybridge.
2. SITE PLAN: Use de development of the Property must comply with the attached site plan.
3. SIGNS: Signs for skybridges A and C must comply with the attached sign elevations.
4. TIME LIMIT: For skybridge A, this specific use permit has no expiration date. For skybridge B, this specific use permit shall automatically terminate on January 28, 2044. For skybridge C, this specific use permit shall automatically terminate on January 10, 2047.
5. LICENSE REQUIREMENTS: Prior to final inspection of the pedestrian skybridge, all licenses of the public right-of-way must be obtained in accordance with Chapter 43, "Streets and Sidewalks" of the Dallas City Code, as amended.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulation of the City of Dallas.

CPC RECOMMENDED SIGN ELEVATIONS SKYBRIDGE A (WEST)



**CPC RECOMMENDED
SIGN ELEVATIONS
SKYBRIDGE A (EAST)**



children'shealth?

Design #	D402434A-P
Sheet	4 of 22
Client	CHILDREN'S HEALTH
Address	1935 MEDICAL DISTRICT DR. DALLAS, TEXAS
Account Rep.	J. BURMAN/MA
Designer	JP
Date	7/26/15
Client Approval / Date	
Checker	
Senior	
Estimator	AT
Engineer	
Landlord	
Revision / Date	

CHANDLER

CHILDREN'S HEALTH

1935 MEDICAL DISTRICT DR.
DALLAS, TEXAS 75201
PH: 214.241.3000
FAX: 214.241.3000
WWW.CHANDLER-SIGN.COM

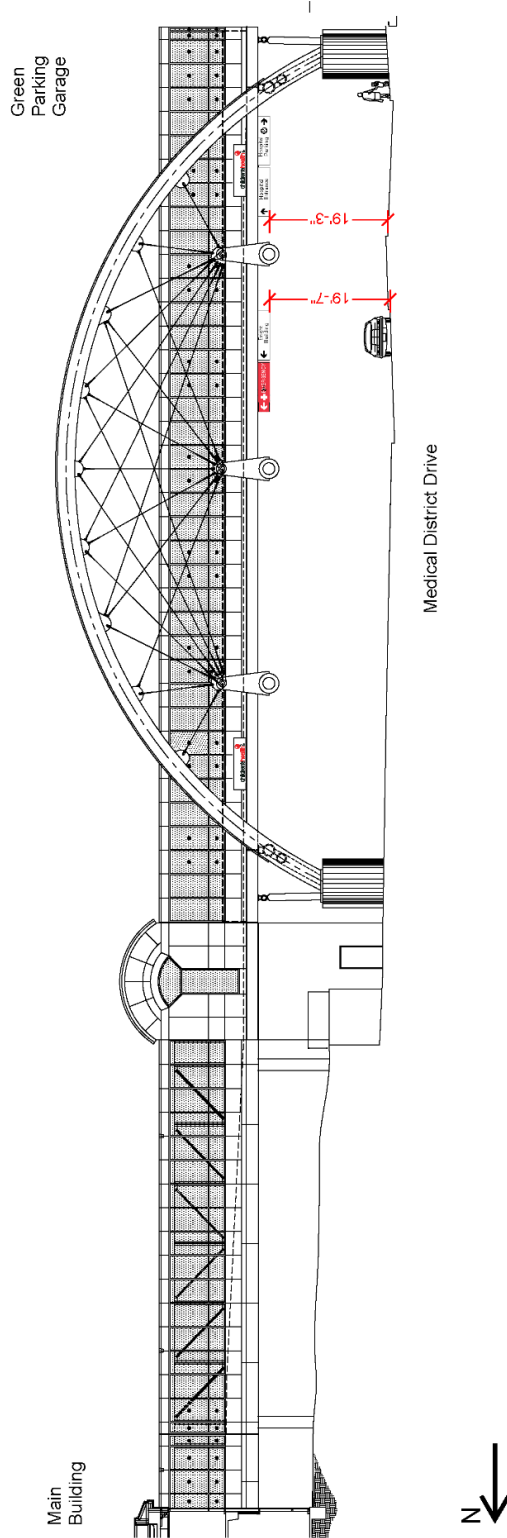
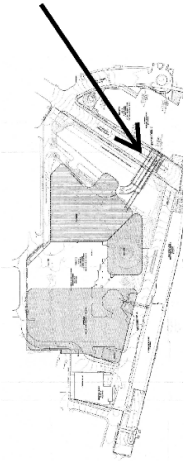
CHANDLER SIGN

11350 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
PH: 214.241.3000
FAX: 214.241.3000
WWW.CHANDLER-SIGN.COM

FINAL ELECTRICAL CONNECTION BY CUSTOMER

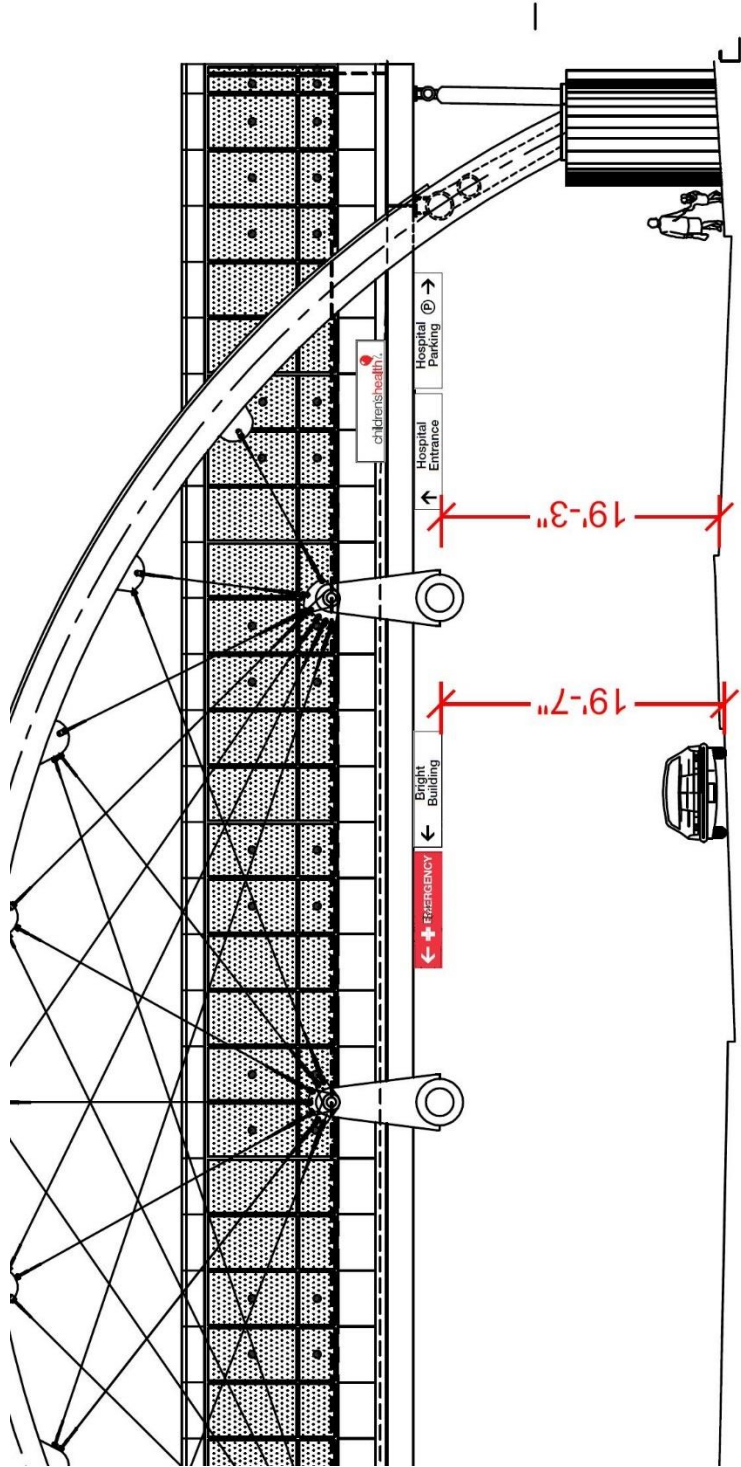
**CPC RECOMMENDED
SIGN ELEVATIONS
SKYBRIDGE C (EAST)**

**Skybridge C
Sign Elevations**



All proposed signs are 2' x 8'
EAST ELEVATION

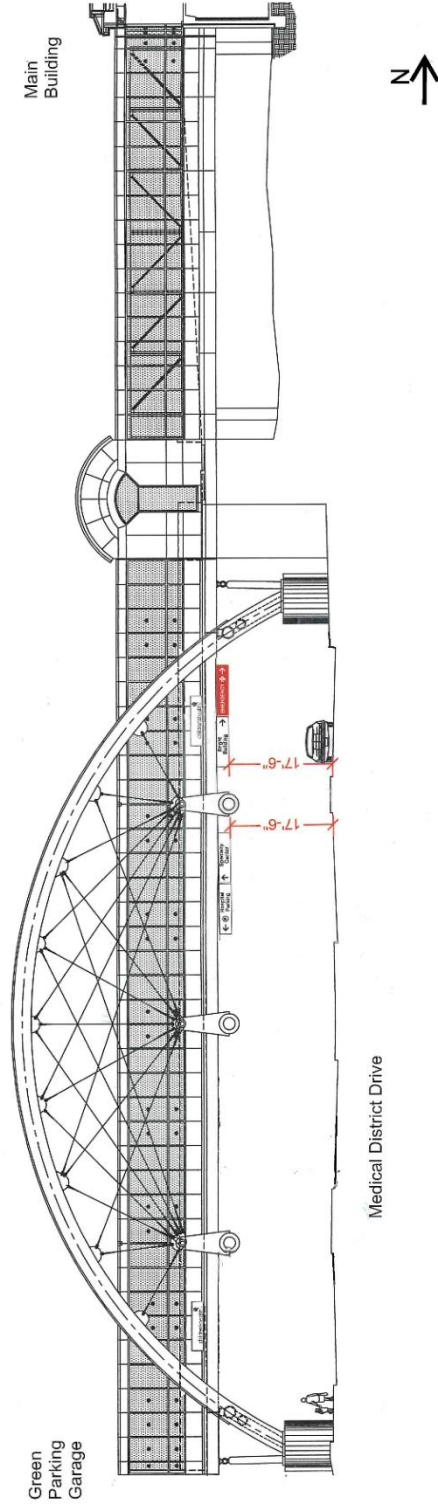
**CPC RECOMMENDED
SIGN ELEVATIONS
SKYBRIDGE C (EAST) - detail**



Medical District Drive

**CPC RECOMMENDED
SIGN ELEVATIONS
SKYBRIDGE C (WEST)**

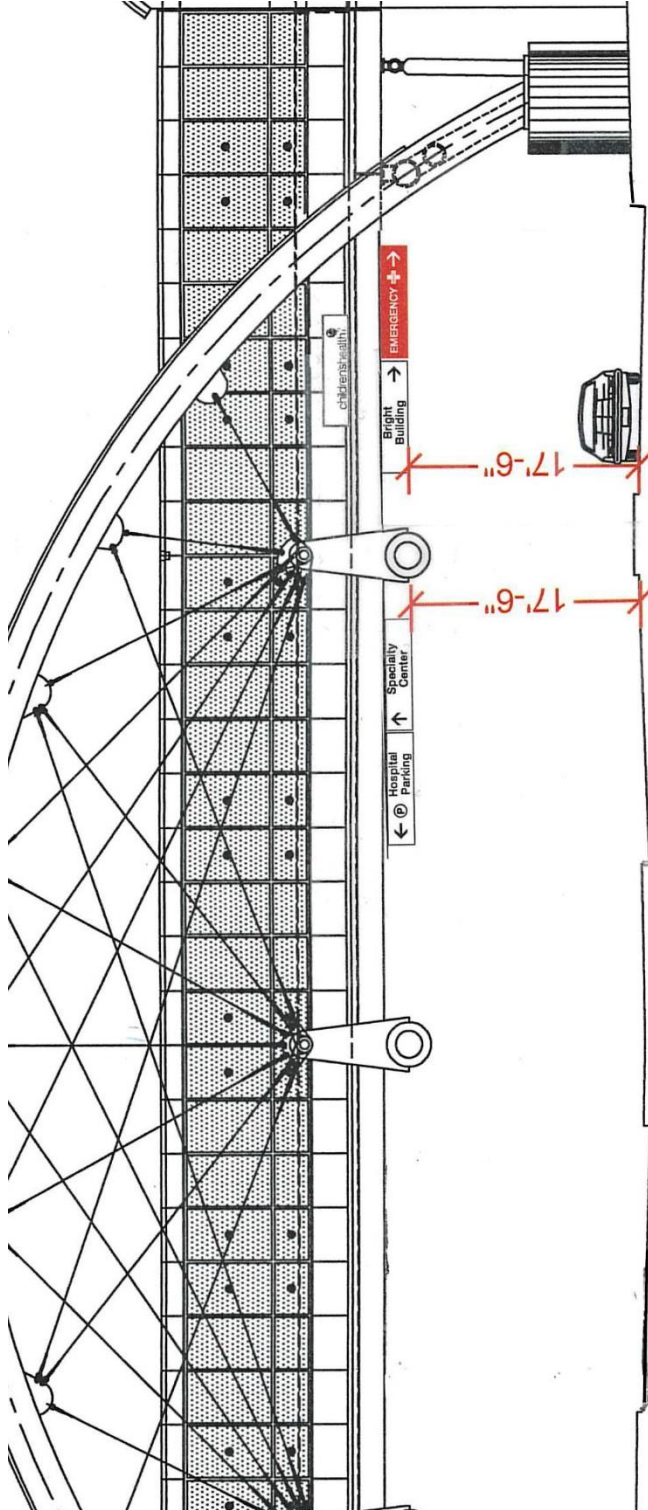
Skybridge C
Sign Elevations



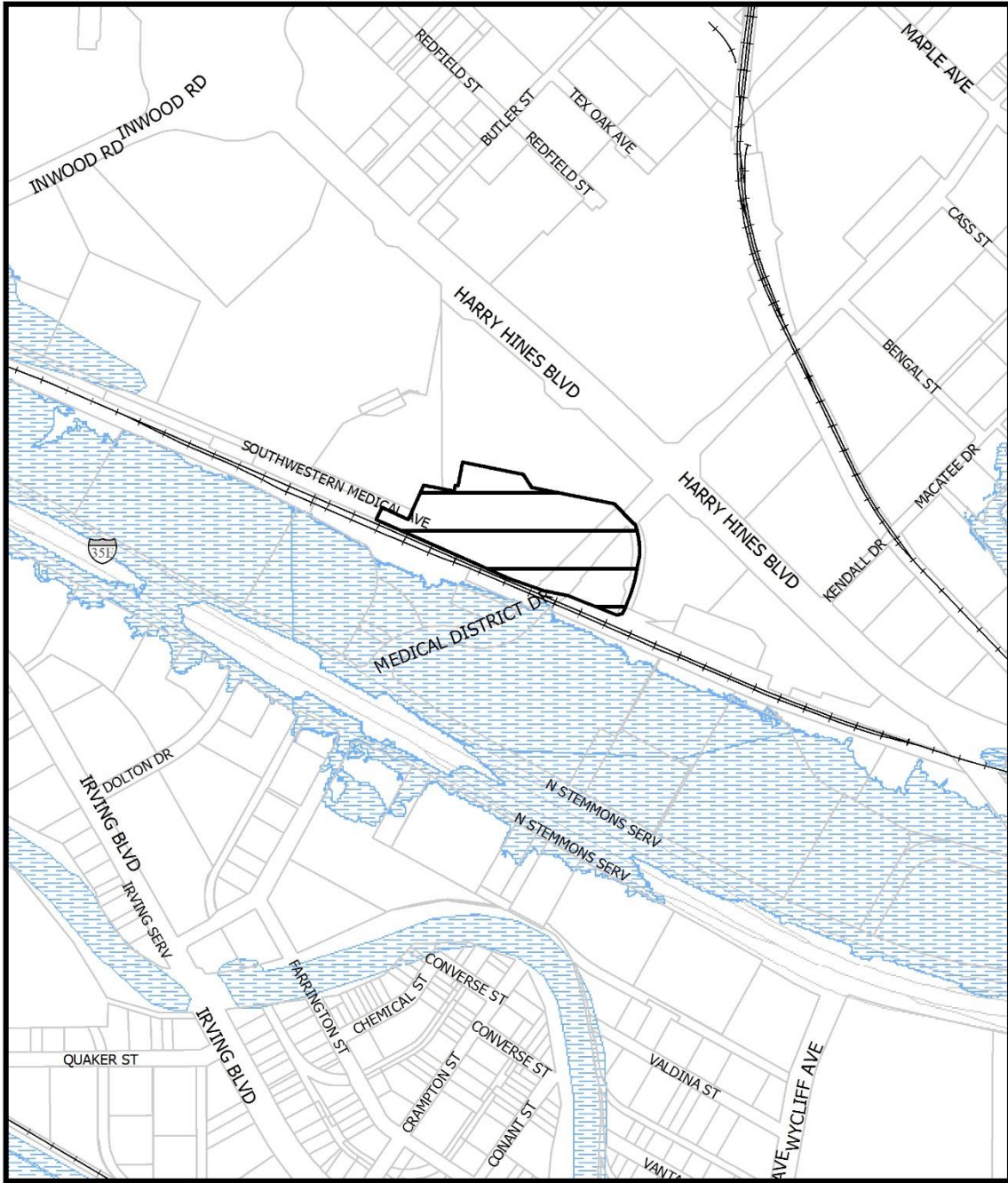
All proposed signs are 2' x 8'

WEST ELEVATION

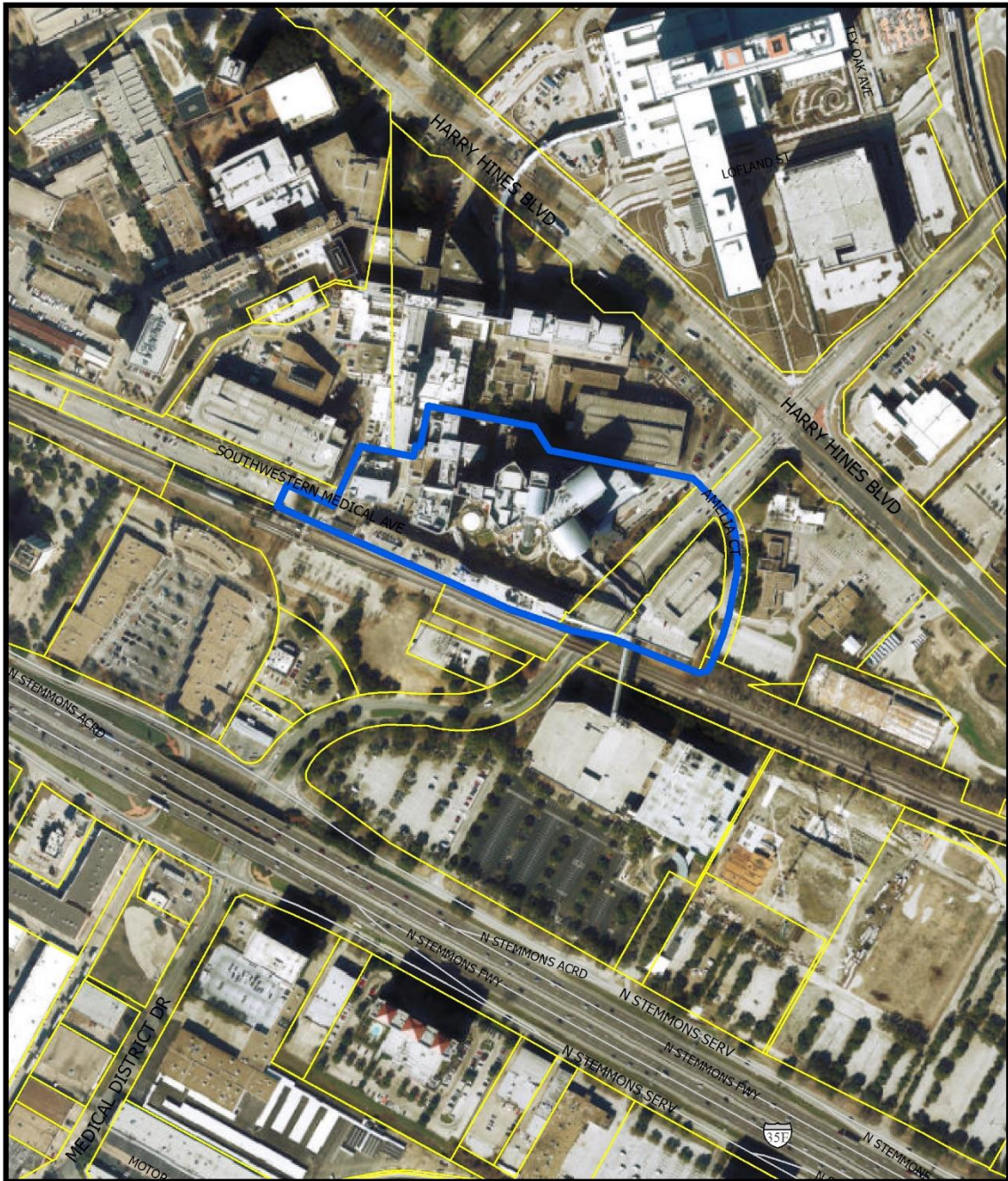
**CPC RECOMMENDED
SIGN ELEVATIONS
SKYBRIDGE C (WEST) - detail**



Medical District Drive



 1:8,400	<h2>VICINITY MAP</h2>	Case no: <u> Z189-247 </u> Date: <u> 7/16/2019 </u>
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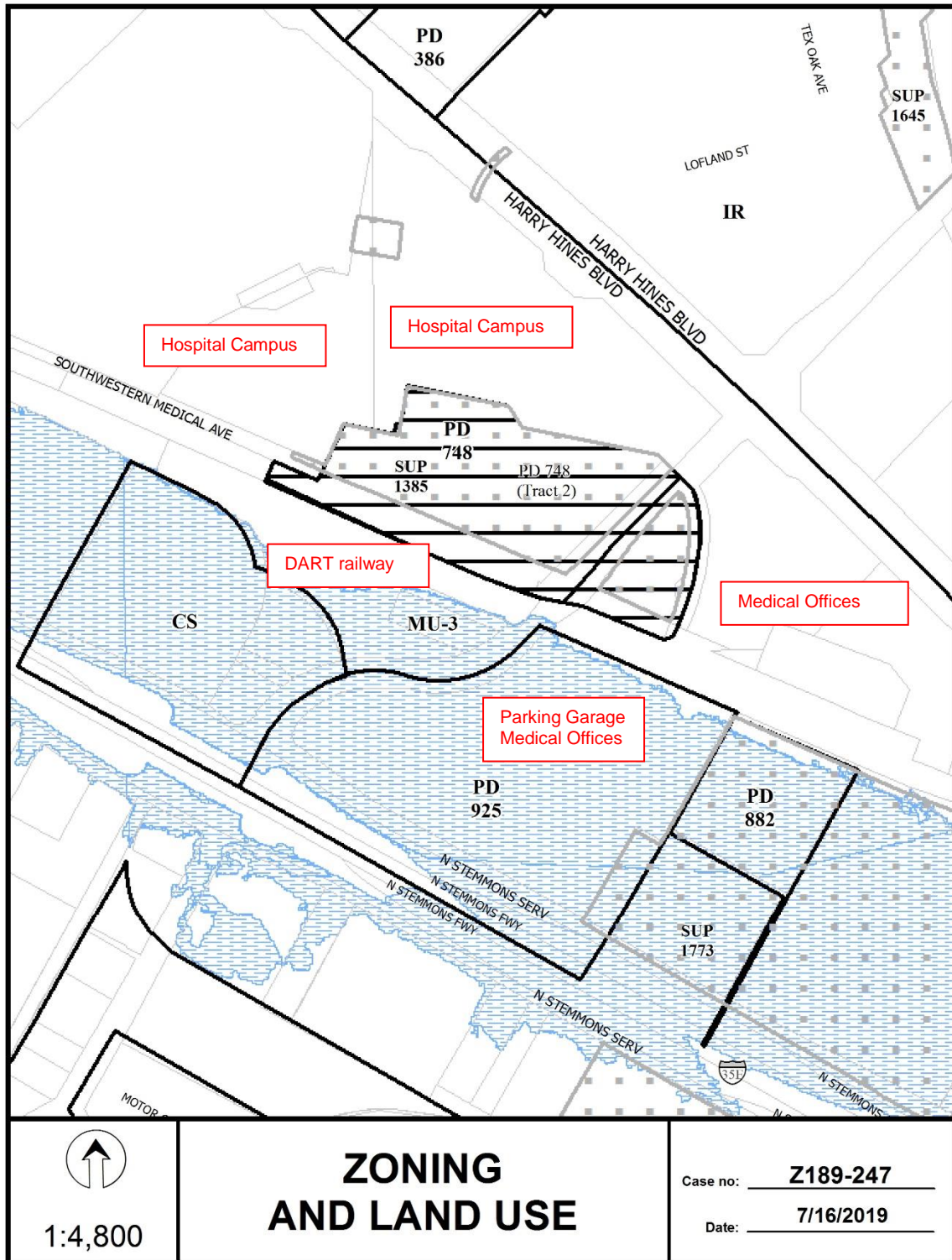


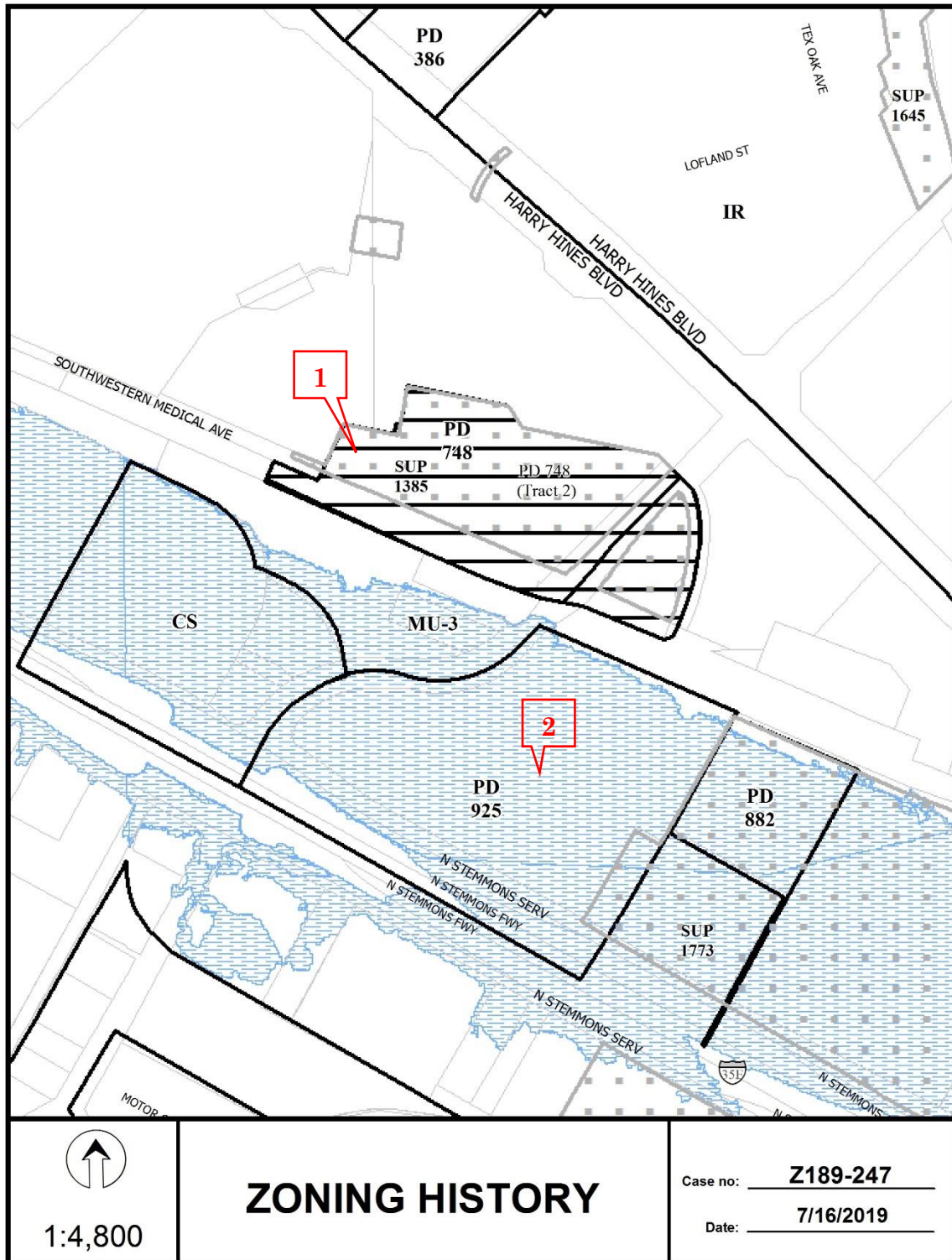
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AERIAL MAP

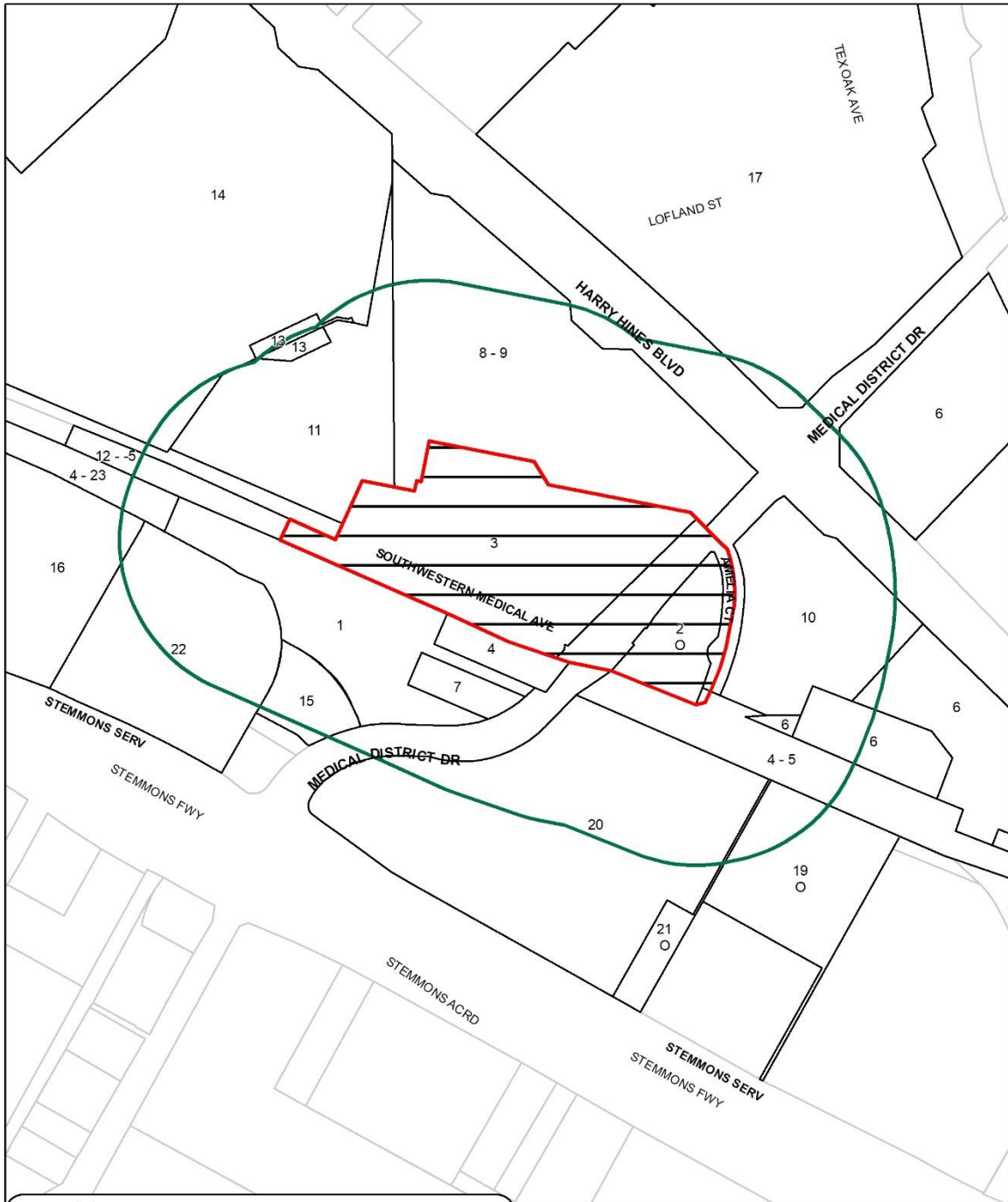
Case no: Z189-247

Date: 7/16/2019





CPC RESPONSES



<u>23</u>	Property Owners Notified (26 parcels)
<u>3</u>	Replies in Favor (3 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>9/19/2019</u>	Date

Z189-247
CPC



1:4,800

09/18/2019

Reply List of Property Owners

Z189-247

23 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1419 MEDICAL DISTRICT DR	DART & FT WORTH TRANSPORTATION AUTHORITY
O	2	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
	3	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
	4	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	5	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	6	4900 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT
	7	1443 MEDICAL DISTRICT DR	TEXAS UTILITIES ELEC CO
	8	5201 HARRY HINES BLVD	PARKLAND HOSPITAL
	9	5203 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT
	10	4801 HARRY HINES BLVD	PARKLAND HOSPITAL
	11	5222 SOUTHWESTERN MEDICAL AVE	DALLAS COUNTY HOSPITAL DISTRICT
	12	5222 SOUTHWESTERN MEDICAL AVE	DALLAS COUNTY HOSPITAL DISTRICT
	13	5300 HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM
	14	5401 HARRY HINES BLVD	TEXAS STATE OF
	15	1415 MEDICAL DISTRICT DR	MOORE DAVID J SR REVOCABLE TR
	16	2730 N STEMMONS FWY	2700 STEMMONS LP ETAL
	17	5134 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT

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09/18/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	18	1419 MEDICAL DISTRICT DR	DART & FT WORTH TRANSPORTATION AUTHORITY
O	19	2300 N STEMMONS FWY	CHILDRENS MEDICAL CTR OF DALLAS
	20	2350 N STEMMONS FWY	CHILDRENS MEDICAL CENTER OF DALLAS
O	21	2320 N STEMMONS FWY	CHILDRENS MEDICAL CENTER OF DALLAS
	22	2600 N STEMMONS FWY	POLLOCK REALTY CORP
	23	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH