

**FILE NUMBER:** Z245-113(MP) **DATE FILED:** November 7, 2024

**LOCATION:** Generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** 40.252 acres **CENSUS TRACT:** 48113000409

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**REPRESENTATIVE:** Tommy Mann, Winstead PC

**APPLICANT:** Pediatric Health Management Services

**OWNER:** Board of Regents of the University of Texas System

**REQUEST:** An application for an amendment to Planned Development District No. 1112.

**SUMMARY:** The purpose of the request is to allow for modified setback and height provisions within the existing development standards to develop the site with hospital uses.

**STAFF RECOMMENDATION:** Approval, subject to amended conditions.

**CPC RECOMMENDATION:** Approval, subject to amended conditions.

**Planned Development District No. 1112 Regulations:**

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

**Planned Development District No. 1112 Exhibit:**

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/1112A.pdf>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 1112.
- The proposed hospital use is permitted by right within the existing PD.
- At Permitting, the applicant identified minor conflicts between the approved PD's setback language and the proposed design. These changes are described in Development Standards section of this document.
- The applicant does not propose any changes to the existing conceptual plan.

**Zoning History:**

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

1. **Z201-201:** On August 11, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on the northwest side of the intersection of Empire Central and Forest Park Road.
2. **Z201-200:** On November 10, 2021, the City Council approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial/Research District on the northwest line of Empire Central, southwest of Mohawk Drive.
3. **Z201-288:** On December 8, 2021, the City Council approved an application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use located on the north line of West Mockingbird Lane, west of Maple Avenue.
4. **Z212-197:** On August 24, 2022, City Council approved an application for an amendment to Planned Development District 759, Subdistrict 1 to allow for a medical or scientific laboratory as a permitted use, located on the north corner of West Mockingbird Lane and Forest Park Boulevard.
5. **Z223-115:** On May 10, 2023, the City Council approved an application for an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District on the northwest line of Empire Central Drive, northeast of Harry Hines Boulevard.
6. **Z223-103** On August 9, 2023, City Council approved an application for an WMU-5 Walkable Urban Mixed-Use District on property zoned an IR Industrial/Research District on the southeast line of Empire Central Drive, northeast of Harry Hines Boulevard.
7. **Z223-276:** On March 27, 2024, City Council approved an application for an RR Regional Retail District on property zoned an MU-3 Mixed Use District on the south

line of West Mockingbird Lane, on the north line of Plantation Road, and east of Hawes Avenue.

8. **Z223-292:** On June 26, 2024, City Council approved an application for 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road; 2) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District on Forest Park Road, southeast of Treadway Street; and 3) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District and an MU-3 Mixed Use District on Harry Hines Boulevard, southeast of West Mockingbird Lane.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
Harry Hines Boulevard	Principal Arterial	130 feet
West Mockingbird Lane	Principal Arterial	100 feet
Treadway Street	Local Street	65 feet
Forest Park Road	Local Street	50 feet
Bomar Avenue	Local Street	50 feet

**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 ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant’s request. The request complies with the following land use goals and policies of the Comprehensive Plan:

## **ECONOMIC ELEMENT**

### **GOAL 2.1 PROMOTE BALANCED GROWTH**

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.2** Define urban character in downtown and urban cores.

### **Area Plan:**

#### **Stemmons Corridor – Southwestern Medical District Area Plan (2010)**

The comprehensive plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stresses the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous assets and opportunities including the Southwestern Medical District, DART light rail and Trinity Railway Express, Love Field Airport, the Victory Plaza and American Airlines Center area, stable single family neighborhoods, trails and connectivity potential, Market Center, the Design District, and the Trinity River Park.

The plan designates the area of request as part of a Medical Campus area. Medical campus is considered one of the Walkable / Mixed-Use areas by the plan. The plan defines this area as “predominately medical related offices and facilities”; however, the plan also describes a mix of land uses including residential and retail.

“A highly walkable mix of residential and mixed use developments accommodating medical district employees. Buildings will predominantly range in scale from 2 to 7 stories although a limited amount of downtown-scale high rise buildings will also be accommodated. Mid to high-density apartment and condominium development is encouraged within the Medical Campus Development block. Lower density single-family development is not envisioned within this area. Residential developments should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving. Additionally, this development block also

encourages retail and service uses, free standing or integrated within mixed use developments, to support area residents, the area workforce and district visitors.”

The plan also includes a table that describes the development vision of the area:

		Urban Residential Medium	Urban Residential Low	Urban Mixed-Use High	Urban Mixed-Use Medium	Medical Campus
<b>Land Use Range<sup>1</sup></b>	Residential	80% to 90%	90% to 95%	50% to 65%	55% to 70%	5% to 10%
	Retail or Service	5% to 10%	0% to 5%	15% to 25%	15% to 20%	10% to 15%
	Office or institutional	5% to 10%	0% to 5%	20% to 25%	20% to 25%	80% to 90%
	Industrial / other	0%	0%	0%	0%	5%
<b>Urban Design</b>	Building height <sup>2</sup>	2 to 7 stories	up to 3 stories	2 to 7 story residential, downtown heights in mixed use buildings	2 to 7 stories	typically 2 to 7 stories, some signature towers
	Density	Appropriate density, based on allowable building heights, is encouraged. Additional density consideration will be given to areas that: include accessible open space in their designs; use appropriate transitions to areas of lower development intensity, particularly those adjacent to residential uses; are designed to take advantage of transit stations, trails, or other mobility options in the area; and promote a pedestrian-oriented environment.				
	Building Treatment	Buildings in these districts incorporate architectural details to enhance the on-street experience. Examples include features to protect people from the elements such as awnings, arcades, or porticoes; visual amenities such as façade details and window shopping galleries; and public and semi-public spaces such as outdoor dining areas, courtyards, or small plazas.				
	Site Planning and Streetscape	Streets in the Walkable Mixed-Use areas have design elements to encourage walking such as on-street parking, wide sidewalks, and well-signalized crosswalks, bulb-outs at intersections, street trees, pedestrian-scale lighting, benches, and other street furniture. Large blocks have pathways incorporated to ensure convenient pedestrian access.				
	Parking	Design vision reduces front-facing off-street parking through on-street parking, parking to the rear of buildings, and parking contained within structures. Parking reductions encouraged through parking management and transit-oriented development.				

The existing PD remains consistent with the area plan and the proposed minor changes to the yard, lot, and space do not conflict with the plan.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	Planned Development No. 1112	Undeveloped
<b>Northwest</b>	MU-3 Mixed Use District, IR Industrial Research District	Medical clinics, surface parking
<b>Northeast</b>	MU-2 Mixed Use District, IR Industrial Research District	Detention area, multifamily, medical clinic

<b>Southeast</b>	MU-2 Mixed Use District, PD No. 909	Hospital
<b>Southwest</b>	MU-3 Mixed Use District	Hospital

**Land Use Compatibility:**

The area of request consists of a collection of individual lots totaling around 40 acres.

The property currently includes multiple undeveloped parcels, surface parking, and a utility plant associated with the existing hospital. Multiple streets run through the site, including Treadway Street and Forest Park Avenue.

Northeast of the site, there is a drainage area owned by the UT Southwestern System. East of the site, there is surface parking. Northwest of the site, there are two medical clinic or ambulatory surgical center uses. Southeast and southwest of this site are two hospitals. Across Mockingbird to the west, there is a surface parking lot.

The proposed hospital use would be consistent with surrounding uses in the area.

**Development Standards**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Unit Density in DUAC</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Existing PD 1112</u></b>	H.Hines: 40' Mockingbird: 30' Forest Park 20' No UFS on FP Bomar 15'  No max	MU-3 default: 0' 20' adj res	MU-3 default: No max	5.5	325'	80%
<b><u>Proposed Changes to PD</u></b>	H.Hines: 40' Mockingbird: 30' Forest Park <del>20'</del> 15' Bomar 15'  No UFS on FP or Bomar'  No max	MU-3 default: 0' 20' adj res	MU-3 default: No max	5.5	325'	80%

The proposed conditions only remove urban form setback from Bomar Avenue, and alter the Forest Park primary setback from 20 feet to 15 feet. This would allow structures on

both of these frontages to be located 15 feet from the property line along their entire height, rather than having additional setbacks above 45 feet in height. This is an improvement both for the walkability of the immediate area and for the flexibility of development on site. These constitute the only changes to the PD.

**Landscaping:**

The existing PD requires that landscaping be provided in accordance with Article X and the provisions of the PD.

One site tree per 6,000 square feet is required and street trees and may be necessary to achieve proper tree spacing given the large footprints of buildings on site. The applicant has also requested exemption from site tree requirements in the emergency vehicle parking areas. Some provisions of soil depth and volume have been excluded for plantings on structures or when utilities are underneath, due to the applicant's plan for significant underground structures as well as planting above garages.

According to the conditions, street buffer zones may increase in depth to 50 feet in order to plant along sidewalks when they are set back, which implies more landscaping area along certain frontages.

**Parking:**

The existing planned development district does not include minimum required parking.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The majority of the area of request is not located within an MVA area, but a small portion is currently within a "C" MVA area. Properties to the northeast are within an MVA "C" area.

## **List of Officers**

### Pediatric Health Management Services

- Christopher Madden, M.D., Co-Chair
- Lindsey Tyra, Co-Chair
- W.P. Andrew Lee, M.D.
- Tammy Webb, R.N.
- Marcia Schneider
- Robert Fries
- Holly Crawford

### Board of Regents University of Texas System

- Kevin P. Eltife (Chairman)
- Janiece Longoria (Vice Chairman)
- James C. "Rad" Weaver (Vice Chairman)



**CPC Action**

**January 23,2025**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development No. 1112, subject to amended conditions with the following change: In Section 109 (b)(3) amend to read, "Forest Park Boulevard. Minimum front yard is 15 feet. For a minimum of 40% if a building façade. No urban form setback is required.", generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road.

Maker: Hampton  
Second: Rubin  
Result: Carried: 15 to 0

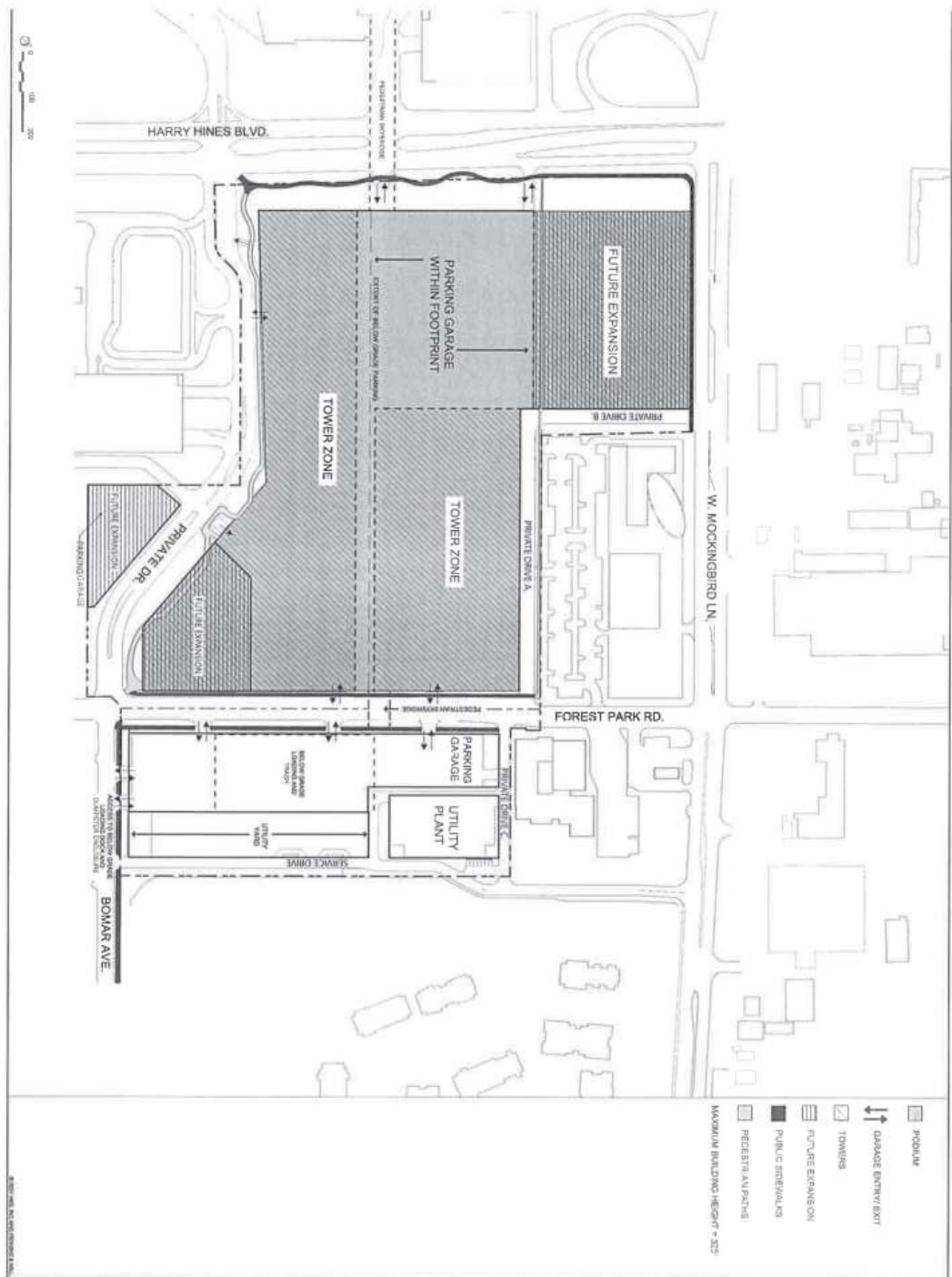
For: 15 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Nightengale,  
Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 16  
**Replies:** For: 0 Against: 0

**Speakers:** For: Tommy Mann, 500 Winstead Building, Dallas, TX 75201  
Against: None

**EXISTING PD NO. 1112 CONCEPTUAL PLAN  
(No changes)**



**HKS**  
 Perkins & Will

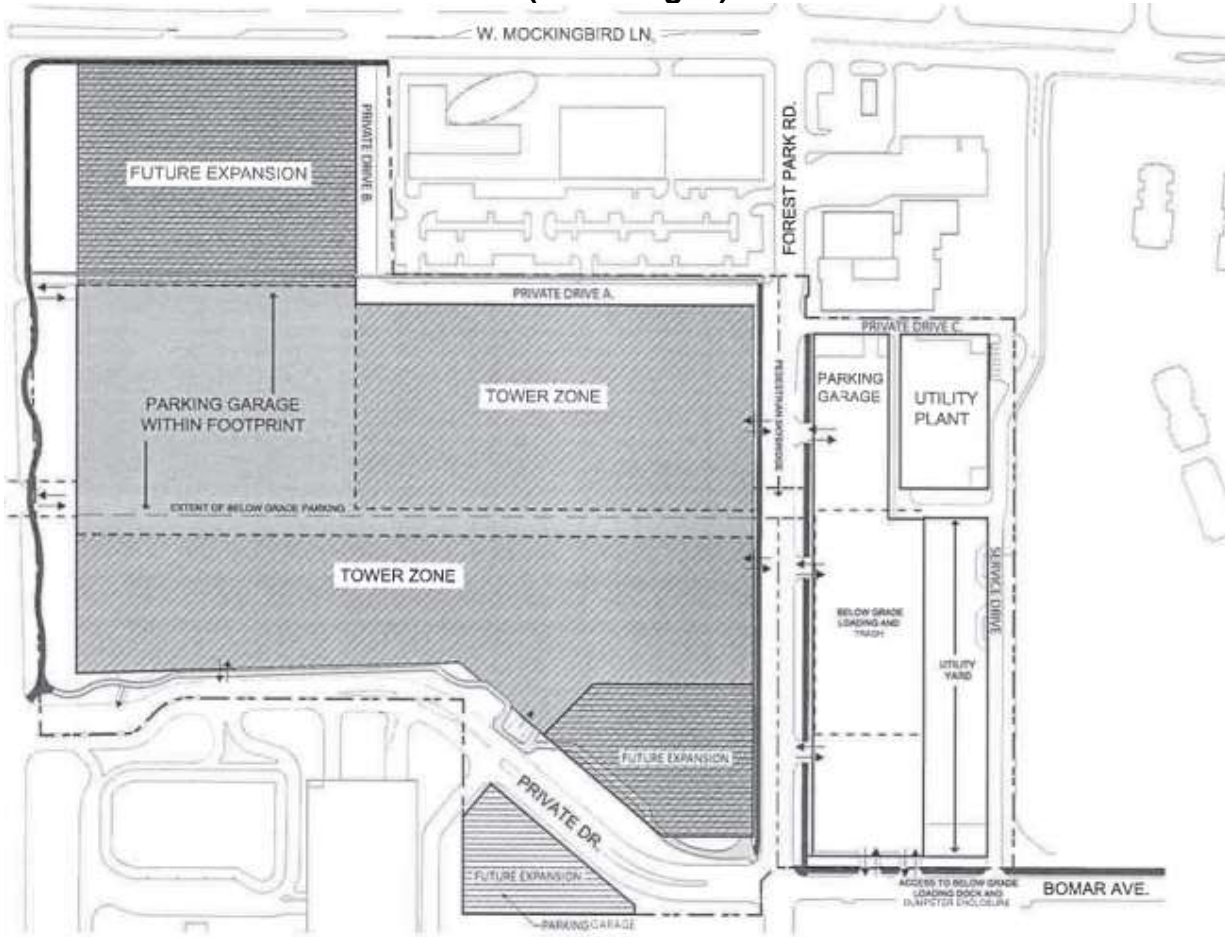
**PHMS New Pediatric Campus**  
 PROJECT ADDRESS

32772

240987

DATE: 11/11/2014  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO.: 1112  
 SHEET NO.: 1112-01  
 CONCEPT PLAN

**EXISTING PD NO 1112 CONCEPTUAL PLAN (ENLARGED)**  
**(No changes)**



**CPC RECOMMENDED CONDITIONS**  
ARTICLE 1112.

**PD 1112.**

**SEC. 51P-1112.101. LEGISLATIVE HISTORY.**

PD 1112 was established by Ordinance No. 32772, passed by the Dallas City Council on June 26, 2024. (Ord. 32772)

**SEC. 51P-1112.102. PROPERTY LOCATION AND SIZE.**

PD 1112 is established on property located at the southeast corner of Harry Hines Boulevard and Mockingbird Lane. The size of PD 1112 is approximately 40.252 acres. (Ord. 32772)

**SEC. 51P-1112.103. 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. 32772)

**SEC. 51P-1112.104. EXHIBITS.**

The following exhibit is incorporated into this article: Exhibit 1112A: conceptual plan. (Ord. 32772)

**SEC. 51P-1112.105. CONCEPTUAL PLAN**

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 1112A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) Changes to a conceptual plan may be approved by the city plan commission using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3). (Ord. 32772)

**SEC. 51P-1112.106. DEVELOPMENT PLAN.**

(a) Except as provided in this section, 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.

(b) A development plan is required for future expansion areas, as shown on the conceptual plan, except that no development plan is required to provide landscaping and pedestrian improvements in future expansion areas. (Ord. 32772)

**SEC. 51P-1112.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted 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.

(b) The following main uses are permitted by right:

Industrial uses.

- Medical/infectious waste incinerator

Institutional and community service uses.

- Hospital.

Transportation uses.

- Heliport.
- Helistop.

Utility and public service uses.

- Local utilities.
- Radio, television, or microwave tower. *[Must be located on the roof of buildings located in the tower zones as shown on the conceptual plan.]*
- Tower/antenna for cellular communication. *[Must be located on the roof of buildings located in the tower zones as shown on the conceptual plan.]*
- Utility or government installation other than listed. (Ord. 32772)

**SEC. 51P-1112.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 32772)

**SEC. 51P-1112.109. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(b) Front yard.

(1) Harry Hines Boulevard. Minimum front yard is 40 feet.

(2) Mockingbird Lane. Minimum front yard is 30 feet.

(3) Forest Park Boulevard. Minimum front yard is **2015** feet. **For a minimum of 40 percent of a building façade, minimum front yard is 20 feet.** No urban form setback is required.

(4) Bomar Avenue. **No urban form setback is required along Bomar Avenue.**

(5) Encroachments. **Portions of a building containing an elevator core, pedestrian pathway, entrance drive, canopy structures, mechanical airways,** and architectural elements may protrude into the front yard up to 12 feet.

(c) Side and rear yard. Tower spacing is not required for the portion of a building with a structure height greater than 45 feet.

(d) Floor area ratio. Maximum floor area ratio is 5.5.

(e) Height. Maximum structure height is 325 feet.

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

- (g) Lot size. No minimum lot size.
- (h) Stories. No maximum number of stories. (Ord. 32772)

**SEC. 51P-1112.110. URBAN DESIGN REQUIREMENTS.**

(a) Sidewalks and pedestrian pathways. Minimum unobstructed sidewalk width is eight feet. Except as provided along Harry Hines Boulevard, sidewalks must be located two to 15 feet from the back of curb with a buffer zone of at least five feet between the sidewalk and curb.

(1) Each street frontage must include a minimum of one pedestrian pathway directly connecting the sidewalk and the primary structure.

(A) Unobstructed pedestrian pathways must be provided that are at least six feet in width and lead to a primary entrance of each main building. For surface parking areas, paths must be provided such that no parking space is located more than 65 feet from a pedestrian pathway. Pedestrian pathways along internal private drives must be provided as shown on the conceptual plan. Unobstructed sidewalks located in the public right-of-way may count toward this pathway if they meet all of the criteria in this paragraph and there is a pedestrian connection from the parking area to the sidewalk every 130 feet along the sidewalk.

(B) When abutting parking spaces or driving surfaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the minimum unobstructed width.

(C) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(D) The pathway with the shortest distance between the primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the public sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

(2) Along Harry Hines Boulevard, sidewalks may meander up to 40 feet from the back of the curb between the intersection of driveways and the street in order to allow for the preservation of existing trees as determined by the city arborist and as necessary to accommodate area-wide improvements to the pedestrian environment along Harry Hines Boulevard.

(3) A minimum of two pedestrian crossings must be provided along a Forest Park Road a minimum of 250 feet apart.

(4) A pedestrian pathway with a minimum unobstructed width of six feet must be provided along the private drive shown on the conceptual plan (known as Paul Bass Way) for the purpose of providing a pedestrian connection from Forest Park Drive to Harry Hines Boulevard.

(5) A direct pedestrian connection must be provided to a sidewalk from all DART bus stops abutting the property.

(6) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas. At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(b) Pedestrian amenities. The following pedestrian amenities must be provided at a quantity of at least one per every 300 feet of public street frontage, excluding frontage within visibility triangles or driveways:

(1) bench (minimum of six linear feet), and

(2) trash receptacle.

(c) Architectural elements. At least one architectural element per facade, such as the following, must be provided at all public entry points (except for emergency rooms entrances) to a main building and along public right-of-way and internal drive frontages:

(1) Architecturally prominent public entrance;

(2) Canopy;

(3) Awning;

(4) Arcade;

(5) Portal;

(6) Cantilevered building above the entry point; or

(7) Similar architectural feature.

(d) Building articulation.

(1) In general. For buildings other than parking structures, street-facing facades must provide articulation with a minimum depth of two feet of variation within the vertical plane at least once for every 100 feet of facade length.



(2) Parking structures. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. All exterior parking structure facade openings must provide screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(e) Open space.

(1) At least 10 percent of each building site must be open space.

(2) One area with a minimum contiguous open space of 20,000 square feet must be provided at grade within the district and must be located adjacent to or connected to a public right of way. This open space may be used to fulfill the open space requirements for the building site on which it is located.

(3) A minimum of 50 percent of the open space must be unobstructed to the sky. Area covered by trees or tree canopies are considered unobstructed to the sky. Open space structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, and gazebos are permitted. Open space may not be driven or parked upon, except for emergency or maintenance vehicles.

(4) A maximum of 50 percent of the open space area may be paved areas or plazas.

(5) Trash receptacles must be provided within the open space.

(6) Open space areas must include items such as native plantings, permeable ground cover, trees, habitat areas for pollinating insects, sidewalks, pedestrian pathways, and similar improvements.

(f) Buffering. Except within a visibility triangle, where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface, the following buffering must be used:

(1) Landscaping plantings with a minimum height of 36 inches; or

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

(g) Screening of off-street loading spaces and service areas. Screening toward public right-of-way must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3), except that screening

around service areas for trash collection must be screened by a masonry wall with a solid gate.

(h) Lighting.

(1) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along internal pedestrian ways and public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(2) Parking structure lighting. Interior and exterior parking structure lighting must be oriented and designed to project light only onto the parking structure and not onto adjacent properties. (Ord. 32772)

**SEC. 51P-1112.109. OFF-STREET PARKING AND LOADING.**

- (a) No off-street parking is required for any main or accessory uses.
- (b) No more than 10 percent of a building site may be surface parking.
- (c) Surface parking is prohibited within the front setback within 30 feet of public streets. (Ord. 32772)

**SEC. 51P-1112.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 32772)

**SEC. 51P-1112.111. LANDSCAPING.**

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

(b) Project with a hospital use.

(1) For each large or medium tree installation, a minimum of 36 inches of soil depth and a combination of open soil area, covered soil area, and root paths for a minimum of 240 cubic feet of soil volume are required. Large or medium trees planted in less than 480 cubic feet of soil volume do not count as replacement trees for purposes of Division 51A-10.130.

(2) In order to accommodate significant infrastructural and utility upgrades without sacrificing the ability to plant trees, the arborist may waive the soil area, planting area, and tree location requirements of Section 51A-10.104(b), (c), and (h) as needed to satisfy minimum tree quantity requirements throughout Article X.

(3) The maximum depth of street buffer zones is 50 feet on arterials and community collectors to allow for flexibility where utilities and sidewalk meanders occur.

(4) Surface parking lots specifically designed for emergency vehicles are excluded from the interior zone requirements in Section 51A-10.125(b)(3)(B).

(5) One site tree is required per 6,000 square feet of the lot area. For the purpose of this paragraph, street trees are included in the calculation of minimum site trees.

(6) A solid fence, evergreen plantings, or a combination thereof of a height sufficient to screen utility equipment must be located between the northeast property line and the portion of the property containing the utility yard and utility plant shown on the conceptual plan.

(c) Maintenance. All plant materials must be maintained in a healthy, growing condition. (Ord. 32772)

**SEC. 51P-1112.112. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 32772)

**SEC. 51P-1112.113. ADDITIONAL PROVISIONS.**

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

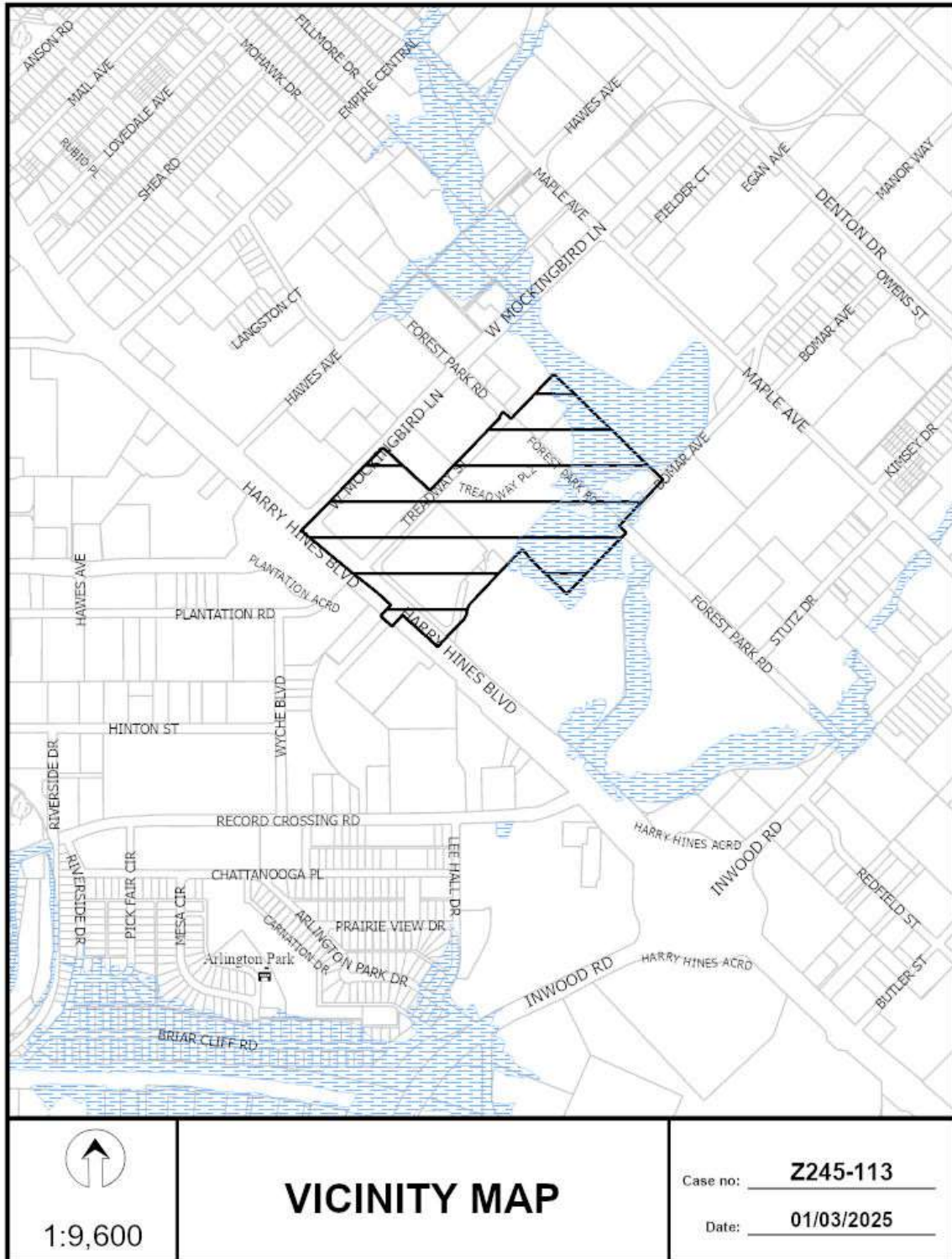
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 32772)

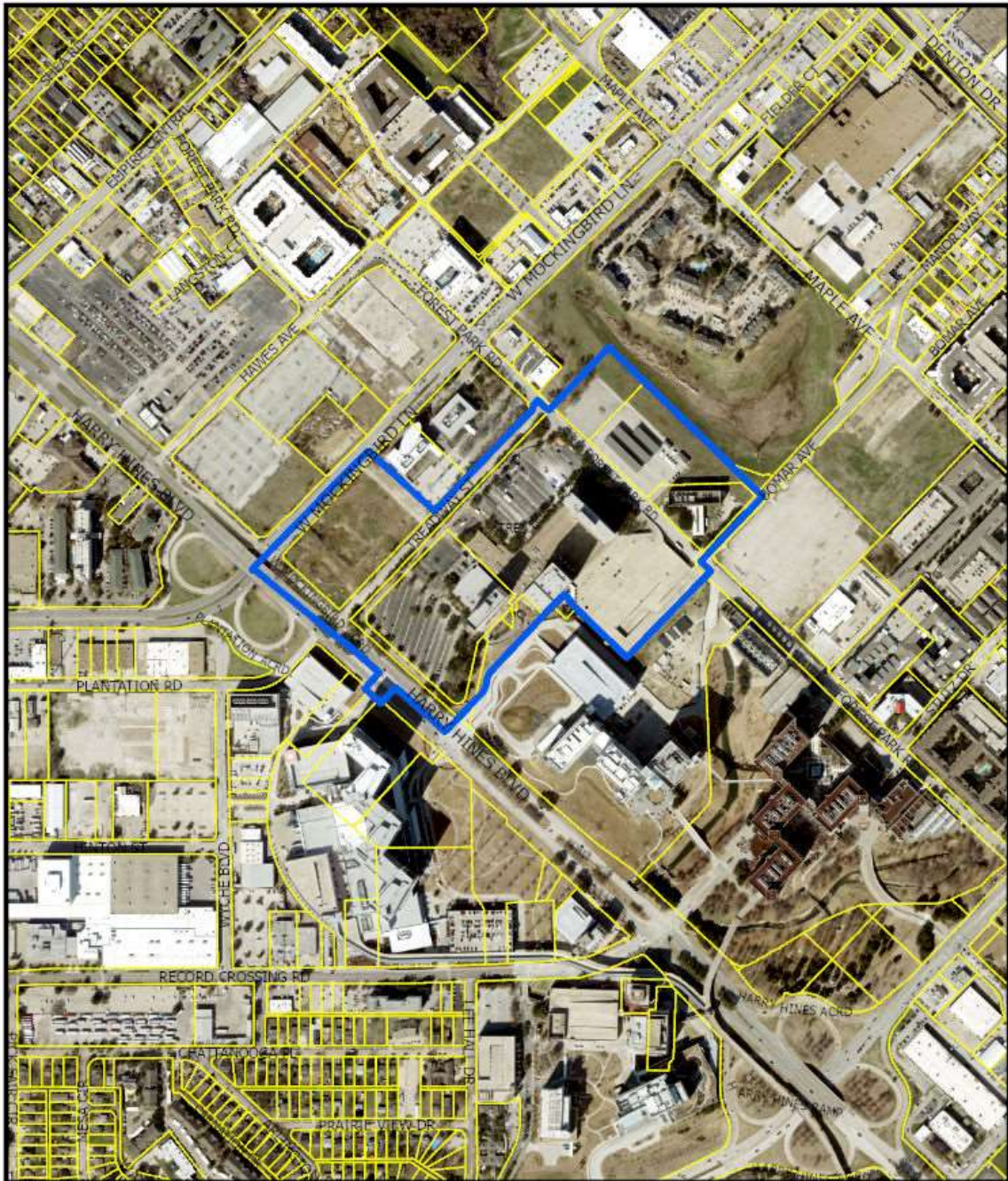
**SEC. 51P-1112.114. COMPLIANCE WITH CONDITIONS.**

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

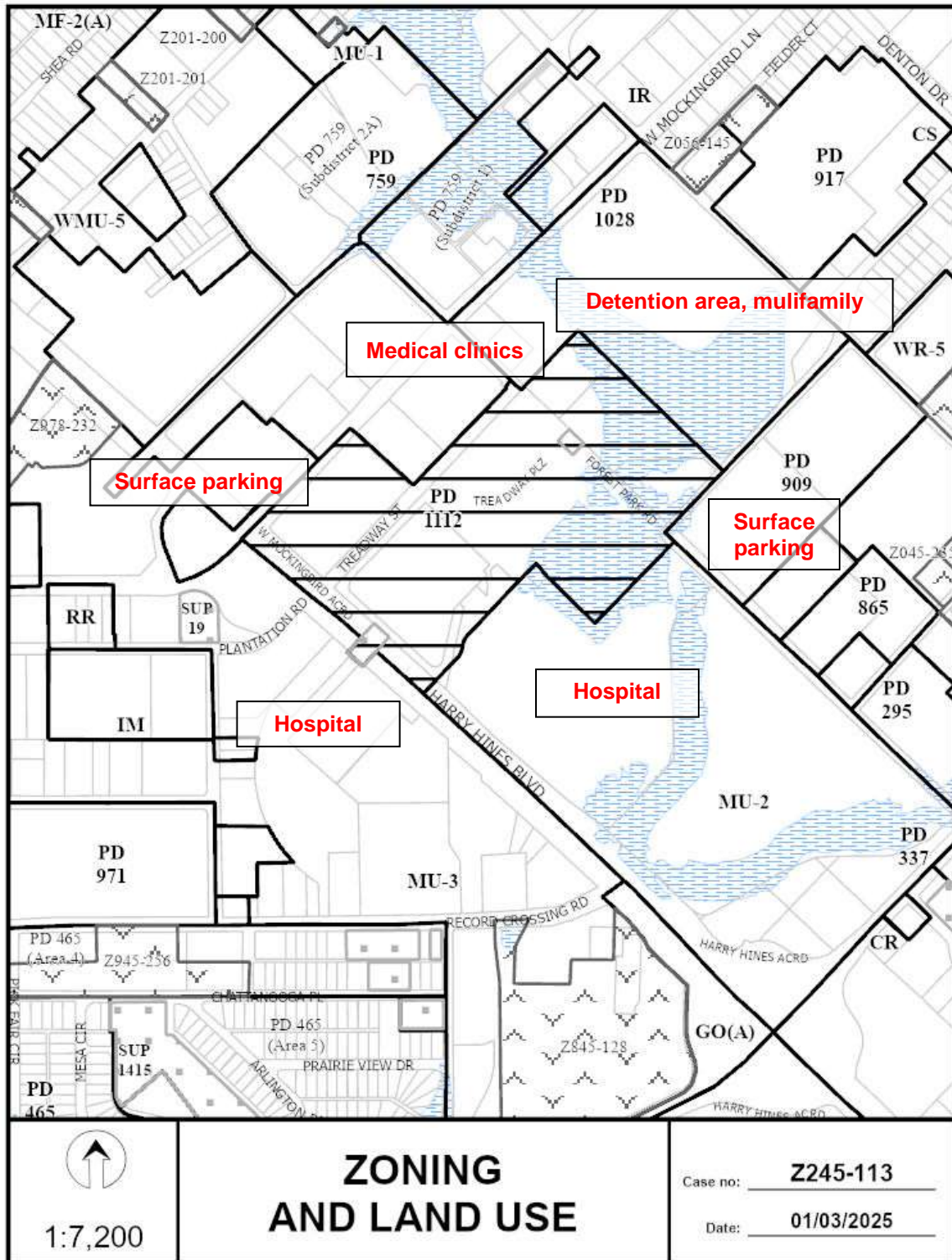
Z245-113(MP)

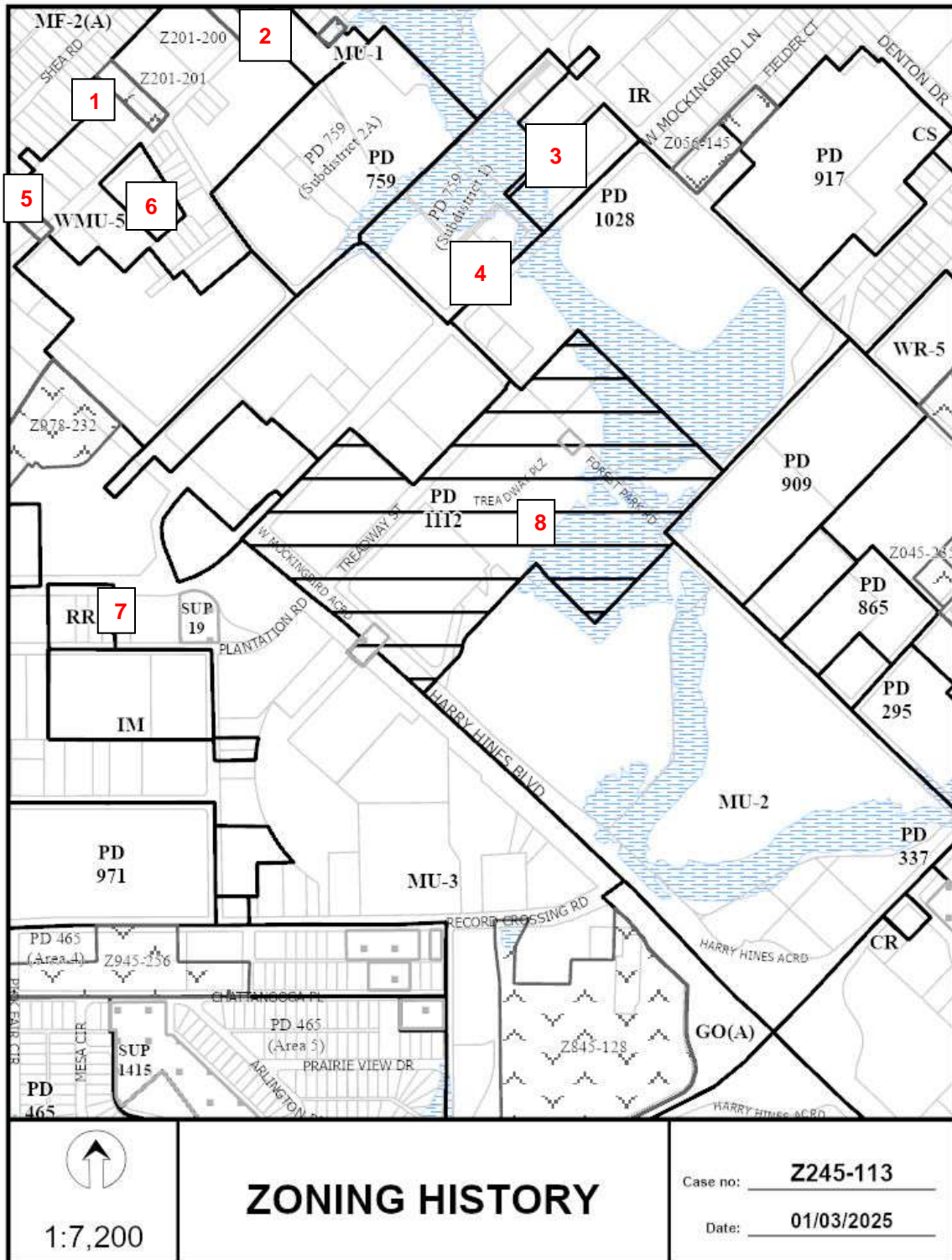
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 32772)



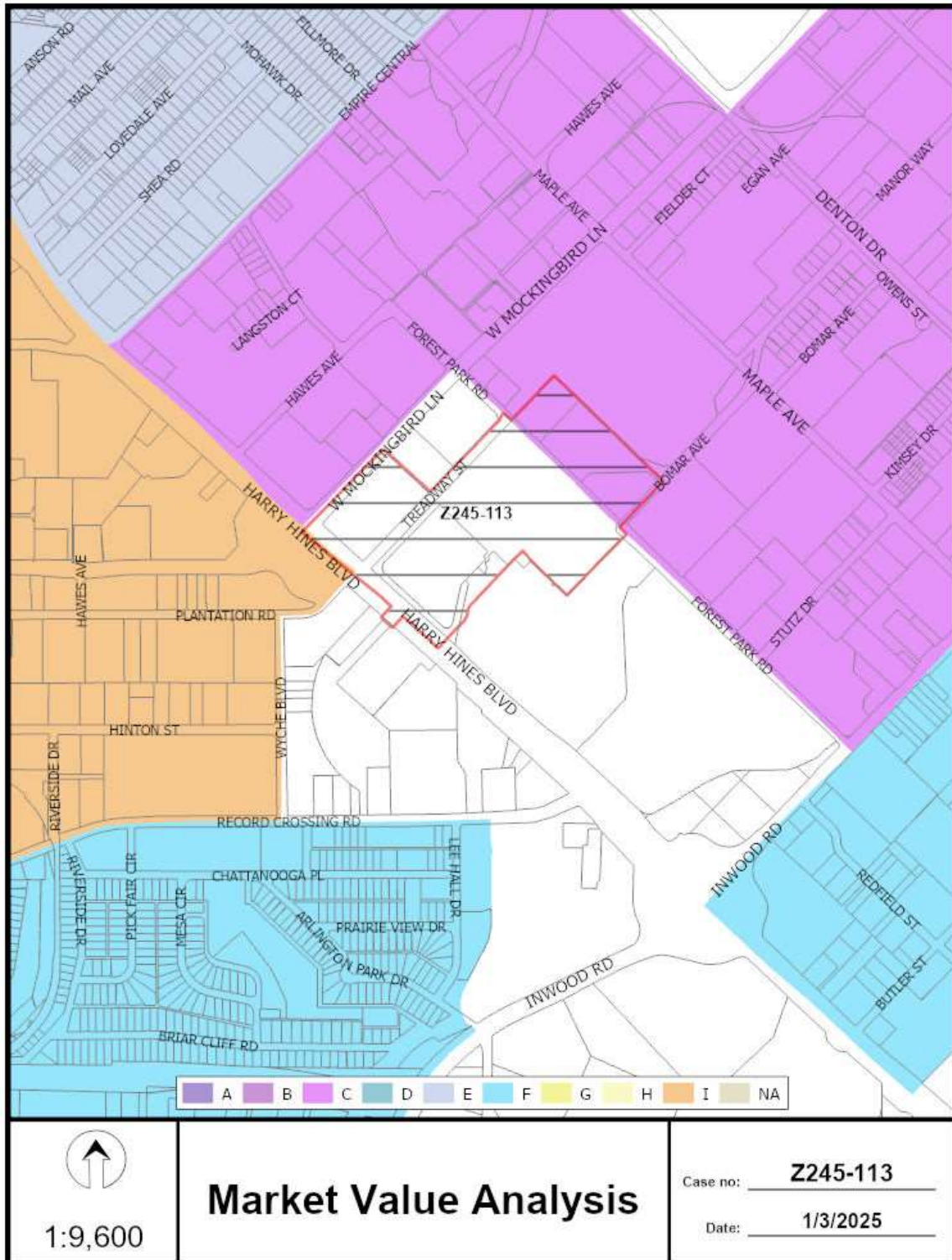


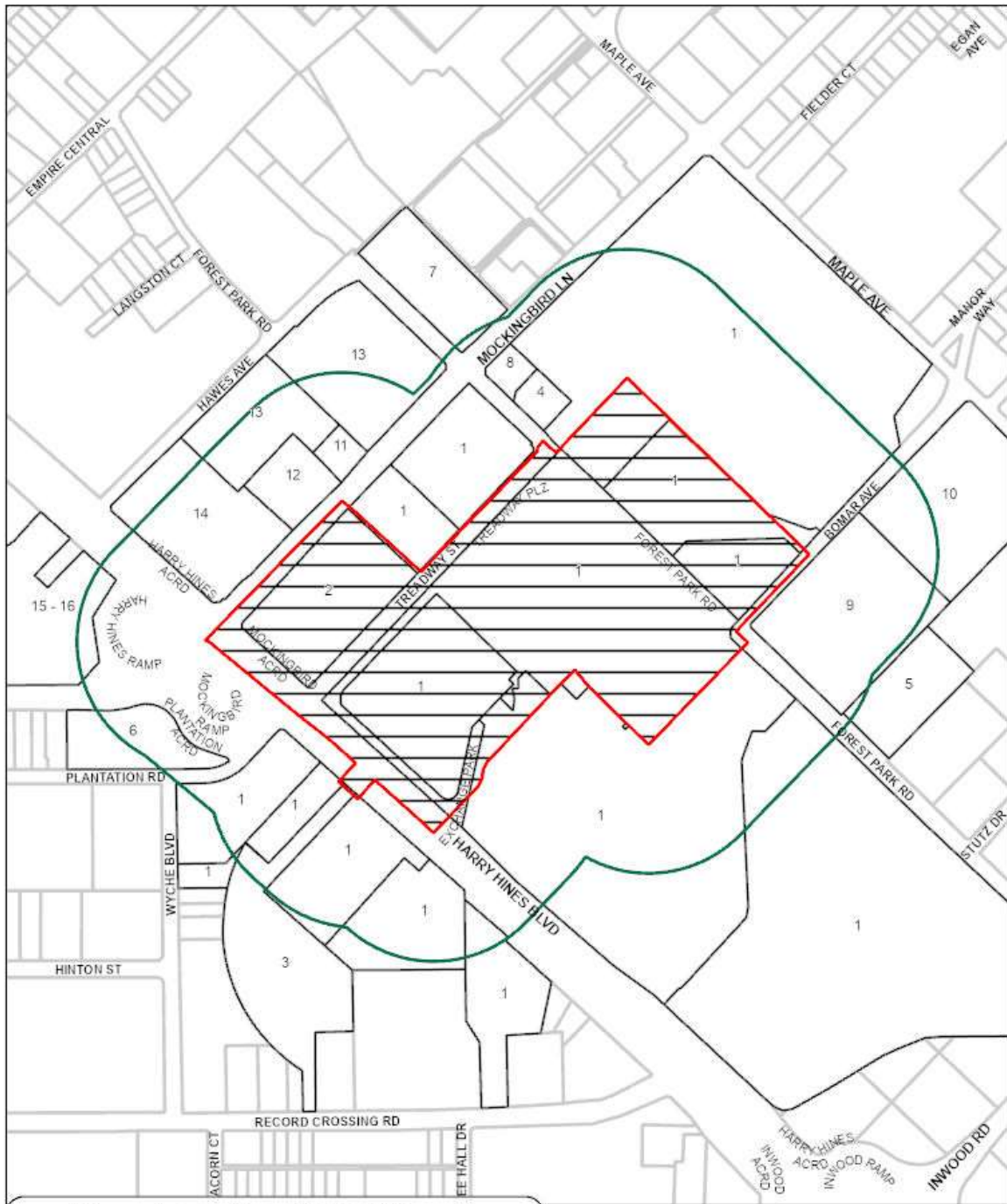
 1:7,200	<h2>AERIAL MAP</h2>	Case no: <u>      Z245-113      </u> Date: <u>      01/03/2025      </u>
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<b>16</b>	Property Owners Notified (30 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>500'</b>	Area of Notification
<b>1/23/2025</b>	Date

**Z245-113**  
**CPC**



1:6,000

01/22/2025

## *Reply List of Property Owners*

**Z245-113**

*16 Property Owners Notified      0 Property Owners in Favor      0 Property Owners Opposed*

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6222 FOREST PARK RD	BOARD OF REG OF UNIV OF TX SYSTEM
	2	2122 W MOCKINGBIRD LN	BOARD OF REGENTS OF THE
	3	6333 HARRY HINES BLVD	BOARD OF REG OF UNIV OF TX SYSTEM
	4	6516 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY
	5	6010 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY
	6	1900 W MOCKINGBIRD LN	BURNETT BROTHERS TRUST
	7	2333 W MOCKINGBIRD LN	M&M HOTEL VENTURE LLC
	8	2304 W MOCKINGBIRD LN	BRIGHT SEA INVESTMENTS LLC
	9	2400 BOMAR AVE	BOARD OF REGENTS OF THE
	10	6114 FOREST PARK RD	VICEROY MAPLE LP
	11	2121 W MOCKINGBIRD LN	MESQUITE CREEK
	12	2111 W MOCKINGBIRD LN	2111 W MOCKINGBIRD LANE
	13	2221 W MOCKINGBIRD LN	HARRY HINES HOLDING LLC
	14	6720 HARRY HINES BLVD	HARRY HINES HOLDINGS LLC
	15	1893 W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE
	16	1893 W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE