

FILE NUMBER: Z245-167(MB) / Z-25-000017

DATE FILED: March 3, 2025

LOCATION: South corner of Oak Lawn Avenue and North Stemmons Freeway

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 3.692 acres

CENSUS TRACT: 48113000706

REPRESENTATIVE: Victoria Morris

OWNER/APPLICANT: DDD Portfolio Holdings LLC, DDD Oak Lawn Holdings LLC

REQUEST: An application for an amendment to an expansion of Subdistrict 1G on property zoned Subdistricts 1 and 1G within Planned Development District No. 621.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to floor area ratio, height, parking, and landscaping.

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

CPC RECOMMENDATION: Approval, subject to a revised development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistricts 1 and 1G within Planned Development District 621.
- The request site is approximately 3.692 acres in size.
- The applicant intends to develop a mixed-use site with multifamily, retail, and other uses in a high-rise configuration.
- To build to the desired plan, the applicant requests modifications to Subdistrict 1G and an expansion of Subdistrict 1G to include all of the subject site.
- The PD includes design standards for Subdistrict 1G as well as requirements for floor plate sizes and tower spacing in order to build to the desired height.
- Staff's recommended conditions pertain to the following:
 - Alignment of parking requirements with updated Dallas Development Code which furthers the stated purpose of Subdistricts 1 and 1G;
 - Alignment of mixed-income housing with Housing Department recommendations;
 - Clarification for permitting staff with regards to parking structure screening;
 - Clarification of provided exhibits; the applicant's proposed development plan is not detailed enough to be considered a development plan, and should instead be labeled and treated as a conceptual plan. Applicant will re-plat the site in accordance with any adopted changes to the subdistrict.
- On September 18, 2025, CPC recommended approval, subject to a revised development plan and changes to conditions.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Oak Lawn Avenue	Principal Arterial	100 feet
North Stemmons Freeway	Interstate highway	-

Transit Access:

The area of request is close to both the DART Victory Station and DART Market Center Station, although it is outside of the half-mile TOD parking reduction area.

DART Rail: Green, Orange

DART Bus: Route 230

Trinity Railway Express (Victory Station)

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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According 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.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Mixed-use is a primary land use in the Community Mixed-Use placetype. The area in general is a mix of uses, including various types of retail and low-intensity commercial services, as well as residential uses and lodging. While the Community Mixed-Use placetype generally calls for mid-rise buildings, staff notes that the area has been developed with various high-rise buildings. The adjacency to a major interstate highway and a principal arterial also makes this site more appropriate for a high-rise compared to a site that would be further in to the neighborhood.

Placetype Summary

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

Subject Property Placetype: Community Mixed-Use

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.



Land Use:

	Zoning	Land Use
Site	PD 621 Subdistricts 1, 1G	Restaurant, office showroom / warehouse, personal service
North	MU-3 Mixed Use, PD 193 I-2	Interstate highway

South	PD 621 Subdistrict 1	Office showroom / warehouse, furniture store
East	PD 621 Subdistricts 1, 1F	Vehicle display, sales, service
West	PD 621 Subdistrict 1	Furniture store, restaurant, multifamily

Land Use Compatibility:

The area of request is currently developed with a mix of retail and commercial uses, including restaurants and office showrooms / warehouses. The surrounding area is a mix of similar uses, and additionally includes residential and lodging uses, primarily in mid- to high-rise formats.

The proposed PD conditions can be summarized into two components: the allowable uses and the design and development standards. The proposed allowable uses largely mirror the existing uses, with the addition of allowing a microbrewery, microdistillery, or winery by-right in the expanded Subdistrict 1G. This use is already allowed by-right in Subdistrict 1I, and all other alcoholic beverage establishments would require a Specific Use Permit (SUP).

The design and development standards provide several enhancements that make a high-rise structure more compatible with the surrounding area. In order to build to the desired height, the development must meet various requirements that reduce building massing and improve the pedestrian realm. Floor plates above 95 feet in height are generally limited to 25,000 square feet or less; towers above a certain height must be separated; trail connections or a fee-in-lieu to the open space fund must be provided.

As such, staff finds that the request is compatible with the surrounding land uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing: Subdistrict 1 and 1G</u>	No min.	No min.	No max density	Sub 1: 4.0 Sub 1G: 245,678 sqft floor area	Sub 1: 150 feet Sub 1G: 300 feet ¹	100% max.
<u>Proposed Subdistrict 1G</u>	No min.	No min.	No max density	4.5 – 8.0 FAR ²	400 feet ¹	100% max.

1: Height conditioned on various height bonuses.

2: Base maximum FAR is 4.5; may increase to 8.0 if structure contains multifamily use with minimum 150 dwelling units, 10,000 square feet of floor area for retail and personal service, 7,000 of which must be at ground level.

The proposed changes to the development standards involve expanding Subdistrict 1G and primarily modifying the height bonuses that are required in order to attain the maximum building height of 400 feet. The height bonuses changed for Subdistrict 1G are as follows:

- Site must have at least two towers greater than 85 feet in height; portion above 95 feet must generally have a floor plate of 25,000 square feet or less; portion above 95 feet must be separated by a minimum of 50 feet
- 70 percent of ground-level parking structure façade must be concealed by other uses
- Public art or water features must be at ground level or in a publicly accessible area
- Providing publicly accessible open space
- Connection to a public trail or fee-in-lieu
- Mixed-income housing (applicant requests 5% at 81-100 percent AMFI, staff recommends 61-80% AMFI based on housing department guidelines)
- Mature tree planting

Design Standards

The proposed PD includes the following design standards:

- Portions of towers above 95 feet in height must be separated by at least 50 feet, and floor plates are limited to no more than 25,000 square feet
- Residential tower must have longer tower dimension at least one-and-a-quarter times longer than the shorter tower dimension
- Non-residential tower must utilize articulation for façade above 95 feet in height
- Street-level parking structure façade must be screened in a manner architecturally compatible with the main structure
- Site must provide connectivity to the Trinity Strand Trail; if this is not possible, then a fee-in-lieu contribution is required
- Site must provide publicly accessible open space

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians. The floor plate and tower separation standards in particular reduce building massing and the amount of shadow that would be cast by a contiguous structure.

Landscaping:

Landscaping must be provided in accordance with existing PD 621 standards. The proposed amendment provides an exception from street tree plantings if utility easements cause a conflict; parking lot buffers are not required if the parking lot is screened in accordance with the proposed design standards.

Parking:

The proposed conditions largely follow the existing PD 621 standards, which refer to the standard Dallas Development Code parking regulations with modifications for certain uses. The amendment has the following changes:

- For multifamily, one space per dwelling unit is required. A minimum of 15% of the required parking must be provided as guest parking.
- For offices, one space per 500 square feet of floor area.
- For restaurants, one space per 200 square feet of floor area.

Staff recommends that Subdistrict 1G follow the requirements of the Dallas Development Code. Compared to the applicant's requested deviations from PD 621:

- Multifamily would be parked based on total dwelling units; at 200+ dwelling units, one space per dwelling unit is required, and 15% must be provided as guest parking.
- Offices would not have any parking minimum.
- Restaurants would have no minimum for the first 2,500 square feet of building, thereafter 1 space per 200 square feet of floor area above 2,500 square feet.

Following the Dallas Development Code would provide flexibility for the development both now and in the future as the city's parking code is updated to reflect the needs of the city. This recommendation also aligns with the original purpose statements for Subdistricts 1 and 1G, which are intended to be transit-oriented mixed-use subdistricts which minimize vehicular travel.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an "F" MVA area

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List of Officers

DDD Investors Holdings

Vipin Nambiar - Manager

CPC Action
September 18, 2025

Motion: It was moved to recommend **approval** of an amendment to and expansion of Subdistrict 1G, subject to a revised development plan and applicant's recommended conditions with the following changes: 1) In Sec 51P-621.109 (a) (5.1) (B) (iv) (aa) Strike the phrase "in a manner that is architecturally compatible with the main building."; 2) In Sec 51P-621.109 (a) (5.1) (L) (i) follow staff's recommendation of 61-80%., on property zoned Subdistricts 1 and 1G within Planned Development District 621, on the south corner of Oak Lawn Avenue and North Stemmons Freeway.

Maker: Carpenter
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 23
Replies: For: 5 Against: 0

Speakers: For: Vipin Nambiar, 1807 Ross Ave., Dallas, TX, 75201
Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201
Against: None

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 424.3103 acres. (Ord. Nos. 25013; 25560; 27006; 29127; 31235)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into 13 subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3 are transit oriented, mixed-use zoning districts for the development of combinations of medium to high density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, 1I, 1J, and 3 retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235; 32135)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) **ANTIQUÉ SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(4) **BEER OR WINE MANUFACTURING** means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(5) **BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY** means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(6) **CANOPY TREE** means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(7) **DUMPSTER** means a movable container holding two cubic yards or more of garbage.

(8) **FACADE** means any separate face of a building that is visible from a street, alley, or railbed.

(8.1) **INDOOR ATHLETIC AND ENTERTAINMENT CENTER** means, within Subdistrict 3, an establishment with separate suites dedicated for athletic competition, training, and games of skill within private rooms. Other forms of indoor entertainment or games are also permitted in conjunction with this use as an accessory use. Sale and consumption of food and beverages is permitted on the premises and may be prepared and served as an accessory use.

(8.2) LANDSCAPE TERRACE means an outdoor space lying upon a portion of the building's roof, that contains landscaping, vegetated pots, plantings, hardscape, or pavers. The landscape terrace may contain amenity areas, decks, pavers, furniture, pool or pool amenities, shade structures and associated structures or fixtures. A portion of the landscape terrace, not to exceed 25 percent of the total landscape terrace area, with indoor amenities, such as a gym or conference room, may be enclosed.

(8.3) LEGACY BUILDING means a building constructed on or before 1963 that:

- (A) contains a hotel or motel use; and
- (B) is individually listed in the National Register of Historic Places.

(8.4[3]) LEGACY BUILDING MIXED-USE PROJECT means a project containing more than two uses developed as a single project that includes at least one use in a legacy building.

(9) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(10) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(11) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labeled Exhibit 621C.

(12) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

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

(13.1) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

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

(15) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(16) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(17) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(18) SPORTS PRACTICE FACILITY means a private recreation center, club, or area that includes a combination of the following: two full basketball courts, locker rooms, plunge pools, weight room and training area, a lounge area, and offices for staff.

(19) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(20) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(21) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(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 special purpose district is considered to be a mixed use zoning district.

(d) 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 *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

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

(4) 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, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” 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, “Development Impact Review.”) (Ord. Nos. 25013; 25560; 28231; 30347; 31235; 32135)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation.
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.
- (11) Exhibit 621K: Development Plan [~~Tower Diagram~~] for Subdistrict 1G.
- (12) Exhibit 621L: Tower Diagram for Subdistrict 1J.
- (13) Exhibit 621M: Development Plan for Subdistrict 3.
- (14) Exhibit 621N: Landscape Plan for Subdistrict 3. (Ord. Nos. 28231; 30040; 30041; 30042; 31235; 32135)

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, 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) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required.

(c) Except as provided in this subsection, development and use of the Property in Subdistrict 1G must comply with the development plan for Subdistrict 1G (Exhibit 621K).

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

(2) If there is a conflict between the text of this article and the development plan for Subdistrict 1G, the text of this article controls.

(d) Development and use of the Property in Subdistrict 3 must comply with the development plan for Subdistrict 3 (Exhibit 621M). If there is a conflict between the text of this article and the development plan for Subdistrict 3, the text of this article controls. (Ord. Nos. 25013; 25560; 32135)

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.

- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Labor hall. *[SUP]*
- Machine or welding shop. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. *[Limited to Subdistricts 1C, 1D, and 1I.]*
- Industrial (inside) for light manufacturing.
- Industrial (inside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convent or monastery.
- Halfway house. *[SUP]*
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school other than open-enrollment charter school. *[SUP]*
- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

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

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.

- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area. *[See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house. *[SUP]*
 - Duplex.
 - Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
 - Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
 - Multifamily.
 - Retirement housing. *[SUP]*
 - Single family.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. *[Allowed by right in Subdistrict IJ. SUP required in all other subdistricts, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistricts **IG and** II. See Section 51A-4.210(b)(4).]*
 - Ambulance service. *[RAR]*
 - Animal shelter or clinic without outside run. *[RAR]*
 - Animal shelter or clinic with outside run. *[SUP]*
 - Antique shop.
 - Art gallery.
 - Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
 - Auto service center. *[SUP]*
 - Billiard hall. *[SUP]*
 - Bingo parlor. *[SUP]*
 - Business school.

- Car wash. *[SUP]*
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict II, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*
- Commercial parking lot or garage.
- 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.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Indoor athletic and entertainment center *[Subdistrict 3 only by SUP only]*
- Liquor store.
- Massage establishment. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses.
- Piercing salon. *[SUP]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Tattoo studio. *[SUP]*
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict II. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict II.]*
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [RAR]
- Mini-warehouse. [SUP, except with RAR only if all on-site circulation is internal to the structure.]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of -- Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Trade center.
- Warehouse.

(b) Subdistrict 2.

Omitted for Brevity

SEC. 51P-621.107. ACCESSORY USES.

Omitted for Brevity

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

Omitted for Brevity

SEC. 51P-621.109. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3.

(1) Front yard. No minimum front yard.

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

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, 1D, and 3, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150 guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135 dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive-through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses,

an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area ratio is 4.5 [245,678 square feet].

(i) [Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units;
and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(22) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area ratio may be increased to 8.0 [450,000 square feet] if a structure contains a multifamily use with a minimum of 150 dwelling units and a minimum of 10,000 square feet of floor area for retail and personal service uses are provided, a minimum of which 7,000 square feet of floor area must be located at ground level.

(aa) If a restaurant without drive-in or drive-through service is located at street level as part of the 10,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face Oak Lawn Avenue or an internal drive.

(bb) An outside seating area does not count toward the minimum 10,000 square feet of floor area requirement for retail and personal service or office showroom/warehouse uses.

(ii) A minimum of 70 percent of the lot width (excluding areas for vehicular ingress or egress and visibility triangles) along Oak Lawn Avenue must contain a building facade within 25 feet of the back of the projected sidewalk.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Hi Line Drive does not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Hi Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publicly accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive has a minimum unobstructed width of eight feet.

(G) Except as provided in this subparagraph, in Subdistrict 1I, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for mixed-uses if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Inspiration Drive does not exceed a maximum of 20 linear feet.

(ii) A minimum of 70 percent of the lot width along Inspiration Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Inspiration Drive has one or more of the following:

(aa) if a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of at least 500 square feet, for all restaurants combined, is provided and faces a Property line other than the one along Stemmons Freeway;

(bb) residential units with direct street level access to the sidewalk;

(cc) for the portion of the structure that contains a non-residential use, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(dd) a publicly accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(H) Except as provided in this subparagraph, in Subdistrict 1J, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for a legacy building mixed-use project when all the following provisions are met:

(i) The legacy building mixed-use project contains a multifamily use.

(ii) A minimum of 70 percent of the lot width along Slocum Street contains a building facade within 20 feet of the property line.

(iii) The legacy building mixed-use project includes a minimum of 5,700 square feet of retail and personal service uses located on the ground floor.

(aa) If a restaurant without drive-in or drive-through service is located on the ground floor, an outside seating area of at least 500 square feet, for all restaurants combined, must be provided and must face a public right-of-way.

(bb) An outside seating area does not count toward the minimum 5,700 square feet of floor area requirement for retail and personal service uses.

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(C) In Subdistrict 1G, mechanical equipment, elevator overrides, mechanical penthouses, parapet walls, and related equipment and structures may extend an additional 25 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, 1D, and 3, a maximum building height of 300 feet for Subdistricts 1E, 1F, ~~1G,~~ and 1H, a maximum building height of 350 feet for Subdistrict 1I, and a maximum building height of 400 feet for Subdistricts 1G and 1J. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) ~~or (ii)~~ to receive a height bonus. In Subdistrict 1G, the maximum height for a tower containing residential uses, including any height bonuses, is limited to 300 feet, unless the tower containing residential uses achieves the height bonus in Section 51P-621.109(a)(5.1)(L), in which case additional height bonuses may be utilized to achieve a maximum height of 400 feet. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus. In Subdistrict 1I, once the following height bonuses are used to reach a building height of 350 feet, a structure may be built to any legal height allowed by the Federal Aviation Administration. In Subdistrict 1J, the development must include the rehabilitation and adaptive reuse of a legacy building to receive a height bonus. In this paragraph, REHABILITATION means the process of returning a building to a state of utility in accordance with the United States Department of the Interior guidelines, as stated in the Secretary of the Interior's Standards for Rehabilitation.

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. ~~See Exhibit 621K for Subdistrict 1G.~~ See Exhibit 621L for Subdistrict 1H. See Exhibit 621L for Subdistrict 1J):

(i) in Subdistricts 1A, 1D, and 3:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) In Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) In Subdistrict[s] 1E ~~and 1G~~:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621I (for Subdistrict 1E) [~~or Exhibit 621K (for Subdistrict 1G)~~]; and

(cc) the longer tower dimensions is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) in Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J; and

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) in Subdistrict 1G:

(aa) the subdistrict consists of at least two towers that exceed 85 feet in height;

(bb) the portion of each tower above 95 feet in height and a landscape terrace above 115 feet in height has a floor plate of 25,000 square feet or less;

(cc) the portion of each tower above 95 feet in height and a landscape terrace above 115 feet in height is separated by a minimum of 50 feet;

(dd) for a tower containing a residential use, the longer tower dimension is at least one-and-a-quarter times longer than the shorter tower dimension (tower dimension is measured at the widest point of the building façade); and

(ee) for a tower containing non-residential use, the tower façade above 95 feet in height includes horizontal or vertical articulation for each 75 feet of the façade, such as an offset, reveal, recess, projection, change in building materials, changes in plane, increased transparency, or other architectural details.

(vi) in Subdistrict 1H:

(aa) the portion of a building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least one and a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(vii) in Subdistrict 1J:

(aa) the portion of a building that is above 75 feet, has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least three times higher than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building is located in Subdistricts 1A, 1B, 1D, 1H, or 3 and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except for areas for ingress or egress and visibility triangles, or as otherwise provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade [on the south side of the parking structure]. The remainder of the street-level parking structure facade must be screened;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(v) the building is located in Subdistrict 1I and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade. The remainder of the street-level parking structure facade must be screened with a solid material that is architecturally compatible with the main building;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(vi) the building is located in Subdistrict 1J and:

(aa) complies with Section 51P-621.109(a)(4)(H);

(bb) the building contains ground-level retail and personal service uses, or residential uses that conceal a minimum of 50 percent of the ground-level street-facing parking structure facade. The remainder of the parking structure facades must provide screening that is architecturally compatible with the main building; and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the

department of development services certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.113(c)(3).

(E) Public art or water feature. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E, and 1F, the building achieves 15 points under Section 51P-621.113(c)(4);

(ii) the public art or water feature is located in exterior open space and has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches and/or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) In Subdistrict 1E, the developer complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(iv) In Subdistrict 1G, the public art or water feature must be located at the ground level or in a publicly accessible area.

(F) Electric charging stations. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(G) Publicly accessible open space. In Subdistricts 1F, 1G, 1H, 1I, and 1J, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade or the sidewalk and the grade of the open space:

Publicly Accessible Open Space Elevation

<u>Open Space Land Area</u>	<u>Maximum elevation above sidewalk grade</u>
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500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability. In Subdistricts 1H and 1I, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publicly accessible open space.

(v) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vi) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(vii) Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(viii) All light sources that illuminate the open space area must be shielded from direct view.

(ix) The open space must provide a minimum of three of the following:

(aa) seating areas.

(bb) children's play area.

(cc) water feature.

(dd) public art.

- (ee) historical monument.
- (ff) trash and recycling receptacles.
- (gg) windows and doors from an abutting building facing the public art.
- (hh) drinking fountains.

(x) In Subdistrict 1G:

(aa) the open space must be contiguous;

(bb) a minimum of 50 percent of the open space must be improved with plantings or other landscaping materials; and

(cc) obstructions are not allowed, except for awnings, trellises, or similar structures.

(H) Sports practice facility. In Subdistrict 1I, building height may be increased a maximum of 50 feet if a sports practice facility is constructed.

(I) Public trail.

(i) In Subdistrict 1G, building height may be increased a maximum of 75 feet if a public trail connecting to the existing Trinity Strand Trail is provided extending from the intersection of Oak Lawn Avenue and North Stemmons Freeway along the northern boundary in Subdistrict 1G for a minimum of 320 linear feet. The public trail must meet the park and recreation department standards for hike and bike trails, measuring an average minimum width of 10 feet, excluding driveways, and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. Upon connection to the Trinity Strand Trail, a 12-foot pedestrian access easement must be dedicated to the city to assure its availability to the public for pedestrian access. The property owner shall be responsible for all maintenance for this portion of the trail.

(a) If the Texas Department of Transportation denies the application to connect the trail through right-of-way to the Trinity Strand Trail and no other reasonable means of connection is available; or, if the park and recreation department, park board, and Property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined

based on an estimate of the cost of the construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

(b) If building height is increased under this subparagraph, the area of this public trail may not be utilized to achieve an additional height bonus under Subparagraphs (E), (G), or (M).

(ii) In Subdistrict 1I, building height may be increased a maximum of 75 feet if a public trail is provided extending from Slocum Street along the southern boundary of Subdistrict 1I and connecting to the existing DART Victory Station. The public trail must meet the park and recreation department standards for hike and bike trails, measuring a minimum of 12 feet in width and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. The public trail must be reviewed and approved by the park board. Upon connection to the DART Victory Station, a 25-foot easement must be dedicated exclusively to the city to assure its availability to the public for pedestrian access. Upon dedication to the city, maintenance will be completed by the city.

(aa) A development agreement approved by the city council that details infrastructure and service provisions and phasing and assigns cost responsibilities for the provision of recreational services and facilities is required before this provision is satisfied.

(bb) If the Texas Department of Transportation or DART denies the application to connect the trail through right-of-way to the DART Victory Station and no other reasonable means of connection is available; or, if the park and recreation department, park board, and property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined based on an estimate of the cost of the construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

(J) New development design. In Subdistrict 1J, height may be increased a maximum of 25 feet if new development is architecturally compatible with the legacy building. In this subparagraph, COMPATIBLE means similar and consistent in appearance and style; but does not necessarily mean identical.

(K) Sidewalks. In Subdistrict 1J, height may be increased a maximum of 15 feet if a minimum six-foot wide, unobstructed sidewalk is constructed along Slocum Street.

(L) Mixed-income housing.

(i) In Subdistrict 1G, when a multifamily use complies with the requirements in Section 51P-621.116.1, the proposed height may be increased a maximum of 35 feet if a

minimum of five percent of the units are available to households earning between 81 to 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

CPC AND STAFF RECOMMENDED CONDITION

(i) In Subdistrict 1G, when a multifamily use complies with the requirements in Section 51P-621.116.1, the proposed height may be increased a maximum of 35 feet if a minimum of five percent of the units are available to households earning between 61 to 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area.

(ii) In Subdistrict 1J, when a multifamily use complies with the requirements in Section 51P-621.116.1, the proposed height may be increased a maximum of 35 feet, in the following increments:

(aa[i]) 10 feet if a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(bb[ii]) 10 feet if a minimum of five percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(cc[iii]) 15 feet if a minimum of five percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(M) Mature tree planting. In Subdistrict 1G, height may be increased a maximum of 25 feet if a planting area with a minimum of 500 square feet of landscaped open space with a minimum 12 caliper inch tree that is planted at ground level within the subdistrict as part of a new development. If building height is increased under this subparagraph, the area containing a mature tree planting may not be utilized to achieve an additional height bonus under Subparagraphs (E), (G), or (I).

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A, 1B, 1F, and 1J any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F. See Exhibit 621L for Subdistrict 1J.).

(C) For Subdistricts 1E, [1G], and 1H any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet,

whichever is less (See Exhibit 621I for Subdistrict 1E. [~~See Exhibit 621K for Subdistrict 1G.~~] See Exhibit 621L for Subdistrict 1H.)

(D) For Subdistrict 1G, except for a landscape terrace, any portion of a building or tower that is above 95 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less.

(E) In Subdistrict 1I, except as provided in this subparagraph, any portion of a building that is above 130 feet in height may have a floor plate of up to 60 percent of the lot area or 40,000 square feet, whichever is less.

(i) A building containing a commercial amusement (inside) use with a seating capacity of more than 12,500, is not subject to this floor plate limitation.

(ii) A development plan for a building referenced in Romanette (i) above must be approved by the city plan commission confirming that the tower dimension perpendicular to views of downtown to the east is at least two times longer than the tower dimension parallel to views to the southeast (tower dimension is measured at the widest point of the building facade).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(9) Subdistrict 1G. For purposes of yard, lot, and space regulations, Subdistrict 1G is considered one lot.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235; 32135)

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, “Off-Street Parking and Loading Regulations.” In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, “Handicapped Parking Regulations.”

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, “Use Regulations,” for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Hotel or motel. 0.55 spaces per guest room [*300 rooms or less only; Subdistrict 1E only*].

(L) Indoor athletic and entertainment center. One space per 500 square feet of floor area.

(M) Multifamily.

(i) Except as provided in this subparagraph, one-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1G, one space per dwelling unit. A minimum of 15 percent of the required off-street parking for multifamily use must be provided as guest parking.

(iii) In Subdistricts 1B, 1G, and 1I, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(N) Office.

(i) Except as provided in this subparagraph, one space per 358 square feet of floor area.

(ii) In Subdistrict 1G, one space per 500 square feet of floor area.

(O) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(P) Personal service uses. One space per 275 square feet of floor area.

(Q) Restaurant.

(i) Except as provided below, one space per 105 square feet of floor area.

(ii) In Subdistrict 1G, one space per 200 square feet of floor area.

(iii) No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(R) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station, ~~or~~ the Market Center rail transit station, or the Medical District rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking,

backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

- (iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

	%	%	%	%	%
<u>Use Category</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/					
Showroom	100	75	100	65	35
All other	100	100	100	100	100

“(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts

1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.”

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(8) Subdistrict 1G. For purposes of off-street parking, Subdistrict 1G is considered one lot.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, “Use Regulations,” for the specific off-street parking/loading requirements for each use. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31150; 31235; 32135)

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(d) Subdistrict 1G. For all uses, consult the use regulations contained in Division 51A-4.200, “Use Regulations,” for the specific off-street parking/loading requirements for each use. For all other parking regulations, consult Division 51A-4.320, “Special Parking Regulations.”

(1) For purposes of off-street parking, Subdistrict 1G is considered one lot.

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts except Subdistrict 3.

(1) Required tree species. All required trees must be from the following list of Texas native species:

<u>Scientific name</u>	<u>Common name</u>
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan
Carya texana	Black hickory

Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Morus rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard red oak
Quercus stellata	Post oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherulis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

<u>Scientific name</u>	<u>Common name</u>
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private

licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, “projected street curb” means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation. In Subdistrict 1G, street trees are not required when public or utility easements conflict with the planting of a tree.

(i) In Subdistrict 1G, street trees shall not be required when public or utility easements conflict with the planting of a tree.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), “Visual Obstruction Regulations.”

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council’s revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this

liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), “Visual Obstruction Regulations,” of Section 51A-4.602, “Fence, Screening, and Visual Obstruction Regulations.”

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), “Parking Lot Trees,” do not apply to parking located within a railbed.

(3) Parking lot buffer.

(A) Except as provided in this subparagraph, a [A] five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three-inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(B) In Subdistrict 1G, if a parking structure is screened in accordance with Section 51P-621.109(a)(5.1)(B)(iv), a parking lot buffer is not required.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas. In Subdistrict 1G, lighting is required to be shown on a landscape plan, pursuant to this subparagraph.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the

appropriate seasonal color plants. 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.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, “open space” means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, and 1J cannot plant all of the required trees on the building site, or the property owner in Subdistricts 1G and 1I cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X.

(d) Subdistrict 3. Landscaping must be provided as shown on the landscape plan for Subdistrict 3 (Exhibit 621N). If there is a conflict between the text of this article and the landscape plan for Subdistrict 3, the text of this article controls. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235; 32135)

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible 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 glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

- (A) Benches or exterior seating areas (maximum of one every 50 feet).
 - (B) Trash receptacles (maximum of five points).
 - (C) Awnings/canopies along the front facade.
 - (D) One five-bicycle stand per 100 feet of street frontage.
 - (E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.
- (4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.
- (5) Paving material. (Total possible points = 15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.
- (6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.
- (7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.
- (8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."
- (9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.
- (10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:
- (A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application

for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(D) In Subdistrict 1G, if an extension of the Trinity Strand Trail is provided pursuant to Section 51P-621.109(a)(5.1)(I), the provisions of this subsection do not apply along Stemmons Freeway.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Except as provided in this section, sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistrict 1E, sidewalks must be located between zero feet and 10 feet from the back of the projected street curb, except that sidewalks on Turtle Creek Boulevard must be located between zero feet and 12 feet from the back of the projected street curb, but no more than 50 percent of the length of all sidewalks may be immediately adjacent to the street curb. In Subdistrict 1E, sidewalks may be located either closer to, or farther from, the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(E) In Subdistricts 1E, 1F, 1G, 1I, and 1J, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(F) In Subdistrict 1G, a minimum five-foot-wide planting zone must be provided between the back of the projected curb and the sidewalk, except where a utilities conflict exists.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet, sidewalks in Subdistrict 1G must have a minimum unobstructed width of six feet, and sidewalks in Subdistrict 1I must have a minimum unobstructed width of eight feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

(f) Exemption for Subdistrict 3. The site design requirements of this section do not apply to uses in Subdistrict 3, except that sidewalks in Subdistrict 3 must be provided as shown in the development plan for Subdistrict 3. (Ord. Nos. 25013; 25560; 26102; 30040; 30041; 30042; 30347; 31150; 31235; 32135)

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, “Fence, Screening, and Visual Obstruction Regulations.”

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

(e) Exemption for Subdistrict 3. The screening regulations of this section do not apply to uses in Subdistrict 3. (Ord. Nos. 25013; 25560; 32135)

SEC. 51P-621.116. SIGNS.

(a) Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, “General Maintenance.”

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a “projecting attached premise sign” means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

(d) In Subdistrict 1E, one rooftop-mounted metal framework premise sign is permitted, subject to the following conditions:

(1) A rooftop-mounted metal framework premise sign may be illuminated internally or externally or both.

(2) A rooftop-mounted premise sign may not exceed 1,200 square feet in effective area.

(3) A rooftop-mounted premise sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director. (Ord. Nos. 25013; 25560; 31150)

SEC. 51P-621.116.1. MIXED-INCOME HOUSING FOR SUBDISTRICTS 1G AND 1J.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-621.109(5.1)(L)(i) for Subdistrict 1G and Section 51P-621.109(5.1)(L)(ii) for Subdistrict 1J.

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

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

(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.

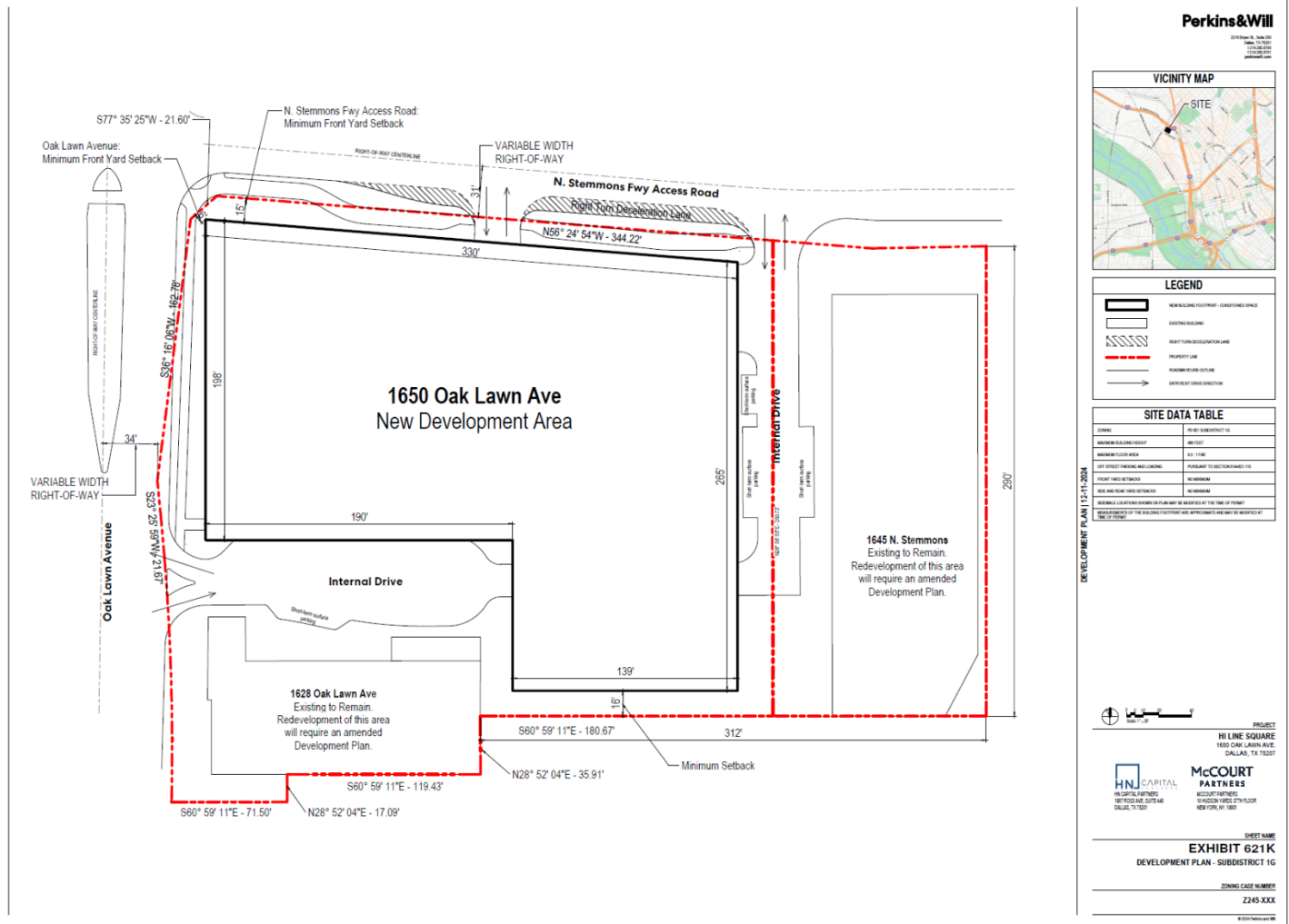
(c) In Subdistrict 1I, a traffic impact analysis is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347)

SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

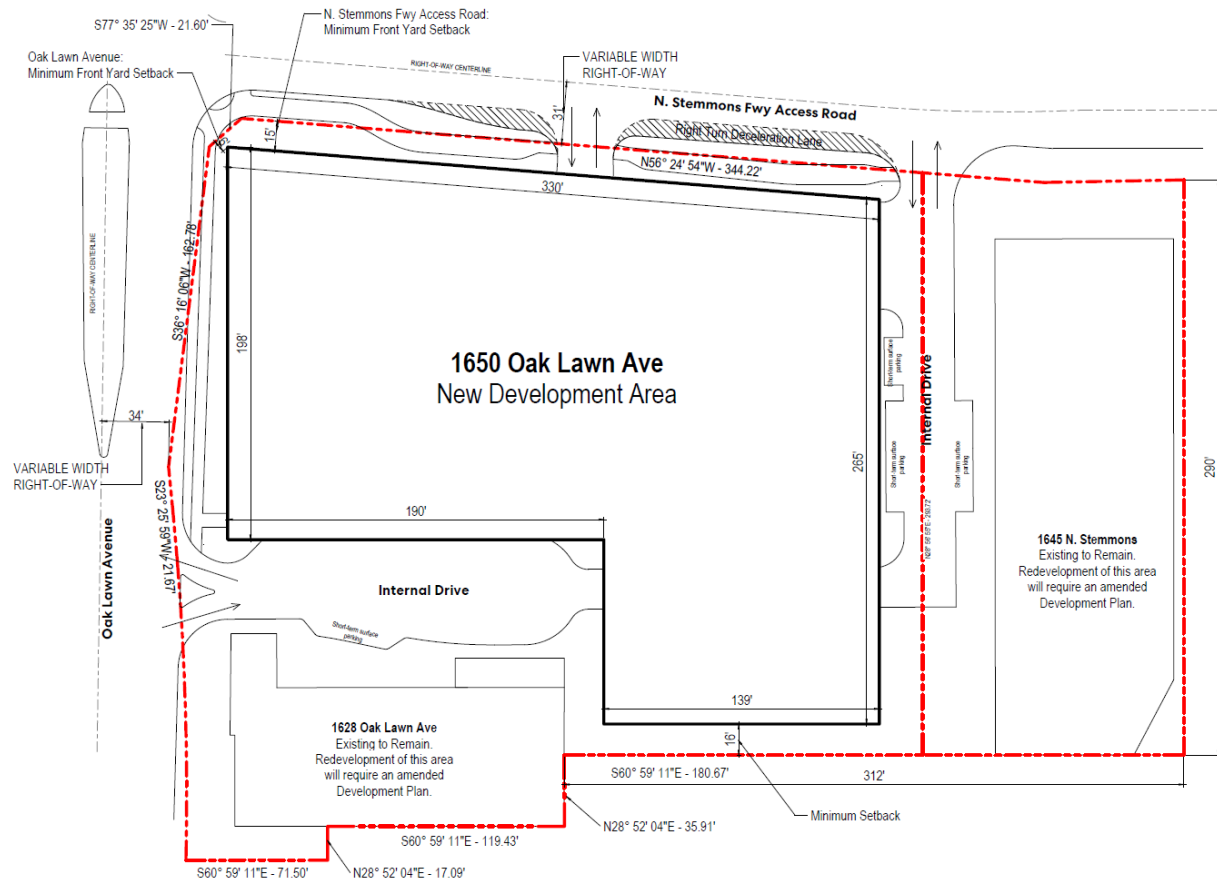
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

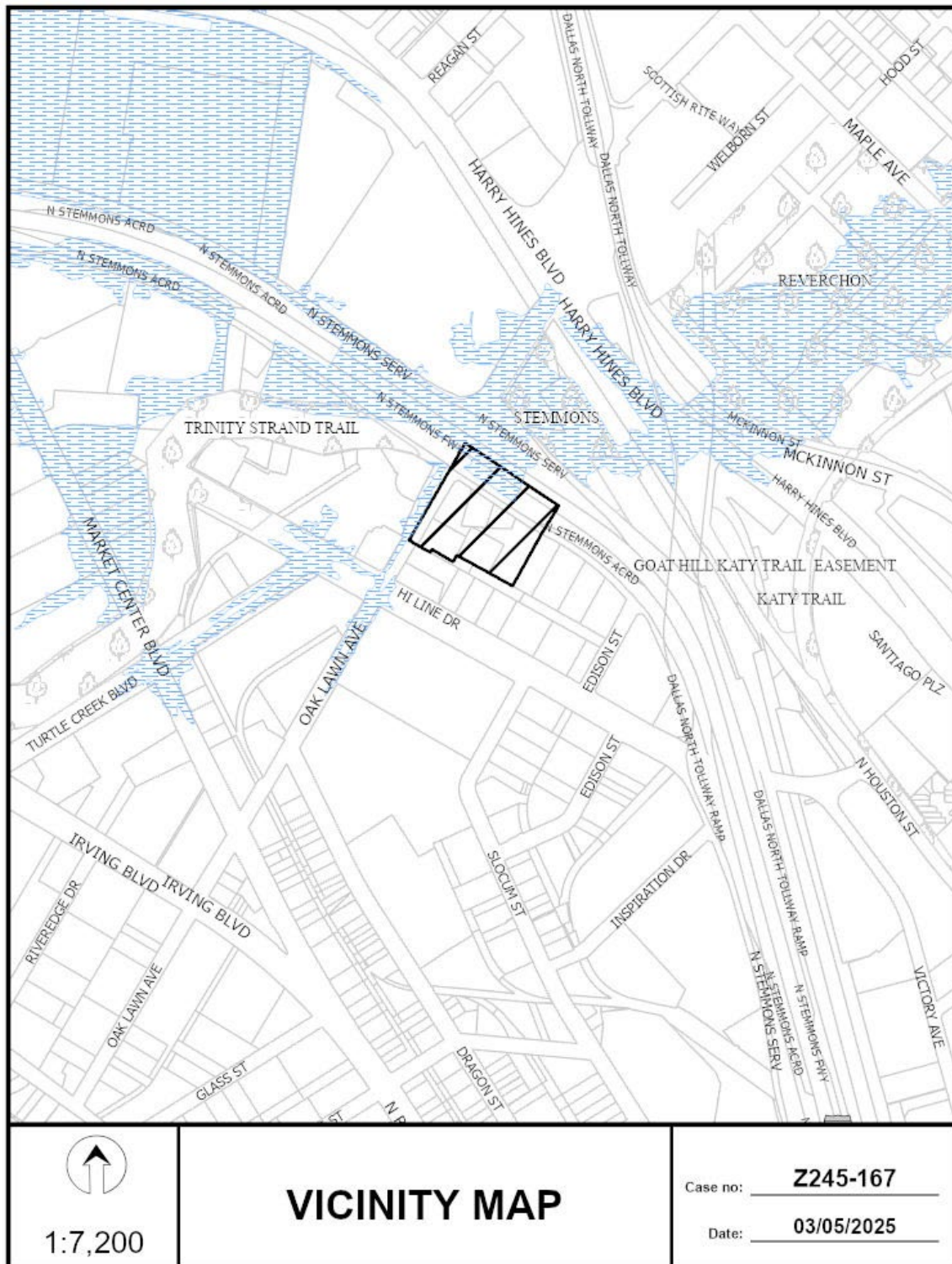
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

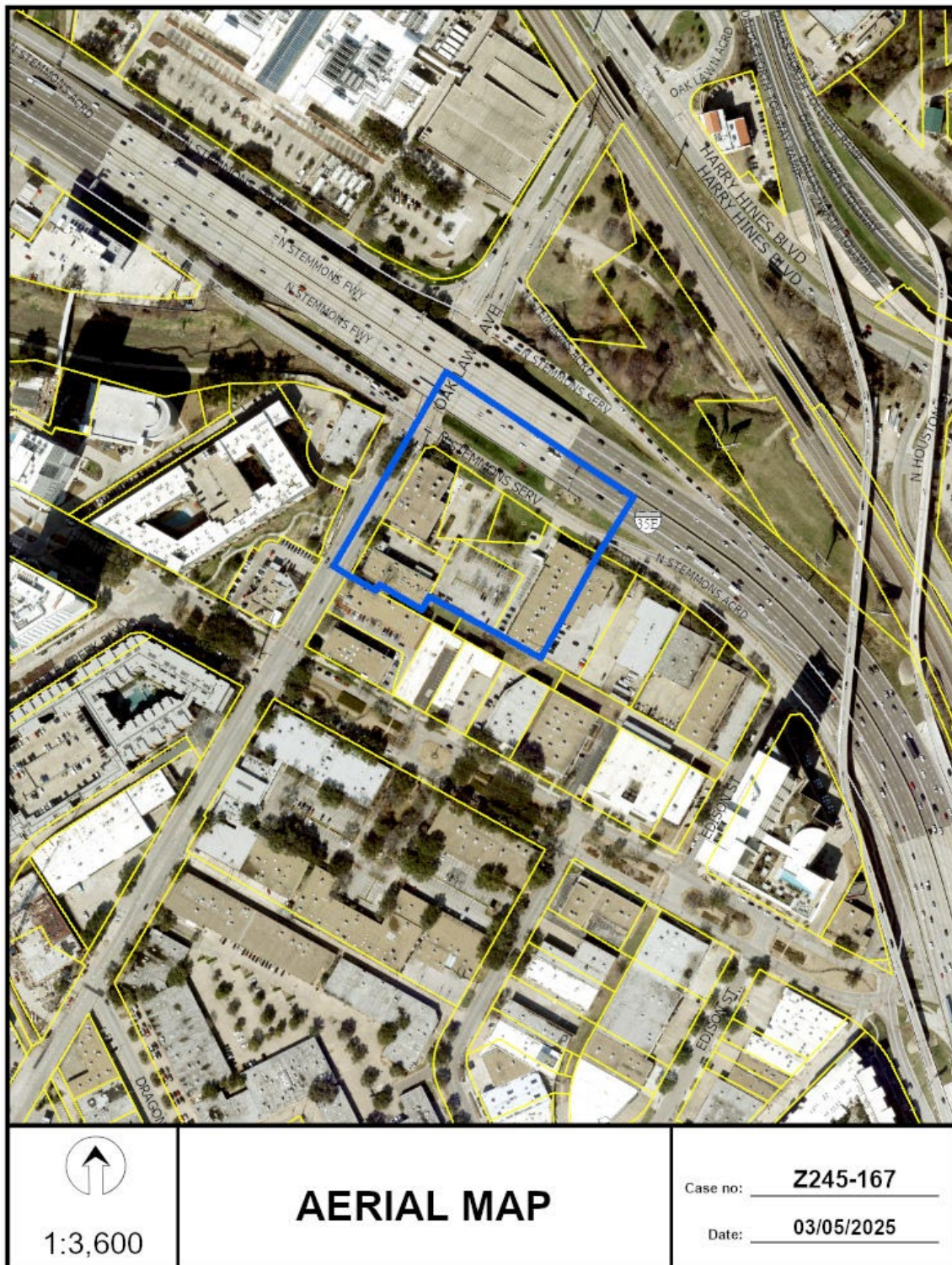
CPC RECOMMENDED DEVELOPMENT PLAN

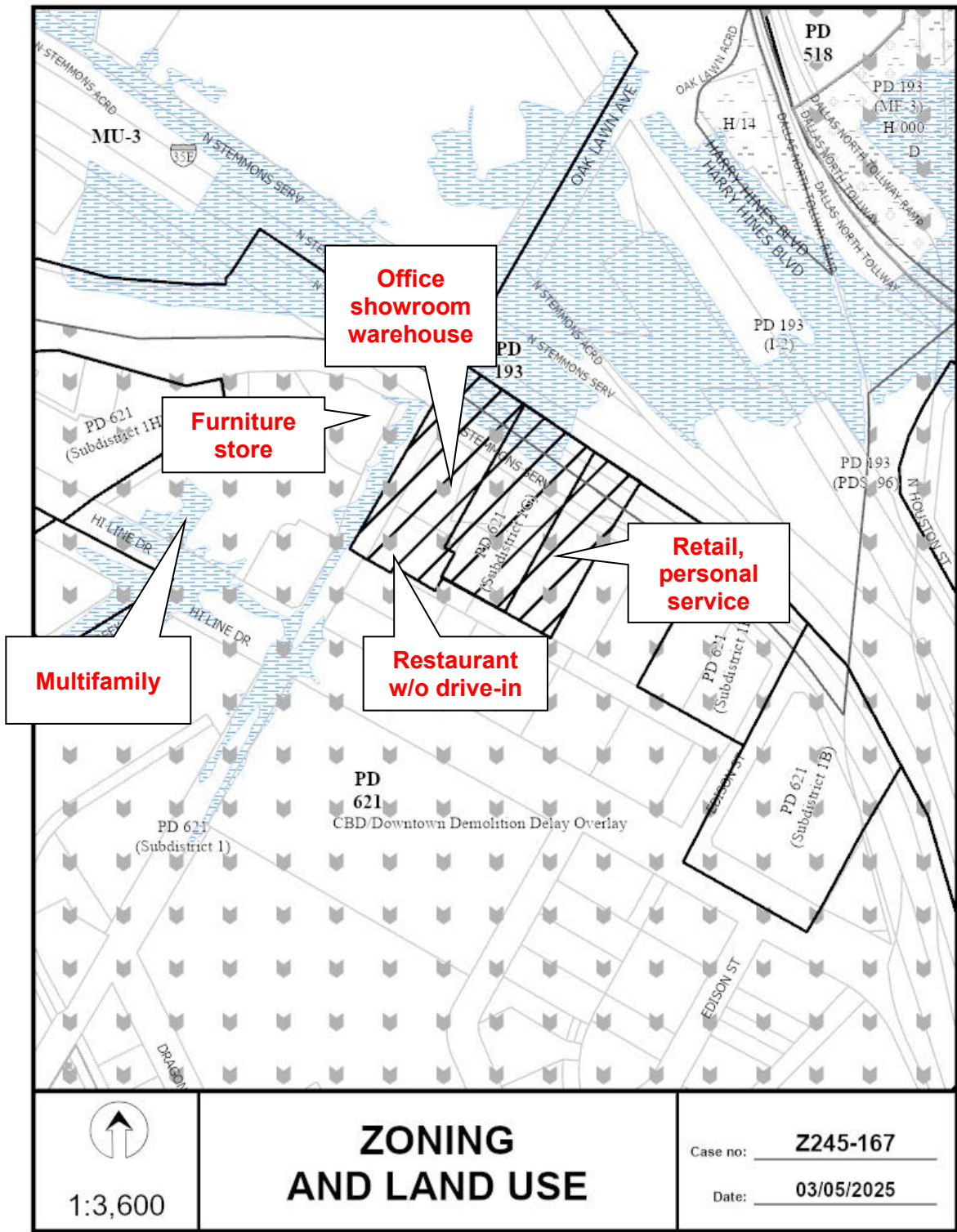


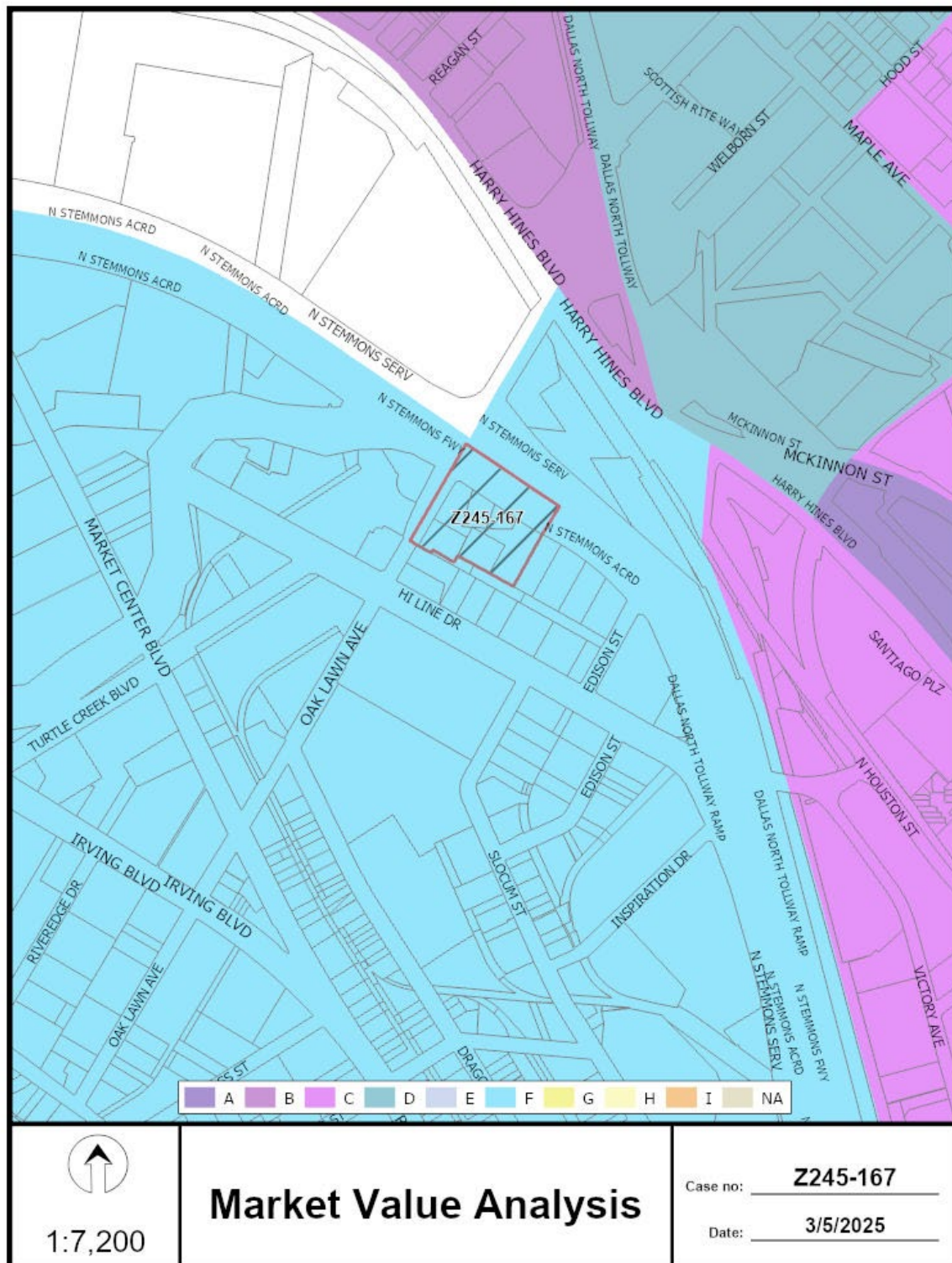
CPC RECOMMENDED DEVELOPMENT PLAN (DETAIL)













09/17/2025

Reply List of Property Owners***Z245-167******23 Property Owners Notified 5 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1628 OAK LAWN AVE	DDD PORTFOLIO HOLDINGS LLC
O	2	1700 N STEMMONS FWY	DDD OAK LAWN HOLDINGS LLC
O	3	1700 N STEMMONS FWY	DDD OAK LAWN HOLDINGS LLC
O	4	1615 N STEMMONS FWY	DDD STEMMONS HOLDINGS LLC
	5	1625 N STEMMONS FWY	1625 N STEMMONS LLC
	6	1500 HI LINE DR	TOLAND CONTINUUM LLC
	7	1532 HI LINE DR	BAYSWATER HI LINE LLC
	8	1710 HI LINE DR	HI ED LLC
	9	1718 HI LINE DR	GILBERT DAVID W &
	10	1620 OAK LAWN AVE	GREEN FAMILY HOLDINGS LLC
O	11	1617 HI LINE DR	DDD PROPERTY HOLDINGS LLC
	12	1922 HI LINE DR	BV DESIGN MULTIFAMILY DST
	13	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
	14	1300 N STEMMONS FWY	DALLAS AREA RAPID TRANSIT
	15	1680 N STEMMONS FWY	MILLWEE STEPHEN MICHAEL
	16	1950 N STEMMON	S FWY EQUINIX LLC
	17	1600 EDISON ST	GREEN JACK & MERIKAY
	18	1621 OAK LAWN AVE	TOWER LAND & INV CO
	19	1900 HI LINE DR	BV DESIGN MULTIFAMILY DST
	20	1707 OAK LAWN AVE	RECO PROPERTIES LLC
	21	1930 HI LINE DR	URBY DALLAS PHASE 1 FEE OWNER LP
	22	1930 HI LINE DR	URBY DALLAS FEE OWNER LP
	23	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH