

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-338(LG)

DATE FILED: August 19, 2020

LOCATION: Bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.

COUNCIL DISTRICT: 2

MAPSCO: 45 E

SIZE OF REQUEST: ± 1.88 acres

CENSUS TRACT: 19.00

REPRESENTATIVE: Richard Brown, rebZ Firm

APPLICANT/OWNER: Harwood International, Inc.

REQUEST: An application for an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193.

SUMMARY: The applicant proposes to increase the total land area of Subarea F of Planned Development Subdistrict No. 79 by approximately one acre.

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

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan and conditions.

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 154 subdistricts.
- On June 13, 2007, City Council approved the creation of Planned Development Subdistrict No. 79, subject to a conceptual plan and conditions; a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site; the termination of existing deed restrictions; the termination of Subdistrict Nos.18 and 25; and, the removal of the Dry Liquor Control Overlay.
- The PDS has 11 subareas and the proposed expansion area is undeveloped, with the exception of a parcel that abuts the area of request, which has a billboard.
- The applicant proposes to add approximately 1.64 acres (6 parcels) to Subarea F. The additional acreage also includes right-of-way to Subarea F.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	100 feet/100 feet

Traffic:

The Engineering Division of the Department of Sustainable Construction and Development has reviewed the preliminary traffic assessment submitted by the applicant. Overall, staff supports proposed design showing all loading operations off-street. Before the applicant can obtain permits for any new development, the applicant must provide information regarding the design of the clearance required for off street loading spaces and driveway with standards; relocate the driveway on Hunt Street at least 40 feet away from Harry Hines Boulevard and align the driveway with an existing one on Hunt Street; and provide a parking study for any proposed deviations from PD No. 193. The applicant must also provide a signage and striping plan during the civil review process.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

Economic Element

Goal 2.3 Build a dynamic and expanded downtown

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Urban Design Element

Goal 5.2 Promote a sense of place, safety, and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Area Plans:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as one of the Core / Supporting Districts as "one of the city's most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area's beloved McKinney Avenue Trolley." Uptown is largely successful in balancing jobs, housing, and services. As Dallas's most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers, and historic homes. Despite these assets, large blocks, and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

The Plan's key recommendations include:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Provide workforce housing options to encourage greater income diversity.

The applicant’s request is consistent with the goals and policies of the *Dallas 360 Area Plan*.

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes eleven objectives for the area. The applicant’s proposal is consistent with the following objectives highlighted by the Plan:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To promote landscape/streetscape quality and appearance.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas or would fail to comply with the overall objectives of the Oak Lawn Plan.
- (7) To promote landscape/streetscape quality and appearance.

The above goals meet the objectives of the Oak Lawn Plan.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 / PDS No. 79 I-2, Subarea F	Undeveloped, Billboard
North	PD No. 193 O-2	Office, restaurant, structured parking
Northeast East	PD No. 193 / PDS No. 79 Subareas A & B	Office, restaurant, structured parking
Southeast	PD No. 193 / PDS No. 79 Subarea C	Office, restaurant, structured parking
South	PD No. 193 / PDS No. 79 Subarea G	Office, restaurant, structured parking
Southwest	PD No. 193 MF-2	Multiple family, structured parking
West	PD No. 193 MF-2	Open Space (Ballpark and public park)
Northwest	PD No. 193 I-2, PD No. 193 PDS No. 95 and PD No. 582	Multiple Family

Land Use Compatibility:

The area of expansion is currently zoned an I-2 Industrial Subdistrict and is undeveloped. The rest of Subarea F is within PDS No. 79. The area of request is surrounded by a mix of uses within the vicinity of the site, including office space, restaurants, and structured parking north, south, and east of the site. Multiple family uses are located northwest and southwest of the site. There is also a ballpark and public park west of the site.

Development Standards:

	PD No. 193, PDS No. 79, Subarea F (existing and proposed) for Light Commercial uses	PD No. 193, I-2 for Industrial Uses (Expansion Area)
Front Yard (min)	No minimum	No minimum
Side / Rear Yard (min)	No minimum/ No minimum	No minimum
Lot area (min)	No minimum	No minimum
FAR (max)	9:1	10:1
Height (max)	Any legal height consistent with the Federal Aviation Administration air space limitations.	Any legal height consistent with the Federal Aviation Administration air space limitations.
Density (max)	No maximum	160 DU/acre
Lot Coverage (max)	100%	60%
Open Space Requirements	15%	None

The applicant is proposing to increase the total acreage of the PDS from 25.2 acres to 26.84 acres with all of the new area within Subarea F. No text changes are being requested with this request. However, the increase in acreage will result in an increase in the amount of square footage required for open space in Subarea F. The addition of these parcels to Subarea F will allow for a more uniform development for the applicant's proposed building on the southern half of Subarea F

The parcels being added are located in the block of Subarea F and have been acquired by the applicant in recent years. If approved, one parcel in the block will not be within PDS No. 79. This lot has a billboard located on the property. Subarea F has a maximum floor area of 750,000 square feet. the applicant is not requesting to increase the maximum floor area. The maximum floor area in the entire subdistrict is 5,421,380 square feet.

PDS No. 79 includes urban design standards for public realm and minimum ten-foot wide sidewalk, except along Harwood Street, McKinnon Avenue, and Harry Hines Boulevard, which have a minimum sidewalk width of twelve feet.

Parking:

When PDS No. 79 was created in 2007, the following parking chart was adopted. No changes are proposed to the parking regulations.

Mixed Use Development Parking Chart
(for calculating adjusted standard parking requirement)

<u>USE CATEGORIES</u>	<u>STANDARD PARKING REQUIREMENT</u>	<u>PARKING ADJUSTMENT PERCENTAGES BY THE TIME OF DAY (weekday)</u>					<u>PARKING ADJUSTMENT PERCENTAGES BY TIME OF DAY (weekend)</u>	
		<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>	<u>Weekend</u>	
<u>Residential uses (excluding multi-family)</u>	<u>per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>	
<u>Multifamily uses</u>	<u>1 space/1 bdrm</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>	<u>100%</u>	
<u>Office uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>	<u>10%</u>	
<u>Retail & personal service uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>	<u>100%</u>	
<u>Bar & restaurant uses</u>	<u>per Code</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>	<u>100%</u>	
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	

(Unless other factors can be demonstrated by a parking study and approved by the Building Official.)

Landscaping:

Landscaping will be per PDS No. 79.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets

and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category "C." There are also properties within Category "E" located northeast and southeast of the proposed site.

LIST OF OFFICERS/PARTNERS/PRINCIPALS

APPLICANT / OWNER:

Harwood International, Inc.
2501 N. Harwood St., Suite 1400
Dallas, Texas 75201

Affiliates:

Harwood International Center XIII, L.P. and HPO, Inc.
2501 N. Harwood St., Suite 1400
Dallas, Texas 75201

OFFICERS (Applicant/Owner and Affiliates):

J. Gabriel Barbier-Mueller, CEO/President
David O. Roehm, Executive Vice-President
Jeri Hunter, Treasurer

CPC ACTION

November 5, 2020

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No.193, the Oak Lawn Special Purpose District, subject to a revised conceptual plan and conditions on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Jung, Myers, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 0

Notices: Area: 500 Mailed: 174
Replies: For: 0 Against: 0

Speakers: For: None
FOR (Did not speak): Richard Brown, 8 Castillo Trl., Wylie, TX, 75098
Melody Paradise, 2501 N. Harwood St., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

Division S-79. PD Subdistrict 79.

Harwood Special Purpose District

SEC. S-79.101. LEGISLATIVE HISTORY.

PD Subdistrict 79 was established by Ordinance No. 26781, passed by the Dallas City Council on June 13, 2007. (Ord. 26781) Subsequently, Ordinance No. 26781 was amended by Ordinance No. _____, passed by the Dallas City Council on _____, 2020.

SEC. S-79.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 79 is established on property generally bounded by McKinnon Street, Olive Street, Akard Street, Ashland Street, Field Street, Olin Welborne Street, Payne Street, Harry Hines Boulevard, and Randall Street. The size of PD Subdistrict 79 is approximately ~~25.2~~ 26.84 acres. (Ord. 26781 _____)

SEC. S-79.103. PURPOSE.

The standards of this division complement the development pattern in the area and recognize the area's unique identity as a gateway into downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment that connects to public open space.
- (4) To encourage development that complements nearby properties.
- (5) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (6) To achieve buildings that reduce natural resource consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (7) To create development flexibility that promotes active pedestrian use.
- (8) To promote new sign construction and existing sign alterations that:

- (A) enhance, preserve, and develop the unique character of the district;
- (B) insure compatibility with the area's architectural character; and
- (C) do not obstruct significant architectural features. (Ord. 26781)

SEC. S-79.104. CREATION OF SUBAREAS.

- (a) This subdistrict is divided into Subareas A, B, C, D, E, F, G, H, I, J, and K as shown on the conceptual plan (Exhibit S-79A).
- (b) If a structure is located within more than one subarea, each portion of the structure must comply with the yard, lot, and space regulations of the subarea where that portion of the structure is located. (Ord. 26781)

SEC. S-79.105. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.
- (b) In this division:
 - (1) **AQUARIUM** means a facility where people gather to view aquatic life.
 - (2) **ARCADE SIGN** means any sign that is mounted under a canopy or awning and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.
 - (3) **AUTOMATED PARKING** means a parking space or facility that uses mechanical equipment to park vehicles in a specially-designed structure.
 - (4) **AWNING** means a fabric or vinyl surface supported by a metal structure, which is applied to the face of a building.
 - (5) **AWNING SIGN** means a sign attached to, painted on, or otherwise applied to an awning.

- (6) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.
- (7) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.
- (8) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.
- (9) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the subdistrict.
- (10) EFFECTIVE AREA means:
 - (A) for a detached sign other than outlined in Subparagraph (B), the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are moveable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view;
 - (B) for a sign placed on a fence, non-enclosing wall, planter, or similar structure that is designed mainly for another purpose, the entire area is not computed and the effective area must be measured by the rule for effective area for attached signs; and
 - (C) for an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.
- (11) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses or covers usable space, chimneys, roof-mounted equipment, mounted antennas, or water towers. Where separate faces are oriented in the same direction or in directions within 45 degrees of one another, the faces are to be considered as part of a single facade. A roof is not a part of a facade.
- (12) FLOOR PLATE means the floor area of a specific story.
- (13) GENERIC GRAPHICS means any pattern of shapes, colors, or symbols that does not commercially advertise.

- (14) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off- premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.
- (15) LANDSCAPE SIGN means a sign that is integrated into a landscape feature, such as a planting bed or fountain that acts as a base for the sign.
- (16) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.
- (17) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this subdistrict.
- (18) OPEN SPACE means publicly or privately-owned accessible plaza, terrace, balcony, or outdoor area, including the roof of a structure.
- (19) PUBLIC AREA means any publicly or privately-owned open space that is accessible to the public.
- (20) RESIDENTIAL HOTEL means a facility that receives more than 50 percent of its rental income from occupancies of 30 consecutive days or more and contains:
 - (A) six or more guest rooms with living and sleeping accommodations, but no kitchen or kitchenette;
 - (B) six or more guest rooms with living, sleeping, and kitchen or kitchenette facilities that are offered for rental on a daily basis; or
 - (C) six or more guest rooms with living and sleeping accommodations, each of which is individually secured and rented separately to one or more individuals who have access to bathroom, kitchen, or dining facilities outside the guest room on a common basis with other occupants of the structure.
- (21) ROOF SIGN means a sign that is attached to or supported by the roof of a building.

- (22) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure a sign to a building facade or pole.
- (23) SUBDISTRICT means the Hardwood Special Purpose Subdistrict.
- (24) TEMPORARY RETAIL means a temporary facility for the retail sale of seasonal products, such as food, Christmas trees, and live plants.
- (25) TEMPORARY SIGN means a sign erected for a limited time that identifies an event or activity of limited duration. Examples include signs advertising the sale or lease of property, construction activity in progress, or a concert or other cultural event.
- (26) VIDEO BOARD SIGN means a flat screen that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.
- (b) This subdistrict is considered to be a nonresidential zoning district. (Ord. 26781)

SEC. S-79.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. If there is a conflict between the text of this division and the conceptual plan, the text of this division controls. (Ord. 26781 __)

SEC. S-79.107. DEVELOPMENT PLAN.

- (a) Except as provided in this section, a development plan that complies with the conceptual plan must be approved by the city plan commission before the issuance of a building permit.
- (b) No development plan is required for the following:
 - (1) repair or demolition of existing structures;
 - (2) grading;
 - (3) the installation of fencing or other structures for security purposes;

- (4) work associated with permitted temporary uses; or
 - (5) work intended to provide for the irrigation or maintenance of landscaping.
- (c) In addition to Section 51-4.702 requirements, a development plan must also include the following:
- (1) A table listing:
 - (A) the ground level elevations for each subarea;
 - (B) total square footage of land for each subarea;
 - (C) maximum floor area for each subarea;
 - (D) maximum structure height for each subarea;
 - (E) maximum lot coverage for each subarea;
 - (F) developed floor area for each subarea;
 - (G) developed structure height for each subarea;
 - (H) minimum required open space for each subarea;
 - (I) actual open space for each subarea;
 - (J) required parking spaces for each subarea;
 - (K) parking provided on site;
 - (L) parking provided off site;
 - (M) total cumulative floor area for subdistrict;
 - (N) total developed cumulative floor area for subdistrict; and
 - (O) remaining total cumulative floor area available in subdistrict.
 - (1) Ingress and egress locations.
 - (d) The portion of Section 51-4.702(c) requiring development plan submission within six months of the city council's approval of this subdistrict does not apply.

- (e) Signs are not required to be shown on a development plan.
- (f) A development plan is not required to reflect the entire Subdistrict.
- (g) Development and use of Subarea B must comply with the development plan for Subarea B (Exhibit S-79B). If there is a conflict between the text of this division and the development plan for Subarea B, the text of this division controls.
- (h) Development and use of Subarea C must comply with the development plan for Subarea C (Exhibit S-79C). If there is a conflict between the text of this division and the development plan for Subarea C, the text of this division controls.
- (i) Development and use of Subarea D must comply with the development plan for Subarea D (Exhibit S-79D). If there is a conflict between the text of this division and the development plan for Subarea D, the text of this division controls.
- (j) Development and use of Subarea G must comply with the development plan for Subarea G (Exhibit S-79E). If there is a conflict between the text of this division and the development plan for Subarea G, the text of this division controls.
- (k) If there is a conflict between the text of this division and a development plan, the text of this division controls. (Ord. Nos. 26781; 27322)

SEC. S-79.108. MAIN USES PERMITTED.

- (a) Except as otherwise provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Light Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted only by specific use permit (SUP) in the LC Light Commercial Subdistrict is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this subdistrict; etc.
- (b) Residential adjacency review (RAR) is not required for uses in this subdistrict.
- (c) The following main uses are permitted by right:
 - (1) Bar and restaurant uses.
-- Gourmet marketplace.
 - (2) Commercial uses.
-- Flea market.
 - (3) Motor vehicle and related uses.
-- Surface parking.

- (4) Professional, personal service, and custom craft uses.
 - Bank or saving and loan office (without drive-in window).
 - Bank or saving and loan office (with drive-in window).

- (5) Recreation and entertainment uses.
 - Aquarium.
 - Outside commercial amusement.

- (6) Residential uses.
 - Hotel and motel.
 - Residential hotel.

- (7) Retail uses.
 - Temporary retail use.

- (8) Transportation uses.
 - Heliport. (Ord. 26781)

SEC. S-79.109. ACCESSORY USES.

- (a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P- 193.108.

- (b) Private streets or alleys are permitted by right.

- (c) A pedestrian skybridge is permitted by SUP if it complies with Section 51-4.217, except that a pedestrian skybridge may be located within 300 feet of an historic overlay district. (Ord. 26781)

SEC. S-79.110. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

- (a) Front, side, and rear yard. Except as provided in this subsection, no minimum front, side, and rear yard is required. A minimum 10-foot side and rear yard setback must be provided in Subarea H from part of Lot 5 in Block 363/6 at the east intersection of Payne Street and North Field Street unless that lot is replatted into Subarea H to become a part of a larger building site.

- (b) Density. No maximum dwelling unit density.
- (c) Floor area ratio.
 - (1) Except as otherwise provided, no maximum floor area ratio.
 - (2) In Subarea J, maximum floor area ratio is 12.0.
 - (3) In Subarea K, maximum floor area ratio is 12.0.
- (d) Floor area.
 - (1) Maximum floor area permitted in this subdistrict is 5,421,380 square feet.
 - (2) Maximum floor area permitted in each subarea is as follows:
 - (A) Subarea A: 350,000 square feet.
 - (B) Subarea B: 350,000 square feet.
 - (C) Subarea C: 750,000 square feet.
 - (D) Subarea D: 300,000 square feet.
 - (E) Subarea E: 135,000 square feet.
 - (F) Subarea F: 750,000 square feet.
 - (G) Subarea G: 500,000 square feet.
 - (H) Subarea H: 225,000 square feet.
 - (I) Subarea I: 500,000 square feet.
 - (J) Subarea J: 1,214,568 square feet.
 - (K) Subarea K: 1,479,264 square feet.
- (e) Height.
 - (1) Maximum structure height for each subarea is as follows:
 - (A) Subarea A: 365 feet.
 - (B) Subarea B: 280 feet.

- (C) Subarea C: 240 feet.
- (D) Subarea D: 240 feet.
- (E) Subarea E: 325 feet.
- (F) Subarea F: any legal height consistent with the Federal Aviation Administration air space limitations.
- (G) Subarea G: 225 feet.
- (H) Subarea H,
 - (i) for a structure containing any office uses, 240 feet; and
 - (ii) for a structure not containing any office uses, 350 feet.
- (I) Subarea I: any legal height consistent with the Federal Aviation Administration air space limitations.
- (J) Subarea J: any legal height consistent with the Federal Aviation Administration air space limitations.
- (K) Subarea K: any legal height consistent with the Federal Aviation Administration air space limitations.
 - (2) The following structures located on a roof may project up to 25 feet above the maximum structure height:
 - (A) chimneys;
 - (B) clerestories;
 - (C) communication towers;
 - (D) cooling towers;
 - (E) elevator penthouses or bulkheads;
 - (F) mechanical equipment rooms;
 - (G) plaza or terrace structures, including a food preparation/service or congregation area;

- (H) pool structures, including a cabana;
 - (I) skylights;
 - (J) vent stacks; and
 - (K) visual screens that surround mechanical equipment.
- (f) Lot coverage.
- (1) Except as provided in this subsection, no maximum lot coverage.
 - (2) In Subarea E, any portion of a structure that is above 100 feet in height may not have a floor plate greater than 55 percent of the lot area.
 - (3) In Subarea H, any portion of the structure that is above 140 feet in height may not have a floor plate greater than 55 percent of the lot area, unless the structure contains office uses.
 - (4) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Building orientation. In Subarea H, for a structure not containing office uses, the longest linear portion of the building facade must be generally parallel to Payne Street. The purpose of this provision is to orient pedestrian-serving buildings toward the pedestrian area. (Ord. 26781)

SEC. S-79.111. OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.
- (b) Residential hotel. A minimum of 0.5 spaces per guest room must be provided.
- (c) Aquarium. A minimum of one space per 500 square feet of floor area must be provided.
- (d) Gourmet marketplace. A minimum of one space per 220 square feet of floor area must be provided.
- (e) Temporary retail use. Minimum off-street parking and loading requirements may be satisfied by:

- (1) providing a minimum of one space per 500 square feet of lot area,
 - (2) using existing parking and loading spaces for other uses located within the subdistrict; or
 - (3) providing temporary parking and loading spaces that do not strictly comply with the construction and maintenance provisions for off-street parking and loading if the building official determines that the temporary off-street parking or loading spaces are adequately designed to accommodate the parking and loading needs and will not adversely affect surrounding uses.
- (f) On-street parking credit. Required parking for multi-family uses may be reduced by one space for every parking space located in the right-of-way adjacent to the use. To receive credit, parking spaces must be marked in accordance with city regulations and are subject to the following restrictions:
- (1) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.
 - (2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8/24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.
- (g) Mixed use development parking reduction.
- (1) In general.
 - (A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit S-79F).
 - (B) For purposes of this section, mixed use development means all subareas collectively in this Subdistrict.
 - (C) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

- (2) Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:
 - (A) The parking requirements for each of the uses in the mixed use development must be ascertained.
 - (B) The parking demand for each use is determined for each of the six times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.
 - (C) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these six sums is the adjusted off-street parking requirement for the development.
- (3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.
- (h) Parking structure setback. Below-grade parking structures may project to the lot line.
- (i) Required parking distance. Required parking for all uses, except residential uses, may be located within a walking distance of up to 1,200 feet from the use served by the required parking without a remote parking agreement. Required parking for residential uses must be provided in the same subarea as the use served by the required parking.
- (j) Automated parking.
 - (1) Automated parking spaces may be counted as required parking.
 - (2) The parking space design in automated parking facilities is not required to comply with the dimensional standards as defined in Part I of this article.
 - (3) If the automated parking facility is not handicapped accessible, then handicapped parking must be provided in accordance with Part I of this article.

- (4) The design of the automated parking facility must be approved by the building official.
- (5) The minimum number of required spaces approved for automated parking must be shown on a city plan commission-approved development plan. (Ord. 26781)

SEC. S-79.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

- (a) In general. Except as provided in this section, see Article VI.
- (b) LEED certification.

- (1) 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 of a new structure within the subdistrict, 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. A building permit may not be issued unless the building official determines that the project is consistent with the standards and criteria for a LEED certified designation.
- (2) If during development within the subdistrict, the developer is unable to achieve all of the green building rating system points identified on the checklist set forth in Paragraph (1), 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.
- (3) 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 development services certifies that the building complies with the LEED certified credit amount set forth in Paragraph (1).
- (4) LEED certification is only required for new structures within the subdistrict. If an existing building is being repaired, renovated, or expanded, LEED certification is not required. (Ord. 26781)

SEC. S-79.113. LANDSCAPING.

- (a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be approved by the city plan commission before issuance of a building permit to authorize work in this subdistrict.

(2) Except as provided in this section, the landscape plan must comply with the landscape, streetscape, and fencing requirements of Part I of this article, and landscaping must be provided in accordance with the landscape plan.

(3) A landscape plan is not required to reflect the entire subdistrict but must include the property subject to an application for a building permit.

(4) Landscaping for Subarea B must be provided as shown on the landscape plan for Subarea B (Exhibit S-79G).

(5) Landscaping for Subarea C must be provided as shown on the landscape plan for Subarea C (Exhibit S-79H).

(6) Landscaping for Subarea D must be provided as shown on the landscape plan for Subarea D (Exhibit S-79I).

(7) Landscaping for Subarea G must be provided as shown on the landscape plan for Subarea G (Exhibit S-79J).

(8) Section 51P-193.126(b)(1)(D)(iv) does not apply.

(9) Section 51P-193.126(b)(3)(D) does not apply.

(b) Required open space.

(1) The minimum open space for each subarea must be provided as shown on the conceptual plan.

(2) At least 50 percent of the minimum open space in each subarea must be accessible by the public.

(3) At least 25 percent of the minimum open space in each subarea, exclusive of parking lot screening and trees, must be landscaped with natural grass, ground cover, or other natural plant materials.

(c) Sidewalks.

(1) Except as provided in this paragraph, a minimum sidewalk width of 10 feet measured from back-of-curb must be provided with at least eight feet of unobstructed sidewalk width.

(2) Along Harwood Street, McKinnon Avenue, and Harry Hines Boulevard, a minimum sidewalk width of 12 feet measured from back-of-curb must be provided with at least eight feet of unobstructed sidewalk width.

(3) Along Olive Street, a minimum unobstructed sidewalk width of 20 feet must be provided on one side of Olive Street with a minimum height clearance of 18 feet above the surface of the sidewalk as shown on the development plan for Subarea J or K. If the Katy Trail is not located along Olive Street, as evidenced by a city council approved plan, by June 13, 2008, the sidewalk requirements along Olive Street must comply with Section 79.113(c)(1). No vehicular ingress or egress is permitted within the 20 foot sidewalk width.

(4) Landscaped parkways are not required.

(d) Street trees.

(1) Except as provided in this section, one street tree must be provided for each 25 linear feet of street frontage and must be planted on center, except that no trees may be located in a visibility triangle or driveway.

(2) Street trees must be located approximately 2.5 feet from the back-of-curb.

(3) Street trees may be located in custom designed tree grates flush with the sidewalk or in planters or pots.

(4) Street trees planted in an open space count toward the tree requirements in the Subdistrict if they are located within 50 feet of grade and within 50 feet of a public or private street frontage.

(e) Amenities. Amenities, including bollard lights, benches, planters, or pots may be located between required street trees.

(f) Street sections.

(1) Except Harwood Street and streets included in the landscape plans for Subareas B, C, D, and G, streetscaping, including street trees, amenities, sidewalks, buffer zones, and street paving widths must be provided as shown on the street section exhibit (Exhibit S-79K).

(2) Except those portions of Harwood Street included in the landscape plans for Subareas B, C, D, and G, streetscaping for Harwood Street, including street trees, amenities, sidewalks, buffer zones, and street paving widths must be provided as shown on the Harwood Street section exhibit (Exhibit S-79L).

(g) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. 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 landscape permit. 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, any time such termination becomes necessary. The determination by the city 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 this license is likely to become a nuisance or a 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 right-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant 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 shall be on an occurrence basis and the city shall be named as an 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 the same are covered by this liability insurance policy.

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

(h) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 26781)

SEC. S-79.114. SIGNS.

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

- (1) Signs in this subdistrict may contain the logo of a company that owns or controls a business entity that owns a portion of the property. A company owns or controls the business entity that owns a property in this subdistrict if it has the legal authority to manage, direct, superintend, restrict, regulate, govern, administer, or oversee the activities of the business entity that owns the property.
 - (2) Signs that contain the logo of a company that owns or controls a business entity that owns a portion of the property may be internally illuminated and may be used without limit as to number if they do not exceed 25 square feet in effective area.
 - (3) Highway Beautification Act signs are not permitted.
 - (4) For purposes of complying with the sign regulations, the premise is the entire subdistrict.
- (b) Signs in the public right-of-way.
- (1) Signs may be located within the public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, as amended, Chapter 45 of the Dallas Building Code, and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.
 - (2) The director of public works and transportation must review the location of any sign located in or overhanging the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.
 - (3) No portion of a sign may be located less than two feet from the back of a street curb.
- (c) Roof signs in the subdistrict.
- (1) No roof sign may exceed 400 square feet in effective area.
 - (2) Roof signs may be externally or internally illuminated.
 - (3) The sign's light source for illumination may not be visible from above the sign.
- (d) Video board signs.
- (1) Two video board signs may be attached to a facade fronting on to Harwood Street.
 - (2) A video board sign must be mounted parallel to and primarily visible from Harwood Street.

- (3) The maximum size of the video board is 1,500 square feet, but the effective area of the video board sign may not exceed 500 square feet.
 - (4) A video board sign may display any message relating to the premises.
 - (5) A video board sign may not be placed on a landmark structure.
- (e) Attached premise signs.
- (1) In general.
 - (A) An attached premise sign may only identify the building or the name of the building owner or occupants located within the subarea.
 - (B) Signs located on the first 200 feet of a facade, measured from grade, may not exceed 500 square feet in effective area. Signs located on a facade above the first 200 feet, measured from grade, may not exceed 1,000 square feet in effective area.
 - (C) Attached signs may not project more than four feet above the roof line.
 - (D) Attached signs may not project more than five feet into the public right-of-way.
 - (2) Arcade signs.
 - (A) An arcade sign must be located at least 15 feet from another arcade sign.
 - (B) No arcade sign may exceed six square feet in effective area.
 - (C) No arcade sign may be lower than 10 feet above grade.
 - (3) Awning signs.
 - (A) No awning sign may:
 - (i) project more than two inches from the surface of the awning; or
 - (ii) be lower than 10 feet above grade.
 - (B) The total effective area for any one awning sign may not exceed eight square feet.
 - (4) Canopy signs.
 - (A) No canopy sign may:

- (i) exceed 50 percent of the length of the facade to which it is attached;
 - (ii) project horizontally more than two inches from the surface of the canopy; or
 - (iii) be lower than 10 feet above grade.
- (B) The total effective area for all canopy signs combined on each street frontage may not exceed 150 square feet.
- (C) No canopy sign may project vertically above the surface of the canopy more than 15 percent of the overall length of the sign.
- (D) A canopy sign may only be located over a pedestrian entrance to a building.
- (E) No canopy sign may have a changeable message area.
- (f) Detached premise signs.
 - (1) Except as provided in this section, all detached premise signs must be monument signs or landscape signs.
 - (2) Detached premise signs located within 15 feet of a public right-of-way may not exceed 30 square feet in effective area or eight feet in height.
 - (3) A detached premise sign with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area or 15 feet in height.
 - (4) A detached premise sign may contain only the name, logo, and address of the premise and its occupants and the logo of a company that owns or controls a business entity that owns a portion of the premise or other premise within the subdistrict.
 - (5) A detached premise sign may be externally or internally illuminated.
 - (6) Section 51-7.304(c) does not apply to monument signs or landscape signs in this subdistrict.
 - (7) Each lot may have one detached premise sign for each street frontage. A lot having more than 500 feet of street frontage may have one additional detached premise sign for each additional 250 feet of street frontage or fraction thereof. For purposes of this subsection, "street" means a right-of-way that provides primary access to adjacent property.

(g) Signs on construction barricades.

- (1) No sign may be affixed to a construction barricade until a building permit has been issued for the site.
- (2) Signs affixed to a construction barricade must be removed within 30 months after the issuance of the initial building permit for the site or issuance of a certificate of occupancy, whichever occurs first.
- (3) Signs on construction barricades are permitted without limit to number and size if they only convey information about:
 - (A) what is being built on the site; and
 - (B) who is involved in the building on the site, including the owners, developers, future tenants, lenders, architects, engineers, project consultants, and contractors.
- (4) Signs affixed to a construction barricade may be illuminated with back, up, down, or other similar lighting, except that no strobe lighting is permitted.
- (5) Signs affixed to a construction barricade may not contain a changeable message.

(h) Banners on streetlight poles.

- (1) A banner may only display a promotional message, a welcome message, generic graphics, or flags of countries, states, or other government entity.
- (2) Up to 20 percent of the effective area of a banner may contain:
 - (A) the words or logos that identify a sponsor of a cultural event or activity if the sponsor's name is part of the name of the activity or event; or
 - (B) the logo of a company that owns or controls a business entity that owns a portion of the property.
- (3) The sign hardware for a banner may be left in place between displays of a banner.
- (4) A banner and its sign hardware must:
 - (A) be mounted on a streetlight pole;
 - (B) meet the sign construction and design standards in the Dallas Building Code;

- (C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;
 - (D) be made out of weather-resistant and rust-proof material;
 - (E) not project more than three feet from the pole onto which it is mounted;
and
 - (F) not exceed 20 square feet in effective area.
- (5) No sign permit is required to erect or remove a banner.

(i) Movement control signs.

- (1) Movement control signs must direct vehicular or pedestrian movement within this subdistrict or to adjacent districts and may include the name or logo of any destination located in this subdistrict or the name or logo of any adjacent district.
- (2) Movement control signs may be externally or internally illuminated.
- (3) Movement control signs may:
 - (A) be attached or detached signs;
 - (B) not exceed 40 square feet in effective area;
 - (C) not exceed 10 feet in height;
 - (D) be located in a public right-of-way; and
 - (E) be erected anywhere within the subdistrict without limit as to number.

(j) District identification signs.

- (1) A district identification sign may:
 - (A) only be a detached sign;
 - (B) not exceed 600 square feet in effective area;
 - (C) not exceed 20 feet in height;
 - (D) be located in a public right-of-way;
 - (E) be erected anywhere within the subdistrict;

- (F) be a letter of the alphabet with a logo or symbol; and
- (G) contain up to 3 words.
- (2) A maximum of 10 district identification signs are permitted within the subdistrict.
- (k) Special purpose signs.
 - (1) Illumination. Special purpose signs may be externally or internally illuminated.
 - (2) Attached signs.
 - (A) Only one attached premise special purpose sign may be located on each facade per building up to four times within any 12-month period as long as:
 - (i) the sign is maintained for no more than 60 days each time during that 12-month period;
 - (ii) the sign conforms to all other regulations for attached signs; and
 - (iii) the effective area of the sign does not exceed 30 percent of the facade area to which it is located.
 - (B) There is no limit to the number of words permitted on an attached special purpose sign.
 - (3) Detached signs. Detached special purpose signs are prohibited in this subdistrict.
- (l) Other temporary signs. In addition to the protective signs permitted under Section 51- 7.921 temporary protective signs may be erected anywhere on a construction site at any time during construction subject to the following provisions:
 - (A) There is no limit on the number of temporary protective signs on a construction site.
 - (B) No sign may exceed 200 square feet in effective area or twenty feet in height.
 - (C) Temporary protective signs may be illuminated, but no lighting source may project more than three inches from the vertical surface or six inches above the top of the sign.
 - (D) All temporary protective signs must be removed upon completion of the construction. (Ord. Nos. 26781; 27322; 28554)

Z190-338(LG)

SEC. S-79.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.
(Ord. 26781)

SEC. S-79.116. 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 subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26781)

SEC. S-79.117. ZONING MAP.

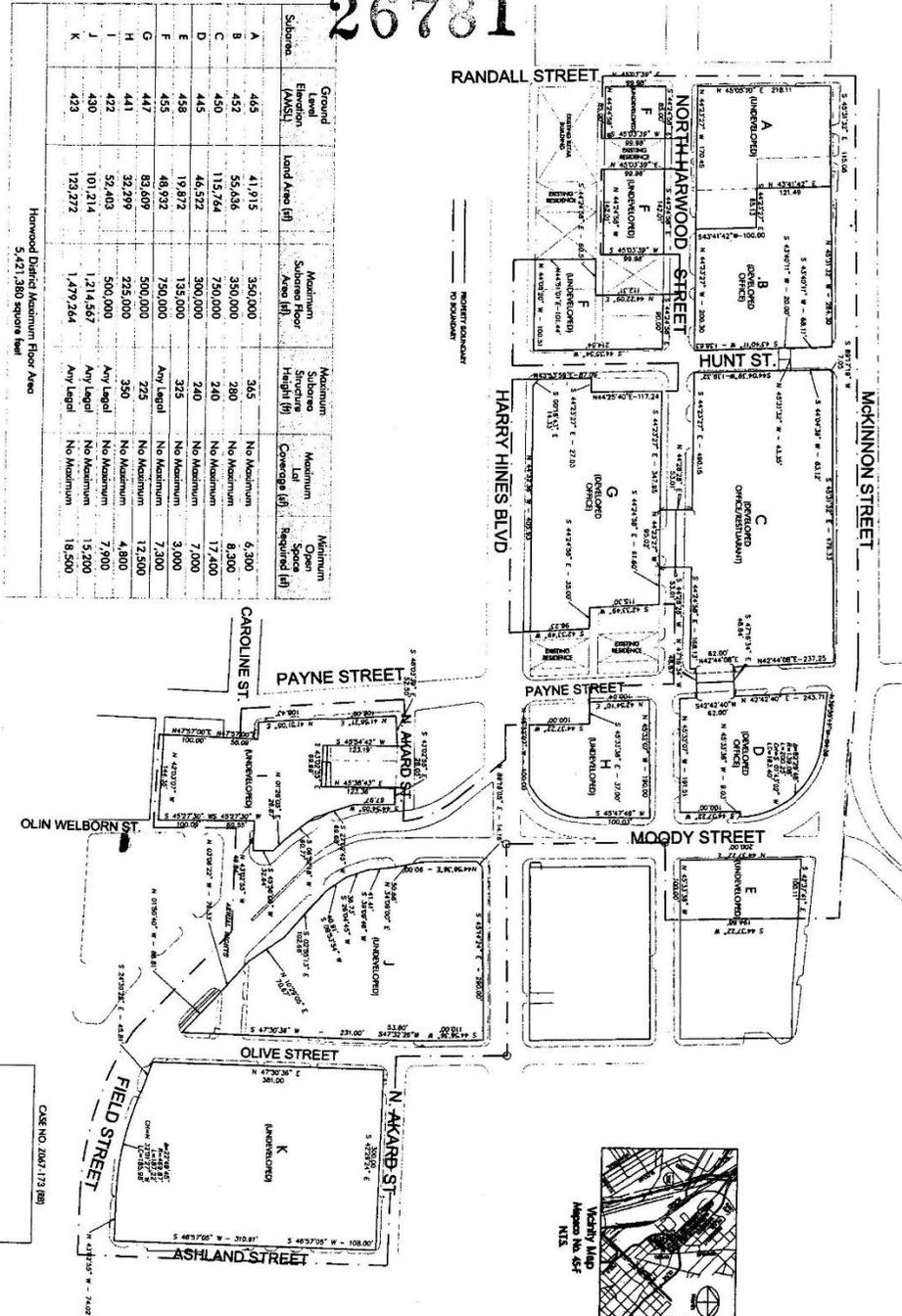
PD Subdistrict S-79 is located on Zoning Map No. J-7. (Ord. 26781 ___)

EXISTING CONCEPTUAL PLAN

Exhibit S-79A

071788

26781



Sublot	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Sublot Floor Area (sf)	Maximum Sublot Structure Height (ft)	Maximum Sublot Coverage (sf)	Maximum Open Space (sf)
A	455	41,915	350,000	345	No Maximum	6,300
B	452	55,656	350,000	280	No Maximum	8,300
C	450	115,754	750,000	240	No Maximum	17,400
D	445	46,522	300,000	240	No Maximum	7,000
E	458	19,972	135,000	325	No Maximum	3,000
F	455	48,932	750,000	Any Legal	No Maximum	7,200
G	447	83,409	500,000	225	No Maximum	12,500
H	441	32,299	225,000	350	No Maximum	4,800
I	422	52,403	500,000	Any Legal	No Maximum	7,900
J	430	101,214	1,214,652	Any Legal	No Maximum	15,200
K	423	123,272	1,479,264	Any Legal	No Maximum	18,500

Harwood District Maximum Floor Area
5,421,380 square feet

HARWOOD INTERSECTION
Planned Development
District No. 193
PDS No. 79

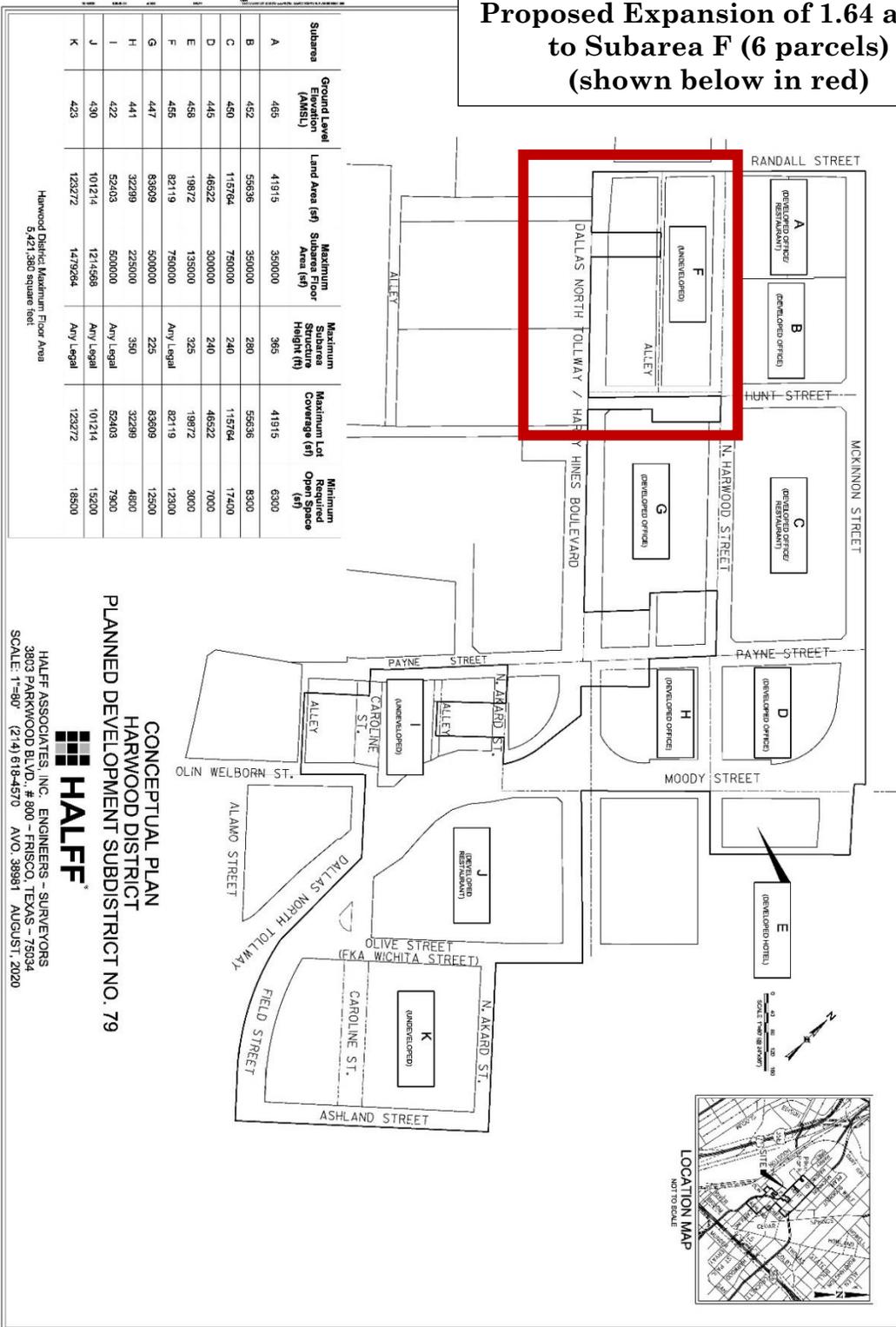
HARWOOD DISTRICT PDS
CONCEPTUAL PLAN

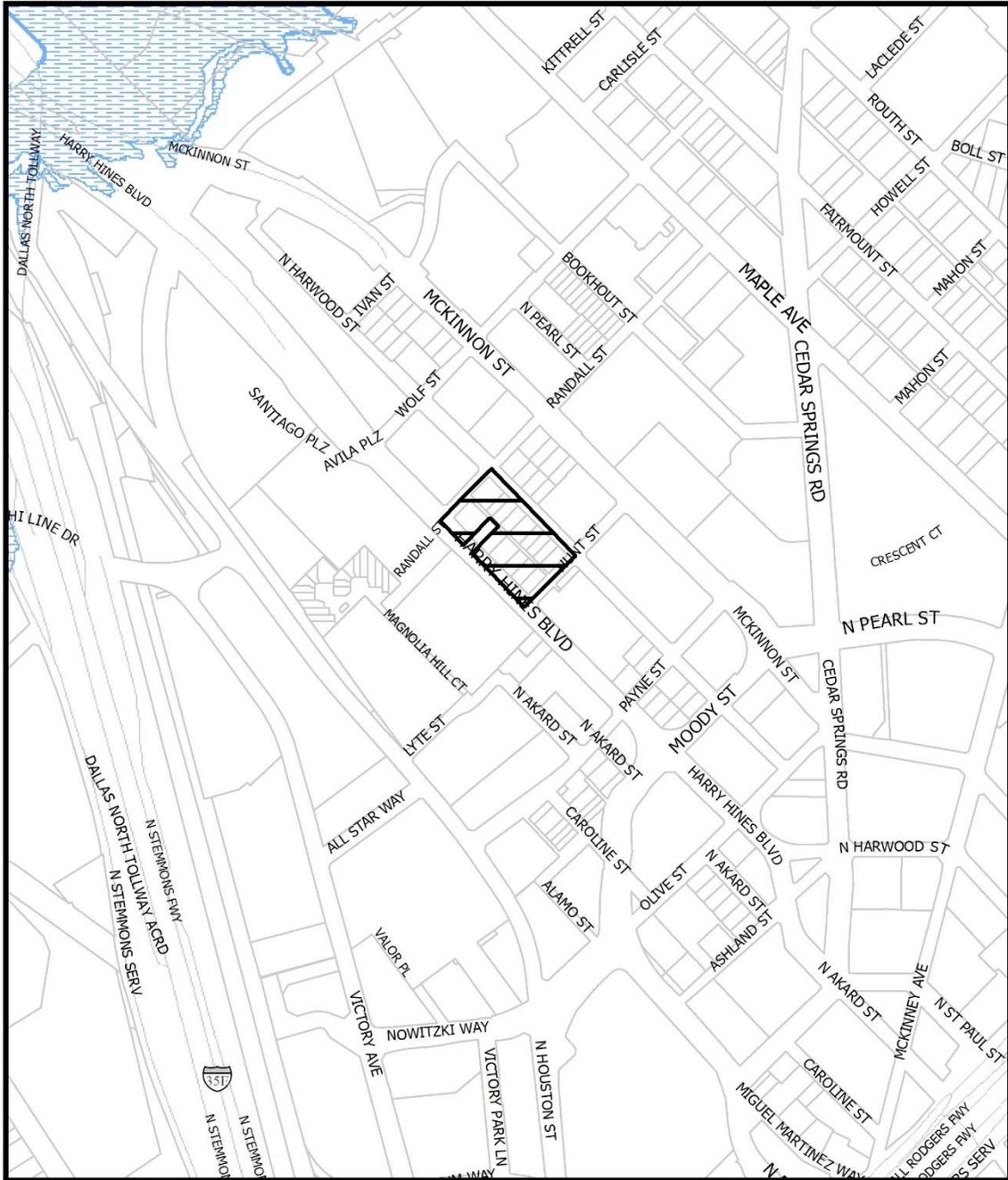
Approved
City Plan Commission
May 17, 2007



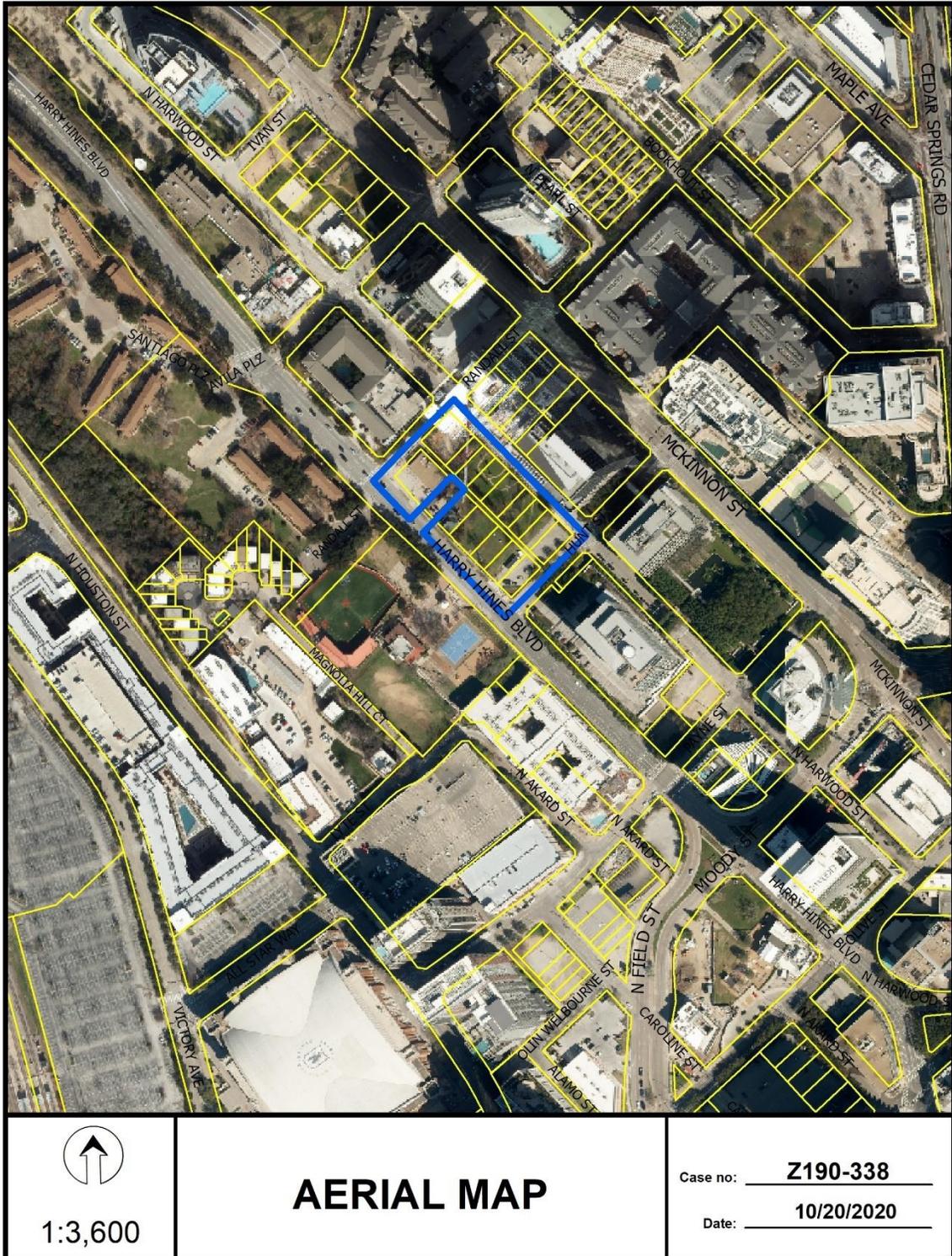
PROPOSED CONCEPTUAL PLAN

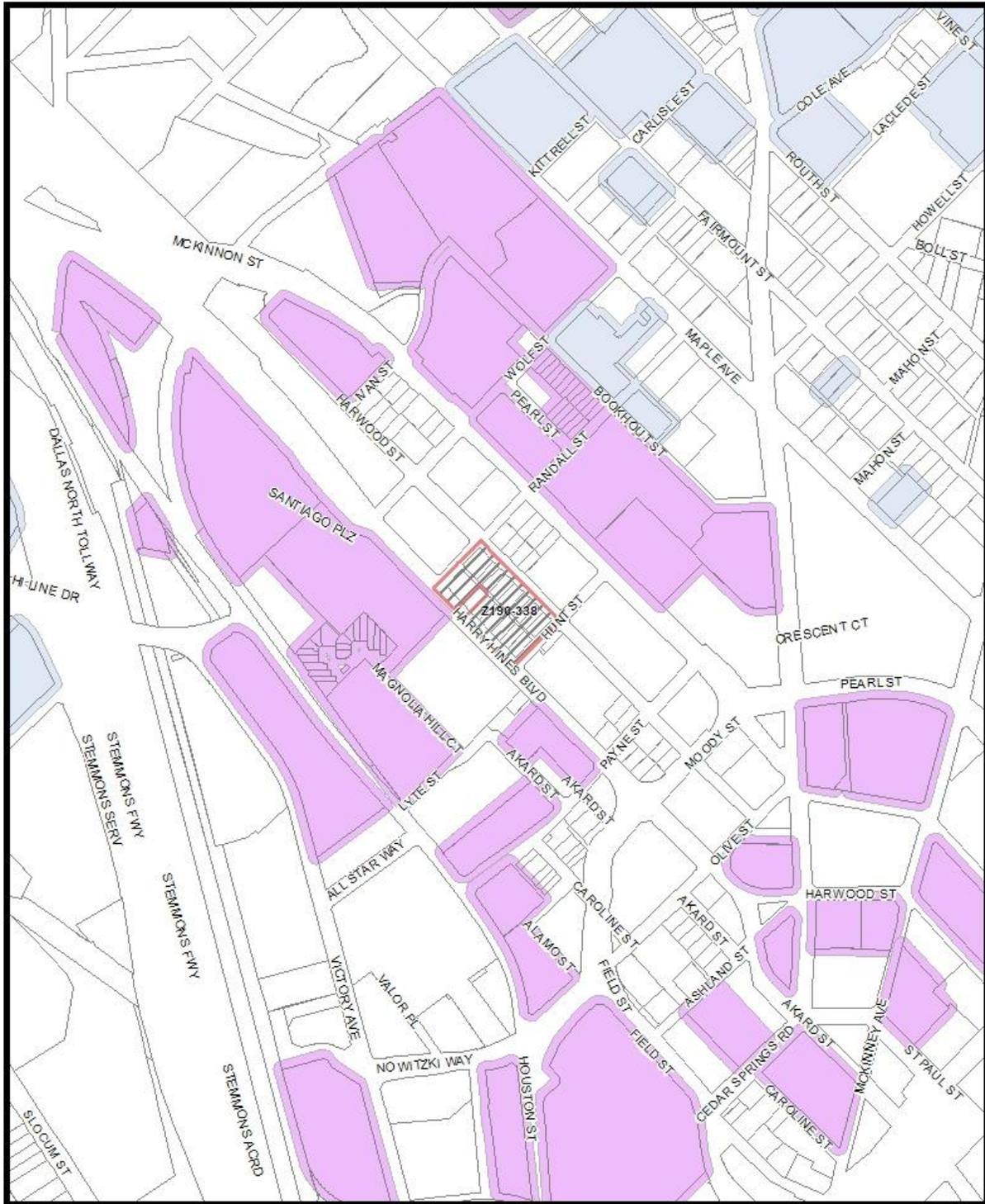
Proposed Expansion of 1.64 acres to Subarea F (6 parcels) (shown below in red)





 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z190-338 </u> Date: <u> 10/20/2020 </u>
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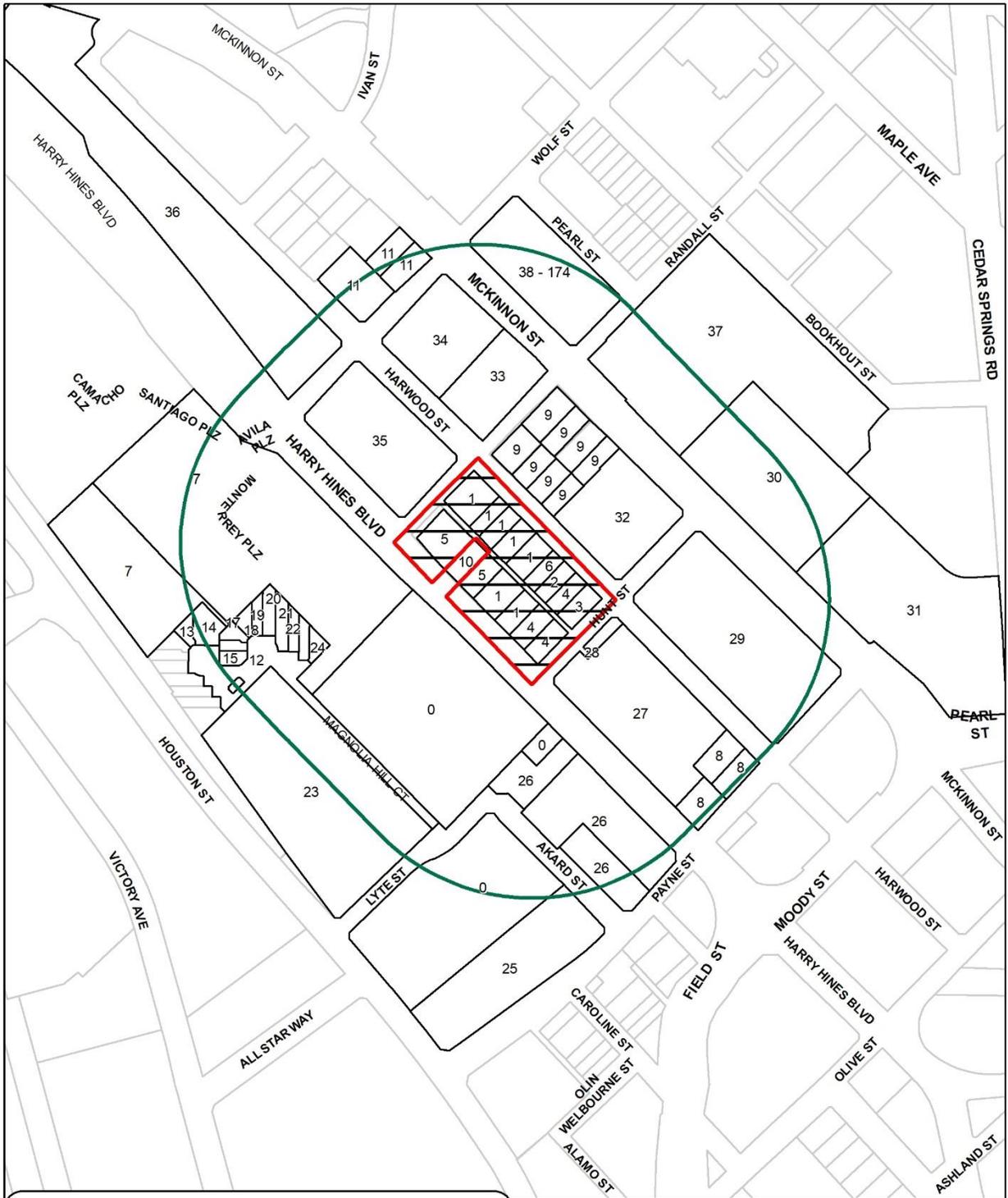
MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/20/2020

CPC RESPONSES



<u>174</u>	Property Owners Notified (66 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>11/5/2020</u>	Date

Z190-338
CPC



1:3,600

11/04/2020

Reply List of Property Owners**Z190-338****174 Property Owners Notified****0 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2821 N HARWOOD ST	HPO INC
	2	2807 N HARWOOD ST	HPO INC
	3	2801 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER
	4	2805 N HARWOOD ST	HARWOOD INTERNATIONAL CENTER XIII LP
	5	2830 HARRY HINES BLVD	VILLASANA CHARLES
	6	2809 N HARWOOD ST	GLAZER JUDY B
	7	2927 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
	8	2701 N HARWOOD ST	NORTHLAND DEVELOPMENTS INC
	9	2819 MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
	10	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
	11	3005 MCKINNON ST	ONE HARWOOD BLVD LTD
	12	2900 MAGNOLIA HILL CT	MAGNOLIA HILL CO LC THE
	13	2931 MAGNOLIA HILL CT	MOOTY JERRY W JR
	14	2935 MAGNOLIA HILL CT	CLARK JON
	15	2943 MAGNOLIA HILL CT	FLANDERS BRODIE
	16	2947 MAGNOLIA HILL CT	FISHEL JASON T
	17	2951 MAGNOLIA HILL CT	HARDNER SCOTT
	18	2955 MAGNOLIA HILL CT	UPHAM NOWELL C
	19	2959 MAGNOLIA HILL CT	WILKINSON JASON B &
	20	2963 MAGNOLIA HILL CT	LEATHERWOOD MIKE
	21	2967 MAGNOLIA HILL CT	TIMMONS KEVIN & LORI
	22	2971 MAGNOLIA HILL CT	WELSH SEAN K & MARTHA J WELSH
	23	1607 LYTE ST	MAGNOLIA STATION LLC
	24	2979 MAGNOLIA HILL CT	IMAI AKIRA
	25	1701 PAYNE ST	NGI-BCDC VP LLC
	26	1855 PAYNE ST	WAFRA INVEST MODA LP

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2727	N HARWOOD ST	HARWOOD INTERNATIONAL CENTER III LP
28	2737	N HARWOOD ST	JAGANNATHAN SURAJ
29	2728	N HARWOOD ST	INTERNATIONAL CENTER II LLC
30	2728	MCKINNON ST	ALTA UPTOWN LLC
31	2101	CEDAR SPRINGS RD	ROSEWOOD COURT LLC
32	2828	N HARWOOD ST	INTERNATIONAL CENTER
33	2007	RANDALL ST	BENCHMARK BANK
34	2950	N HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
35	2914	HARRY HINES BLVD	RLJ III SF DALLAS UT LP
36	3000	HARRY HINES BLVD	NORTH TEXAS PUBLIC
37	2820	MCKINNON ST	CH REALTY VIIIKNIGHTVEST MF
38	2900	MCKINNON ST	BAIRD JON MARC &
39	2900	MCKINNON ST	POLLOCK HUGH &
40	2900	MCKINNON ST	ROJAS SADIEL
41	2900	MCKINNON ST	DEPA MARYLINE
42	2900	MCKINNON ST	BURDORF BRIAN
43	2900	MCKINNON ST	FARREN SUZANN D
44	2900	MCKINNON ST	JOHNSON LONNIE
45	2900	MCKINNON ST	HARIZ DIANE G & GEORGE M
46	2900	MCKINNON ST	CHOQUETTE ANGELA V
47	2900	MCKINNON ST	INTERNATIONAL CENTER DEV
48	2900	MCKINNON ST	AKINA RENEE A TR &
49	2900	MCKINNON ST	OXFORD ENTERPRISES INC
50	2900	MCKINNON ST	BOBBITT CHARLES M
51	2900	MCKINNON ST	BOWDEN BILLY C
52	2900	MCKINNON ST	AZURE501 LLC
53	2900	MCKINNON ST	CRYSTAL PREMIER HOLDINGS LLC
54	2900	MCKINNON ST	LICHTENSTEIN DAVID G
55	2900	MCKINNON ST	GRAVES BLAKE A D
56	2900	MCKINNON ST	HAYWARD GORDON H
57	2900	MCKINNON ST	MOOLJI ALY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2900 MCKINNON ST	MALLOY HELEN
	59	2900 MCKINNON ST	ROMANO SAMUEL P 2008
	60	2900 MCKINNON ST	AM ESTATE LLC
	61	2900 MCKINNON ST	FILIPOVIC JIRI
	62	2900 MCKINNON ST	HARPER LEONA MARIE
	63	2900 MCKINNON ST	GROSCHUP STEPHANIE C &
	64	2900 MCKINNON ST	RILEY JESSICA RAE TRUST
	65	2900 MCKINNON ST	BISCHOFF OTTO
	66	2900 MCKINNON ST	PENG DAVID & JAYNE CECERE
	67	2900 MCKINNON ST	HAKIM HALFA & CAMILLE
	68	2900 MCKINNON ST	SHAH BIPIN C
	69	2900 MCKINNON ST	FRANKEL JEFFREY S
	70	2900 MCKINNON ST	FITZGERALD ROBERT L &
	71	2900 MCKINNON ST	FRANCOIS SERGE P
	72	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
	73	2900 MCKINNON ST	HASSOUNI VICKY
	74	2900 MCKINNON ST	VALUE GROCERIES INC
	75	2900 MCKINNON ST	LE MENER FAMILY TR THE
	76	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
	77	2900 MCKINNON ST	CARBONNEAU KRISTINA A
	78	2900 MCKINNON ST	FERREIRA CLAUDIA CHRISTMANN
	79	2900 MCKINNON ST	ABRAMOV BORIS &
	80	2900 MCKINNON ST	PORTER JACQUELINE
	81	2900 MCKINNON ST	BORNO MOUNIR Y &
	82	2900 MCKINNON ST	FATOURE ARA
	83	2900 MCKINNON ST	MAHARAJ SABITA J
	84	2900 MCKINNON ST	ABEL ELIZABETH
	85	2900 MCKINNON ST	ROZZELL CHRIS D & ANNE M
	86	2900 MCKINNON ST	FEARHEILEY STEVE
	87	2900 MCKINNON ST	GERARD YVES
	88	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2900 MCKINNON ST	MUHL BRANDEN BOWEN
	90	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
	91	2900 MCKINNON ST	LELAH TRACEY
	92	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
	93	2900 MCKINNON ST	HOOPER ROBERT SCOTT
	94	2900 MCKINNON ST	TIGGES GARY
	95	2900 MCKINNON ST	KHAN AMIN & SURAIYA
	96	2900 MCKINNON ST	GUTIERREZ JAVIER
	97	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
	98	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC
	99	2900 MCKINNON ST	BUTERBAUGH COURTNEY H & SHAWN
	100	2900 MCKINNON ST	MOLLOY HELEN
	101	2900 MCKINNON ST	HOLLIS EMILY M
	102	2900 MCKINNON ST	POINDEXTER ALONZO J &
	103	2900 MCKINNON ST	MENSING KEVIN R &
	104	2900 MCKINNON ST	GROSSBERG MARK P
	105	2900 MCKINNON ST	KELLY JOSEPH J
	106	2900 MCKINNON ST	LELAND JANET SWARTZ
	107	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
	108	2900 MCKINNON ST	CUTLER WILLIAM P
	109	2900 MCKINNON ST	LORENTZEN KYLE
	110	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
	111	2900 MCKINNON ST	HEDRICK GARY R & LEANNE B
	112	2900 MCKINNON ST	NIR ADI & SHERYL
	113	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
	114	2900 MCKINNON ST	MARTTER RICHARD P &
	115	2900 MCKINNON ST	SCALLA INVESTMENTS LLC
	116	2900 MCKINNON ST	ELLEN MARTIN M &
	117	2900 MCKINNON ST	NAZNAT LP
	118	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
	119	2900 MCKINNON ST	NEWELL DANIEL & KATHRYN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2900 MCKINNON ST	CHOI ANGE
	121	2900 MCKINNON ST	BRAYMAN JONATHAN L &
	122	2900 MCKINNON ST	GLADDEN JEFFREY R
	123	2900 MCKINNON ST	COUNTER MICHAEL J
	124	2900 MCKINNON ST	ROEHM DAVID O
	125	2900 MCKINNON ST	TOUNTAS VICTORIA E
	126	2900 MCKINNON ST	RICHEY CHRISTOPHER ALAN
	127	2900 MCKINNON ST	KIRWAN REVOCABLE LIVING TRUST
	128	2900 MCKINNON ST	VICIOSO BELINDA &
	129	2900 MCKINNON ST	MONSOUR FAMILY LP
	130	2900 MCKINNON ST	MCKINNON STREET CAPITAL LLC AZURE 2003
	131	2900 MCKINNON ST	KHAN AMINUL HAQ & SURAIYA NASREEN
	132	2900 MCKINNON ST	TRUONG CHAU
	133	2900 MCKINNON ST	BORICK STEVEN J REV TR THE
	134	2900 MCKINNON ST	MCKINNON PPTIES LLC
	135	2900 MCKINNON ST	GAUTIER ELISE M
	136	2900 MCKINNON ST	MACATEE WILLIAM F JR
	137	2900 MCKINNON ST	CARR JEFFREY &
	138	2900 MCKINNON ST	BOECKMANN ALAN & LISA
	139	2900 MCKINNON ST	FURNER JOINT REVOCABLE TRUST
	140	2900 MCKINNON ST	LONTOS DEAN J &
	141	2900 MCKINNON ST	FLORIN COMPANY LTD
	142	2900 MCKINNON ST	YU KUN WON & JAE EUN
	143	2900 MCKINNON ST	MONTGOMERY MELANIE G
	144	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
	145	2900 MCKINNON ST	MICHELSSEN JOHN J III
	146	2900 MCKINNON ST	HARRIS CYNTHIA H &
	147	2900 MCKINNON ST	DAVILA JOSEPH A & CARA L
	148	2900 MCKINNON ST	HAKIM HAIFA & CAMILLE
	149	2900 MCKINNON ST	LAMBA ANU R & INDU

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	150	2900 MCKINNON ST	BLOND HEATHER JOY &
	151	2900 MCKINNON ST	RIBELIN GLENDA A
	152	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
	153	2900 MCKINNON ST	LYNCH PETER H
	154	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
	155	2900 MCKINNON ST	DUWAJI IYAD &
	156	2900 MCKINNON ST	GLOBER DEIRDRE DENMAN
	157	2900 MCKINNON ST	MCMORRAN MICHAEL &
	158	2900 MCKINNON ST	VANDERPOOL NICK III
	159	2900 MCKINNON ST	DEWAN MAHBUB & AFREEN
	160	2900 MCKINNON ST	CKMC INVESTMENTS
	161	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
	162	2900 MCKINNON ST	WALGREN ELIZABETH ANNE
	163	2900 MCKINNON ST	MATITSINE SERGUEI &
	164	2900 MCKINNON ST	LUTER JASON S
	165	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
	166	2900 MCKINNON ST	FIJOLEK RICHARD M
	167	2900 MCKINNON ST	MDC LLC
	168	2900 MCKINNON ST	GUTIERREZ JAVIER G
	169	2900 MCKINNON ST	AZOULAY MOSHE
	170	2900 MCKINNON ST	WISHNICK JOEL & LESLIE
	171	2900 MCKINNON ST	RANADE PRASHANT NARAYAN &
	172	2900 MCKINNON ST	TROTTER JAMES F
	173	2900 MCKINNON ST	MIKLES LEE E & LORI L
	174	2900 MCKINNON ST	FISCHER CLIFFORD