

FILE NUMBER: Z201-233(LG)

DATE FILED: April 12, 2021

LOCATION: West line of Vine Street, between Cole Street and Laclede Street

COUNCIL DISTRICT: 14

MAPSCO: 17

SIZE OF REQUEST: +/- 1.13 Acres

CENSUS TRACT: 18.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT/OWNER: ABOG Inc. and ABOG Educational Foundation

REQUEST: An application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified standards primarily related to parking.

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

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, a transportation management 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 162 subdistricts.
- The area of request is comprised of six lots and currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story office building with parking on the first floor of the building.
- The applicant proposes to redevelop the site for GR General Retail uses and construct a new 85,900 square foot building for the continuation of office uses. The applicant is requesting to amend the current parking ratio from one space per 366 SF to one space per 1,000 SF and proposing underground parking.

Zoning History: There has been no new zoning requests in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cole Street	Local Street	-
Laclede Street	Local Street	-
Vine Avenue	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

At the July 1, 2021 City Plan Commission meeting, staff made a recommendation to add an exhibit for a traffic management plan for the site. Since the applicant's operations include shuttling students and visitors to the site, staff was in support of the reduction in parking due to the applicant's current traffic management plan, which only requires parking for its employees. Due to the lack of users who will drive to the proposed site, staff

believes the applicant's request is consistent with its existing and future operations. Therefore, staff supports the applicant's request.

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.

Urban Design Element

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

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

Goal 5.3 Establishing walk-to convenience.

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

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 recommendation includes:

- 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.

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 ten 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.
- (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 use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (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.
- (10) To safeguard and enhance property values and to protect public and private investment.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 GR	Office
Northwest	PD No. 193 PDS No.2 Tract B	Multifamily & Restaurants
North	PD No. 193 PDS No.2	Multifamily & Restaurants
Northeast	PD No. 193 PDS No.2 Tract A, PD No. 193 PDS No. 7 with Deed Restrictions	Multifamily & Restaurants
East	PD No. 193 GR	Multifamily, Retail and Personal Service uses
Southeast	PD No. 193 PDS No.152, Tracts 1 & 2	Office, Retail and Restaurants
South	PD No. 193 GR	Office
West	PD No. 193 PDS No. 86	Multifamily & Restaurants

Land Use Compatibility:

The proposed site is comprised of six lots and is currently zoned GR General Retail within PD No. 193. The site is currently developed with a three-story building with parking on the first floor. Surrounding uses include multifamily, restaurants, retail, office and personal service uses. The applicant requests to create a new subdistrict within PD No. 193 with a base zoning of GR General Retail to redevelop the site to continue the existing office uses. The request proposed development standards that will deviate from the GR subdistrict regulations by reducing the off-street parking requirements for office uses, however the proposed parking will be underground. The proposed use is compatible with surrounding uses, and staff is in support of this request.

Development Standards:

SUBDISTRICT	SETBACKS		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: PD No. 193, GR	10'	No min/ No. min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses
Proposed: PDS for GR uses	10'	No min./ No min.	36 for residential 120' for non-residential	80%	None	Retail, office, personal service uses

Parking:

The applicant’s proposed parking requirement for office uses is one space per 1000 square feet of floor area. This proposed office parking requirement is a reduction from the current PD No. 193 requirement of 1 space per 366 SF (2.73 spaces per 1,000 SF). For 85,900 square foot office use, 235 spaces are required. The applicant proposes 83 spaces with underground parking. The use of shared parking would be allowed in accordance with the existing PD 193 and City of Dallas parking requirements.

Landscaping:

Landscaping must be in accordance with the requirements per PD No. 193.

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 "E" to the north, south, east, and west.

List of Officers/Partners/Principals

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CPC ACTION
July 1, 2021

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail District uses, subject to a conceptual plan, a transportation management plan (reviewed and finalized by staff), and conditions; as briefed, on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street.

Maker: Garcia
Second: Murphy
Result: Carried: 12 to 1

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope, Murphy,
Garcia

Against: 1 - MacGregor
Absent: 1 - Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 26
Replies: For: 19 Against: 0

Speakers: For: Brenda Kronenberg, 3500 Maple Ave., Dallas, TX, 75219
Against: None

CPC RECOMMENDED PD CONDITIONS

Division S-1XX. PD Subdistrict 1XX.

SEC. S-1XX.101. LEGISLATIVE HISTORY.

PD Subdistrict 1XX was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2021. (Ord. _____)

SEC. S-1XX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1XX is established on property located bound by Vine Street, Cole Avenue, and Laclede Street. The size of the PD Subdistrict 1XX is approximately 1.13 acres.

SEC. S-1XX.103. 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, SUBDISTRICT means a Subdistrict of PD No. 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a non-residential zoning district.

SEC. S-1XX.104. 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. __)

SEC. S-1XX.104. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the Commercial Subdistrict GR, subject to the same conditions applicable in the GR Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR Subdistrict is a subject to DIR in this subdistrict; etc.

SEC. S-1XX.105. ACCESSORY USES.

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.

SEC. S-1XX.106. 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.)

In general. Except as provided in this section, the yard, lot, and space regulations for the GR Subdistrict apply.

SEC. S-1XX.107. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for specific off-street parking and loading requirements for each use.

CPC Recommendation:

(b) For office uses that contain underground parking and complies with the transportation management plan (exhibit XXX), 1 space per 1,000 square feet of office use is required.

Applicant's Request:

(b) For office uses that contain underground parking, 1 space per 1,000 square feet of office use is required.

SEC. S-1XX.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-1XX.109. LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this article.

SEC. S-1XX.110. SIGNS.

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

SEC. S-1XX.111. 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.

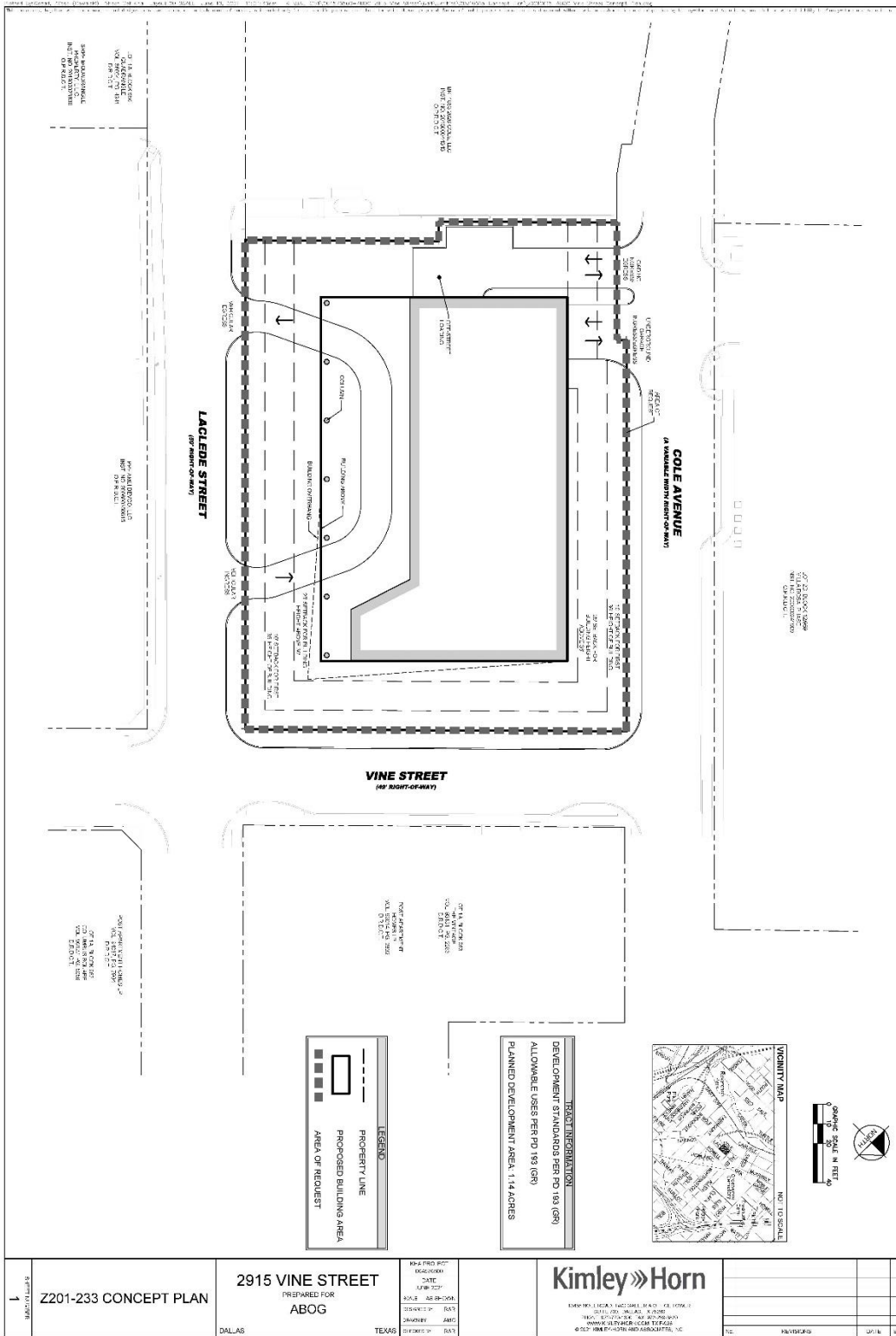
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-1XX.112. COMPLIANCE WITH CONDITIONS.

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

(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.

CPC RECOMMENDED CONCEPTUAL PLAN



CPC RECOMMENDED TRANSPORTATION MANAGEMENT PLAN

TRANSPORTATION MANAGEMENT PLAN (TMP)

**2915 Vine Street, Dallas, TX
Z201-233**

Contact

Transportation Contact Person

2915 Vine Street, Dallas, TX 75204
(214) 871-1619

Contact information for all current transportation vendors is available as requested.

Transportation Operations

Employees

As noted in the Parking Study dated April 5, 2021 by Kimley-Horn, the existing occupant's employees are assumed to drive themselves with personal vehicles which will park in the underground parking garage, accessed from Cole Avenue. The number of parking spaces to be provided on the site is established by the current conditions in PD 193 Subdistrict **XXX**, or other City Ordinances.

Truck Loading/Trash/Service

Truck loading, trash, and other service needs are accomplished in the service loading area accessed from Cole Avenue. This driveway is separated from the parking garage access point and has no connection to the passenger loading area on Laclede Street. All truck maneuvering takes place within the site. No truck maneuvering is allowed on any public street.

Passenger/Event Transportation

The site will host certifying examinations. Site users other than regular employees will be transported to the site by third party transportation services. Transportation vehicles will pick up and drop off attendees at local hotels or other gathering points, and provide transportation to and from the site. The building has been designed around a large passenger loading area, which is covered by the building levels above. The transportation vehicles will enter the site from Laclede Street at the Surface Transportation Ingress point marked on the attached TMP plan. Transportation vehicles will load or unload at the covered passenger loading area, which has direct access to the building interior. Transportation vehicles will then return to Laclede Street at the Surface Transportation Egress point. The Ingress and Egress points are separated so the transportation vehicle entry and departure movements do not conflict. The transportation vehicle movements are also completely separated from the employee parking and truck access points.

No loading or unloading of attendees is allowed on Laclede Street or any public street. Transportation vehicles may be staged within the covered passenger loading area. Unimpeded pedestrian and vehicle passage through the loading area is required at all times.

SITE TMP REVIEW AND COMMITMENT

The traffic management plan (TMP) for the site at 2915 Vine Street was developed with the intent of optimizing safety and efficiently accommodating vehicle traffic generated during the site's expected regular days and event days. Changes to this TMP shall be submitted to and approved by the director or designee. It is important to note that a concerted and ongoing effort with the full participation of the site administration is essential to accomplish these goals.

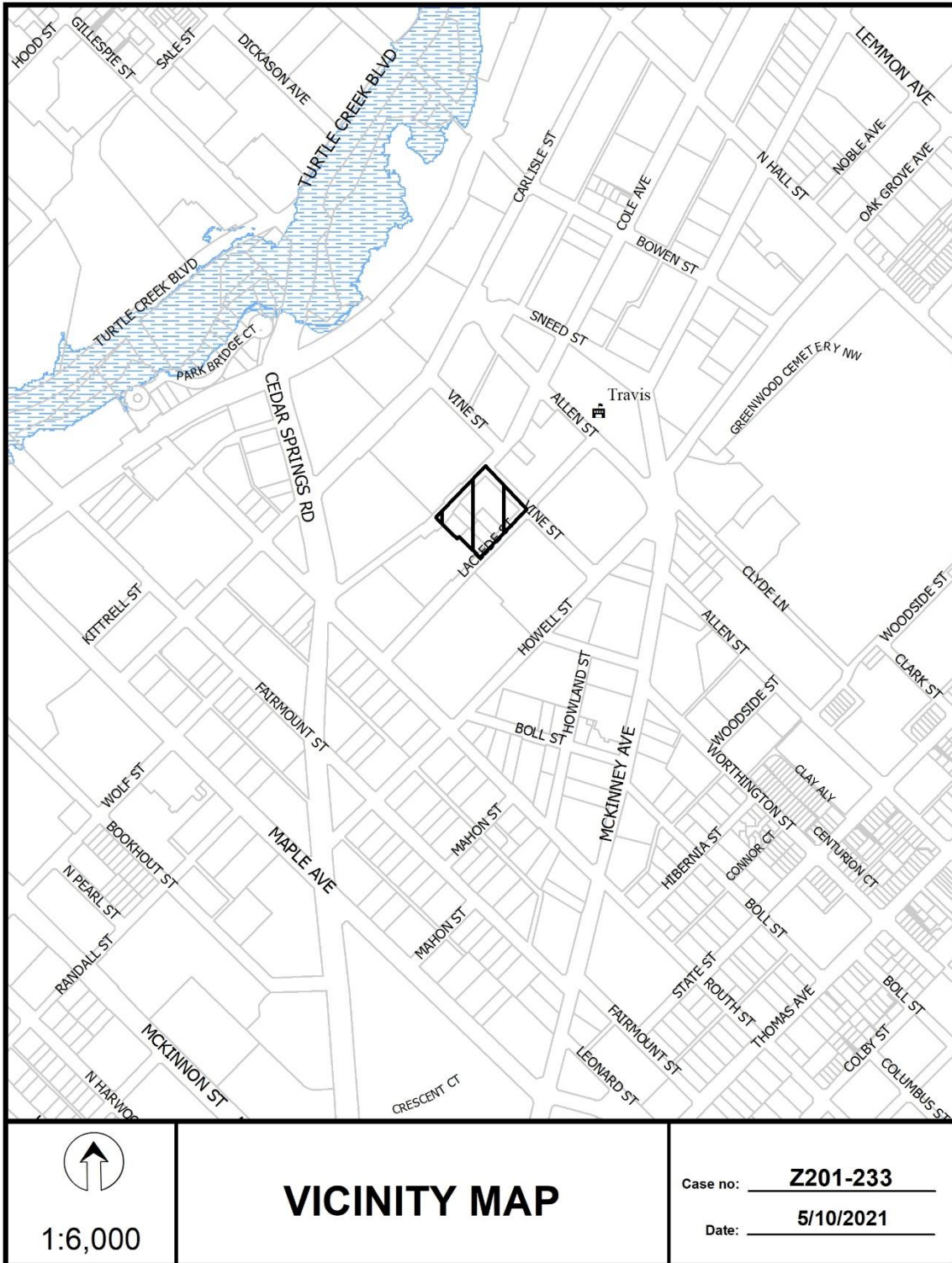
By the endorsement provided below, the site administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the site is held responsible until or unless the City of Dallas deems those strategies are no longer necessary.

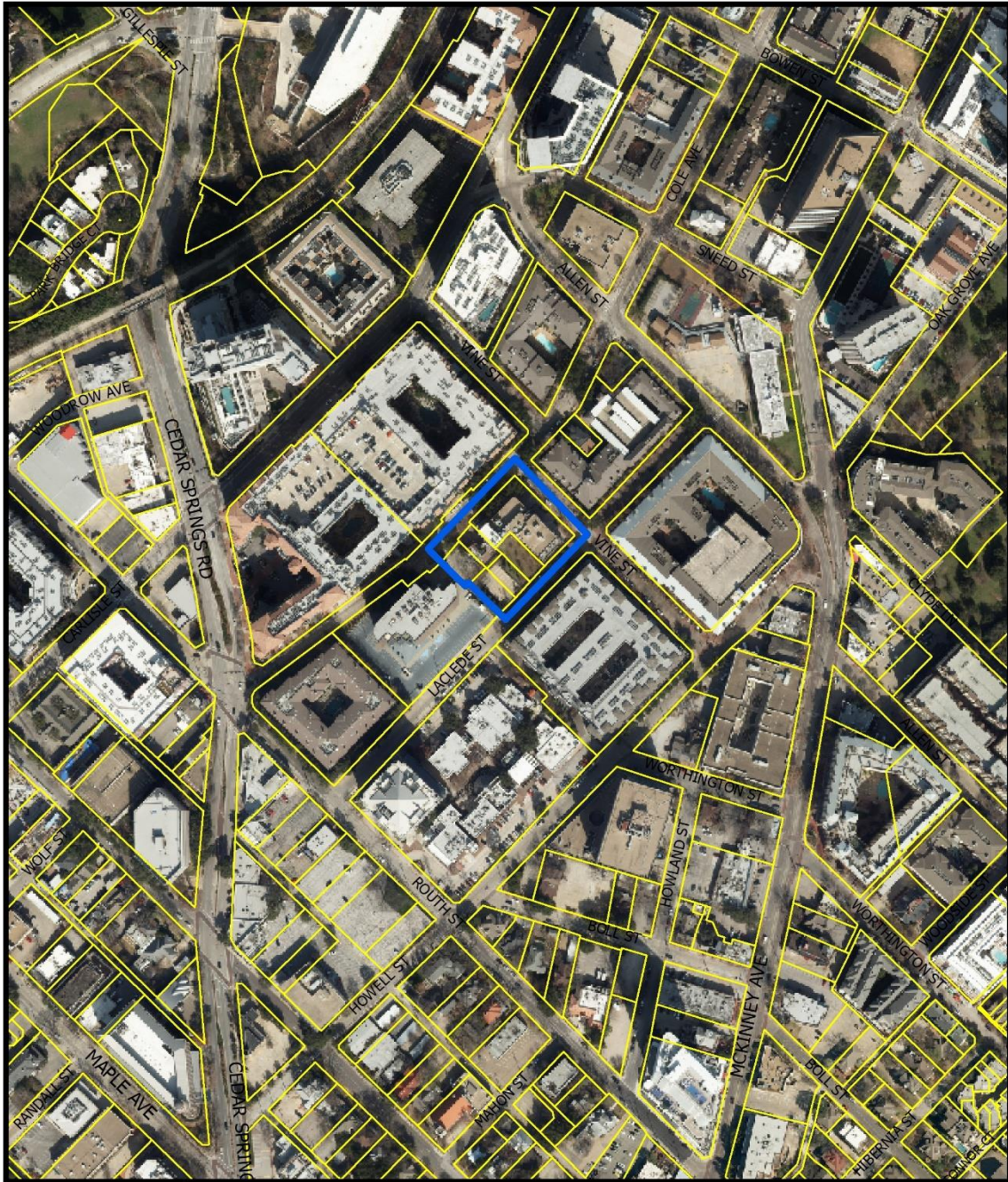
Signature

Date

Name

Title



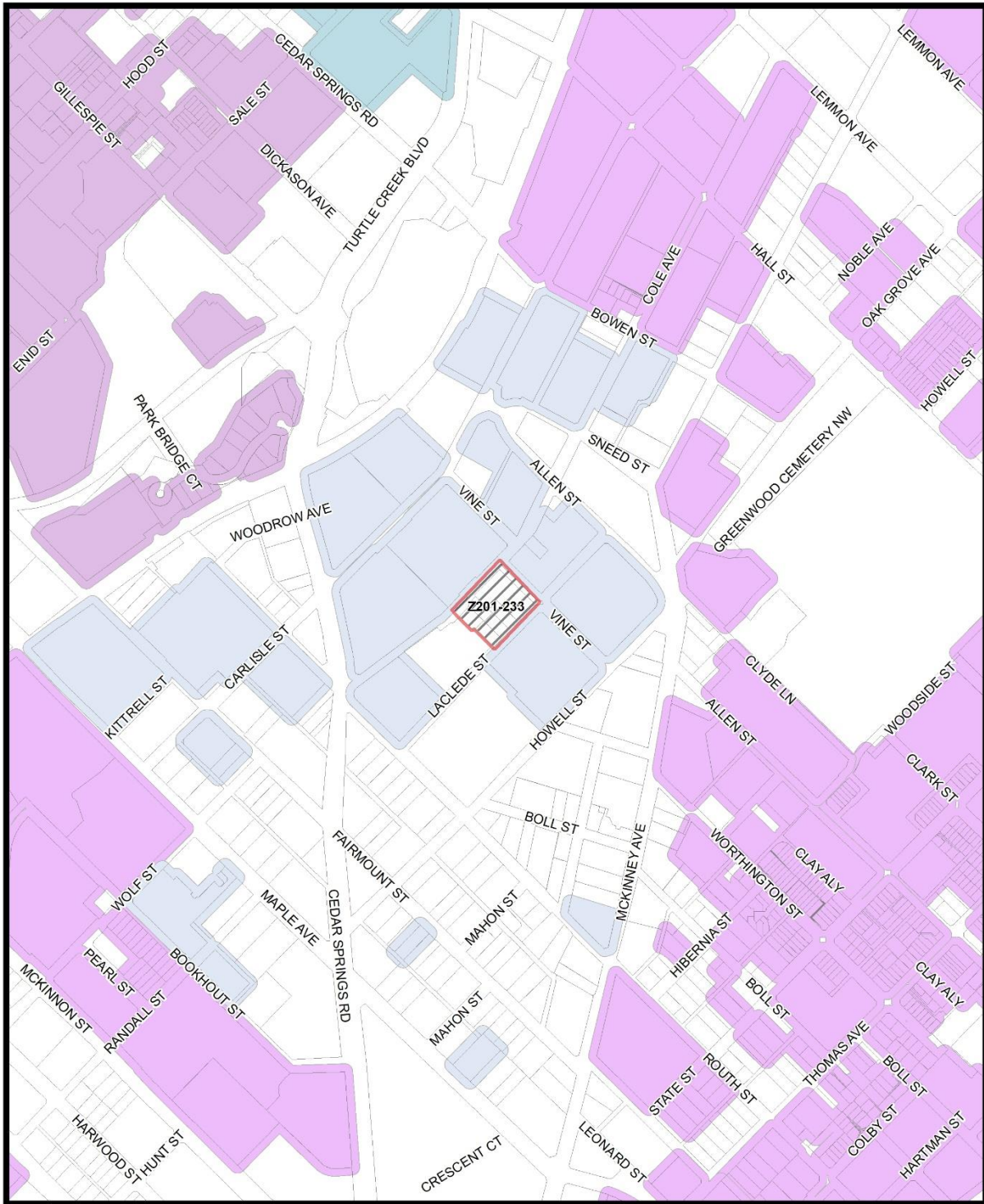


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AERIAL MAP

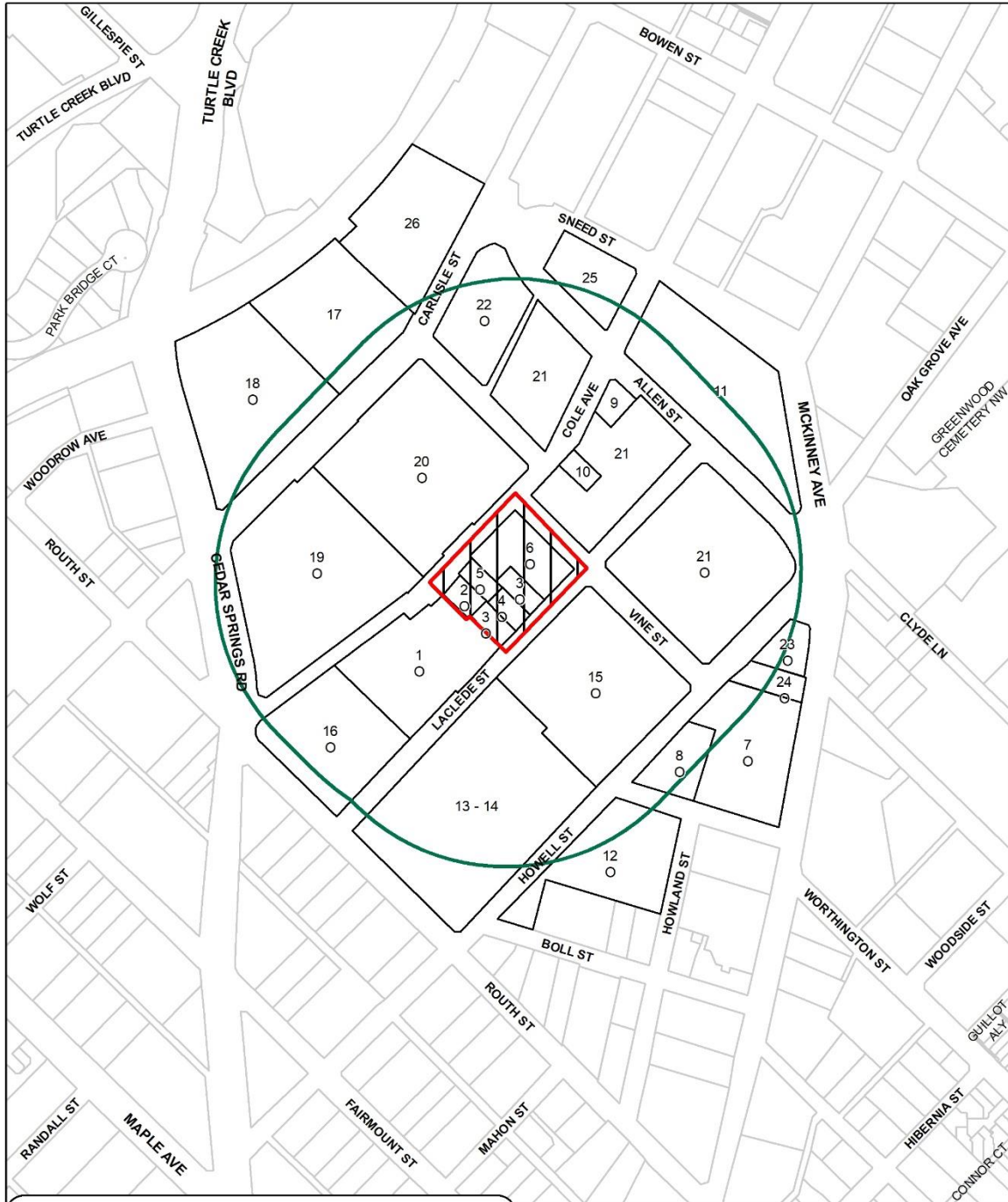
Case no: Z201-233

Date: 5/10/2021



Market Value Analysis

Printed Date: 5/10/2021



<u>26</u>	Property Owners Notified (28 parcels)
<u>19</u>	Replies in Favor (19 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>7/1/2021</u>	Date

Z201 -233
CC



1:3,600

06/30/2021

Reply List of Property Owners**Z201-233****26 Property Owners Notified****19 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	9	2824 COLE AVE	SHARIFI SHIDEH
	10	2808 COLE AVE	DALLAS SKYFALL LLC
	11	3001 MCKINNEY AVE	Dallas ISD
	14	2800 ROUTH ST	THEATRE THREE INC
	17	2815 CARLISLE ST	FATH DALLAS COMMONS LP
	21	2800 COLE AVE	POST APARTMENT HOMES LP
	25	2909 COLE AVE	Taxpayer at
	26	2929 CARLISLE ST	Taxpayer at
O	A1	2708 COLE AVE	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION
O	A2	2712 COLE AVE	AMERICAN BOARD OF OBGYN
O	A3	2915 VINE ST	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION INC
O	A4	2709 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
O	A5	2713 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
O	A6	2719 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
O	A7	2811 MCKINNEY AVE	PJO 2811 LLC &
O	A8	2704 WORTHINGTON ST	Taxpayer at
O	A9	2626 COLE AVE	BRI 1853 2626 COLE LLC
O	A10	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
	A11	2688 LACLEDE ST	SRPF BQUADRANGLE PROPERTY LLC
O	A12	2717 HOWELL ST	PPF AMLI 2717 HOWELL ST
O	A13	2801 ALLEN ST	POST APARTMENT HOMES LP
O	A14	2600 COLE AVE	GABLES MIRABELLA LP
O	A15	2728 CEDAR SPRINGS RD	JLB 2728 CEDAR SPRINGS LP
O	A16	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
O	A17	2707 COLE AVE	COLE APARTMENTS
O	A18	2920 CARLISLE ST	CRP/MAPLE AKT APARTMENTS OWNER LP
O	A19	2821 MCKINNEY AVE	Taxpayer at
O	A20	2909 MCKINNEY AVE	Taxpayer at