

FILE NUMBER: Z201-128(CT) **DATE FILED:** November 11, 2020

LOCATION: South corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 35 W

SIZE OF REQUEST: ± 3.47 acres **CENSUS TRACT:** 5.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker, L.L.P.

OWNER: Caven Enterprises Inc.

APPLICANT: Pegasus Ablon Caven, LLC

REQUEST: An application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for a revised development plan and landscape plan and modified development standards primarily in relation to height, density, setbacks, and mixed income housing bonus for the proposed multifamily development and deletion of the concept plan.

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

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

BACKGROUND INFORMATION:

- The request site is developed with several retail uses including bars and restaurants and a parking lot that supports the retail uses.
- The applicant proposes to preserve the nature of the intersection by retaining the bars and restaurants along Cedar Springs Road, removing the parking, and adding a multifamily component to the site.
- The proposed amendment includes a revised development plan and landscape plan and modified development standards primarily in relation to height, density, setbacks, and mixed income housing bonus for the proposed multifamily development and deletion of the concept plan.

Zoning History:

There have been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedar Springs Road	Community Collector	60'
Throckmorton Street	Local	-
Dickason Street	Local	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

URBAN DESIGN ELEMENT

GOAL 5.1 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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale 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.

NEIGHBORHOOD PLUS PLAN

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (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 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.
- (7) To promote landscape/streetscape quality and appearance.

Staff feels that the proposed development achieves the urban form with the proposed structures added to the subject site. The site also promotes and protects an attractive street level pedestrian environment. The development allows area mainstays on the Cedar Springs frontage to remain while adding a plaza and pocket parks for the community to enjoy. The project also promotes landscape and streetscape quality with the aforementioned additions. The development is appropriate to the character of the nearby neighborhood, as the community is growing and in need of housing stock to support those seeking to live in the area.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 (PDS No. 19) Subareas A1, B1, A2, B2	Retail, Parking
Northwest	PD No. 193 (PDS No. 56)	Retail
North	PD No. 193 (GR)	Retail
Northeast	PD No. 193 (GR)	Retail/Personal Service
Southeast	PD No. 193 (GR) PD No. 193 (P)	Retail/Personal Service Parking
South	PD No. 193 (MF-2)	Multifamily
Southwest	PD No. 193 (MF-2)	Public School
West	PD No. 193 (MF-2)	Multifamily
East	PD No. 193 (GR) SUP No. 9	Retail/Personal Service Billiard Hall

Land Use Compatibility:

The subject site is located at the corner of Cedar Springs Road and Throckmorton Road. The site is developed with bars, restaurants, and parking for the uses.

Surrounding land uses consist of retail/personal service uses north, northwest, and northeast of the site. South and southeast of the site are multifamily, retail uses, and a parking district. Southwest of the property is a public school.

The request site is zoned PDS No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently developed with bars, restaurants, and parking. PDS 19 currently allows for the proposed uses on the site (bars, restaurants, and multifamily uses). The applicant proposes to allow the structures to remain in subareas A-1 and B-1. Subareas A-2 and B-2 currently house parking for surrounding uses. This parking is proposed to be removed and developed with above ground parking structure and a multifamily above. The development will provide open space in the form of existing courtyards, a 3,000 square-foot plaza and two pocket parks of 2,000 square-foot collectively. The development seeks to replace the conceptual plan with the proposed development plan.

Deviations from the previously approved PD conditions include changes to the setback regulations, height regulations, off-street parking, sign regulations, and the addition of design standards for the proposed development.

Setback for the development will remain 10 feet for all subareas on Dickson Avenue and Reagan Street. On Throckmorton Street, the applicant proposes a 10-foot setback up to 75 feet in height and a 25-foot setback for any portion of a structure above 75 feet in height for both subareas A-2 and B-2. This deviates from the 10-foot setback up to 36 feet within Subarea A-1 and a 10-foot setback in Subarea B-2. On Cedar Springs Road the setbacks are to remain as previously approved by the PD, eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height for Subarea A-1 and Ten foot setback with a covered patio permitted in the setback area for Subarea B-1. The northwesterly property line of Subarea B-1 has no setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height and Subarea B-2 has a 10 foot setback.

The maximum height within Subarea A-1 is lowering from 120 feet to 36 feet. Subarea A-2 allows for a maximum of 120 feet with a residential proximity slope for structures over 26 feet measured at a slope of one to one. (PD No. 193 generally does not have RPS.) The applicant proposes to remove the existing residential proximity slope and allow for a maximum height of 260 feet, where 180 feet is the base and 260 feet height is allowed with two and a half percent mixed-income housing between 81 and 100 percent of the area median family income. Subarea B-1 allows for 120 feet and is proposed to be lowered to a maximum of 36 feet. Subarea B-2 is seeking an increase from the allowed maximum of 36 feet to 260 feet, where 180 feet is the base and 260 feet height is allowed with two and a half percent mixed-income housing between 81 and 100 percent of the area median family income. Staff recommends a base height of 36 feet for subareas A-1 and B-1 and a base height of 120 feet for subareas A-2 and B-2, and up to 150 feet height with five percent mixed-income housing between 61 and 80 percent of the area median family income.

Design standards added for the PD include sidewalk minimums of six feet along Reagan Street and Dickason Street, along Cedar Springs Road, Subarea A1 has minimum of an eight foot sidewalk, Subarea B1 has a minimum of five foot setback. Along Throckmorton Street, Subareas A1 and B1 have a minimum five-foot sidewalk and Subareas A2 and B2 have a minimum of eight-foot sidewalk.

The development proposes to include pedestrian amenities such as benches, bicycle racks trash receptacles, street lighting, architectural elements such as green walls,

Z201-128(CT)

pedestrian refuge areas, maximum of 30 feet of blank walls, screening of aboveground parking, and a public plaza and two pocket parks.

The base floor area ratio for the development is 2.5:1. The applicant proposes a mixed income housing bonus for a floor area ratio of 5:1 should two and a half percent of the total dwelling units be available to households earning between 81 and 100 percent of the area median family income. Staff recommends five percent of dwelling units at 51 to 60 percent of the area median family income for a floor area ratio of 5:1. The applicant proposes maximum 20 percent of the total units may be specialty units including club suites and penthouse suites. Staff recommends ten percent of the units to be allowed as specialty units.

The proposed development fits the make-up of the area and the uses were previously allowed within the PDS. The amendments to the Planned Development District would allow for a walkable neighborhood section open to the corner of Throckmorton and Cedar Springs. Staff cannot recommend a height of 260 feet even with the removal of the residential proximity slope to conform with the PD 193. Allowing such height for this development would be intrusive and towering over many structures in the surrounding area. Staff believes that this development could be an opportunity to provide housing for the growing community.

During the City Plan Commission hearing, revised conditions were recommended to include: the definition of a legacy building, a purpose statement for the PDS, revised setbacks, allowable height of 210 feet with mixed income housing bonus, a minimum of one floor of below grade parking, landscape plan to meet the intent of PD 193, signs to be governed by Article VII, and the allowance of District Identification Signs within Subarea A-2.

The applicant has agreed to the City Plan Commission recommendations to

Development Standards:

The table below shows a comparison between the existing zoning and the proposed Planned Development Subdistrict.

SUBDISTRICT	Height	Lot Coverage	PRIMARY Uses
PDS No. 19 - Existing Subarea A-1	120'	80%	Retail
PDS No. 19 - Existing Subarea A-2	120'	80%	Parking
PDS No. 19 - Existing Subarea B-1	120'	80%	Retail
PDS No. 19 - Existing Subarea B-2	36'	80%	Parking
PDS No. 19 – Proposed Subarea A-1	36'	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Proposed Subarea A-2	180' (base) 260'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 - Proposed Subarea B-1	36'	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Proposed Subarea B-2	180' (base) 260'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 – Staff Recommendation Subarea A-1	36'	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 – Staff Recommendation Subarea A-2	120' (base) 150'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily
PDS No. 19 – Staff Recommendation Subarea B-1	36'	80% for first 80 feet 60% for 81 feet or higher	Retail
PDS No. 19 - Staff Recommendation Subarea B-2	120' (base) 150'(with MIH)	80% for first 80 feet 60% for 81 feet or higher	Multifamily

Existing Setbacks

	Existing Setbacks
Dickason Avenue	Ten-foot setback for all subareas.
Reagan Street	Ten-foot setback for all subareas.
Throckmorton Street	<p>Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea A-2.</u> Ten-foot setback up to <u>36</u> feet in height and a 25 foot setback for any portion of a structure above <u>36</u> feet in height.</p> <p><u>Subarea B-1.</u> Two and one-half foot setback up to a height of 36 feet and 25-foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-2.</u> Ten-foot setback.</p>
Cedar Springs Road	<p><u>Subarea A-1.</u> Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-1.</u> Ten foot setback with a covered patio permitted in the setback area.</p> <p>Northwesterly property line of Subareas B-1 and B-2:</p> <p><u>Subarea B-1.</u> No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-2.</u> Ten foot setback.</p>

Proposed Setbacks

	Proposed Setbacks
Dickason Avenue	Ten-foot setback for all subareas.
Reagan Street	Ten-foot setback for all subareas.
Throckmorton Street	<p><u>Subarea A-1.</u> Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25-foot setback for any portion of a structure above 36 feet in height</p> <p><u>Subarea A-2.</u> Ten-foot setback up to <u>75</u> feet in height and a 25 foot setback for any portion of a structure above <u>75</u> feet in height.</p> <p><u>Subarea B-1.</u> Two and one-half foot setback up to a height of 36 feet and 25-foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-2.</u> Ten-foot setback up to 75 feet in height and a 25 foot setback for any portion of a structure above 75 feet in height.</p>
Cedar Springs Road	<p><u>Subarea A-1.</u> Eight foot setback for the first story, no setback for the second story up to a height of 36 feet, and a 25 foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-1.</u> Ten foot setback with a covered patio permitted in the setback area.</p> <p>Northwesterly property line of Subareas B-1 and B-2:</p> <p><u>Subarea B-1.</u> No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height.</p> <p><u>Subarea B-2.</u> Ten foot setback.</p>

Parking:

Off-street parking will not be provided for each use in accordance with PD No. 193, as amended. Parking for multifamily uses must be provided a 1.25 spaces per dwelling unit. Parking for a dance floor will remain at one per 100 feet of floor area. Parking may be allowed in the setback as well. The proposed parking structure will provide parking for the existing uses on the site.

Signs:

Signs must comply with the provisions for business zoning districts contained in Article VII with the addition of a District Identification Sign which may be attached to a building or landscape design and the maximum effective area is 100 square feet.

Landscaping:

Landscaping for the Property must be provided in accordance with the Landscape Plan.

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 subject site is within an “E” MVA cluster and surrounded by “E” classification to the north, east, and south. Although the area of request is not within an identifiable MVA cluster, a “C” MVA cluster abuts the site to the southwest and northwest.

LISTS OF OFFICERS

Caven Enterprises, Inc.

Michael Ben Ablon – President
Stephen Brookshire – Vice President, Treasurer, and Secretary
Patricia Keath, Vice President, Secretary, and Assistant Treasurer

Pegasus Ablon Caven, LLC

Gregory Kilhoffer, President
Ben Polachek, CFO/Controller
Christine Bengston, Secretary

**CPC ACTION
MARCH 4, 2021**

Motion I: It was moved to recommend **denial without prejudice** of an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.

Maker: Hampton
Second: Jung
Result: Failed: 6 to 8

For: 6 - Hampton, Stinson, Shidid, Carpenter, Jung, Murphy

Against: 8 - MacGregor, Johnson, Jackson, Blair, Suhler, Schwope, Garcia, Rubin

Absent: 0

Vacancy: 1 - District 10

Motion II: In considering an application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue, it was moved to **hold** this case under advisement until March 25, 2021.

Maker: Garcia
Second: Stinson
Result: Failed: 5 to 9

For: 5 - Stinson, Shidid, Jung, Murphy, Garcia

Against: 9 - MacGregor, Hampton, Johnson, Carpenter, Jackson, Blair, Suhler, Schwope, Rubin

Absent: 0

Vacancy: 1 - District 10

Motion III: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 19, subject to a revised development plan, a revised landscape plan, and applicant's recommended conditions with the following:

1) Section 19.103 Definitions

- Add Legacy Building definitions; 'any building in subarea A1 & B1 constructed prior to the passage of this ordinance where a minimum of 50% of each original street-facing facade remains; may qualify for parking per 19.108, item b

- Add purpose statement that general purpose of this subdistrict is (1) to preserve and enhance the cultural significance, social history and fabric of the area, and (2) strength neighborhood identity;
- 2) Section 19.107 - Item (a) Setbacks
- At Throckmorton and Cedar Springs
 - Eliminate additional 25 ft. setback above 36 ft. structure height at subareas A1 & B1.
 - At Throckmorton, subareas A2 & B2, revise to 10 ft. setback with an additional 25 ft. above 45 ft., revised from 75 ft.
 - At Dickason
 - A-2 – Minimum 15’ setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 10 ft. above 75 ft. in height for a maximum of 50 ft. setback
 - B-2 – Minimum 20’ setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 5 ft. above 75 ft. in height for a maximum of 50 ft.
 - At Regan, add 25 ft. setback for any portion of a structure above 45 ft.;
- 3) - item c Height,
Subareas A2, and B2, revised MIH bonus of 210 ft.
Mixed Income housing bonus, 5% affordable at 81-100% AMFI within height provisions;
- 4) Section 19.108 Parking provisions:
- Minimum one floor of below grade parking is required on A-2 & B2
- In section (b), strike subarea A2;
- 5) Section 19.110 Landscape
Subject to a landscape plan, and meeting the intent of PD-193.126;
- 6) Section 19.111- Signs,
- At item b, strike items 1 & 2. Item b to remain; signs must comply with provisions for business zoning district contained in Article VII regarding illumination;
- At item e, amend to read “ A maximum of two District Identification Signs must be located in Subarea A-2” within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.

Maker: Hampton
Second: MacGregor
Result: Carried: 12 to 2

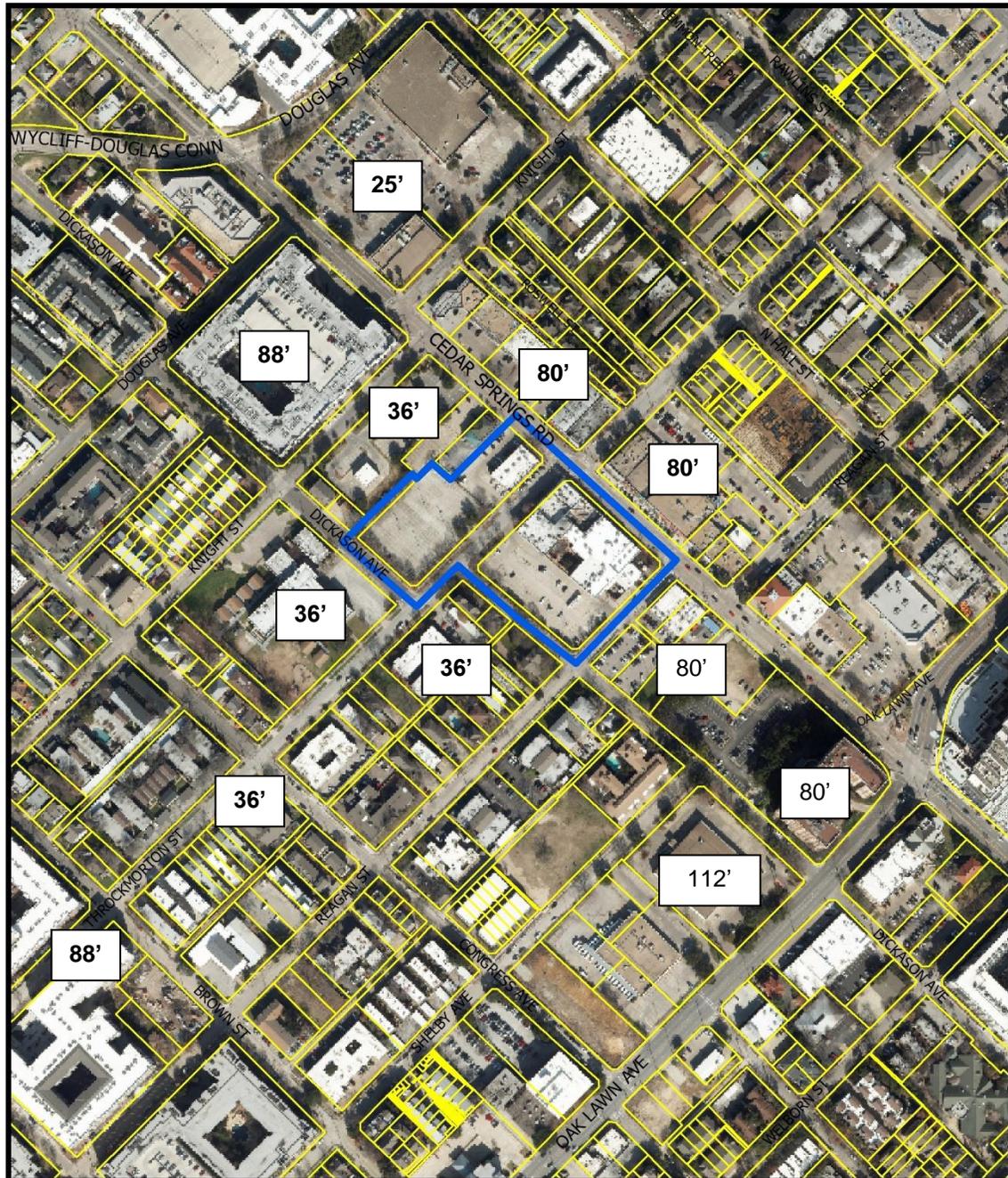
For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Suhler, Schwope, Garcia, Rubin

Against: 2 - Jung, Murphy
Absent: 0
Vacancy: 1 - District 10

Notices:	Area:	500	Mailed:	163
Replies:	For:	61	Against:	4

Speakers: For: Michael Ablon, 5908 Azalea Ln., Dallas, TX, 75230
Ed Oakley, 5811 Lewis St., Dallas, TX, 75206
Gregg Kilhoffer, 1209 Urban Loft Dr., Dallas, TX, 75215 L
Luke Franz, 5806 Palm Ln., Dallas, TX, 75206
Charles Osterman, 2700 Knight St., Dallas, TX, 75219
Herschel Weisfeld, 2901 Reagan St., Dallas, TX, 75219
Ron Guest, 4213 Dickason Ave., Dallas, TX, 75219
Tim Chaney, 3002 Knight St., Dallas, TX, 75219
Waylon Tate, 1412 Main St., Dallas, TX, 75202
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Hector Garcia, 1409 S. Lamar St., Dallas, TX, 75216
Against: Jimmy Tran, 5024 Denton Dr., Dallas, TX, 75235
Bob Griffo, 3834 Bowser Ave., Dallas, TX, 75219
William Ingraham, 2911 Reagan St., Dallas, TX, 75201
Adam Murphy, 3435 Dickason Ave., Dallas., 75219
David Hairston, 3215 Carlisle St., Dallas, TX, 75204
Jon Anderson, 3510 Turtle Creek Blvd., Dallas, TX, 75219
Jeffery McLaughlin, 3818 Holland Ave., Dallas, TX, 75219
Against (Did not speak): Benjamin Burnett, 2806 Knight St., Dallas, TX, 75219

Allowed Height for Surrounding Developments (Illustration Purposes Only)



 1:3,600	<h2>AERIAL MAP</h2>	Case no: <u>Z201-128</u> Date: <u>12/3/2020</u>
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CPC RECOMMENDED PD CONDITIONS

Division S-19. PD Subdistrict 19.

SEC. S-19.101. LEGISLATIVE HISTORY.

PD Subdistrict 19 was established by Ordinance No. 23022, passed by the Dallas City Council on February 12, 1997. Ordinance No. 23022 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. (Ord. Nos. 10962; 21859; 23022; 25267, _____)

SEC. S-19.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 19 is established on property generally fronting on both sides of Throckmorton Street between Cedar Springs Road and Dickason Avenue. The size of PD Subdistrict 19 is approximately 3.5385 acres. (Ord. Nos. 23022; 25267)

SEC. S-19.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all code references are to Chapter 51.

(c) SUBDISTRICT means the property area located within PD Subdistrict 19.

(d) LEGACY BUILDING means any building in subarea A1 & B1 constructed prior to the passage of this ordinance where a minimum of 50% of each original street-facing facade remains; may qualify for parking per SEC.S-19.109(b).

~~(e)~~ (e) This subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 23022; 25267.)

SEC. S-19.104. PURPOSE.

The general purpose of this subdistrict is:

(1) to preserve and enhance the cultural significance, social history and fabric of the area and

(2) strengthen neighborhood identity.

SEC. S-19.105. CONCEPTUAL DEVELOPMENT PLAN.

Development and use of the Property must comply with the ~~conceptual development~~ plan (Exhibit S-19A). This plan replaces any prior existing conceptual plans or development plans. In the event of a conflict between the provisions of this division and the ~~conceptual development~~ plan, the provisions of this division control. (Ord. Nos. 23022; 25267)

SEC. S-19.106. ~~DEVELOPMENT PLANS.~~

- ~~(a) Development of the Property must comply with the approved development plans.~~
- ~~(b) All development plans must comply with the conceptual plan and this division.~~
- ~~(c) Development of Phase One must be in compliance with the development/landscape plan for Phase One (Exhibit S-19B).~~
- ~~(d) Development plans for later phases of development only require city plan commission approval without the requirement of notice and public hearing.~~
- ~~(e) Development plans for later phases of development must cover the entire planned development subdistrict.~~
- ~~(f) No time limit exists for submission of development plans for later phases of development.~~
- ~~(g) Minor amendments to an approved development plan may be authorized by the director of development services.~~
- ~~(h) If the commission disapproves a development plan, the applicant may appeal the decision to the city council. (Ord. Nos. 23022; 25267)~~

SEC. S-19.106.

MAIN USES PERMITTED.

- (a) Subareas A-1 and B-1.
 - (1) Residential uses.
 - Multiple-family.
 - Hotel and motel.
 - Retirement housing.
 - (2) Utility and service uses.
 - Utility or government installation, other than listed.
 - Local utilities.
 - Electrical substation.
 - Radio, television, or microwave tower.
 - Commercial radio or television transmitting station.
 - Sewage pumping station.

- Telephone exchange, switching, and transmitting equipment.
- Water reservoir, well, or pumping station.
- Water treatment plant.

(3) Transportation uses.

- Bus passenger shelter.

(4) Community service uses.

- Adult day care facility.
- Post office.
- Child-care facility.

(5) Medical uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.
- Rectory.
- Convent or monastery.

(7) Educational uses.

- Business school.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Game court center.
- Private recreation club or area.
- Inside commercial amusement.
- Theater.

(9) Bar and restaurant uses.

- Bar, lounge, or tavern.
- Restaurant without drive-in or drive-through service.
- Private club.
- Catering service.
- Dance hall.

(10) Professional, personal service, and custom crafts uses.

- Office.

- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pickup and receiving station.
- Key shop.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Service station.
- Commercial parking lot or garage.

- (13) Commercial uses.
 - Appliance fix-it shop.
 - Tool and equipment rental (inside display only).
 - Duplication shop.
 - Garden shop, plant sales, or greenhouse.
 - Diamond and precious stone sales (wholesale only).
- (14) Storage and waste disposal uses.
 - Recycling drop-off container.
- (15) Animal related uses.
 - Veterinarian's office.
 - Animal clinic without outside runs.
- (16) Industrial and manufacturing uses.
 - None permitted.
- (b) Subarea A-2.
 - (1) Residential uses.
 - Multiple-family.
 - Hotel and motel.
 - Retirement housing.
 - (2) Utility and service uses.
 - Utility or government installation, other than listed.
 - Local utilities.
 - Electrical substation.
 - Radio, television, or microwave tower.
 - Commercial radio or television transmitting station.
 - Sewage pumping station.
 - Telephone exchange, switching, and transmitting equipment.
 - Water reservoir, well, or pumping station.
 - Water treatment plant.
 - (3) Transportation uses.
 - Bus passenger shelter.
 - (4) Community service uses.
 - Adult day care facility.
 - Post office.
 - Child-care facility.
 - (5) Medical uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Medical clinic.
- Medical or scientific laboratory.
- Optical shop.
- Medical appliance fitting and sales.

(6) Religious uses.

- Church.
- Rectory.
- Convent or monastery.

(7) Educational uses.

- Business school.
- Library, art gallery, or museum.

(8) Recreation and entertainment uses.

- Game court center.
- Private recreation club or area.

(9) Bar and restaurant uses.

- Restaurant without drive-in or drive-through service.

(10) Professional, personal service, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pickup and receiving station.
- Key shop.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Commercial parking lot or garage.

(13) Commercial uses.

- Appliance fix-it shop.
- Duplication shop. [L]
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Recycling drop-off container.

(15) Animal related uses.

- Veterinarian's office.
- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

- None permitted.

(c) Subarea B-2.

(1) Residential uses.

- Multiple-family.
- Hotel and motel.
- Retirement housing.

- (2) Utility and service uses.
 - Utility or government installation, other than listed.
 - Local utilities.
 - Electrical substation.
 - Radio, television, or microwave tower.
 - Commercial radio or television transmitting station.
 - Sewage pumping station.
 - Telephone exchange, switching, and transmitting equipment.
 - Water reservoir, well, or pumping station.
 - Water treatment plant.

- (3) Transportation uses.
 - Bus passenger shelter.

- (4) Community service uses.
 - Adult day care facility.
 - Post office.
 - Child-care facility.

- (5) Medical uses.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Medical clinic.
 - Medical or scientific laboratory.
 - Optical shop.
 - Medical appliance fitting and sales.

- (6) Religious uses.
 - Church.
 - Rectory.
 - Convent or monastery.

- (7) Educational uses.
 - Business school.
 - Library, art gallery, or museum.

- (8) Recreation and entertainment uses.
 - Game court center.
 - Private recreation club or area.

- (9) Bar and restaurant uses.
 - None permitted.

- (10) Professional, personal service, and custom crafts uses.

- Office.
- Temporary construction or sales office.
- Bank or savings and loan office.
- Barber and beauty shop.
- Mortuary or funeral home.
- Health studio.
- Custom cleaning shop.
- Self service laundry or dry cleaning.
- Laundry or cleaning pickup and receiving station.
- Key shop.
- Tailor, custom sewing, and millinery.
- Travel bureau.
- Broadcasting or recording studio.
- Instructional arts studio.
- Handcrafted art work studio.
- Handcraft bookbinding.
- Photography studio.
- Safe deposit boxes.
- Commercial wedding chapel.

(11) Retail uses.

- Retail stores other than listed.
- Antique shop.
- Retail food store.
- Bakery or confectionery shop.
- Book and stationery store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Liquor store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Paint and wallpaper store.
- Swimming pool sales and supply.

(12) Motor vehicle related uses.

- Commercial parking lot or garage.

(13) Commercial uses.

- Appliance fix-it shop.

- Duplication shop. [L]
- Garden shop, plant sales, or greenhouse.
- Diamond and precious stone sales (wholesale only).

(14) Storage and waste disposal uses.

- Recycling drop-off container.

(15) Animal related uses.

- Veterinarian’s office.
- Animal clinic without outside runs.

(16) Industrial and manufacturing uses.

- None

permitted. (Ord. Nos. 23022; 25267)

SEC. S-19.10719.107. ACCESSORY USES.

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

(b) The following accessory uses are permitted by right within this subdistrict:

- Game court (private).
- Swimming pool (private).
- Community center

(private). (Ord. Nos. 23022; 25267)

SEC. S-19.10819.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Setbacks. Setbacks must be provided as follows:

CPC Recommendation

<p>(1) <u>Dickason Street.</u></p> <p>(A) <u>Subarea A-2.</u> Minimum 15’ setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 10 ft. above 75 ft. in height for a maximum of 50 ft. setback.</p> <p>(B) <u>Subarea B-2.</u> Minimum 20’ setback with an additional 25 feet for any portion of a structure above 45 ft., and an additional 5 ft. above 75 ft. in height for a maximum of 50 ft.</p>
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Applicant’s Request

<p>(2) <u>Dickason Street.</u> Ten foot setback for all subareas.</p>

Z201-128(CT)

(2) Throckmorton Street.

(A) Subarea A-1. Two and one-half foot setback for the first story, no setback for the second story up to a height of 36 feet ~~and a 25 foot setback for any portion of a structure above 36 feet in height.~~

CPC Recommendation

(B) Subarea A-2. Ten foot setback up to ~~36~~45 feet in height and a 25 foot setback for any portion of a structure above 45 feet in height.

Applicant's Request

(B) Subarea A-2. Ten foot setback up to ~~36~~75 feet in height and a 25 foot setback for any portion of a structure above ~~36~~75 in height.

~~(C)~~ Subarea B-1. Two and one-half foot setback up to a height of 36 feet ~~and a 25 foot setback for any portion of a structure above 36 feet in height.~~

CPC Recommendation

(D) Subarea B-2. Ten foot setback up to 45 feet in height and a 25 foot setback for any portion of a structure above 45 feet in height.

Applicant's Request

(D) Subarea B-2. Ten foot setback up to 75 feet in height and a 25 foot setback for any portion of a structure above 75 feet in height.

(3) Reagan Street. Ten foot setback for all subareas. 25 foot setback for any portion of a structure above 45 feet.

(4) Cedar Springs Road.

(C) Subarea A-1. Eight foot setback for the first story, no setback for the second story up to a height of 36 feet ~~and a 25 foot setback for any portion of a structure above 36 feet in height~~

(D) Subarea B-1. Ten foot setback with a covered patio permitted in the setback area.

(5) Northwesterly property line of Subareas B-1 and B-2.

(E) Subarea B-1. No setback up to a height of 36 feet and a 10 foot setback for any portion of a structure above 36 feet in height.

(F) Subarea B-2. Ten foot setback.

CPC Recommendation

(b) ~~Floor area. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property ratio.~~

(1) Except as otherwise provided, the maximum floor area ratio for all uses is 2.5:1. For purposes of this section, portions of the public plaza areas beneath translucent coverings and their support structures providing protection from weather elements in outdoor areas are not considered Floor Area.

(2) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.114 and S-19.115, maximum floor area ratio is increased up to 5:1 if two and a half percent of the total dwelling 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.

Applicant's Request

(c) ~~Floor area. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property ratio.~~

(1) Except as otherwise provided, the maximum floor area ratio for all uses is 2.5:1. For purposes of this section, portions of the public plaza areas beneath translucent coverings and their support structures providing protection from weather elements in outdoor areas are not considered Floor Area.

(2) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.116 and S-19.117, maximum floor area ratio is increased up to 5:1 if two and a half percent of the total dwelling 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.

Staff's Recommendation

(b) ~~Floor area. If no residential component, maximum permitted floor area for all uses combined is 200,000 square feet. An additional one square foot of floor area for each two square feet of residential floor area is permitted up to a maximum permitted floor area of 250,000 square feet for all uses combined on the Property ratio.~~

(1) Except as otherwise provided, the maximum floor area ratio for all uses is 2.5:1. For purposes of this section, portions of the public plaza areas beneath translucent coverings and their support structures providing protection from weather elements in outdoor areas are not considered Floor Area.

(2) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.115 and S-19.116, maximum floor area ratio is

increased up to 5:1 if two and one half of the total dwelling 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.

CPC Recommendation

(c) Height. Except as otherwise provided, maximum permitted structure heights are as follows:

(1) ~~Subareas A-1 and A-2.~~ Subarea A-1. 36 feet.

(A) ~~Maximum structure height.~~ Unless further restricted by Subparagraph

(2) ~~(B) below, maximum structure height is 120~~ Subarea A-2. 180 feet.

(B) ~~Residential proximity slope.~~ If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one to one measured from the south right of way line of Dickason Avenue.

(3) ~~(2) Subarea B-1. One hundred and twenty~~ 36 feet.

(4) ~~(3) Subarea B-2. Thirty six~~ 180 feet.

(5) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.115 and S-19.116, maximum height for Subarea A-2 and Subarea B-2 is increased up to 210 feet if five percent of the total dwelling 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.

Applicant's Request

(c) Height. Except as otherwise provided, maximum permitted structure heights are as follows:

(1) ~~Subareas A-1 and A-2.~~ Subarea A-1. 36 feet.

(A) ~~Maximum structure height.~~ Unless further restricted by Subparagraph

(2) ~~(B) below, maximum structure height is 120~~ Subarea A-2. 180 feet.

(B) ~~Residential proximity slope.~~ If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one to one measured from the south right of way line of Dickason Avenue.

(3) ~~(2) Subarea B-1. One hundred and twenty~~ 36 feet.

(4) ~~(3) Subarea B-2. Thirty six~~ 180 feet.

(5) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.116 and S-19.117, maximum height for Subarea A-2

and Subarea B-2 is increased up to 260 feet if two and a half percent of the total dwelling 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.

Staff's Recommendation

(c) Height. Except as otherwise provided, maximum permitted structure heights are as follows:

(1) ~~Subareas A-1 and A-2.~~ Subarea A-1. 36 feet.

(A) ~~Maximum structure height.~~ Unless further restricted by Subparagraph

(2) (B) below, maximum structure height is ~~120~~ Subarea A-2. 120 feet.

(B) ~~Residential proximity slope.~~ If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope of one to one measured from the south right-of-way line of Dickason Avenue.

(3) ~~(2) Subarea B-1. One hundred and twenty~~ 36 feet.

(4) ~~(3) Subarea B-2. Thirty-six~~ 120 feet.

(5) Mixed Income Housing Bonus. When a multifamily use complies with the requirements in Sections S-19.115 and S-19.116, maximum height for Subarea A-2 and Subarea B-2 is increased up to 150 feet if two and one half percent of the total dwelling 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.

(d) Lot coverage. Maximum permitted lot coverage for the first eighty feet is 83 percent. Maximum permitted lot coverage for structures eighty-one feet and higher shall be 60 percent. Surface parking lots and underground parking structures are not ~~included~~ considered in lot coverage calculations. For purposes of lot coverage calculations, Subareas A-1 and A-2 are considered one lot, and Subareas B-1 and B-2 are considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-19.10919.109. OFF-STREET PARKING AND LOADING.

(a) ~~One hundred and sixty-six off-street parking spaces must be provided for the uses as shown on the Phase One Development and Landscape Plan. Parking spaces located in the parking lot designated as "commercial parking" on the development/landscape plan for Phase One is excess off-street parking.~~

(a) (b) Except for dance hall uses as provided in this section, off-street parking attributable to any new floor area must be provided in accordance with PD 193, as amended.

CPC Recommendation

(b) 245 parking spaces must be provided for the existing uses in the buildings in Subarea A-1, B-1, and A-2 and allows for a maximum of 6,810 square feet of additional retail, personal service,

Z201-128(CT)

bar, or restaurant uses.

Applicant's Request

(b) 245 parking spaces must be provided for the existing uses in the buildings in Subarea A-1, B-1, and A-2 and allows for a maximum of 6,810 square feet of additional retail, personal service, bar, or restaurant uses.

(c) Off-street parking for dance hall floor area must be provided at a ratio of one space for each 100 square feet of floor area.

(d) Parking for multifamily use and guest parking must be provided at 1.25 spaces per dwelling unit.

(e) Off-street surface parking may be provided in the required setback area.

(f) The loading space identified on Subarea A-2 shall be shared by all uses in Subarea A-1 and Subarea A-2 and satisfy the loading requirements for the uses identified on the development plan for Subarea A-1 and Subarea A-2.

(g) The loading space identified on Subarea B-2 shall be shared by all uses in Subarea B-1 and Subarea B-2 and satisfy the loading requirements for the uses identified on the development plan for B-1 and Subarea B-2.

(h) A minimum of one floor of below grade parking is required in Subarea A-2 and Subarea B-2.

(h) For purposes of the off-street parking regulations, the entire PD subdistrict is considered one lot. (Ord. Nos. 23022; 25267)

SEC. S-19.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23022; 25267)

SEC. S-19.111. INGRESS AND EGRESS.

~~Except for access to the public or private school, off-site parking areas located in Subarea B-2, no vehicular access is permitted from Dickason Avenue or Throckmorton Street to Subarea B-2. (Ord. Nos. 23022; 25267)~~

CPC Recommendation

SEC. S-19.112. LANDSCAPING.

Landscaping for the Property must be provided in accordance with the Phase One Landscape Plan and meeting the intent of SEC. 51P-193.126. ~~If the floor area, as shown on the Phase One Development and Landscape Plan is increased by more than 30,000 square feet or if the lot coverage is increased by more than 15,000 square feet, a landscape plan for the entire Property meeting the intent of the landscape provisions contained in PD 193 must be approved by the city plan commission. (Ord. Nos. 23022;~~

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2526723022;25267)

Applicant's Request

SEC. S-19.11219.111. LANDSCAPING.

Landscaping for the Property must be provided in accordance with the ~~Phase One~~ Landscape Plan. If the floor area, as shown on the Phase One Development and Landscape Plan is increased by more than 30,000 square feet or if the lot coverage is increased by more than 15,000 square feet, a landscape plan for the entire Property meeting the intent of the landscape provisions contained in PD 193 must be approved by the city plan commission. (Ord. Nos. 23022; ~~25267~~23022;25267)

CPC Recommendation

SEC. S-19.11319.112. SIGNS.

Signs

(a) In this section, DISTRICT IDENTIFICATION SIGN means an attached sign that contains names or words identifying and welcoming people to this District.

(b) Except as provided, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23022; 25267)

(1) The provisions in 51A-7.400 do not apply.

(2) Signs may be illuminated.

(c) Projecting signs may not project more than 5 feet from vertical building plane and not exceed 25 square feet.

(d) District Identification Signs may be attached to a building or landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material. The maximum effective area of a District Identification Sign is 100 square feet. (Ord. Nos. 23022;25267)

(e) A maximum of two District Identification Signs are allowed and must be located in Subarea A-2.

Applicant's Request

SEC. S-19.11319.112. SIGNS.

Signs

(a) In this section, DISTRICT IDENTIFICATION SIGN means an attached sign that contains names or words identifying and welcoming people to this District.

(b) Except as provided, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23022; 25267)

(1) The provisions in 51A-7.400 do not apply.

(2) Signs may be illuminated.

(c) Projecting signs may not project more than 5 feet from vertical building plane and not exceed 25 square feet.

(d) District Identification Signs may be attached to a building or landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material. The maximum effective area of a District Identification Sign is 100 square feet. (Ord. Nos. 23022;25267)

(e) A maximum of two District Identification Signs are allowed.

SEC. S-19.11419.113. GENERAL REQUIREMENTS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23022; 25267; 26102)

SEC. S-19.11519.114. PAVING.

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. (Ord. Nos. 23022; 25267; 26102)

SEC. S-19.115. DESIGN STANDARDS.

(a) Public realm design.

(6) Sidewalks.

(A) Along Cedar Springs Road, Subarea A1: 8 foot minimum sidewalk.

(B) Along Cedar Springs, Subarea B1: 5 foot minimum sidewalk.

(C) Along Throckmorton Street, Subarea A1 and B1: 5 foot minimum sidewalk.

(D) Along Throckmorton Street, Subarea A2 and B2: 8 foot minimum sidewalk.

(E) Along Reagan Street: 6 foot minimum sidewalk.

(F) Along Dickason Street: 6 foot minimum sidewalk.

(G) Sidewalks must be located in an area between 5 feet and 30 feet of the back of the projected street curb.

(H) Sidewalks must be ADA accessible across all driveways.

(I) Sidewalks that cross vehicular driveways must be constructed with a material, pattern, or color that contrasts with the driveway.

(J) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(K) In each subarea, a minimum of two of each of the following pedestrian amenities must be provided in the plaza or pocket parks as shown on the development plan:

- i. Benches.
- ii. Bicycle racks.
- iii. Trash receptacles.

(7) Street lighting.

(L) Lights must be provided at regular intervals with a spacing of not greater than 60 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety.

(B) Lighting must be directed away from adjacent properties.

(b) Design standards for architectural elements.

(1) Definitions.

(A) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a street that does not include material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank Wall area is measured horizontally.

(B) FACADE means the portion of a building facade under 16 feet in height that faces a public street, excluding facade openings for garage entrances and service area accesses.

(C) GREEN WALL means a wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular “green wall” planting or artificial planting systems.

(D) PEDESTRIAN REFUGE AREA means a sidewalk area with a minimum width of 10 feet between multiple driveways to allow pedestrians respite for safety.

(2) Design standards for facades. The following design standards apply to facades:

(A) Variations in facade color and texture must be provided.

(B) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, or reveals.

(C) Building entries must be architecturally prominent and clearly visible from the street.

(D) Green Walls are permitted and may be used as screening for aboveground parking garage facades. Not less than 15 percent of the garage facade on the Dickason Avenue Façade frontage must be screened with green walls or screened by occupiable spaces a minimum of 18 feet deep. Plant material must be maintained in a living condition at all times. Drainage over public property is not permitted.

(E) Blank walls longer than 30 feet in length are prohibited.

(F) A porte cochere with a maximum of two curb cuts is permitted. Each drive may not exceed 18 feet in width.

(G) Driveways are permitted to access above and below grade parking facilities and internal loading dock areas. Combined driveways exceeding 36 feet in width require a 10-foot pedestrian refuge area.

(c) Architectural elements for parking structures.

(1) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(2) All non-entry openings in aboveground parking structure facades must be screened, except for vehicle access. Screening may include architectural grillwork or other materials that provide ventilation.

(3) Garage ramps that are expressed in the exterior facade must be concealed through facade screening.

(4) Gate arms or overhead doors must be provided at the exits to all vehicular parking garages.

(d) Public plaza and pocket parks.

(1) The public plaza as identified on the development plan shall be a minimum of 3,000 square feet.

(2) The pocket park in Subarea A-2 as identified on the development plan shall be a minimum of 1,200 square feet and the pocket park in Subarea B-2 as identified on the development plan shall be a minimum of 800 square feet.

(3) A minimum of 15 percent of the public plaza and pocket parks as identified on the development plan must be landscaped and may include movable planters, urns, potted plants, arbors, pergolas, and trellises with planted materials.

(4) A minimum of 50 percent of the public plaza and pocket parks as identified on the development plan must be visually enhanced with geometric patterns of colored pavers, stamped or stained concrete, enhanced paving, or other similar treatments.

SEC. S-19.116. MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-19.108(e).

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

CPC Recommendation

(c) A maximum 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

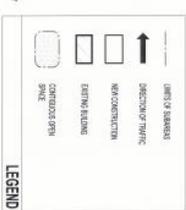
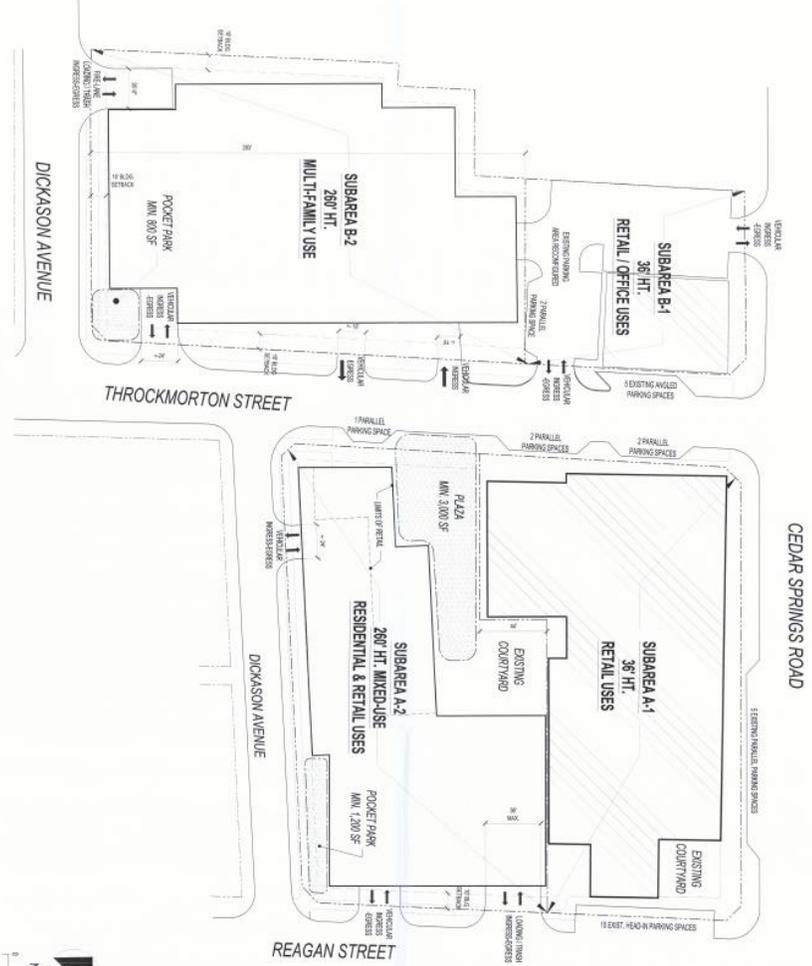
Staff's Recommendation

(c) A maximum 10 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

SEC. S-19.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development 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. Nos. 23022; 25267; 26102)

CPC RECOMMENDED DEVELOPMENT PLAN



PROJECT SUMMARY

TOTAL SITE AREA	94,077 SF
NEW BLDG. FT.	SUBTOTAL IN 30' SUBAREA A-1: 20'
LEFT OVERAGE	N/A
NOTES	1. ALL EXISTING BUILDING REMAINING IN PLACE 2. PARKING PROVIDED BY NEW DEVELOPMENT IN LOT A-1 EXCEPT IN SUBSEQUENTMENT



Z
EXHIBIT 19-A

Z 201-128

GDA
ARCHITECTS
Project

**Throckmorton
& Cedar Springs**
Dallas, TX

PRELIMINARY
NOT FOR BIDDING,
PERMITTING OR
CONSTRUCTION

11/11/2020

Design Team
GDA ARCHITECTS, LLC
3000 W. WILSON AVENUE, SUITE 100
DALLAS, TEXAS 75244
214.771.1000

Job No. 11111/2020

Client Name SHINE PARKING

Project Name 3000 WILSON AVENUE

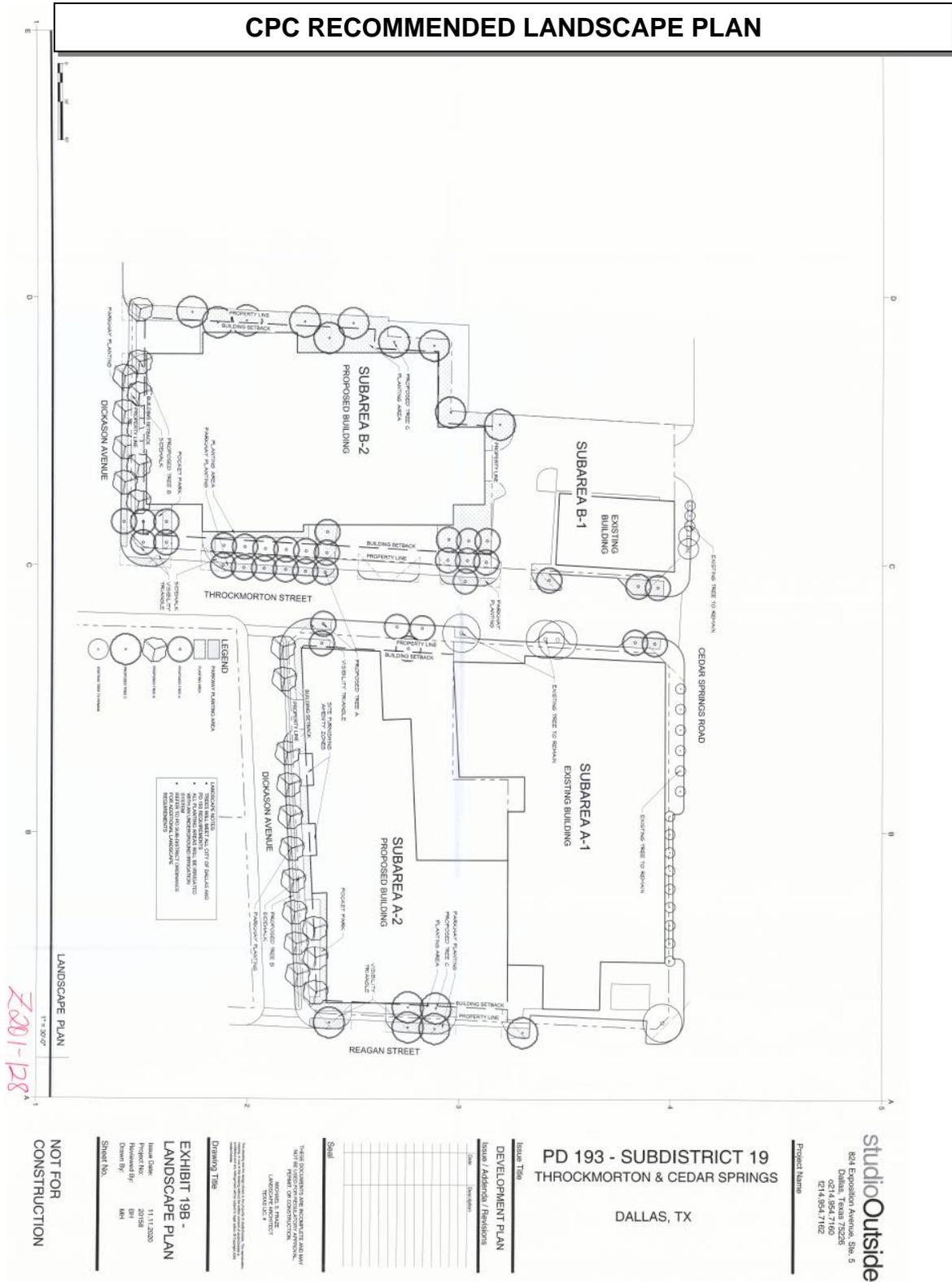
Location 3000 WILSON AVENUE, DALLAS, TX 75244

Sheet Title EXHIBIT 19-A

Sheet No. A-1

Scale 1/8" = 1'-0"

Date 11/11/2020



Z201-128A

LANDSCAPE PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION

EXHIBIT 198 - LANDSCAPE PLAN
11.11.2020
Project No. 20158
Drawn By: BH
Checked By: MS
Sheet No.

DRAWING TITLE
EXHIBIT 198 - LANDSCAPE PLAN

DATE
11.11.2020

PROJECT
PD 193 - SUBDISTRICT 19

LOCATION
THROCKMORTON & CEDAR SPRINGS

CITY
DALLAS, TX

SCALE
1" = 30'-0"

DATE
11.11.2020

PROJECT
PD 193 - SUBDISTRICT 19

LOCATION
THROCKMORTON & CEDAR SPRINGS

CITY
DALLAS, TX

SCALE
1" = 30'-0"

DATE
11.11.2020

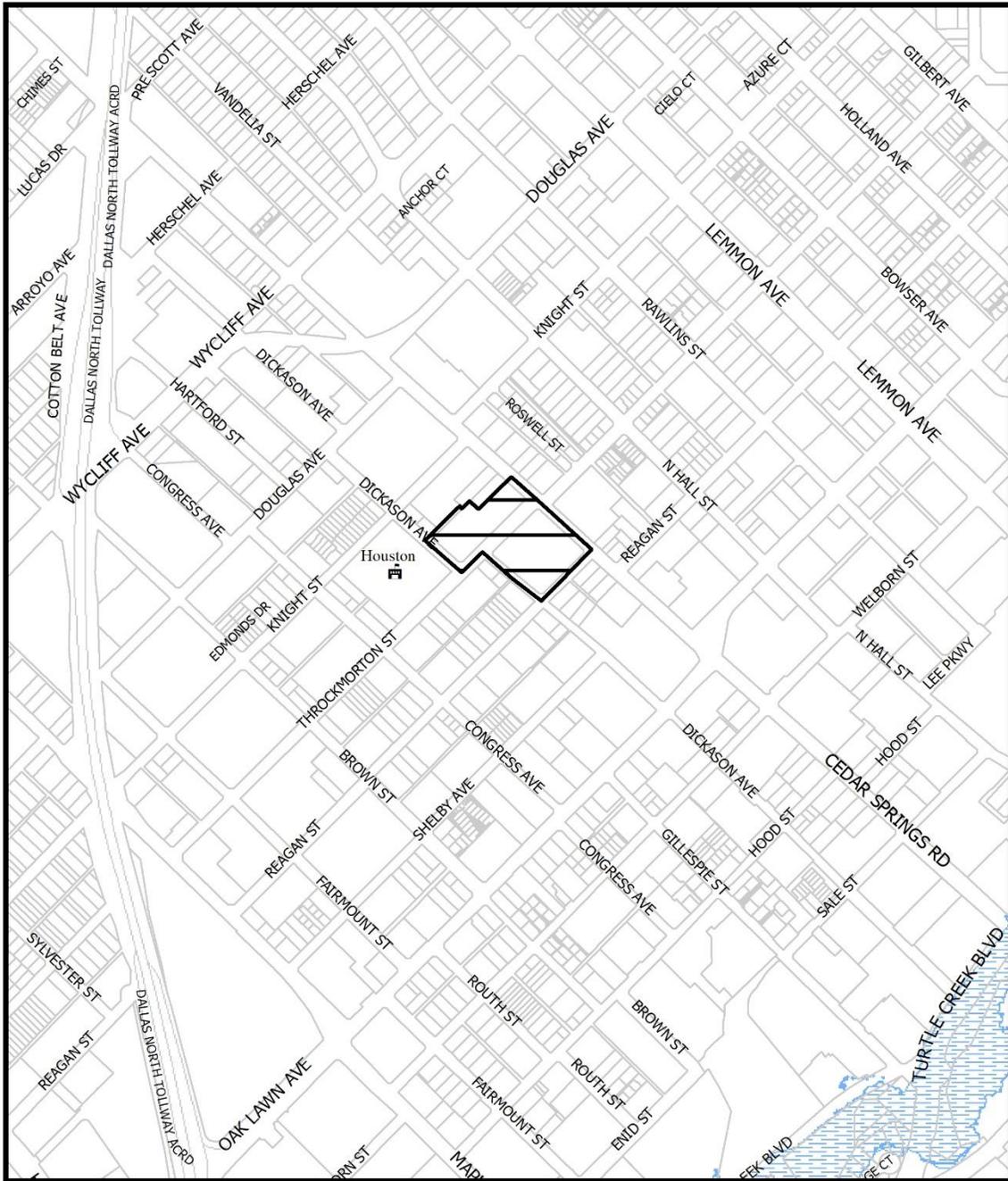
PROJECT
PD 193 - SUBDISTRICT 19

LOCATION
THROCKMORTON & CEDAR SPRINGS

CITY
DALLAS, TX

Project Name

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
0214.924.7160
1214.924.1182

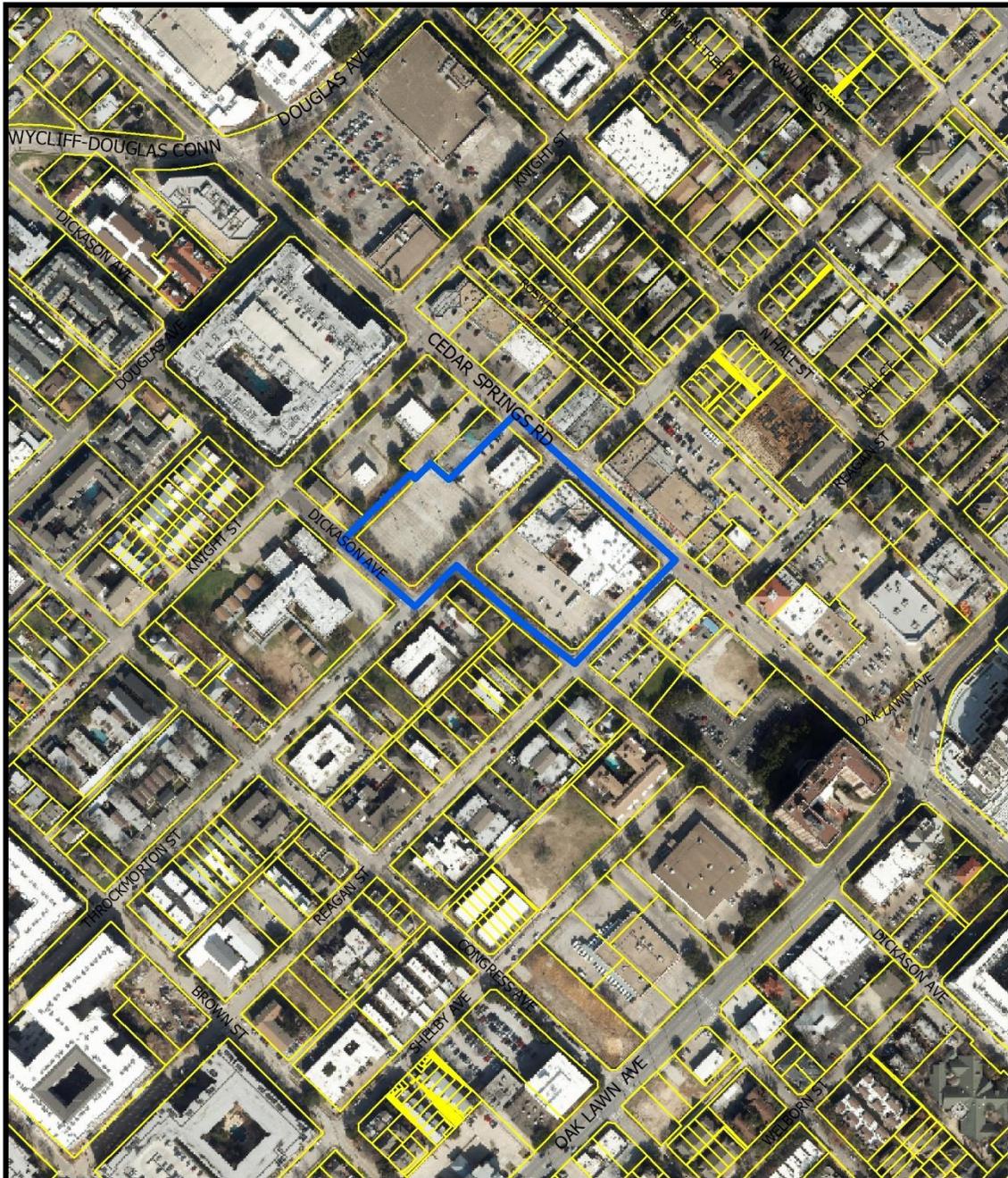


1:7,200

VICINITY MAP

Case no: Z201-128

Date: 12/3/2020

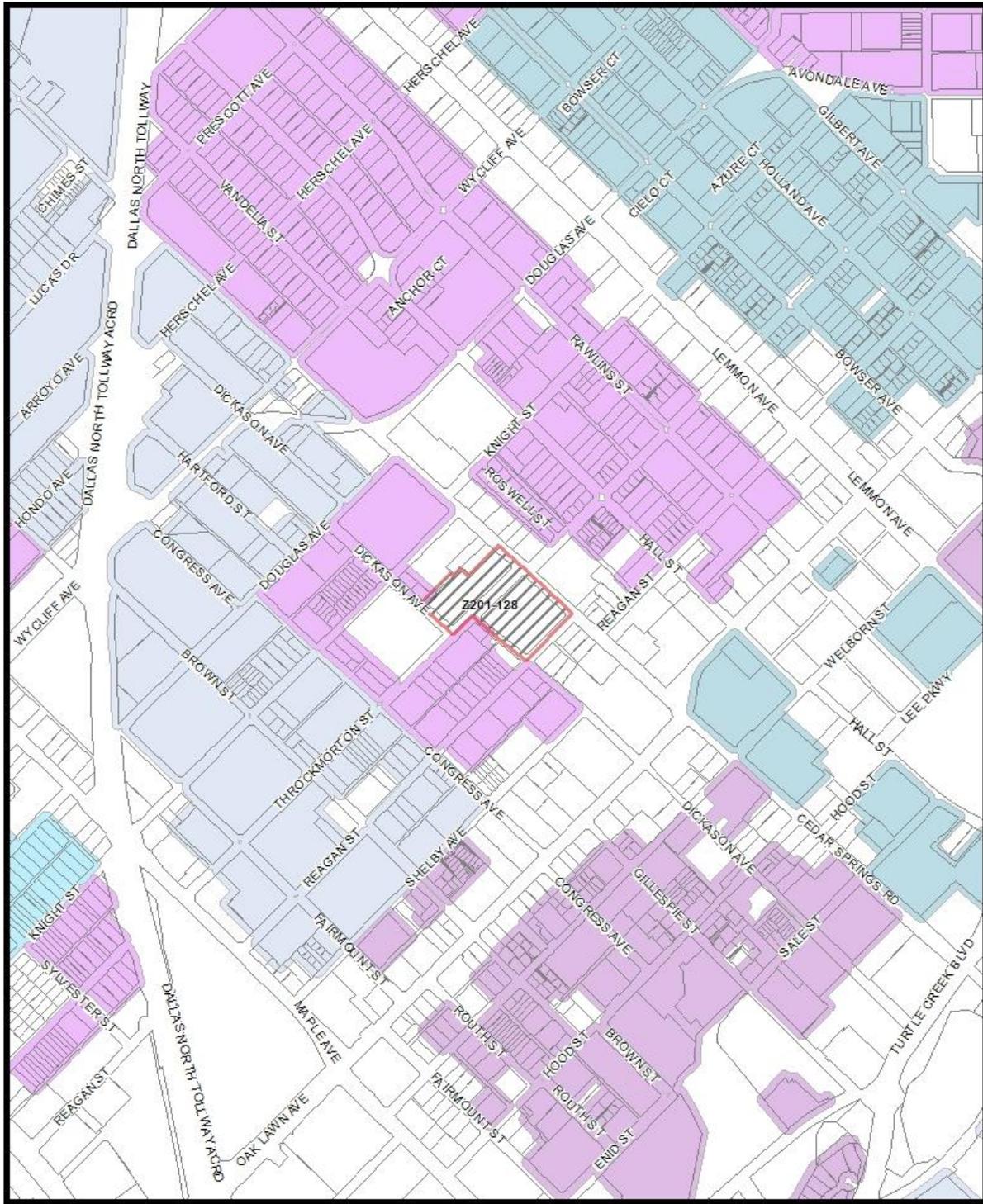


1:3,600

AERIAL MAP

Case no: Z201-128

Date: 12/3/2020



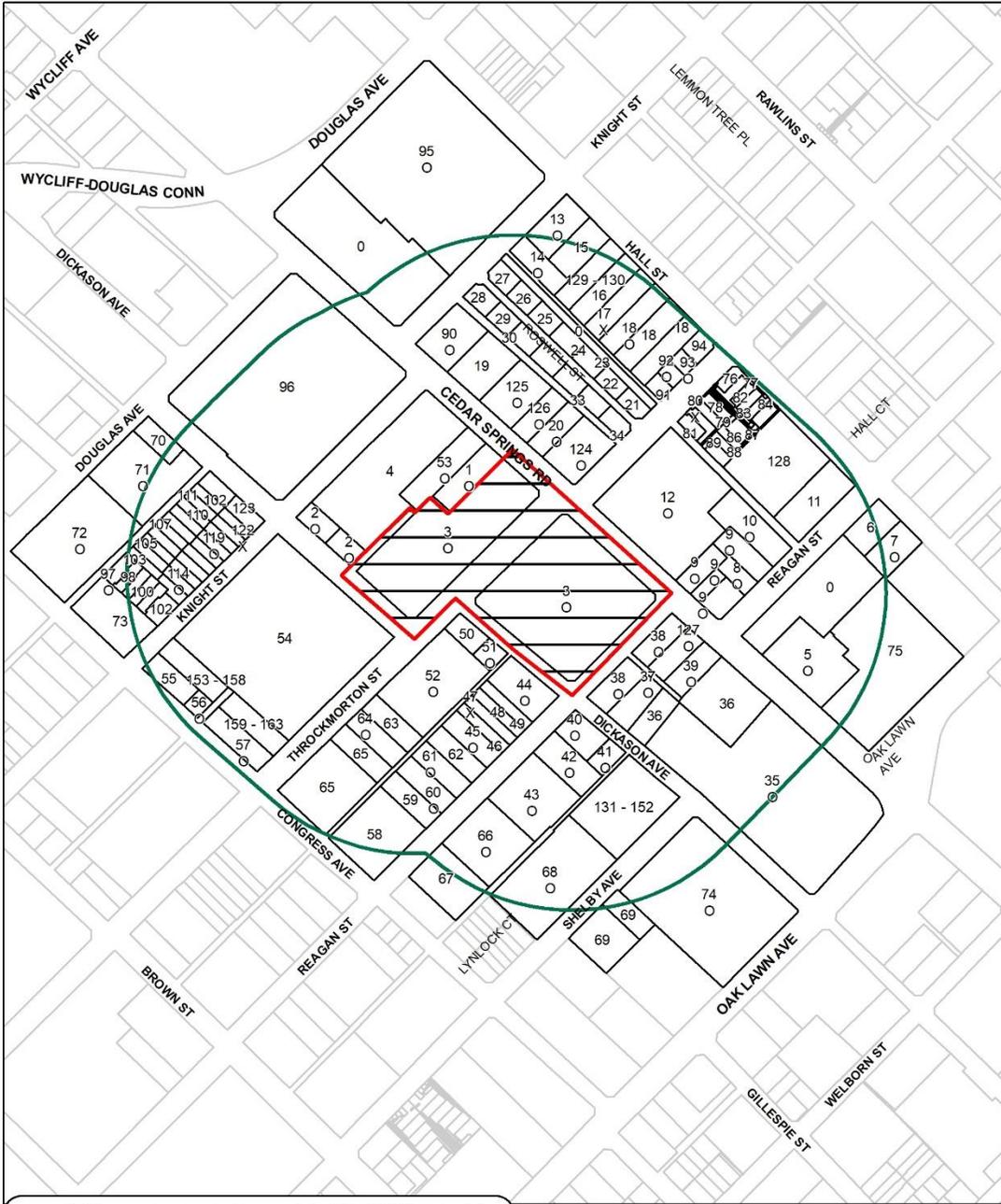
MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 12/3/2020

CPC Responses



163	Property Owners Notified (147 parcels)
61	Replies in Favor (62 parcels)
4	Replies in Opposition (4 parcels)
500'	Area of Notification
3/4/2021	Date

Z201-128
CPC

N
W
E
S

1:3,600

03/03/2021

Reply List of Property Owners***Z201-128******163 Property Owners Notified 61 Property Owners in Favor 4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	3	3917 CEDAR SPRINGS RD	CAVEN ENTERPRISES INCORP
	4	4023 CEDAR SPRINGS RD	CLK PROPERTY INV LLC
	6	3829 N HALL ST	SAMPER OMAR D
	11	3901 N HALL ST	SESKINORE 1031 LLC &
	15	4029 N HALL ST	Taxpayer at
	16	4021 N HALL ST	BOWSER LEMMON PPTY LLC
X	17	4017 N HALL ST	BOLK WILLIAM JOSEPH
	18	4011 N HALL ST	HERSCHEL HAWTHORNE LLC
	19	4030 CEDAR SPRINGS RD	SHERRY ENTERPRISES
	21	4004 ROSWELL CT	SERRETTE ELROD J
	22	4006 ROSWELL CT	JAROUSE MARK
	23	4012 ROSWELL CT	LONG CHRISTOPHER R
	24	4018 ROSWELL CT	MANDALA STEPHEN & JESSICA
	25	4024 ROSWELL CT	CORNILLAULT MATTHIEU M
	26	4030 ROSWELL CT	Taxpayer at
	27	4036 ROSWELL CT	COFFEE NATHAN WATSON &
	28	4037 ROSWELL CT	Taxpayer at
	29	4031 ROSWELL CT	CORNILLAULT MATTHIEU
	30	4025 ROSWELL CT	Taxpayer at
O	31	4019 ROSWELL CT	SOLIZ MARTIN L &
	32	4011 ROSWELL CT	FRANKEL ANDREW H & JANELL L EILERS
	33	4007 ROSWELL CT	IRION ROBERT P & TERRI T
	34	4001 ROSWELL CT	KOWEN BRENDA MARIE
	36	3912 DICKASON AVE	WARWICK MELROSE DALLAS
O	38	3855 CEDAR SPRINGS RD	CEDAR SPRINGS IV LLC
O	43	2900 REAGAN ST	Taxpayer at

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	44	4011 DICKASON AVE	Taxpayer at
	46	2909 REAGAN ST	RODRIGUEZ ALAN F
X	47	2911 REAGAN ST	INGRAHAM WILLIAM B
	48	2913 REAGAN ST	HUGH ROGER P &
	49	2915 REAGAN ST	ZELMAN BRIAN
	50	2916 THROCKMORTON ST	Taxpayer at
O	51	4015 DICKASON AVE	Taxpayer at
	54	2827 THROCKMORTON ST	Dallas ISD
	55	2800 KNIGHT ST	VU LONG
	58	2805 REAGAN ST	PKBMAB TX 1 LLC
	59	2815 REAGAN ST	STODEL PATRICK
O	61	2825 REAGAN ST	S WALSH DESIGN LLC
	62	2829 REAGAN ST	ELLERBACH LYLE
	63	2824 THROCKMORTON ST	SANTILLAN VIRGINIA B ETAL
	65	2816 THROCKMORTON ST	1200 INVESTMENT LLC
O	66	2820 REAGAN ST	Taxpayer at
	67	2806 REAGAN ST	RYEGRASS REAGAN LLC
	69	2818 SHELBY AVE	U S POSTAL SERVICE
	70	2914 DOUGLAS AVE	MARTINEZ CLAUDIO
	73	2801 KNIGHT ST	KNIGHT STREET APARTMENTS LLC
	75	3802 CEDAR SPRINGS RD	WALGREENS STORE NO 7839
	76	3951 N HALL ST	CETINKAYA OSMAN OLCA
	77	3947 N HALL ST	PADGETT FREDERICK SCOTT
	78	3242 THROCKMORTON ST	CHUNG YUN J
	79	3238 THROCKMORTON ST	DRAKE ABIGAIL
X	80	3234 THROCKMORTON ST	CARPENTER CHARLES E
	81	3230 THROCKMORTON ST	DOLL PATRICK & ALISSA DAWN ZASTROW
	82	3943 N HALL ST	TRAN THUVAN THI
	83	3939 N HALL ST	PIRTLE JUSTIN DAVID
	84	3935 N HALL ST	AMBARTSOUMIAN GAIK &
	85	3931 N HALL ST	AKINS RYAN &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	86	3258 THROCKMORTON ST	CORTON MARLENE M
	87	3254 THROCKMORTON ST	BRAVO JORGE A
	88	3250 THROCKMORTON ST	SERIES 3250 TROCKMORTON
	89	3246 THROCKMORTON ST	RESI SFR SUB LLC
	91	3241 THROCKMORTON ST	GRAY DANIEL &
O	92	3237 THROCKMORTON ST	MORRIS MICHAEL LOUIE
O	93	3233 THROCKMORTON ST	MCCALL VICTOR L
	94	3229 THROCKMORTON ST	MILLER JEFFREY D
	96	4123 CEDAR SPRINGS RD	VR OAK LAWN LIMITED PS
O	97	4213 DICKASON AVE	HOLTKAMP RANDALL S
	98	4213 DICKASON AVE	POST MARA K &
	99	4213 DICKASON AVE	ROSZCZYK BARTLOMIEJ JERZY
	100	4213 DICKASON AVE	MOON WOO
	101	4213 DICKASON AVE	FRUMKIN DAVID B & HEIDI L
	102	4213 DICKASON AVE	Taxpayer at
	103	4213 DICKASON AVE	NUAKO KWAME WIREDU
	105	4213 DICKASON AVE	HOLBEIN RICHARD E & M E BLAIR
	107	4213 DICKASON AVE	LINAKE GREGORY
	110	4213 DICKASON AVE	RH OAK LAWN LLC
	111	4213 DICKASON AVE	FARAH RICKIE & KENNETH
	115	4213 DICKASON AVE	MARTIN MATTHEW S
O	116	4213 DICKASON AVE	STRAHAN CHARLES B &
	117	4213 DICKASON AVE	HANDA MANOJ &
	118	4213 DICKASON AVE	SOUTNER PAUL E
O	120	4213 DICKASON AVE	MUGIANTO LONG
	121	4213 DICKASON AVE	MCLAURIN ROBERT C
X	122	4213 DICKASON AVE	WEBOANMA INVESTMENTS LLC
	123	4213 DICKASON AVE	RABINOWITZ DOV
	128	3915 N HALL ST	ALTO TOWNHOMES ON HALL THE LLC
	129	4023 N HALL ST	HARMON FLOYD E SEPARATE
	130	4023 N HALL ST	Z PROPERTY MANAGEMENT LLC

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	131	2907 SHELBY AVE	STRAHLER TONYA
	132	2909 SHELBY AVE	BUSHE PRISCILLA W
	133	2929 SHELBY AVE	MAH YEE CHING
	134	2931 SHELBY AVE	BERG JOHN RYAN
	135	2925 SHELBY AVE	EQUITY TRUST CO CUSTODIAN FBO
	136	2927 SHELBY AVE	BOLDEN LARRY
	137	2947 SHELBY AVE	ALLEN JACQUELINE JONES
	138	2949 SHELBY AVE	RUSH BENJAMIN SCOTT
	139	2911 SHELBY AVE	MENDOLIA PAUL JR
	140	2913 SHELBY AVE	RAMIREZ VIRGINIA NOEMI SANZ
	141	2915 SHELBY AVE	JJEMMA LLC
	142	2917 SHELBY AVE	RUIZ LUIGI
	143	2919 SHELBY AVE	SCHULTZ LAUREN
	144	2921 SHELBY AVE	519 LLC
	145	2923 SHELBY AVE	2923 SHELBY LLC
	146	2933 SHELBY AVE	RODRIGUEZ NATHANIEL
	147	2935 SHELBY AVE	BRAY WADE
	148	2937 SHELBY AVE	RODRIGUEZ ROSA M
	149	2939 SHELBY AVE	MCGLOIN DAVID FRANK BERNARD
	150	2941 SHELBY AVE	SANDERS DAVID LEE & EDNA M
	151	2943 SHELBY AVE	YOUNG KAREN E
	152	2945 SHELBY AVE	OBRIEN ANN LOUISE
	153	2807 THROCKMORTON ST	FULLCHANGE OMARI NKOSE & AILEEN
	154	2807 THROCKMORTON ST	GUO SIHAN
	155	2807 THROCKMORTON ST	CATINO JUSTIN TYLER
	156	2807 THROCKMORTON ST	DUGGER JAMES A &
	157	2807 THROCKMORTON ST	PEREZ JOSE ALEJANDRO
	158	2807 THROCKMORTON ST	CUCCHI MARIA
	159	2806 KNIGHT ST	JENNINGS LESLIE D
	160	2806 KNIGHT ST	WATKINS ALANA
	161	2806 KNIGHT ST	BURNETT BENJAMIN &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	162	2806 KNIGHT ST	PULFORD TAYLOR
	163	2806 KNIGHT ST	HO CARLOS
O	A1	2820 THROCKMORTON ST	TO KIM LOAN THI
O	A2	4011 CEDAR SPRINGS RD	Taxpayer at
O	A3	3002 KNIGHT ST	CHANEY TIMOTHY ALAN &
O	A4	4120 DICKASON AVE	CHANEY TIMOTHY ALAN &
O	A5	3818 CEDAR SPRINGS RD	GILLILAND PPTIES II LTD
O	A6	3105 REAGAN ST	Taxpayer at
O	A7	3109 REAGAN ST	CEDAR SPRINGS LLC
O	A8	3113 REAGAN ST	CEDAR SPRING LLC
O	A9	3900 CEDAR SPRINGS RD	CEDAR SPRINGS LLC
O	A10	3906 CEDAR SPRINGS RD	CEDAR SPRINGS LLC
O	A11	3908 CEDAR SPRINGS RD	CEDAR SPRINGS LLC
O	A12	3823 N HALL ST	Taxpayer at
O	A13	3912 CEDAR SPRINGS RD	RSA INC
O	A14	4039 N HALL ST	TURNER PARKER STEWART
O	A15	3206 KNIGHT ST	LAURO ANTHONY I & AMANDA M
O	A16	4000 CEDAR SPRINGS RD	Taxpayer at
O	A17	4010 CEDAR SPRINGS RD	Taxpayer at
O	A18	4012 CEDAR SPRINGS RD	Taxpayer at
O	A19	3851 CEDAR SPRINGS RD	Taxpayer at
O	A20	3914 DICKASON AVE	Taxpayer at
O	A21	3918 DICKASON AVE	CEDAR SPRINGS IV LLC
O	A22	3847 CEDAR SPRINGS RD	LERER JANE SAGINAW
O	A23	2901 REAGAN ST	Taxpayer at
O	A24	4015 CEDAR SPRINGS RD	Taxpayer at
O	A25	4026 CEDAR SPRINGS RD	Taxpayer at
O	A26	4116 CONGRESS AVE	JIMY INVESTMENTS SERIES 2 LLC
O	A27	2801 THROCKMORTON ST	JIMY INVESTMENTS SERIES 3 LLC
O	A28	2821 REAGAN ST	Taxpayer at
O	A29	2902 DOUGLAS AVE	OAK LAWN YUGEN SEKININ

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A30	2800 DOUGLAS AVE	KUMIAI ASTON YUGEN SEKININ JIGYO
O	A31	2929 OAK LAWN AVE	OH-NADG OAK LAWN LP
O	A32	4213 DICKASON AVE	GALBIS FRANCES M ALONSO &
O	A33	3015 OAK LAWN AVE	WARWICK MELROSE DALLAS
O	A34	2910 THROCKMORTON ST	BRIDGE TOWER DALLAS THREE LLC
O	A35	2817 SHELBY AVE	SHELBY AVE INVESTMENTS LLC
O	A36	4040 CEDAR SPRINGS RD	SETHI TAJ INV INC
O	A37	4142 CEDAR SPRINGS RD	KROGER TEXAS LP
O	A38	4213 DICKASON AVE	DUBE DOROTHEA
O	A39	4213 DICKASON AVE	HEFNER MARK A &
O	A40	4213 DICKASON AVE	SCHIPPER THOMAS J
O	A41	2914 REAGAN ST	Taxpayer at
O	A42	2918 REAGAN ST	JUREK PROPERTIES LTD
O	A43	3915 DICKASON AVE	Taxpayer at
O	A44	4213 DICKASON AVE	TERRY MILES A &
O	A45	4213 DICKASON AVE	DETTMAN ROBERT III
O	A46	4213 DICKASON AVE	LEWIS RICHARD S &
O	A47	4013 N HALL ST	HERSCHEL HAWTHORNE LLC
O	A48	4213 DICKASON AVE	SESSA MICHAEL J