

FILE NUMBER: Z234-240(LG) **DATE FILED:** May 21, 2024
LOCATION: South corner of Griffin Street, East and South Ervay Street.
COUNCIL DISTRICT: 2
SIZE OF REQUEST: Approx. 0.9467 acres **CENSUS TRACT:** 48113020402

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: Bowden Family Foundation

REQUEST: An application for a Planned Development Subdistrict for an art or craft production facility use on property zoned a Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District.

SUMMARY: The purpose of the request is to allow modified hours of operation and parking requirement to allow the art or craft production facility use.

STAFF RECOMMENDATION: Approval, subject to a revised Exhibit 317A (Property Descriptions) and conditions.

PLANNED DEVELOPMENT NO. 317:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 317, in order to provide the ability for a mix of uses including office, multifamily, retail, industrial, and hotel uses.
- The area of request is developed with a three-story 32,628 sq. ft. building erected in 1921, a 5,112 sq. ft. building erected in 1980, and a 1,900 sq. ft. building erected in 1935, according to Dallas Central Appraisal District records. The subject site is located within PD No. 317 Subdistrict 2, which allows the use of art or craft production facility by right.
- PD No. 317 defines ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:
 - It must limit the delivery and pick-up of materials to twice a week or less.
 - It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.
- The applicant is proposing to utilize the existing buildings for an art or craft production facility; however, they are proposing to modify the hours of operation and parking requirement. Therefore, they are requesting a new subdistrict within Planned Development No. 317 to allow an art or craft production facility use.

Zoning History:

There has been one zoning case in the area within the last five years.

1. **Z212-213:** On June 22, 2022, the City Council approved an application to amend the preservation criteria and exhibits for Historic Overlay District No. 20, the Ambassador Hotel, on property zoned Subdistrict No. 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northwest corner of St. Paul Street and Ervay Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Griffin Street	Local Street	66 ft.

South Ervay Street	Community Collector	60 ft., with bike facilities
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Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

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

GOAL 5.2 STRENGTH COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant district, linkage, and area.

Area Plans

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Cedars, which is burgeoning neighborhood undergoing rapid transformation: industrial uses are being replaced by residences, restaurants, and office spaces to become a dense, full-service community.

In recent years, affordable land values and proximity to Downtown have attracted artists and other residents to the Cedars. Popular bars, restaurants, and music venues have been established in the Cedars alongside new residential development to become a vibrant, diverse neighborhood. The applicant's request is consistent with the goals and policies of The 360 Plan.

Notably, the 360 Plan includes Transformative Strategy 5, which is "Reform the Approach to Parking". The open method provided by the proposed PD for provision of parking is an appropriate step on carrying out the 360 Plan.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

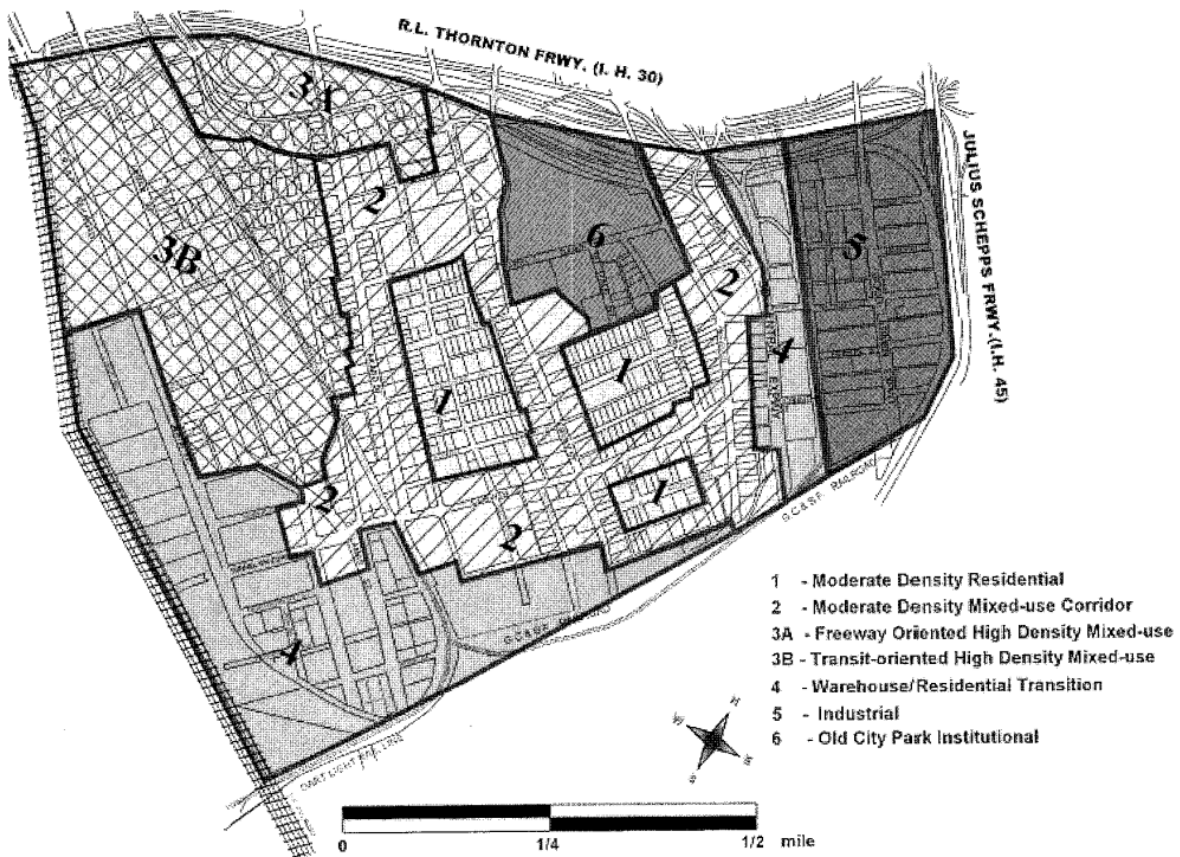
- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Downtown – Lakes District, the recognized core of the city of Dallas and includes the city's founding site as well as major civic and cultural institutions located Downtown. The property is located within the Transit Center Module for future land use within the plan. The proposed transit orientation of this area within the plan lends itself towards the reduced parking and higher activity hours.

The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

The Cedars Area Plan focuses on land use, zoning, urban design, and transportation issues. The plan was adopted by City council in 2002. The goal is to create a vision for future development in the Cedars to be used as a basis for amending the zoning in the area and as a policy guide for future City actions. The study area is approximately 560 acres and is generally bounded by R.L. Thornton Freeway (I-30) to the north, the G. & S.F. Railroad to the South, M.K. & T. Railroad to the west, and Julius Schepps Freeway (I-45) to the east. The plan provides a high level analysis of housing and commercial trends, including a recommended future land use plan for the Cedars area.

MAP 3.1 FUTURE LAND USE PLAN



The request site is within Subdistrict 2 – Mixed Use Corridor area, which encourage moderate density, pedestrian-oriented, mixed-use developments along the main street corridors that serve the Cedars, and to encourage preservation of structures with historic value. The applicant's request is consistent with the goals and policies of The Cedars Area Plan.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas’ communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

The staff recommended conditions, which include reduced minimum parking requirements support the low carbon and mode split goals of CECAP.

Land Use:

	Zoning	Land Use
Site	Subdistrict 3 within PD No. 317	Vacant building
Northeast	Subdistrict 2 within PD No. 317	Under construction (mixed use)
Southeast	Subdistrict 2 within PD No. 317	Alcoholic beverage manufacturing use, office showroom/warehouse
Southwest	Subdistrict 3 within PD No. 317	Office building, office showroom/warehouse
Northwest	Subdistrict 3 within PD No. 317	Office building, undeveloped

Land Use Compatibility:

The area of request is currently located within Subdistrict 3 of Planned Development District No. 317 and is developed with a three-story 32,628 sq. ft. building erected in 1921, a 5,112 sq. ft. building erected in 1980, and a 1,900 sq. ft. building erected in 1935, according to Dallas Central Appraisal District records. The site is surrounded by an office building and office showroom/warehouse to the southeast and southwest. The property to the northeast is under construction with mixed use development. The property to the northwest includes an office building and undeveloped land.

The applicant is proposing to utilize the existing buildings for an art or craft production facility. As the existing PD establishes high parking minimums and specific hours of operation for this use, an amendment to the conditions is necessary. Therefore, they are requesting a new subdistrict within Planned Development No. 317 to allow an art or craft production facility use without the hours restriction or required parking for legacy structures. Staff does not have concerns regarding the hours of operation restriction as

the area is already entitled to high intensity commercial and industrial uses which are *not* subject to specified hours restrictions, including medical or scientific laboratory, industrial (inside) light manufacturing, and seafood processing plant. These more intense uses could occupy the space or surrounding properties at this time without hours restrictions, and as such, there is no reason to disincentivize art production facility uses.

The proposed land use would be complementary to the surrounding uses in the area and encourage development that supports increased pedestrian traffic and encourage the preservation of structures with historic value. Since the applicant proposes to maintain the allowed uses as the existing zoning district, staff recommends approval.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, and Planned Development District No. 317, the Cedars Special Purpose District, as applicable. The planned reuse of the structures will likely not trigger landscaping.

Parking:

Pursuant to the Planned Development District No. 317, the Cedars Special Purpose District, off-street parking requirement for an art or craft production facility is one space per 1,000 square feet floor area.

The applicant is proposing no parking requirements for uses located within a Legacy Building in the new subdistrict.

Parking requirements are not appropriate in proximity to high frequency transit, adjacent to major employment centers (Downtown Dallas), in mixed use areas, or in legacy building environments. Removing these requirements will allow the applicant to provide parking through agreements as necessary. This is a policy also supported by CECAP.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in walkable and transit rich areas, helps achieve the urban design and environmental goals of the comprehensive plan. Removing required minimums allow the applicant to provide parking flexibly and through agreements with other property owners, should they so choose. Removing required minimums assists landowners in acquiring agreements for parking, as they would not need to be recorded through deed restriction with the city.

Market Value Analysis:

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

List of Officers and Directors

Bowdon Family Foundation

Kenneth Bowdon – President

Megan Bowdon Wilkinson – Secretary

Bobbye Bowdon – Treasurer

Joey Wilkinson – Member

PROPOSED CONDITIONS

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

SEC. 51P-317.102. PROPERTY SIZE AND LOCATION.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres. (Ord. Nos. 20395; 24826; 31773)

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless the context clearly indicates otherwise, in this article:
 - (1) AREA means one of the areas referred to in Section 51P-317.106 of this article.
 - (2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.
 - (3) ARCADE SIGN means an attached sign suspended below an arcade, gallery, or awning.

(4) **AWNING SIGN** means any sign on the sides or top of an awning (excluding awnings over gas pumps).

(5) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(6) **BED AND BREAKFAST** means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) **CHANGEABLE MESSAGE** means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, “Diamond Vision” technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

(8) **DIR** means development impact review pursuant to Division 51A-4.800.

(9) **ENHANCED PEDESTRIAN AMENITIES** means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic, and that meet all of the standards set forth in Section 51P-317.129(c).

(10) **ENHANCED PEDESTRIAN AMENITIES AREA** means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.129(c).

(11) **LEGACY BUILDING** means:

(A) a building constructed on or before January 1, 1960 within Designated Legacy Building Area 1, Designated Legacy Building Area 2, or Designated Legacy Building Area 3 as shown on Exhibit 317K; [øf]

(B) a building constructed before January 1, 1971; or

(C) in Subdistrict 3A, a building constructed before January 1, 1981.

(12) **MAJOR MODIFICATION** means renovation, reconstruction, alteration, of any building that:

(A) increases by 35 percent or 10,000 square feet, whichever is less, the floor area of the structure, or

(B) increases the height of the building.

(13) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

(14) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist prior to February 10, 2021.

(15) OPEN SPACE means the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.

(16) OWNER means the owner or owners, from time to time, of property in this district.

(17) PRIMARY STREET means the following streets within the District:

- (A) Akard Street.
- (B) Cesar Chavez Boulevard.
- (C) Corinth Street.
- (D) Ervay Street.
- (E) Harwood Street.
- (F) Good Latimer Expressway.
- (G) Botham Jean Boulevard
- (H) Belleview Street.
- (I) East Griffin Street.
- (J) West Griffin Street.
- (K) Sullivan Street.

(18) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation.

(19) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. “(1).”

(20) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(21) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works.

(22) RAR means residential adjacency review pursuant to Division 51A-4.800.

(23) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

(24) RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.

(25) SECTION means a section of this article.

(26) STOOP means a small staircase ending in a platform and leading to the entrance of a building.

(27) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

(28) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(29) SUP means specific use permit.

(30) TANDEM PARKING means off-street parking space (other than guest parking) placed behind another parking space, such that only one of both parking spaces has unobstructed access to the drive aisle. Tandem parking is governed by parking design standards in section 51A-4.329(c).

(31) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(32) THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(33) VISIBILITY TRIANGLE means:

(A) where a primary street intersects with another street or another primary street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(B) where other streets (nonprimary streets) within the district intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(b) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In the event of a conflict, this article controls.

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

(d) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) Section 51A-2.101, "Interpretations," applies to this article.

(f) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

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

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (RAR means residential adjacency review. For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district. (Ord. Nos. 20395; 24826; 24872; 25160; 29197; 30058; 30951; 31773)

SEC. 51P-317.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 317A: property descriptions of the district and subdistricts.
- (2) Exhibit 317B: subdistrict map.
- (3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.
- (4) Exhibit 317E: conceptual plan for Subdistrict 3B.
- (5) Exhibit 317F: development plan for Tract 1 in Subdistrict 3B.
- (6) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.
- (7) Exhibit 317H: typical street section for Subdistrict 3B.
- (8) Exhibit 317I: conceptual plan for Subdistrict 2D.
- (9) Exhibit 317J: mixed use development parking chart.
- (10) Exhibit 317K: property descriptions for designated legacy building areas.
- (11) Exhibit 317L: designated legacy building areas location map.
- (12) Exhibit 317M: height overlay map illustration.
- (13) Exhibit 317N: primary street map illustration.
- (14) Exhibit 317O: primary streetscape sections illustration. (Ord. Nos. 29197; 30276; 30295; 31373; 31773; 32364)

SEC. 51P-317.105. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District. (Ord. Nos. 20395; 24826; 31773)

SEC. 51P-317.106. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into **8 [7]** subdistricts: 1 (Tract 1 and Tract 2), 2, 2D, 3, **3A**, 3B (Tract 1 and Tract 2), 4, and 5. The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. If there is a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B. (Ord. Nos. 24503; 24826; 24872; 25160; 27194; 27402; 29197; 30058; 30276; 30295; 30951; 31373; 31773)

SEC. 51P-317.107. CONCEPTUAL PLAN.

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373; 31773)

SEC. 51P-317.108. DEVELOPMENT PLAN.

(a) Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373; 31773; 32364)

SEC. 51P-317.109. PRESERVATION INCENTIVES.

(a) The provisions of Article XI relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term “development rights” is defined in Section 51A-11.302.) If Article XI is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:

- (1) the building is a designated historic landmark in this district;
- (2) the building is a contributing structure listed in the National Register of Historic Places; and
- (3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts 2, 2D, 3, and Designated Legacy Building Area 1 and 2.

(d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased. . (Ord. Nos. 20395; 24826; 25160; 27402; 30058; 30951; 31373; 31773)

SEC. 51P-317.110. ADDITIONAL PROVISIONS.

(a) The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the "Commercial radio or television transmitting station" use: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street.

(b) Height overlay (HO) is a 100 foot buffer, generated from the boundary line of the Subdistrict 1 (residential subdistrict) and Subdistrict 5 (Dallas Heritage Village). The maximum height in the HO buffer is 120 feet. If there are changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and Dallas Heritage Village. The 100 foot buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

(c) Solid screening is required along residential adjacency on lots containing uses permitted with RAR.

(d) Except as provided in this section, any portion of a structure over 54 feet in height must have an additional 20 foot urban form front yard setback at primary streets. Where both street frontages of a corner lot are primary streets, urban form setback is required along both street frontages.

(e) Structures located in Subdistricts 2D or 3B are not required to provide an urban form setback. (Ord. Nos. 20395; 24826; 31773)

SEC. 51P-317.111. DESIGN ELEMENTS FOR BUILDINGS FACING PRIMARY STREETS.

(a) A minimum of two design elements listed below are required for primary street facing facades for any new construction or major modification of a building.

(1) Arcades are permitted in all uses except agricultural uses, industrial uses and wholesale, distribution, and storage uses, are subject to the following requirements:

(A) An arcade must have a clear depth from the support columns to the building facade of at least eight feet and a clear height above the sidewalk of at least 10 feet;

(B) An arcade must be contiguous and extend over at least 50 percent of the width of the building facade.

(C) No arcade may encroach into the door yard or the public right-of-way.

(2) Galleries are permitted in all uses subject to the following requirements:

(A) A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least 10 feet. A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.

(B) A gallery may encroach into the door yard.

(C) No gallery may encroach into the public right-of-way without a license for the use of that right-of-way.

(3) An awning is allowed in all uses subject to the following requirements:

(A) A ground-story awning must have a minimum clearance of 10 feet above the sidewalk and must have a minimum depth of six feet.

(B) An awning may encroach into the door yard.

(C) No awning may encroach into the public right-of-way without a Awnings license for the use of that right-of-way.

(4) Balconies are permitted in all uses except agricultural uses, industrial uses, office uses, and wholesale, distribution, and storage uses, subject to the following requirements:

(A) No balcony may project within five feet of a common lot line.

(B) A balcony may encroach into the door yard.

(C) No balcony may encroach into the public right-of-way without a license for the use of that right-of-way.

(5) Stoops are permitted in all residential uses, subject to the following requirements:

(A) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(B) A stoop may be roofed, but not enclosed.

(C) Partial walls and railings on a stoop may be no higher than 3.5 feet.

(D) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

(6) Front porches are permitted in all residential uses subject to the following requirements:

(A) A front porch must be a minimum of six feet deep (not including the steps).

(B) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(C) A front porch may be roofed, but not enclosed. Partial walls and railings on a porch may be no higher than 3.5 feet.

(D) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way.

(7) Dormers are permitted in an attic story. Dormers must not break the primary eave line. Dormers must be individually more than 15 feet wide, and collectively be more than 60 percent of the facade length.

(8) The ground level of a building must provide 70 percent transparency.

(9) Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(10) For any use greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets.

(b) If the director determines that the above listed design elements are not appropriate on a building, the director may suggest an alternative design element to meet the requirements. (Ord. 31773)

SEC. 51P-317.112. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles. (Ord. Nos. 20395; 24826; 31773)

SEC. 51P-317.113. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:

Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43°18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44°55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56°27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45°14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph

does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. All landscaping must be installed within six months after the passage of Ordinance No. 20822. All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area. (Ord. Nos. 20822; 24826; 25160; 26102; 27133; 27573; 31773)

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Screening requirements. All outside storage and dumpsters must be fully enclosed and screened from the public right-of-way. (Ord. Nos. 22003; 24826; 31773)

SEC. 51P-317.115. ART OR CRAFT PRODUCTION FACILITY.

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

(1) It must limit the delivery and pick-up of materials to twice a week or less.

(2) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m. **This provision does not apply in Subdistrict 3A.**

(b) Required off-street parking. **Except in Subdistrict 3A, the** off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area.

(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space. (Ord. Nos. 24872; 26894; 27133; 31773)

SEC. 51P-317.116. COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area.

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed. (Ord. Nos. 27402; 31773)

SEC. 51P-317.117. RECYCLING CENTER.

[Omitted for brevity, not applicable]

SEC. 51P-317.118. ACCESSORY DWELLING UNIT (ADU).

(a) Definition. ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use. An accessory dwelling unit may not be sold separately from the main building.

(b) Yard, lot, and space regulations.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(2) Side and rear yard.

(A) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(B) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(C) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(3) Floor area.

(A) Detached accessory dwelling unit.

(i) Minimum floor area is 200 square feet.

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(ii) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(B) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(4) Height.

(A) Except as provided in this paragraph, the maximum height of a structure containing an accessory dwelling unit may not exceed the height of the main dwelling unit.

(B) For a detached garage containing an accessory dwelling unit above the structure, the maximum structure height may not exceed the maximum structure height allowed in the subdistrict.

(5) Location.

(A) An accessory dwelling unit may not be located in front of a main structure.

(B) The board of adjustment may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(i) will not adversely affect neighboring properties;

(ii) will not be contrary to the public interest; and

(iii) denial of the special exception will unduly burden the property.

(6) Off-street parking.

(A) Except as provided in this paragraph, a minimum of one space is required.

(B) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(7) Stories. Maximum number of stories above grade is one.

(8) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(9) Single family rental program. The rental unit must be registered in the city single family rental program.

(c) Conflict. If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

(d) Owner occupancy.

(1) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy.

(2) The owner may be absent for one year with director approval. (Ord. 31773)

SEC.51P-317.119. DESIGNATED LEGACY BUILDING AREAS

[Omitted for brevity, not applicable]

SEC. 51P-317.120. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts.

(a) Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2.

[Omitted for brevity, not applicable]

(b) Subdistrict 2 and 2D (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production. *[Only in Subdistrict 2D]*
- Urban garden.

(B) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Catering service. *[RAR]*
- Custom business services. *[RAR]*

- Commercial engraving/etching facility. *[SUP. See Section 51P-317.116.]*
- Custom woodworking, furniture construction, or repair. *[RAR]*
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Medical or scientific laboratory. *[SUP]*
- Technical school. *[RAR]*

(C) Industrial uses.

- Alcoholic beverage manufacturing. *[SUP]*
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[SUP]*
- Convent or monastery.
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center. *[SUP]*

-- Office.

(H) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center *[Limited to 20,000 square feet or less].*
[SUP]
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
[RAR]
- General merchandise or food store greater than 3,500 square
feet. *[RAR]*
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Microbrewery, microdistillery, and winery. *[SUP]*
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. *[DIR]*
- Restaurant without drive-in or drive-through service.
- Surface parking. *[RAR]*
- Temporary retail use.
- Theater. *[RAR]*

(K) Transportation uses.

- Helistop. *[Only in Subdistrict 2D by SUP.]*

- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or TV transmitting station. [RAR]
- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station. [RAR]
- Post office. [RAR]
- Utility or government installation other than listed. [SUP]
- Utility or government service center. [See Section 51P-317.112.]

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse. [RAR]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Warehouse. [RAR]

(3) 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are permitted in this subdistrict:

- Accessory dwelling unit.
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [Permitted in Subdistrict 2D only.]
- Amateur communication tower. [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. [SUP]

(4) Yard, lot, and space regulations.

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

(A) Front yard.

(i) In general. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is eight feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(ii) Primary street. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is 10 feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(iii) Legacy building. No front yard is required.

(iv) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under this romanette, the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(b)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(b)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(vi) Subdistrict 2D.

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

height; and

- (bb) 15 feet for multifamily structures 36 feet or less in

- (cc) no minimum in all other cases.

- (iii) For a legacy building, if a side yard or rear yard is provided no minimum setback is required;

- (iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required with a maximum setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

- (v) Subdistrict 2D.

- (aa) In general. Except as provided in this romanette, no minimum side or rear yard is required.

- (bb) Minimum side yard is 10 feet for multifamily structures that are 36 feet or less in height.

- (cc) Minimum rear yard is 15 feet for multifamily structures that are 36 feet or less in height.

- (C) Dwelling unit density. No maximum dwelling unit density.

- (D) Floor area ratio.

- (i) Except as provided in this subparagraph and subparagraph (G), maximum floor area ratio is 3.0. If five percent of the building site is reserved for open space, floor area ratio is 4.0. See Section 51P-317.126 for open space requirement.

- (ii) Subdistrict 2D.

- (aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

- (bb) Except as provided in this romanette, maximum floor area ratio is 6.0.

- (cc) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(dd) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ee) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(III) 12 percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(E) Height.

(i) Maximum structure height is 180 feet.

(ii) Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

(F) Lot coverage.

(i) In general. Except as provided in this subparagraph and subparagraph (G), maximum lot coverage is 80 percent.

(ii) Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.124, the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(bb) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

(G) Mixed income housing development bonus:

(i) In addition to the provisions of this subsection, if the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 4.0. Except, if five percent of the building site is reserved for open space maximum, maximum floor area ratio is 5.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.0. Except, if five percent of the building site is reserved for open space, maximum floor area ratio is 6.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.0. Except, if five percent of the building site is reserved for open space, maximum floor area ratio is 7.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.

(J) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

(A) Subdistrict 2D.

(i) For parking purposes, Subdistrict 2D is considered one lot.

(ii) One off-street parking space required per dwelling unit for multifamily use.

(iii) Mixed use development parking reductions.

(aa) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 317J), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with any other reduction options available under this article and the Dallas Development Code. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

(bb) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(I) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(II) The parking demand for each use is determined for each of the five 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 that 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 five times of day.

(III) 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 five sums is the adjusted standard off-street parking requirement for the development.

(cc) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

(dd) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(iv) A minimum of 90 percent of the required parking must be structured parking. Temporary surface parking is permitted during construction of parking structures.

(v) Parking garages along Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard must contain commercial uses (retail/restaurant/office/lobby space) on no less than 70 percent of the first floor. The remaining facades of a garage facing Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard, other than vehicular access, must be screened. Vehicular access to a parking garage is permitted from Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard.

(B) Parking reductions in Subdistrict 2D.

(i) Rideshare parking reductions.

(aa) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

- (I) illustrate or describe the rideshare space and the location of the main use;
- (II) be constructed of weather resistant material;
- (III) be no less than 30 inches wide and 24 inches long; and
- (IV) contain clearly legible letters in a color that contrasts with the background material of the sign.

(6) Developer report. Once the multifamily portion of the project has been reached 80 percent occupancy, or within one year of issuance of its final certificate of occupancy, whichever occurs first, the property owner or operator must submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine if any infrastructure improvements are needed following the procedure set forth in Section 51A-1.109.

(7) Environmental performance standards. See Article VI.

(8) Landscape regulations. See Section 51P-317.127. For Legacy Buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(9) Additional provisions.

(A) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

(B) Single family structure spacing. A minimum of 15 feet between each group of eight single family structures must be provided by plat.

(10) Signs.

(A) See Section 51P-317.127.

(B) This subdistrict is considered a business zoning district.

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

(11) Sidewalks. See Section 51P-317.123, except in Subdistrict 2D, all lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(12) Open space. See Section 51P-317.126.

(A) Subdistrict 2D.

(i) For purposes of open space requirements, Subdistrict 2D is considered one lot.

(ii) A minimum of five percent of Subdistrict 2D must be open space.

(iii) At least two of the following amenities must be provided in open space areas:

- Benches, tables, and other miscellaneous furniture.
- Bioswales.
- Covered or uncovered event spaces.
- Dark-sky friendly site lighting.
- Lawn areas.
- Monumental stairs or bleachers.
- Murals and artwork.
- Paved or decked plazas.
- Pedestrian bridges.
- Pedestrian pathways.
- Planters.
- Pocket parks;
- Sculptural elements.
- Shading devices.
- Urban playgrounds.
- Similar amenities approved by the director of the park and recreation department or his designee.

(c) Subdistrict 3, 3A, and 3B (Tract 1 and Tract 2) (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage

of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

- Urban garden.

(B) Commercial and business service uses.

- Bus or rail transit vehicle maintenance or storage facility.
- Catering service. *[RAR]*
- Commercial engraving and etching facility. *[SUP]*
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.

(C) Industrial uses.

- Art or craft production facility. *[See Section 51P-317.115]*
- Alcohol beverage manufacturing. *[SUP]*
- Industrial (inside) light manufacturing.
- Seafood processing plant. *[See Section 51P-317.114]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[SUP]*
- Convent or monastery. *[SUP]*
- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.113 of this article.]*
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center. *[SUP]*
- Office.

(H) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center. *[SUP and limited to 20,000 square feet]*
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.

- Household equipment and appliance repair.
- Home improvement center, lumber, brick, or building materials sales yard [*Limited to 20,000 square feet.*]
- Liquor store. [*SUP*]
- Motor vehicle fueling station. [*SUP*]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. [*DIR*]
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service [*Limited to 20,000 square feet.*]

(K) Transportation uses.

- Heliport.
- Railroad passenger station. [*SUP*]
- Transit passenger shelter.
- Transit passenger station or transfer center. [*SUP*]

(L) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. [*SUP*]
- Local utilities. [*SUP or RAR may be required. See Section 51A-4.212(4).*]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [*SUP*]
- Tower/antenna for cellular communication. [*SUP. See Section 51A-4.212(10.1).*]
- Utility or government service center
- Utility or government installation other than listed. [*SUP. See Section 51P-317.112.*]

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. [*See Section 51A-4.213(11.2).*]
- Recycling drop-off for special occasion collection. [*See Section 51A-4.213(11.3).*]

(3) 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted in this subdistrict:

(4) Yard, lot, and space regulations.

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

(A) Front yard.

(i) In general. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is eight feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(ii) Primary streets. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is 10 feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(iii) Legacy building. No setback is required.

(iv) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under romonette (iv), the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(c)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(c)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(vi) For a residential development in Tract 1 in Subdistrict 3B, minimum front yard is five feet. For a shared access development in Tract 2 in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;
(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(iii) For a legacy building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density.

(i) No maximum dwelling unit density.

(ii) In Subdistrict 3B the maximum number of dwelling units is 90.

(D) Floor area ratio. Except as provided in Subparagraph (G), maximum floor area ratio is 6.0.

(E) Height.

(i) Except as provided in this subparagraph and in Subparagraph (G), maximum structure height is 300 feet.

(ii) Maximum structure height is, 55 feet for a residential development in Tract 1 of Subdistrict 3B.

(F) Lot coverage.

(i) Except as provided in this subparagraph and in Subparagraph (G), maximum lot coverage is 80 percent.

(ii) In Tract 1 of Subdistrict 3B, the maximum lot coverage is 85 percent.

(G) Mixed income housing development bonus.

(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60

percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.0

(bb) Height. Except as provided in this subparagraph, maximum structure height is 300 feet.

(cc) Lot coverage. Except as provided in this subparagraph, maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.0

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 9.0.

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Open space. Any new construction or major modification over 20,000 square feet of floor area is required to reserve five percent of the building site for open space and meet the regulations listed in Section 51P-317.126. This requirement is not applicable for major modification for Legacy Buildings or Designated Legacy Buildings Areas.

(I) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT AREA PER DWELLING UNIT
Single family	1000 sq. ft.
Duplex	2500 sq. ft.
Multifamily:	
No separate bedroom	50 sq. ft.
One bedroom	65 sq. ft.
Two bedrooms	75 sq. ft.
More than two bedrooms (Add this amount for each bedroom over two)	10 sq. ft.

(J) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. See Section 51P-317.122.

(B) Within Subdistrict 3A, for uses located within a Legacy Building, no off-street parking is required.

(B) Tract 2 in Subdistrict 3B shared access developments.

(i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

(iii) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private), or fitness center, provided the accessory use is principally for the use of residents.

(iv) Office showroom/warehouse. One parking space is required for each 3,160 square feet of the floor area.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. See section 51P-317.127.

(B) Site trees. Except as provided in this paragraph, no site trees are required for a lot with frontage on Botham Jean Boulevard or Bellevue Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.129(c)) along the frontage of the lot.

(C) Tract 1 in Subdistrict 3B.

(i) In general. Tract 1 is exempt from compliance with Division 51A-10.120 of Article X of Chapter 51A, except Article X requirements for street buffer trees, site trees, parking lot trees, parking lot screening, and off-street loading screening as modified in this paragraph.

(ii) Street trees. For a residential development:

(aa) One large canopy or two small street trees must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street buffer trees required. Street buffer trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line.

(bb) Street trees are not required if they will interfere with existing or proposed utilities. If street trees are omitted, foundation plantings approved by engineering must be provided along up to 75 percent of the building face facing the adjacent street. Street tree location must follow the requirements of Section 51A-10.104(h). If a required tree cannot be planted in the parkway or the front yard due to a conflict with a utility or a utility easement, a facade planting, as specified in Section 51A-10.126(b)(5), must be provided along a minimum of 75 percent of the building facade along the adjacent street.

(cc) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(iii) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(iv) Site trees.

(aa) Residential uses. One site tree must be provided for every 4,000 square feet of lot area or a minimum of 30 trees, whichever is greater, within the Property. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species from the approved tree list as defined in Article X. Trees planted in the parkway may be counted as site trees.

(bb) Alternate methods of compliance. For nonresidential uses, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant

all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(I) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(II) Make a payment into the reforestation fund in accordance with Section 51A-10.135(i).

(v) Additional landscaping requirements for developments in Tract 1.

(aa) A minimum of 15 percent of the Property must be designated as landscape area. Permeable pavement does not count as landscape area.

(bb) Tree grates are prohibited.

(D) Tract 2 in Subdistrict 3B.

(i) In general. Tract 2 is exempt from compliance with Article X of Chapter 51A, except Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening as modified in this paragraph.

(ii) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(iii) Site trees. The site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in Tract 2 cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(I) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(II) Make a payment into the reforestation fund in accordance with Section 51A-10.135(i).

(8) Signs. Except for Subdistrict 3B, see Section 51P-317.125.

(9) Sidewalks.

(A) In general. See Section 51P-317.123.

(B) Subdistrict 3B.

(i) All lots with frontage on Botham Jean Boulevard or Belleview Street must have a sidewalk along the Botham Jean Boulevard or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(iii) In Tract 1, a six-foot-wide sidewalk must be provided around the perimeter of the Property adjacent to public streets and the DART right-of-way, as shown on the development plan for Tract 1 in Subdistrict 3B.

(aa) At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

(bb) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the director.

(10) Open space. See Section 51P-317.126.

(11) Additional provisions.

(A) Nonpermeable coverage.

(i) Maximum nonpermeable coverage of a lot is 85 percent.

(ii) Subdistrict 3B.

(aa) A lot in this area with frontage on Botham Jean Boulevard or Belleview Street may have a maximum of 100 percent non-permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.129(c) regarding enhanced pedestrian amenities.

(bb) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(B) Single family structure spacing. A minimum of 15 feet between each group of eight single family structures must be provided by plat.

(C) Residential development in Tract 1 of Subdistrict 3B.

(i) On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. Except as provided in this Romanette, at all driveways and intersections with public streets, visibility triangles must be 20 feet by 20 feet. At the intersection of Cockrell Avenue and McKee Street visibility triangles must be 45 feet by 45 feet.

(v) A minimum of six feet must be provided by plat between each group of residential structures. No more than eight residential structures are permitted per group.

(vi) Lots may have frontage on two opposite sides.

(vii) Mailboxes are allowed in common areas.

(viii) Garages may not front on McKee Street, Cockrell Avenue, or Wall Street.

(ix) A six-foot-wide pedestrian path between Cockrell Avenue and Wall Street must be provided in the areas shown on the development plan for Tract 1 in Subdistrict 3B. Additional five-foot-wide pedestrian paths shown on the development plan for Tract 1 in Subdistrict 3B, along with any other pedestrian paths not shown on the development plan for Tract 1 in Subdistrict 3B, may be provided in other areas of the development where feasible as determined by city engineering and the building official during the permitting process.

(d) Subdistrict 4 (Warehouse/Residential Transition).

[Omitted for brevity, not applicable]

(e) Subdistrict 5 (Dallas Heritage Village).

[Omitted for brevity, not applicable]

SEC. 51P-317.121.

HIGH-SPEED RAIL BONUS.

(a) Purpose. This bonus is provided to encourage high density mixed-use development near the high-speed rail.

(b) High-speed rail bonus.

(1) The bonus is given to the properties within 1/2 a mile radius of the high-speed rail station, if the property is a mixed used project (“MUP”).

(2) To be considered a MUP for the purpose of this section, a development must contain uses in three or more of the lodging, office, residential, or retail and personal service use categories.

(3) Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

- (A) 10 percent or more for lodging use
- (B) 15 percent or more for office use
- (C) five percent or more of retail and personal service uses

(4) residential uses may not exceed 50 percent of the total floor area except if residential uses exceed 50 percent of the total floor area of the project, the provisions of 51P-317.124 must be met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(5) An MUP must provide enhanced pedestrian amenities as per Section 51P-317.129(c); and

(6) An MUP must provide active uses on the ground and upper floor.

(7) The following bonuses apply to properties meeting the above criteria:

- (A) Floor area ratio. Maximum floor area ratio is 20.0.
- (B) Height. Maximum structure height is 500 feet.
- (C) Lot coverage. Maximum lot coverage is 85 percent. (Ord. 31773)

SEC. 51P-317.122. OFF-STREET PARKING, LOADING, AND BICYCLE PARKING.

(a) Off-street parking and loading.

(1) Except as provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) Tandem parking is permitted for multifamily uses.

(3) One off-street parking space per bedroom per dwelling unit is required for multifamily uses; not less than one space or more than two spaces are required for each multifamily dwelling unit.

(4) Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works.

(A) 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.

(B) 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 ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) If the director of public works determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (a)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(5) Parking is not allowed in front yard setback.

(6) Screening of off-street parking must be provided in accordance with 51A.4.602(b).

(7) Loading spaces must be provided for multifamily uses in accordance with this paragraph:

(A) No loading spaces required for multifamily uses with five dwelling units or less.

(B) A small or medium size loading space is required for multifamily uses with six units but less than 100,000 square feet in floor area.

(C) A minimum two small or medium size loading spaces are required for a multifamily use greater than 100,000 square feet in floor area.

(8) Boutique hotel. 0.75 space is required for each unit. No required off-street loading.

(9) Bed and breakfast. 0.75 space is required for each unit. No required off-street loading.

(b) Bicycle parking. Consult the bicycle parking regulations in Division 51A-4.330 for the bicycle parking requirements.

(c) Parking reductions.

(1) Legacy building parking reduction.

(A) As of February 10, 2021, a legacy building may utilize the parking reductions found in this subsection. In the event of a modification to a legacy building, these parking reductions may be retained if the following conditions are met:

(i) a minimum of 50 percent of each original street-facing facade remains; and with at least 90 percent of re-purposed facade is transparent; and no significant architectural feature or element may be removed or screened, and

(ii) re-cladding of an existing façade per original construction, or with material recommended to be stone, brick, glass block, tile, cast metal, cast stone, concrete masonry (split or polished face only; no unfinished units or cinder block), or a combination of those materials, and

(iii) the floor area of the structure has not increased by more than:

(aa) 150 percent if the increase is 5,000 square feet or less; or

(bb) 100 percent if the increase is greater than 5,000 square feet.

(B) No off-street parking is required for the first 5,000 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a legacy building, except for the following uses:

(i) Multifamily uses. For a legacy building used or converted to a multifamily use, off-street parking may be reduced by 40 percent.

(ii) Bar uses. No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.

(iii) Commercial amusement (inside). For a commercial amusement (inside) use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a legacy building.

(C) The above provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.122(c)(2).

(D) If enhanced pedestrian amenities are provided in accordance with 51P-317.129(c) a five percent reduction of required parking is allowed.

(2) Pedestrian amenities parking reduction.

(A) Parking for uses on a lot that is located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(B) Amenity requirements:

(i) Enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(ii) Enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(C) See Section 51P-317.129(c) for enhanced pedestrian amenities regulations.

(3) Rideshare parking reductions.

(A) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(i) illustrate or describe the rideshare space and the location of the main use;

(ii) be constructed of weather resistant material;

(iii) be no less than 30 inches wide and 24 inches long; and

(iv) contain clearly legible letters in a color that contrasts with the background material of the sign.

(4) Tree preservation parking reduction.

(A) Required parking may be reduced by one space for each protected tree retained that otherwise would have been removed to provide required parking is allowed.

(B) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Section 51A-10.104

(C) The maximum reduction allowed is five percent or one space, whichever is greater.

(c) Remote parking.

(1) Remote parking is allowed to a maximum of 1,300 feet providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

(A) contains legal descriptions of the properties affected;

(B) specifies the special parking being provided and the hours of operation of any use involved;

(C) is governed by the laws of the state of Texas;

(D) is signed by all owners of the properties affected;

(E) is for a minimum term of three years; and

(F) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(2) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records. (Ord. 31773)

SEC. 51P-317.123. SIDEWALK STANDARDS.

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(4) The minimum width for a new sidewalk is six feet. (Ord. 31773)

SEC. 51P-317.124. MIXED-INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Sections 51P-317.120(b)(4)(G), 51P-317.120(c)(4)(G), 51P-317.120(d)(4)(G).

(b) Compliance with Section 51A-4.1107 is not required. (Ord. 31773)

SEC. 51P-317.125. SIGNS.

(a) In general. Signs must comply with the provisions in Article VII. For purposes of complying with this section, the premise is the Property.

(1) The use of neon lighting is permitted, except in the Subdistrict 4.

(2) Only the wording on a sign can be illuminated by back-lighting.

(3) No sign may be illuminated by an independent, external light source (such as an external floodlight).

(4) Attached and detached signs are allowed in all subdistricts.

(A) The provisions of Section 51A-(A) 7.304 apply.

(B) Attached signs.

(i) Arcade signs.

(aa) Minimum linear distance between arcade signs is 15 feet.

(bb) Must be located a minimum of 10 feet above the sidewalk.

which it is attached.

(cc) May project above the arcade, gallery, or awning to

address.

(dd) May only identify the premise or occupant or an

(ii) Awning signs.

(aa) May exceed six square feet in effective area.

facade is 150 square feet.

(bb) Maximum combined effective area on a building

story.

(cc) Not permitted on an awning located above the second

(iii) Marquee signs.

(inside), or entertainment facility use.

(aa) Only allowed on a theater, commercial amusement

(bb) May not exceed 1,000 square feet of effective area.

frontage of the building to which the marquee is attached.

(cc) May not exceed two-thirds of the length building

changeable message technology and may not exceed 60 percent of the effective area of the sign.

(dd) The message area may utilize LED, LCD, or other

(ee) Limited to one per lot for each street frontage.

in a 24 hour period.

(ff) The message may alternate no more than three times

(gg) A maximum of two marquee signs are allowed.

(5) Signs located at a legacy building must be placed so that no significant architectural feature is screened. Sign attachment must be integrated with the existing facade materials. (Ord. 31773)

SEC. 51P-317.126.

OPEN SPACE.

(a) Open space must be located between the exterior structure facade and the property line.

(b) Structures that are not fully enclosed such as pergolas and gazebos, window projections, architectural features, and pedestrian amenities are allowed in open spaces.

(c) Parking spaces, drive aisles and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(d) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles is prohibited on open space. (Ord. 31773)

SEC. 51P-317.127.

LANDSCAPING.

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

(b) Major modifications. Sections 51A-10.125(b)(4)(B) and 51A-10.126 do not apply.

(c) Surface parking lots.

(1) Section 51A-10.126 does not apply.

(2) Except for driveways and accessways at points of ingress and egress, off-street parking for newly constructed buildings that is adjacent to sidewalks, public rights-of-way, or other public areas must be screened. Service areas for newly constructed buildings that are adjacent to sidewalks or open areas intended for pedestrians must be screened, except where the director determines that such screening would: (i) not reasonably accomplish any useful purpose; or (ii) create a safety hazard. (Ord. 31773)

SEC. 51P-317.128.

LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this 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 public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the property management director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than [~~that~~] \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

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

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees or other amenities in the parkway. An application for a parkway landscape permit must be made to the director of transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160; 31773))

SEC. 51P-317.129. PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, and 4 (the "premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee maybe charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this 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 public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of mobility and street services.

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director's revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, with a \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities permit must be made to the director of transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway pedestrian amenities permit to the property owner; otherwise, the director shall deny the permit.

(3) A parkway pedestrian amenities permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

(5) The issuance of a parkway pedestrian amenities permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Street trees. A minimum of one street tree per 25 feet of frontage in the pedestrian amenities area.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.123 and Section 51P-317.120(a) through (e) for minimum unobstructed sidewalk requirements for each subdistrict.)

(ii) For lots with frontage on a primary street a minimum sidewalk width of 10 feet must be provided.

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with a structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.129(a) and (b), and are subject to the conditions in Section 51P-317.129(c)(5):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

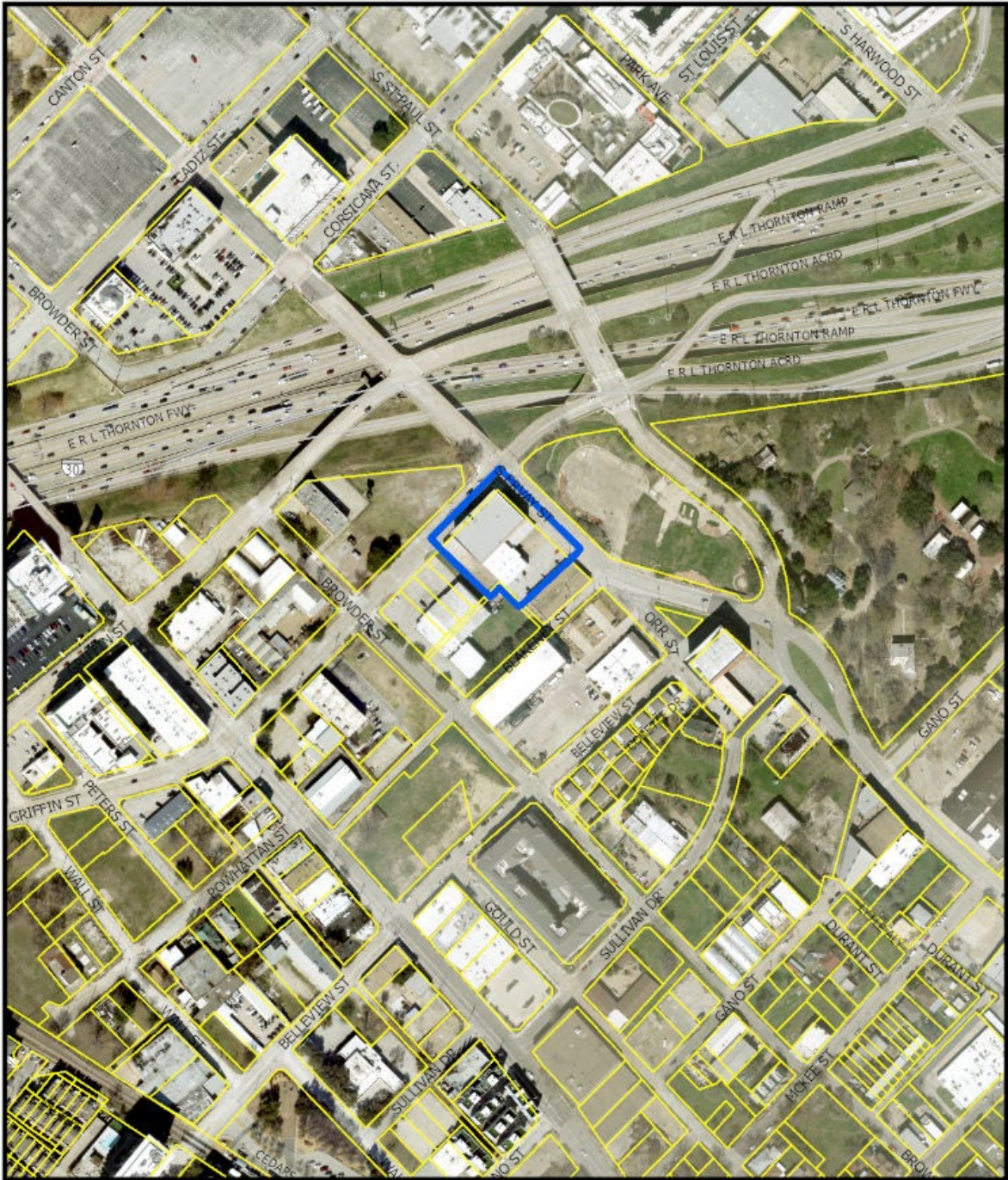
(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections. (Ord. Nos. 24872; 25160; 27133; 27322; 30295; 31773)

SEC. 51P-317.130.

CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20395; 24826; 26102; 31773)

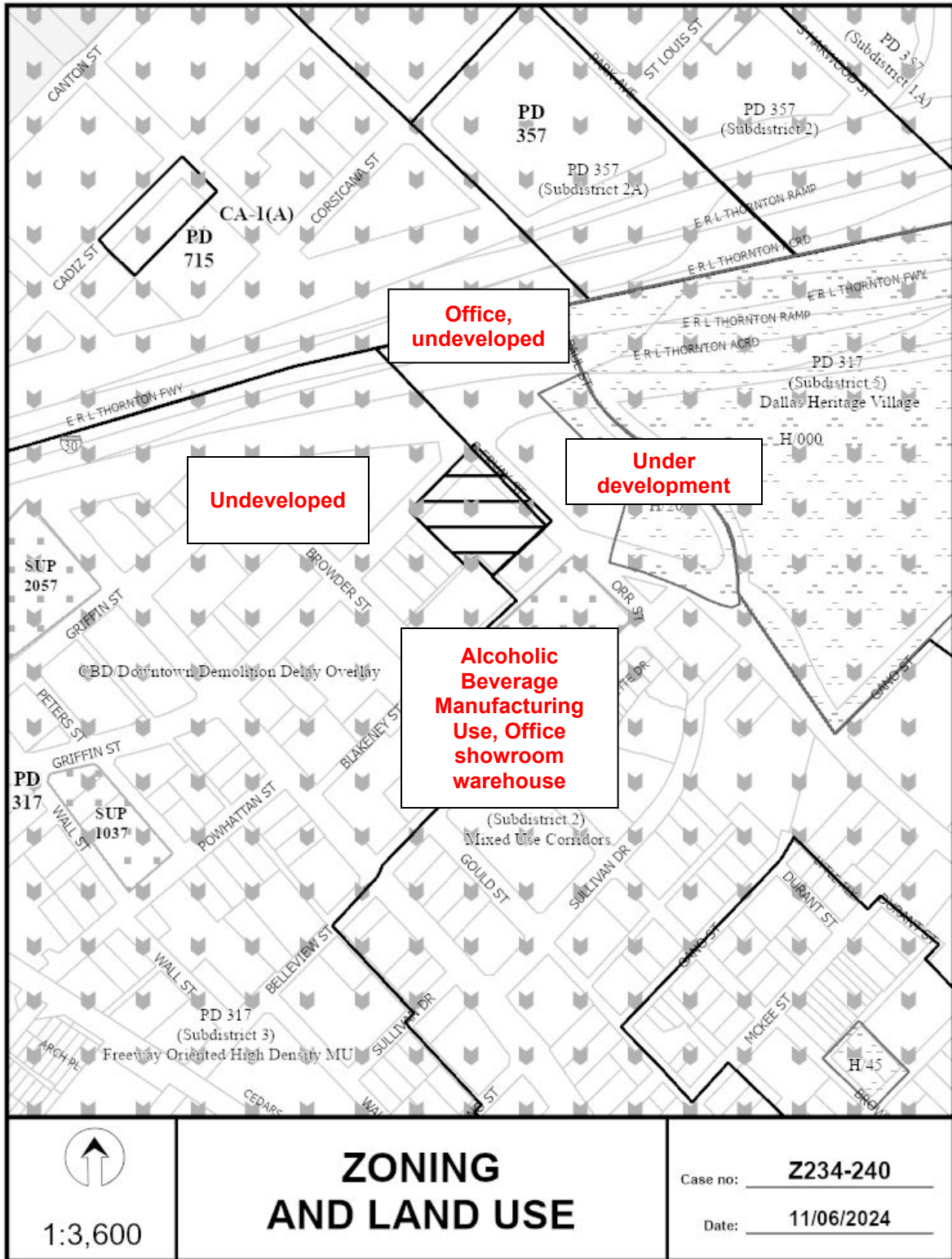


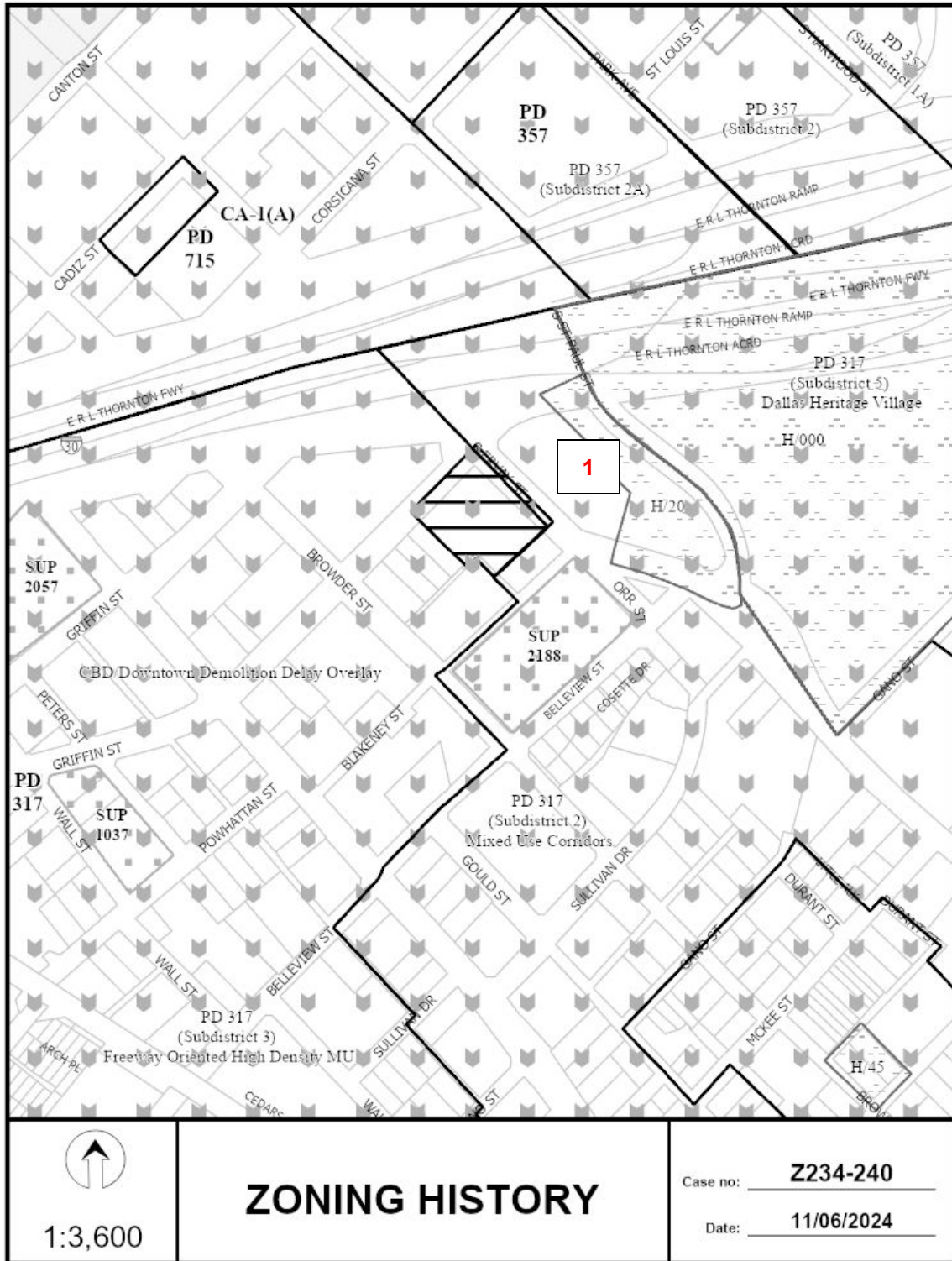
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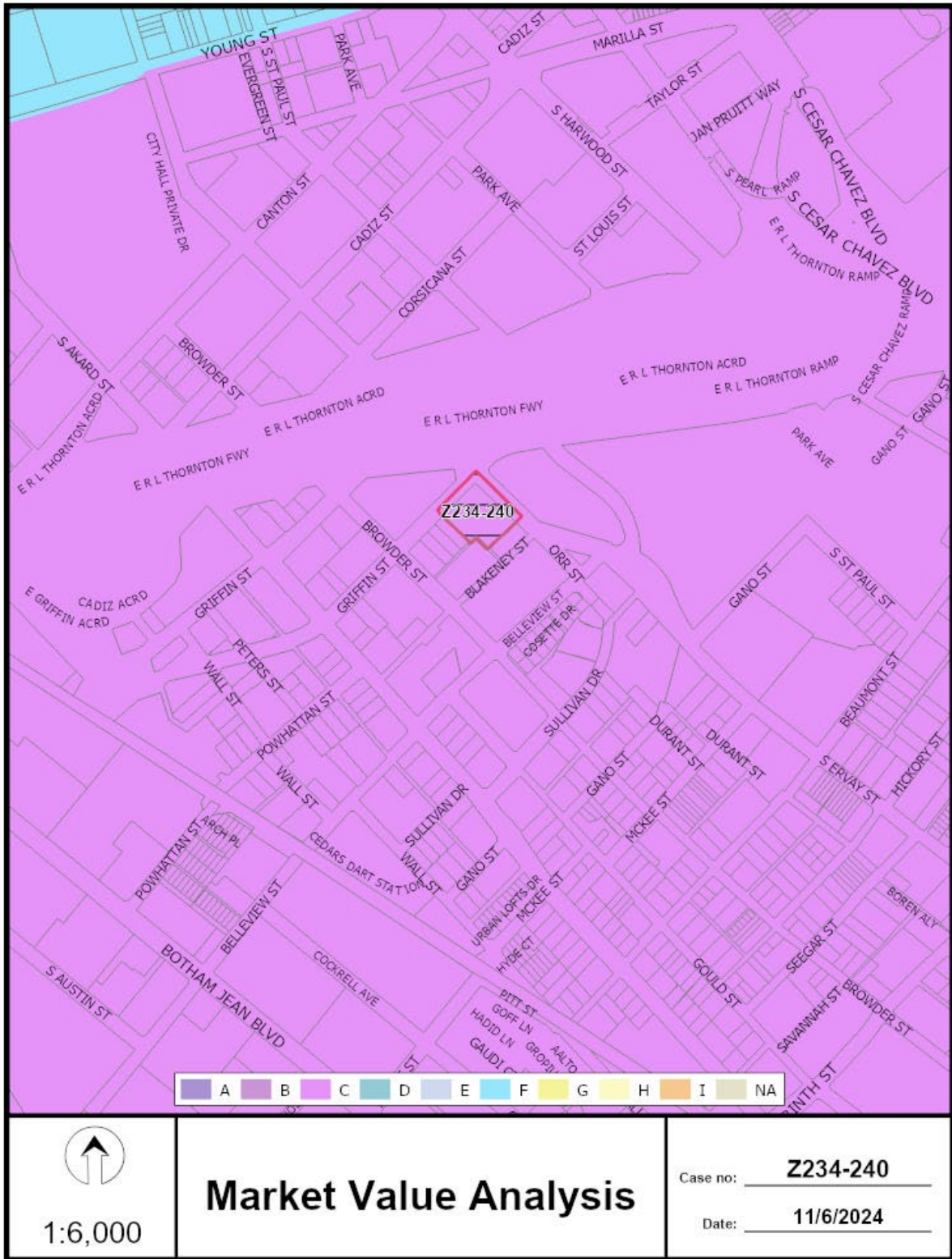
AERIAL MAP

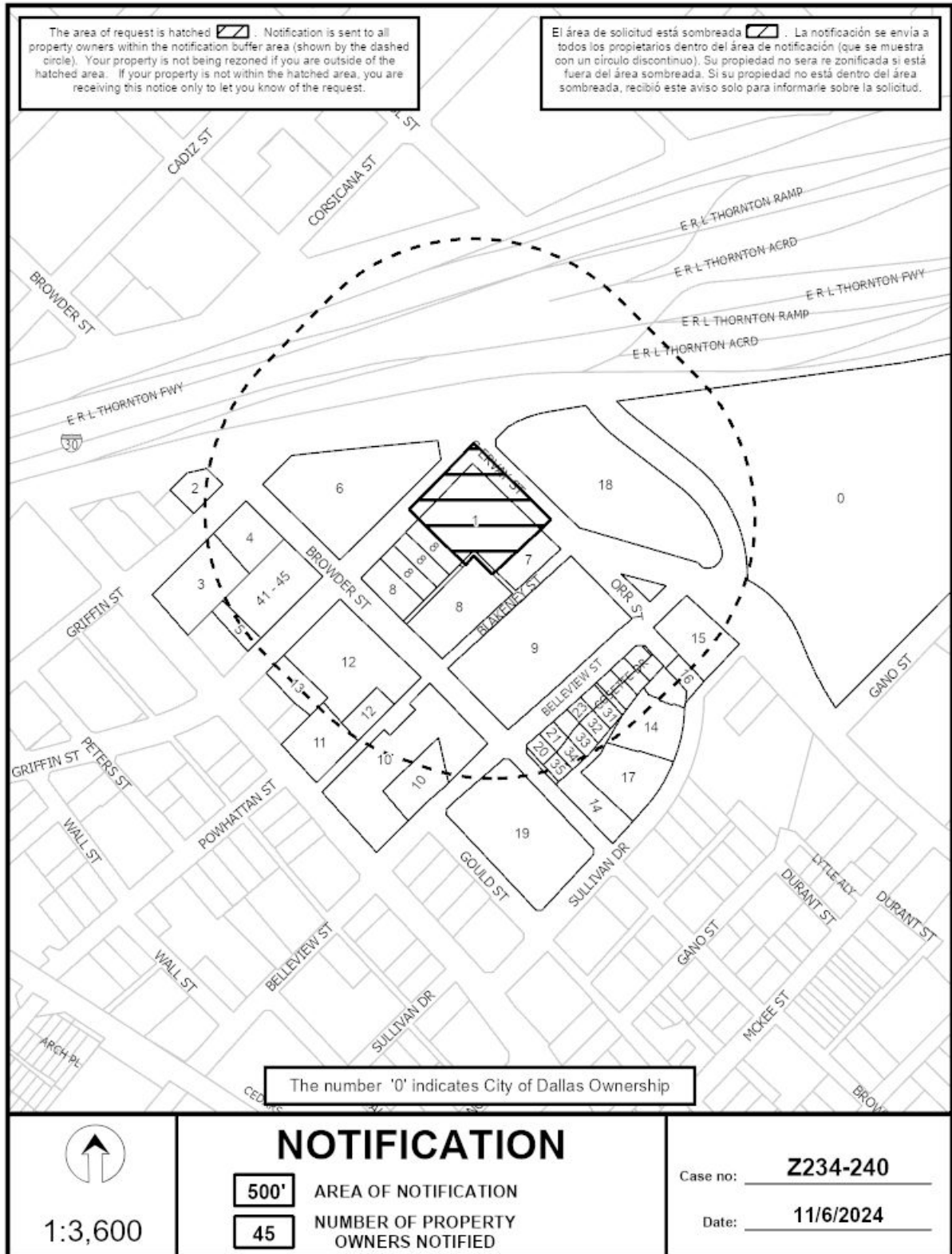
Case no: Z234-240

Date: 11/06/2024









11/06/2024

Notification List of Property Owners***Z234-240******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1201 S ERVAY ST	BOWDON FAMILY FOUNDATION THE
2	1423 W GRIFFIN ST	TIME WARNER CABLE TEXAS LLC
3	1100 S AKARD ST	M A FAMILY INVESTMENTS LTD
4	1418 N GRIFFIN ST	M A FAMILY INVESTMENTS
5	1407 E GRIFFIN ST	JSK CEDARS CORNER LP
6	1506 W GRIFFIN ST	CEDARS GRIFFIN HOLDINGS LP
7	1219 S ERVAY ST	BAKER JAY E II
8	1220 BROWDER ST	SEAFOOD SUPPLY CO INC
9	1311 S ERVAY ST	1311 S ERVAY ST LLC
10	1307 BROWDER ST	DALLAS POLICE ASSOCIATION
11	1214 S AKARD ST	RVS REAL ESTATE LLC
12	12 BLAKENEY ST	DALLAS POLICE ASSOC
13	1408 N GRIFFIN ST	42 AKARD LP
14	1525 SULLIVAN DR	HILL CARL
15	1401 S ERVAY ST	GULF CONE PARTNERS LLC
16	1401 ORR ST	GULF CONE PARTNERS LLC
17	1507 SULLIVAN DR	HILL CARL L
18	1300 S ERVAY ST	OHT AMBASSADOR LP
19	1400 BELLEVIEW ST	1400 BELLEVIEW LP
20	1505 COSETTE DR	GOODMAN AARON &
21	1513 COSETTE DR	THOMPSON EMILY CATHERINE &
22	1521 COSETTE DR	ESMAIL RAHEEL & SARAH
23	1529 COSETTE DR	HABY BRIDGET
24	1537 COSETTE DR	CARROLL PRINCESS LEE
25	1545 COSETTE DR	GREEN MALLORY &
26	1553 COSETTE DR	OKAFOR CHIEDOZIE E

11/06/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1561 COSETTE DR	PENDLETON MISTI EILEEN &
28	1552 COSETTE DR	MODPLACE BUILDERS LLC
29	1501 COSETTE DR	CENTRE LIVING AT CEDARS
30	1544 COSETTE DR	STRUNK JOSHUA P &
31	1536 COSETTE DR	NOORANI IMRAN & SHEZILA ALI
32	1528 COSETTE DR	CURTIS SHANE
33	1520 COSETTE DR	GADDIS JESSICA MARIA
34	1512 COSETTE DR	SUMMERLIN AMANDA &
35	1504 COSETTE DR	HUANG TAMMY &
36	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
37	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
38	1529 SULLIVAN ST	LJUNGAR KENNETH R
39	1529 SULLIVAN ST	PRITCHARD LESLIE
40	1529 SULLIVAN ST	CAUDILL DOUGLAS W &
41	1419 E GRIFFIN ST	MAXWELL RICHARD A
42	1419 E GRIFFIN ST	SCRUBY ROGER &
43	1419 E GRIFFIN ST	BOWMAN JAMES E &
44	1419 E GRIFFIN ST	BAKER 3 LLC
45	1419 E GRIFFIN ST	HALL ERIC