
FILE NUMBER: Z189-344(JM) **DATE FILED:** August 30, 2019
LOCATION: Northeast side of Redfield Street and northwest side of Butler Street
COUNCIL DISTRICT: 2 **MAPSCO:** 6 I
SIZE OF REQUEST: ± 7.8 acres **CENSUS TRACT:** 4.01

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

APPLICANT/OWNER: Dallas County Hospital District

REQUEST: An application for an IR Industrial Research District on property zoned Planned Development District No. 798.

SUMMARY: The purpose of this request is to return the property to its previous zoning district of an IR Industrial Research District. The site is currently being used for construction materials storage and parking. The applicant proposes to maintain the site for surface/commercial parking uses.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- PD No. 798 contains 7.8 acres in its entirety and was established by City Council on September 24, 2008 for a few specific uses. A development plan approved with the PD indicates a multifamily project with over 450 units and above ground parking was proposed.
- The purpose of the current zoning case is to return the property to its previous zoning of an IR Industrial Research District.
- The site is currently being used for construction materials storage and parking. The applicant would like to maintain the site for surface/commercial parking uses.

Zoning History: There has been one recent zoning change request in the area within the last five years.

1. **Z178-139:** On May 23, 2016, the City Council approved Planned Development District No. 955 for IR Industrial/Research District and domestic violence facility uses on property zoned an IR Industrial/Research District on the north corner of Redfield Street and Butler Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Butler Street	Local	50 feet	50 feet
Redfield Street	Local	50 feet	50 feet

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan:

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

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

URBAN DESIGN

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 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city’s significant districts, linkages and areas.

Stemmons Corridor - Southwestern Medical District Area Plan

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan. In June 2010, the City Council adopted the Stemmons Corridor - Southwestern Medical District Area Plan which identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block to be predominately medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees.

The return of the site to IR Industrial Research District zoning is consistent with surrounding zoning. The allowable land uses and the proposed continued use of the site for the Dallas County Hospital District are supportive of the Medical District.

Surrounding Land Uses:

Area	Zoning	Use
Site	PD No. 798	Undeveloped and surface parking
North	PD No. 337 for IR Uses	Office showroom warehouse, Hospital, Liquor store
East	IR Industrial Research District	Office showroom warehouse and car wash
South	PD No. 955 for IR Uses and IR Industrial Research District	Community service center and Office, Hospital, Commercial parking lot, and Restaurant
West	IR Industrial Research District and SUP No. 524 for Chronic-Care Hospital	Office, Office showroom warehouse, and Commercial parking lot

Land Use Compatibility:

PD No. 798 contains 7.8 acres in its entirety and was established by City Council on September 24, 2008 for a few specific uses. A development plan approved with the PD indicates a multifamily project with over 450 units and above ground parking was proposed. The purpose of the current zoning case is to return the property to its previous zoning of an IR Industrial Research District. The site is currently being used for construction materials storage and parking. The applicant would like to maintain the site for surface/commercial parking uses in support of Parkland Hospital.

Surrounding land uses consist of office showroom warehouse, hospital, and liquor store to the north; office showroom warehouse and car wash to the east; community service center, office, hospital, commercial parking lot, and restaurant to the south; and, office, office showroom warehouse, and commercial parking lot to the west.

Staff supports the request to return the site to IR Industrial Research District zoning. Surrounding zoning adjacent to the west, east, and southeast is an IR District. PD No. 337 to the northwest has a base of an IR District. PD No. 955 to the south also has a base of an IR District and a domestic violence facility. All surrounding properties maintain the land uses and development rights provided by the IR District. The subject site should be allowed to return to the original zoning to allow for development consistent with the neighborhood standards.

Development Standards:

Zoning	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: PD No. 798	Butler: 35' for 40% and 15' for rest Redfield: 35' for 40% and 25' for rest All others: 10'	10'	1.6 Total 0.72 for Parking Structures	60'4 Stories Parking Structures: 48'5 Stories RPS	80%	Light industrial, office, and supporting commercial uses.
Proposed: IR Industrial Research District	15'	Res adj: 30' Others: 0'	0.5 Ret.PS 0.75 Mix 2.0 All Combo	200' RPS 15 Stories	80%	Light industrial, office, and supporting commercial uses.

The current request for an IR Industrial Research District would garner a significant change in development rights compared to the existing PD No. 798 allowable land uses and yard, lot, and space allocations. However, in this unique case, the request is to return the site to the original zoning district. Additionally, the IR District exists surrounding most of the site. Since the proposed multifamily development established in the existing PD zoning and development plan is no longer an ongoing project for the property owner,

Z189-344(JM)

returning to the original zoning district seems reasonable. The area has not changed in a manner which would no longer support the IR District standards and uses.

PD No. 798 limited allowable uses to the following:

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Multifamily.
- Office.
- Private recreation center, club, or area.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary construction or sales office.

The proposed IR District allows all the existing PD No. 798 uses, except general merchandise or food store greater than 3,500 square feet and multifamily uses. Returning the site to the IR District zoning reintroduces a bevy of uses including commercial and business service; industrial; institutional and community service; lodging; miscellaneous; office; recreation; retail and personal service; transportation; utility and public service; wholesale, distribution, and storage; and, accessory uses. Staff supports this change since surrounding properties carry the same land use and development rights.

Parking:

Parking will be in accordance with the Dallas Development Code.

Landscaping:

Landscaping will be in accordance with Article X, as amended

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 to orange, representing the weakest markets. While the area of request is not located within an MVA cluster, surrounding properties are sporadically categorized as being within an “E” MVA cluster to the northeast and northwest.

List of Officers

Dallas County Hospital District

Frederic Cerise, President and Chief Executive Officer

David Lopez, Executive Vice President and Chief Operating Officer

Richard Humphrey, Executive Vice President & Chief Financial Officer

Steven Roth, Executive Vice President and General Counsel

Z189-344(JM)

CPC Action
November 7, 2019

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned Planned Development District No. 798, northeast of Redfield Street and northwest of Butler Street.

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

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Ridley, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 400 Mailed: 30
Replies: For: 1 Against: 0

Speakers: None

EXISTING PD CONDITIONS TO BE REPEALED

ARTICLE 798.

PD 798.

SEC. 51P-798.101. LEGISLATIVE HISTORY.

PD 798 was established by Ordinance No. 27323, passed by the Dallas City Council on September 24, 2008. (Ord. 27323)

SEC. 51P-798.102. PROPERTY LOCATION AND SIZE.

PD 798 is established on property located at the north corner of Butler Street and Redfield Street. The size of PD 798 is approximately 7.8 acres. (Ord. 27323)

SEC. 51P-798.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 27323)

SEC. 51P-798.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 798A: development plan. (Ord. 27323)

SEC. 51P-798.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 798A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 27323)

SEC. 51P-798.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- General merchandise or food store 3,500 square feet or less.

Z189-344(JM)

- General merchandise or food store greater than 3,500 square feet.
- Multifamily.
- Office.
- Private recreation center, club, or area.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary construction or sales office.

(Ord. 27323)

SEC. 51P-798.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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 use is permitted by SUP only:

- Accessory helistop.

(Ord. 27323)

SEC. 51P-798.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Setback from street frontage.

(1) Butler Street. Minimum setback from Butler Street is 35 feet for a distance equal to at least 40 percent of the length of street frontage. Minimum setback for the remaining length of street frontage is 15 feet. This setback shall be treated as a front yard.

(2) Redfield Street. Minimum setback from Redfield Street is 35 feet for a distance equal to at least 40 percent of the length of street frontage. Minimum setback for the remaining length of street frontage is 25 feet. This setback shall be treated as a front yard.

(b) Front, side, and rear yard. Except as provided in Subsection (a), minimum front, side, and rear yard is 10 feet.

(c) Density. Maximum dwelling unit density is 60 units per acre.

(d) Floor area ratio.

(1) Except as provided in this subsection, maximum floor area ratio is 1.6.

(2) For aboveground parking structures, maximum floor area ratio is 0.72, including any area used for off-street parking.

Z189-344(JM)

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 60 feet.

(2) For aboveground parking structures, maximum structure height is 48 feet.

(3) Except as provided in this subsection, any portion of a structure over 26 feet in height may not be located above the residential proximity slope. See Section 51A-4.412 for the site of origination.

(4) Chimneys and structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(f) Lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) For aboveground parking structures, maximum number of stories above grade is five.

(2) For all other structures, maximum number of stories above grade is four. (Ord. 27323)

SEC. 51P-798.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 27323)

SEC. 51P-798.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27323)

SEC. 51P-798.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27323)

SEC. 51P-798.112. SCREENING AND FENCING.

(a) Roof-mounted mechanical equipment must be screened or set back so that it is not visible from a point five-and-a-half-feet above grade at the property line. Screening materials must match the facade materials of the main building.

(b) Fences must be set back a minimum of two feet from a sidewalk that is within a public right-of-way. Fencing must be in accordance with the development plan. (Ord. 27323)

SEC. 51P-798.113. SIGNS.

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

(b) Detached signs:

- (1) must be monument signs;
- (2) may not exceed six feet in height and 30 square feet in effective area;
- (3) may be back-lit; and

(4) must not have a changeable message, have any components that flash, or use LED or video-streaming technology.

(c) The board of adjustment may not grant a special exception to allow additional detached premise signs. (Ord. 27323)

SEC. 51P-798.114. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Vehicular-access security gates must be set back at least 40 feet from a public right-of-way. (Ord. 27323)

SEC. 51P-798.115. COMPLIANCE WITH CONDITIONS.

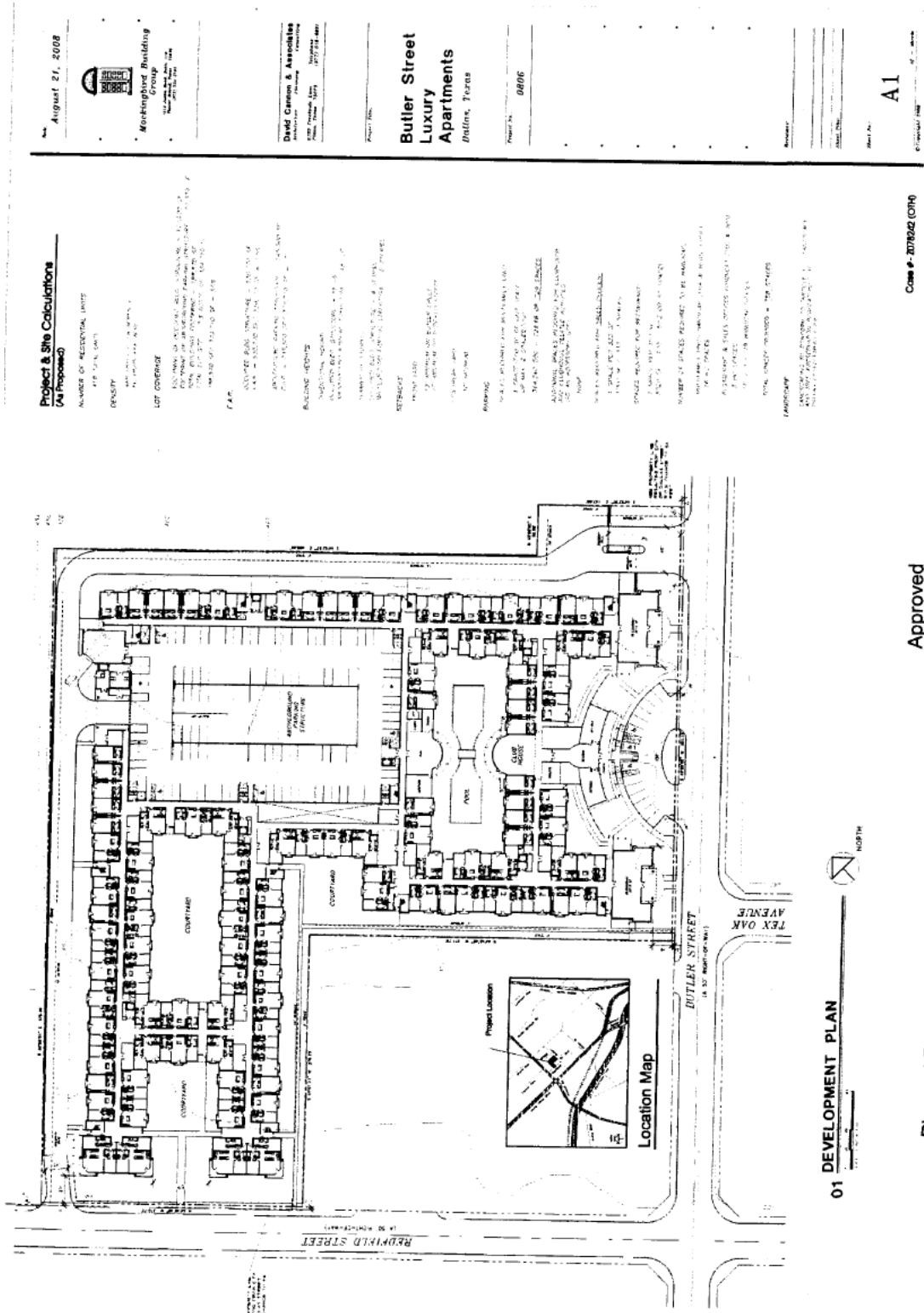
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27323)

SEC. 51P-798.116. ZONING MAP.

PD 798 is located on Zoning Map No. I-6. (Ord. 27323)

Existing Development Plan



Project & Site Calculations
(As Proposed)

NUMBER OF RESIDENTIAL UNITS: 418 (24 N. UNIT)
 DENSITY: 10.5 UNITS PER ACRE
 LOT COVERAGE: 45.5%
 TOTAL AREA OF LOT: 10,000 SQ. FT.
 TOTAL AREA OF IMPROVEMENT: 4,550 SQ. FT.
 TOTAL AREA OF IMPROVEMENT PER LOT: 45.5%
 TOTAL AREA OF IMPROVEMENT PER ACRE: 45.5%
 TOTAL AREA OF IMPROVEMENT PER BLOCK: 45.5%
 TOTAL AREA OF IMPROVEMENT PER DISTRICT: 45.5%
 TOTAL AREA OF IMPROVEMENT PER CITY: 45.5%
 TOTAL AREA OF IMPROVEMENT PER COUNTY: 45.5%
 TOTAL AREA OF IMPROVEMENT PER STATE: 45.5%
 TOTAL AREA OF IMPROVEMENT PER FEDERAL GOVERNMENT: 45.5%
 TOTAL AREA OF IMPROVEMENT PER INTERNATIONAL COMMUNITY: 45.5%

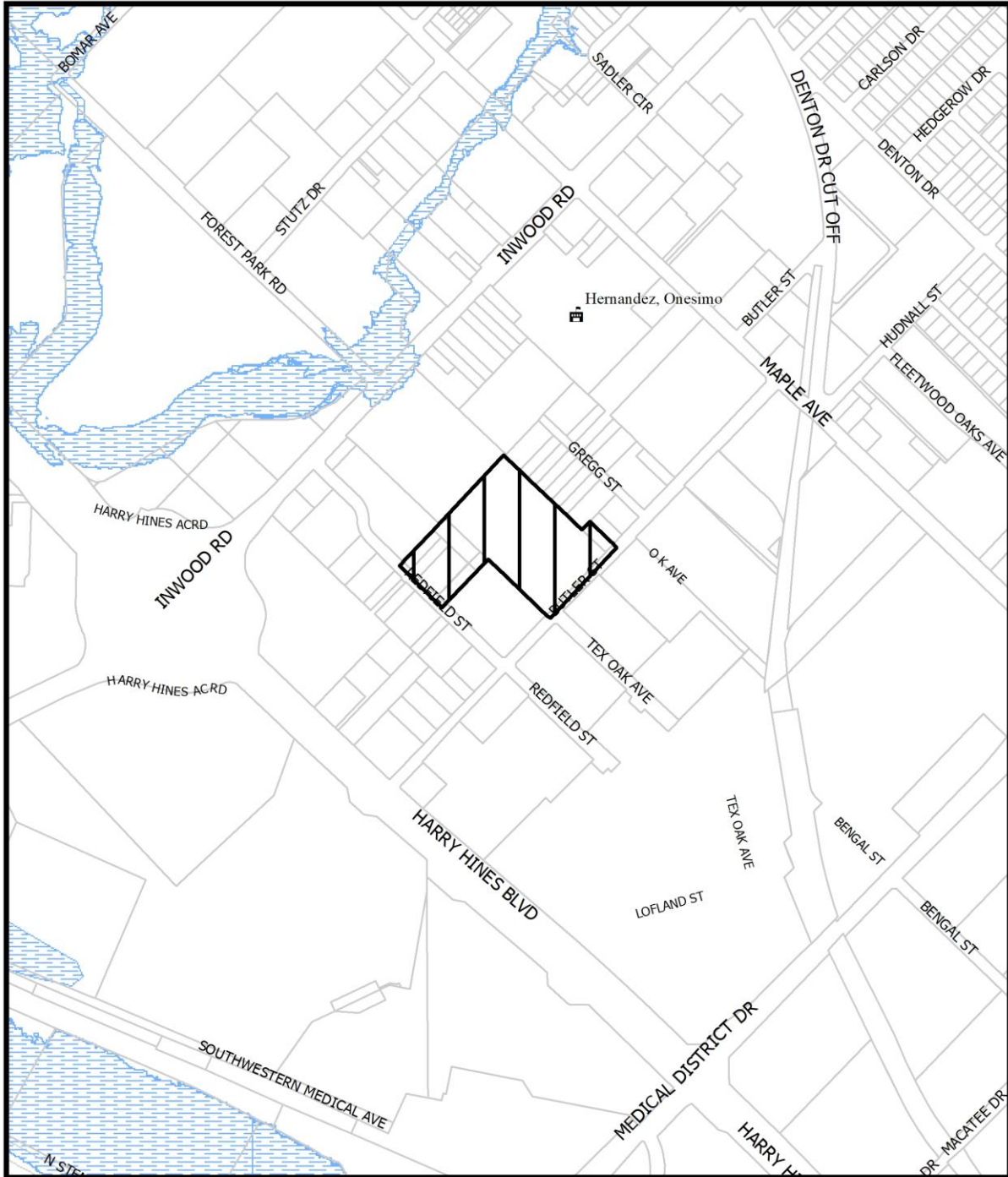
Case # - Z07802 (OHP)


01 DEVELOPMENT PLAN

Approved
 City Plan Commission
 August 21, 2008


Planned Development
 District No. 798

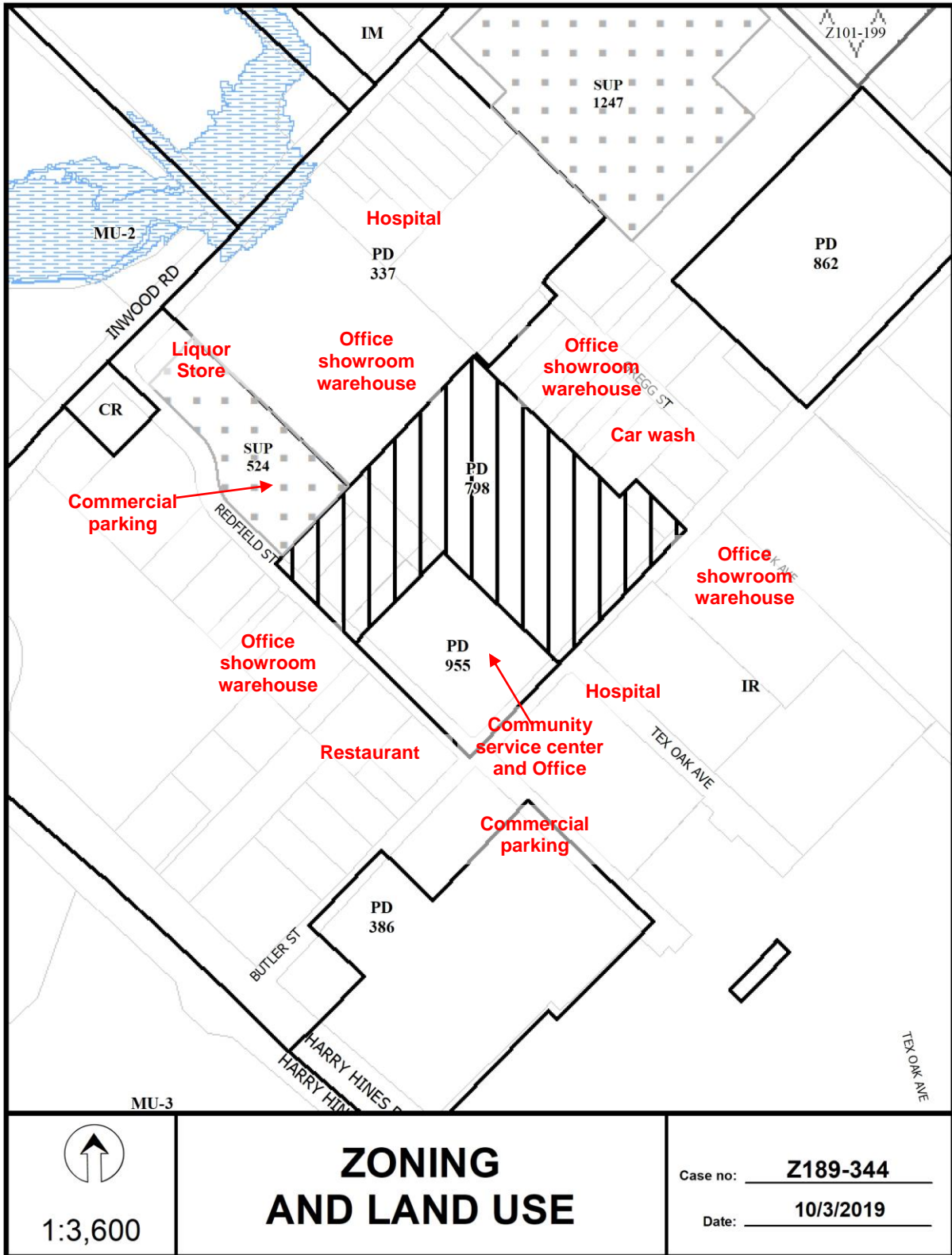
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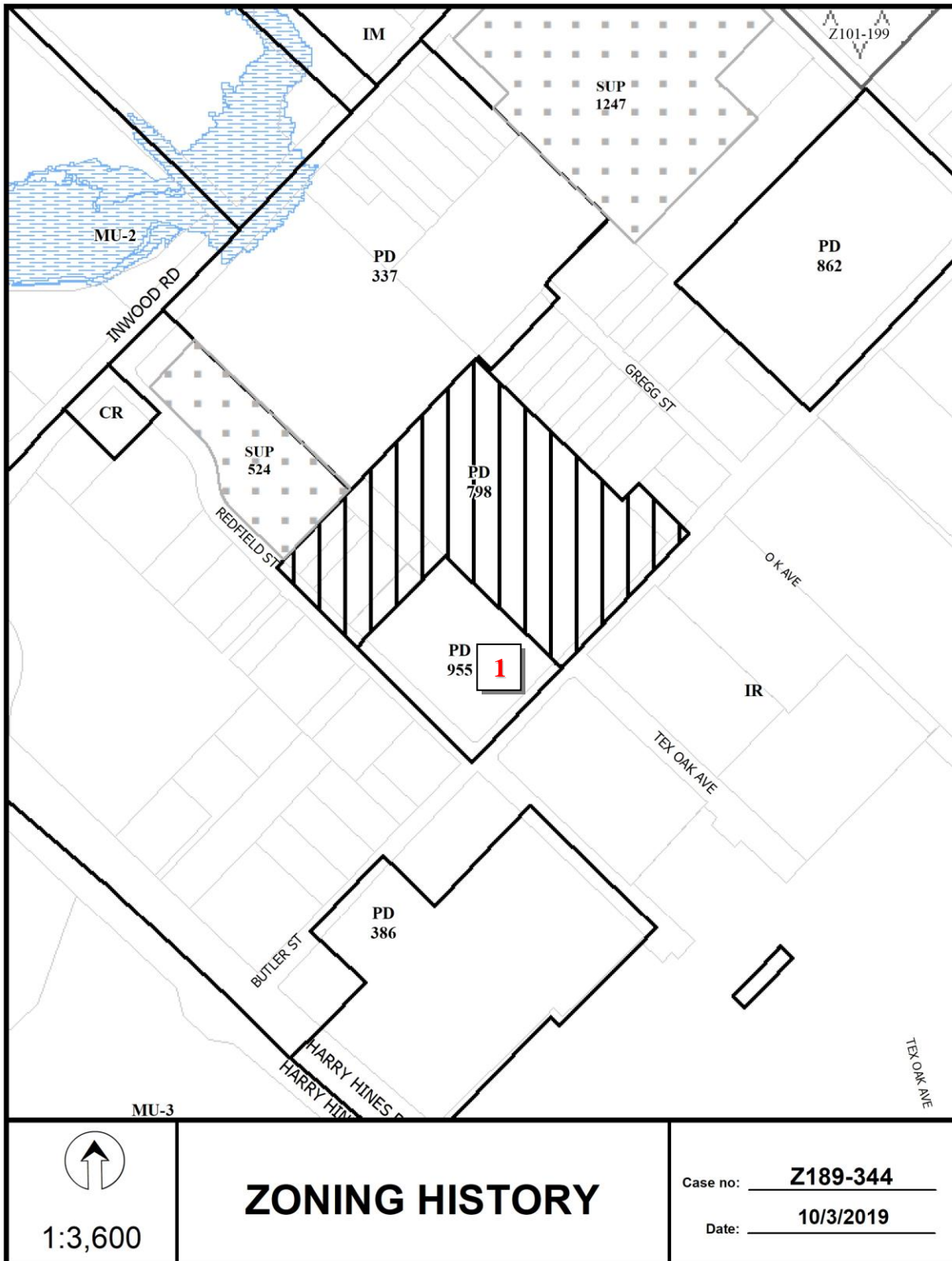


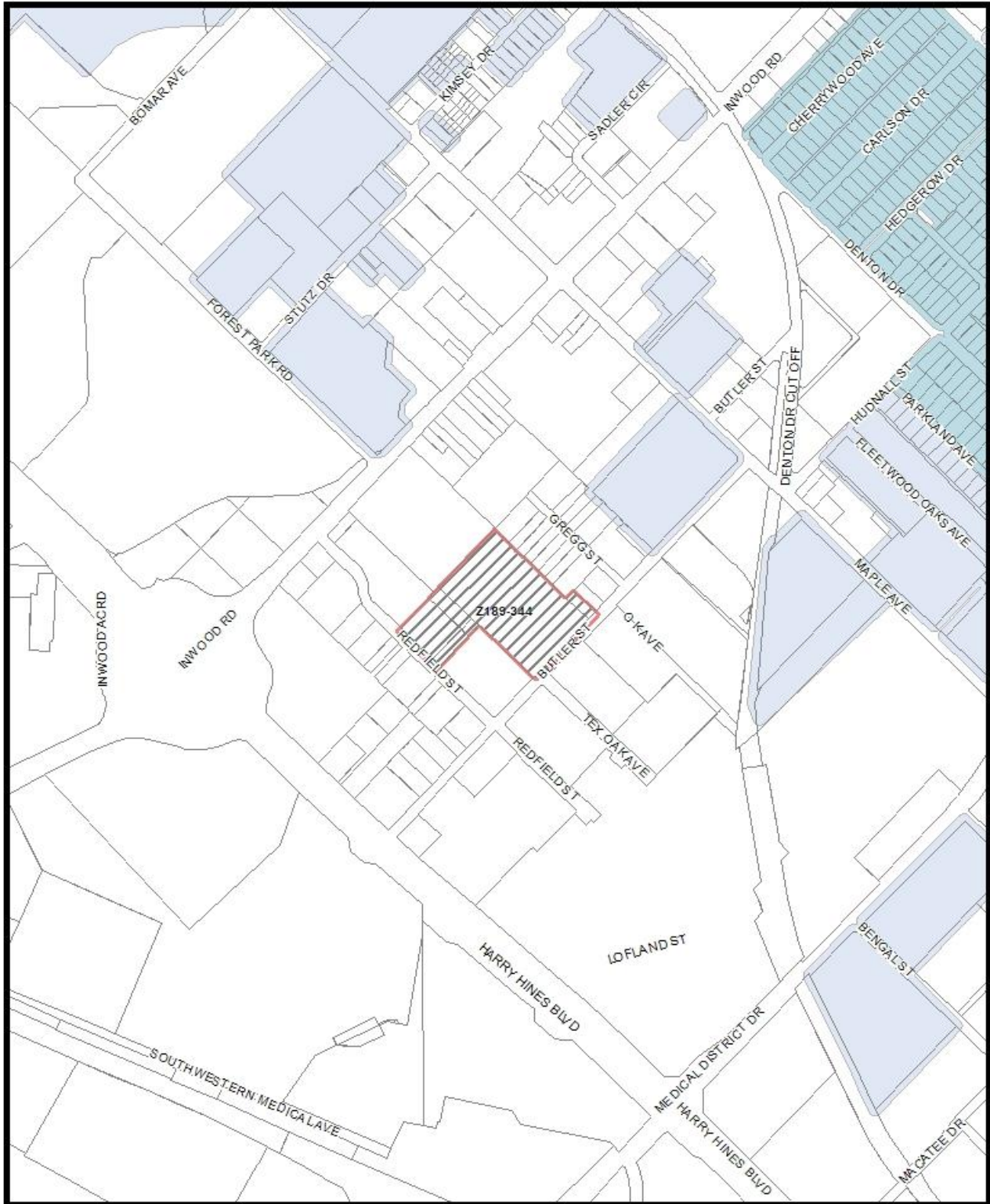
 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u> Z189-344 </u> Date: <u> 10/3/2019 </u>
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 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z189-344 </u> Date: <u> 10/3/2019 </u>
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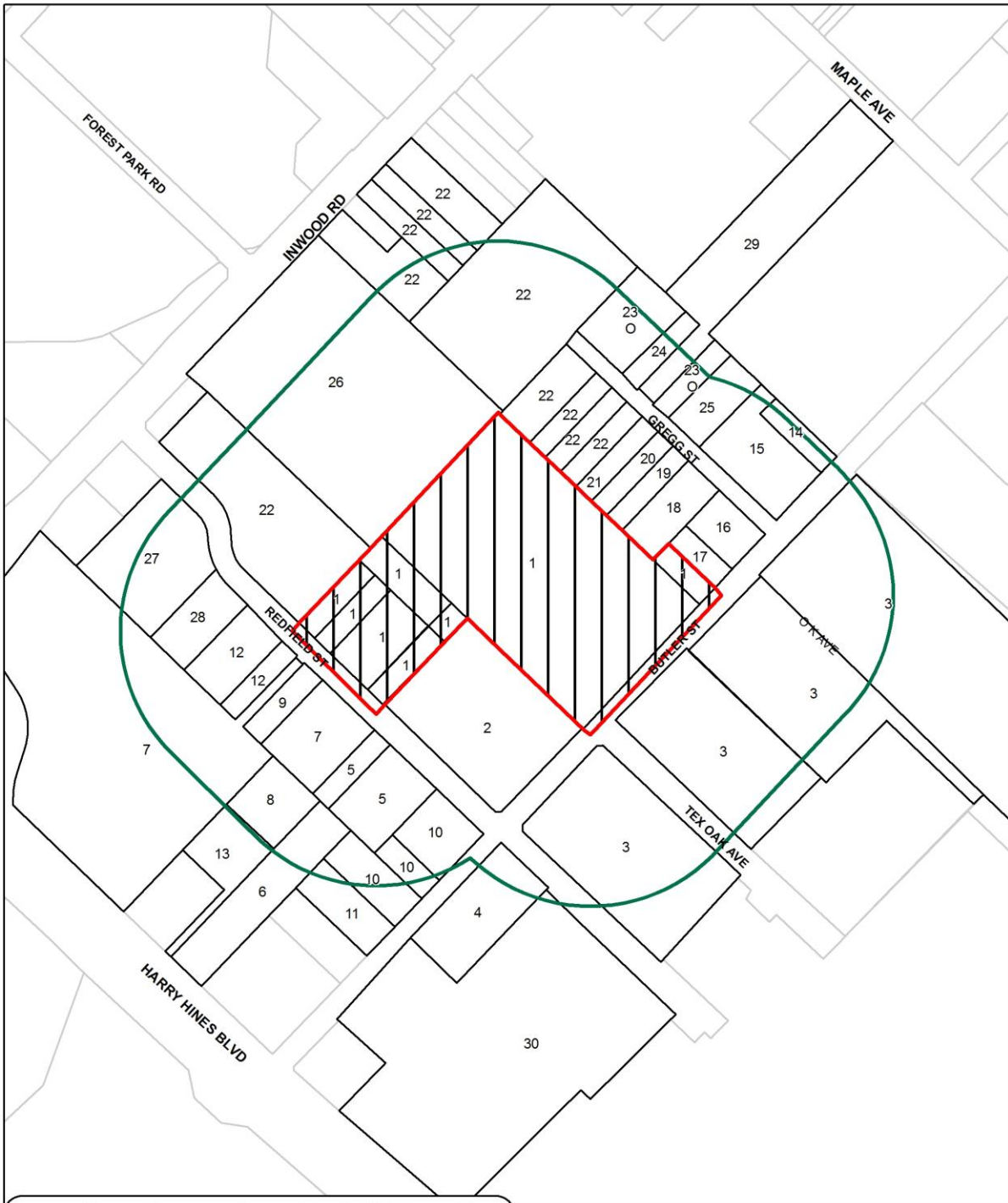
MVA Cluster A B C D E F G H I NA

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Market Value Analysis

Printed Date: 10/3/2019

CPC Responses



<u>30</u>	Property Owners Notified (55 parcels)
<u>1</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>11/7/2019</u>	Date

Z189-344
CPC



1:3,600

11/06/2019

Reply List of Property Owners**Z189-344****30 Property Owners Notified****1 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2311 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
	2	2231 BUTLER ST	FAMILY PLACE DALLAS REAL ESTATE INC THE
	3	2420 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
	4	2210 BUTLER ST	PAPPAS HARRIS PROPERTIES LLC
	5	5427 REDFIELD ST	LONG TERM REALTY CAPITAL LLC
	6	5422 HARRY HINES BLVD	CRADDOCK LUMBER CO
	7	5503 REDFIELD ST	SALVATION ARMY
	8	5503 REDFIELD ST	SALVATION ARMY
	9	5511 REDFIELD ST	WORKS GEORGE W IV &
	10	2213 BUTLER ST	REDFIELDS TAVERN PRTNRSH LP
	11	2133 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT
	12	5527 REDFIELD ST	MOUNT OLYMPUS TRIAD LLC
	13	5400 HARRY HINES BLVD	YEUNG EDWINA
	14	2415 BUTLER ST	EJIGU LULITE
	15	2411 BUTLER ST	EIJGU HAILU ENANU & ENANU EJIGU &
	16	2339 BUTLER ST	STAFFIN JEFF INC
	17	2333 BUTLER ST	SANCHEZ JOSE
	18	5415 GREGG ST	DOOLEY DAVID M
	19	5423 GREGG ST	STRAUBMUELLER FAMILY LIVING TR &
	20	5427 GREGG ST	STRAUBMUELLER DOUGLAS K &
	21	5431 GREGG ST	BAKER ALBERT L JR
	22	5511 GREGG ST	BOARD OF REG OF UNIV OF TX SYSTEM
O	23	5514 GREGG ST	LEE J KENNETH
	24	5506 GREGG ST	JPBT INVESTMENTS LLC
	25	5424 GREGG ST	PORRAS PONCIANO V
	26	2330 INWOOD RD	BOARD OF REG OF UNIV OF TX SYSTEM

Z189-344(JM)

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5601	REDFIELD ST	SALVATION ARMY
28	5529	REDFIELD ST	AMJ GROUP LLC
29	5505	MAPLE AVE	5505 MAPLE AVE LLC
30	5320	HARRY HINES BLVD	SALVATION ARMY