

CITY PLAN COMMISSION

THURSDAY, MAY 8, 2025

Planner: Liliana Garza

FILE NUMBER: Z245-119(LG) **DATE FILED:** November 15, 2024

LOCATION: Southeast corner of West 12th Street and South Madison Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 0.14 acres **CENSUS TRACT:** 48113005000

OWNER: Solpanelec 4.0, LLC

APPLICANT: Ionna, LLC

REPRESENTATIVE: Baldwin Associates – Rob Baldwin

REQUEST: An application for a new Planned Development Subarea for residential and nonresidential uses on property zoned Subarea 3 within Planned Development No. 316, the Jefferson Area Special Purpose District.

SUMMARY: The purpose of the request is to allow an electric vehicle charging station in addition to the existing allowed uses.

STAFF RECOMMENDATION: Approval, subject to conditions.

Planned Development No. 316:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=316>

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The site is located in Subarea 3 within PD No. 316, the Jefferson Area Special Purpose District. Subarea 3 is designated as an Office/Mixed Use [High Density] district in PD No. 316.
- The applicant proposes to develop the site with an electric vehicle charging station with overhead canopies, bathrooms, and a vending and seating area, which is considered as a motor vehicle fueling station in the Dallas Development Code and allows for fueling of non-electric vehicles. The existing zoning also only allows this use as a part of a mixed use project (MUP) and must comply with the regulations in Section 51P-316.106.
- Therefore, the applicant proposes a new subarea to allow an electric motor vehicle charging station use without being a part of an MUP

Zoning History:

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

1. Z212-333: On March 8, 2023, the City Council approved an application for a new subdistrict on property zoned Subarea 3 within Planned development No. 316, the Jefferson Area Special Purpose District, at the northeast corner of South Zang Boulevard and West Twelfth Street, subject to a revised Exhibit 31A, a revised Exhibit 316B, and conditions.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|------------------------------|--------------------|-----------------------|
| West 12 th Street | Principal Arterial | 100 ft. |
| South Madison Avenue | Local Street | 60 ft. |

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will

not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following goals and policies of the comprehensive plan:

Placetypes:

Community Residential

This placetype allows for primary land uses like: Single Family Detached, single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

The applicant's proposed request is consistent with the characteristics of the Community Residential placetype and enhances the sense of the neighborhood.

Land Use:

| | Zoning | Land Use |
|--------------|-----------------------------|---|
| Site | Subarea 3 within PD No. 316 | Undeveloped |
| North | Subarea 3 within PD No. 316 | Office building, open enrollment charter school |
| East | Subarea 3 within PD No. 316 | Financial institution without drive-in window |
| South | MU-1 District | Private recreational center, club or area |
| West | Subarea 4 within PD No. 316 | Undeveloped |

Land Use Compatibility:

The area of request is currently undeveloped and is within Subarea 3 within PD No. 316, the Jefferson Area Special Purpose District. The property adjacent to the east side of the subject site includes a financial institution without a drive-in window. Properties to the north, across West 12th Street, are developed with office buildings and an open enrollment charter school. The property to the south is developed with a private recreational center, club, or area and the property to the west is undeveloped.

Subarea 3 within Planned Development No. 316, the Jefferson Area Special Purpose District, is considered an Office/Mixed Use [High Density] district; however, an electric vehicle charging station as a primary use is not an allowed as a stand-alone use and must be part of a mixed use project (MUP) and is regulated by Section 51P-316.106. Therefore, the applicant requests a new subarea with Planned Development No. 316 to allow for a development of an electric vehicle charging station. The proposed use is considered compatible within the surrounding area since the site is located along a principal arterial and there are also retail and office uses along West 12th Street.

Staff supports the request because the use is surrounded by a mix of uses that would comply with the mixed use project requirements if they were on the same parcel. Further, an electric vehicle charging station use is not foreseen to be detrimental to surrounding properties.

Design Standards

The following design standard is proposed within the new Planned Development Subarea: electric vehicle charging facilities and utilities can be located within a front yard of this new subarea only.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended, and Planned Development District No. 316, the Jefferson Area Special Purpose District, as applicable.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The applicant is proposing no parking requirements for an electric vehicle charging station use.

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 “F” MVA area.

List of Officers

Solpanelec, 4.0, LLC

Guido Anile, President

Ionna, LLC

Seth Cutler, CEO

Derek rush, CFO

Jacqueline Slope, CTO

Shankar Muthukumar, COO

Ricardo Stamatti, CPO

PROPOSED PD CONDITIONS

ARTICLE 316.

PD 316.

**Jefferson Area Special Purpose
District**

SEC. 51P-316.101. LEGISLATIVE HISTORY.

PD 316 was established by Ordinance No. 20389, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20389 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20389 was amended by Ordinance No. 21319, passed by the Dallas City Council on June 10, 1992; Ordinance No. 22202, passed by the Dallas City Council on September 28, 1994; Ordinance No. 22705, passed by the Dallas City Council on March 13, 1996; Ordinance No. 22726, passed by the Dallas City Council on April 10, 1996; Ordinance No. 23772, passed by the Dallas City Council on January 27, 1999; and Ordinance No. 25026, passed by the Dallas City Council on September 11, 2002. (Ord. Nos. 10962; 19455; 20389; 21319; 22202; 22705; 22726; 23772; 25026; 25850; 29470)

SEC. 51P-316.102. PROPERTY LOCATION AND SIZE.

(a) PD 316 is established on property generally bounded by an alley between Tenth Street and Sunset Avenue on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west, and Tyler Street and Tyler Street Connection on the southwest corner. The size of PD 316 is approximately 176.41 acres.

(b) This district is divided into 10 ~~nine~~ subareas: Subareas 1, 2, 3, 3A, 3B, 4, 5, 6, 7, and 8. (Ord. Nos. 20389; 22202; 25850; 28617; 29470; 32409)

SEC. 51P-316.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ARTICULATION means any portion of the exterior of a structure, building facade, or facade that includes a material change, facade openings, columns, pilasters, or other architectural elements.

(3) ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty foods for sale on-premise or off-premise. This use does not include other uses that are specifically listed in 51A-4.200.

(4) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the products to the general public.

(5) ARTWORK means any pictorial or image presentation or design.

(6) AWNING SIGN means any sign that is attached to or applied to or painted on an awning.

(7) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bond, whether as an accessory use or a main use.

(8) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; 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.

(9) BLADE SIGN means an attached premise sign that projects perpendicularly from a main building facade, is visible from both sides, and is made of rigid or soft fabric material.

(10) 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.

(11) ELECTRIC MOTOR VEHICLE CHARGING STATION means a facility for the charging of electric vehicles on a retail basis.

(12) COMMERCIAL PARKING GARAGE means a multistory vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(13) COMMERCIAL PARKING LOT means an at-grade vehicle parking facility that is operated as a business enterprise by charging a fee for parking.

(14) CORNER LANDSCAPING AREA means the portion of a surface parking lot beginning at the point of intersection of two rights-of-way, measuring 12.5 percent of the length of each right-of-way to a point, then connecting all three points to form an area that can be any shape, not to exceed 225 square feet in area.

(15) DOOR YARD means the area between the edge of the sidewalk farthest from the street and the front building facade.

(16) ISLAND LANDSCAPING AREA means an area, excluding the corner landscaping area, that is located on a surface parking lot.

(17) LIQUOR STORE 3,500 SQUARE FEET OR LESS means an establishment with a floor area of 3,500 square feet or less principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code.

(18) LIQUOR STORE GREATER THAN 3,500 SQUARE FEET means an establishment principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code with a floor area greater than 3,500 square but less than 100,000 square feet.

(19) LIQUOR STORE 100,000 SQUARE FEET OR MORE means an establishment with a floor area 100,000 square feet or more principally for the retail sale of alcoholic beverages for off-premise consumption, as defined in the Texas Alcoholic Beverage Code.

(20) LIVE/WORK UNIT means an interior space with street level access that combines residential with office or retail and personal service uses. A live/work unit is considered a nonresidential use.

(21) MARQUEE SIGN means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

(22) MUP means a mixed use project as defined in Section 51P-316.106 of this article.

(23) PAINTED APPLIED SIGN means a sign painted directly onto the exterior facade of a building, not including doors or windows.

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

(25) PERIMETER LANDSCAPING AREA means an area on a surface parking lot three feet in width, abutting the right-of-way, and extending the length of the street frontage of a surface parking lot, excluding the corner landscaping area and openings for pedestrian and vehicular access.

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

(27) STREET FACADE means any facade that faces a lot line that abuts a public right-of-way.

(28) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of the total facade area by story.

(29) WINDOW SIGN means a sign painted or affixed to a window or hanging parallel within 24 inches of a window and visible from the outside.

(b) Interpretations.

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

(2) Except as provided in this article, 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.

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

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

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

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

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

(D) 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.)

(E) 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.)

(F) The symbol *[MUP]* appearing after a listed use means that the use is permitted only as part of a mixed use project. (For more information regarding mixed use projects generally, see Section 51P-316.106 of this article.) (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 316A: subarea map.
- (2) Exhibit 316B: perimeter property description. (Ord. Nos. 28617; 29470)

SEC. 51P-316.105. NAME OF DISTRICT.

PD 316 is to be known as the Jefferson Area Special Purpose District. (Ord. Nos. 20389; 25850; 29470)

SEC. 51P-316.106. MIXED USE PROJECTS (MUP).

(a) In general. Single or multiple uses may be developed on one site in this district; however, to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses are awarded to developments in Subareas 1, 2, 3, 3A, 4, 6, and 8 that qualify as "mixed use projects" as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a "base" dwelling unit density and floor area ratio. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio. Additional FAR bonuses are incrementally awarded to encourage the inclusion of "residential" as part of an MUP. The exact increments of increase vary depending on the use categories mixed and the subarea that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this article governing the particular subarea of interest.

(b) Qualifying as a mixed use project. To qualify as an MUP, a development must contain uses in two or more of the following categories, and 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:

SUBAREAS 1, 2, and 8

| <u>Use Category</u> | <u>Percent of Total Floor Area</u> |
|-----------------------------|---|
| Lodging | 15 percent or 75 guest rooms, whichever is greater |
| Office | 15 percent |
| Residential | 15 percent or 20 dwelling units, whichever is greater |
| Retail and personal service | 10 percent |

SUBAREAS 3 and 3A

| <u>Use Category</u> | <u>Percent of Total Floor Area</u> |
|-----------------------------|---|
| Lodging | 15 percent or 75 guest rooms, whichever is greater |
| Office | 15 percent |
| Residential | 10 percent or 15 dwelling units, whichever is greater |
| Retail and personal service | 5 percent |

SUBAREA 4

| <u>Use Category</u> | <u>Percent of Total Floor Area</u> |
|-----------------------------|---|
| Office | 15 percent |
| Residential | 10 percent or 10 dwelling units, whichever is greater |
| Retail and personal service | 5 percent |

SUBAREA 6

| <u>Use Category</u> | <u>Percent of Total Floor Area</u> |
|--|---|
| Office, or retail and personal service, or both | 20 percent |
| Residential | 20 percent |

(c) Mixed use project (MUP) regulations.

(1) If an MUP is proposed, a project plan that complies with this article must be submitted to and approved by the building official.

(2) An MUP without residential uses must have a minimum combined floor area of 20,000 square feet.

(3) If an MUP is constructed in phases:

(b); and (A) the first phase must independently qualify as an MUP under Subsection

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(4) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the property owners involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(5) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site. (Ord. Nos. 20389; 25850; 29470; 32409)

**SEC. 51P-316.107.
USES.****ADDITIONAL PROVISIONS APPLICABLE TO CERTAIN****OMITTED FOR BREVITY**

**SEC. 51P-316.108.
STANDARDS.**

USE REGULATIONS AND DEVELOPMENT

OMITTED FOR BREVITY

- (b) Subareas 3, 3A and 3B (Office/Mixed Use [High Density]).

(1) Purpose. To provide for the development of high density office and multifamily residential or limited retail uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

- (2) Main uses permitted.

- (A) Agricultural uses.

-- Crop production.

- (B) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory. *[SUP on street level; otherwise, by right.]*

- (C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (D) Institutional and community service uses.

-- Child-care facility. *[L]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[L]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school.

- (E) Lodging uses.

-- Boutique hotel.

- Hotel or motel.
- (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. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office. *[Bail bond office is prohibited]*
- (H) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Duplex. *[MUP]*
 - Handicapped group dwelling unit. *[MUP]*
 - Multifamily. *[MUP]*
 - Live/work unit.
 - Retirement housing. *[MUP]*
 - Single family. *[MUP]*
- (J) Retail and personal service uses.
 - Alcoholic beverage establishments *[SUP]*.
 - Business school. *[MUP]*
 - Car wash (limited to one automatic bay). *[MUP]*
 - Commercial amusement (inside). *[MUP] and [SUP only for an amusement center, as defined in Chapter 6A of the Dallas City Code, with a floor area of 2,500 square feet or more.]*
 - **Electric vehicle charging station (Subdistrict 3B only)**
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store. *[MUP]*
 - Furniture store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - General merchandise or food store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*
 - Liquor store 3,500 square feet or less (limited to 20 percent of the building floor area). *[MUP]*

- Motor vehicle fueling station. *[MUP]*
- Nursery, garden shop, or plant sales. *[MUP]*
- Personal service uses. *[MUP]*
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.
- Theater. *[MUP]*
- Vehicle display, sales, and service (inside).

(K) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station. *[L]*
- Electrical substation. *[SUP]*
- Police or fire station.
- Post office. *[L]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communications. *[See Section 51P.316.107, "Additional Provisions Applicable to Certain Uses."]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

None permitted.

(3) Accessory uses.

(A) As a general rule, an accessory use is permitted in any subarea 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:

- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Private stable.

(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, this paragraph controls.)

(A) Front yard.

(i) Minimum front yard is 15 feet. In Subdistrict 3B, electric vehicle charging facilities and utilities can be located within a front yard.

(ii) An additional 20-foot "urban form" front yard setback is required for that portion of a structure above 30 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from a residential district; and

(bb) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(ii) An additional side and rear yard "tower spacing" setback of one foot for each two feet in height above 30 feet is required for that portion of a structure above 30 feet in height up to a total setback of 30 feet. This subparagraph does not require a total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on the type of MUP as follows:

| <u>MUP TYPE</u> | <u>MAXIMUM DU DENSITY (du/acre)</u> |
|---------------------|---|
| Mix of 2 categories | 100 |
| Mix of 3 categories | 120 |

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is "residential." The third column (MUP=2/with Res) is the FAR for an MUP with a mix of "residential" plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is "residential." The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of "residential" plus two or more other use categories.]

MAXIMUM FLOOR AREA RATIO

| <u>Use Categories</u> | <u>Base (no MUP)</u> | <u>MUP=2 (no Res)</u> | <u>MUP=2 (with Res)</u> | <u>MUP=3 (no Res)</u> | <u>MUP=3 (with Res)</u> |
|----------------------------------|--------------------------|---------------------------|-----------------------------|---------------------------|---------------------------------|
| Lodging | 0.7 | 1.0 | 1.2 | 1.3 | 1.6 |
| Office | 2.0 | 2.6 | 3.0 | 3.2 | 3.75 |
| Residential | --- | --- | 2.6 | --- | 3.2 |
| Retail and per- sonal | 0.5 | 0.7 | 0.9 | 0.9 | 1.1 |
| TOTAL DEVELOPMEN | 2.0 | 3.4 | 4.0 | 4.0 | 4.5 |

(E) Height. Maximum structure height

(i) 270 feet in the portion of Subarea 3 north of Twelfth Street; and

(ii) 200 feet in the portion of Subarea 3 south of Twelfth Street.

(F) Lot coverage. Maximum lot coverage is 80 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. No maximum number of stories.

(5) Landscape regulations.

(A) In general. Except as provided in this paragraph, landscaping must be provided ~~on all property~~ in accordance with Article X.

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109.

(C) Screening of off-street parking. All off-street parking and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(6) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a

permit for work if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

- (c) Subarea 4 (Office/Mixed Use [Medium Density]).

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- (d) Subarea 5 (Residential/Office).

OMITTED FOR BREVITY

- (e) Subarea 6 (Office/Mixed Use Medium Density).

OMITTED FOR BREVITY

- (f) Subarea 7 (Retail/Neighborhood Service).

OMITTED FOR BREVITY

SEC. 51P-316.109. LANDSCAPING IN THE PARKWAY.

OMITTED FOR BREVITY

SEC. 51P-316.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29470)

SEC. 51P-316.111. OFF-STREET PARKING AND LOADING.

- (a) Off-street parking and loading.

(1) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Artisan and specialty goods shop. One off-street parking space per 366 square feet of floor area is required.

(3) Art or craft production facility. One off-street parking space per 1,000 square feet of floor area is required.

(4) Bed and breakfast. Two off-street parking spaces, and one off-street parking space for each guest room or suite is required. No required off street loading.

(5) Boutique hotel. Two off-street parking spaces, and one off-street parking space for each guest room or suite is required. No required off street loading.

(6) Electric vehicle charging station. No off-street parking or loading is required for this use.

(6) Live/work unit. The floor area for the residential portion of a live/work unit use is not counted towards required off-street parking.

(7) Office uses. One off-street parking space per 366 square feet of floor area is required.

(8) Retail and personal service uses. Except as provided in this paragraph, one off- street parking space per 220 square feet of floor area is required.

(A) Liquor store.

(i) Liquor store 3,500 square feet or less.

(aa) Required off-street parking: One space per 200 square feet of floor area.

(bb) Required off-street loading: One space.

(ii) Liquor store greater than 3,500 square feet.

(aa) Required off-street parking: One space per 200 square feet of floor area if less than 10,000 square feet. One space per 220 square feet of floor area if 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area if 40,000 square feet or greater, but less than 100,000 square feet.

(bb) Required off-street loading:

| SQUARE FEET OF FLOOR AREA IN STRUCTURE | TOTAL REQUIRED SPACES OR |
|---|--------------------------------|
| 0 to 60,000 | 1 |
| Each additional 60,000 or fraction thereof | 1 additional |

(iii) Liquor store 100,000 square feet or more.

(aa) Required off-street parking: One space per 300 square feet of floor area.

(bb) Required off-street loading:

| SQUARE FEET OF FLOOR AREA IN STRUCTURE | TOTAL REQUIRED SPACES OR |
|---|---|
| 100,000 to 150,000 | 3 |
| Each additional 50,000 or fraction thereof | 1 additional |

(B) Parking per Chapter 51A-4.200.

- Alcohol beverage establishments.
- Business school.
- Commercial amusement (inside).

(C) Restaurant. One off-street parking space per 125 square feet of floor area is required. If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked as a restaurant.

(b) Subareas 1 and 8.

(1) If a use is within a structure that existed on or before July 26, 1989 and any site plan or other documentation shows required off-street parking, only that off-street parking must be provided or retained. No additional off-street parking is required. If a use is within a structure that existed on or before July 26, 1989, and no site plan or other documentation shows required off-street parking, no off-street parking is required. If the structure that existed on or before July 26, 1989 has been expanded after July 26, 1989 and the floor area has been increase by 200 square feet or more, the expanded floor area must comply with the required off-street parking for that use.

(2) Except as provided in this paragraph, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduced 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) Subareas 1, 2, 3, 3A, 4, 6, 7, and 8: MUP shared parking. Shared parking is required for all nonresidential uses that are part of an MUP. The following table provides the basis for calculating the required shared parking spaces. The adjusted standard off-street parking requirement for a MUP is the largest of the five "time-of-day" column sums.

Shared Parking Table
(for calculating adjusted standard parking requirement)

| Use Category | Morning | Noon | Afternoon | Late | Evening |
|-----------------------------------|----------------|-------------|------------------|-------------|----------------|
| Residential uses | 80% | 60% | 60% | 70% | 100% |
| Office uses | 100% | 80% | 100% | 85% | 35% |
| Retail and personal service | 60% | 75% | 70% | 65% | 70% |
| Alcoholic beverage establishments | 20% | 100% | 30% | 30% | 100% |
| All other uses | 100% | 100% | 100% | 100% | 100% |

(d) Remote parking for all subareas except 5.

(1) Except as provided in this paragraph, for nonresidential uses and mixed use projects, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements.

(2) An agreement authorizing a nonresidential use or an MUP to use remote parking for nonresidential uses may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (A) be in writing on a form obtained from the building official;
- (B) contain legal descriptions of the properties affected;

- (C) specify the special parking being provided and the hours of operation of any use involved;
 - (D) be governed by the laws of the state of Texas;
 - (E) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;
 - (F) be for a minimum term of three years; and
 - (G) provide that both the owner of the lot occupied by the nonresidential use or nonresidential MUP use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.
- (3) Except as provided in this paragraph, remote parking may be within a walking distance of 1,000 feet from the use served. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking to the use is provided. A special parking license is required in accordance with Section 51A-4.329 for an extension of the distance beyond 1,500 feet. (Ord. Nos. 29470; 32409)

SEC. 51P-316.112. PARKING REDUCTIONS.

OMITTED FOR BREVITY

SEC. 51P-316.113. SIGNS.

(a) Purpose. The purpose of this article is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color and materials.
- (2) To ensure that significant architectural features in this district or of a building within this district are not obscured.
- (3) To promote the economic success of each business within this district and, in turn, the collective success of this district.
- (4) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.
- (5) To enhance the aesthetics of this district.

(6) To promote safety, communications efficiency, and landscape quality and preservation.

(b) In general.

(1) Subareas 1, 2, 3, 3A, 3B, 4, 6, 7, and 8. Signs must comply with the provisions for business zoning districts in Article VII.

(2) Subarea 5. Signs must comply with the provisions for non-business zoning districts in Article VII. Exception: Signs allowed in Subarea 5 may convey a commercial message.

(3) Conflict. If there is a conflict between this section and Division 51A-7.1400, this section controls.

(c) Sign permit requirements.

(1) No person may alter, erect, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section 51A-7.207.

(2) The procedures for obtaining a sign permit is outlined in Section 51A-7.505. Section 51A-7.602 does not apply to signs in this district.

(d) General requirements for all signs.

(1) Non-premise signs. Non-premise signs are prohibited.

(2) Signs in right-of-way. Signs in this district are permitted to overhang the public right-of-way subject to city licensing requirements.

(3) Materials. Although not required, painted applied signs and enameled metal signs are encouraged.

(4) Lighting.

(A) No sign may be illuminated by an independent, external fluorescent light source.

(B) The only light sources that may be used to illuminate a sign are cold cathode tube (neon), mercury vapor bulbs, or incandescent bulbs.

(e) Attached signs.

(1) Attached signs in general.

(A) Except as provided in this paragraph and except for marquee signs, awning signs, and blade signs all attached signs must be mounted parallel to the building surface to which they are attached and may not project more than 18 inches from that building.

(B) One attached sign that projects up to four feet from a vertical building surface may be erected at a nonresidential occupancy if:

- (i) the sign does not exceed 20 square feet in effective area;
- (ii) no portion of the sign is lower than 10 feet above grade; and
- (iii) there is no detached sign on the premise.

(C) No portion of a sign may be located less than two feet from the back of a street curb.

(D) The use of artwork on signs is encouraged.

(E) Signs may not be mounted on or project above roofs.

(2) Awning signs.

(A) The maximum size of an awning sign is 18 square feet.

(B) The maximum combined effective area for all awning signs on a building facade is 150 square feet.

(C) No awning signs are allowed above the second story.

(D) Awnings must have a minimum height of 8 feet, and a maximum height of 14 feet. Awnings height is the vertical distance between the ground or pavement directly beneath the awning and the lowest point of the awning.

(E) Awnings must be supported solely by the building to which they are attached, provided the requirements of all applicable ordinances, rules and regulations are satisfied.

(F) Signs attached to awnings over gas pumps are not considered awning signs.

(3) Blade signs.

- (A) Blade signs may not be internally illuminated.
- (B) There is no limit on the number of blade signs.
- (C) The maximum effective area for a blade sign is 30 square feet.
- (D) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level, measured at grade.
- (E) A blade sign may not project more than three feet into the right-of-way.
- (F) A blade sign may not be located closer than 15 feet to another attached sign that projects perpendicularly from a building facade.

(4) Marquee signs.

- (A) No premise may have more than one marquee sign.
- (B) The length of the marquee sign may not exceed two-thirds of the length of the facade to which it is attached.
- (C) Marquee signs may incorporate moving patterns or bands of light, except that the use of illumination to produce apparent motion of a visual image, such as expanding or contracting shapes, rotation, or similar effects of animation, is prohibited.

(5) Window signs.

- (A) A window sign may not have a painted or opaque background.
- (B) The combined effective area of all signs attached to a window or glass door may not exceed 25 percent of the area of that window or glass door.
- (C) Signs in the upper two-thirds of a window or glass door are prohibited.
- (D) Window signs are allowed only on street level windows and doors.

(6) Subarea 3A. A maximum of two signs per premise may be attached to a structure located on a building if the sign refers exclusively to:

- (A) the identification of the premise; or
- (B) a tenant that occupies in excess of 20,000 square feet of floor area within the premise

(f) Detached signs.

(1) In general.

(A) Detached signs may not exceed the height of the tallest building on the premise or 30 feet, whichever is less.

(B) Detached signs may not exceed 150 square feet in effective area.

(2) A-frame signs.

(A) A-frame signs may identify a business use.

(B) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(C) An A-frame sign may only be displayed when the business it identifies is open.

(D) A-frame signs may be located on the sidewalk if a minimum of six feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(E) Only one A-frame sign is permitted for each business use.

(F) A-frame signs must be separated by a minimum of 50 feet.

(G) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(3) Monument signs.

(A) Monument signs must be premise signs.

(B) Monument signs may not be internally illuminated.

(C) One monument sign is permitted per premise.

(D) Monument signs must be set back five feet from the right-of-way.

(E) The maximum height for a monument signs is four feet.

(F) The maximum effective area for a monument sign is 40 square feet.
(Ord. Nos. 29470; 32409)

SEC. 51P-316.114. NONRESIDENTIAL USE TRANSPARENCY.

OMITTED FOR BREVITY

SEC. 51P-316.115. STREET AND SIDEWALK STANDARDS.

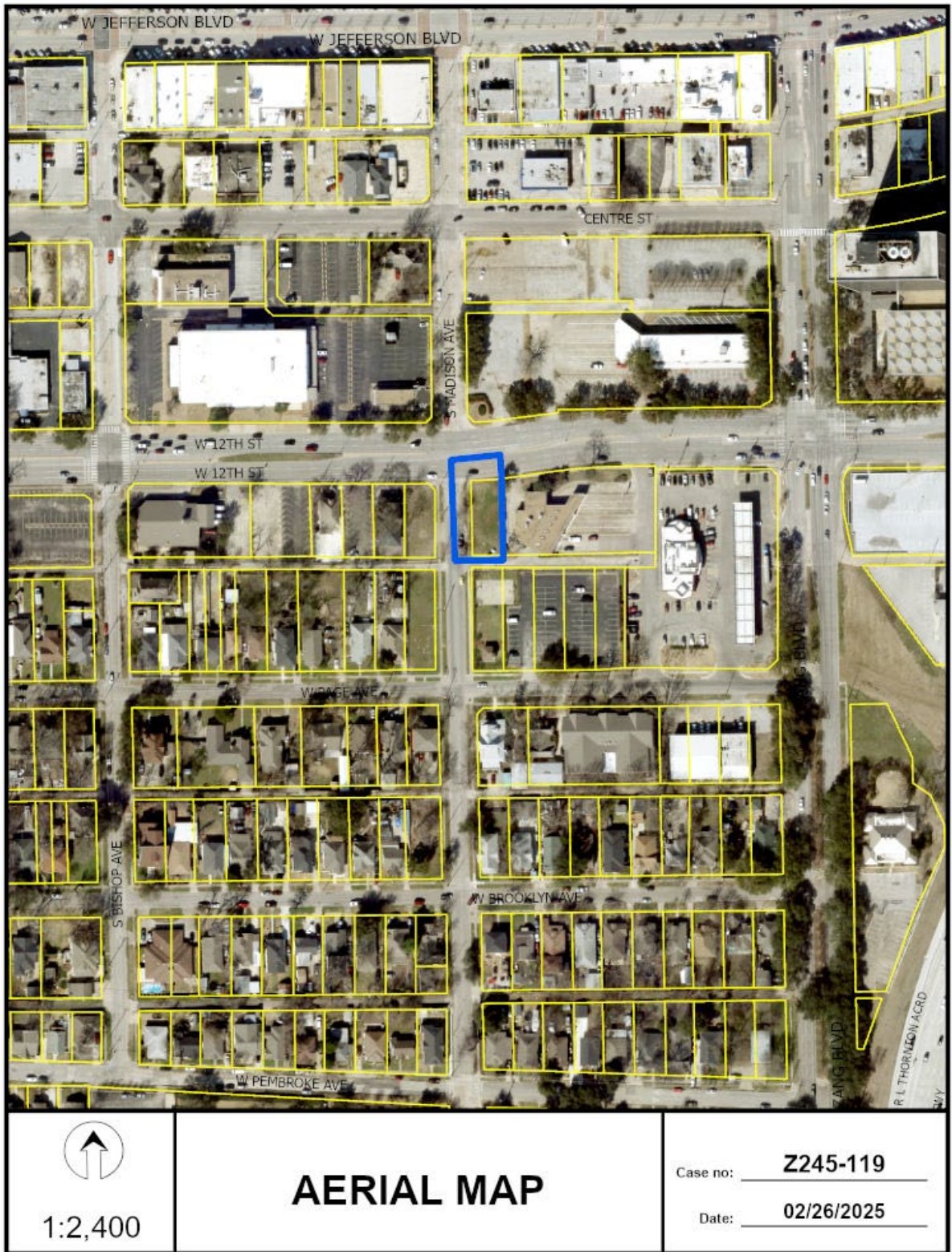
OMITTED FOR BREVITY

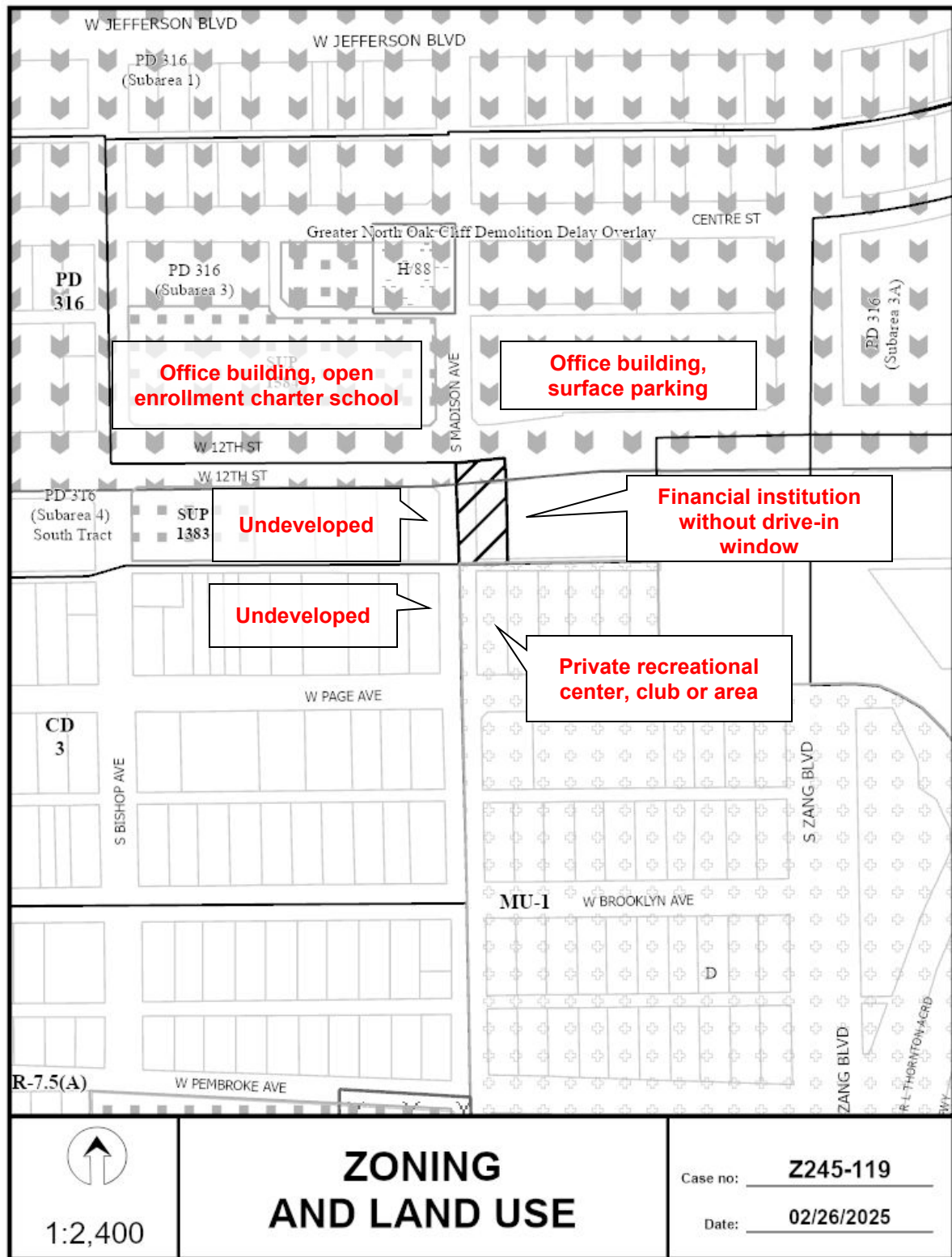
SEC. 51P-316.116. ADDITIONAL PROVISIONS.

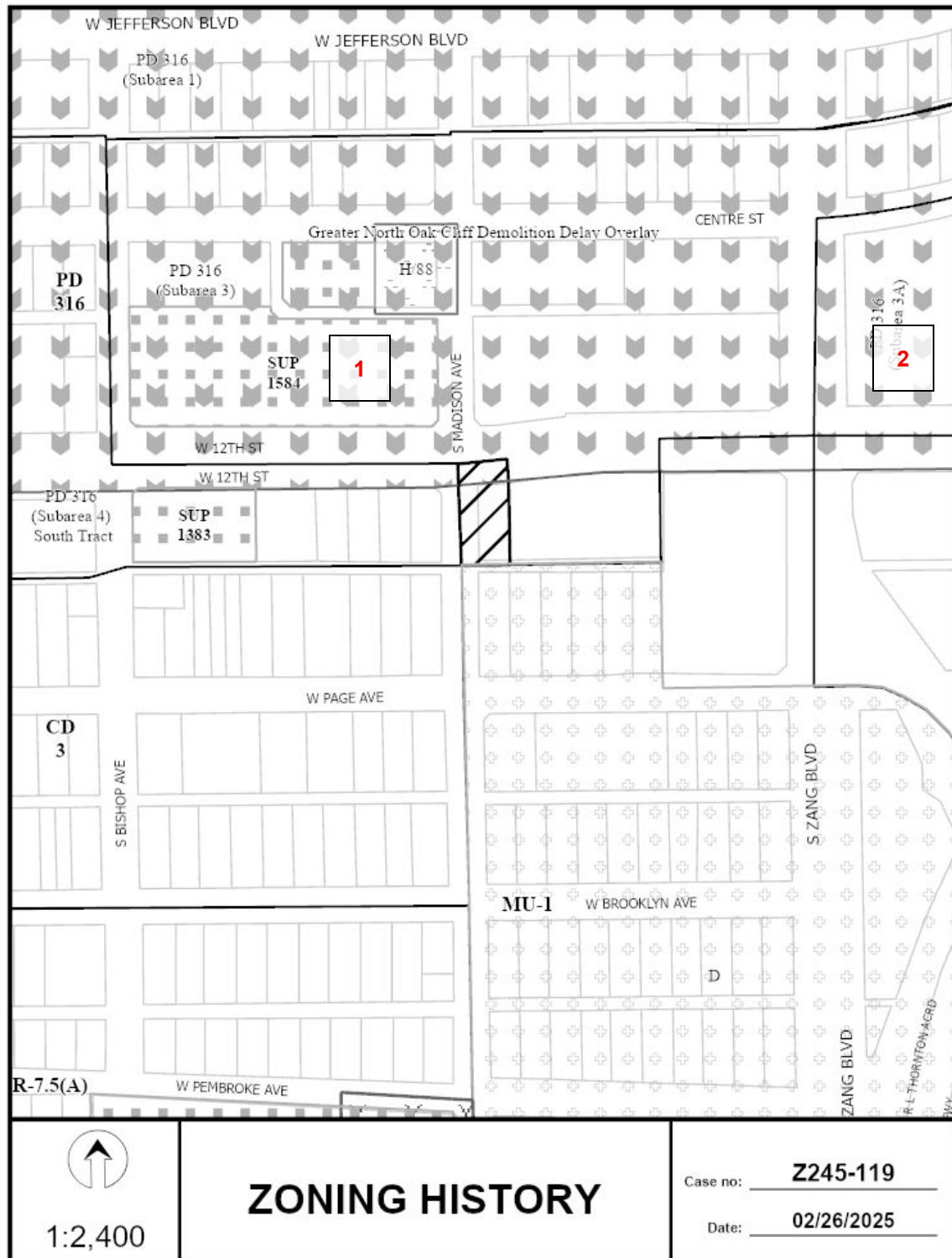
OMITTED FOR BREVITY

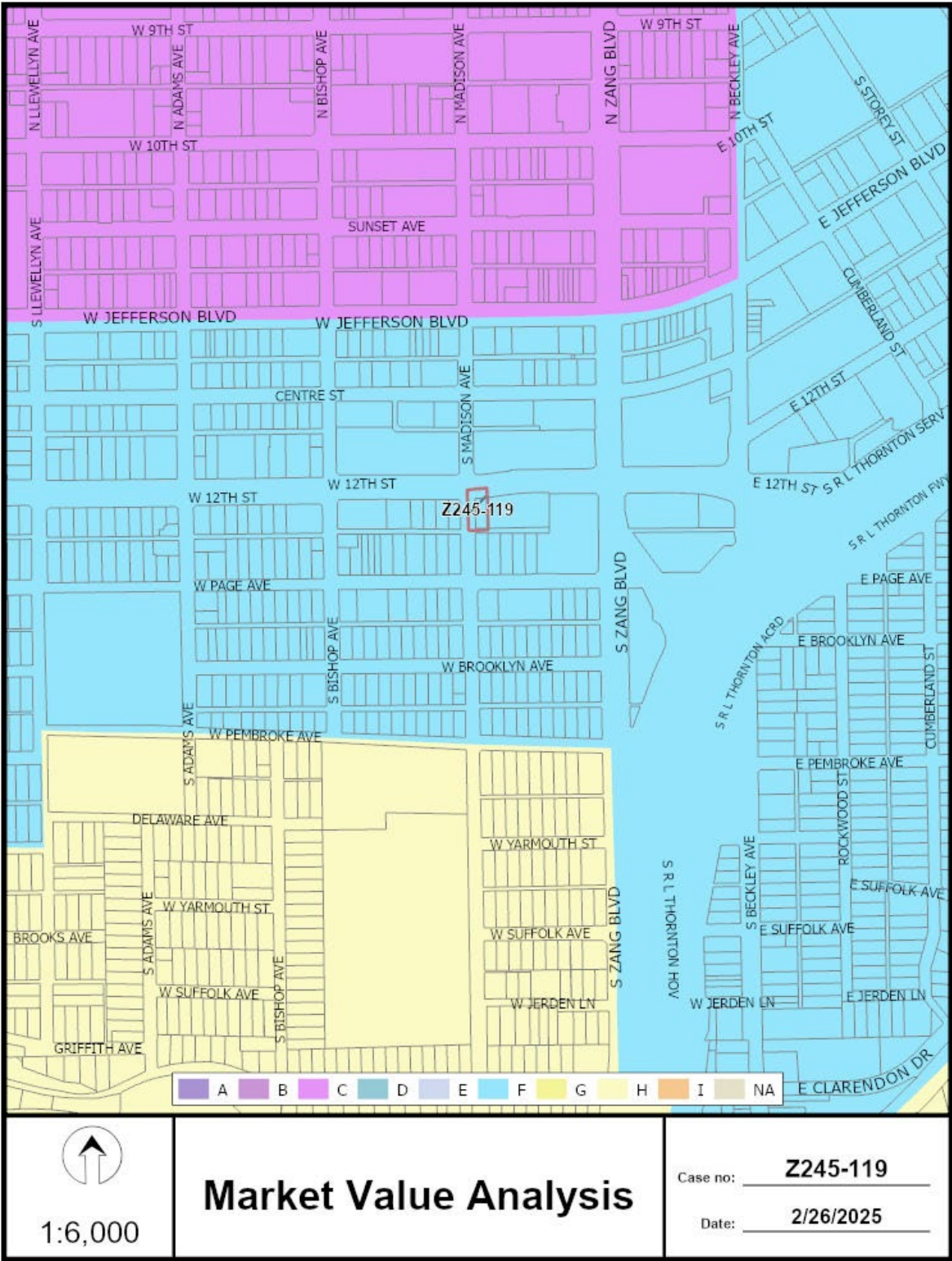
SEC. 51P-316.117. COMPLIANCE WITH CONDITIONS.

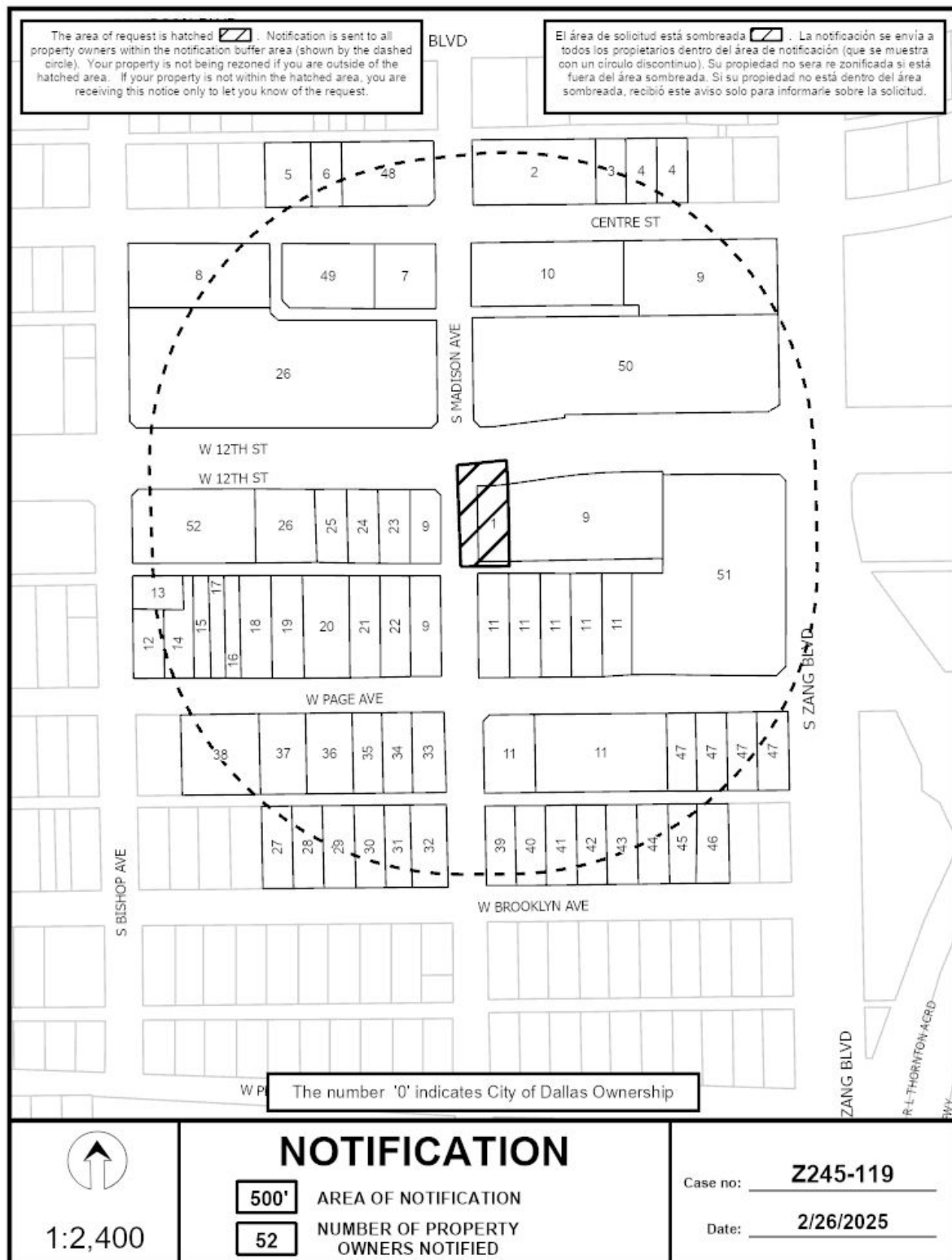
OMITTED FOR BREVITY











02/26/2025

Notification List of Property Owners***Z245-119******52 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 238 W 12TH ST | SOLPANELEC 4 0 LLC |
| 2 | 235 CENTRE ST | OLIVAREZ MARCIANO & ROSA |
| 3 | 221 CENTRE ST | 221 CENTRE LP |
| 4 | 217 CENTRE ST | BLACK POLICE ASSOCIATION OF GREATER DALLAS |
| 5 | 319 S MADISON AVE | CENTRO DE ADORACION |
| 6 | 315 S MADISON AVE | JUSTICE RENTAL COMPANY |
| 7 | 300 CENTRE ST | JC LEASING LLP |
| 8 | 334 CENTRE ST | ALLIANCE/AFT EDUCATION CENTER INC |
| 9 | 200 CENTRE ST | LAKE-MORENO TOWER LTD |
| 10 | 220 CENTRE ST | SWISS AVENUE STATE BANK |
| 11 | 237 W PAGE AVE | KID NET FOUNDATION |
| 12 | 339 W PAGE AVE | WANG XIAORONG |
| 13 | 512 S BISHOP AVE | GAYTAN JOSE |
| 14 | 335 W PAGE AVE | ESPINOZA AGAPITO & |
| 15 | 329 W PAGE AVE | OCAMPO MIRYAM & |
| 16 | 327 W PAGE AVE | SIMPSON ROBERT L JR & |
| 17 | 331 W PAGE AVE | OCAMPO MIRYAM & |
| 18 | 325 W PAGE AVE | SARMIENTO VICTOR & |
| 19 | 321 W PAGE AVE | PHAM JANET L & |
| 20 | 315 W PAGE AVE | JC LEASING LP |
| 21 | 309 W PAGE AVE | ONEALL LARRY D & NATALIE |
| 22 | 307 W PAGE AVE | DAVILA PAULINO |
| 23 | 304 W 12TH ST | NEWTEX CONCRETE & EXCAVATION |
| 24 | 310 W 12TH ST | MARTINEZ FERNANDO |
| 25 | 312 W 12TH ST | Taxpayer at |
| 26 | 316 W 12TH ST | TEXANS CAN |

02/26/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--|
| 27 | 323 W BROOKLYN AVE | PEREYRA JESUS |
| 28 | 317 W BROOKLYN AVE | HERNANDEZ JOSE RAMOS |
| 29 | 315 W BROOKLYN AVE | SANCHEZ FRANCISCO CARLOS |
| 30 | 309 W BROOKLYN AVE | GONZALEZ JOSE JR & |
| 31 | 307 W BROOKLYN AVE | HERNANDEZ MARTIN & ANGIE |
| 32 | 301 W BROOKLYN AVE | PUENTE HOPE M |
| 33 | 300 W PAGE AVE | BRAND JASON S |
| 34 | 306 W PAGE AVE | MARIN FACUNDO |
| 35 | 308 W PAGE AVE | SOTO ESTEBAN |
| 36 | 312 W PAGE AVE | SALGUERO MISAEL & MICAELA |
| 37 | 320 W PAGE AVE | ALVARADO EMANUEL |
| 38 | 328 W PAGE AVE | TORRES MIGUEL A |
| 39 | 237 W BROOKLYN AVE | LMAH LLC |
| 40 | 235 W BROOKLYN AVE | HERNANDEZ TOMAS ET AL |
| 41 | 229 W BROOKLYN AVE | MURILLO DOMINGO & |
| 42 | 227 W BROOKLYN AVE | RODRIGUEZ ROBERTO & |
| 43 | 221 W BROOKLYN AVE | GARCIA JOSE FRANCISCO JR |
| 44 | 217 W BROOKLYN AVE | GAYTAN JOSE E |
| 45 | 213 W BROOKLYN AVE | IBARRA BERTHA A & |
| 46 | 209 W BROOKLYN AVE | Taxpayer at |
| 47 | 200 W PAGE AVE | ACE MANOR PROPERTY MGMT I LTD |
| 48 | 309 CENTRE ST | BALLAS VICTOR E LLC & |
| 49 | 312 CENTRE ST | TEXANS CAN |
| 50 | 201 W 12TH ST | SWISS AVE STATE BANK |
| 51 | 511 S ZANG BLVD | HUMPHREYS FUND I REIT LLC |
| 52 | 328 W 12TH ST | PETERS DONALD A & LINDA N REV LIV TR & |