

**FILE NUMBER:** Z223-183(MP)

**DATE FILED:** January 18, 2023

**LOCATION:** Northwest corner of North Central Expressway and Park Lane

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 6.61 acres

**CENSUS TRACT:** 48113007801

**APPLICANT/OWNER:** BSF1 Pyramids Opco, LLC

**REPRESENTATIVE:** Karl Crawley, Masterplan

**REQUEST:** An application for (1) a new subdistrict on property zoned Tract 1 and Tract 1A within Planned Development District No. 260; and (2) the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.

**SUMMARY:** The purpose of the request is to allow the use of medical clinic or ambulatory surgical center and in-patient rehabilitation facility by right and to amend the required parking ratio for this use.

**STAFF RECOMMENDATION:** **Approval** of a new subdistrict within Planned Development District No. 260, subject to an amended conceptual plan and conditions; and **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.

**CPC RECOMMENDATION:** **Approval** of a new subdistrict within Planned Development District No. 260, subject to an amended conceptual plan and conditions; and **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.

**PLANNED DEVELOPMENT DISTRICT NO. 260 TEXT AND EXHIBITS:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=260>

## **BACKGROUND INFORMATION:**

- The property is zoned Tract 1 and Tract 1A within Planned Development District No. 260.
- PD 260 was established on December 3, 1986 and has been amended two times.
- Currently the property is built out with two office towers, one occupied primarily with a medical clinic or ambulatory surgical center and in-patient rehabilitation facility and the second occupied primarily with office uses. Each of the towers totals about 148,000 square feet, for a total of 296,548 square feet.
- Medical clinic or ambulatory surgical center is a typical use in Chapter 51A. In-patient rehabilitation facility is a use invented by the PD: "In-Patient Rehabilitation Facility means a facility in which patients are treated for more than 24 hours by medical and professional staff for rehabilitation from surgical or other medical treatment."
- The property already has an existing specific use permit for the proposed use of medical clinic or ambulatory surgical center and in-patient rehabilitation facility.
- The existing SUP was approved December 8, 2004 for a period of 50 years and is eligible for automatic renewal.
- The SUP includes a maximum cumulative floor area of 148,324 square feet for the medical clinic or ambulatory surgical center and in-patient rehabilitation facility. This is equivalent to the square footage of one of the towers on the property.
- The proposed change would allow occupancy of both towers with medical clinic or ambulatory surgical center and in-patient rehabilitation facility uses.
- The applicant proposes a new tract, which is what the existing PD calls subdistricts. The only change to the new tract from the present Tract 1 and Tract 1A would be to allow the proposed use by right on the property, without a specific limit to the floor area of this use.
- With the approval of the subdistrict to allow by-right operation of the medical use, the applicant would also terminate the existing SUP.
- No new construction is proposed. Any new construction would require an amendment to the existing development plan and landscape plan.
- The change to the conceptual plan only entails reclassification of the boundaries of the internal tracts.

## **Zoning History:**

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

1. **Z201-191:** On August 11, 2021, City Council approved an application for a Specific Use Permit for a private school use on property zoned an RR Regional Retail District and MU-2 Mixed Use District, at the terminus of Caruth Plaza,

northwest of Twin Hills Connection.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing / Proposed
North Central Expressway	Depressed freeway	325' ROW
Park Lane	Community Collector	Variable ROW / 100' Bike Plan

**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 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 DEVELOPMENT PRIORITIES**

**Policy 1.1.4** Capitalize on transit-oriented development opportunities.

**1.1.4.1** Maximize development opportunities around DART stations.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.8** Target business recruitment to match industry with specific geographic areas.

## URBAN DESIGN

### GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.4** Enhance retail, industrial and business operations.

### GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

**Policy 5.3.3** Encourage transit-oriented developments and transit centers.

Overall, the development advances the Comprehensive Plan's goals to encourage transit-oriented development and create new and targeted retail and business operations. The increase in medical floor area is sited appropriately according to the policies of the Comprehensive Plan, where it can be supported by homes, transit, and businesses within walking distance.

#### Surrounding Land Uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Tract 1 and Tract 1A, within PD No. 260	Medical Clinic or Ambulatory Surgical Center and In-Patient rehabilitation facility, Office
<b>North</b>	Tract 1, within PD No. 260	Medical Clinic or Ambulatory Surgical Center and In-Patient rehabilitation facility
<b>East</b>	RR Regional Retail District	Depressed freeway, retail, restaurants without drive-in or drive-through service
<b>South</b>	RR Regional Retail District	Surface parking associated with shopping center
<b>West</b>	Tract 1A and Tract 1A Lot 6A, Tract 6 within PD No. 260	Restaurants without drive-in or drive- through service, Retirement Housing

**Land Use Compatibility:**

The property is currently located within Tract 1 and Tract 1A of Planned Development District No. 260, which has office and office-supportive uses. Property north of the site is a tower used as a medical clinic or ambulatory surgical center and in-patient rehabilitation facility. Property to the east is the Central Expressway right-of-way. Further across the highway to the east, there is a large retail center with stores and restaurant uses. Property to the south consists of surface parking associated with NorthPark Mall. Properties west of the site, all within PD No. 260, include multiple restaurants without drive-in or drive-through service and retirement housing.

The proposed new tract with the additional by right uses is appropriate for the site and surrounding area. The change would allow more diverse uses in a broader, developing mixed use area and would improve the accessibility of healthcare.

The existing development plan depicts two office towers sharing a structured parking facility. The changes to the permitted uses and required parking for those uses allow the applicant to occupy the second tower with the medical use without any structural changes to the facility and does not necessitate an amended development plan or landscape plan. New construction or other exterior deviations from these plans will require amendments to come before CPC, and none are proposed at this time.

**Development Standards (No Changes):**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Height</b>	<b>Lot Coverage</b>	<b>Floor Area</b>	<b>Special Standards</b>
	<b>Front</b>	<b>Side/Rear</b>				
Existing Tract 1 and Tract 1A, and proposed Tract 1B, PD 260	Per Conceptual Plan (0' on Central Expy and Park Lane)	Side: 20' adj res Else: 0'	88' 6 stories	50%	Maximum floor area across Tract 1: 450,000	Proximity Slope

As the proposed use is intended to operate completely within the existing structures, no changes to the development standards are proposed.

**Parking:**

Uses within the PD are required to provide parking in accordance with Chapter 51A and PD No. 260.

The existing Tract required one space per 243 square feet of floor area for the medical clinic or ambulatory surgical center and for an inpatient rehabilitation facility uses. The applicant proposes one space per 260 square feet of the use as the new requirement. This would allow the applicant to occupy both towers on the property with the medical uses without constructing additional parking facilities, allowing them to maintain the property and its garage as it exists today.

The updated parking is appropriate as the site is within walking distance to high frequency transit and dense residential housing and would minimize impact on nearby properties by not requiring additional construction of parking facilities.

**Landscaping:**

Landscaping on the property must be provided in accordance with PD No. 260 and the existing landscape plan. As no construction is proposed, no changes to the plan are needed and landscaping must continue to be maintained as shown on the plan.

**Market Value Analysis**

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

**List of Officers**

**BSF1 Pyramids Opco, LLC – Big Sky Medical**

1. Jason L. Signor – CEO, Managing Partner
2. Amenemope McKinney – Portfolio Manager

**CPC Action**  
**November 2, 2023**

**Motion:** It was moved to recommend 1) **approval** of a new subdistrict on property zoned Tract 1 and Tract 1A within Planned Development District No. 260; subject to an amended conceptual plan and conditions; and 2) **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility, on the northwest corner of North Central Expressway and Park Lane.

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

For: 14 - Chernock, Hampton, Herbert, Anderson\*,  
Shidid, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 53
<b>Replies:</b>	For: 4	Against: 0

**Speakers:** None



**CPC RECOMMENDED PD CONDITIONS**  
**All changes highlighted**

**ARTICLE**  
**260.**

**PD 260.**

**SEC. 51P-260.101.                      LEGISLATIVE HISTORY.**

PD 260 was established by Ordinance No. 19403, passed by the Dallas City Council on December 3, 1986. Ordinance No. 19403 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19403 was amended by Ordinance No. 23414, passed by the Dallas City Council on January 28, 1998. (Ord. Nos. 10962; 19403; 23414; 24914)

**SEC. 51P-260.102.                      PROPERTY LOCATION AND SIZE.**

PD 260 is established on property located at the northwest corner of North Central Expressway and Park Lane. The size of PD 260 is approximately 32.464 acres. (Ord. Nos. 19403; 24914)

**SEC. 51P-260.103.                      DEFINITIONS AND INTERPRETATIONS.**

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

(1) BARBER AND BEAUTY SHOP means a facility licensed by the state where haircutting, hairdressing, shaving, trimming beards, facials, manicures, or related services are performed.

(2) BOOK AND STATIONERY STORE means a facility for the retail sale of books, pamphlets, papers, pens, ink, and associated items.

(3) DUPLICATION SHOP means a facility for the reproduction on standard or legal sized paper of material by office type photocopiers.

(4) FACADE AREA means the area obtained by multiplying the width of the occupancy by the height of the facade measured between the finished ceiling of the occupancy and the finished floor of the second story (or the roof of the building if there is no second story), with all measurements being taken at the front of the building.

(5) GIFT SHOP means a facility for the retail sale of novelties such as greeting cards, jewelry, and other small manufactured articles intended mainly for personal or household adornment.

(5.1) IN-PATIENT REHABILITATION FACILITY means a facility in which patients are treated for more than 24 hours by medical and professional staff for rehabilitation from surgical or other medical treatment.

(6) LIVING SCREEN means evergreen trees having a caliper of not less than six inches and spaced not more than 20 feet on center.

(6.1) LOT 6A in City Block 14/5453 means the property described in Exhibit 260H.

(7) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(8) OPENING means an open and unobstructed space, a window, a transparent panel, a balcony, or a door.

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

(c) This district is considered to be a nonresidential zoning district.

(d) For purposes of this PD, DIR and RAR, as defined in Chapter 51A, do not apply. (Ord. Nos. 23414; 24914; 25619; 25878)

#### **SEC. 51P-260.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 260A: conceptual plan.

(2) Exhibit 260B: development plan for Tracts 4A and 5.

(3) Exhibit 260C: development plan for Tract 6.

(4) Exhibit 260D: elevation plan for Tract 6.

(5) Exhibit 260E: landscape buffer plan for Tract 6.

(6) Exhibit 260F: landscape plan for Tract 6.

(7) Exhibit 260G: landscape plan for Tracts 4A and 5.

(8) Exhibit 260H: legal description of Lot 6A

(9) Exhibit 260I: topographic survey.

#### **SEC. 51P-260.104. CREATION OF SEPARATE TRACTS.**

This district is divided into six tracts: Tracts 1 (Tract 1 includes Tract 1A and Tract 1B), 3, 4, 4A, 5, and 6. The conceptual plan (Exhibit 260A) provides a drawing showing the boundaries of the tracts. (Ord. Nos. 23414; 24914)

#### **SEC. 51P-260.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.106. DEVELOPMENT PLANS.**

Development of Tracts 4A, 5, and 6 must comply with the development plans for Tracts 4A, 5, and 6 (Exhibits 260B and 260C). Development of Lot 4 in City Block 14/5453 within Tracts 1 and 3 for a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility must comply with the site plan attached to the specific use permit, and no development plan is required. Development of Lot 5 in City Block 14/5453 for a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility must comply with the site plan attached to the specific use permit, and no development plan is required. In the event of a conflict between the development plans and the conceptual plan and the provisions of this article, the conceptual plan and the provisions of this article control. A development plan for all or a part of Tracts 1 and 3 must be submitted to the city plan commission for approval within six months after the passage of Ordinance No. 23414. A development plan or plans for the remaining property must be submitted to the city plan commission for approval prior to issuance of a building permit on that property. The building official shall not issue a building permit for any portion of the Property not shown on an approved development plan. All development plans must comply with the conceptual plan and the provisions of this article. (Ord. Nos. 23414; 24914; 25619; 25827)

**SEC. 51P-260.107. ELEVATION DRAWINGS.**

Except as provided in this section, any amendment to the development plans for Tracts 4A or 6, other than a minor amendment, must include elevation drawings for all structures. No elevation drawing is required for those structures used solely for institutional and community service uses. Elevation drawings for the existing structures on Tract 6 are provided as Exhibit 260D. Development must comply with the approved elevation drawings. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.108. SUBMISSION OF PLANS TO PRIVATE ENTITIES.**

(a) Any amendment to a development plan for Tracts 4A, 5, or 6 must be submitted to the designated zoning representative of the Glen Lakes Homeowners' Association and the president of the Congregation of Our Redeemer Evangelical Lutheran Church for their review at least 30 days prior to submission to the city.

(b) For Lot 4 in City Block 14/5453 within Tracts 1 and 3, and Lots 5 and 6A in City Block 14/5453, any application for a change in the zoning, any amendment, including a minor amendment, to an approved development plan or landscape plan, or any application for a variance or special exception must be submitted by certified delivery to the designated zoning representative of the Glen Lakes Homeowners' Association and the president of the Congregation of Our Redeemer Evangelical Lutheran Church for their review at least 30 days prior to submission to the city. Lot 6A means the Property described in Exhibit. *[Editor's note: No exhibit number is provided to complete the foregoing sentence in the original ordinance.]* (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

**SEC. 51P-260.109. LANDSCAPE PLAN.**

(a) In general, a landscape plan, in compliance with the requirements of Article X, must be submitted with each development plan and must be approved by the city plan commission.

(b) Landscaping on Tract 6 must conform with the landscape buffer plan (Exhibit 260E) and with the landscape plan for Tract 6 (Exhibit 260F).

(c) Landscaping on Tracts 4A and 5 must comply with the landscape plan for Tracts 4A and 5 (Exhibit 260G).

(d) All landscaping must be installed and maintained in compliance with Article X.

(e) For a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility on Lot 4 in City Block 14/5453 within Tracts 1 and 3, landscaping must comply with the landscape plan attached to the specific use permit. (Ord. Nos. 23414; 24914; 25619)

**SEC. 51P-260.110. PLATTING.**

Prior to the issuance of a building permit on a building site, a final plat must be approved by the city plan commission and recorded with the county clerk. No early release of building permits is allowed under Section 51A-8.702. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.111. MAIN USES PERMITTED.**

(a) Tracts 1 and 3.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service. [L]

-- Medical or scientific laboratory. [SUP]

(3) Industrial uses.

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

(4) Institutional and community service uses.

-- Adult day care facility. [L]

-- Child-care facility. [L]

-- Convalescent and nursing homes, hospice care, and related institutions.  
[Tract 3 only.]

-- Library, art gallery, or museum.

(5) Miscellaneous uses.

-- Temporary construction or sales office.

(6) Office uses.

-- Office.

-- Medical clinic or ambulatory surgical center. [This use is allowed by right in Tract 1B and permitted only on Lot 4 and Lot 5 in City Block 14/5453 and

- only by SUP on ~~these lots~~ Lot 4 in City Block 14/5453. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren
- Inpatient rehabilitation facility. [This use is allowed by right in Tract 1B and ~~on permitted only~~ on Lot 4 and Lot 5 in City Block 14/5453 and only by SUP on ~~these lots~~ Lot 4 in City Block 14/5453. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren.]

(7) Recreation uses.

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

(8) Residential uses.

- Retirement housing. [Tract 3 only.]

(9) Retail and personal service uses.

- Business school.  
 -- Dry cleaning or laundry store. [L]  
 -- General merchandise or food store 3,500 square feet or less. [L]  
 -- Personal service uses. [L]  
 -- Restaurant without drive-in or drive-through service. [L]

(10) Transportation uses.

- Private street or alley. [SUP]  
 -- Transit passenger shelter.

(11) Utility and public service uses.

- Local utilities.

(12) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]

(b) Additional uses permitted on Tract 1A and Tract 1B. In addition to the uses listed in Subsection (a) above, and except as provided in this subsection, the following additional uses are permitted on the first story of structures located on Tract 1A.

- Financial institution without drive-in window.  
 -- Financial institution with drive-in window. [SUP]  
 -- Gift shop.  
 -- Restaurant without drive-in or drive-through service.  
 -- Duplication shop.  
 -- Post office.  
 -- Dry cleaning or laundry store. No drive-in or drive-through service permitted.

- Barber and beauty shop
  - Book and stationery store.
  - Medical clinic or ambulatory surgical center. *[This use is permitted only by right on Lot 5 in City Block 14/5453, and on Lot 6A in City Block 14/5453 and only by SUP on ~~that~~ Lot 6A. The first story limitation does not apply to this use. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren.]*
  - Motor vehicle fueling station. *No accessory general merchandise or food store less than 3,500 square feet or general merchandise or food store greater than 3,500 square feet is permitted in conjunction with this main use.*
- (c) Tract 4. Tract 4 is limited to landscaping only.
- (d) Tract 4A.
- (1) Institutional and community service uses.
- Church.
- (e) Tract 5.
- (1) Institutional and community service uses.
- Church.
- (f) Tract 6. Except as provided in Section 51P-260.112 below, uses permitted on Tract 6 are as follows:
- (1) Institutional and community service uses.
- Convalescent and nursing homes, hospice care, and related institutions.
- (2) Residential uses.
- Retirement housing. (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

**SEC. 51P-260.112.**

**SPECIAL RESTRICTION ON A PORTION OF TRACT 6.**

[Omitted for brevity]

**SEC. 51P-260.113.**

**ACCESSORY USES.**

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

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Home occupation.
- Private

stable. (Ord. Nos. 23414; 24914)

#### **SEC. 51P-260.114. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Perimeter building setbacks. Except as otherwise provided in this subsection, minimum setbacks along the perimeter of the Property are as shown on the conceptual plan. Along the western boundary of the Property abutting the Glen Lakes Addition and along the boundary of the Property adjoining Lots 35 through 38 in City Block 10/5454, the minimum perimeter setback is 30 feet for a two-story structure and 80 feet for any structure exceeding two stories.

(b) Interior building setbacks. Except as provided in Subsection (a) above and Subsection (c) below, minimum front, side, and rear yard setbacks are as follows:

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard. Minimum side and rear yard setbacks are:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(c) Building setback along Glen America Drive. A minimum building setback of 10 feet must be provided along Glen America Drive, as shown on the conceptual plan.

(d) Visual barrier. Any opening in a building facade above the first floor that is:

(1) within 80 feet of the western boundary or the boundary adjoining Lots 35 through 38 in City Block 10/5454, or

(2) anywhere within Tract 4A and contained in a plane parallel to or within 45 degrees of being parallel to the western boundary of the Property must be designed to prohibit visual surveillance into the abutting lots and abutting common areas in the Glen Lakes Addition. As part of the review of development plans for buildings in this zone, the city plan commission shall review all elevation drawings and architectural details needed to determine that no visual surveillance into the abutting lots and abutting common areas in the Glen Lakes Addition is possible. Methods to prevent visual surveillance may include, but are not limited to, wing walls, louvers, windows with bottom sills above eye level, permanent screens, or living screens.

(e) Lot coverage.

- (1) For Tracts 1 and 3, maximum lot coverage is 50 percent.
- (2) For Tracts 4, 4A, 5, and 6, maximum lot coverage is 40 percent.

(f) Floor area.

(1) Excluding the 20,000 square feet of floor area permitted on Tract 1A which is provided for in Subparagraph (f)(2) below, maximum floor area permitted on Tract 1 is 450,000 square feet.

(2) Maximum permitted floor area for those uses listed as additional uses on Tract 1A is 20,000 square feet. For a list of the additional uses on Tract 1A, see Section 51P-260.111(b) of this article.

- (3) Maximum floor area permitted on Tract 3 is 150,000 square feet.
- (4) Maximum combined floor area permitted on Tracts 4A and 5 is 100,000 square feet.
- (5) Maximum floor area permitted on Tract 6 is 319,295 square feet.

(6) Skybridges and enclosed walkways connecting parking structures with other structures are excluded from floor area calculations.

(g) Dwelling unit density. On Tract 6, maximum dwelling unit density is 315 dwelling units. Of these 315 dwelling units, a maximum of 90 dwelling units may be convalescent and nursing home, hospice care, and other related institutional units. For purposes of this subsection, a suite, as defined in Section 51A-4.203(8), is considered a dwelling unit.

(h) Height and stories.

(1) Tracts 1 and 3.

(A) Except as provided in Paragraph (B) below, maximum structure height is 88 feet or 693 feet above mean sea level, whichever is less, and maximum number of stories is six.

(B) Structures listed in Section 51A-4.408(a)(2)(A) may project a maximum of 26 feet above the maximum structure height of 88 feet or 693 feet above mean sea level, whichever is less.

(2) Except as provided in this paragraph, maximum structure height on Tract 5 is 60 feet. A church steeple may project up to a height of 191 feet if it is set back two and one-half feet from the western boundary line of the Property for every foot in height. For purposes of this provision, the height of the steeple will be measured from grade to the highest point of the steeple.

(3) Except as provided in this paragraph for a structure with a gable, hip, or gambrel roof, maximum structure height on Tracts 4A and 6 is 40 feet, measured from grade to the highest point of the structure, including mechanical equipment. Maximum structure height for a structure with a gable, hip, or gambrel roof is 36 feet, measured from grade to the midpoint of the roof.

- (4) If a structure occupies more than one tract, the height limitation of the most



restrictive tract controls for the entire building. If a structure for an institutional or community service use occupies more than one tract, the height limitation of each tract controls for the portion of the building located in that tract.

(5) The residential proximity slope as defined in Chapter 51A applies to Tracts 1 and 3. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.115. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. The provisions of Section 51A-4.301(c)(6) may be used to calculate the minimum number of spaces permitted. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) For a duplication shop, barber and beauty shop, and a book or stationery store, consult CHAPTER 51 for the specific off-street parking and loading requirements for each use.

(c) Off-street parking on Tract 6 must be provided as follows:

(1) For the retirement housing use, required off-street parking must be provided at a ratio of one space per dwelling unit.

(2) For the convalescent and nursing homes, hospice care, and related institutions use, required off-street parking must be provided at a ratio of one space per six beds and one space per employee on the maximum shift.

(3) A maximum of 15 percent of off-street parking may be provided as surface parking; all remaining parking spaces must be provided underground.

(4) Off-street parking spaces and private drives are prohibited in the area between structures and the abutting lots in the Glen Lakes Addition.

(5) Off-street loading must be provided as shown on the development plan for Tract 6.

(d) On Tracts 4A, 5, and 6, aboveground parking structures are prohibited.

(e) On Lot 4 in City Block 14/5453 within Tracts 1 and 3, for a medical clinic or ambulatory surgical center and for an inpatient rehabilitation facility, required off-street parking must be provided at a ratio of one space per 243 square feet. In Tract 1B, for a medical clinic or ambulatory surgical center and inpatient rehabilitation facility use, one space per 260 square feet is required. In Tract 1B, for an office use is one space per 366 square feet of floor area is required.

(f) On Lot 6A in City Block 14/5453 within Tract 1A, for a medical clinic or ambulatory surgical center, required off-street parking must be provided at a ratio of one space per 200 square feet, and except for valet parking, required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis; a fee may be charged for valet parking. (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

**SEC. 51P-260.116.**

**BUILDING FACADE.**

No glass used on any structure may have an exterior visible reflectance percentage in excess of 27 percent. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.117.**

**SIGNS.**

(a) Except as otherwise provided in this section, signs on Tracts 1 and 3 must comply with the provisions for business zoning districts contained in Article VII.

(b) Except as otherwise provided in this section, signs on Tracts 4, 4A, 5, and 6 must comply with the provisions for non-business zoning districts contained in Article VII.

(c) Non-premise signs and detached special purpose signs are prohibited on the Property. Except as provided in this subsection, the entire Property shall be considered the premise for purposes of determining whether a sign is a non-premise sign. If Glen America Drive, as shown on the conceptual plan, is dedicated to the city as a public street, that portion of the Property west of Glen America Drive shall be considered one premise and that portion of Glen America Drive east of the Property shall be considered another premise.

(d) Flashing or revolving signs are prohibited.

(e) The following regulations apply to signs on Tracts 1 and 3.

(1) Detached signs may not exceed 40 feet in height.

(2) Lighted signs above 12 feet in height may face only in an easterly direction, the face of the sign perpendicular to a point on or between North 45°00 East and South 45°00 East.

(f) Premise signs on Tract 1A that identify uses listed as additional uses under Section 51P-260.111(b) of this article must comply with the following regulations:

(1) All signs must be attached signs.

(2) The width of a sign may not exceed 75 percent of the width of the front facade of the occupancy.

(3) Except as provided in this paragraph, the maximum effective area of a sign may not exceed 25 percent of the facade area of the occupancy. In no event may the maximum effective area of a sign be less than 40 square feet per occupancy nor more than 100 square feet per occupancy.

(4) No sign may project more than 18 inches from the building surface.

(g) Except as provided in this subsection, no attached sign is permitted on any building facade within Tracts 4A and 6 that faces the western boundary line of the Property or the boundary line abutting Lots 35 through 38 in City Block 10/5454, and no detached sign may be located between any building on Tracts 4A and 6 and the western boundary line of the Property or the boundary line abutting Lots 35 through 38 in City Block 10/5454. Signs for institutional and community service uses, which do not exceed six feet above grade, are permitted on Tract 4A. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.118.**

**LIGHTING.**

(a) No light fixture, whether located on a building or on a pole, on Tracts 4, 4A, 5, and 6 may be mounted at a height greater than 10 feet above grade, or a height which penetrates a 1:3 slope measured from the western boundary line of the Property and the boundary line abutting Lots 35 through 38 in City Block 10/5454, whichever is higher.

(b) Lighting must average, on a maintained basis, an intensity of not less than 0.5 footcandle and not more than an intensity of 0.1 footcandle, measured at ground level five feet across the western boundary line of the Property and the boundary line abutting Lots 35 through 38 in City Block 10/5454.

(c) Only cut-off, indirect, or shielded type fixtures may be installed between the buildings in Tracts 4A and 6 and the western boundary line of the Property and the boundary line abutting Lots 35 through 38 in City Block 10/5454. The building official must approve the light fixtures based on this article and industry standards.

(d) Roof-mounted light fixtures are prohibited unless required by the Federal Aviation Administration. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.119.**

**SCREENING.**

All mechanical equipment that is visible from any of the properties along the western boundary line of the Property and along the boundary line abutting Lots 35 through 38 in City Block 10/5454 must be screened. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.120.**

**ODOR EMISSION STANDARDS.**

No food service use incidental to those uses located on Tract 6 may emit an odor beyond the boundaries of that tract, the strength of which equals or exceeds two odor units, as measured on an odor-testing device which has been approved by the director of environmental and health services. In addition, these food service uses may not utilize vents on a building wall that are within 80 feet of the western boundary of the Property or the boundary line of the Property adjoining Lots 35 through 38 in City Block 10/5454. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.121.**

**SITE ELEVATION.**

(a) Except as provided in this section, the finished grade elevation of Tract 6 may not exceed 598 msl.

(b) On Tracts 4, 4A and that portion of Tract 6 within 300 feet of the boundary line that separates Tract 4 and Tract 6, the finished grade elevation may not exceed 593 msl.

(c) On Tract 5, the finished grade elevation may not exceed 588 msl.

(d) A topographic survey of the Property, as it appeared on December 3, 1986 (the date of passage of Ordinance No. 19403), is provided as Exhibit 260I. Prior to the issuance of any building permit on Tracts 1 and 3, a revised topographic survey must be filed with the building official, showing the finished grade elevations of the Property. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.122. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23414; 24914)

**SEC. 51P-260.123. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23414; 24914; 26102)

**SEC. 51P-260.124. 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 or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19403; 24914; 26102)

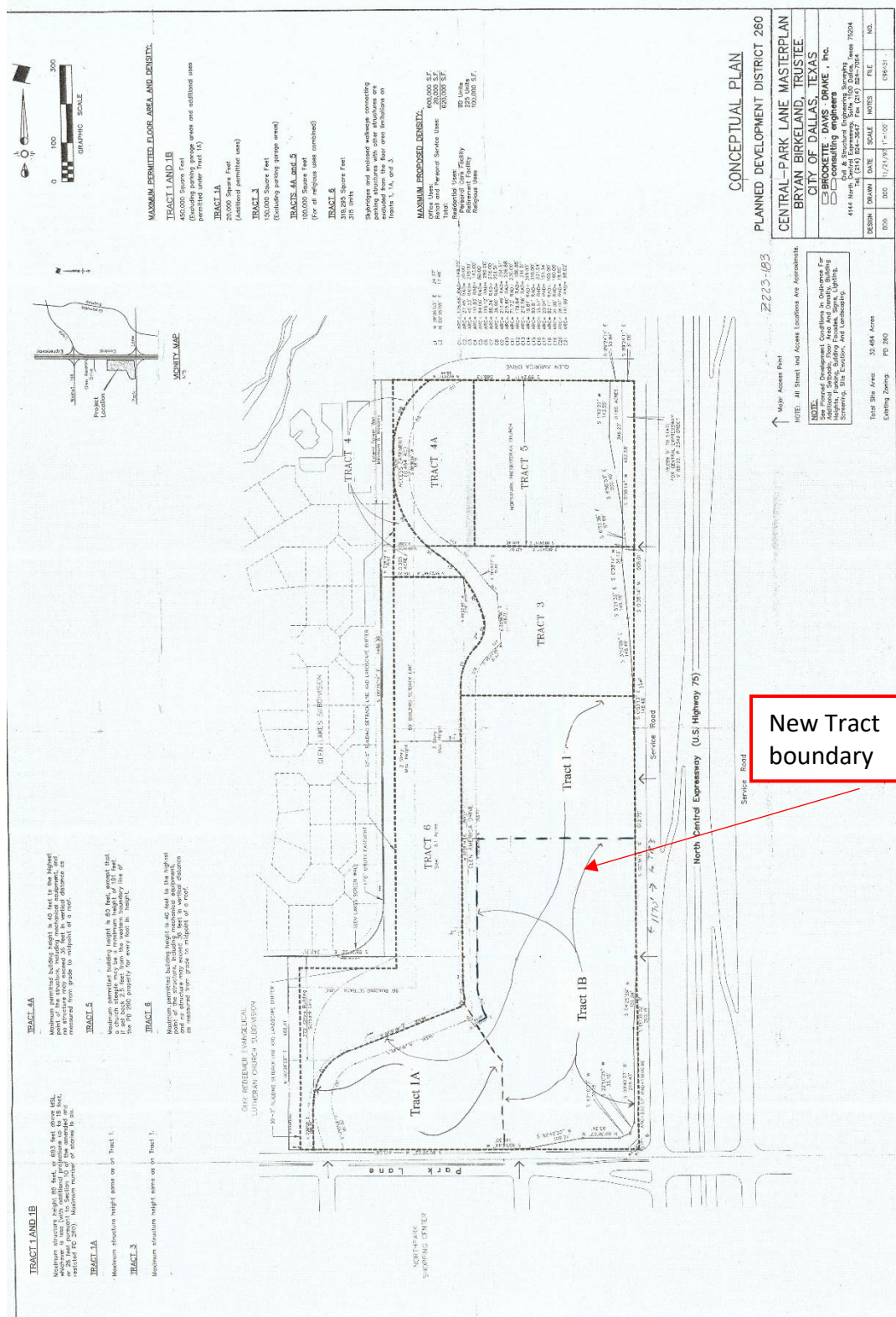
**SEC. 51P-260.125. STREET WIDENING.**

Ordinance No. 19403 reaffirms the intent of the city council in Resolution No. 65-2602, passed by the city council on May 3, 1965, stating that for WSR-1 (Residential) zoning groups there will be no property owner assessment for street widening beyond 27 feet width with the integral curbing on the front and side of such property, thereby releasing the owners of the property bounded by Boedecker Drive on the west, Glen Lakes Addition on the north, P.D. No. 260 on the east, and Park Lane on the south from assessments for street widening for so long as that property is zoned residential. (Ord. Nos. 19403; 24914)

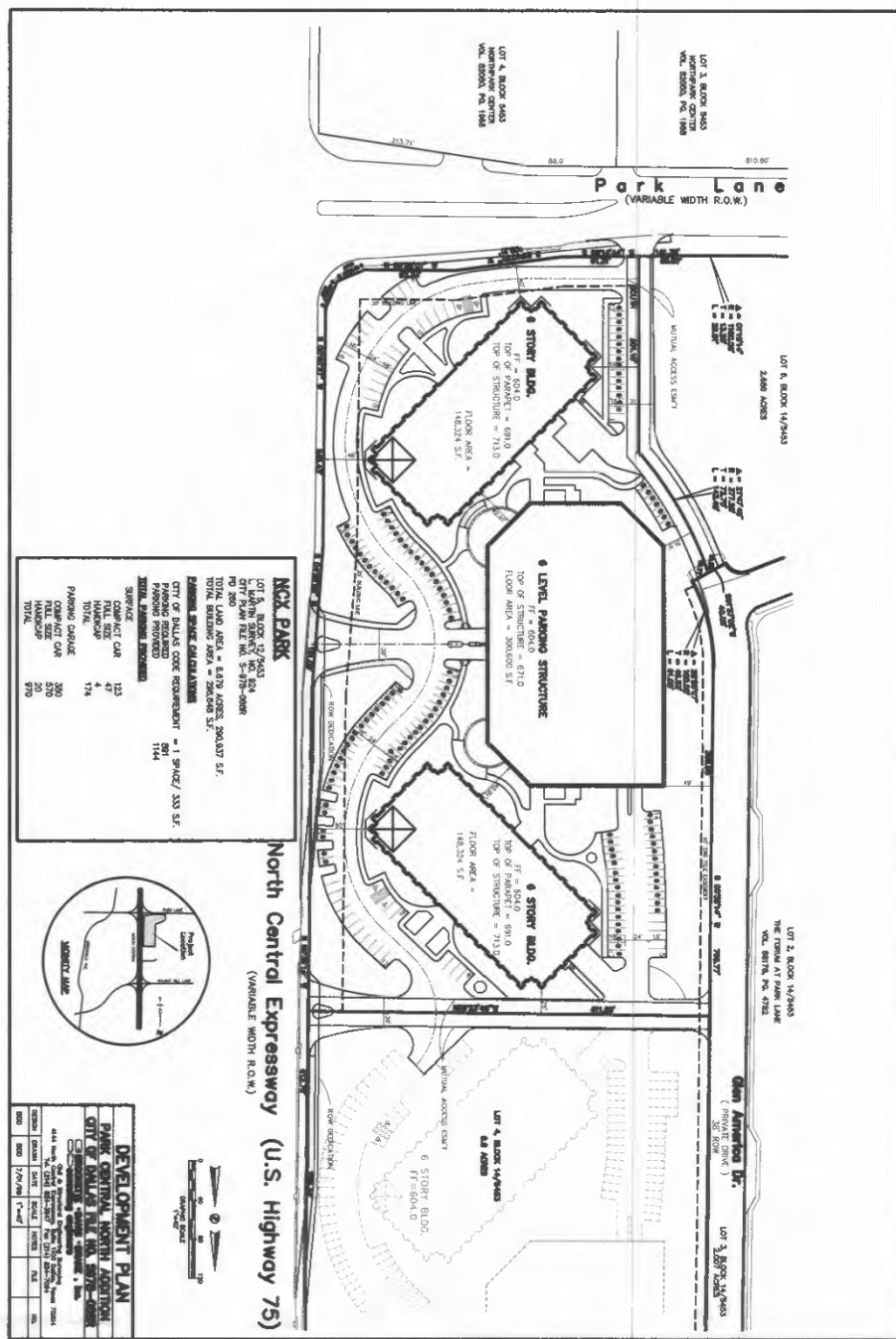
**SEC. 51P-260.126. ZONING MAP.**

PD 260 is located on Zoning Map No. F-8. (Ord. Nos. 19403; 24914)

### CPC Recommended Conceptual Plan (Change in tracts only)

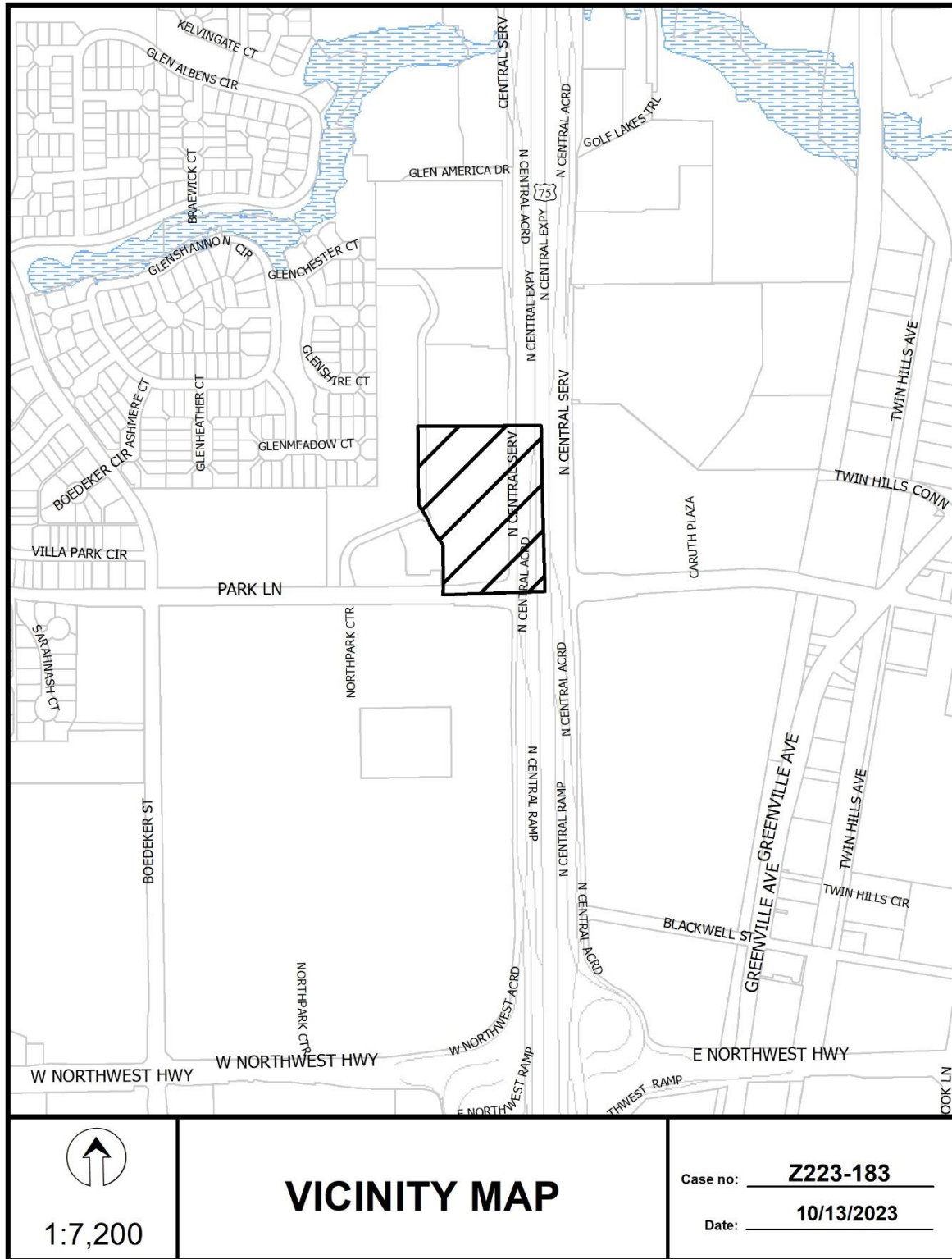


### Existing Development Plan (No Changes Proposed)

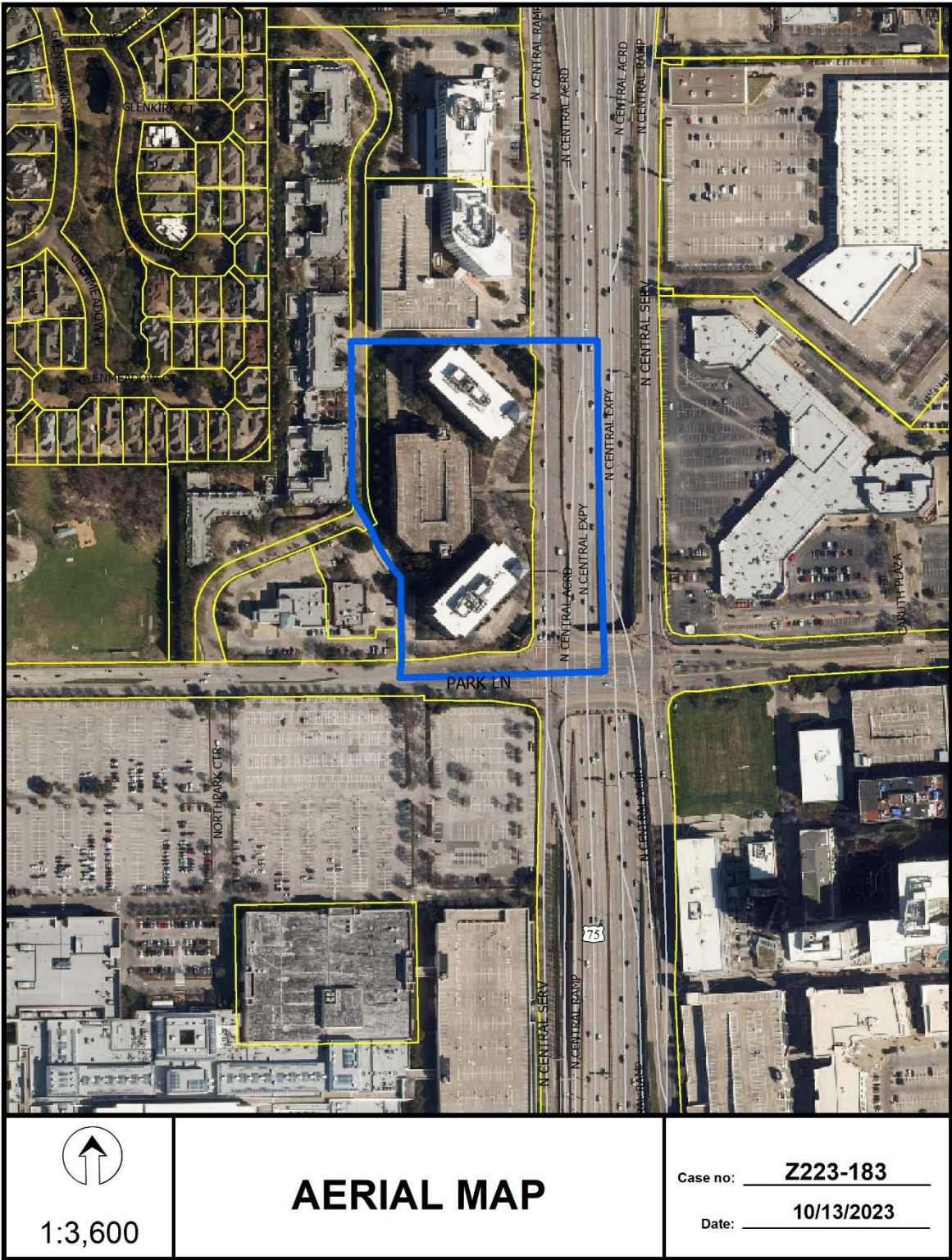


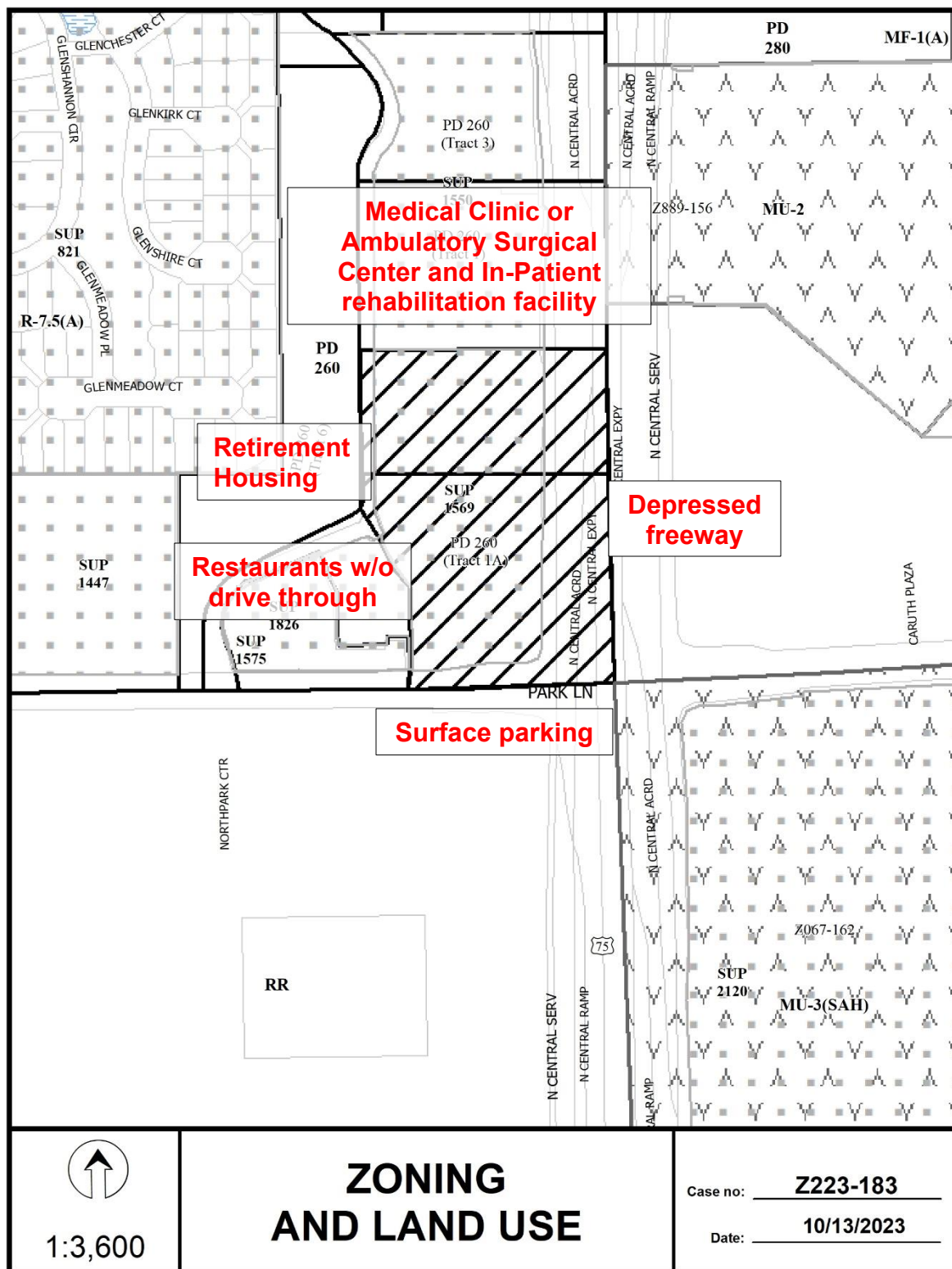






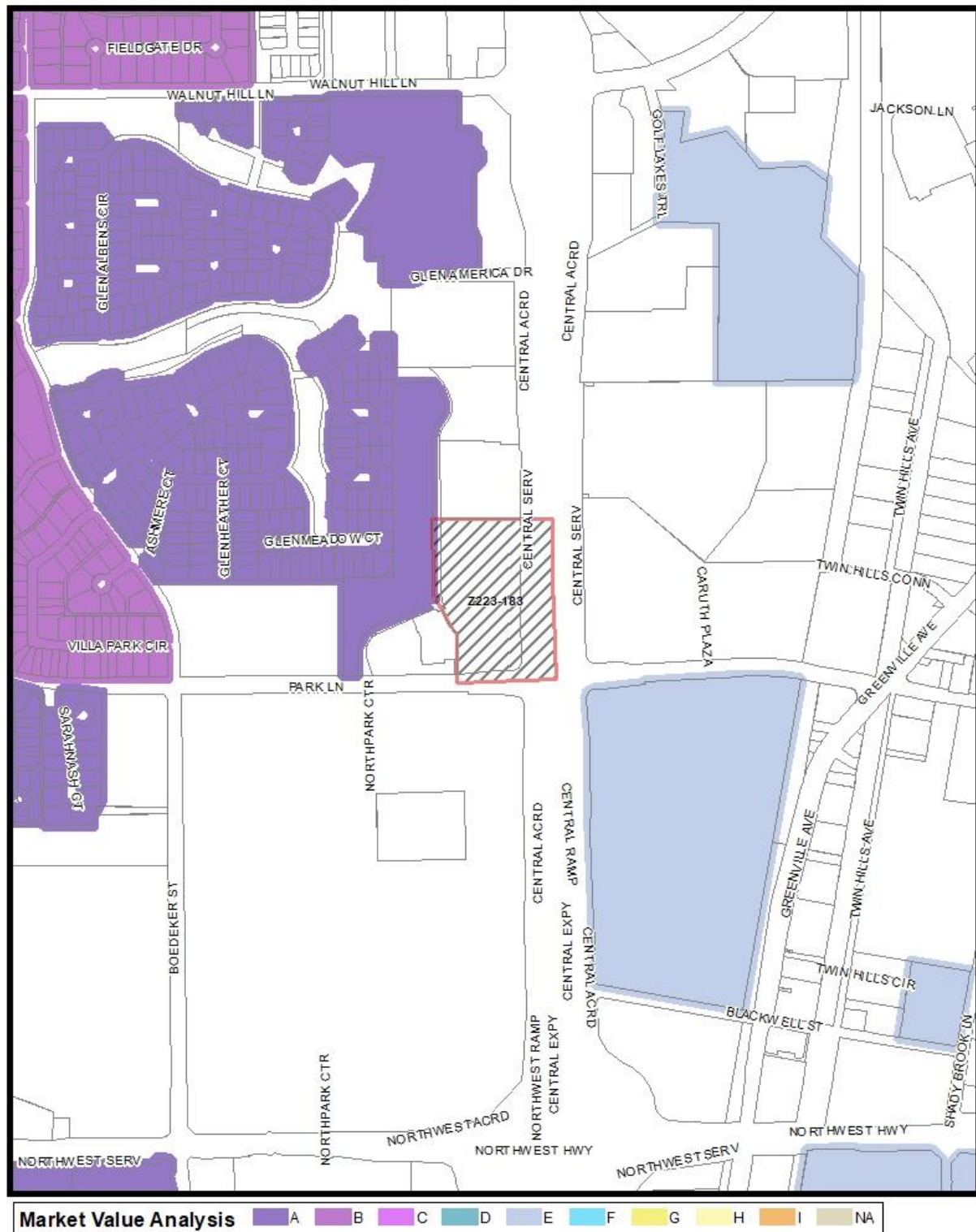


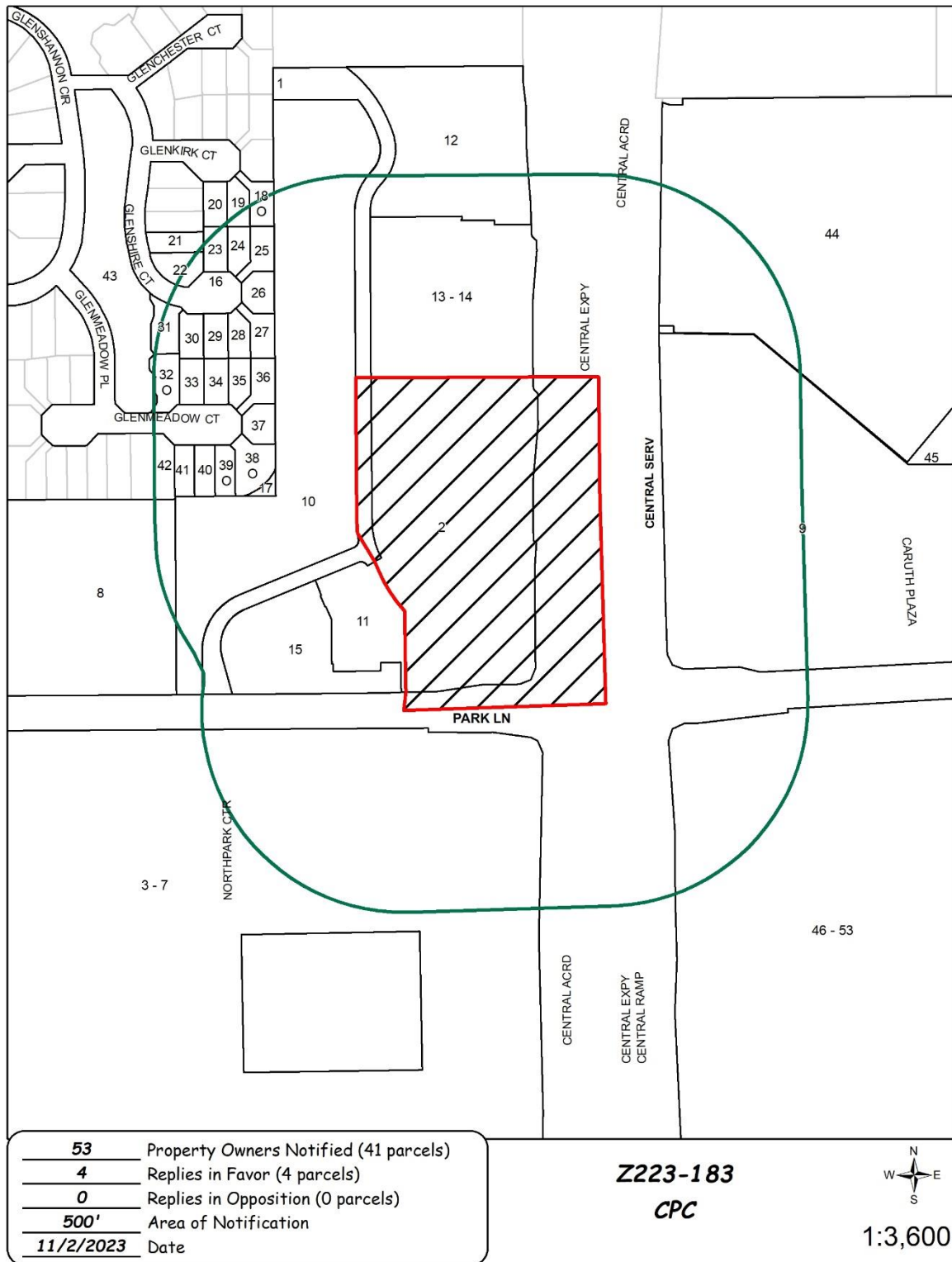












11/01/2023

***Reply List of Property Owners******Z223-183******53 Property Owners Notified******4 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	7901 PARK LN	GLEN AMERICA CORPORATION
	2	9101 N CENTRAL EXPY	BSF1 PYRAMIDS LLC
	3	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK
	4	0 NORTHPARK	NEIMAN MARCUS CO LESSEE
	5	8687 N CENTRAL EXPY	NORTHPARK LAND PARTNERS
	6	8687 N CENTRAL EXPY	NORTHPARK NE PARKING DECK LLC
	7	7901 W NORTHWEST HWY	NORDSTROM
	8	7611 PARK LN	OUR REDEEMER EVANG
	9	9100 N CENTRAL EXPY	CARUTH ACQUISITION LP
	10	7831 PARK LN	FGI FINANCING INC
	11	7839 PARK LN	NORTH PARK LANE LLC
	12	9301 N CENTRAL EXPY	HCP CRS1 NORTH CENTRAL
	13	9301 N CENTRAL EXPY	CMK2 NORTH CENTRAL II LLC
	14	9301 N CENTRAL EXPY	HCP CRSII NORTH CENTRAL
	15	7835 PARK LN	NORTH PARK LANE LLC
	16	7200 GLENSHANNON CIR	GLEN LAKES HOMEOWNERS
	17	5000007 GLENMEADOW CT	GLEN LAKES HOMEOWNERS
O	18	7 GLENKIRK CT	PRAGER JEROME L &
	19	8 GLENKIRK CT	SPRUELL FAM LIVING TRUST
	20	9 GLENKIRK CT	REILLY JAMES JR & MARY
	21	4 GLENSHIRE CT	TANG PEARL & MING ZE LEE
	22	5 GLENSHIRE CT	STRIEGEL THOMAS M
	23	6 GLENSHIRE CT	TAYLOR DAVID M & NATALIE
	24	7 GLENSHIRE CT	DEB RAJAT & CHANDRIMA
	25	8 GLENSHIRE CT	NOLAN CYRENA ANNE
	26	9 GLENSHIRE CT	MCCALL CLYDE S

11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10 GLENSHIRE CT	FONTS CARLOS E &
	28	11 GLENSHIRE CT	CAMPBELL GINGER FAMILY TRUST
	29	12 GLENSHIRE CT	WATSON LIVING TRUST
	30	14 GLENSHIRE CT	NETHERY DAVID W &
	31	15 GLENSHIRE CT	HOLLAND ROBERT B III &
O	32	1 GLENMEADOW CT	BLANSHARD ROBERT A &
	33	2 GLENMEADOW CT	ROBINSON DON & LARRI
	34	3 GLENMEADOW CT	COOK SUZANNE L
	35	4 GLENMEADOW CT	DEEGAN MICHAEL J & ELIZABETH F
	36	5 GLENMEADOW CT	BEINAR PAMELA A
	37	6 GLENMEADOW CT	ALHADEF GARY E & LEESA
O	38	7 GLENMEADOW CT	CHANCELLOR ERIC W & MARY PATRICIA
O	39	8 GLENMEADOW CT	BANGS NELSON A & VERA R
	40	9 GLENMEADOW CT	COZBY DARLENE
	41	10 GLENMEADOW CT	CLYMER CHARLES C
	42	11 GLENMEADOW CT	THE DOKE REVOCABLE TRUST
	43	9011 GLENSHIRE CT	GLEN LAKES HOMEONRS ASSOC
	44	9358 N CENTRAL EXPY	SFERS REAL ESTATE CORP II
	45	9330 N CENTRAL EXPY	FELLOWSHIP BIBLE CHURCH
	46	8020 PARK LN	NORTHWOOD PL A LP
	47	8166 PARK LN	NORTHWOOD PL HOLDINGS LLC
	48	8130 PARK LN	NR PARK LANE APARTMENTS
	49	8100 PARK LN	NORTHWOOD PL G LP
	50	8130 PARK LN	NR PARK LANE APARTMENTS LLP
	51	8130 PARK LN	NORTHWOOD PL HOLDINGS LLC
	52	8110 PARK LN	SRGMF IV PARK LANE DALLAS LLC
	53	8060 PARK LN	NORTHWOOD PL E RETAIL LP