

FILE NUMBER: Z-25-000094 **DATE FILED:** August 14, 2025

LOCATION: Southeast line of Cadiz Street, between Riverfront Boulevard and the Union Pacific RR, and the north and south lines of Riverfront Boulevard, northwest of Corinth Street.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 60.59 ac **CENSUS TRACT:** 48113020402

OWNER: Three Riverfront Properties LP, Cadiz Development-Dallas LLC

APPLICANT: Therme Dallas LLC

REPRESENTATIVE: Victoria Morris, Suzan Kedron [Jackson Walker LLP]

REQUEST: An application for 1) an amendment to Planned Development District No. 800 and for the creation and expansion of new subdistricts therein for specified non-residential uses and 2) a new Specific Use Permit for a pedestrian skybridge on property zoned Planned Development No. 800.

SUMMARY: The purpose of the request is to allow a regional wellness campus.

STAFF RECOMMENDATION: **Approval** of 1) an amendment to PD 800, subject to a development plan, amended Exhibit 800A and 800B, and amended conditions and 2) a new Specific Use Permit for a pedestrian skybridge, subject to a site plan and conditions.

PRIOR CPC ACTION: On July 23, 2026, CPC moved to hold this case under advisement until August 20, 2026.

BACKGROUND INFORMATION:

- The area of request is currently PD 800 and is undeveloped.
- PD 800 was originally established for the Dallas Water Commons and an observation wheel. It currently allows a mix of entertainment, retail, office, lodging, and housing uses with significant design standards.
- The applicant wishes to develop a “regional wellness campus,” which would include a “wellness and education center” as well as allow restaurants, retail, office, hotel, recreation, and multifamily uses.
- As such, applicant requests an amendment to PD 800 to allow for this use and other uses, and to modify certain yard, lot and space regulations pertaining to the use.
- The applicant also proposes to amend the Exhibit 800A, the existing conceptual plan, to change the internal street grid prescribed by PD 800.
- Additionally, the planned regional wellness campus would include a pedestrian skybridge connecting two buildings. As such, the applicant requests a Specific Use Permit for a pedestrian skybridge.
- Since the July 23 CPC hearing, changes have been made to the case. These changes are highlighted in blue to distinguish them from the original proposed changes to the PD conditions.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cadiz Street	CBD Plan	90 feet
Hotel Street	Local street	-
Riverfront Boulevard	Principal arterial; bike plan	130 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Rail
Convention Center Station (Blue/Red lines)
Cedars Station (Blue/Red lines)
DART Bus
Route 308

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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

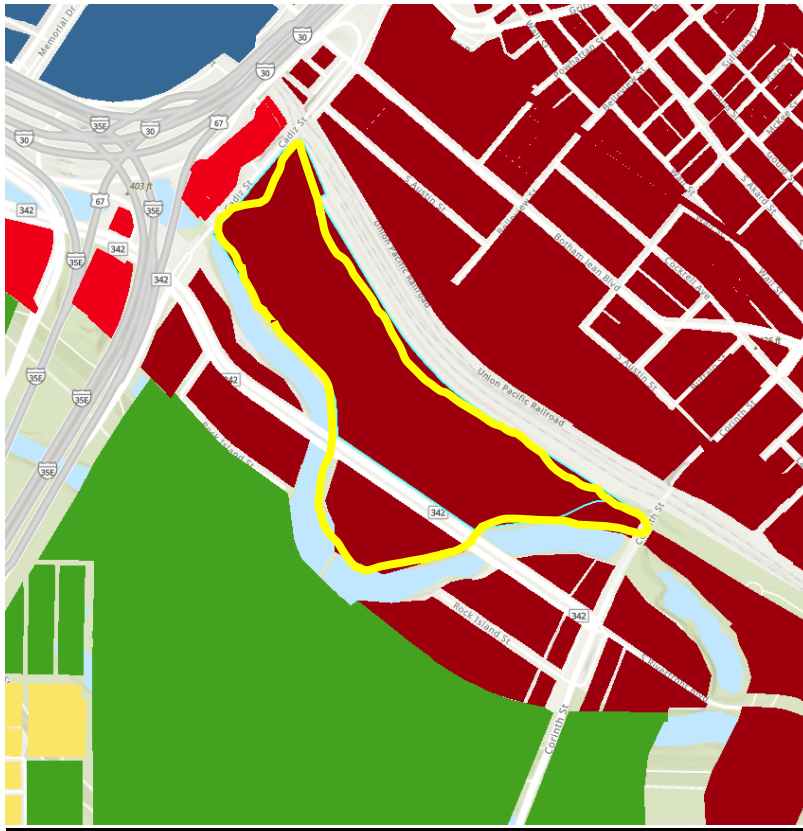
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The area is designated as **Regional Mixed-Use**, which is intended to contain large-scale mixes of primarily retail, residential, office, and other similar uses that attract users from across the city and region. The proposed conditions promote a walkable, pedestrian-friendly environment. As the neighboring areas are also designated Regional Mixed-Use, the proposed scale of development is compatible with the surrounding area.

Placetype Summary

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Land Use:

	Zoning	Land Use
Site	PD 800	Undeveloped
North	PD 317 Subdistrict 3	Mixed-use
South	PD 784 Cedars West	Retail, personal service, restaurant, vehicle sales
East	PD 784 Cedars West, PD 784 Cedars West Subdistrict 3	Various light industrial
West	PD 784 Cedars West	Retail, undeveloped

Land Use Compatibility:

The area of request is undeveloped.

The immediate area along Riverfront Boulevard is a mix of undeveloped land and a mix of industrial, commercial, and retail uses. Along Cadiz Street, the area is largely undeveloped except for a liquor store. Across the Union Pacific Railroad tracks, there are vacant warehouses, followed by a mix of residential, retail, and commercial uses typical of the Cedars.

The proposed development would provide a regional-serving attraction best categorized as a mix of retail and recreation. The broader area is envisioned to be developed as a gateway to the city, with a mix of uses creating a more walkable urban environment. While the scale of some of the proposed development is quite large, the proposed conditions for design standards help promote a more pedestrian-friendly experience. Staff's recommended conditions for sidewalks further improve the walkability of the district and the area. Staff notes that the proposed contractor's maintenance yard is to allow utilization of the site for construction related to Cadiz, Riverfront, and the Water Commons; such use would be subject to a Specific Use Permit (SUP), and the SUP would likely be for a time-limited period.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as

the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

The proposed pedestrian skybridge would connect two buildings together. When these aerial conveyances serve only as connections, they are classified as pedestrian skybridges and require a specific use permit. Given the nature of the surrounding area, staff does not find that the proposed skybridge would be detrimental to the welfare of the surrounding area. While skybridges can sometimes reduce the vibrancy of an urban area, in the case of skybridges connecting buildings within a standalone campus, staff does not foresee that the proposed skybridge would have such an impact.

As such, staff finds that the proposed amendments to PD 800 and the proposed pedestrian skybridge are compatible with the surrounding area.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 800</u>	No min.	No min.	Multifamily: minimum 40 du / ac	Max FAR 20.0	Any legal height	No max
<u>Proposed PD 800 amendment</u>	No min.	No min.	Regional wellness campus: no min. density	Max FAR 20.0	Any legal height	No max

PD 800 includes build-to zones rather than yard setbacks. The build-to zones are as follows, and would not apply to a regional wellness campus:

Riverfront Boulevard: 25 feet
Internal streets: 10 feet
Meanders: 50 feet

Staff notes that the original PD 800 conditions included an exemption for a regional observation campus; as such, the proposed condition simply changes the reference from regional observation campus to regional wellness campus.

Design Standards

The existing PD 800 contains various design standards for structures, listed below. Exemptions made for the regional wellness campus and/or Subdistrict 1 are marked with an asterisk.

Entrances

Street-facing facades must be visible from the street; primary façade and entrance must face street or internal private drive and have improved path connecting to the sidewalk.

Street-facing entrances on Hotel Street, Therme Way, and the meanders must be spaced a maximum of 75 linear feet apart.*

Primary entrances for retail and personal service uses on corner lots may be oriented toward the corner.

Primary entrances for retail and personal service uses must have two or more architectural details.

Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.

Facades

Street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face.*

Street-facing facades over 50 feet in length must have two design elements; facades over 100 feet in length must have four elements. For a regional wellness campus in Subdistrict 1, facades over 100 feet in length must have two elements (changes in plane, architectural details, awnings, etc.)

Storefront treatments

Facades facing Cadiz Street, Hotel Street, Therme Way, the meanders, or Riverfront Boulevard may not have more than 10 continuous linear feet of non-transparent surface.*

Pedestrian amenities must be provided.

Landscaping:

Landscaping must be provided in accordance with PD 800 Section 117. While the PD references Article X as a base, it includes different requirements for tree spacing, street trees, allowable tree species, and requires a landscape plan to be submitted prior to applying for a building permit. The proposed amendment allows for a maximum of 25 percent of required site trees on any lot within Subdistrict 1 to be planted on another lot within the subdistrict.

Parking:

Parking generally must be provided in accordance with Chapter 51A, except that a wellness and education center must provide one space per 300 square feet of floor area. The majority of the site is however located within ½ mile of rail transit.

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 within a “C” MVA area.

List of Officers

Therme Dallas LLC

John Alschuler, Manager

Cadiz Development-Dallas LLC (F/K/A Texas Central Real Estate Asset Management, LLC) and Three Riverfront Properties LP

Jack Matthews, President

Kristian Teleki, Senior Vice President

Adam Miller, Vice President and Treasurer

Phillip Geheb, Vice President and Secretary

PROPOSED PD CONDITIONS

ARTICLE 800.

PD 800.

SEC. 51P-800.101. LEGISLATIVE HISTORY.

PD 800 was established by Ordinance No. 27372, passed by the Dallas City Council on October 22, 2008.

SEC. 51P-800.102. PROPERTY LOCATION AND SIZE.

PD 800 is established on property generally bounded by Riverfront Boulevard, Cadiz Street, Rock Island Street, and the Union Pacific Railroad. The size of PD 800 is approximately 60.59 acres.

SEC. 51P-800.103. DEFINITIONS AND INTERPRETATIONS.

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

(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) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(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) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6) BUILD-TO ZONE means the location [shown on the form-based urban

~~design standards~~] where a street-facing facade must be constructed on a lot.

(7) ~~[EDUCATION CENTER means a facility that provides educational programs, courses, instruction, or skills to the general public on matters related to the observation wheel including but not limited to conservation, local history, science, urban planning, literature, political science, and civics. An education center is not a public, private, or business school.]~~

(8) INTERNAL STREET means a minor street, public or private, that is located within the boundaries of the district.

(9) MEANDERS means those portions of the old Trinity River channel that are outside of the levees.

(10) MEWS means a multimodal street for pedestrian or low-speed vehicular traffic.

~~[(11) OBSERVATION WHEEL means a rotating, vertically oriented, disk-like structure with a minimum height of 380 feet that provides each rider views of surrounding properties from vantage points from the base to the top of the overall structure.]~~

(11) PEDESTRIAN-ORIENTED USE means any retail and personal service, residential, office, ~~or~~ lodging, or wellness and education center use permitted as a main use. A pedestrian-oriented use does not include a commercial parking lot or garage.

~~[(13) PRIMARY STREET means an internal street designated on the conceptual plan that is designed for the highest level of pedestrian activity.]~~

(12) REGIONAL WELLNESS ~~[OBSERVATION]~~ CAMPUS means a development in Subdistrict 1 that contains a wellness and education center ~~[an observation wheel]~~. A regional wellness ~~[observation]~~ campus may also include other supporting uses including, but not limited to restaurant, retail, office, hotel, recreation, multifamily residential ~~[education center]~~, museum, open areas for the operation of food trucks, and other supporting uses.

(13) SECONDARY STREET means an internal street ~~[designated on the conceptual plan]~~ that is a minor street designed for a low level of vehicular activity.

(14) STREET WALL means the vertical plane of facades within a block face that frame the public space.

(15) SUBDISTRICT means one of the subdistricts referred to in Section 51P-800.105 of this article.

(15[17]) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(16) THERME WAY means an internal street designated on the subdistrict boundary map that is designed for the highest level of pedestrian activity.

(17) WELLNESS AND EDUCATION CENTER means a facility of not less than 250,000 square feet of floor area that provides wellness or educational programming, courses, instruction, or skills to the general public on matters related to arts, entertainment, nutrition, fitness, sport or recreational activities, botany, agriculture, greenhouses, vertical farming, or nature, and that provides various wellness activities such as indoor and outdoor pools and beaches, spa or health treatments, saunas and steam rooms, and botanical gardens and terraces. A wellness and education center is not a private recreation center, club, or area, or a public, private, or business school.

(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 nonresidential zoning district.

SEC. 51P-800.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 800A: subdistrict boundary map [conceptual plan].
- (2) Exhibit 800B: regional wellness campus Subdistrict 1 development plan [form-based urban design standards].
- (3) Exhibit 800C: legal descriptions.

SEC. 51P-800.105[4.1]. SUBDISTRICTS [4].

(a) This district has four [one] subdistricts: Subdistrict 1, Subdistrict 2, Subdistrict 3, and Subdistrict 4. The boundaries of each subdistrict [Subdistrict 1] are shown on the subdistrict boundary map [conceptual plan] (Exhibit 800A) and further described in the legal descriptions (Exhibit 800C).

(b) In Subdistrict 1, a wellness and [An observation wheel and an] education center must be constructed in the first phase of development in the regional wellness [observation] campus.

SEC. 51P-800.105. CONCEPTUAL PLAN AND FORM-BASED URBAN DESIGN STANDARDS.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 800A) and the form-based urban design standards (Exhibit 800B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls.

(b) The location of internal streets other than Primary Street and Hotel Street are approximate and may be adjusted in the development plan as long as the block standards in Section 51P-800.120 are met.]

SEC. 51P-800.106. DEVELOPMENT PLAN.

(a) For a regional wellness campus in Subdistrict 1, development and use of the Property must comply with the regional wellness campus development plan (Exhibit 800B). If there is a conflict between the text of this article and the regional wellness campus development plan, the text of this article controls.

(b) For all other subdistricts, except for any use that is permitted by a specific use permit, a [A] development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls. [If there is a conflict between the development plan and the conceptual plan, the conceptual plan controls. If there is a conflict between the development plan and the form-based urban design standards, the form-based urban design standards control.]

(c) [b]) A [The] development plan required by Subsection (b) may be on a single drawing and must clearly indicate:

- (1) any proposed public or private streets and alleys;
- (2) building sites;
- (3) areas proposed for dedication or reserved as parks, open space, parkways, playgrounds, utility and garbage easements, school sites, street widenings, or street changes;
- (4) the points of ingress and egress from existing public streets;

- (5) an accurate survey of the boundaries of the site;
- (6) topography of the site with contour intervals of not less than five feet, or spot grades where relief is limited;
- (7) location of proposed land uses;
- (8) the location of buildings and the minimum distance between buildings and between buildings and property lines, street and alley rights-of-way, and private streets;
- (9) the arrangement of off-street parking and loading, indicated as a ratio of off-street parking and loading area to building area if all off-street parking and loading areas are indicated for the site and there is an example that demonstrates a common feasible method of providing the off-street parking and loading;
- (10) any special traffic regulation facilities proposed or required;
- (11) screening, landscaping, and major tree groupings to be retained if this information is essential to the proper arrangement of the development in relation to adjacent property and internal land uses;
- (12) each phase of development if separate phases are proposed;
- (13) all public and private right-of-way lines and easements;
- (14) location of existing and proposed public and private utilities; and
- (15) build-to zones.

(d[e]) If the director determines that one or more of the items listed in Subsection (c[b]) is unnecessary to allow for a complete review of the proposed development, the director shall waive the required item. In making this determination, the director shall consider existing property conditions and the extent of the changes necessitated by the proposed development.

(e[d]) The commission may require elevations and perspective drawings for buildings more than 12 feet in height that are not used for single family or duplex uses.

~~[(e) The applicant shall submit a preliminary plat with the development plan. The commission shall process the preliminary plat and the development plan simultaneously.]~~

(f) The applicant shall submit a legal instrument establishing a plan for the use and permanent care and maintenance of any common area before the development plan may be approved. The legal instrument must be approved as to form by the city attorney, and by the

commission as to the suitability for the proposed use of the common area.

SEC. 51P-800.107. SITE PLAN.

Except for any use that is permitted by a specific use permit, a [A] site plan that complies with the requirements of this article must be submitted to the building official before an application is made for a building permit. The site plan must include:

(1) existing and proposed building entrances, exits, service areas,
and
windows;

(2) all public and private right-of-way lines and easements;

(3) the location, type, size, and height of perimeter fencing, screening,
and buffering elements proposed or required;

(4) all provisions to be made to direct and detain storm water;

(5) mitigation to erosion during construction;

(6) location, type, orientation, size, and height of light standards;

(7) location of existing and proposed signs;

(8) location of existing and proposed exterior loudspeakers and
sound
amplifiers;

(9) the existing and proposed locations for all mechanical equipment
capable of producing high levels of noise;

(10) pedestrian zones and circulation, including the location and description
of amenities provided, including:

(A) enhanced pavement,

(B) benches,

(C) trash receptacles,

(D) pedestrian street lamps,

- (E) awnings and canopies,
 - (F) bicycle parking, and
 - (G) tree grates;
- (11) demonstration of eligibility for off-street parking reductions if requested by the applicant;
- (12) location of existing and proposed public and private utilities;
- (13) build-to zones and curb lines; and
- (14) any other information that the building official determines is necessary.

SEC. 51P-800.108. MAIN USES PERMITTED.

(a) In general. The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business services uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction or repair.
[SUP. Limited to inside only. Outside storage is prohibited.]
- Job or lithographic printing.
- Medical or scientific laboratory. *[SUP. Prohibited at street level.]*
- Technical school. *[SUP. Prohibited at street level.]*

(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.
- Child-care facility.
- Church.

- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- ~~-- Education center. *[Subdistrict 1 only]*~~
- Hospital.
- Library, art gallery, or museum.
- Public or private school. *[SUP]*
- Wellness and education center. *[Subdistrict 1 only with minimum 250,000 square feet of floor area.]*

(5) Lodging uses.

- Hotel or motel. *[No fewer than 80 guest rooms. Guest rooms are prohibited at street level.]*

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Multifamily.
- Residential hotel.
- Retirement housing.
- Single family. *[A minimum of four single family structures must be attached together.]*

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP. See Section 51A- 4.210(b)(4).]*
- Animal shelter or clinic without outside runs. *[Limited to inside only.]*
- Antique shop.
- Art gallery.
- Art or craft production facility.
- Business school.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
- Commercial amusement (outside). *[Permitted [Only-allowed] in Subdistrict 1 when in conjunction with a regional wellness [observation] campus; SUP required in Subdistrict 2; otherwise prohibited.]*
- Commercial parking lot or garage. *[Permitted by right in Subdistrict 1 when located within a structured parking garage. SUP in all other locations. Limited to structured parking only.]*
- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. *[Uses greater than 50,000 square feet must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 30 feet, measured from the building facade.]*
- General merchandise or food store 100,000 square feet or more. *[SUP. Must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 30 feet, measured from the building facade.]*
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited. Outside display is permitted but must be removed and placed inside a fully-enclosed building at*

the end of each business day.]

- Outside sales. *[In Subdistrict 1 only, SUP. Prohibited in all other locations.]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to inside only. Outside storage prohibited.]*

(11) Transportation uses.

- Helistop. *[SUP]*
- Private street or alley. *[Gated streets are prohibited. Mews may have ballards to prevent vehicular traffic.]*
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(i) and only when integrated into the building facade or when mounted on the roof of a main structure and not visible from the street.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Contractor's maintenance yard. *[SUP in Subdistrict 2; otherwise prohibited.]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(b) Pedestrian-oriented uses.

- (1) Therme Way [Primary Street] and Hotel Street.

(A) Except for ~~uses in~~ a regional wellness campus in Subdistrict 1 and a contractor's maintenance yard or private recreation center, club, or area use in Subdistrict 2, a [A] minimum of 75 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(B) For a regional wellness campus in Subdistrict 1, on the east line of Therme Way, a minimum of 50 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points, visibility triangles, private drives, and open space or landscape areas, must be pedestrian-oriented uses that have an average depth of 30 feet measured from the building facade.

(C) For a regional wellness campus in Subdistrict 1, on the south line of Hotel Street, a minimum of 50 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points, visibility triangles, private drives, and open space or landscape areas, must be constructed to allow for pedestrian-oriented uses with a minimum depth of 20 feet measured from the building facade.

(D) For a contractor's maintenance yard or private recreation center, club, or area use in Subdistrict 2, the requirement for pedestrian-oriented uses may be modified with a specific use permit.

(2) Cadiz Street, Riverfront Boulevard, and the meanders.

(A) Except for ~~[uses in]~~ a regional wellness ~~[observation]~~ campus in Subdistrict 1 and a contractor's maintenance yard or private recreation center, club, or area use in Subdistrict 2, a minimum of 50 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(B) For a contractor's maintenance yard or private recreation center, club, or area use in Subdistrict 2, the requirement for pedestrian-oriented uses may be modified with a specific use permit.

(c) Drive-through uses. To maintain the district's street wall and urban character, drive-through lanes, windows, or services are prohibited.

(d) Commercial amusement (outside) uses.

(1) In general. Except as provided in this subsection, hours of operation are limited to the hours between 9:00 a.m. and 1:00 a.m. (the next day), [11:00 p.m.] Monday through Sunday.

(2) National holidays. On national holidays, hours of operation are limited to the hours between 9:00 a.m. and 2:00 ~~[4:00]~~ a.m. (the next day).

(e) Contractor's maintenance yard. A specific use permit for a contractor's maintenance yard may not be issued for a permanent time period.

SEC. 51P-800.109. 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 uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Private stable.

SEC. 51P-800.110. 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) Front, side, or rear yards. No minimum front, side, or rear yard.

(b) Build-to zone.

(1) In general. Except as provided in this paragraph and for a regional wellness ~~[observation]~~ campus in Subdistrict 1 ~~and a contractor's maintenance yard or private recreation center, club, or area in Subdistrict 2,~~ the ~~[build-to zones are as shown on the form-based urban design standards. The]~~ build-to zone is an area between the property line or right-of-way line and the front building facade. For the meanders, Cadiz Street, and Riverfront Boulevard, an area located within a public utility easement is exempt from the build-to zone requirements.

(2) Build-to zone. ~~[If a build-to zone is not shown on the conceptual plan~~

~~or the form-based urban design standards, t]~~ The maximum build-to zone is as follows:

(A) Riverfront Boulevard: 25 feet.

(B) Hotel Street and Therme Way: 10 feet, except that the build-to zone for a contractor's maintenance yard or private recreation center, club, or area use in Subdistrict 2, may be modified with a specific use permit.

(~~C~~B) Internal streets: 10 feet.

(~~D~~C) The meanders: 50 feet.

(~~E~~D) Build-to zone does not apply to a regional wellness ~~[observation]~~ campus in Subdistrict 1 or a contractor's maintenance yard or private recreation center, club, or area in Subdistrict 2.

(3) Building articulations. Buildings articulations, stairs, and stoops are permitted within the build-to zone.

(4) Facade required within the build-to zone. The minimum amount of lot frontage that must have a facade constructed within the build-to zone is as follows:

(A) Riverfront Boulevard, Hotel Street, and Therme Way ~~[Primary Street]~~: 75 percent.

(B) The meanders: 50 percent.

(C) Secondary streets: 30 percent.

(D) All other internal streets: no minimum required.

(c) Density.

(1) Maximum density. No maximum dwelling unit density.

(2) Minimum density.

(A) For multifamily uses, minimum dwelling unit density is 40 units per acre for each building site.

(B) For a mixed use project, minimum dwelling unit density must be 40 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

$\frac{\text{residential floor area}}{\text{dwelling units total project floor area}} \times 40 \text{ units per acre} \times \text{acres} = \text{required number of}$

(C) For a regional wellness [observation] campus in Subdistrict 1, no minimum density.

(d) Floor area [ratio]. Except as otherwise provided, maximum floor area ratio is 20.0.

(1) Wellness and education center. Minimum floor area for a wellness and education center use is 250,000 square feet.

(e) Height.

(1) Maximum height. Except as provided in this paragraph, maximum structure height is any legal height consistent with the Federal Aviation Administration air space limitations. [For an observation wheel, maximum structure height is 600 feet.]

(2) Minimum height.

(A) Except for structures within a regional wellness [observation] campus in Subdistrict 1 and a contractor's maintenance yard or private recreation center, club, or area in Subdistrict 2, all portions of a main structure must have a vertical facade that meets the following minimum structure heights:

(i[A]) For multifamily uses, minimum structure height is 36 feet.

(ii[B]) For all other uses, minimum structure height is 30 feet, except that for a contractor's maintenance yard, commercial amusement (outside), or private recreation center, club, or area use in Subdistrict 2, minimum structure height may be modified with a specific use permit.

(B) For a regional wellness campus in Subdistrict 1, the main structure must have a vertical facade that has a minimum structure height of 30 feet. Structures that are detached from or accessory to the main structure are not subject to the minimum structure height.

(3) Measurement of height. Height is measured from grade at the abutting street level to the top of the vertical facade.

(4) Occupiable structure above public right-of-way. For a regional wellness campus in Subdistrict 1, the portion of an occupiable structure constructed above the public right-of-way must have a minimum clearance of 18 feet and must not exceed 30 50 feet above

the final clearance height with a maximum width of 50 feet.

(f) Lot coverage. No maximum lot coverage.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) No maximum number of stories.

(2) For structures with multifamily uses, minimum number of stories is three.

(i) Tower coverage. To prevent a canyon effect, [any portion of the building above 75 feet in height may not exceed] the following tower coverage applies [for that block]:

(1) [Block 1 and] Regional wellness campus in Subdistrict 1. [No maximum]
For any portion of the building above 85 feet in height, maximum tower coverage is 50 percent. An
aboveground parking structure may be excluded in determining the percentage of tower coverage.

(2) All other blocks. For any portion of the building above 75 feet in height,
m[M]aximum tower coverage is 50 percent.

(j) Private open space.

(1) Purpose. Open space requirements are intended to provide relief from a dense urban environment, assist with pedestrian movement, and provide connections to public spaces.

(2) Requirements.

(A) Open space is required for all subdivisions. A minimum of five percent of the lot area or building site (minus street right-of-way) must be open space.

(B) Private open space must be developed and maintained by the owner. The general public may be restricted from using the open space.

(C) Except as provided in this paragraph, open space must be unobstructed to the sky.

(D) Open space may not have permanent structures except for [an observation wheel with a minimum clearance of 15 feet in Subdistrict 1 and] structures supporting pedestrian or outdoor recreational uses, including informational or vendor kiosks [that provide information related to the open space]; cabanas; shade structures; [and] security,

audio-visual, or maintenance equipment; architectural elements; building overhangs; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; structures that are not fully enclosed such as canopies, colonnades, pergolas, and gazebos; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features.

(E) ~~[For a regional observation campus in Subdistrict 1,]~~ Open space may contain pavers, sidewalks, seating areas, grass, vegetation, open water, outdoor pools and beaches, botanical gardens, greenhouses, accessible green roofs, and landscaped areas, including those used for food truck parking; or be primarily used as a ground-water recharge area ~~[, may count as open space]~~. Passenger parking areas do not count as open space.

(F) Private open space may consist of the second planting and amenities zone described in Section 51P-800.111(g)(1)(H). ~~Parking areas for food truck are allowed within open space.~~

(k) Publicly accessible open space. For a regional wellness campus in Subdistrict 1, in addition to private open space, a minimum of five percent of the lot area or building site (minus street right-of-way) must be reserved for publicly accessible open space for activity such as active or passive recreation or landscaping and hardscaping, subject to the following:

(1) Except for food trucks, emergency and ground maintenance vehicles, operation or parking of vehicles within publicly accessible open space is prohibited.

(2) Open space may not have permanent structures except for structures supporting pedestrian or outdoor recreational uses, including informational or vendor kiosks; cabanas; shade structures; security, audio-visual, or maintenance equipment; architectural elements; building overhangs; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; structures that are not fully enclosed such as canopies, colonnades, pergolas, and gazebos; city required utilities; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are permitted.

(3) Except as otherwise provided, publicly accessible open space may contain primarily pavers, concrete sidewalks and seating areas, grass, vegetation, open water, pedestrian amenities such as fountains, benches, paths, pedestrian or bicycle trails, or shade structures; or be primarily used as a ground-water recharge area.

(4) Food trucks located in the publicly accessible open space must have access to such publicly accessible open space through an internal private drive or public right-of-way.

(5) Publicly accessible open space may consist of the second planting and amenities zone described in Section 51P- 800.111(g)(1)(H).

(6) Except where shown, the location of the publicly accessible open space is not required to be shown on the regional wellness campus development plan (Exhibit 800B).

SEC. 51P-800.111. SITE LAYOUT AND DESIGN STANDARDS.

(a) Purpose. The site layout and design standards are intended to:

(1) ensure that new development enhances the character of the Trinity River corridor;

(2) ensure that increased density and height provides an urban environment;
and

(3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) Street facing facades must be clearly visible from the street. The primary facade and primary entrance must face the street or an internal private drive and must have an improved path connecting to the sidewalk.

(2) Except for a regional wellness campus in Subdistrict 1, s[Street facing entrances on Hotel Street, Therme Way [Primary Street], and the meanders must be spaced a maximum of 75 linear feet apart. For the purposes of this section, the meanders is considered a street. Street facing entrances may be private entrances, but must have an improved path connecting to the sidewalk. For the meanders, an area located within a public utility easement [or within a regional observation campus in Subdistrict 1] is excluded from the 75 linear feet spacing calculations.

(3) For corner lots, primary entrances for retail and personal service uses may be oriented toward the corner.

(4) Primary entrances for retail and personal service uses must have two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Awning.

- (D) Canopy.
- (E) Decorative elements such as tile work, molding, raised banding, or projected banding.
- (F) Display windows.
- (G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
- (H) Patio.
- (I) Porch.

(5) Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.

(c) Facades.

(1) Except for a regional wellness campus in Subdistrict 1, street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face. Except for a parking structure, for a regional wellness campus in Subdistrict 1, street-facing facades, including street-facing facades of an occupiable structure constructed above the public right-of-way, must be compatible with the architectural design of other street-facing facades within the regional wellness campus.

(2) Street-facing facades exceeding 50 feet in length must have two of the following elements. Except as provided in this subparagraph, street-facing facades exceeding 100 feet in length must have four of the following elements. When a street-facing facade for a regional wellness ~~observation~~ campus in Subdistrict 1 exceeds 100 feet in length, two of the following elements are required. ~~[This subparagraph does not apply to an observation wheel in Subdistrict 1.]~~

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches, a depth of at least eight inches, and may include columns, planters, arches, or niches.

(B) Architectural details such as raised bands, balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) ~~[Change in color.~~

~~(G)]~~ Change in material.

~~(G)~~~~(H)]~~ Change in texture.

~~(H)~~~~(I)]~~ Change in height of at least 10 feet while complying with the minimum structure height. ~~[See Exhibit 800B (form-based urban design standards).]~~

~~(I)~~~~(J)]~~ ~~For a regional wellness campus in~~ ~~[In]~~ Subdistrict 1, form articulation, which may include canted, non- perpendicular, or curving wall forms.

(d) Story dimensions.

(1) A minimum 10-foot floor-to-floor story dimension is required for the ground floor of residential structures.

(2) A minimum 14-foot floor-to-floor story dimension is required for the ground floor of nonresidential structures facing ~~Therme Way~~ ~~[Primary Street]~~. ~~Except as otherwise provided, p~~~~[P]~~arking structures are exempt from this story dimension requirement.

~~(A) For a regional wellness campus in Subdistrict 1, the ground floor of a parking structure must have a minimum 14-foot floor-to-floor story dimension.~~

(e) Storefront treatments.

(1) Except for a regional ~~wellness~~ ~~[observation]~~ campus in Subdistrict 1, for facades facing Cadiz Street, Hotel Street, ~~Therme Way~~ ~~[Primary Street]~~, the meanders, or Riverfront Boulevard, no more than 10 continuous linear feet of a street-fronting, street-level facade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prevent long expanses of walls. This requirement does not apply to ground floor residential uses.

~~(A) For a regional wellness campus in Subdistrict 1, a minimum of 30 percent of the aggregate area for all facades facing Therme Way, Riverfront Boulevard, and the meanders must have a transparent or translucent surface. This requirement does not apply to a parking structure.~~

(2) Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Section 51P-800.113.

(3) Windows on street-fronting, street-level structures with retail or personal service uses must be:

(A) clear and unpainted or made of similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited);

(B) a minimum of 50 percent of the street-fronting, street-level facade;

(C) located a maximum of three feet above the base of the structure;

and

(D) at least 10 feet in height.

(f) Residential garage doors, non-residential loading-area service doors, and commercial parking garage entrances.

(1) Residential garage doors for individual dwelling units may not face Therme Way [Primary Street], Cadiz Street, Hotel Street, or Riverfront Boulevard.

(2) Except for a regional wellness campus in Subdistrict 1, n[N]on-residential loading-area service doors may not face the meanders, Therme Way [Primary Street], Cadiz Street, Hotel Street, or Riverfront Boulevard.

(3) A commercial parking garage vehicular entrance gate may face any street.

(4) A commercial parking garage vehicular entrance gate must be designed to provide adequate queuing area to prevent traffic hazards and stacking on streets.

(g) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height above grade.

(D) Lamp fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(E) Except as provided, pedestrian amenities must be provided on each block and must be located within the curb-to-building area.

(F) For the meanders, pedestrian amenities must be provided on each block and must be located within the build-to zone or may be on public property in the meanders if approved by the director of public works and transportation.

(G) For Cadiz Street, pedestrian amenities must be provided on each block and located within the build to zone.

(H) For Riverfront Boulevard, pedestrian amenities must be provided on each block and must be located within either or both of the two planting and amenities zones. The first planting and amenities zone begins at the street curb and extends to a depth of five feet. The second planting and amenities zone begins at the end of the sidewalk and extends to a minimum depth of 10 [six] feet with an average depth of 25 feet, excluding vehicular ingress and egress points, visibility triangles, and screened loading areas. The second planting and amenities zone may consist of private open space described in Section 51P-800.110(j) and publicly accessible open space described in Section 51P-800.110(k).

(I) Pedestrian or bicycle trails. For a regional wellness [observation] campus in Subdistrict 1, the following standards apply:

(i) A 10-foot-wide pedestrian or [and] bicycle trail must be provided from the southern line of Riverfront Boulevard along [to] the southern [western] perimeter boundary of Subdistrict 1 abutting the meanders, as shown on the regional wellness campus development plan (Exhibit 800B).

(ii) A 10-foot-wide pedestrian or bicycle trail must be provided from the northern line of Riverfront Boulevard along the western boundary of Subdistrict 1 abutting the meanders, as shown on the regional wellness campus development plan (Exhibit 800B). Such trail is not required if, at the time of building permit for development of a regional wellness campus in Subdistrict 1, a building permit has not been obtained for the following:

(aa) construction of Hotel Street; and

(bb) construction of a signalized crosswalk on Riverfront Boulevard that provides direct access to the pedestrian or bicycle trail described in Paragraph (i).

(iii) A 10-foot-wide pedestrian or bicycle trail must be provided from the northern line of Riverfront Boulevard along the eastern boundary of Subdistrict 1 abutting the meanders, as shown on the regional wellness campus development plan (Exhibit 800B). Such trail is not required if, at the time of building permit for development of a regional wellness campus in Subdistrict 1, a building permit has not been obtained for the following:

(aa) construction for the development of Subdistrict 3;

and

(bb) construction of a signalized crosswalk on Riverfront Boulevard that provides direct access to the pedestrian or bicycle trail described in Paragraph (i).

(iv) If the pedestrian or bicycle trail described in subparagraph (ii) or subparagraph (iii) is not required pursuant to the conditions delineated in each subparagraph, the area for such pedestrian or bicycle trail must be retained as publicly accessible open space.

(v) Fences and screens are prohibited across the pedestrian or [and] bicycle trail or across any other pedestrian or [and] bicycle access to Subdistrict 1.

(2) Cadiz Street, Hotel Street, Riverfront Boulevard, Therme Way [Primary Street], and the meanders.

(A) The following pedestrian amenities must be provided:

(i) at least one bench per 250 [400] feet of street frontage;

(ii) at least one trash receptacle per 250 [400] feet of street frontage; and

(iii) at least one free-standing or wall-mounted street lamp[s] per 50 feet of street frontage [as specified in the form-based urban design standards].

(B) At least one of the following pedestrian amenities must be provided on each block:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 250 [400] feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(iv) Enhanced landscaping, which may include additional trees, plantings, landscaped berms, etc., as approved by the director.

(3) All other internal streets. The following pedestrian amenities must be provided:

(A) at least one free-standing street lamp, street light suspended between structures, or wall-mounted street lamp per 60 feet of street frontage; and

(B) at least one trash receptacle per 250 ~~[100]~~ feet of street frontage.

(4) Maintenance.

(A) A maintenance agreement for the street trees and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowners' association, merchants' association, or the property owner.

(B) The pedestrian amenities must be maintained in a state of good repair and neat appearance.

(h) Driveway design.

(1) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(2) Curb cuts must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage. (Ord. Nos. 27372; 31025)

SEC. 51P-800.112. STREET AND SIDEWALK STANDARDS.

(a) Street standards.

(1) Applicability. These street standards apply to internal streets only.

(2) Construction standards. Internal streets must be built in accordance with this subsection and with the right-of-way standards and pavement widths shown in the street sections in the form-based design standards. Curb neck-downs and landscape islands are

permitted in the area designated for on-street parking.

(3) Street sections.

(A) Therme Way [Primary Street]. Minimum right-of-way is 100 [126] feet with a minimum pavement width of 66 [96] feet from back-of-curb to back-of-curb. A lay-by lane or bus lane with a maximum length of 200 feet and a minimum width of 11 feet may be provided between back-of-curb and the vehicular travel lane.

(B) Hotel Street. Minimum right-of-way is 80 [64] feet with a minimum pavement width of 42 [44] feet from back-of-curb to back-of-curb. Parallel on-street parking spaces with a minimum width of eight feet may be provided between back-of-curb and the vehicular travel lane, with a tree planting or other amenity zone every 50 feet.

(C) Riverfront Boulevard. Minimum right-of-way is 130 feet. A median with a minimum width of 25 feet must be located at the centerline of the right-of-way. Each directional-bound pavement area must have a minimum width of 33 feet from back-of-median-curb. A bike lane with a minimum width of six feet and a buffer zone with a minimum width of five feet must be provided between back of curb and the vehicular travel lane.

(D[C]) Secondary streets. Minimum right-of-way is 44 feet with a minimum pavement width of 24 feet from back-of-curb to back-of-curb.

(E[D]) Mews. Minimum right-of-way is 20 feet. Mews may not be gated to pedestrians.

(b) Sidewalk standards.

[(1) Applicability. The sidewalk standards in the form-based urban design standards apply to Primary Street, Hotel Street, Cadiz Street, Industrial Boulevard, the secondary streets, and the meanders.]

(1[2]) Hotel Street, mews, and secondary streets. Minimum sidewalk width is 10 feet with a minimum unobstructed width of six feet. A minimum six-foot wide planting zone must be provided between the back of the projected curb and the sidewalk.

(2[3]) Cadiz Street and Therme Way [Primary Street]. Minimum sidewalk width is 10 [15] feet with a minimum unobstructed width of six [10] feet. A minimum six-foot wide planting zone must be provided between the back of the projected curb and the sidewalk, except where a utility conflict exists.

(3[4]) Riverfront Boulevard. Minimum sidewalk width is six [10] feet. A minimum five-foot wide planting zone must be provided between the back of the projected

curb and the sidewalk, except where a utility conflict exists. A minimum five-and-one-half-foot bike lane with a minimum 12-inch wide rumble strip must be provided between the sidewalk and the planting zone. The sidewalk must be located between the two planting and amenities zones described in Section 51P- 800.111(g)(1)(H).

(4[5]) The meanders. Minimum sidewalk width is 12 10 [15] feet with a minimum unobstructed width of eight six [10] feet. The sidewalk may be located in the meanders only if approved by the director of public works and transportation.

(5[6]) Curbs and grates. Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(6[7]) Waiver. Sidewalk waivers are not permitted.

(c) Ingress and egress points. Ingress and egress points must be [not] shown on [the conceptual plan may be approved if shown in] a development plan. For a regional wellness campus in Subdistrict 1, the locations of ingress and egress points, as shown on the regional wellness campus development plan (Exhibit 800B), are approximate and may be relocated at time of site plan submittal.

(d) Fire lanes. Subject to the approval of the fire department chief, for a regional wellness campus in Subdistrict 1, the use of permeable, pervious, vegetated, or other driving surface materials with load-bearing capacity for emergency vehicles and fire apparatuses are encouraged for the construction of fire lanes that abut the meanders.

(e) Subdistrict 1 developer report. Within one year of issuance of the final certificate of occupancy for any structure within a regional wellness [observation] campus, the property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine what infrastructure improvements are needed, if any, following the procedure set forth in Section 51A-1.109. (Ord. Nos. 27372; 31025)

SEC. 51P-800.113.

VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) Except at internal streets intersecting Riverfront Boulevard or Cadiz Street, the visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) At internal streets intersecting Riverfront Boulevard or Cadiz Street, the visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection. (Ord. Nos. 27372; 31025)

SEC. 51P-800.114. PARKING AND LOADING.

(a) Required parking. Except as provided in this [sub]section, the number of off-street parking spaces required for each use is the lesser of the specific off-street parking requirements for each use in Division 51A-4.200 or the specific off-street parking requirements in this subsection. ~~[one off-street parking space for each 300 square feet of floor area is required.]~~

(1) Antique shop, art gallery, art or craft production facility, or furniture store use. One space per 1,000 square feet of floor area is required.

(2) Hotel use. One-half space per guest room plus one space per 200 square feet of meeting room is required.

(3) Alcoholic beverage establishment, commercial amusement (inside) for a dance hall, and restaurant use. One space per 150 square feet of floor area is required.

(4) Office use. One space per 400 square feet of floor area is required.

(5) Single family use. One space per dwelling unit with one or fewer bedrooms is required; two spaces per dwelling unit with more than one bedroom are required.

(6) Multifamily use. One space per dwelling unit with one or fewer bedrooms is required. One-and-a-half space per dwelling unit with two bedrooms and one-half space for each additional bedroom is required.

(7) Theater use. One space per 42 square feet of seating area.

(8) Wellness and education center use. One space per 300 square feet of floor area.

(b) The off-street parking requirement for any use that is permitted by a specific use permit may be established in the ordinance granting the specific use permit. ~~[Handicapped parking. If more than 10 off-street parking spaces are required, handicapped parking must be provided in accordance with Section 51A-4.305.]~~

(c) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and complies with Division 51A-4.320.

(2) On-street parking.

(A) Except as provided in this paragraph, parallel and angled parking spaces are permitted ~~[as shown on the form-based urban design standards]~~.

(B) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Cadiz Street and Riverfront Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the director of public works and transportation.

(C) On-street parking spaces on internal streets are prohibited within 60 feet of Cadiz Street or Riverfront Boulevard.

(D) On-street parking on Therme Way ~~[Primary Street]~~ is prohibited within 150 feet of Riverfront Boulevard.

(E) On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

(F) On-street parking must be striped in accordance with standard city specifications.

(G) Except as provided in this paragraph, on-street parking spaces abutting building sites may be counted toward the off-street parking requirement of nonresidential and multifamily uses on that building site.

(i) On-street parking spaces may not be used to reduce the required parking for more than one use.

(ii) 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.

(H) For purposes of this district, bus lanes, lay-by-lanes, and passenger loading areas are not considered on-street parking.

(d) Special parking.

(1) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(2) Packed parking. Required off-street parking may be special parking, including packed parking that complies with Section 51A-4.329.

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

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

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(D) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	60%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(4) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(e) Fees. A property owner may charge occupants and customers a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(f) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. The pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide.

(g) Parking adjacent to Cadiz Street. A maximum of 20 parking spaces may be located between the street-facing building facade and the property line adjacent to Cadiz Street ~~[on Blocks 1 and 11 as shown on the conceptual plan]~~.

(h) Off-street parking in Subdistrict 1.

(1) Required parking may be located in a commercial parking lot or garage located within Subdistrict 1 ~~[or within 1,000 feet of Subdistrict 1]~~.

(2) A fee may be charged for use of required off-street parking spaces for any use within a regional wellness ~~[observation]~~ campus.

(3) Special parking may account for 100 percent of the off-street parking required for any use within a regional wellness ~~[observation]~~ campus.

~~(4) For purposes of required off-street parking, Subdistrict 1 is considered one lot.~~

~~(5) For purposes of calculating required off-street parking in Subdistrict 1, areas used for mechanical equipment and areas that are not accessible to the general public are excluded from the floor area calculation.~~

~~[(i) Bicycle parking for a regional observation campus in Subdistrict 1. A minimum of 50 percent of the required bicycle parking spaces must qualify as class II bicycle parking.]~~

SEC. 51P-800.115.

SCREENING REGULATIONS.

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) Except at pedestrian openings and ingress and egress points, a minimum

four-foot-high fence must be provided along the perimeter of surface parking lots that abut a right-of-way. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry and metal. To prevent visual monotony, at least 20 percent of a fence longer than 200 feet must have alternate materials, alternate textures, combination of materials, gates, offsets, openings, or landscape area between the fence and the sidewalk. Landscape areas must be a minimum of two-and-one-half feet wide and include a combination of ground cover, shrubs, and trees.

(c) Commercial parking garage structures.

(1) Except for a regional wellness campus in Subdistrict 1 and as otherwise provided in this subsection, an aboveground parking structure must have a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the closest main structure. Breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in a parking structure facade may not exceed 50 percent of the total parking structure facade area. Parking structure facades abutting a railroad right-of-way are not required to have matching facade appearance.

(2) For a regional wellness campus in Subdistrict 1, an aboveground parking structure must be architecturally screened, except that parking structure facades abutting a railroad right-of-way are not required to have a matching facade appearance. Openings in a parking structure facade may not exceed 60 percent of the total parking structure facade area and must provide screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights. Breaks in the exterior parking structure facade not exceeding 50 feet in width are permitted at driveway and entryway locations. Light fixtures that are internal to an aboveground parking structure and visible from the centerline of the adjacent public right-of-way must be designed and located to minimize glare. In this subsection, ARCHITECTURALLY SCREENED means screening such as perforated metal, mesh, louvers, wood slats, or a similar architectural treatment that is integrated into the facade design.

(d) Off-street loading spaces.

(1) Loading spaces.

(A) Except for a regional wellness campus in Subdistrict 1, l[oadi]ng spaces must be screened with a solid fence~~or landscaping~~.

(i) For a regional wellness campus in Subdistrict 1, loading spaces facing Therme Way and Riverfront Boulevard must be screened with a minimum six-foot solid fence or wall and landscaping materials, a mural, or other similar treatment. Loading doors

must have a minimum setback of 25 feet. The maximum driveway width for vehicular access to a loading area is 30 feet.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; ~~[or]~~ wood; or similar materials to the main structure.

(C) Except for a regional wellness campus in Subdistrict 1, s[S]creening must be at least as high as the objects being screened, but not less than six feet in height.

(D) Uses in Subdistrict 1 may share loading spaces.

(2) Dumpsters and garbage storage areas.

(A) Dumpsters and garbage storage areas must be screened on all sides with a solid fence, except that one side may be a gate.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; ~~[or]~~ wood; or similar materials to the main structure.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height.

(e) Partially sight-obscuring fencing.

(1) Except as provided in this section, fencing within the build-to zone along Cadiz Street, Hotel Street, Riverfront Boulevard, and Therme Way ~~[Primary Street]~~ must be no more than 50 percent sight-obscuring.

(2) Except for a regional wellness campus in Subdistrict 1, Fencing in the landscape and stoop area may not exceed five feet in height and must be no more than 50 percent sight-obscuring.

(3) For a regional wellness campus in Subdistrict 1, fencing within the build-to zone and in the landscape and stoop area may exceed five feet in height and be more than 50 percent sight-obscuring, provided such fencing is screened with landscape materials that are at least one-half the height of the fencing.

SEC. 51P-800.116.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-800.117. LANDSCAPING.

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

(b) Tree spacing. Trees must be planted no closer than two-and-a-half feet on center from the back of curb and must be spaced as uniformly as practicable. Large trees must be planted no closer than eight feet on center from a building wall and no closer than 20 feet on center from another large tree.

(c) Street trees.

(1) Location.

(A) ~~[Except as provided in this section, s]~~ Street trees must be planted in the planting zone, except where utilities or overhead structures conflict in which case two small trees may be substituted for each large tree or medium tree ~~[provided as shown on the form-based urban design standards].~~

(B) For Riverfront Boulevard, street trees must be planted in either or both of the planting and amenities zones described in Section 51P-800.111(g)(1)(H).

(C) Street trees may be counted towards site tree requirements.

(2) Number and size of trees required. The number and type of street trees is determined by street type adjacency.

(A) Therme Way ~~[Primary Street]~~. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage. ~~[A maximum of 25 percent of the required street trees may be planted in the Primary Street median.]~~

(B) Cadiz Street and Riverfront Boulevard. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage.

(C) Hotel Street. One street tree having a caliper of at least three inches must be provided for each 50 feet of street footage.

(D) Secondary streets. One street tree having a caliper of at least two inches must be provided for each 30 feet of street frontage.

(3) Tree species. Required street trees must be a species listed in this subsection. Street trees are required to be large or medium trees. The following tree

species are also recommended for use as non-required trees:

Cedar elm
'Shumard' red
oak [Chinese
pistachio]
Sweetgum
Bald cypress
Lacebark elm
Caddo maple
Chinquapin
oak Mexican
plum Texas
persimmon
Desert willow
Redbud
Crape myrtle
Yaupon holly
Possumhaw
'Highrise' live
oak Pond
cypress

(d) Site trees. For a regional wellness campus in Subdistrict 1, required site trees must be a species that is native or well-adapted to North Texas. A maximum of 25 percent of the required site trees on any lot for a regional wellness campus in Subdistrict 1 may planted on another lot within the subdistrict.

(e) Tree survey. A tree survey must be submitted to the building official before any demolition or construction activity may occur on the Property.

(f) Landscape plan. A landscape plan that complies with the requirements of this article the must be submitted to the building official before an application is made for a building permit. The landscape plan must include:

- (1) date, scale, and north point;
- (2) names, addresses, and telephone numbers of both the property owner and the person preparing the plan;
- (3) location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the zoning classification of adjacent properties, and a vicinity map;
- (4) approximate centerlines of existing water courses; location of the 100-

year flood plain; and approximate location of significant drainage features;

(5) location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;

(6) project name, **Therme Way** ~~[primary street]~~ address, and lot and block description;

(7) location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours); and the location of existing and proposed loading and garage storage areas;

(8) locations and dimensions of proposed landscape buffer strips;

(9) a complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container and caliper sizes at installation, heights, spread, and spacing;

(10) location and type of all existing trees over six inches in caliper on the lot and the location of all trees to remain on the building site, in the adjacent right-of-way, or within 15 feet of adjacent property, as well as plans to protect trees from damage during construction;

(11) a complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas, and the number and location of required off-street parking and loading spaces;

(12) location of existing and proposed public and private utilities;

(13) size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features;

(14) a description of proposed watering methods **and, if applicable, irrigation requirements described in Section 51P.800.118(g)(7)(C);**

(15) location of visibility triangles on the lot (if applicable);

(16) location and dimensions of pedestrian amenities and enhanced pavement;

(17) adjacent parkway area and any landscaping within the parkway area;

(18) **green infrastructure site development strategies, as defined in Chapter 51A-10.101(24), if applicable;**

(19) bird protection strategies and locations, if applicable; and

(20~~18~~) any other information that the building official determines is necessary.

(g~~f~~) Additional landscaping provisions.

(1) Planting areas in curb-protected landscaping islands must be covered with ground cover, natural mulch, crushed rock, or natural plant materials.

(2) Surface parking spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas must be planted in minimum five-foot by five-foot tree diamonds or in a landscaping island greater than five-foot by five-foot area that is protected with curbing.

(3) Article X design standards may be provided in the adjacent parkway.

(4) Irrigation systems that use and promote water conservation are encouraged.

(5) Use of structural soil systems is encouraged for providing root expansion areas.

(6) All planting areas along the meanders must consist of plant species that are native or well-adapted to North Texas.

(7) For a regional wellness campus in Subdistrict 1, the following must be provided:

(A) green infrastructure site development strategies, as defined in Chapter 51A-10.101(24);

(B) bird protection strategies on exterior facades, including exterior facades of an occupiable structure constructed above the public right-of-way, such as fritted glass, decorative screening or cladding, shading devices, or dark-sky compliant exterior lighting; and

(C) implementation of irrigation tools for maintenance of landscaping and plantings, which may include landscaping and plantings that are located within a structure, including:

(i) Drip irrigation;

(ii) Reuse of condensate from base building HVAC cooling coils that are greater than 25 tons. Excess condensate will be discharged to sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs of the project; and

(iii) Detention and rainwater harvesting.

(iv) Traditional irrigation systems and tools may be implemented in addition to those described in this paragraph.

SEC. 51P-800.118. PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping and pedestrian amenities requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems or pedestrian amenities, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000

annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(b) Parkway landscape permit.

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

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

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

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

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

SEC. 51P-800.119. SIGNS.

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

(b) Detached signs prohibited. Except for A-frame signs and movement control signs for parking and for a regional **wellness** **[observation]** campus in Subdistrict 1, detached signs are prohibited.

(c) Signs in the public right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(d) A-frame signs. The following regulations apply to A-frame signs:

- (1) A-frame signs may identify a business use.
- (2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.
- (3) The maximum effective area for each side of an A-frame sign is 1,200 square inches.
- (4) An A-frame sign for a particular use may only be displayed during the hours of operation for that use.
- (5) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
- (6) Only one A-frame sign is permitted for each business use.
- (7) A-frame signs must be separated by a minimum of 50 feet.

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

(e) Blade signs.

(1) Blade signs are permitted.

(2) Blade signs may not be internally illuminated.

(3) Blade signs may be horizontal or vertical.

(4) There is no limit on the number of blade signs.

(5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no closer than 12 feet and no further than 25 feet from street level.

(7) A blade sign cannot project more than three feet into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.

(f) Subdistrict 1.

(1) Business sign district.

(A) Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII.

(B) Attached signs within 100 feet of private property in a non-business zoning district or a public park of more than one acre are not required to comply with the provisions for non-business zoning districts in Article VII.

(C) For purposes of subdivision signs, Subdistrict 1 is considered a business park.

(2) Signs located in the public right-of-way. All signs located in or intruding into the public right-of-way must be approved by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense.

~~[Observation wheel. For an observation wheel, the following provisions apply to signs attached to each side of the wheel.~~

~~(A) Text and logos are permitted for a maximum of 15 minutes per hour.~~

~~(B) Each display must last a minimum of 20 seconds, a maximum of 30 seconds, there must be a minimum of 60 seconds between displays, and displays must occur in a uniformly spaced frequency throughout each hour.~~

~~(C) Change of display must be accomplished within two seconds.~~

~~(D) Change of message must occur simultaneously on the entire sign face.~~

~~(E) No flashing, dimming, brightening, or rotating of message is permitted except to accommodate change of message.~~

~~(F) Display message lighting is limited to displays from light emitting diode (LED) and digital lights, or their equivalency, affixed to and coordinated among separate wire, metal, or cable spokes rather than within display cabinets or screens affixed within the circumference of the observation wheel for purposes of containing an aggregated letter, word, logo, message, or display.~~

~~(G) The number of spokes which may be lit to display messages is limited to 96 per facade.~~

~~(H) Except for national holidays, the hours signs may be illuminated are between one half hour before sunset and 11:00 p.m. On national holidays, the hours signs may be illuminated are between one half hour before sunset and 1:00 a.m. (the next day).~~

~~(I) Signs must automatically adjust the sign brightness so that the brightness level of the sign is no more than 0.3 footcandles over ambient light conditions at a distance that is equal to the square root of the effective area multiplied by 100 from the sign; must be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions; and may not increase the light level on a lot in a residential district over ambient conditions without the digital display, measured in footcandles at the point closest to the sign that is five feet inside the residential lot and five feet above the ground. Before the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that:~~

(i) The light intensity has been factory programmed to comply with the maximum brightness and dimming standards in this subsection; and

(ii) The light intensity is protected from end-user manipulation.

(J) The facade area of the observation wheel includes the omitted areas within the observation wheel circumference.

(K) The maximum effective area of text and logos is 40 percent of the facade area. In this paragraph, for purposes of calculating the effective area of logos, the EFFECTIVE AREA means the area within a minimum imaginary circle that fully contains all the extremities of the logo.]

SEC. 51P-800.120. PLATTING.

(a) Turnarounds.

[(1)] Fire department-approved turnarounds or fire access easements are required if street connections are not provided by abutting property owners.

[(2) Dead-end street requirements in Section 51A-8.506 may not be waived.]

(b) Block standards. The following block standards apply during the platting process.

(1) Except as provided in this subsection, blocks fronting on Hotel Street must be a minimum length of 200 feet [maximum block length is 1,500 [600] feet], measured along the inner edge of each street right-of-way from the point of one block break to the point of the next block break, and Hotel Street must be divided by no fewer than three block breaks, each of which must consist of an internal street, a secondary street, a meander, or a pedestrian trail.

(2) For a regional wellness campus in Subdistrict 1, no maximum block length, as shown on the regional wellness campus development plan (Exhibit 800B). [A maximum block length of 800 feet is permitted if:

(A) at least one mid-block sidewalk is provided that connects to at least two streets and has a minimum unobstructed width of eight feet; or

(B) at least one midblock plaza is provided that is a minimum of 20 feet by 20 feet, abuts a street, and connects to a midblock crosswalk. The midblock plaza size requirement may include the sidewalk.

~~(3) For Subdistrict 1, no maximum block length.]~~

(c) Right-of-way. At the time of platting, sufficient right-of-way must be provided to allow for required traffic improvements in Section 51P-800.122.

SEC. 51P-800.121. DART STATION PEDESTRIAN CONNECTION.

(a) The purpose of this section is to facilitate pedestrian activity by providing a safe and direct pedestrian link from the Property to the Cedars DART light rail station. This section works in conjunction with the site layout and design standards in Section 51P-800.111; the street and sidewalk standards in Section 51P-800.112, which promote pedestrian connectivity to mass transit; and the parking reductions in Section 51P-800.114, which are predicated on access from the Property to mass transit.

(b) If the director determines that pedestrian access from the Property to the Cedars DART light rail station is necessary, the property owner must provide a publicly dedicated area on the Property that allows for construction of an access point to a pedestrian bridge from the Property to the Cedars DART light rail station. (Ord. 27372)

SEC. 51P-800.122. [TRAFFIC IMPROVEMENTS.]

~~(a) Traffic signals must be provided at the intersection of Cadiz Street and Hotel Street before the issuance of a certificate of occupancy for the 786th dwelling unit or 135,000 square feet of retail and lodging uses on Blocks 1, 2, 3, 4, 9, 10, and 11 combined as shown on the conceptual plan.~~

~~(b) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 1,001st dwelling unit or 200,000 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:~~

~~(1) traffic signals at the intersection of Riverfront Boulevard and Primary Street; and~~

~~(2) a median opening and double left turn lanes with a minimum storage length of 200 feet on southbound Riverfront Boulevard at Primary Street.~~

~~(c) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 2,601st dwelling unit or 395,500 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:~~

~~(1) traffic signals at the intersection of Riverfront Boulevard and~~

~~Driveway~~
~~No. 3; and~~

~~(2) a median opening and left turn lanes (northbound and southbound) with a minimum storage length of 150 feet on Riverfront Boulevard at Driveway No. 3.~~

~~(d) A median opening and left turn lanes with a minimum storage length of 200 feet must be provided on northbound Riverfront Boulevard at Primary Street before the issuance of a certificate of occupancy on Block 12 as shown on the conceptual plan.~~

~~SEC. 51P-800.123.~~ 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.

~~[(e) A completion bond must be submitted to and approved by the director before a building permit may be issued for an observation wheel.]~~

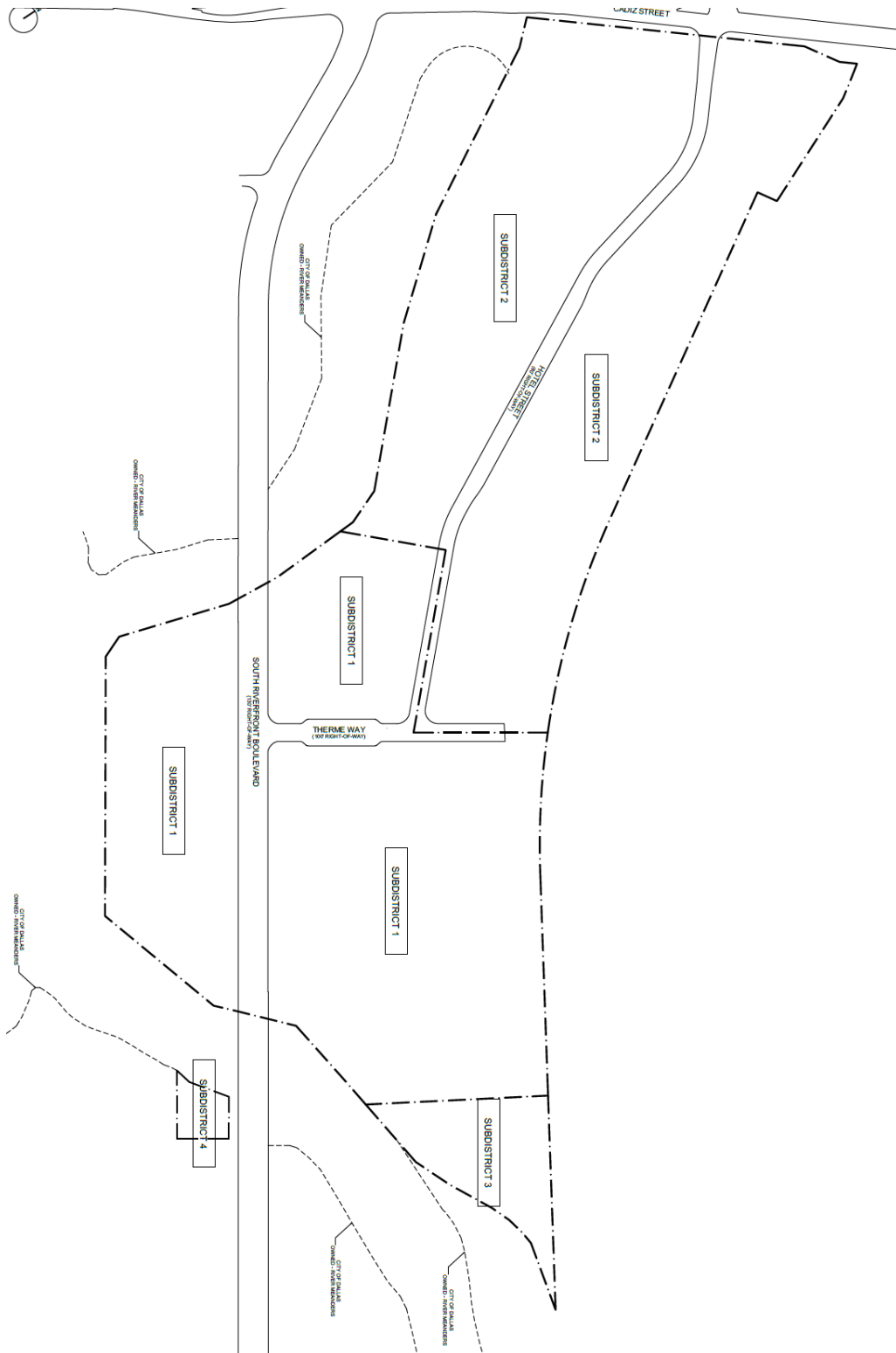
SEC. 51P-800.123~~3~~[4]. COMPLIANCE WITH CONDITIONS.

(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.

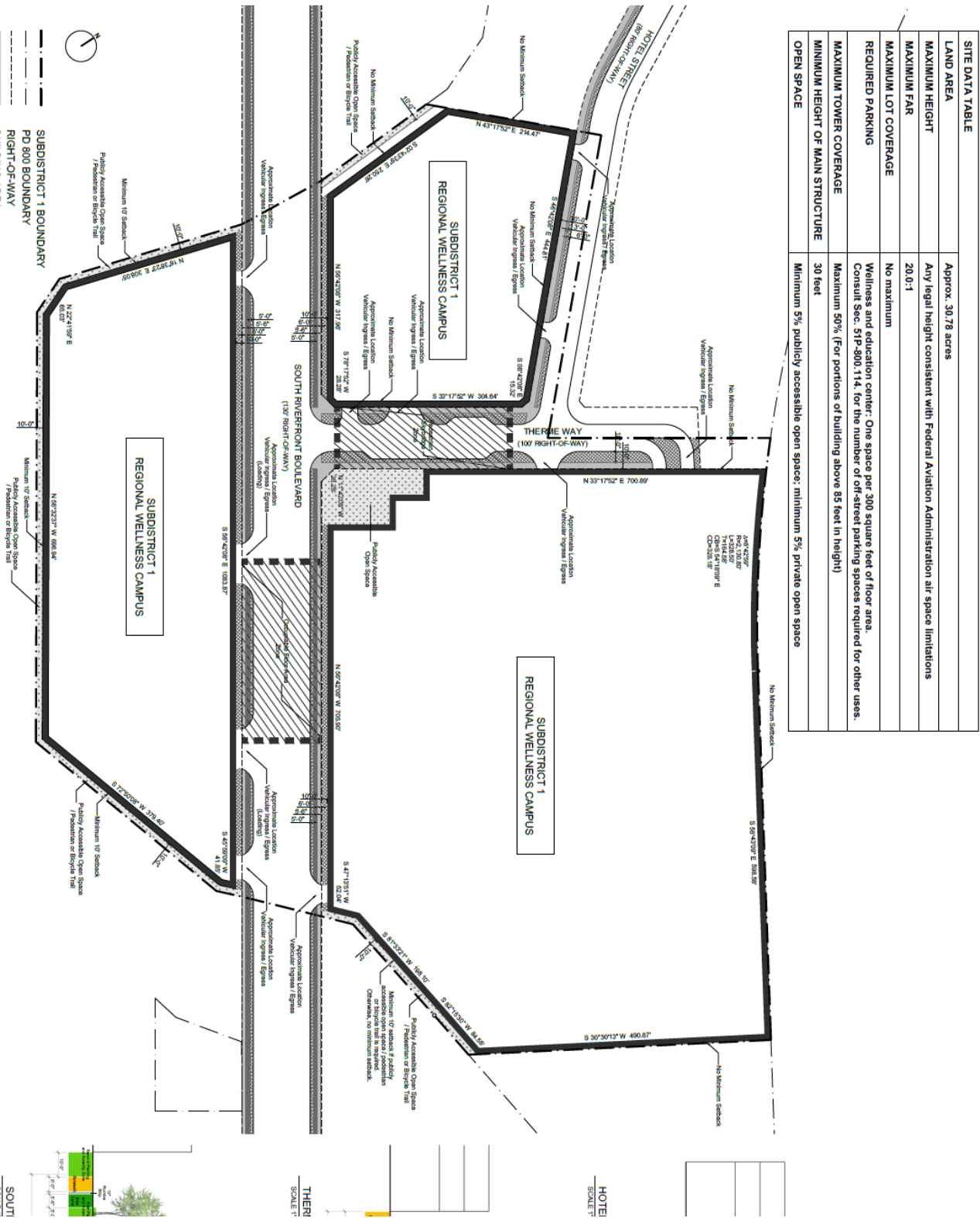
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



PROPOSED SUBDISTRICT MAP EXHIBIT 800A



PROPOSED DEVELOPMENT PLAN EXHIBIT 800B



APPLICANT'S PEDESTRIAN SKYBRIDGE STATEMENT OF NEED

The pedestrian skybridge is a necessary and integral component of the future development of the Property as a regional wellness campus and will support the future development of Planned Development District No. 800 ("PD 800") as a high-density mixed-use zoning district.

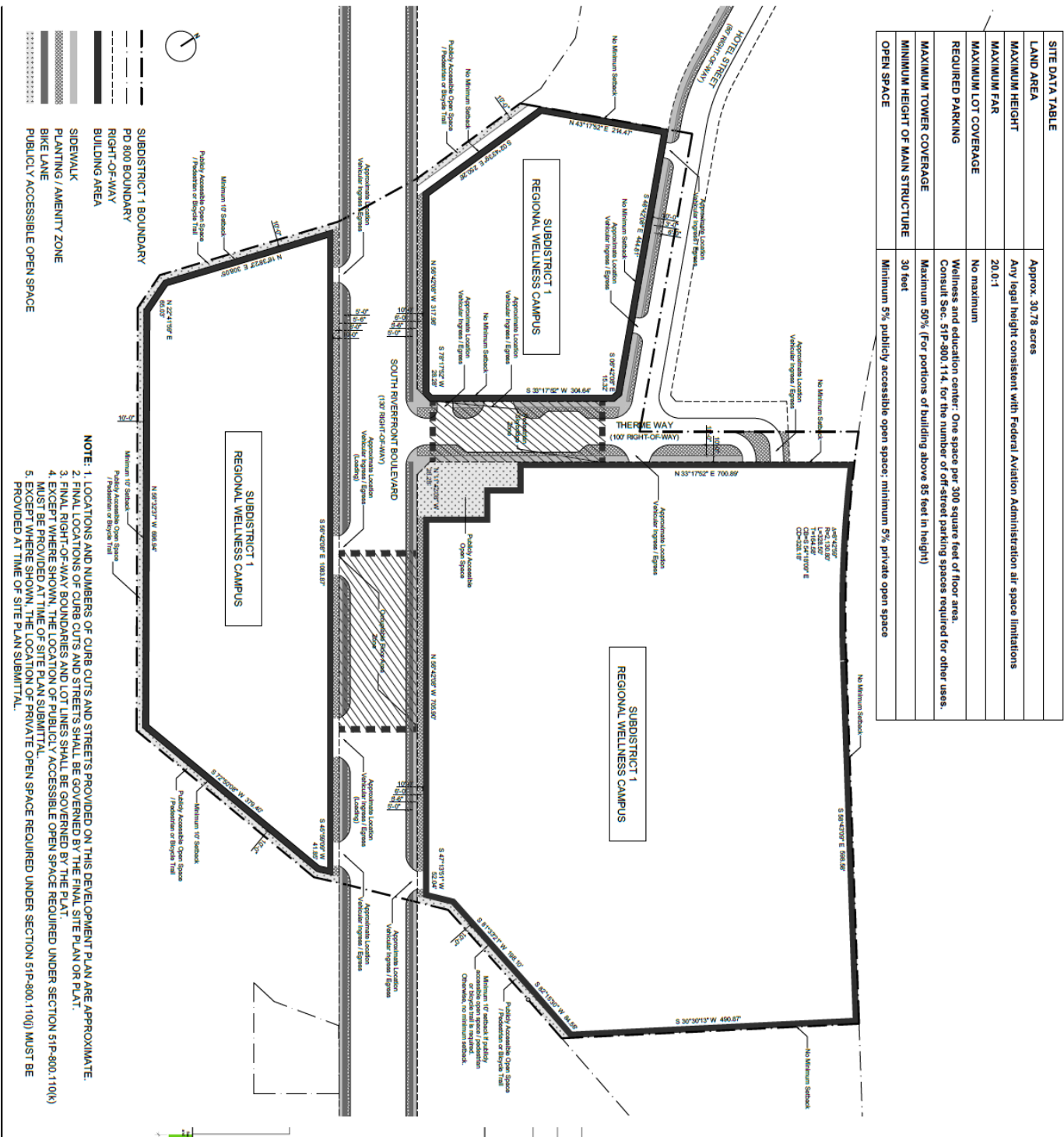
The regional wellness campus will welcome thousands of visitors to the Property each day, a significant portion of which will include multi-generational visitors and families with small children. The proposed pedestrian skybridge is distinct from other pedestrian skybridges in the City of Dallas, as the regional wellness campus has unique safety and accessibility considerations for its visitors who will bring personal belongings (such as swimsuits, towels, clothing, and other personal items essential to the wellness experience) with them when visiting the Property. As such, multiple methods of pedestrian access to the Property are necessary.

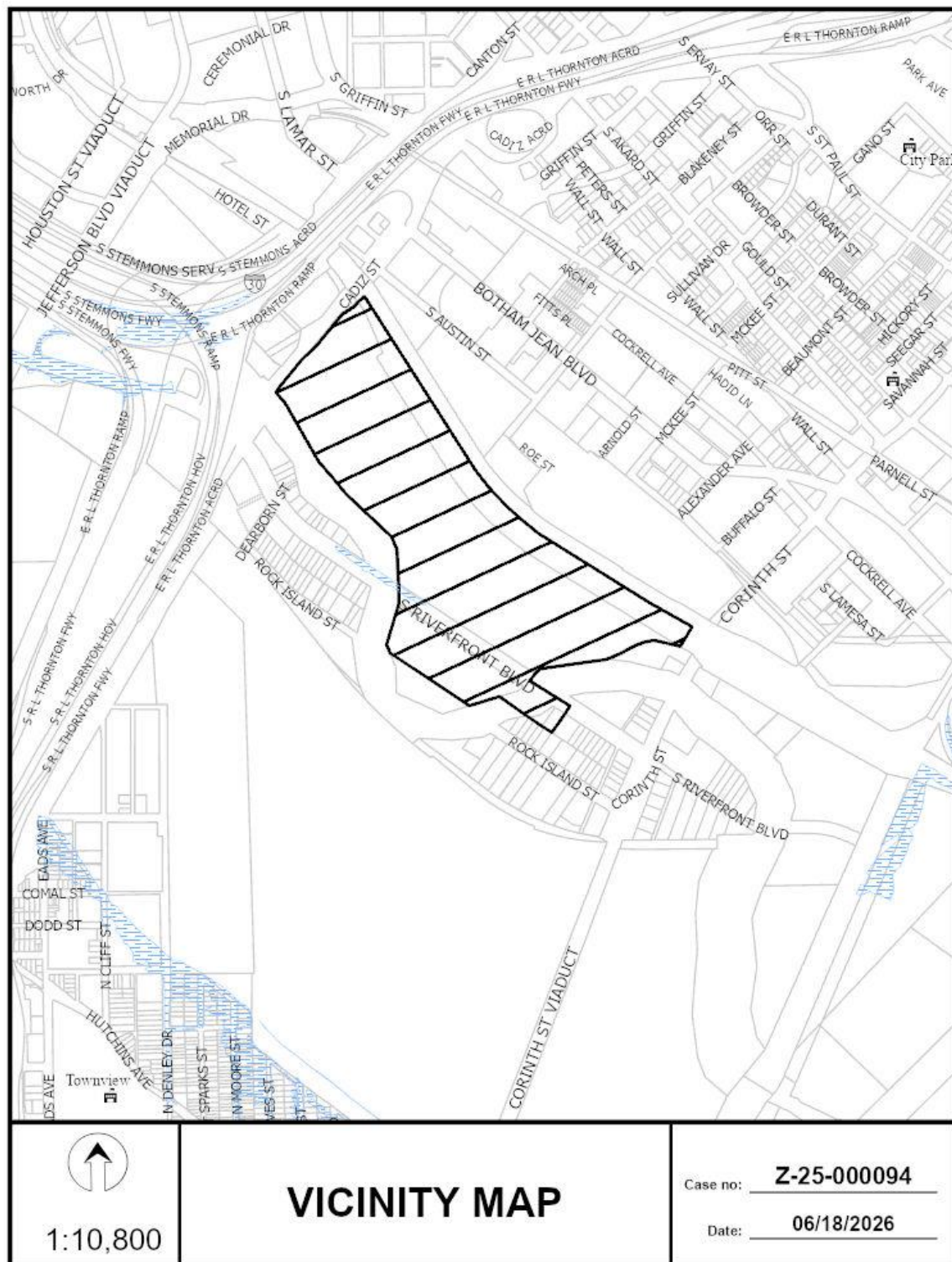
The proposed pedestrian skybridge will enhance the welfare of visitors to the Property and the surrounding district by creating a safe pedestrian experience that is compatible with the future development of the regional wellness campus and the surrounding area, while minimizing conflict between pedestrians and vehicular traffic.

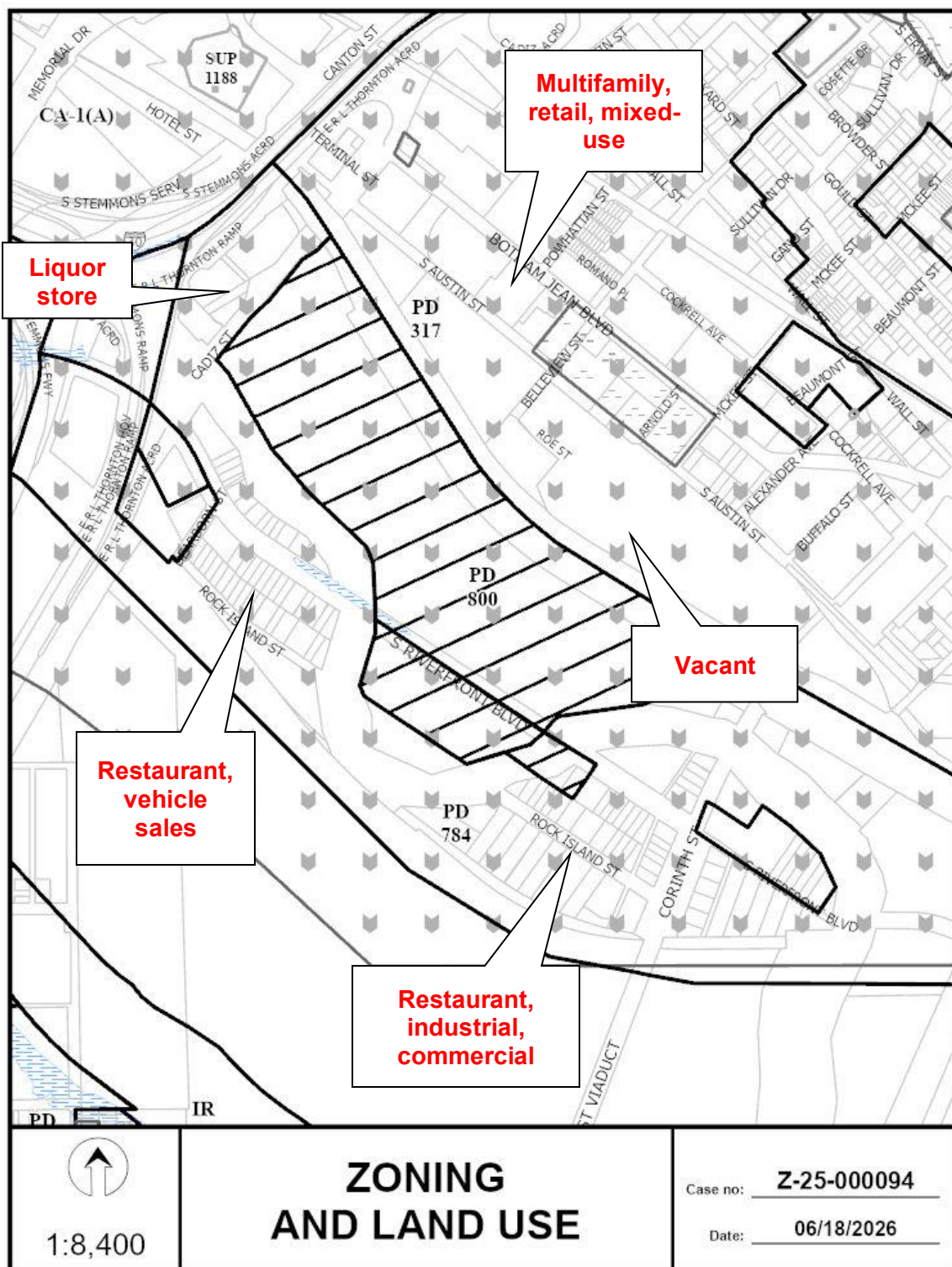
PROPOSED SUP CONDITIONS

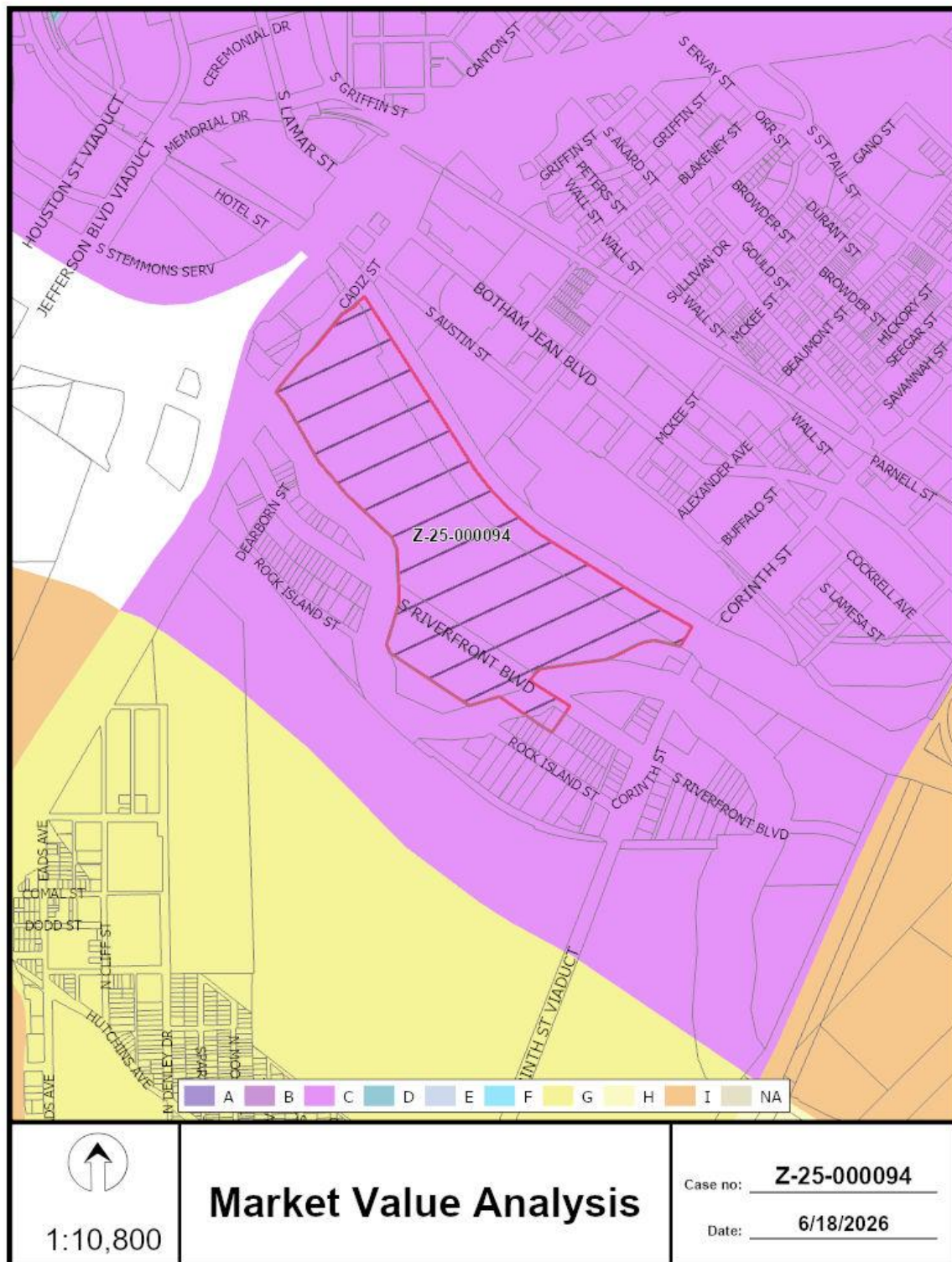
1. USE: The only use authorized by this specific use permit is a pedestrian skybridge.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

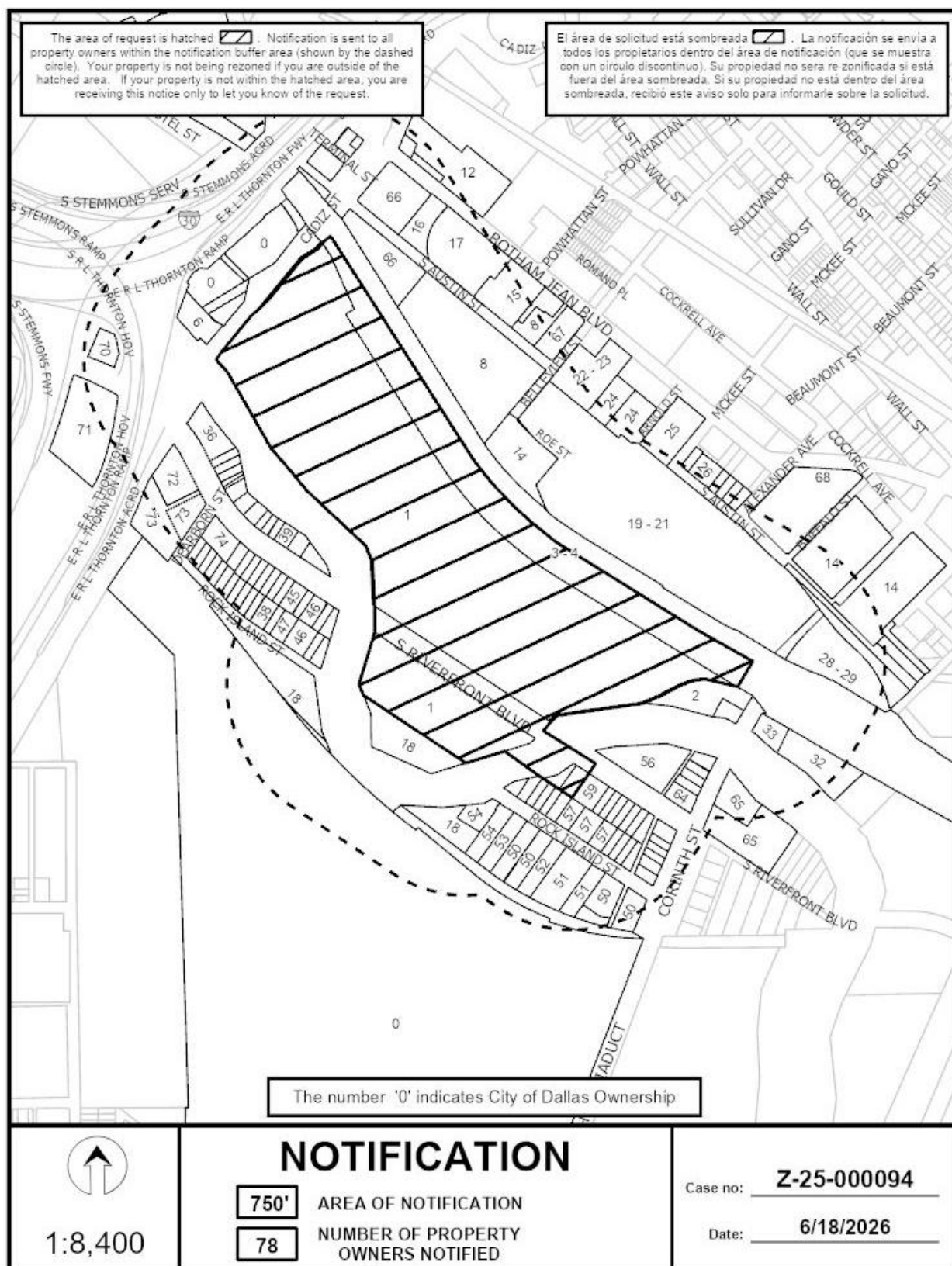
PROPOSED SUP SITE PLAN











06/18/2026

Notification List of Property Owners***Z-25-000094******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	318 CADIZ ST	TEXAS CENTRAL REAL ESTATE
2	503 CORINTH ST	503 CORINTH LLC
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	1203 S RIVERFRONT BLVD	THREE RIVERFRONT PPTIES LP
6	327 CADIZ ST	SHERO INDUSTRIAL PPTIES LP
7	905 S AUSTIN ST	DALLAS TERM RY & UN DEPOT
8	971 BOTHAM JEAN BLVD	CCH LAMAR PARTNERS I LP
9	969 BOTHAM JEAN BLVD	LIM SCOTT
10	967 BOTHAM JEAN BLVD	LADDS ZELVA WARNER
11	969 TERMINAL ST	SOPRA TUTTO LLC
12	908 CADIZ ST	MLW HOLDINGS LTD
13	904 CADIZ ST	ANDERSON BARRY
14	701 BELLEVIEW ST	1600 ROE STREET LLC
15	1221 BOTHAM JEAN BLVD	MSW 1221 SOUTH LAMAR LLC
16	1111 BOTHAM JEAN BLVD	1111 BOTHAM JEAN LLC
17	1135 BOTHAM JEAN BLVD	SCHEPPS LIBBIE LLC
18	1415 S RIVERFRONT BLVD	DALLAS COUNTY FLOOD
19	702 BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
20	1803 WALL ST	BLACKSTONE MINERALS
21	710 BELLEVIEW ST	1600 ROE STREET LLC
22	1409 BOTHAM JEAN BLVD	SOUTH SIDE PLAZA 455 LTD
23	1401 BOTHAM JEAN BLVD	TERMINAL FREIGHT HANDLING
24	1409 BOTHAM JEAN BLVD	SOUTHSIDE PLAZA 455 LTD
25	1601 BOTHAM JEAN BLVD	DALLAS COLLEGE
26	1728 S AUSTIN ST	OAK FOREST LLC

06/18/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	808 MCKEE ST	ELM FOREST LLC
28	2125 N AUSTIN ST	DALLAS TERM RY & UN DEPOT
29	1900 S AUSTIN ST	1600 ROE STREET LLC
30	7010 HENNING AVE	DALLAS TERM RY & UN DEPOT
31	700 HENNING ST	1600 ROE STREET LLC
32	520 CORINTH ST	TXI OPERATIONS LP
33	520 CORINTH ST	TEXAS CENTRAL RAILROAD &
34	501 CORINTH ST	TES SAM & KATHERINE MAO
35	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
36	1006 S RIVERFRONT BLVD	CADIZ RIVERFRONT LAND
37	1008 S RIVERFRONT BLVD	FAMKAR NICOLE MARLAM
38	1018 S RIVERFRONT BLVD	CADIZ RIVERFRONT LAND HOLDINGS
39	1208 S RIVERFRONT BLVD	1212 SOUTH RIVERFRONT BLVD
40	1222 S RIVERFRONT BLVD	DOAN MISTY
41	1119 S RIVERFRONT BLVD	HURT & HARDIE INC
42	1121 S RIVERFRONT BLVD	UHRICK PPTIES LLC
43	1207 S RIVERFRONT BLVD	MARTINEZ SILVERIO
44	1209 S RIVERFRONT BLVD	ROSS CAPITAL VENTURES LLC
45	1213 S RIVERFRONT BLVD	FC RIVERFRONT LLC
46	1219 S RIVERFRONT BLVD	1219 S INDUSTRIAL LLC
47	1223 S RIVERFRONT BLVD	BJS REAL ESTATE LLC
48	1227 S RIVERFRONT BLVD	BJS REAL ESTATE
49	1100 ROCK ISLAND ST	UNIFIED TEXAS PROPERTIES LLC
50	103 CORINTH ST	HTB CASINO HOLDINGS LLC
51	2003 ROCK ISLAND ST	HTB GAMING & SLOTS LLC
52	1903 ROCK ISLAND ST	HARGROVE JOHN INVESTMENTS
53	1811 ROCK ISLAND ST	ROSEBUD HOLDINGS LLC
54	1809 ROCK ISLAND ST	BUCKLEY OIL CO
55	2017 S RIVERFRONT BLVD	RBB INDUSTRIAL LLC
56	149 CORINTH ST	BISHOP INDUSTRIAL PROPERTIES
57	2011 S RIVERFRONT BLVD	HML HOLDINGS LLC

06/18/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2003 S RIVERFRONT BLVD	HML HOLDINGS LLC
59	1919 S RIVERFRONT BLVD	1200 AKARD LLC
60	1824 ROCK ISLAND ST	SHERARD SCOTT THOMAS
61	1820 ROCK ISLAND ST	SHERARD SCOTT T
62	1808 ROCK ISLAND ST	HML HOLDINGS LLC
63	1800 ROCK ISLAND ST	CHESTNUT HILL HOLDINGS LLC
64	201 CORINTH ST	WHITLOCK PPTIES LLC
65	200 CORINTH ST	ISLAND ROCK HOLDINGS LLC
66	1005 BOTHAM JEAN BLVD	CCH ALAMO LP
67	1325 BOTHAM JEAN BLVD	1325 SOUTH LAMAR HOTEL LP
68	1819 BOTHAM JEAN BLVD	IRON MOUNTAIN MORTGAGE
69	812 MONTGOMERY ST	TWIN G 2 LLC
70	908 S RIVERFRONT BLVD	908 GTO LLC
71	919 S RIVERFRONT BLVD	ONCOR ELECRTIC DELIVERY COMPANY
72	1005 S RIVERFRONT BLVD	ARLINGTON LAKESIDE GROCERY & GRILL INC
73	106 DEARBORN ST	RIVERFRONT DEARBORN PARTNERS
74	1103 S RIVERFRONT BLVD	UHRICK PROPERTIES LLC
75	1212 S RIVERFRONT BLVD	1212 SOUTH RIVERFRONT BLVD
76	1212 S RIVERFRONT BLVD	DUNCAN JENNIFER INHERITORS
77	1319 BOTHAM JEAN BLVD	CARD DAVID
78	1313 BOTHAM JEAN BLVD	CCH LAMAR PARTNERS I LP