

**FILE NUMBER:** Z189-257(SM)      **DATE FILED:** April 29, 2019

**LOCATION:** Northeast of Harry Hines Boulevard, between Medical District Drive and Kendall Drive

**COUNCIL DISTRICT:** 2      **MAPSCO:** 34 Y

**SIZE OF REQUEST:** Approx. 1.668 acres      **CENSUS TRACT:** 4.01

---

**OWNER:** Judge McStay, Bluescape Altera Harry Hines, LP

**APPLICANT:** DK Patel, Lovefield Hospitality, LP

**REPRESENTATIVE:** Maxwell Fisher, AICP, Masterplan

**REQUEST:** An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District.

**SUMMARY:** The purpose of the request is to construct a six-story hotel with approximately 141 guest rooms and 76,000 square feet of floor area, which equates to 1.05:1 Floor Area Ratio (FAR). The proposed zoning change would increase the maximum FAR for lodging uses from 0.75 to 1.6, prohibit most industrial uses, and allow residential uses.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is a 1.668-acre portion of a 6.872-acre property that was previously owned by the American Red Cross.
- The original Red Cross facility was approximately 68,244 square feet and was constructed in 1953. An addition of 29,392 square feet was constructed in 1998, according to Dallas Central Appraisal District records.
- The Red Cross facility has an active permit for interior and exterior remodel of approximately 20,000 square feet, and demolition of approximately 80,000 square feet of the existing building. Due to the facility’s reduction in size, approximately half of the 6.872-acre site is being redeveloped with a gas station and two drive-through restaurant uses along Harry Hines Boulevard. The applicant proposes to develop a 141-room hotel in the rear quadrant of the overall 6.872-acre site.

**Zoning History:** There has been no recent zoning change requested in the area in the last five years.

1. **Z156-166:** On January 11, 2016, the City Council amended Planned Development Subdistrict No. 104 within Planned Development District No. 193, the Oak Lawn Special Purpose District located on the northwest line of Hawthorne Avenue between Production Drive and Afton Street.
2. **Z167-202:** On May 10, 2017, the City Council amended Planned Development District No. 748 to allow changes to front yard setbacks for Tract 2 on the northwest and northeast corner of Medical District Drive and Southwestern Medical Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Function</b>	<b>Description, ROW</b>
Harry Hines Boulevard	Principal Arterial	Standard-8 lanes-divided; 130 feet
Medical District Drive	Collector	4 lanes-divided; 90 feet
Kendall Drive	Local	Variable width

**Traffic:** The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The proposed zoning request meets the following goals and objectives of the comprehensive plan:

**Land Use Element**

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.1 Implement the Trinity River Corridor Plan

**Economic Element**

GOAL 2.1 Promote balanced growth

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

GOAL 2.4 Create and maintain an environment friendly to businesses and entrepreneurs

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

**Area Plan:**

On June 23, 2010, City Council approved the *Stemmons Corridor-Southwestern Medical District Area Plan*. The Plan identifies the area of request within the Medical Campus Development Block and approximately one-quarter mile from the Southwest Medical District/Parkland light rail transit station. The Plan envisions development within the Medical Campus Development Block should be predominately medical related offices and facilities. However, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Buildings will predominantly range in scale from two to seven stories although a limited amount of downtown-scale high rise buildings will also be accommodated. Mid to high-density apartment and condominium development is encouraged within the Medical Campus Development block. Lower-density single-family development is not envisioned within this area. Residential developments should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving. Additionally, this development block also encourages retail and personal service uses, free-standing or integrated within mixed use developments, to support area residents, the area workforce and district visitors.

**STAFF ANALYSIS**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR	Parking lot
<b>Northeast</b>	IR, PDD No. 663	DART light rail line Multifamily
<b>Southeast</b>	IR	Office/showroom/warehouse
<b>Southwest</b>	IR	Parking lot
<b>Northwest</b>	IR	Ambulatory surgical center

**Land Use Compatibility:**

The area of request is a 1.668-acre portion of a 6.872-acre property that was previously owned by the American Red Cross and is proposed to be constructed with a 141-room hotel. Surrounding uses include a multifamily use to the northeast, beyond the abutting DART rail line; an office/showroom/warehouse use [American Red Cross] to the southeast; surface parking to the southwest; and an ambulatory surgical center to the northwest.

The applicant’s request to change the zoning of the 1.668-acre area of request to an MU-2 Mixed Use District would require a Specific Use Permit or prohibit the following uses, which are currently allowed in the existing IR Industrial Research District.

Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial cleaning or laundry plant.
- Custom woodworking, furniture construction, or repair.
- Job or lithographic printing.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Technical school.
- Vehicle or engine repair or maintenance.

Industrial uses.

- Alcoholic beverage manufacturing.
- Industrial (inside).
- Industrial (inside) for light manufacturing.
- Industrial (outside).
- Medical/infectious waste incinerator.
- Municipal waste incinerator.
- Organic compost recycling facility.
- Pathological waste incinerator.

Institutional and community service uses.

- Community service center.
- Hospital.

Lodging uses.

- Lodging or boarding house.

Miscellaneous uses.

- Hazardous waste management facility.

Retail and personal service uses.

- Animal shelter or clinic with outside runs.
- Commercial motor vehicle parking.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquefied natural gas fueling station.
- Truck stop.
- Vehicle display, sales, and service.

Z189-257(SM)

Transportation uses.

- Airport or landing field.
- Commercial bus station and terminal.
- Heliport.
- Helistop.
- STOL (short take-off or landing) port.

Utility and public service uses.

- Radio, television, or microwave tower.
- Monopole cellular tower that exceed 135 feet or RPS.
- Water treatment plant.

Wholesale, distribution, and storage uses.

- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage.
- Trade center.
- Warehouse.

The applicant's request to change the zoning of the 1.668-acre area of request to an MU-2 Mixed Use District would allow the following uses without a Specific Use Permit, which are currently prohibited in the existing IR Industrial Research District.

Institutional and community service uses.

- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Library, art gallery, or museum.

Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Group residential facility.
- Multifamily.
- Residential hotel.
- Retirement housing.

Retail and personal service uses.

- General merchandise or food store greater than 3,500 square feet.
- Liquor store.

Staff supports the applicant's request for an MU-2 Mixed Use District because 1) it complies with the *Stemmons Corridor-Southwestern Medical District Area Plan*; 2) the change in zoning will support surrounding properties by allowing new compatible institutional and community service uses, residential uses, and additional small retail uses; and 3) many intense uses that are allowed in the existing zoning district would be prohibited with the zoning change.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office, retail, lodging 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
MU-2 Mixed Use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

The applicant proposes to construct a hotel use with 1.05 FAR, which exceeds the existing IR Industrial Research District's maximum FAR for lodging uses of 0.75 FAR. Therefore, the applicant requests an MU-2 Mixed Use District, which would allow a maximum 1.6 FAR for a single-use development with lodging.

Staff supports the increased FAR because it is comparable to the existing zoning district. Although the existing IR Industrial Research District limits any combination of lodging, office, and retail and personal service uses to 0.75 FAR, it allows 2.0 FAR for all uses combined. This FAR condition either incentivizes single-use developments with large surface parking lots or incentivizes large commercial, industrial and warehouse developments, neither of which complies with the *Stemmons Corridor-Southwestern Medical District Area Plan* vision for the vicinity.

Since the proposed MU-2 Mixed Use District limits maximum allowable FAR for a three-category mixed use development to 2.25 FAR, staff considers the incentive of additional FAR (2.0 to 2.25) for a mix of uses compatible with the vision of the area and, should the planned use of the property dissolve, it would incentivize mixed use development with more amenities to the surrounding properties as compared to the existing IR Industrial Research District. Therefore, staff supports the applicant's request.

The proposed MU-2 Mixed Use District would decrease the maximum allowable height by a minimum of 10 percent. Staff considers the difference in maximum structure height negligible between the two districts and therefore supports the request.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Hotel or motel use with less than 250 units requires one space per unit; therefore, a 141-unit hotel requires 141 parking spaces, plus one space per 200 square feet of meeting room.

Hotel or motel use with approximately 76,000 square feet of floor area requires one loading space. No modifications to parking or loading requirements can be considered with this application.

**Landscaping:**

Landscaping must be provided in accordance with Article X, as amended.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, the nearest MVA cluster is located to the northeast and is identified as an “E” MVA cluster.

**CPC Action**  
**July 11, 2019**

**Motion:** In considering an application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District, northeast of Harry Hines Boulevard, between Medical District Drive and Kendall Drive, it was moved to **hold** this case under advisement until August 15, 2019.

Maker: Schulte  
Second: Lewis  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Shidid, Carpenter,  
Brinson, Lewis, Jung, Housewright, Schultz,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 2 - Criss, Johnson  
Vacancy: 1 - District 12

**Notices:** Area: 300 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202  
Against: None

**CPC Action**  
**August 15, 2019**

**Motion:** It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an IR Industrial Research District, northeast of Harry Hines Boulevard, between Medical District Drive and Kendall Drive.

Maker: Schulte  
Second: Carpenter  
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss\*, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 300 Mailed: 5  
**Replies:** For: 0 Against: 0

**Speakers:** For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202  
Robert Prejean, 3310 Fairmount St., Dallas, TX, 75201  
Against: None

**LIST OF OFFICERS**

**List of Officers – 1.668-acre – part of 2055 Kendall Drive**

Lovefield Hospitality, LP

Metropolitan Hospitality Management, LLC

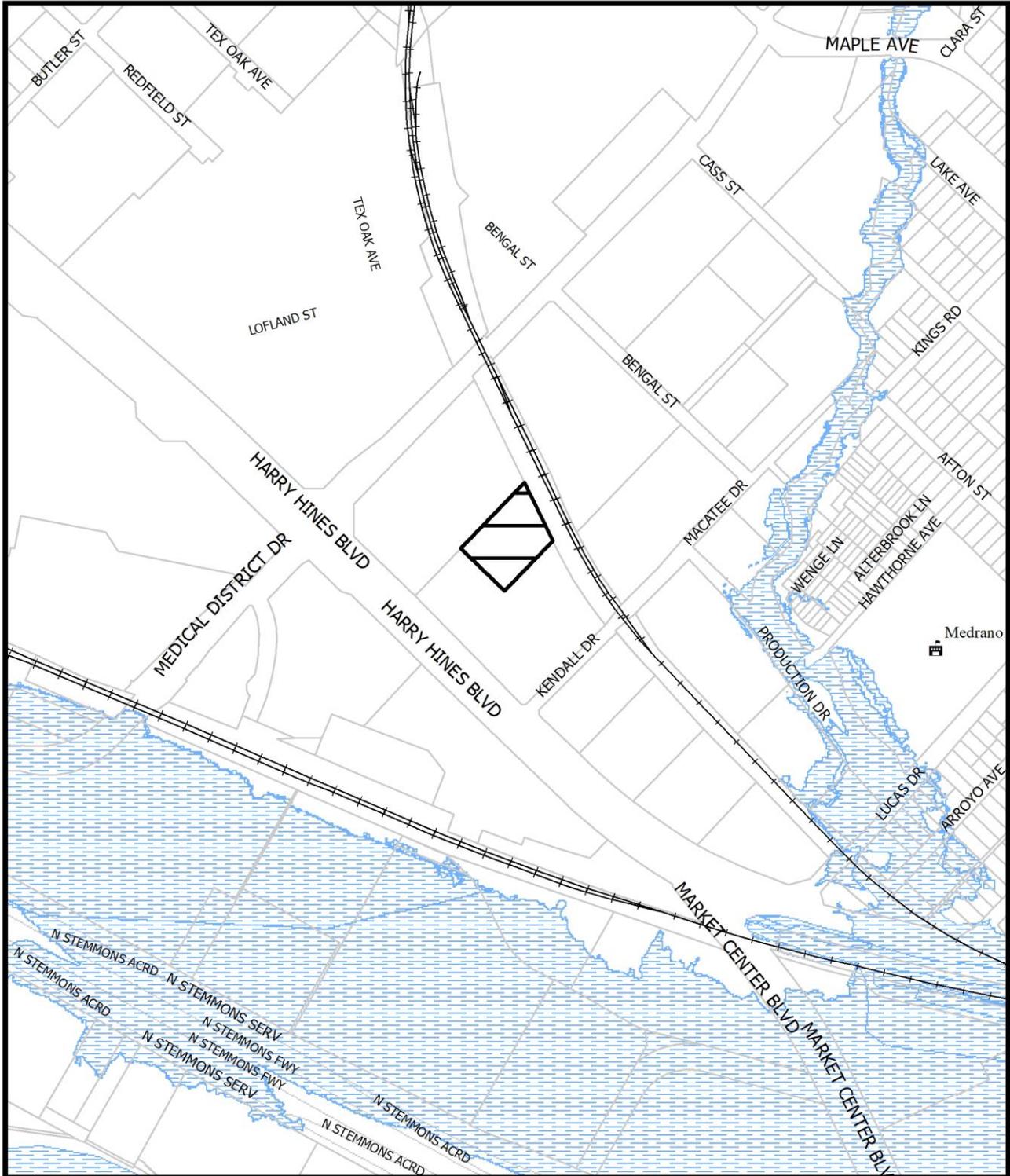
Suresh Patel (Sam), Chairman and CEO (Managing Member)

Dhaval Patel (DK), President and Chief Development Officer (Managing Member)

Bluescape Alterra Harry Hines, LP:

Terry D. Quinn, CEO, Managing Member

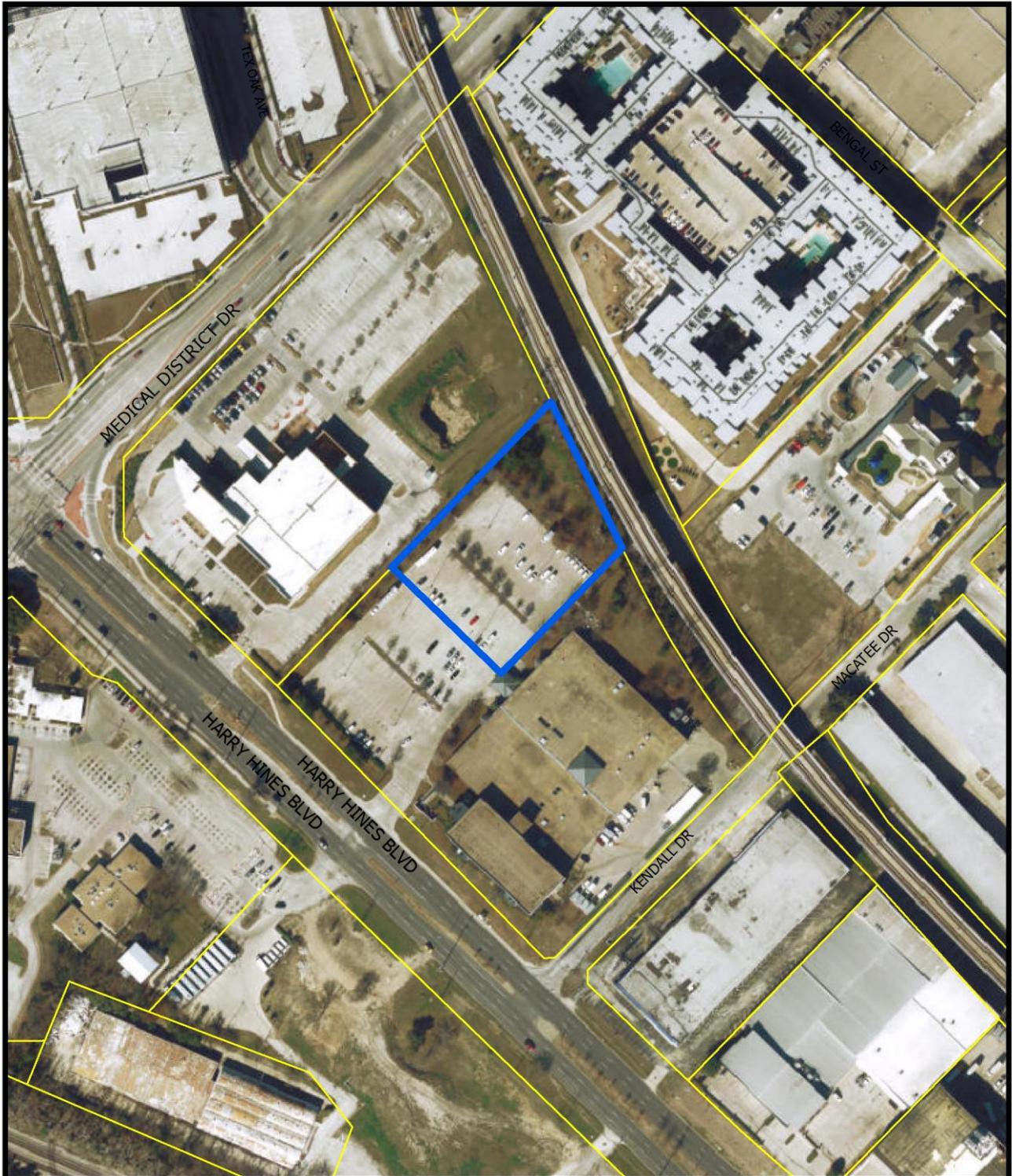
Greg Langston, Managing Member



  
1:6,000

# VICINITY MAP

Case no: Z189-257  
Date: 6/6/2019

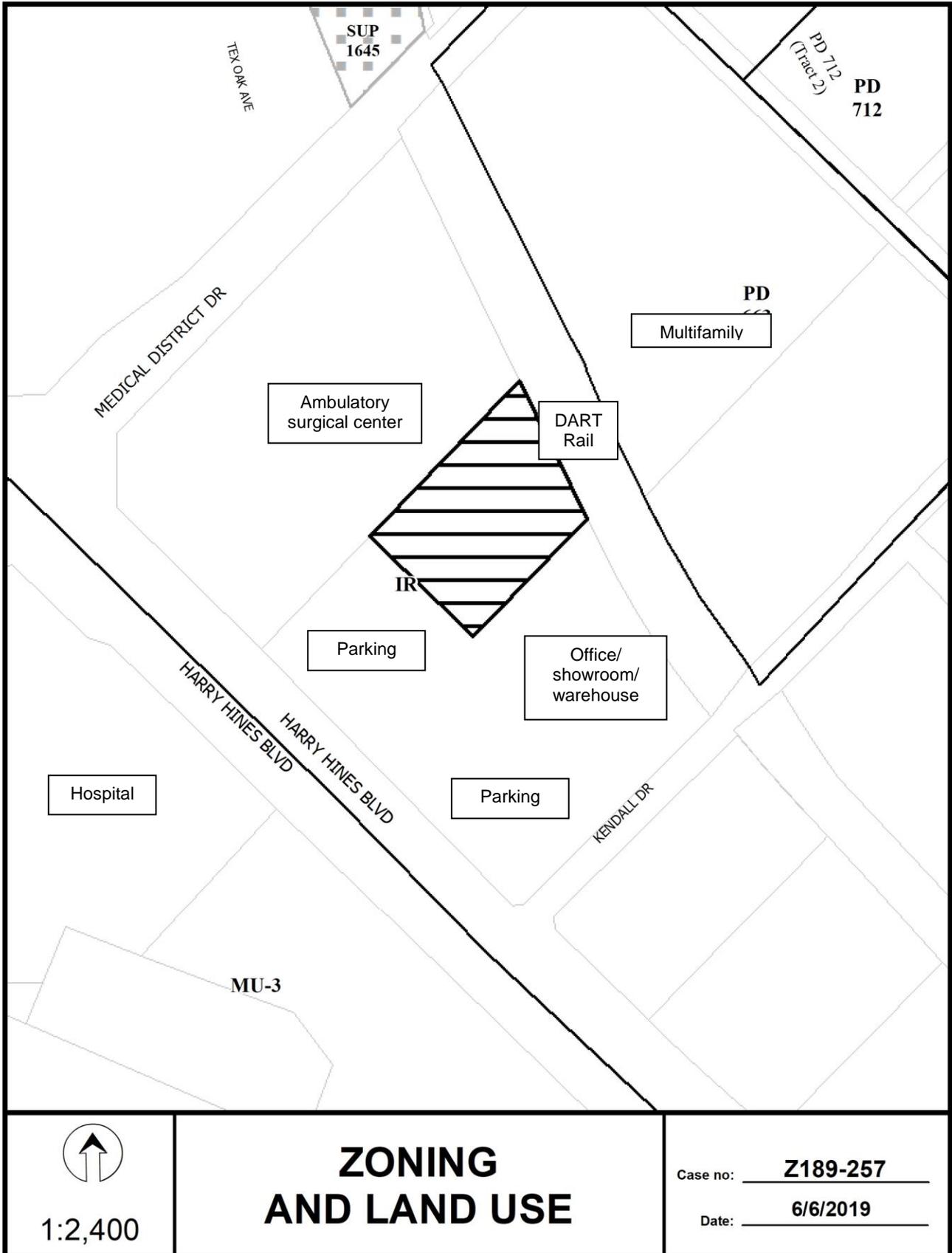


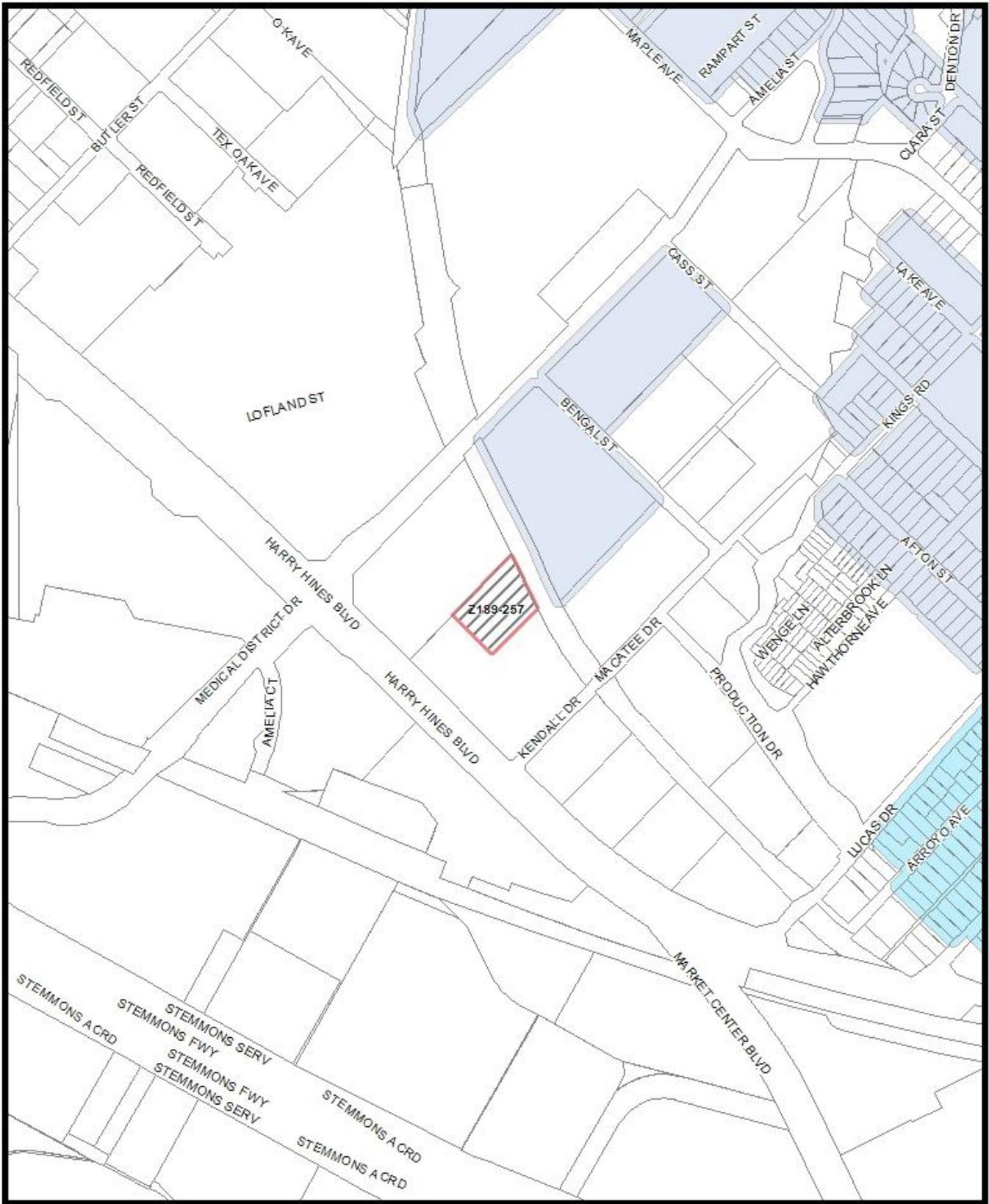
1:2,400

# AERIAL MAP

Case no:           **Z189-257**          

Date:           **6/6/2019**



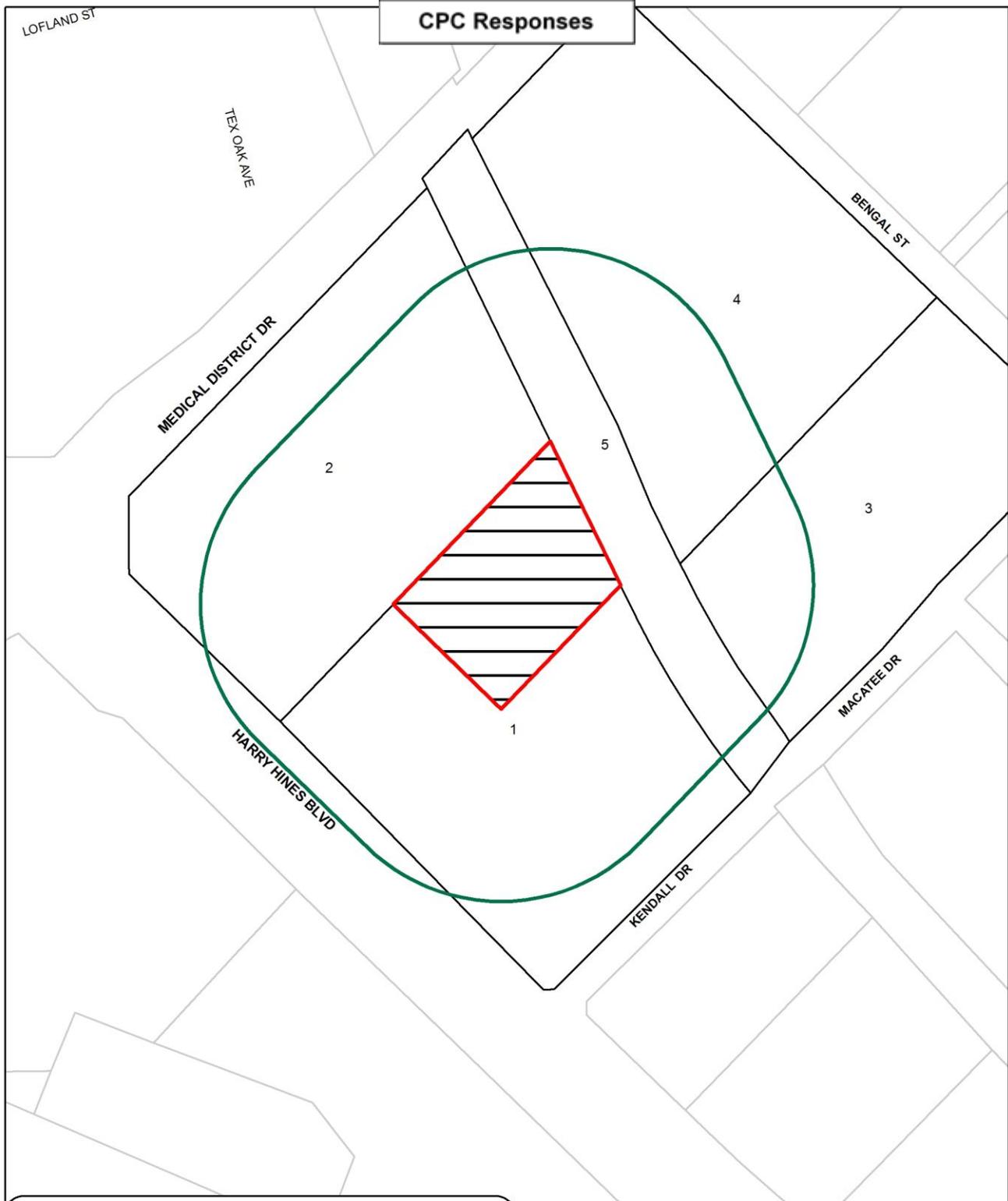


MVA Cluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 6/6/2019



<u>5</u>	Property Owners Notified (5 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>8/15/2019</u>	Date

**Z189-257**  
**CPC**



1:2,400

Z189-257(SM)

08/14/2019

***Reply List of Property Owners***

***Z189-257***

***5 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4800 HARRY HINES BLVD	AMERICAN RED CROSS
	2	4900 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT
	3	4707 BENGAL ST	RONALD MCDONALD HOUSE OF
	4	2140 MEDICAL DISTRICT DR	SPUS8 VIBE LP
	5	555 2ND AVE	DART