

FILE NUMBER: Z245-150(LG)/Z-25-000158 **DATE FILED:** January 15, 2025

LOCATION: Bounded by McKinney Avenue, North Akard Street, and North St. Paul Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 19,127.37 sq. ft. **CENSUS TRACT:** 48113001901

OWNER/APPLICANT: RPC 1899 McKinney LLC

REPRESENTATIVE: Jackson Walker, LLP, Suzan Kendron

REQUEST: An application for an amendment to Planned Development Subdistrict No. 154 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to height, lot coverage, and design standards to allow the development of multiple-family use.

STAFF RECOMMENDATION: Approval, subject to an amended development plan, amended landscape plan, and staff's recommended amended conditions.

CPC RECOMMENDATION: Approval, subject to an amended development plan, amended landscape plan, and amended conditions.

PLANNED DEVELOPMENT SUBDISTRICT 154 WITHIN PDD 193

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-154>

BACKGROUND INFORMATION:

- The area of request is zoned Subdistrict 154 within PD 193 and currently developed with an approximately 7,953 square foot one-story building erected in 1966 per Dallas County Appraisal District records.
- On February 8, 1985, Planned Development District No. 193, the Oak Lawn Special Purpose District, was approved by the City Council. The PD comprises approximately 2,593 acres and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- On June 10, 2020, Subdistrict 154 within PD 193 was approved by the City Council for HC Heavy Commercial Subdistrict uses. The purpose of the request was to redevelop the site with a high-rise hotel development, including retail on the ground floor.
- The applicant proposes to redevelop the site with a high-rise multiple-family development. Therefore, the applicant is requesting an amendment to Subdistrict 154 within PD 193 to modify and enhance certain development standards.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Akard Street	Principal Arterial	-- BIKE PLAN
North Saint Paul Street	Principal Arterial	50 feet
McKinney Avenue	Minor Arterial	50 feet BIKE PLAN

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
1, 103, 239, 306, 308, McKinney Ave Trolley

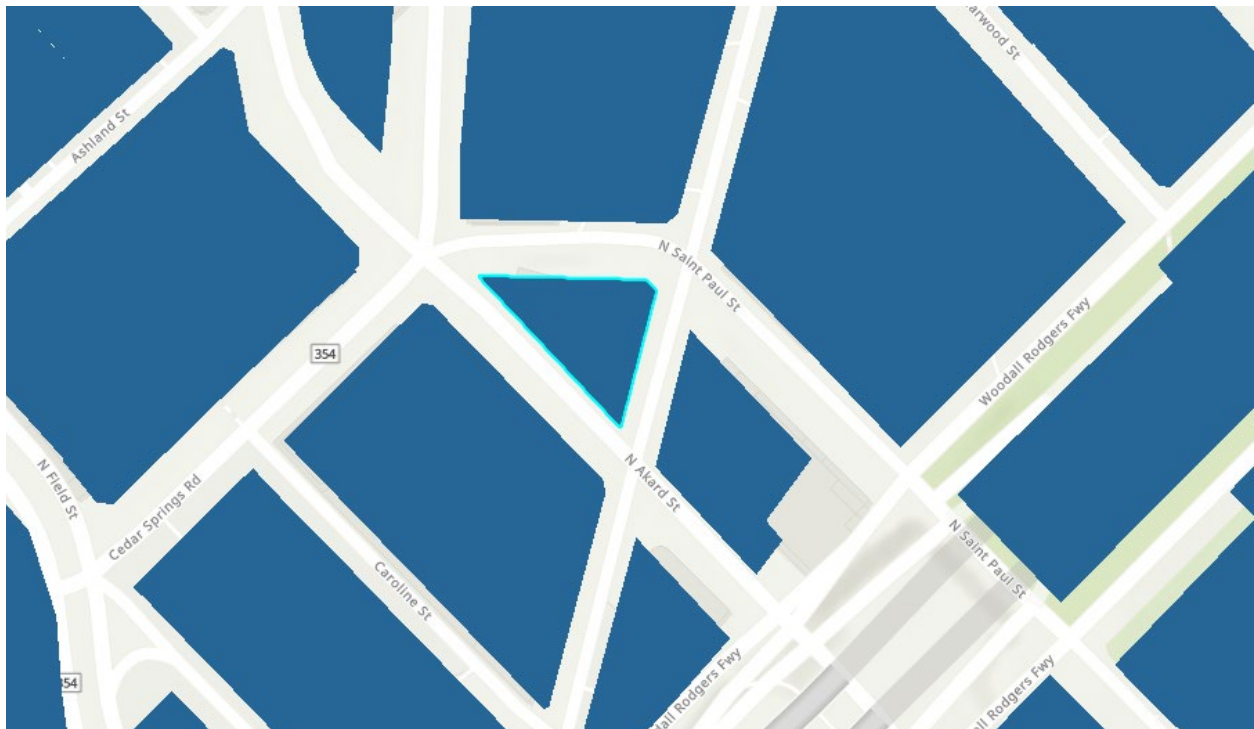
STAFF ANALYSIS:

Comprehensive Plan:

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

Placetypes:

City Center



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

The City Center is Dallas' most vibrant and dense urban core, offering a mix of high-rise offices, apartments, retail spaces, and cultural institutions. Designed for walkability and transit access, these areas foster economic vitality and serve as hubs for entertainment and innovation.

The request is within four transit-oriented development (TOD) buffers: McKinney @ Maple-Routh - N – NS streetcar station, St Paul @ Ross - S – N streetcar station, McKinney @ Pearl - S – NS streetcar station, and the Victory light rail station. Transit-Oriented Development (TOD) is a pattern of higher-density residential, commercial, office, and civic uses with an urban design and high-quality support for walking, bicycling, transit use, and other forms of non-vehicular transportation, developed near high-performance transit stations. It aims to spur economic growth, expand housing opportunities, increase connectivity around a mix of land uses, and promote revitalization around DART stations and transportation nodes.

The applicant's request is consistent with the characteristics of the City Center place type and transit-oriented development.

Area Plans:

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bound by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes Uptown as a Core / Supporting Districts as “one of the city's most vibrant urban neighborhood, boasting a lively mix of residences and retailers, restaurants and offices, walkable, bikeable streets, and green spaces, all connected via the area's beloved McKinney Avenue Trolley.” Uptown is largely successful in balancing jobs, housing and services. As Dallas's densest neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes.

The applicant's request is consistent with the goals and policies of the 360 Plan. The proposal includes a development that would contribute to a walkable, vibrant, urban neighborhood.

Land Use:

	Zoning	Land Use
Site	PDS 154 within PD 193	Vacant building
Northwest	PDS 110 within PD 193	Office, restaurant without drive-in or drive-through service, multiple-family, retail food store
North	HC District within PD 193	Office, restaurant without drive-in or drive-through service
East	PDS 66 within PD 193	Office, Multiple-family
South	HC District within PD 193	Office
Southwest	PDS 24 within PD 193	Office, restaurant without drive-in or drive-through service, multiple-family, health studio

Land Use Compatibility:

The area of request is currently developed with a vacant one-story building erected in 1966 per Dallas County Appraisal District records. The site is bounded by three roadways ranging from principal arterials to minor arterial. Additionally, the site has access to the McKinney Avenue Trolley, DART light rail route and DART bus routes.

North of the site, there are office and restaurant uses. There are offices, restaurant, retail, and multiple-family uses toward the northwest and southwest of the site. South of the site there is office use. East of the site there is office and multiple-family uses.

The request is consistent with and would complement the existing neighborhood character. Staff supports the request as the site is suitable for mixed uses including high-density multifamily and retail. The proposed conditions enhance the public realm by providing landscaping, improvements to the pedestrian realm (including enhanced sidewalks and crosswalks, transparency and articulation requirements).

Development Standards:

Following are the development standards for the current 154 PD Subdistrict with PD 193 and the proposed changes within the 154 PD Subdistrict within PD 193.

District	Setbacks		Density	FAR	Height	Lot Cvrg.
	Front	Side/Rear				
Existing: PDS 154	Except where provided on development plan, no minimum,	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear Multiple-fam: Side: 10 ft. Rear: 15 ft./25 ft. Other: 0 ft.	270 max. du and hotel and motel guest rooms*	16.5:1*	240 ft. 300 ft. ³ 16 ft. ⁴	75% Max.
Proposed: PDS 154	Except where provided on development plan, no minimum,	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear MF: Side: 10 ft. Rear: 15 ft./25 ft. Other: 0 ft.	No max*. ¹	No max. for multiple-family* ² Other: 15.0:1* ²	240 ft. 399 ft. ⁵ 26 ft. ⁶	85% Max. 75% ⁷ 65% ⁸ 50% ⁹

¹ No maximum number of dwelling units under Special Project provision; however, applicant is proposing a minimum of five percent of all dwelling units must be micro units.

² No maximum floor area ratio for multiple-family uses under Special Project provision. Otherwise, maximum floor area ratio is 15:0:1.

³ When the provision of Section S-154.110 are met, maximum structure height is 300 feet.

⁴ Following may project a maximum of 16 feet above the maximum structure height.

⁵ When the provisions of Sections S-154.110 and S-154.113 are met, maximum structure height is 399 feet.

⁶ Following may project a maximum of 26 feet above the maximum structure height.

⁷ For portions of a structure above 120 feet in height, maximum lot coverage is 75 percent.

⁸ For portions of a structure above 355 feet in height, maximum lot coverage is 65 percent.

⁹ For portions of a structure above 375 feet in height, maximum lot coverage is 50 percent.

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no limits on FAR would be applicable, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply.

Design Standards:

The following design standards are proposed within the amendment of Planned Development 154 Subdistrict. Six-foot-wide sidewalk with a minimum five-foot-wide parkway is required along Akard Street and St. Paul Street. A minimum eight-foot-wide sidewalk with a minimum three-foot-wide parkway is required along McKinney Avenue. Buffering is required where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface. Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulations is required. A minimum of 10 percent of the ground level must include green infrastructure elements and a minimum of 20 percent of the roof area must be covered with improvements that minimize heat production.

Mixed Income Housing:

The applicant is proposing to tie the increase in height and lot coverage to the provision of mixed income housing. The applicant's request is to increase the lot coverage from the existing base 75% to 85% and the height from 240 feet to 399 feet, provided the applicant provides five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analog for PD 193's HC Heavy Commercial, staff considers the overall policy of the program, which calls for the lowest AMFIs to be included in the highest MVAs.

As such, in an MVA A, it is most appropriate to the overall policy to include 5% at 51-60% of AMFI. This is included in staff's recommendation to stay consistent with the Citywide MIHDB Policy.

Landscaping:

Except as provided, landscaping and screening will be provided in accordance with Part I of Planned Development District 193. For special projects, landscaping must be provided according to this subsection and as shown on the proposed landscaping plan. All planting areas must consist of habitat gardens and all landscaping must be maintained with industry best practices. A minimum six-inch barrier must be provided in all parkway planting areas in order to protect plantings and avoid soil compaction. A minimum of seven street trees must be provided along both Akard Street and St. Paul Street, except where a utility conflict exists. And a minimum of four street trees must be provided along McKinney Avenue, except where a utility conflict exists.

Parking:

The parking and off-street loading requirements of the Planned Development Subdistrict 154 will default to Part I of Planned Development District 193. In addition to these requirements, for a multiple-family use within a special project, 0.5 spaces per micro unit and studio unit, and one space per all other dwelling unit types is required. Off-street parking is not required for the first 2,300 square feet of restaurant, retail, or personal service use located on the same building site as a special project.

Staff recommends off-street parking be provided pursuant to the Dallas Development Code Chapter 51A, 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). The area of request is currently within an “A” MVA area.

List of Officers

Ariah Rastegar, Manager

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of an amendment to Planned Development Subdistrict No. 154 within Planned Development District No. 193, the Oak Lawn Special Purpose District, subject to an amended development plan, amended landscape plan, and conditions with the following changes: **(1)** in SEC. S-154-103. Definitions and interpretations. (6) The definition of “studio unit” will be deleted. **(2)** In SEC. S-154.108. (b), (3), will read as follows: “Floor area ratio. No maximum floor area ratio for multifamily uses, provided that the multifamily use is at least 65% of the total floor area. Otherwise, the maximum floor area ratio is 15.0:1.”; **(3)** in subsection **(4)**, (B), will be amended to 10 feet instead of 16 feet.; and the following subsections will read as follows: (i) “Elevator penthouse or bulkhead and associated screens for elevator penthouse or bulkhead.”; (ii) “Mechanical equipment or mechanical equipment room and any visual screens surround mechanical equipment.”; (iii) “Cooling tower.”; (vi) “Skylights.”; (vii) “Photovoltaic cells”; (ix) will be revised and read as “Chimney and vent stacks.”; (x) “Parapet walls or guard rails.”; (xi) “Other architectural features.”; **(4)** add a subsection (C) to read as follows: “The following may project a maximum of 26 feet above the maximum structure height, provided such projections are set back a minimum of five feet from the building face and do not exceed 65% of the total roof area.”; and add subsections to read as follows: “(i) Elevator penthouse or bulkhead and associated screens for elevator penthouse or bulkhead.”; “(ii) Mechanical equipment or mechanical equipment room and any visual screens which surround mechanical equipment.”; “(iii) Cooling tower.”; “(iv) Skylights.”; “(v) Photovoltaic cells for capturing solar energy.”; “(vi) Chimney and vent stacks.”; “(vii) Parapet walls or guard rails.”; **(5)** in subsection (5) add an “s” at the end of “Section”; and include “S-1540.110 and”; (7) in SEC.S-154.109., (1), to read as follows: “For multifamily uses, 0.5 spaces for micro units, and one space for all other dwelling unit types is required.”; **(6)** in SEC S-154.110, (b), (1), will read as follows: “A minimum six-foot-wide sidewalk with a minimum five-foot-wide parkway is required along Akard Street, St. Paul Street, and McKinney Avenue. Planting in the parkway must meet habitat garden standards. **(7)** In subsection (e), strike subsection “(5) Turret.” (10) In subsection (g), it will read as follows: Street level activating uses. The ground level of any building may contain one or more of a combination of the following uses: (1) bar and restaurant uses. (2) Retail uses. (3) Professional, personal service, and custom craft uses.”; **(8)** subsection (h), (2), will read as follows: “A minimum of 30 percent of the roof area must be covered with improvements that minimize heat production such as light-colored roof materials, turf, synthetic turf, raise planters or planting beds, pedestrian concrete, pavers, tile, photovoltaic cells, swimming pools, water features, or shade structures.”; **(9)** add the following subsections: “(3) Recycling containers must be available for residents and onsite workers.”; “(4) “A minimum of 400 feet of photovoltaic cells for capturing solar energy must be located on the site.”(5) The following irrigation tools must be implemented: (A) Drip irrigation must be used for maintenance of landscaping and plantings.; (B) Condensate from base building HVAC cooling coils that

are greater than five tons must be reused for cooling tower makeup or irrigation. Excess condensate will be discharged to the sanitary sewer if the amount of condensate wastewater exceeds the irrigation and cooling tower makeup water needs for the project.; (C) Detention and rainwater harvesting must be used for irrigation.; **(10)** in SEC. S-154.112, (4), (A), will read as follows: "A minimum of seven canopy trees must be provided along both Akard Street and S. Paul Street, except where utility conflict exists, then an ornamental variety is allowed."(11) In subsection (4), (B), will read as follows: "A minimum of four canopy trees must be provided along McKinney Avenue, except where utility conflict exists, then an ornamental variety is allowed."**(12)** in SEC. S-154.114, add subsection (d), to read as follows: "Use of outdoor amplified sound is limited to 63 decibels and may only be used between 8:00 a.m. and 10 p.m., Monday through Sunday."; and (e), "All outdoor lighting must be directed downward and away from adjacent residential properties."; on property bounded by McKinney Avenue, N. Akard Street, and N. Saint Paul Street.

Maker: Kingston
Second: Herbert
Result: Carried: 12 to 1

For: 12 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin,
Koonce, Coffman, Hall, Kingston, Rubin

Against: 1 - Housewright
Absent: 1 - Kocks
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 99
Replies: For: 0 Against: 0

Speakers: For: Evan Beattie, 3030 Nowitzki Way, Dallas, TX, 75219
Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201
Phil Perry, 3610 N. Versailles Ave., Dallas, TX, 75209
Against: None

Amended Division S-154. PD Subdistrict 154.

SEC. S-154.101. LEGISLATIVE HISTORY.

PD Subdistrict 154 was established by Ordinance No. 31493, passed by the Dallas City Council on March 25, 2020. (Ord. Nos. 31493; 31549; [REDACTED])

SEC. S-154.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 154 is established on property bounded by Saint Paul Street on the north, McKinney Avenue on the east, and Akard Street on the southwest. The size of PD Subdistrict 154 is approximately 0.4469 acre. (Ord. Nos. 31493; 31549; [REDACTED])

SEC. S-154.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division,

(1) BLANK WALL means a ground floor portion of the exterior of a building that fronts on a public right-of-way that does not include a material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally. [LANDSCAPE BALCONY means a balcony that includes species of plants that provide year-round vegetation displays that are oriented for public view.]

(2) FLOOR AREA means the total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area, excluding the following:

(A) Any building levels or areas primarily used for off-street parking.

(B) Any area between an omitted wall line and the structural wall when the area is used solely for foot or vehicular traffic or landscaping.

(C) Any area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress.

(D) Any area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use.

(E) Any area used for elevator, mechanical, electrical, or waste service shafts.

(2) **GRADE** means the elevation measured at the corner property line, as identified on the development plan (Exhibit S-154A). For purposes of this definition, any level more than 10 feet below this elevation are to be classified as basement levels and are to be excluded from the floor area calculations.

(3) **HABITAT GARDEN** means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof.

(4) **MICRO UNIT** means a dwelling unit that has a maximum floor area of 500 square feet.

(5[2]) **SPECIAL PROJECT** means a development containing a multiple-family [or hotel and motel] use[s] that satisfies [y] the urban design requirements of this article in order to allow for increased height and lot coverage [floor area ratio greater than 4.5:1]. The development may contain other uses in addition to multiple-family [and hotel and motel] use[s].

(6[3]) **SUBDISTRICT** means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(c) This subdistrict is considered to be a nonresidential zoning district. (Ord. Nos. 31493; 31549;)

SEC. S-154.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-154A: development plan.
- (2) Exhibit S-154B: landscape plan. (Ord. Nos. 31493; 31549;)

SEC. S-154.105. DEVELOPMENT PLAN.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S-154A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 31493; 31549;)

SEC. S-154.106. MAIN USES PERMITTED.

(a) ~~[Except as provided in this section, t]~~ The only main uses permitted in this subdistrict are those main uses permitted in the HC Heavy Commercial Subdistrict, subject to the same conditions applicable in the HC Heavy Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the HC Heavy Commercial Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP; a use subject to development impact review (DIR) in the HC Heavy Commercial Subdistrict is subject to DIR in this subdistrict, etc.

~~[(b) The following use is permitted by right:~~

~~Hotel and motel.] (Ord. Nos. 31493; 31549;)~~

SEC. S-154.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. Nos. 31493; 31549;)

SEC. S-154.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the HC Heavy Commercial Subdistrict apply.

(b) Special project.

(1) Front yard. Except where provided on the development plan, no minimum front yard is required.

(2) Density. ~~No maximum~~ [Maximum] number of dwelling units ~~[and hotel and motel guest rooms combined is 270].~~

(A) A minimum of five percent of all dwelling units must be micro units.

(3) Floor area ratio. No maximum floor area ratio for multiple-family uses, provided that the multiple-family use is at least 65 percent of the total floor area. Otherwise,

maximum [Maximum] floor area ratio is 15.0:1 [16.5:1].

(4) Height.

(A) Except as provided in this paragraph, maximum structure height is 240 feet. When the provisions of Sections S-154.110 and S-154.113 are met, maximum structure height is 399 [300] feet.

(B) The following may project a maximum of 10 [16] feet above the maximum structure height:

(i) Elevator penthouse or bulkhead and associated screens for elevator penthouse or bulkhead.

(ii) Mechanical equipment or mechanical equipment room and any visual screens which surround mechanical equipment.

(iii) Cooling tower.

(iv) Tank designed to hold liquids.

(v) Ornamental cupola or dome.

(vi) Skylights.

(vii) Photovoltaic cells [Observation deck].

(viii) Clerestory.

(ix) [Visual screens which surround roof mounted mechanical equipment.

~~(x)~~ Chimney and vent stacks.

(x~~i~~) Parapet walls or guard rails.

(xi~~i~~) Other architectural features.

(C) The following may project a maximum of 26 feet above the maximum structure height, provided such projections are set back a minimum of five feet from the building face and do not exceed 65 percent of the total roof area:

(i) Elevator penthouse or bulkhead and associated screens for elevator penthouse or bulkhead.

(ii) Mechanical equipment or mechanical equipment room and any visual screens which surround mechanical equipment.

(iii) Cooling tower.

(iv) Skylights.

(v) Photovoltaic cells for capturing solar energy.

(vi) Chimney and vent stacks.

(vii) Parapet walls or guard rails.

(5) Lot coverage. Except as provided below, when the provisions of Sections S-154.110 and S-154.113 are met, maximum ~~[Maximum]~~ lot coverage is ~~85~~ [75] percent. [Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.]

(A) For portions of a structure above 120 feet in height, maximum lot coverage is 75 percent.

(B) For portions of a structure above 335 feet in height, maximum lot coverage is 65 percent.

(C) For portions of a structure above 375 feet in height, maximum lot coverage is 50 percent.

(D) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. No minimum lot size. No minimum lot area per dwelling unit. (Ord. Nos. 31493; 31549;)

SEC. S-154.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading regulations for each use.

(b) Special project.

(1) For a multiple-family use, 0.5 space per micro unit and one space per all other dwelling unit types is required.

(2) [For a hotel and motel, 0.5 space per guest room is required.]

(3) Off-street parking is not required for the first 2,300 square feet of restaurant, retail, or personal service use located on the same building site as a special project.

Staff's Recommended Conditions

(1) Minimum parking shall be in accordance with Section 51A, as amended.

(1) For a multiple-family use, 0.5 space per micro unit and studio unit, and one space per all other dwelling unit types is required.

(2) [For a hotel and motel, 0.5 space per guest room is required.]

(3) Off-street parking is not required for the first 2,300 square feet of restaurant, retail, or personal service use located on the same building site as a special project.

(3[4]) Off-street parking is permitted to be located above-grade and within a fully screened, clad, and mechanically ventilated parking garage [must be located below grade]. A maximum of four off-street parking spaces are permitted at the ground level and are not required to be screened when located under the building footprint.

(4[5]) A mechanized parking license for a multiple-family use that is obtained in accordance with the requirements of Section 51A-4.344 has no expiration date.

(6) Two medium loading spaces are required and must be located under [within] the building footprint or in the parking structure. The two medium loading spaces are permitted to overlap by a maximum of five feet. (Ord. Nos. 31493; 31549;)

SEC. S-154.110. URBAN DESIGN REQUIREMENTS FOR A SPECIAL PROJECT.

(a) In general. A special project must comply with this section in order to qualify for the height bonus in Section S-154.108(b).

(b) Sidewalks.

(1) A minimum six-foot-wide [eight-foot-wide] sidewalk with a minimum five-foot-wide parkway is required along Akard Street, St. Paul Street, and McKinney Avenue [with a minimum unobstructed width of six feet shown on the landscape plan]. Planting in the parkway must meet habitat garden standards.

Staff's Recommended Conditions

(1) A minimum six-foot-wide [~~eight-foot-wide~~] sidewalk with a minimum five-foot-wide parkway is required along Akard Street and St. Paul Street [~~with a minimum unobstructed width of six feet shown on the landscape plan~~]. A minimum eight-foot-wide sidewalk with a minimum three-foot-wide parkway is required along McKinney Avenue. Planting in the parkway must meet habitat garden standards.

(2) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface the following buffering must be used: [~~A minimum eight-foot-wide sidewalk is required along Akard Street.~~]

(A) Landscaping plantings with a minimum height of 24 inches; or

(B) Bollards with a minimum height of 24 inches, spaced no more than six feet in distance from each other.

(3) Subject to approval of the director, across all driveways and curb cuts, a new sidewalk must be: [~~A minimum eight-foot-wide sidewalk is required along McKinney Avenue, with minimum unobstructed widths as shown on the landscape plan.~~]

(A) continuous and level with the adjoining sidewalks;

(B) designed to be at the same grade as the adjoining sidewalk; and

(C) clearly marked by colored concrete, patterned or stamped concrete, concrete pavers, or brick pavers to indicate pedestrian crossing.

(4) Tree wells or grates are allowed within sidewalks at a maximum spacing of 30 feet on-center with the exception of visibility triangles and vehicular drives.

(5) Pedestrian Street lamps are allowed within sidewalks spaced at 45 feet to 60 feet with the exception of visibility triangles and vehicular drives.

(c) Pedestrian amenities. The following pedestrian amenities must be provided along the Akard Street and McKinney Avenue street frontages:

(1) A minimum of 10 linear feet of benches per street frontage.

(2) A minimum of one trash receptacle per street frontage.

(3) A minimum of two bicycle racks per street frontage.

(d) Facades.

(1) A minimum of two different facade materials must be provided on each street facing facade.

(2) Blank walls longer than 30 feet in length are prohibited. Where blank walls occur, horizontal or vertical articulation is required, such as:

(A) A minimum of one change in plane for each 30 feet of horizontal or vertical articulation, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches;

(B) Architectural details such as raised bands and cornices;

(C) Architecturally prominent entrance;

(D) Attached tower or turret;

(E) Awnings;

(F) Variations in building massing;

(G) Increased transparency;

(H) Variations in fenestration; or

(I) Change in material.

(e) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrance.

(2) Canopy.

(3) Awning.

(4) Attached tower.

~~(5) Turret.~~

(f) Ground level transparency. Any facade facing McKinney Avenue must have a minimum transparency of 70 percent for the portion of the building on the ground level between grade and 15 feet in height. This provision does not apply to a parking garage entrance drive or loading areas.

(g) Street level activating uses. A minimum of 2,300 square feet of floor area on T

The ground level of any building ~~may~~ **must** contain one or a combination of the following uses:

- (1) Bar and restaurant uses.
- (2) Retail uses.
- (3) Professional, personal service, and custom craft uses.

(h) Minimum open space. A minimum of 3,000 square feet of **contiguous** publicly accessible open space must be provided at the intersection of McKinney Avenue and Akard Street in the location shown on the development plan. Open space must contain:

- (1) decorative pavement, which may include colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile;
- (2) benches or exterior seating areas; and
- (3) trees, awnings, shade structures, or similar improvements that provide shade to a minimum of 25 percent of the open space.

(i) Green infrastructure elements.

(1) A minimum of 10 percent of the ground level must include green infrastructure elements such as rain gardens, bioswales, green roofs, or permeable pavements, which serve to slow and clean stormwater and may connect into public right-of-way or public stormwater systems.

(2) A minimum of 30 percent of the roof area must be covered with improvements that minimize heat production such as light-colored roof materials, turf, synthetic turf, raised planters or planting beds, pedestrian concrete, pavers, tile, photovoltaic cells, swimming pools, water features, or shade structures.

(3) Recycling containers must be available for residents and on-site workers.

(4) A minimum of 400 square feet of photovoltaic cells for capturing solar energy must be located on site.

(5) The following irrigation tools must be implemented:

(A) Drip irrigation must be used for maintenance of landscaping and plantings.

(B) Condensate from base building HVAC cooling coils that are greater than five tons must be reused for cooling tower makeup or irrigation. 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.

(C) Detention and rainwater harvesting must be used for irrigation.

(ii) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way. (Ord. Nos. 31493; 31549;)

SEC. S-154.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 31493; 31549;)

SEC. S-154.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Special project.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit S-154B).

(2) All general planting areas, special planting areas, and open space planting areas must consist of habitat gardens, and all landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats. [A minimum of one landscape balcony must be provided on each story of the south facade between the third story and the top story before the projection story, and must incorporate plantings or other landscaping materials that are visible from an adjacent public right-of-way or sidewalk. Landscape balconies may incorporate planters, hanging baskets, flower boxes, and trellises. Before the issuance of a building permit, a landscape balcony elevation must be submitted to the director that shows the balcony design and includes the following:

(A) plant types and plant materials;

(B) maximum height of plant materials; and

(C) locations of plant materials.]

(3) A minimum six-inch barrier must be provided in all parkway planting areas in order to protect plantings and avoid soil compaction.

(4) Street trees.

(A) A minimum of seven canopy street trees must be provided along both Akard Street and St. Paul Street, except where a utility conflict exists, then an ornamental variety is allowed.

(B) A minimum of four canopy street trees must be provided along McKinney Avenue, except where a utility conflict exists, then an ornamental variety is allowed.

(C) Street trees may be planted in the parkway or in publicly accessible open space.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 31493; 31549;)

SEC. S-154.113. MIXED-INCOME HOUSING [SPECIAL PROVISIONS FOR A HOTEL AND MOTEL USE].

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the height and lot coverage bonus in Section S-154.108(b)(4). [Guest rooms may include:

(1) — kitchens; and

(2) — sleeping areas that are separated from a sitting area or kitchen area by a wall

or partition.]

(b) A minimum of five percent of the residential units must be available to households earning between 81 percent to 100 percent of the area median family income. [Customary hotel services such as linen and maid service may be provided at an off-site location.]

Staff Recommended Condition

(b) A minimum of five percent of the residential units must be available to households earning between 51 percent to 60 percent of the area median family income. [Customary hotel services such as linen and maid service may be provided at an off-site location.]

(c) Compliance with Section 51A-4.1107 is not required. (Ord. Nos. 31493; 31549;)

SEC. S-154.114. ADDITIONAL PROVISIONS.

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

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

(c) Development and use of the Property must comply with Part I of this article.

(d) Use of outdoor amplified sound is limited to 63 decibels and may only be used between 8:00 a.m. and 10:00 p.m., Monday through Sunday.

(e) All outdoor lighting must be directed downward and away from adjacent residential properties. (Ord. Nos. 31493; 31549;)

SEC. S-154.115. COMPLIANCE WITH CONDITIONS.

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

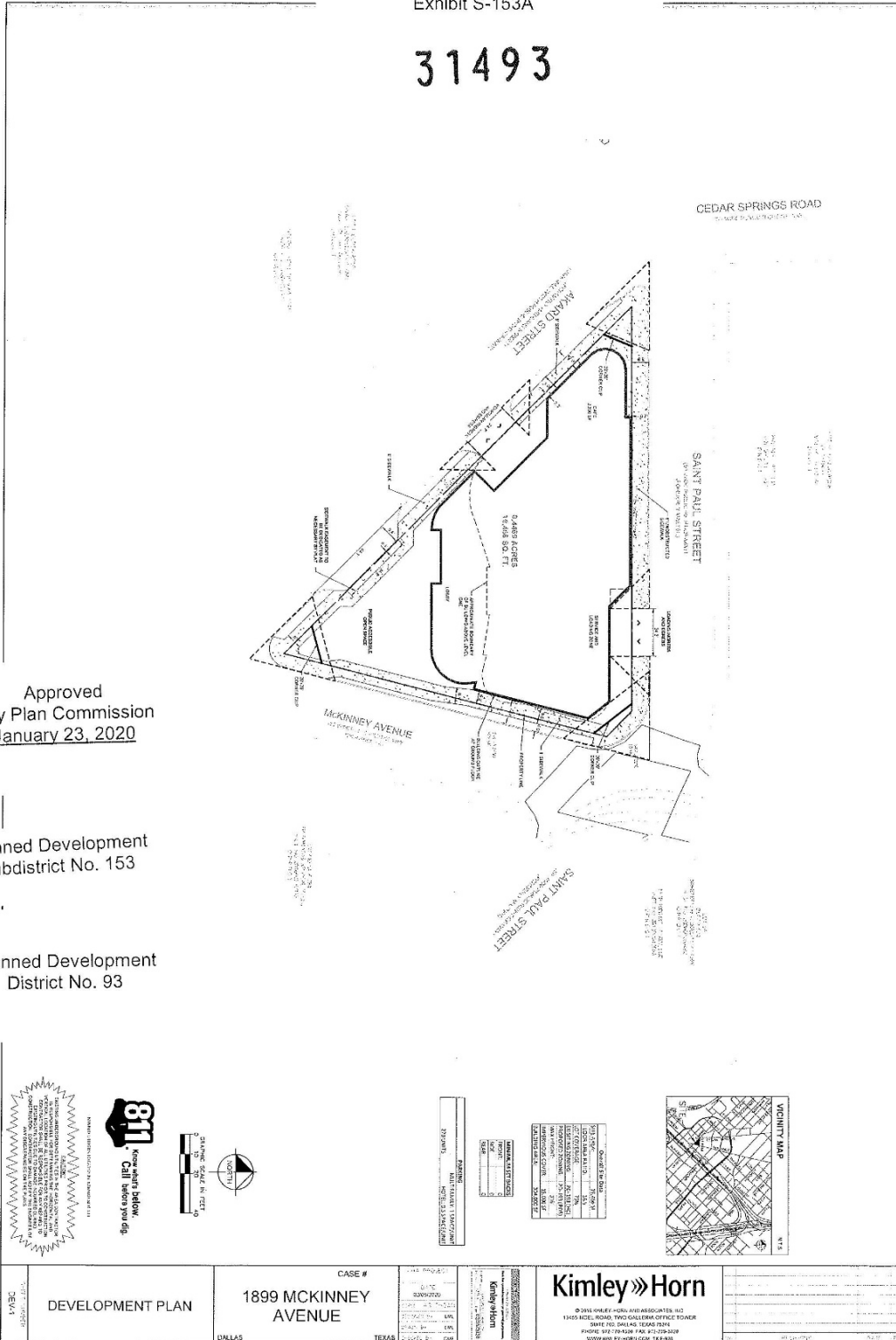
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 31493; 31549;)

EXISTING DEVELOPMENT PLAN

200515

Exhibit S-153A

31493



Approved
City Plan Commission
January 23, 2020

Planned Development
Subdistrict No. 153

Planned Development
District No. 93

811
Know what's below.
Call before you dig.



DATE	DESCRIPTION
01/23/20	APPROVED BY CITY PLAN COMMISSION
01/23/20	APPROVED BY DISTRICT 93
01/23/20	APPROVED BY SUBDISTRICT 153

DATE	DESCRIPTION
01/23/20	APPROVED BY DISTRICT 93
01/23/20	APPROVED BY SUBDISTRICT 153

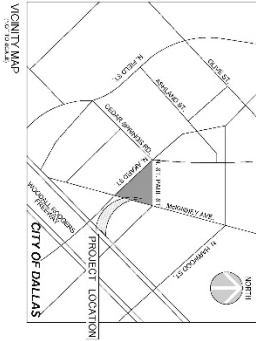
DATE	DESCRIPTION
01/23/20	APPROVED BY DISTRICT 93
01/23/20	APPROVED BY SUBDISTRICT 153



DEVELOPMENT PLAN DEV-1	CASE # 1899 MCKINNEY AVENUE DALLAS TEXAS	DATE: 01/23/20	<p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 13425 HOLE ROAD, TWO GALLERY OFFICE TOWER SUITE 100 DALLAS, TEXAS 75244 PHONE: 972-79-4300 FAX: 972-79-2008 WWW.KIMLEY-HORN.COM TEXAS REG.</p>	<table border="1"> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>01/23/20</td> <td>APPROVED BY DISTRICT 93</td> </tr> <tr> <td>01/23/20</td> <td>APPROVED BY SUBDISTRICT 153</td> </tr> </table>	DATE	DESCRIPTION	01/23/20	APPROVED BY DISTRICT 93	01/23/20	APPROVED BY SUBDISTRICT 153			
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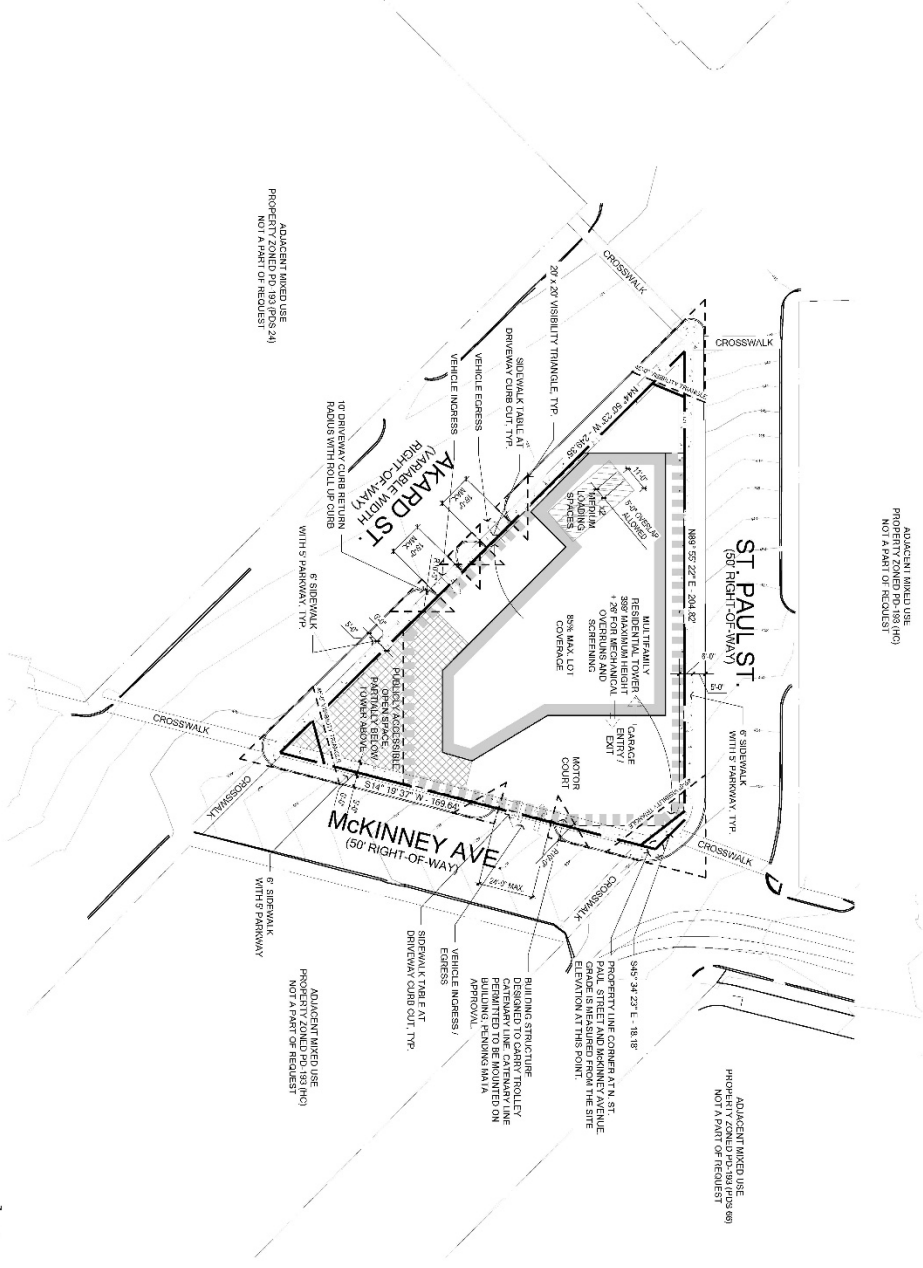
PROPOSED DEVELOPMENT PLAN

PROJECT DATA TABLE	
TOTAL SITE AREA	75,448.87 - 0.1489 AC
LAND AREA	MULTI-FAMILY RESIDENTIAL
MAX BUILDING SETBACK	25'
MAX BUILDING HEIGHT	25'
MAX LOT COVERAGE	42% FOR MULTIFAMILY OVERLAY AND SUPERIMPOSE
MAX LOT COVERAGE ABOVE 150' IN HEIGHT	35%
LOT COVERAGE ABOVE 200' IN HEIGHT	30%
MAX TOTAL FAS	NO MAX. F.A.S. FOR MULTIFAMILY OVERLAY AND SUPERIMPOSE
5. ROAD ACCESSIBLE OPEN SPACE	1,000 SQ. FEET PER UNIT
6. ROAD ACCESSIBLE OPEN SPACE	1.5 ROAD FRONTAGE PER UNIT
LOADING PROVIDED	2 MED. UNITS PER 5 UNITS

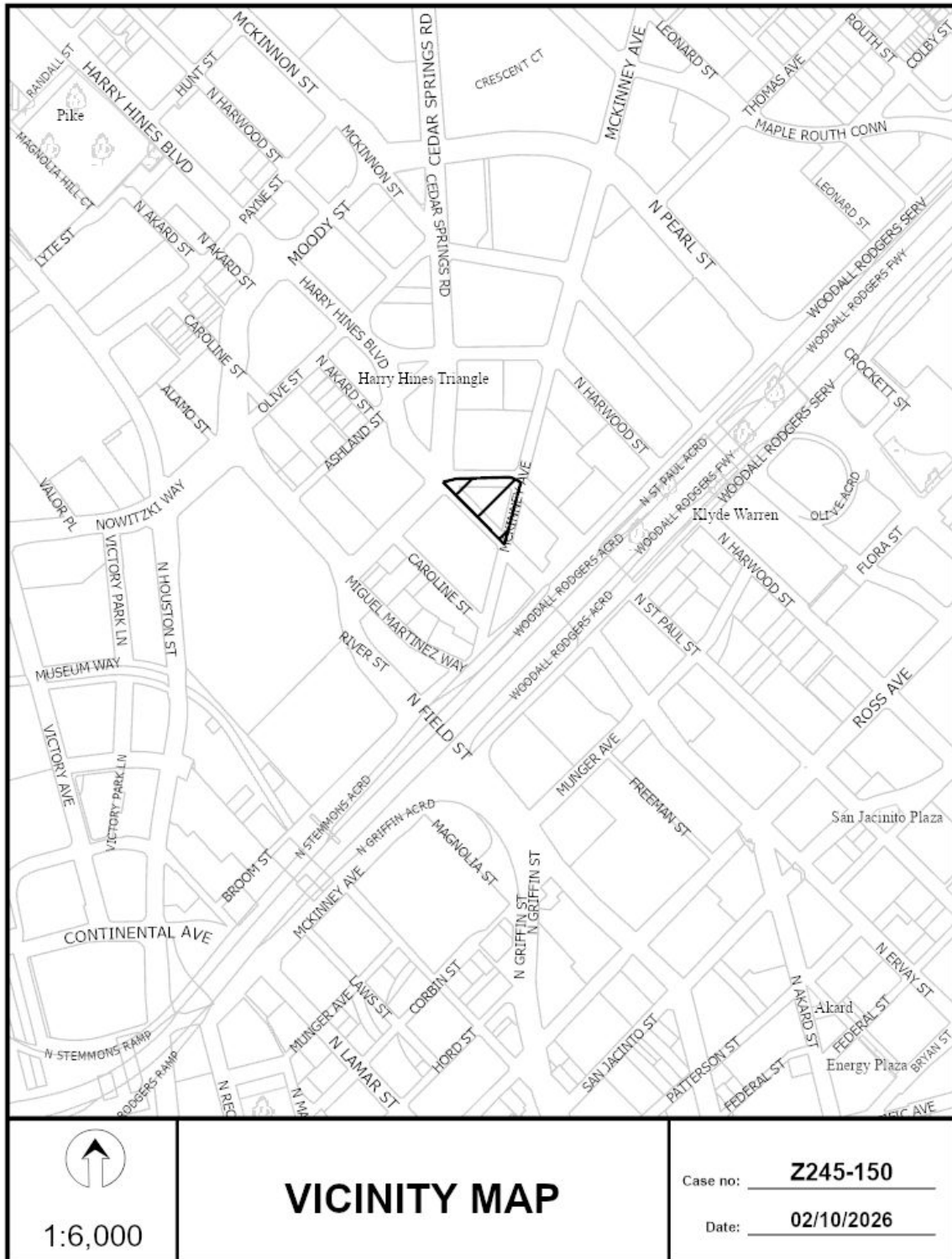


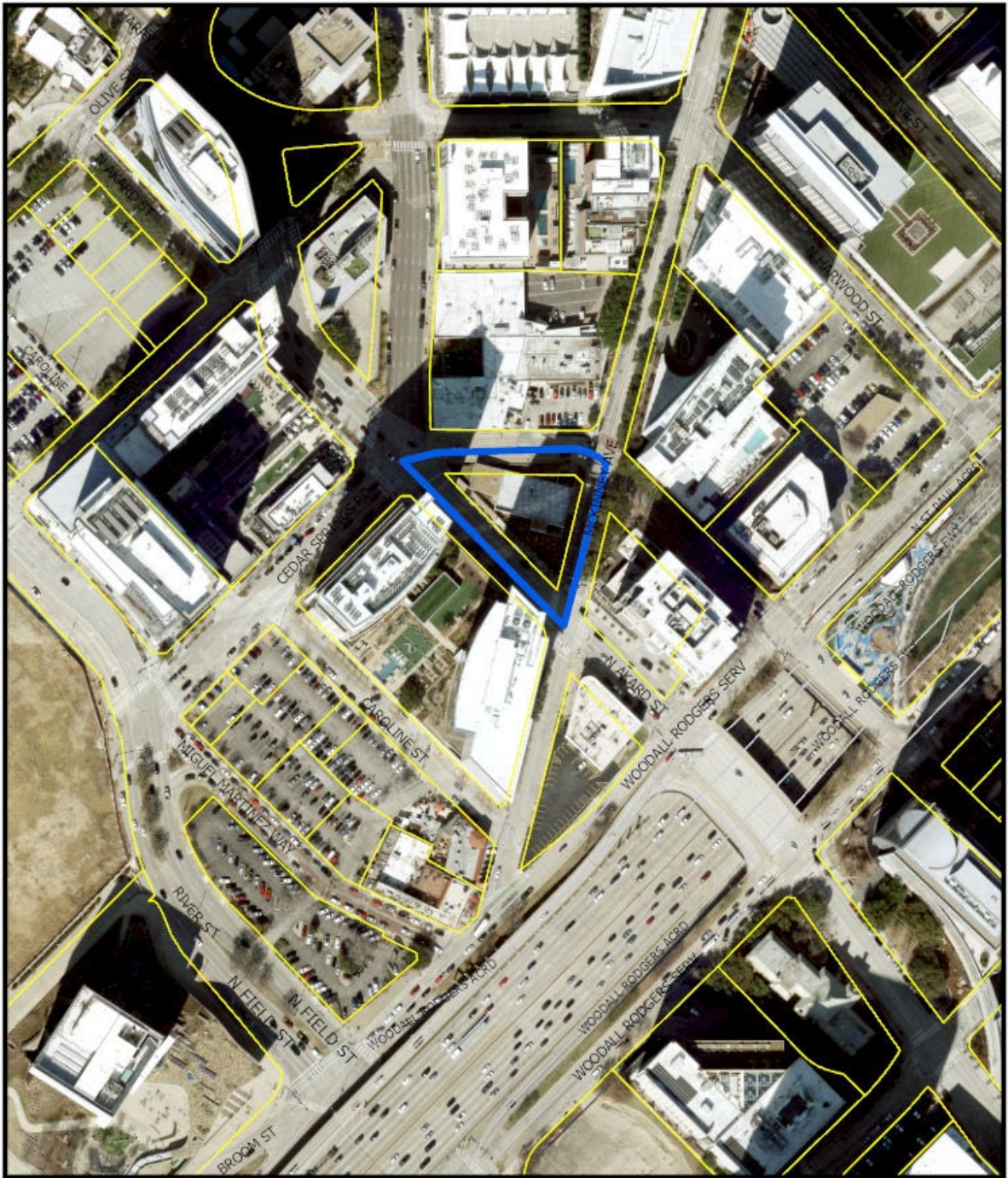
- EXTENT OF BUILDING LESS THAN 30' IN HEIGHT
- EXTENT OF BUILDING ABOVE 30' IN HEIGHT
- PARTIALLY ACCESSIBLE LOWER ABOVE
- PARTIALLY ACCESSIBLE LOWER BELOW
- PARTIALLY ACCESSIBLE LOWER BELOW
- PARTIALLY ACCESSIBLE LOWER BELOW
- PARTIALLY ACCESSIBLE LOWER BELOW
- PARTIALLY ACCESSIBLE LOWER BELOW
- PARTIALLY ACCESSIBLE LOWER BELOW

GFFdesign



DATE: 10/20/16
 1899 MCKINNEY AVENUE DEVELOPMENT PLAN
 SHEET 2 OF 2
 1899 McKinney Avenue - Rev 10 2016



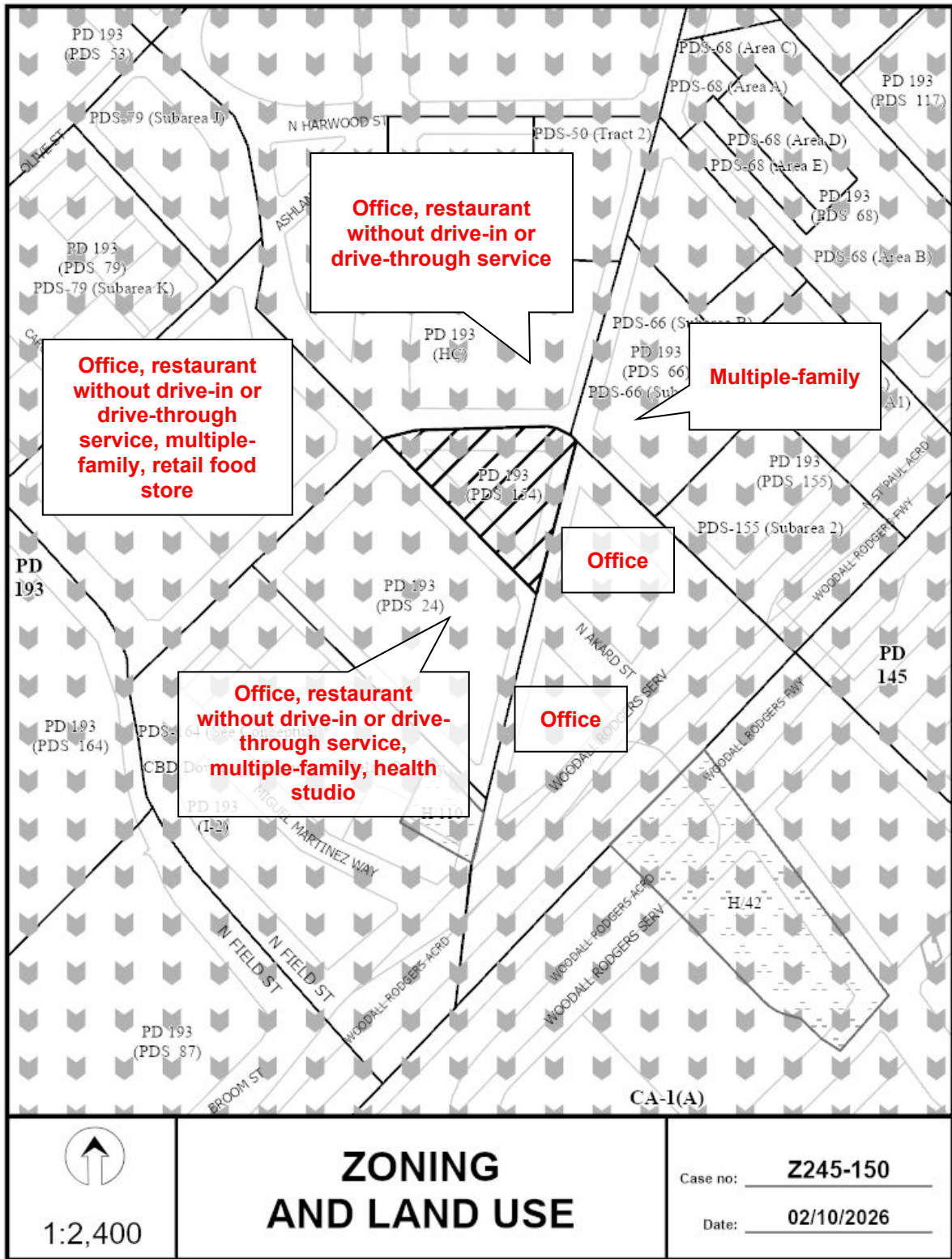


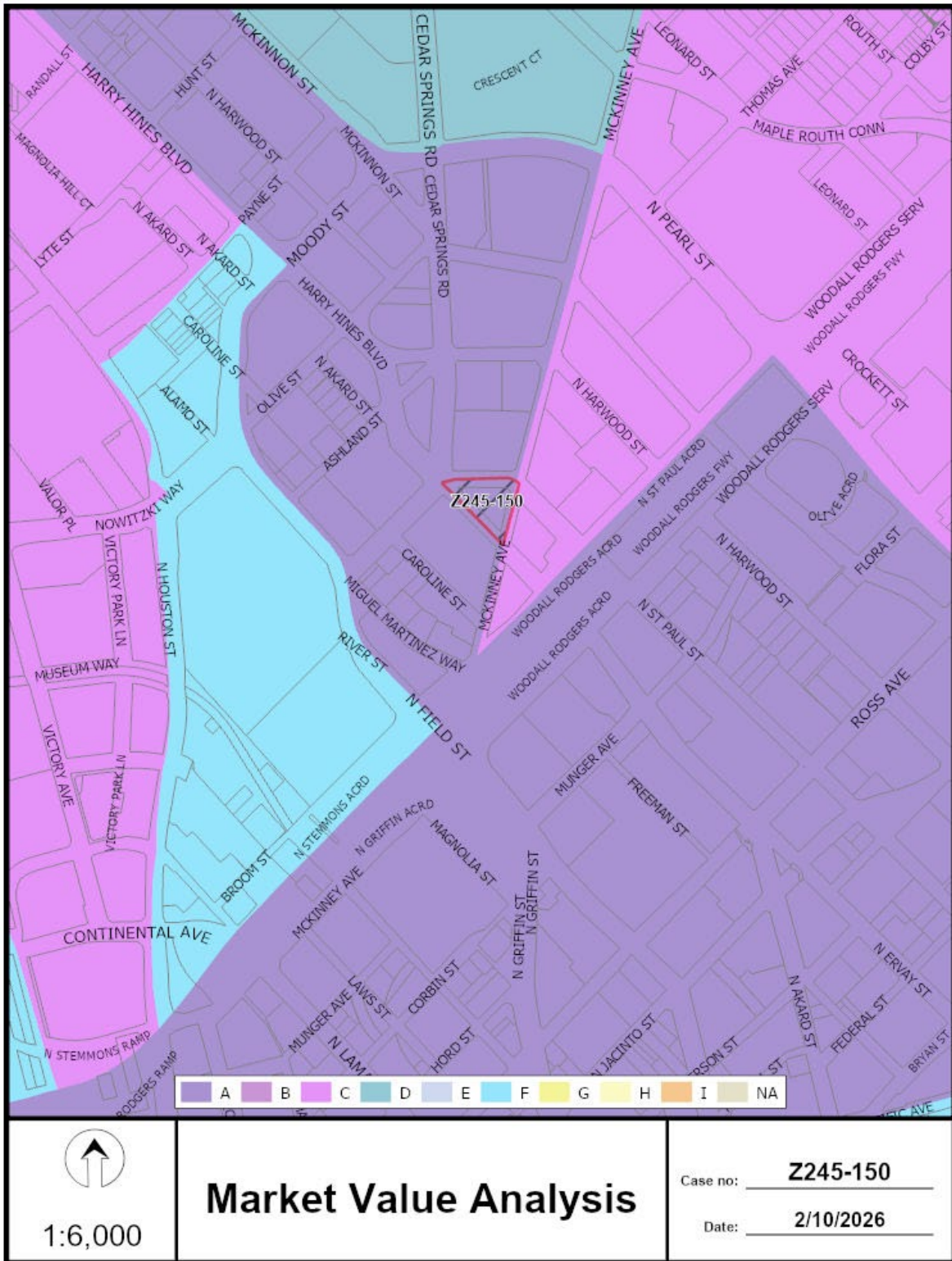
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AERIAL MAP

Case no: Z245-150

Date: 02/10/2026





04/08/2026

Reply List of Property Owners***Z245-150******99 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1899	MCKINNEY AVE	RPC 1899 MCKINNEY LLC
2	2411	N AKARD ST	FSR LP
3	1845	WOODALL RODGERS FWY	WDC FUB OFFICE OWNER LLC
4	2121	N AKARD ST	2121 AKARD PS LP
5	2200	ALAMO ST	FIREBIRD DOWNTOWN INC &
6	1919	MCKINNEY AVE	HKS BUILDINGS LP
7	1900	CEDAR SPRINGS RD	MIRO GCP LLC
8	2601	OLIVE ST	LINK AT UPTOWN LLC THE
9	1909	WOODALL RODGERS FWY	L & W REAL ESTATE LLC
10	2121	N HARWOOD ST	L & W REAL ESTATE LLC
11	1900	MCKINNEY AVE	MCKINNEY AVE TX PARTNERS LP
12	1920	MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
13	1925	CEDAR SPRINGS RD	WINDHAM MINERALS LTD
14	1925	CEDAR SPRINGS RD	E C COPPOLA FAMILY LTD PS
15	1925	CEDAR SPRINGS RD	ROMANO PHILIP J
16	1925	CEDAR SPRINGS RD	THOMA WORKS LLC
17	1925	CEDAR SPRINGS RD	CARL & MARILYNN THOMA FOUNDATION
18	1925	CEDAR SPRINGS RD	CARL & MARILYNN THOMA
19	1925	CEDAR SPRINGS RD	DAWSON WILLIAM B &
20	1925	CEDAR SPRINGS RD	REEDER JAMES B
21	1925	CEDAR SPRINGS RD	BALDRIDGE JERALD TR ETAL
22	1717	MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
23	1700	CEDAR SPRINGS RD	LG CEDAR SPRINGS LP
24	1717	MCKINNEY AVE	GAEDEKE HOLDINGS XIV LTD
25	1999	MCKINNEY AVE	SIROIS RICHARD N & MARY
26	1999	MCKINNEY AVE	MOORE F DAVID & REBECCA L

04/08/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1999 MCKINNEY AVE	HUMPHREYS SPENCER BROWN
	28	1999 MCKINNEY AVE	PRIOLO LEO JR & MICHELLE D
	29	1999 MCKINNEY AVE	1999 MCKINNEY 405 HOLDINGS &
	30	1999 MCKINNEY AVE	KALIL STEPHEN A &
	31	1999 MCKINNEY AVE	GARRETT MICHAEL L &
	32	1999 MCKINNEY AVE	RIDDICK FAMILY LIVING TRUST THE
	33	1999 MCKINNEY AVE	KUBA BRYSON
	34	1999 MCKINNEY AVE	PALMER RICHARD W & BETH G
	35	1999 MCKINNEY AVE	ALLEN THOMAS PATRICK
	36	1999 MCKINNEY AVE	CURTIS AUDREY A THE LIVING TRUST
	37	1999 MCKINNEY AVE	STONE JANE REVOCABLE
	38	1999 MCKINNEY AVE	SEND 1999 LLC
	39	1999 MCKINNEY AVE	SHARP THOMAS L
	40	1999 MCKINNEY AVE	DE LA ROSA MAURICIO &
	41	1999 MCKINNEY AVE	PARULIDAE LLC
	42	1999 MCKINNEY AVE	CHIU REVOCABLE TRUST
	43	1999 MCKINNEY AVE	MEDINA MICHAEL A
	44	1999 MCKINNEY AVE	STEHNEY JEFFREY ALLEN & JOYCE KAY
	45	1999 MCKINNEY AVE	YOPP ADAM
	46	1999 MCKINNEY AVE	STUVE OLAF &
	47	1999 MCKINNEY AVE	LASSITER ANNA
	48	1999 MCKINNEY AVE	GOTTBERG TERRY D &
	49	1999 MCKINNEY AVE	EDWARDS CEAZON TRISMEGISTUS &
	50	1999 MCKINNEY AVE	DOUGLAS ROBERT
	51	1999 MCKINNEY AVE	BARTLETT CHARLES M & MELISSA S
	52	1999 MCKINNEY AVE	GUSTIN JASON
	53	1999 MCKINNEY AVE	MOORE FAMILY REVOCABLE TRUST
	54	1999 MCKINNEY AVE	SCHUBERT FRANK B &
	55	1999 MCKINNEY AVE	GRIFFITH TODD R & SELVA E

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56	1999	MCKINNEY AVE	PRAGADA JESSICA E & ROBERT V
57	1999	MCKINNEY AVE	MANDT KEVIN A & DAWN M THE
58	1999	MCKINNEY AVE	TOORNBURG SCOTT L & KIM
59	1999	MCKINNEY AVE	HODGE LIVING TRUST
60	1999	MCKINNEY AVE	MEYBERG JAMES B &
61	1999	MCKINNEY AVE	PAYNE TARA FORD & MALO BOYD
62	1999	MCKINNEY AVE	GALLAGHER TIMOTHY O & TERRI M
63	1999	MCKINNEY AVE	BRADFORD TED R
64	1999	MCKINNEY AVE	ARNOLD THOMAS D
65	1999	MCKINNEY AVE	EATON PAUL
66	1999	MCKINNEY AVE	DEGALA VIRGILIO JR
67	1999	MCKINNEY AVE	BROWN LEONARD SCOTT &
68	1999	MCKINNEY AVE	SAWYER MARK WILLIAM
69	1999	MCKINNEY AVE	CRAMM HOPE & GENE
70	1999	MCKINNEY AVE	ABINGTON THOMAS EDWARD
71	1999	MCKINNEY AVE	MILLER JAMES H & ROSANNE T
72	1999	MCKINNEY AVE	NAIK SURAJ
73	1999	MCKINNEY AVE	WINTER F DAVID JR & RENEE
74	1999	MCKINNEY AVE	LUCAS MARK & LESLIE
75	1999	MCKINNEY AVE	BALDOR JORGE L
76	1999	MCKINNEY AVE	PETERS WALTER R JR & STACY R
77	1999	MCKINNEY AVE	WUNDERLICK JOHN ROBERT
78	1999	MCKINNEY AVE	KIM PAUL & LORI
79	1999	MCKINNEY AVE	PAPADIMITRIOU ALEX & LINDA
80	1999	MCKINNEY AVE	BENSON NICOLE & TODD
81	1999	MCKINNEY AVE	SEDRAK PETER & LORI ANN
82	1999	MCKINNEY AVE	WENDLAND ROBERT C & PAMELA
83	1999	MCKINNEY AVE	LEDBETTER FINLEY & JONI
84	2000	MCKINNEY AVE	UNION INVESTMENT REAL EST GMBH
85	2025	WOODALL RODGERS FWY	CLUNIS KEVIN A & AYANNA N
86	2025	WOODALL RODGERS FWY	MADRAZO ALEX & JANET
87	2025	WOODALL RODGERS FWY	SMITH BRITT WILLIAM &
88	2025	WOODALL RODGERS FWY	BLUE DOG RESIDENTIAL TRUST

04/08/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2025 WOODALL RODGERS FWY	NASH GEORGE CAMERON
	90	2025 WOODALL RODGERS FWY	LEVY WALTER M &
	91	2025 WOODALL RODGERS FWY	THREE LITTLE BIRDS TRUST
	92	2025 WOODALL RODGERS FWY	HATTON PHILLIP S & SHARON L
	93	2025 WOODALL RODGERS FWY	KOZEL DAVID F
	94	2025 WOODALL RODGERS FWY	SYDEPARK LTD
	95	2380 N FIELD ST	2300 NORTH AKARD OWNER LLC
	96	2323 N AKARD ST	CHRISTOPHER APARTMENTS
	97	2380 N FIELD ST	2300 NORTH AKARD OWNER LLC
	98	2301 N AKARD ST	UNION UPTOWN DALLAS LLC
	99	2323 N AKARD ST	CHRISTOPHER APARTMENTS