

FILE NUMBER: Z190-305(PD/ND)

DATE FILED: May 4, 2020

LOCATION: On the northwest corner of Maple Avenue and McKinney Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45 F

SIZE OF REQUEST: +/- 2.073 Acres

CENSUS TRACT: 18.00

REPRESENTATIVE: Laura Hoffman/Tommy Mann – Winstead

APPLICANT: McKinney and Maple Venture, LLC

OWNER: Elk Financial, Inc. and Murphy Plaza, LLC

REQUEST: An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to develop the site with an office development with restaurant and retail uses on the ground floor. The proposed subdistrict includes new standards for height and floor to area ratio.

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

STAFF RECOMMENDATION: Denial without prejudice.

Background Information:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres. PD 193 is divided into residential districts (A, R, TH, MF) and non-residential districts (O, NS, SC, GR, LC, HC, CA, I). PD 193 also contains 155 subdistricts.
- The request site is located within an HC Heavy Commercial Subdistrict. The site is currently developed with a restaurant and personal service use.
- The applicant proposes to redevelop the site with an office use with restaurant and retail uses on the ground floor. The proposed height is 406 feet with 10 feet of projections of certain elements.
- The request includes development standards to deviate from the HC Subdistrict regulations as follows: 1) increase the floor area ratio (FAR) from 4.0:1 to 8.0:1 and 2) increase the maximum height from 240 to 406 feet with 10 feet for projections. Urban design standards will be required for a special project that includes an office use with more than 4.5:1 FAR.

Zoning History:

There have been nine zoning cases requested in the surrounding area in the past five years.

- 1. Z178-156:** On March 28, 2018, the City Council approved an amendment and renewal of Specific Use Permit No. 1775 for a medical clinic located on the northwest line of Thomas Avenue between Fairmont Street and Routh Street.
- 2. Z178-333:** On January 9, 2019, the City Council approved creation of Planned Development Subdistrict No. 146 on property zoned an O-2 Office Subdistrict, an LC Light Commercial Subdistrict, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.
- 3. Z189-145:** On May 8, 2019, the City Council approved creation of Planned Development Subdistrict No. 149 on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest corner of Cedar Springs Road and Maple Avenue.

- 4. Z189-237:** An application to create a new subdistrict within Subarea 9 within Planned Development District No. 298 to allow for MF-2(A) Multifamily District uses on property located on the north, west, and south corners of Burlew Street and Scurry Street. (Pending City Council consideration on January 27, 2021.)

- 5. Z189-358:** On January 8, 2020, City Council approved Specific Use Permit No. 2360 for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located in an area bounded by Cedar Springs Road, Fairmount Street and Howell Street.

- 6. Z190-188:** An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Heavy Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349] on the northeast corner of McKinney Avenue and Boll Street. (Pending CPC consideration on January 21, 2021.)

- 7. Z190-259:** On October 28, 2020, the City Council approved creation of Planned Development Subdistrict No. 157 for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, located on the northwest line of Woodall Rodgers Freeway, between Southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.

- 8. Z190-285:** On August 3, 2020, Specific Use Permit No. 1429 for a bank use was automatically renewed for a 10-year period, located on the east corner of Maple Routh connection and Fairmont Street.

- 9. Z190-328:** An application for 1) a new tract within Planned Development District No. 9 and 2) removal of the D Liquor Control Overlay located on the southwest line of Routh Street, between Mahon Street and Howell Street. (Pending CPC consideration on January 7, 2021.)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	70 feet
McKinney Avenue	Minor Arterial	Variable Width

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system. The TIA analyzed the proposal containing approximately 698,000 square feet of office space, 10,829 square feet of restaurant, 12,000 square feet of health club use, and 5,000 square feet of commercial (bank, restaurant, retail).

Engineering staff evaluated the original TIA findings and an updated TIA (dated December 14, 2020) with additional information regarding driveways for the proposal.

The report documents an analysis of the anticipated impact of the proposed development. Results show that the proposed development will result in excessive delays to adjacent and nearby intersections at project buildout. Retiming intersections, as recommended in the report, is not an option given the limited space to reallocate lane configurations and coordination with other signals along this corridor. The projected conditions are still representative of urban settings and staff has no objection to the proposed development knowing the proposal plans to prioritize on pedestrian amenities and walkability to the site. Engineering will proceed with the review of civil plans based on an approved development plan.

In addition, the following improvements have been communicated to the applicant and determined to be a requirement at permitting/engineering review as a result of direct impact of the proposed development. Staff recommends acknowledging these improvements as immediately adjacent and wholly attributable to the development:

- Traffic signal improvements at the intersection of Fairmount and McKinney to meet ADA compliance, including but not limited to the relocation of the mast arm and elimination of the existing traffic island.
- Traffic signal improvements at the intersection of Maple and McKinney for pedestrian amenities to meet ADA compliance.
- Extension of raised median on Maple to inhibit left turn movements that would impact signal operations.

At this time, the above three items are not included in the proposed conditions. Conditions could be added to require an executed developer agreement or contract for the installation of the raised median or the traffic signals prior to a final certificate of occupancy being issued. Staff is continuing conversations with the applicant and will update this issue at the briefing.

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

An office development in this location could be consistent with the following goals and policies of the comprehensive plan.

Urban Design Element

Goal 5.2 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Economic Element

Goal 2.3 Build a dynamic and expanded downtown

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Area Plans:

The *Oak Lawn Special Purpose District* and the *Oak Lawn Plan* was established in February 1985 and includes ten objectives for the area. The applicant's proposal is consistent with the following objectives highlighted by the Plan:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The proposal includes an increase in density and height from the underlying HC Heavy Commercial Subdistrict that may not be consistent with the development dynamic of the surrounding area. The development is proposing parking in a parking garage – above and below grade and providing wider sidewalks.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 193 HC	Restaurant and personal service
Northwest/ North	PD No. 193 HC, PD No. 9	Office, restaurant
Northeast	PD No 877	General merchandise or food store, Multiple family
East	PD No. 193 HC	Retail, personal service, hotel, motor vehicle fueling station, medical clinic
Southeast	PD No. 193 / PDS No. 64	Financial institution, retail, restaurants
Southwest	PD No. 193 HC, SUP No. 925	Hotel, restaurant, office

Development Standards:

PD 193 Subdistrict		Setbacks		FAR	Height	Lot Coverage
		Front	Side/ Rear			
Existing	HC	0'	0'	4:1 4.5*:1	240'	100%
Proposed	HC base	10' for first 36 feet; 25' for portions above 36'	0'	4:1 4.5*:1	240'	100%
	Special Project	McKinney 7' below 50' 0' b/t 50' and 125' 7' above 125' Fairmount & Maple 10' Projections allowed	0'	8.0:1	406' + 10' for project ions	73% up to 120' 35% above 120' 73% max

* An additional 0.5:1 FAR is allowed where there is a minimum 1:1 component of residential use.

Land Use Compatibility:

The request site is located within an HC Heavy Commercial Subdistrict. The site is currently developed with a restaurant and personal service uses. The request area is surrounded by hotel and restaurants to the southwest; bank, restaurant, and retail uses

to the southeast, general merchandise or food store, restaurants retail, and medical uses to the east; multifamily and retail to the northeast; and office to the north and northwest.

The applicant proposes to redevelop the site with an office use with restaurants and retail uses on the ground floor. The applicant proposes to construct an office development with three height levels: 1) parking podium at 78 feet and six stories, 2) office podium at 118 feet and nine stories, and 3) an office tower at 406 feet and 29 stories. The proposed conditions allow certain projections of 10 feet in addition to the maximum height. The proposed maximum floor area is 735,000 square feet.

The applicant is proposing a definition for a “special project” that means a development containing office uses that meet the urban design requirements proposed in the conditions with a floor area ratio greater than 4.5:1. The proposed planned development subdistrict would retain the HC Heavy Commercial uses and development standards. A special project could deviate from HC regulations for height (240’ to 416’), FAR (4:1/4.5:1 to 8:0:1), setbacks (0’ to 0’ to 10’), lot coverage (100% to 73% maximum). The deviations would be in conjunction with design standards such as 10-foot sidewalks, pedestrian amenities, façade treatment and transparency, street activating uses, and open space.

This request is similar to an office development northwest of the site at Maple Avenue and Cedar Springs (PDS No. 146). PDS No. 146 was created by Council on January 9, 2019. The request increased the floor area ratio from 4.0:1 to 6.0:1 and increased the maximum structure height from 240 feet to 399 feet. The PDS requires all parking spaces to be within a below grade parking structure, provide a minimum 17,000 square feet in publicly accessible open space at street level, and requires additional urban design standards which encourage pedestrian activity to be more compatible with surrounding properties.

Several requests within a half-mile radius of PDS No. 146 had similar increases in maximum structure height above 240 feet and up to 6.0 FAR and were approved by Council. Staff’s recommendation of approval for the request that is now PDS No. 146 was based on the proximity of these other requests coupled with the requirement of all parking underground, the additional design standards, not allowing multiple family use, and requiring up to 15 percent of open space.

Several requests within a half-mile radius of this request also exceed 240 feet in height and increased the FAR allowance. However, the immediate zoning surrounding the area of request have heights below 300 feet. Two PDS (PDS No. 146 and PDS No. 117 allow heights of 399 feet and 392 feet, respectively) near the area of request exceed 300 feet in height.

The applicant is decreasing the allowed lot coverage from 100 percent. Unfortunately, the decrease does not provide appreciable open space. The applicant is proposing a minimum 5,000 square feet of publicly accessible open space in locations shown on the

development plan. This represents less than six percent of the property. The open space is located in four areas on the proposed development plan and includes decorative pavement and planting areas. The majority of the area not devoted to a building will be developed with hardscape for vehicle maneuverability. While open space is not required in the existing zoning district, an increase of height of more than 100 feet and an increase in FAR does warrant an evaluation of other requirements to ensure compatibility with the surrounding environment.

The Dallas Development Code has two definitions for floor to area ratio. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking. The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building massing but are not included in the calculation of FAR because parking garages do not count as floor area, developments that contain above-ground parking structures have more building mass without increasing floor area ratio.

The applicant's proposal of wider sidewalks, design standards, open space, limiting the location of the office tower, and placing slightly more than half of the required parking underground does offer some justification for the increased height and FAR.

Parking:

The proposed development will comply with the parking requirements of PD No. 193. PD No. 193 requires one space for each 366 square feet of office and one space for 220 square feet of retail and personal service use.

Landscaping:

For a special project that includes office use, the landscaping must be in accordance with the proposed landscaping plan.

Signs:

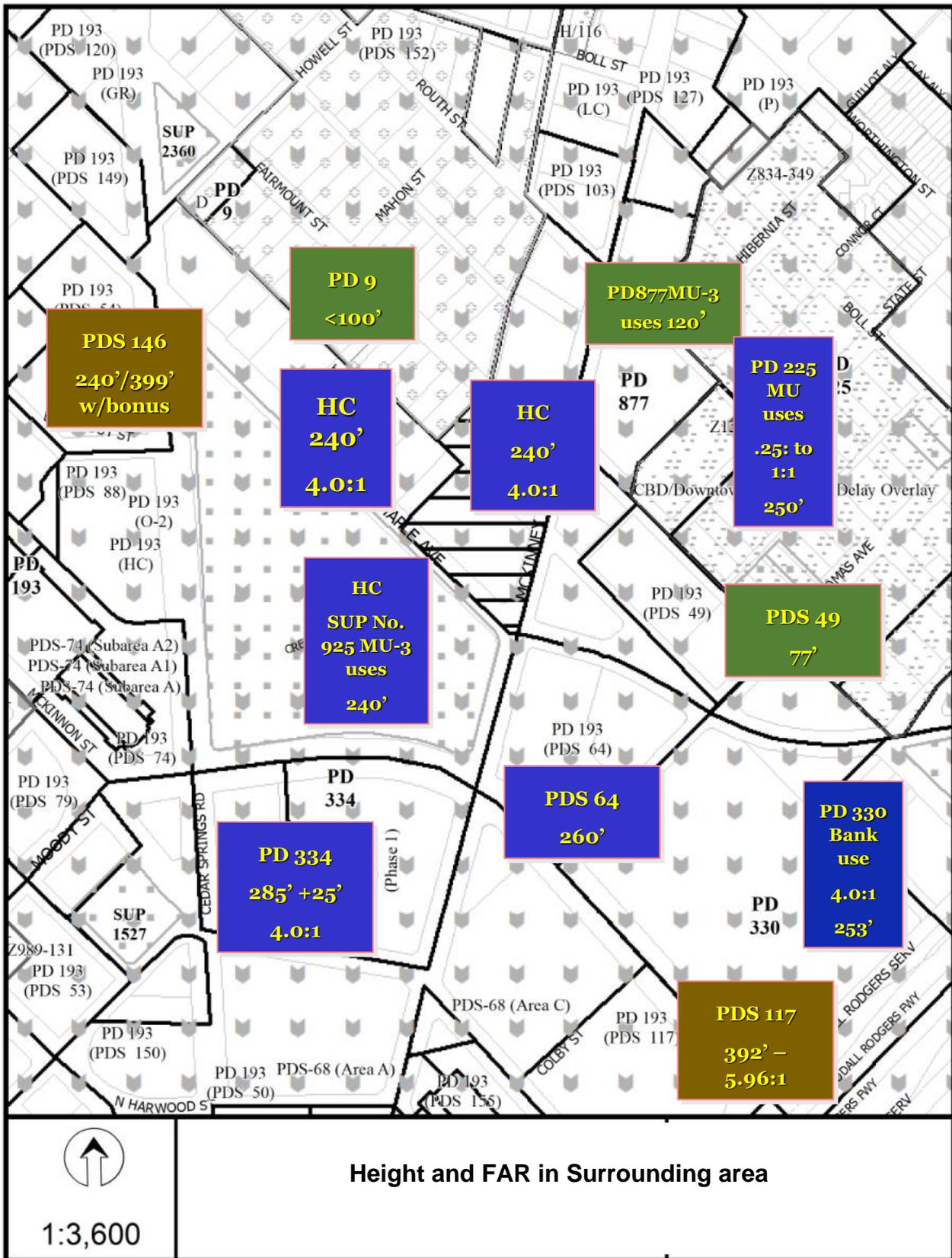
The area of request is located partially in the Uptown Special Provision Sign District and partially in the McKinney Avenue Special Provision Sign District. The portion of the development must comply with the respective SPSD.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an

objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category C to the northeast and further east, south, and west, and Category E to the northwest.

Height and FAR limits in surrounding zoning districts.



LIST OF OFFICERS

OFFICERS AND DIRECTORS

Applicant: **McKINNEY AND MAPLE VENTURE, LLC:**

Managing Member: **TC McKinney and Maple Member, LLC**

Sole Member: **TCDFW Office Development, Inc.**

Chief Executive Officer and President	Scott A. Krikorian
Executive Vice President	Ralph Rodak
Executive Vice President	James H. Matoushek
Executive Vice President	John A. Stirek
Executive Vice President	Michael S. Duffy
Executive Vice President	T. Christopher Roth
Executive Vice President	Adam Saphier
Executive Vice President	Matthew S. Khourie
Executive Vice President	Lisa Sher
Senior Vice President	Joel Behrens
Vice President	Thomas E. Finan
Secretary	Rebecca M. Savino
Treasurer	James H. Matoushek
Assistant Secretary & General Counsel	Lisa Sher

Owner: **ELK FINANCIAL, INC.**

President	Jane L. Benton
Vice President	Michael Benton
Vice President	Kenneth Crews
Vice President and Secretary	Keith W. Kennedy
Director	Michael Benton
Director	Kenneth Crews

Owner: **MURPHY PLAZA, LLC**

Manager	Matt W. Barrier
Manager	Mike A. Thomas

CPC Action:

January 7, 2021

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses, subject a revised development plan, revised landscape plan and applicant's conditions with the following condition: A building official shall not issue a final certificate of occupancy for the subject site unless there is an executed developer agreement or contract for the construction and installation of a raised median on Maple and for the construction and installation of the traffic signals improvements at the intersections of Maple and McKinney and Fairmount and McKinney as approved by the director on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Maple Avenue and McKinney Avenue.

Maker: Garcia
Second: Blair
Result: Carried: 6 to 5

For: 6 - Shidid, Carpenter, Blair, Suhler, Schwope, Garcia

Against: 5 - MacGregor, Hampton, Jung, Murphy, Rubin
Absent: 4 - Stinson, Johnson, Jackson, Myers
Vacancy: 0

Notices: Area: 500 Mailed: 154
Replies: For: 15 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX,
Joel Behrens, 6707 Lupton Dr., Dallas, TX, 75225

For (Did not speak): Scott Krikorian, Address not given
Rodney Nelson, Address not given

Against: None

Staff: David Nevarez, Traffic Engineer, Sustainable Development & Const.

CPC RECOMMENDED CONDITIONS

SEC. S-____.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.

(b) GROUND LEVEL means the story of a building closest to and above grade along the street.

(c) SPECIAL PROJECT means a development containing office uses that satisfies the urban design requirements of this article in order to allow floor area ratio greater than 4.5:1. A special project may contain other uses in addition to office uses so long as office use is a part of the development and the total floor area ratio for the development is greater than 4.5:1.

(d) In this division, SUBDISTRICT means a subdistrict of PD 193.

(e) TRANSPARENCY means the total area of window opening, door opening, or other opening, expressed as a percentage of the total facade area by story.

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

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

SEC. S-____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) For a special project, development and use of the Property must comply with development plan (Exhibit S-__A). In the event of 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.

SEC. S-____.106. MAIN USES PERMITTED.

The main uses permitted in this district are those main uses permitted in a PD 193 HC Subdistrict, subject to the same conditions applicable in the HC Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 HC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 HC Subdistrict is subject to DIR in this district, etc.

SEC. S-____.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.

SEC. S-____.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. In the event of 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 PD 193 HC Subdistrict apply.

(b) Special project. The yard, lot, and space regulations for a special project are modified as follows:

(1) Setbacks.

A) McKinney Avenue.

(i) For the first 50 feet of structure height, minimum front yard is 7 feet.

(ii) For any portion of a structure above 50 feet in height up to 125 feet in height, no minimum front yard.

(iii) For any portion of a structure above 125 feet in height, minimum front yard is 7 feet.

(B) Fairmount Street. Minimum front yard is 10 feet.

(C) Maple Avenue. Minimum front yard us 10 feet.

(D) Projections allowed within front yards. Outside seating areas, awnings, canopies, architectural building elements, retaining walls up to three feet in height, signs, benches, landscaping, fences, planters, lighting, and pedestrian amenities (including but not limited to bike racks, trash receptacles, and benches) are permitted within the required front yard.

(2) Height. Maximum structure height is 406 feet. The following may project a maximum of 10 feet above the maximum structure height:

(A) Elevator penthouse or bulkhead;

(B) Mechanical equipment;

(C) Cooling tower;

(D) Tank designed to hold liquids;

(E) Ornamental cupola or dome;

(F) Skylights;

(G) Observation deck;

(H) Clerestory;

(I) Visual screens which surround roof mounted mechanical equipment;

(J) Chimney and vent stacks;

(K) Lightning protection equipment;

(L) Cell towers or other communication equipment;

(K) Parapet wall; and

(L) Other architectural features.

(3) Maximum floor area. Maximum floor area is 735,000 square feet.

(4) Lot Coverage.

(A) Any portion of a building 120 feet or more in height may cover a maximum of 35 percent of a lot.

(B) Otherwise, maximum total lot coverage is 73 percent.

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

SEC. S-____.109. Urban Design Requirements.

(a) For a special project, the following urban design requirements apply.

(b) Sidewalks and Streetscape.

(1) Sidewalks.

(A) A minimum 10 foot wide sidewalk is required along McKinney Avenue.

(B) A minimum 10 foot wide sidewalk is required along Maple Avenue.

(C) Except where a minimum 8 foot wide sidewalk is shown on the landscape plan, a minimum 10 foot wide sidewalk is required along Fairmount Street.

(D) Minimum sidewalk widths shall be unobstructed, except for street furnishings and outdoor seating on Fairmount Street, or utility poles and service boxes, access panels for underground utilities, and on-grade grates for building intake/exhaust on any street frontage.

(E) Sidewalks must be level across all driveways and curb cuts.

(2) Landscape buffer. Where landscape buffers are shown on the landscape plan between the back of street curb and the sidewalk, the landscape buffer is required to be a minimum of 5 feet in width. Planting within the landscape buffer shall comply with the landscape plan (Exhibit __B).

(c) Pedestrian amenities. A minimum of one of each of the below pedestrian amenities must be provided along the McKinney Avenue street frontage and the Fairmount Street frontage:

(1) bench (minimum of ten linear feet),

(2) trash receptacle, and

(3) bicycle rack.

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

(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, or

(5) Turret.

(f) Ground level transparency.

(1) 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.

(2) Any facade facing Maple 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.

(3) Any facade facing Fairmount Street must have a minimum transparency of 55 percent for the portion of the building on the ground level between grade and 15 feet in height.

(4) This subsection does not apply to parking structures or loading areas.

(g) Street level activating uses.

(1) A minimum of 12,000 square feet of floor area on the ground level of any building must contain one or a combination of the following uses:

(A) Restaurant.

(B) Retail.

(C) Professional, personal service and custom craft uses.

(h) Minimum open space.

(1) A minimum of 5,000 square feet of publicly accessible open space in the aggregate must be provided in the locations indicated on the landscape plan. Areas enhanced with decorative pavement and planting areas may be counted as part of the publicly accessible open space area. Decorative pavement may include: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile. At a minimum the open space must contain the following design elements:

(A) A minimum of two benches or exterior seating areas.

(B) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, building overhangs or other means to provide users refuge from the elements.

(C) One trash receptacle.

(D) A minimum of one and a maximum of five bicycle racks.

(i) Parking structures. Parking levels in an aboveground parking structure must comply with at least one or a combination of the following:

(1) parking levels must be concealed by the main building; or

(2) sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. The garage is not required to be fully enclosed to satisfy this condition.

(j) Screening of rooftop equipment. All mechanical equipment located on the rooftop of any building must be screened so as not to be visible from any adjacent public right-of-way.

(k) Pedestrian Crossings along Maple Avenue. Pedestrian crossings must be delineated to connect the sidewalk along Maple Avenue across entry drives through the use of contrasting pavement, texture, material, or color. Pedestrian crossings across entry drives shall be level. Anti-slip material is encouraged.

(l) Decorative pavement along the vehicular courtyard. A portion of the plaza area surrounding the vehicular courtyard off of Maple Avenue must incorporate decorative pavement, which may include one or a combination of: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; or exterior grade tile.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.112. LANDSCAPING.

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

(b) For a special project, development and use of the Property must comply with the landscape plan (Exhibit S- __B). In the event of a conflict between the text of this division and the landscape plan, the text of this division controls.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.113. 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.

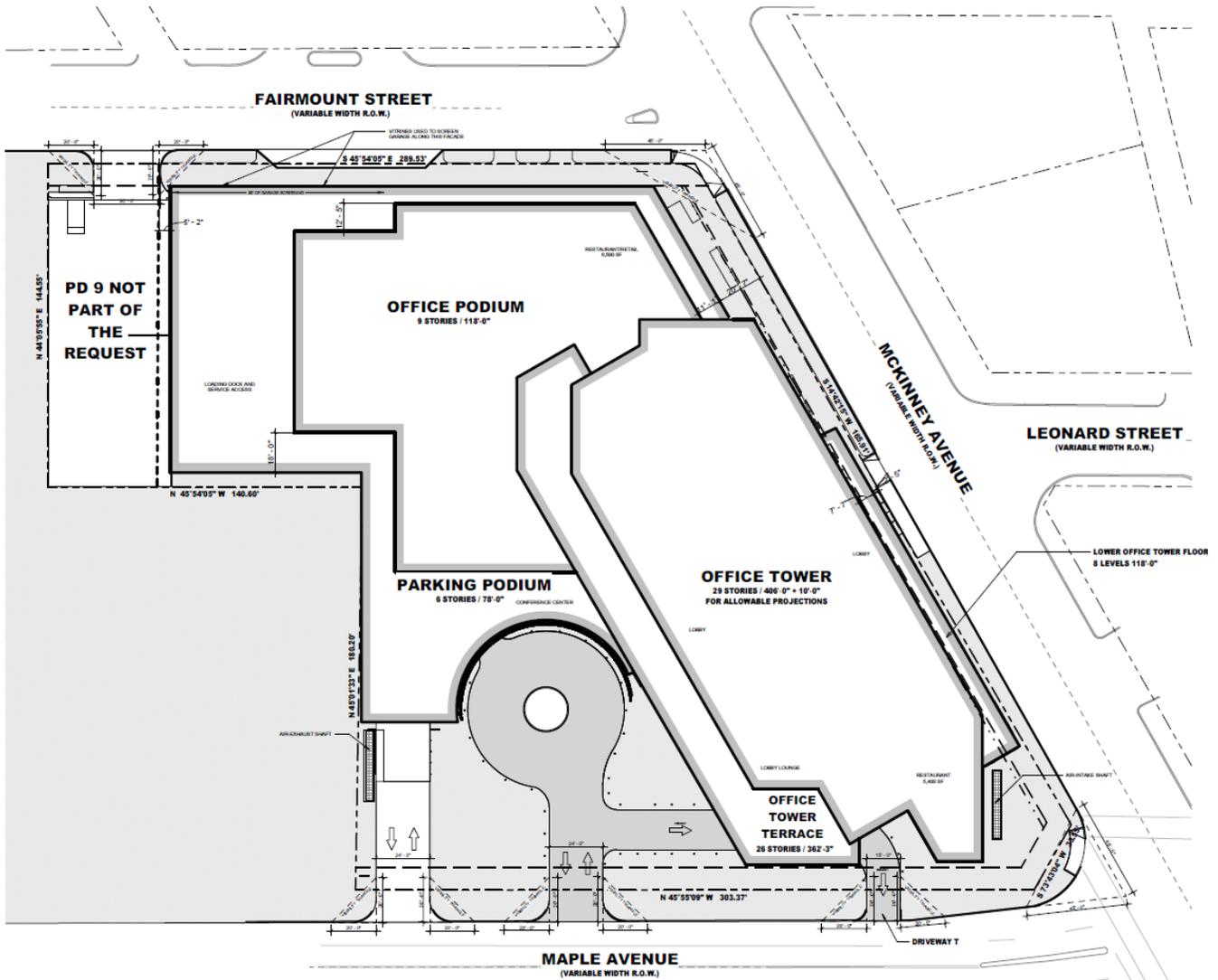
(c) For a special project, Driveway T, as identified on the development plan (Exhibit S- __A) may be utilized only for egress from the Property unless otherwise approved by the Director of Public works or his designee in writing.

SEC. S-____.114. 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, 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 thy city, as applicable.

PROPOSED DEVELOPMENT PLAN



OVERALL SITE DATA	
SITE AREA	90,324 SF
MAXIMUM FLOOR AREA	735,000 GSF
LOT COVERAGE	78% AT GRADE MAX. 35% ABOVE 120' - 0"

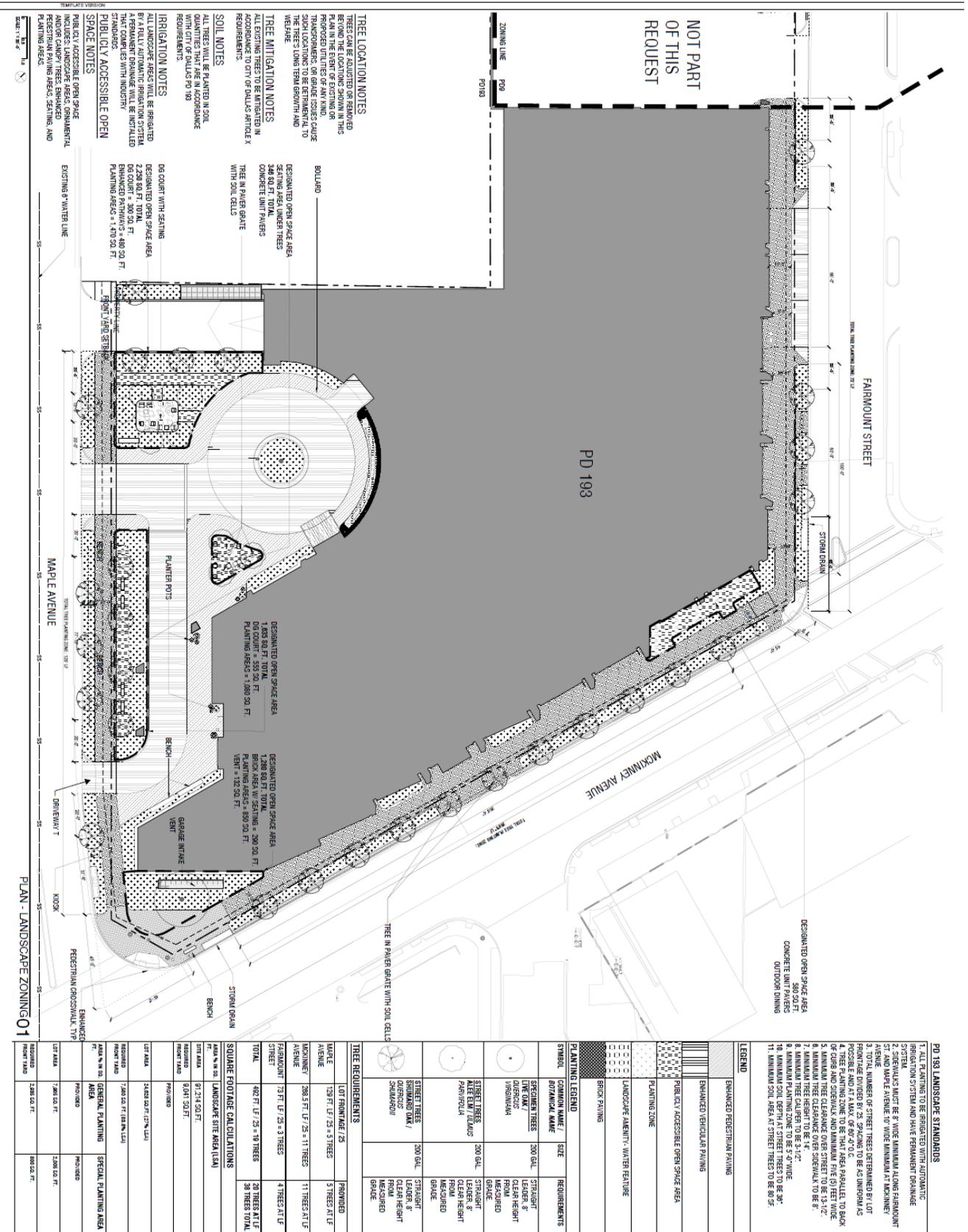
BUILDING HEIGHTS	
OFFICE TOWER	408' - 0" + 10' - 0" FOR ALLOWABLE PROJECTIONS 29 STORIES
OFFICE PODIUM	118' - 0" 9 STORIES
PARKING	78' - 0" 6 STORIES

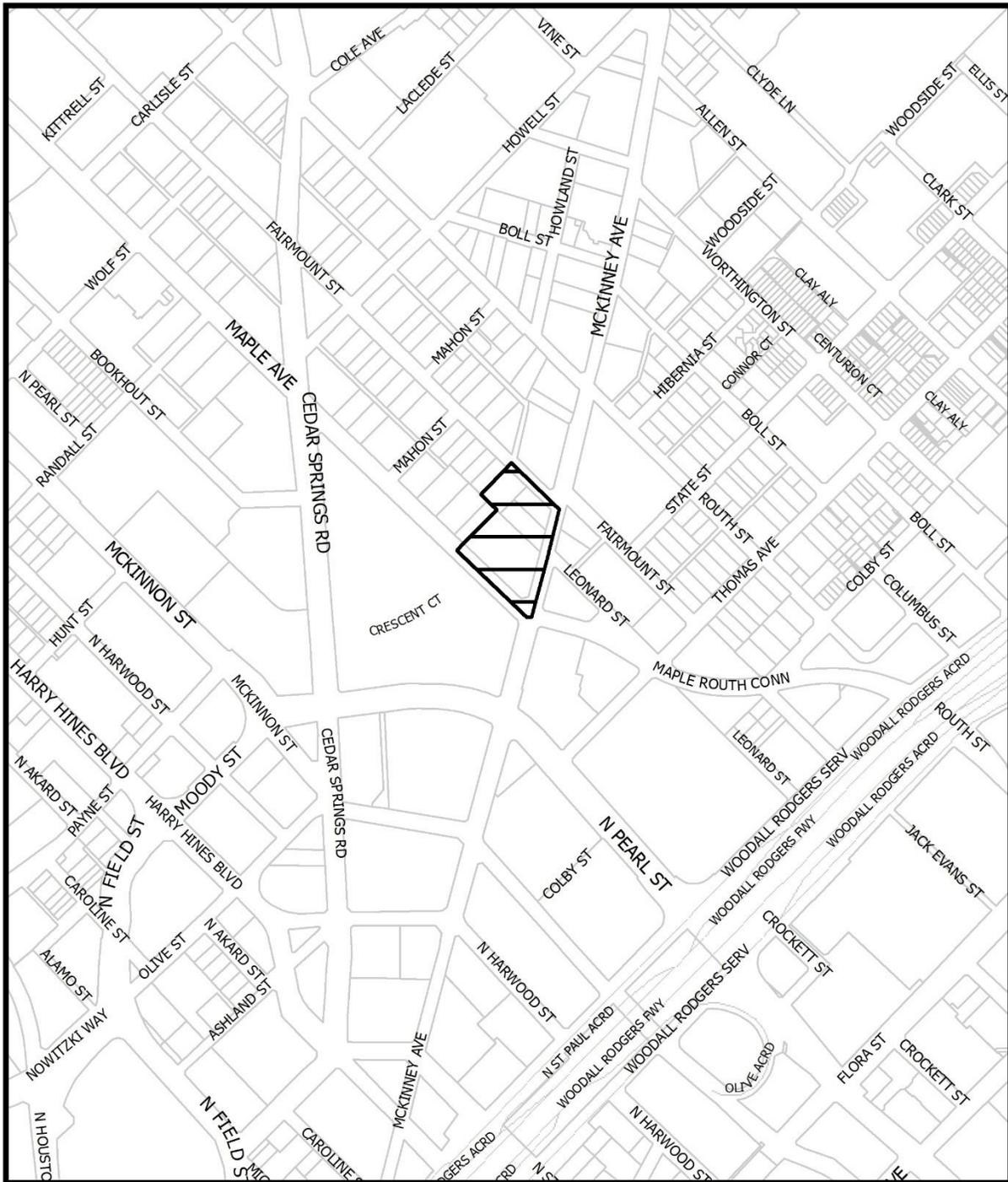
PARKING CODE RATIOS	
USE	FACTOR
OFFICE	1 CAR/ 388 GSF
RETAIL	1 CAR/ 220 GSF
BAR/RESTAURANT	1 CAR/ 100 GSF

*USE OF PD 183 MIXED USE PARKING REDUCTION CHART MAY BE USED.

LEGEND	
	BUILDING OUTLINE
	PROPERTY LINE
	ZONING DELINIATION
	BUILDING SETBACK
	MCKINNEY SETBACK

PROPOSED LANDSCAPE PLAN



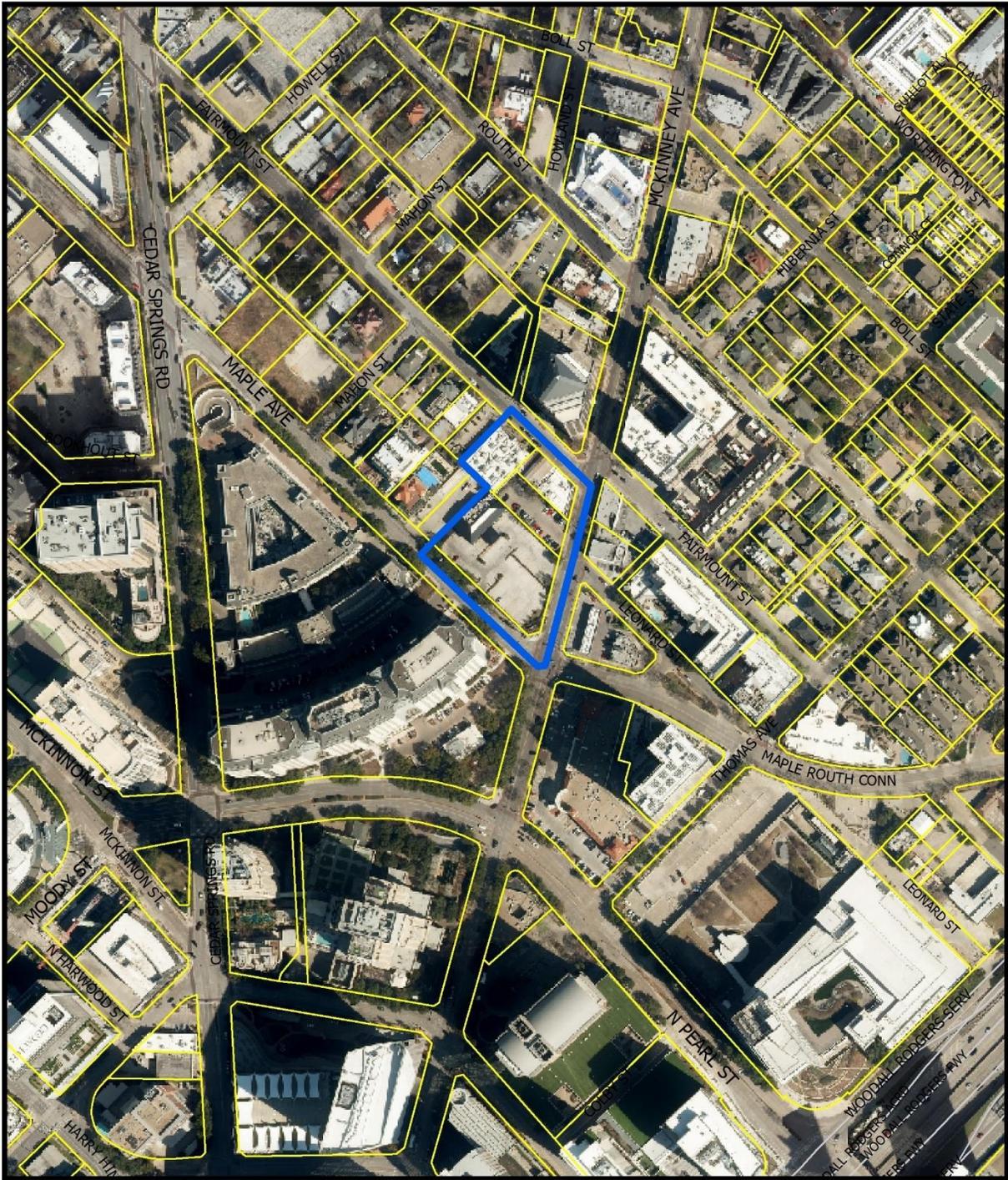


1:6,000

VICINITY MAP

Case no: **Z190-305**

Date: **12/16/2020**



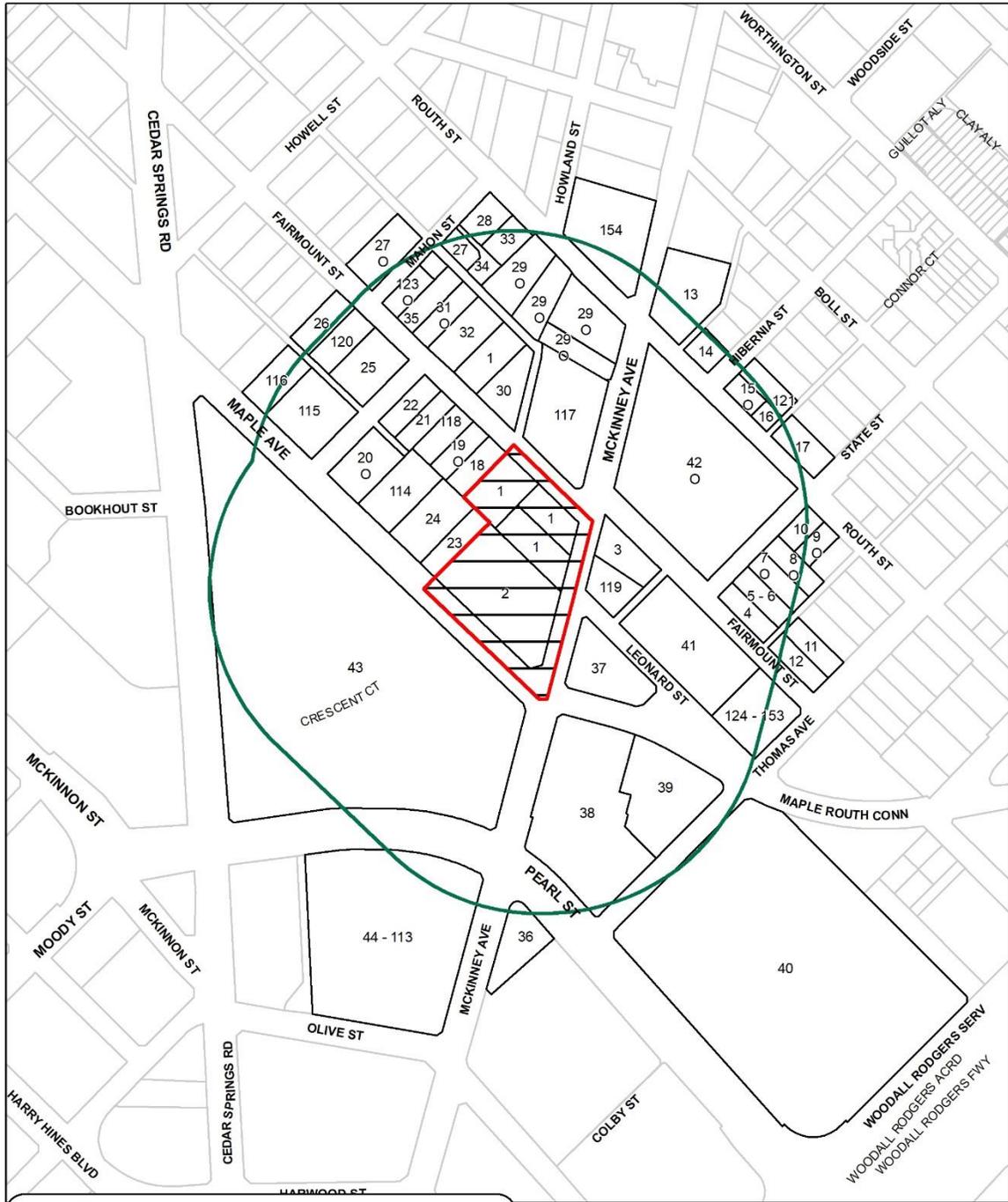
1:3,600

AERIAL MAP

Case no: **Z190-305**

Date: **12/16/2020**

CPC Responses



154	Property Owners Notified (62 parcels)
15	Replies in Favor (15 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
1/7/2021	Date

Z190-305
CPC



1:3,600

01/06/2021

Reply List of Property Owners***Z190-305******154 Property Owners Notified******15 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2507 FAIRMOUNT ST	MURPHY PLAZA LLC
	2	2401 MCKINNEY AVE	ELK FINANCIAL INC
	3	2408 MCKINNEY AVE	MCKINNEY OH LLC
	4	2500 STATE ST	MCBRIDE THOMAS R
	5	2504 STATE ST	MAISON DES CIMES 2 LLC
	6	2504 STATE ST	NEMEC FAMILY TRUST
	10	2321 ROUTH ST	Taxpayer at
	11	2505 THOMAS AVE	5701 MAIN ST LLC
	12	2501 THOMAS AVE	5701 MAIN STREET LLC
	13	2602 MCKINNEY AVE	UPTOWN ENERGY PARTNERS LP
	14	2601 HIBERNIA ST	FATIMA LLC
	16	2414 ROUTH ST	Taxpayer at
	17	2601 STATE ST	LIBERTY 7 REVOCABLE LIVING TRUST
	18	2515 FAIRMOUNT ST	MURPHY PLAZA LLC
	21	2525 FAIRMOUNT ST	BLL LP
	22	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
	23	2504 MAPLE AVE	Taxpayer at
	24	2508 MAPLE AVE	Taxpayer at
	25	2603 FAIRMOUNT ST	Taxpayer at
	26	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
	27	2518 MAHON ST	MORTON PRODUCTION INC &
	28	2707 ROUTH ST	TURTLE CREEK MANOR INC
	30	2520 FAIRMOUNT ST	HENLEY & HENLEY P C
	32	2530 FAIRMOUNT ST	KORNYE GEORGE W &
	33	2703 ROUTH ST	DAYTON JOHN W
	34	2518 MAHON ST	Taxpayer at

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	35	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP &
	36	2120 MCKINNEY AVE	MCPP 2100 MCKINNEY LLC
	37	2324 MCKINNEY AVE	MAPLE AND MCKINNEY L P
	38	2222 MCKINNEY AVE	AMREIT UPTOWN DALLAS LP
	39	2212 MCKINNEY AVE	MRT UPTOWN RESIDENTIAL LLC
	40	2200 N PEARL ST	FEDERAL RESERVE BANK OF
	41	2332 LEONARD ST	GIVENS RECORDS DEV LP
	43	100 CRESCENT CT	CRESCENT TC INVESTORS LP
	44	2121 MCKINNEY AVE	CRESCENT PLZ HOTEL OWNER
	45	2525 N PEARL ST	STRONG ASA & NANCY
	46	2525 N PEARL ST	ADELGLASS JEFFREY &
	47	2525 N PEARL ST	SONNENSCHNEIN INVESTMENTS LTD
	48	2525 N PEARL ST	HIXSON ROBERT L JR &
	49	2525 N PEARL ST	CHEW ALBERT E III & GEORGINA
	50	2525 N PEARL ST	RAK PROPERTIES INC
	51	2525 N PEARL ST	FRICKE MICHAEL T & ARLENE S
	52	2525 N PEARL ST	COTTEL WILLIS I TRUSTEE
	53	2525 N PEARL ST	BOSSE JEFFREY F & DONNA S
	54	2525 N PEARL ST	DYMERSKA JUSTYNA
	55	2525 N PEARL ST	QUIST SHARON S
	56	2525 N PEARL ST	MOSER FAMILY TRUST
	57	2525 N PEARL ST	PEJOVICH BRENDA FAMILY LIVING TRUST
	58	2525 N PEARL ST	STERN MATT D
	59	2525 N PEARL ST	WALLACE BJ & MARJORIE K
	60	2525 N PEARL ST	OHRE DAVID E
	61	2525 N PEARL ST	POWELL MARK W
	62	2525 N PEARL ST	DAS NATASHA
	63	2525 N PEARL ST	TOELLER GARY RICHARD & ANNE S TRUSTEES
	64	2525 N PEARL ST	HASHEM OMAR & MIASSAR
	65	2525 N PEARL ST	FONBERG PETER
	66	2525 N PEARL ST	ELLINGTON SCOTT

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	67	2525 N PEARL ST	CLAUDE CARL & ROSALIE
	68	2525 N PEARL ST	SMITH LINDA J
	69	2525 N PEARL ST	MUESSE CHRISTOPHER QUINN &
	70	2525 N PEARL ST	ABOU QAMAR MAAMOUN Y
	71	2525 N PEARL ST	MITCHELL F LANE
	72	2525 N PEARL ST	GALLETTA NANCY J
	73	2525 N PEARL ST	BAILEY CHARLES R & VIRGINIA H
	74	2525 N PEARL ST	KLS INVESTMENTS LLC
	75	2525 N PEARL ST	FDRE LLC
	76	2525 N PEARL ST	ROBINSON MATTHEW SCOTT &
	77	2525 N PEARL ST	MANUEL GREGORY W &
	78	2525 N PEARL ST	MACRAE TERRY & MARY
	79	2525 N PEARL ST	RINEARSON LEIGH REVOCABLE
	80	2525 N PEARL ST	MEYERS HOWARD M
	81	2525 N PEARL ST	DIXON GENE JR & VICTORIA
	82	2525 N PEARL ST	BROWER SHANNON
	83	2525 N PEARL ST	JBI PLLC
	84	2525 N PEARL ST	YAMINI SARA M
	85	2525 N PEARL ST	QUIST SHARON S
	86	2525 N PEARL ST	1013 NW LOOP 410 VENTURE
	87	2525 N PEARL ST	MCKNIGHT JAMES ROSS & BILLIE
	88	2525 N PEARL ST	MITCHELL KEITH & LOIS TRUST THE
	89	2525 N PEARL ST	CLEAVE ROCERT C VAN
	90	2525 N PEARL ST	HAUSLEIN FERDINAND A JR
	91	2525 N PEARL ST	PETRY FAMILY TRUST 1989
	92	2525 N PEARL ST	LEE JAMES J & DORIS P
	93	2525 N PEARL ST	TAYLOR BERNARD &
	94	2525 N PEARL ST	THOMPSON SCOTT
	95	2525 N PEARL ST	DOUGLASS GREGORY
	96	2525 N PEARL ST	NURENBERG PAMELA &
	97	2525 N PEARL ST	PARKS JAMES LEE

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	98	2525 N PEARL ST	ROMAN FRANK
	99	2525 N PEARL ST	MACRAE TERRY A & MARY H FAMILY
	100	2525 N PEARL ST	2525 NORTH PEARL LLC
	101	2525 N PEARL ST	ROSS STEPHANIE REVOCABLE TRUST
	102	2525 N PEARL ST	SCHAKE ERIC
	103	2525 N PEARL ST	OSBORNE FRANK A & JANE A
	104	2525 N PEARL ST	SCHNITZER KENNETH LEE JR
	105	2525 N PEARL ST	MAYER TOM & SUSAN
	106	2525 N PEARL ST	KARKOUTLY AMAN &
	107	2525 N PEARL ST	FREEMAN JOSHUA SR &
	108	2525 N PEARL ST	QUINN TERRENCE JEROME &
	109	2525 N PEARL ST	WAGNER DUER III
	110	2525 N PEARL ST	HADDOCK RON W &
	111	2525 N PEARL ST	SOLOMON WILLIAM T & GAY F
	112	2525 N PEARL ST	LARKIN JOHN G &
	113	2525 N PEARL ST	RIBMAN JAMES W & DARCY L
	114	2512 MAPLE AVE	HEIDARI ALI
	115	2610 MAPLE AVE	2620 MAPLE OWNER LLC
	116	2616 MAPLE AVE	2620 MAPLE OWNER LLC
	117	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP
	118	2521 FAIRMOUNT ST	Taxpayer at
	119	2400 MCKINNEY AVE	Taxpayer at
	120	2611 FAIRMOUNT ST	Taxpayer at
	121	2604 HIBERNIA ST	Taxpayer at
	124	2300 LEONARD ST	AUSSIE PROPERTIES LLC
	125	2300 LEONARD ST	KELLY JOSEPH T & BONNIE L
	126	2300 LEONARD ST	RUBDOWN LLC
	127	2300 LEONARD ST	BONNEVILLE LP
	128	2300 LEONARD ST	VERSES SOCRATES & JUDY
	129	2300 LEONARD ST	RANDALL PAMELA G
	130	2300 LEONARD ST	SASSIG PROPERTIES LLC

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	131	2300 LEONARD ST	GLOGAU A I REVOCABLE TRUST &
	132	2300 LEONARD ST	LABEN GARY S &
	133	2300 LEONARD ST	EDUCATIONAL DEV GROUP
	134	2300 LEONARD ST	SAUS PROPERTIES LLC SERIES 3
	135	2300 LEONARD ST	SAUS PPTIES LLC SERIES 8
	136	2300 LEONARD ST	SMITH CHARISSA L & STEVEN J
	137	2300 LEONARD ST	COOKSEY CHARLES N
	138	2300 LEONARD ST	TUCKER JOHN IV
	139	2300 LEONARD ST	TUESDAY REAL ESTATE LLC
	140	2300 LEONARD ST	BREAK POINT LLC
	141	2300 LEONARD ST	SIERS SCOTT A
	142	2300 LEONARD ST	OLEARY TIMOTHY P
	143	2300 LEONARD ST	VELEZ RUBEN L & RAUL E
	144	2300 LEONARD ST	BROWN JON STEFAN
	145	2300 LEONARD ST	BOOKSTAFF HOWARD & EVAN
	146	2300 LEONARD ST	RANDALL PAMELA
	147	2300 LEONARD ST	SIERS SCOTT ANDREW
	148	2300 LEONARD ST	SAUS PROPERTIES LLC
	149	2300 LEONARD ST	EATON PAUL
	150	2300 LEONARD ST	AREFI GINO R
	151	2300 LEONARD ST	FICHTER MARK L &
	152	2300 LEONARD ST	DALLAS METRO CLUB LLC
	153	2300 LEONARD ST	GIVENS CHARLES S & LAURIE C
	154	2619 MCKINNEY AVE	ONE DALLAS UPTOWN VENTURE LLC
O	A1	2508 STATE ST	Taxpayer at
O	A2	2512 STATE ST	Taxpayer at
O	A3	2317 ROUTH ST	Taxpayer at
O	A4	2500 MCKINNEY AVE	LG ROUTH LP
O	A5	2609 ROUTH ST	OR ASSET HOLDINGS LP
O	A6	2615 ROUTH ST	OR ASSET HOLDINGS LP
O	A7	2523 MCKINNEY AVE	OR ASSET HOLDINGS LP

Z190-305(PD/ND)

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A8	2533 MCKINNEY AVE	OR ASSET HOLDINGS LP
O	A9	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC
O	A10	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
O	A11	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
O	A12	2600 HIBERNIA ST	HIBERNIA INVESTMENT LLC
O	A13	2610 FAIRMOUNT ST	Taxpayer at
O	A14	2512 MAHON ST	Taxpayer at
O	A15	2516 MAPLE AVE	HEYMANN CLAIRE L