

FILE NUMBER: Z201-332(KC) **DATE FILED:** August 2, 2021**LOCATION:** Southwest corner of North Riverfront Boulevard and Cole Street.**COUNCIL DISTRICT:** 6 **MAPSCO:** 44 H**SIZE OF REQUEST:** Approx. 1.62 acres **CENSUS TRACT:** 0100.00

REPRESENTATIVE: Jackson Walker LP (Bill Dahlstrom)**APPLICANT:** Bird's Opening, LLC**OWNER:** Ewing Properties, LLC**REQUEST:** An application for 1) a new subdistrict; and 2) a Specific Use Permit for Indoor Athletic and Entertainment Center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District.**SUMMARY:** The purpose of the request is to reduce the required parking and require an SUP for the proposed Indoor Athletic, and Entertainment Center use and for an SUP to allow for the Indoor Athletic and Entertainment Center.**CPC RECOMMENDATION:** **Approval** of the new subdistrict, subject to a revised development plan, a landscape plan, and conditions; and **approval** of the Specific Use Permit for a seven-year period, subject to a revised site plan and revised recommended conditions.**STAFF RECOMMENDATION:** **Approval** of the new subdistrict, subject to a development plan, a landscape plan, and conditions; and **approval** of the Specific Use Permit for a two-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The site is currently a vacant structure and is the former home of the Design District Playground.
- The proposal includes amending Planned Development District 621 by creating a new subdistrict in order to reduce the required parking and require an SUP for the proposed commercial amusement (inside) use. PD 621 currently allows for the commercial amusement (inside) use by right within Subdistrict 1A, as permitted in MU-3 Mixed Use district.
- The SUP for the commercial amusement (inside) use is also a part of this request.
- This site is located within the boundaries of an authorized hearing that is currently in progress. The authorized hearing is on track to add an SUP requirement for Commercial Amusement (inside) use within PD No. 621. This request will be adding the requirement to the proposed subdistrict prior to council taking action on the authorized hearing.
- The Dallas Development Code defines a commercial amusement (inside) as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children's amusement center, dance hall, motor track or skating rink.
- Following the meeting of November 18, 2021, the applicant has provided updated conditions for both the PD amendment and the SUP conditions. The PD conditions now include a definition for "Indoor Athletic and Entertainment Center" and updated the development standards to match those within Subdistrict 1A as opposed to MU-3 as previously proposed. The updated SUP conditions now include the new use of Indoor Athletic and Entertainment Center and additional language that requires a parking demand review within four years of approval.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. **Z190-136:** On February 10, 2021, City Council heard an authorized hearing to determine proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, with consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance to remote parking, parking reductions, and shared parking on an area generally bounded by Sylvan Avenue/Wycliff Avenue, the meanders of the old

channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway. [Deferred indefinitely]

2. **Z201-117:** On December 10, 2020, Specific Use Permit No. 1828 for a financial institution with drive-in window, was automatically renewed for an additional ten-year time period, on the southwest line of Riverfront Boulevard and northwest line of Leslie Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Riverfront Blvd.	Principal Arterial	137-150'
Cole St.	Local Street	56'

Traffic:

Engineering staff reviewed a preliminary traffic assessment for the proposed commercial amusement (inside) development at this proposed location. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network. The applicant also provided a parking demand study that identified on-site and nearby parking facilities as well as projected peak parking demands, vehicle occupancy, duration, and turnover rate. Findings confirm that the existing on-street plus proposed parking supply will suffice to adequately serve the needs of the proposed tenant.

Staff still recommends approval of the proposed development plan and SUP site plan **subject to** the following revisions:

- Plans must comply with ADA sidewalk requirements and provide at least 5-ft wide sidewalks while still accommodating adequate space for 18-ft indented head-in parking along Cole.

STAFF ANALYSIS:

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 request complies with the following land use goals and policies of the Comprehensive 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.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	PD No. 621 Subdistrict 1A	Vacant
Northeast	PD No. 621 Subdistrict 1, SUP No. 1605	Mixed Use – Commercial, Vehicle Display, Sales and Service
Southeast	PD No. 621 Subdistrict 1A, SUP No. 1828	Mixed Use – Commercial, Financial Institution
Southwest	PD No. 621 Subdistrict 1A	Mixed Use – Commercial
Northwest	PD No. 621 Subdistrict 1A	Mixed Use – Commercial

Land Use Compatibility:

The request site is currently developed with a vacant structure that was formerly the Design District Playground. Although the existing building remains vacant, the northeastern wall was used as a backdrop for a photo opt for the public to be able to stop

by and take photos with some props that were installed in the open space facing Riverfront Boulevard. The surrounding area is developed with a variety of uses in the mixed-use developments. The uses include warehouses, manufacturing, offices, retail, vehicle display, sales and service, commercial amusement (inside), restaurants and bars/clubs, and a bank.

The area that will be developed as the parking lot for this development is currently undeveloped and consists of a grass area. The structure is proposed to be altered to include a three-story building with 55,650 square feet of commercial amusement (inside). The proposed use is Toca Social, a sports and social entertainment concept. According to the applicant, there will be three full sized soccer fields and 34 suites to play games between two floors. The third floor will include a bar. An alcoholic beverage establishment is not permitted by right in this subdistrict and will require a SUP before permitting. Evidently, a large amount of the proposed square footage is being occupied by the three soccer fields and only 34 bays are to be used by the customers along with the bar. The applicant is proposing to amend the parking requirements to fit their unique use. They are proposing a total of 27 parking spaces within the new parking lot shown to the east of the existing building. The site plan shows a total of 120 parking spaces on the site including the existing on-street parking and the angled parking south of the building. Following discussions with staff, the site plan has been updated to have one driveway on Cole Street and one right-out-only driveway on Riverfront Boulevard to aid in the flow of traffic both within the site and approaching the site.

This use is anticipated to operate at the same time and after the operating hours of the surrounding uses, with the peak hours being in the evening. Some of the office and manufacturing uses operate during office hours and would allow the proposed use to utilize their parking during the evening and weekend hours as encouraged by PD 621. The applicant is also considering for alternative methods of transportation such as transit and shared rides. There is a DART stop on Riverfront Boulevard located directly across the street from the site that would give the option for customers to arrive by transit.

The proposed conditions allow for this site to not be subject to the site design standards provided in PD 621. Staff does not support the proposed site plan showing the existing sidewalks that are noncompliant to remain. Staff recommends that the site comply with ADA sidewalk requirements and provide at least 5-ft wide sidewalks while still accommodating adequate space for 18-ft indented head-in parking along Cole Street. In addition to the design standards, the conditions allow for the site to not be subject to the screening requirements. Although it is not subject to the requirements, there is still shrubs and street trees provided on the landscape plan to help screen the off-street parking that is being proposed within the parking lot. The landscape plan is providing trees and shrubs

along the street frontages. However, the existing parking along the street frontages are not being screened since they are accessed directly from those streets.

This proposed use would fit into the urban development and the Design District's intent of mixed-use development and encouraging adaptive reuse of existing buildings. The PD also encourages minimizing vehicular travel, use of transit, increase pedestrian activity, and daytime and nighttime uses. With other retail and restaurant/bar uses in the area and the highly walkable design, this use would be compatible to fit the intent of the PD. Therefore, staff recommends the approval of the new subdistrict, reduced parking requirements, and the SUP for the commercial amusement (inside) use for a two-year period. The applicant is requesting a twenty-year period, however, staff does not support the longer time period and would prefer to analyze how the unique use functions in the area and evaluate the surrounding uses at the end of the two-year time frame that is being recommended. Considering that there is an on-going authorized hearing within the area, it would be ideal to be able to re-evaluate the new changes at that time.

Following the previous meeting, the applicant has provided updated PD conditions that now include a use of Indoor Athletic and Entertainment Center. This will help differentiate the proposed use from other commercial amusement (inside) uses. The SUP conditions now require a parking demand review to be provided within four years from approval.

Development Standards:

The setbacks for the proposed subdistrict will remain the same as what was previously approved within PD 621. There are no minimum setbacks required on either the front or the rear of the site. The density, height, and lot coverage for the proposed subdistrict will follow what is permitted in the MU-3 Mixed Use district. This changes from PD 621 by requiring a 20-story maximum with 2.0 FAR instead of no maximum and 4.0 FAR that is currently in place. The maximum height increases from 150' to 270' and the lot coverage decreases from 100% to 80%.

The updated PD conditions provided by the applicant now reflect the development standards to match those provided for Subdistrict 1A as opposed to the MU-3 district that was previously proposed. All references that were previously made that referenced the MU-3 base zoning have been removed from the proposed Subdistrict 3. The development standards will remain the same as what is in place today for this site. The change would allow for a lower maximum height than what is permitted in MU-3. The decreased setbacks and increased density and lot coverage would allow for the development to match the existing developments in the area. Staff supports the update to the standards since it would allow for a development more compatible with the area.

<u>District</u>	<u>Setbacks</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Primary Uses</u>
	<u>Front</u>	<u>Side/Rear</u>				
PD 621 1A	No min.	No min.	No max. stories. 4.0 FAR	150' with 0.5+ FAR; 130' Plus height bonus	100%	Mixed uses
Proposed Subdistrict	No min.	No min.	No max. stories. 4.0 FAR	150' with 0.5+ FAR; 130' Plus height bonus	100%	Mixed uses

Landscaping:

The request includes amending the landscaping requirements to deviate from what is required per the current PD 621 conditions. The landscape plan shows a total of seven trees provided, as opposed to the 18 required. In addition, Cole Street requires 16 street trees along the frontage and Riverfront Boulevard requires six but only two street trees along Cole Street and three street trees along Riverfront Boulevard are provided.

Parking:

The applicant is requesting reduced parking requirements within the proposed subdistrict. The off-street parking requirement for a commercial amusement (inside) use may be established in the ordinance granting the SUP, otherwise one space per 100 square feet of floor area is required, which would require a total of 557 spaces. Although the site includes 55,650 square feet of a commercial amusement use, there will be three full sized soccer fields within the structure. The full occupation of the site would allow for 408 guests. According to the parking demand study that was provided by the applicant, there are alternative methods of transportation that would allow for guests to arrive or be dropped off, including nearby transit stops. In addition, the site is located near other businesses that close during the peak hours of this use and would allow for shared parking. On street parking is also taken into consideration within PD 621. The study identifies that 117 parking spaces is what is needed to efficiently park the proposed use. A total of 120 parking spaces are shown on the site plan. However, the parking ratio

provided within the conditions is one space per 500 square feet of floor area which totals 112 spaces.

The updated SUP conditions now require a parking demand review within four years from the date of approval.

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 not in an MVA cluster. Some properties in the surrounding area of the site are within an “E” MVA cluster.

List of Officers

Applicant: Bird's Opening, LLC

- Alan Adams, Manager

Owner: Ewing Properties Texas LLC

- Brandon Yaites, President.

CPC ACTION
DECEMBER 16, 2022

Motion: It was moved to recommend **approval** of a new subdistrict, subject to a revised development plan, a landscape plan, and conditions; and **approval** of a Specific Use Permit for an Indoor Athletic and Entertainment Center use for a seven-year period, subject to a site plan and staff's recommended conditions with the following changes: 1) That the text - Plans must comply with ADA sidewalk requirements and provide at least 5-foot sidewalks while still accommodating adequate space for 18-foot indented parking along Cole Street be struck from the proposed development plan, and 2) SUP condition 4 read: "4. PARKING DEMAND REVIEW: Not later than four years after the date of approval of this Specific Use Permit, the operator of the use shall have prepared, signed, and sealed by a State of Texas-licensed Professional Engineer and delivered to the City's Engineering Staff an updated Parking Demand Analysis, including a review of then-current parking demand, supply, and related conditions." on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the southwest corner of North Riverfront Boulevard and Cole Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Rubin

Against: 0
Absent: 3 - Suhler, Standard, Kingston
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 7

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Zach Shor, 922 N. Riverfront Blvd., Dallas, TX, 75207
Ed Oakley, 5811 Lewis St., Dallas, TX, 75206
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Against: Alan Bradley, 6523 Norway Rd., Dallas, TX, 75230

**CPC ACTION
NOVEMBER 18, 2022**

Motion: In considering an application for 1) a new subdistrict; and 2) a Specific Use Permit for Commercial Amusement (inside) use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the southwest corner of North Riverfront Boulevard and Cole Street, it was moved to **hold** this case under advisement until December 16, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 125
Replies: For: 0 Against: 6

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Zach Shor, 922 N. Riverfront Blvd., Dallas, TX, 75207
Against: Ralph Bradley, 159 Leslie St., Dallas, TX, 75207
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

CPC RECOMMENDE PD CONDITIONS

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002. (Ord. 25013)

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 424.3103 acres. (Ord. Nos. 25013; 25560; 27006; 29127; 31235)

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into ~~13~~² subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3 are transit-oriented, mixed-use zoning districts for the development of combinations of medium to high- density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G 1H, 1I, 1J, and 3 retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses. (Ord. Nos. 25013; 26975; 27006; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

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

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

(3) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(4) **BEER OR WINE MANUFACTURING** means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(5) **BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY** means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(6) **CANOPY TREE** means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(7) **DUMPSTER** means a movable container holding two cubic yards or more of garbage.

(8) **FACADE** means any separate face of a building that is visible from a street, alley, or railroad.

(8.1) **INDOOR ATHLETIC AND ENTERTAINMENT CENTER** means, within Subdistrict 3, an establishment with separate suites dedicated for athletic competition, training, and games of skill within private rooms. Other forms of indoor entertainment or games are also permitted in conjunction with this use as an accessory

use. Sale and consumption of food and beverages shall be permitted on the premises may be prepared and served as an accessory use.

(8.4~~2~~) LEGACY BUILDING means a building constructed on or before 1963 that:

- (A) contains a hotel or motel use; and
- (B) is individually listed in the National Register of Historic Places.

(8.2~~3~~) LEGACY BUILDING MIXED-USE PROJECT means a project containing more than two uses developed as a single project that includes at least one use in a legacy building.

(9) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(10) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(11) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map label[ed] Exhibit 621C.

(12) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(13) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13.1) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

(14) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(15) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(16) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(17) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(18) SPORTS PRACTICE FACILITY means a private recreation center, club, or area that includes a combination of the following: two full basketball courts, locker rooms, plunge pools, weight room and training area, a lounge area, and offices for staff.

(19) RAILBEDS means the areas shown on the map labelled Exhibit 621D.

(20) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(21) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

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

(c) This special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.") (Ord. Nos. 25013; 25560; 28231; 30347; 31235)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District "Woonerf-Living Streets" Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation.
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.
- (11) Exhibit 621K: Tower Diagram for Subdistrict 1G.
- (12) Exhibit 621L: Tower Diagram for Subdistrict 1J.

(13) Exhibit 621M: Development Plan for Subdistrict 3.

(14) Exhibit 621N: Landscape Plan for Subdistrict 3. (Ord. Nos. 28231; 30040; 30041; 30042; 31235)

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district. (Ord. 25013)

SEC. 51P-621.105. DEVELOPMENT PLAN.

(a) Except as otherwise provided in this article, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required. (Ord. Nos. 25013; 25560)

(c) Subdistrict 3. Development and use of the Property must comply with the development plan for Subdistrict 3 (Exhibit 621M). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J, and 3.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]

- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. *[Limited to Subdistricts 1C, 1D, and 1I.]*
- Industrial (inside) for light manufacturing.
- Industrial (inside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convent or monastery.
- Halfway house. *[SUP]*
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school other than open-enrollment charter school. *[SUP]*
- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.

- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area. *[See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict 1I.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*
- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District]*
- Multifamily.
- Retirement housing. *[SUP]*
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[Allowed by right in Subdistrict 1J. SUP required in all other subdistricts, except that a microbrewery, micro-distillery, or winery is permitted by right in Subdistrict 1I. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*

- Bingo parlor.
[SUP]
- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict 1I, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Indoor athletic and entertainment center *[Subdistrict 3 only by SUP only]*
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Outside sales.
[SUP]
- Personal service uses.
- Piercing salon. [SUP]
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Taxidermist.
- Tattoo studio.
[SUP]
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer, except in Subdistrict 1I. See Section 51P-621.117(c) for use with a seating capacity of 10,000 or more in Subdistrict 1I.]*
- Truck stop. [SUP]
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of -- Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Trade center.
- Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

-- Bus or rail transit vehicle maintenance or storage facility.
[RAR]

(3) The following use is permitted in this subdistrict by specific use permit only:

-- Commercial bus station and terminal. [SUP]

SEC. 51P-621.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J:

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

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

- Accessory outside storage. [SUP]
- Pedestrian skybridges. [SUP] (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30347; 31235)

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, "Creation of a Building Site"; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

SEC. 51P-621.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J, and 3.

(1) Front yard. No minimum front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C, ~~and~~ 1D, and 3, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(C) Except as provided in this subparagraph, for Subdistrict 1E, maximum floor area is 186,437 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a hotel or motel use with a minimum of 150 guest rooms and a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must be provided and must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a multifamily use with a minimum of 135

dwelling units has a minimum of 7,000 square feet of floor area for retail and personal service uses at street level.

(aa) If a restaurant without drive-in or drive-through service is located at street level, an outside seating area of 700 square feet, for all restaurants combined, must face a public right-of-way or abandoned railroad right-of-way.

(bb) An outside seating area does not count toward the minimum 7,000 square feet of floor area requirement for retail and personal service uses.

(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive-through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.

(E) Except as provided in this subparagraph, for Subdistrict 1G, maximum floor area is 245,678 square feet.

(i) Mix of uses with a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a:

(aa) hotel or motel use with a minimum of 100 guest rooms;

(bb) a multifamily use with a minimum of 120 dwelling units; and

(cc) a minimum of 4,000 square feet of floor area for retail and personal service uses at ground level.

(11) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(22) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(ii) Mix of uses without a hotel or motel use. Maximum floor area may be increased to 450,000 square feet if a structure contains a multifamily use with a minimum of 200 dwelling units and a minimum of 4,000 square feet of floor area for retail and personal service uses located at ground level.

(aa) If a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of 500 square feet, for all restaurants combined, must be provided and must face a Property line other than Stemmons Freeway.

(bb) An outside seating area does not count toward the minimum 4,000 square feet of floor area requirement for retail and personal service uses.

(F) Except as provided in this subparagraph, in Subdistrict 1H, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.0 for a residential use if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Hi Line Drive does not exceed a maximum of 30 linear feet.

(ii) A minimum of 70 percent of the lot width along Hi Line Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Hi Line Drive must have one or more of the following:

(aa) residential units with direct street level access to the sidewalk;

(bb) for the portion of the structure that contains a lobby, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(cc) a publicly accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(iv) The sidewalk along Hi Line Drive has a minimum unobstructed width of eight feet.

(G) Except as provided in this subparagraph, in Subdistrict 1I, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for mixed-uses if it complies with the following:

(i) Any ground-story blank wall area, as defined in Section 51A-13.201(5), along Inspiration Drive does not exceed a maximum of 20 linear feet.

(ii) A minimum of 70 percent of the lot width along Inspiration Drive contains a building facade within 20 feet of the Property line.

(iii) A minimum of 75 percent of a structure at street level along Inspiration Drive has one or more of the following:

(aa) if a restaurant without drive-in or drive-through service is located at ground level, an outside seating area of at least 500 square feet, for all restaurants combined, is provided and faces a Property line other than the one along Stemmons Freeway;

(bb) residential units with direct street level access to the sidewalk;

(cc) for the portion of the structure that contains a non-residential use, a ground-story facade providing a minimum of 50 percent window pane surface area that allows views into the structure at a minimum depth of four feet; or

(dd) a publically accessible open space area that complies with the criteria of Section 51P-621.109(a)(5.1)(G).

(H) Except as provided in this subparagraph, in Subdistrict 1J, maximum floor area ratio is 4.0. Maximum floor area ratio may be increased to 5.5 for a legacy building mixed-use project when all the following provisions are met:

(i) The legacy building mixed-use project contains a multifamily use.

(ii) A minimum of 70 percent of the lot width along Slocum Street contains a building facade within 20 feet of the property line.

(iii) The legacy building mixed-use project includes a minimum of 5,700 square feet of retail and personal service uses located on the ground floor.

(aa) If a restaurant without drive-in or drive-through service is located on the ground floor, an outside seating area of at least 500 square feet, for all restaurants combined, must be provided and must face a public right-of-way.

(bb) An outside seating area does not count toward the minimum 5,700 square feet of floor area requirement for retail and personal service uses.

(5) Height.

(A) Except as provided in this subsection, maximum height is:

(i) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(ii) 130 feet for all other buildings and structures.

(B) In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, 1E, 1F, 1G, 1H, 1I, and 1J, and 3. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, and 3, a maximum building height of 300 feet for Subdistricts 1E, 1F, 1G, and 1H, a maximum building height of 350 feet for Subdistrict 1I, and a maximum building height of 400 feet for Subdistrict 1J. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus. In Subdistrict 1G, the development must comply with Section 51P-621.109(a)(4)(E)(i) or (ii) to receive a height bonus. In Subdistrict 1H, the development must comply with Section 51P-621.109(a)(4)(F)(i) through (iv) to receive a height bonus. In Subdistrict 1I, once the following height bonuses are used to reach a building height of 350 feet, a structure may be built to any legal height allowed by the Federal Aviation Administration. In Subdistrict 1J, the development must include the rehabilitation and adaptive reuse of a legacy building to receive a height bonus. In this paragraph, REHABILITATION means the process of returning a building to a state of utility in accordance with the United States Department of the Interior guidelines, as stated in the Secretary of the Interior's Standards for Rehabilitation.

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H. See Exhibit 621L for Subdistrict 1J):

(i) in Subdistrict 1A, and 1D, and 3:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) In Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) In Subdistricts 1E and 1G:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621I (for Subdistrict 1E) or Exhibit 621K (for Subdistrict 1G); and

(cc) the longer tower dimensions is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) in Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621J; and

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(v) in Subdistrict 1H:

(aa) the portion of a building above 85 feet has a floor plate of 25,000 square feet or less;

(bb) towers are oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least one and a half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(vi) in Subdistrict 1J:

(aa) the portion of a building that is above 75 feet, has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621L; and

(cc) the longer tower dimension is at least three times higher than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building is located in Subdistricts 1A, 1B, 1D, or 1H, or 3 and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(l) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure facade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iv) the building is located in Subdistrict 1G and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade on the south side of the parking structure;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(v) the building is located in Subdistrict 1I and:

(aa) except as provided in this provision, the building has ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 70 percent of the ground-level parking structure facade. The remainder of the street-level parking structure facade must be screened with a solid material that is architecturally compatible with the main building;

(bb) the ground-level uses have a minimum depth of 30 feet measured from the building facade; and

(cc) for facades facing Stemmons Freeway, ground-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses or screening of any portion of a ground-level parking structure facade are not required.

(vi) the building is located in Subdistrict 1J and:

(aa) complies with Section 51P-621.109(a)(4)(H);

(bb) the building contains ground-level retail and personal service uses, or residential uses that conceal a minimum of 50 percent of the ground-level street-facing parking structure facade. The remainder of the parking structure facades must provide screening that is architecturally compatible with the main building; and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.113(c)(3).

(E) Public art or water feature. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J building height may be increased a maximum of 15 feet if:

(i) in Subdistricts 1E[,] and 1F, the building achieves 15 points under Section 51P-621.113(c)(4);

(ii) the public art or water feature is located in exterior open space and has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches and/or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) In Subdistrict 1E, the developer complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(F) Electric charging stations. In Subdistricts 1E, 1F, 1G, 1H, 1I, and 1J, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(G) Publicly accessible open space. In Subdistricts 1F, 1H, 1I, and 1J, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.

(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade or the sidewalk and the grade of the open space:

Publicly Accessible Open Space Elevation

Open Space Land Area
grade

Maximum elevation above sidewalk

500 square feet or less	6 inches or less
501-1,000 square feet	12 inches or less
1,001-2,000 square feet	2 feet or less
2,001-3,000 square feet	3 feet or less
3,001 square feet and greater	4 feet or less

(iii) The open space may not be designed to allow vehicular access.

(iv) In Subdistrict 1F, obstructions are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability. In Subdistricts 1H and 1I, obstructions with a minimum clearance of 14 feet in height from the grade of the plaza are allowed within the publically accessible open space.

(v) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

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

(vii) Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(viii) All light sources that illuminate the open space area must be shielded from direct view.

(ix) The open space must provide a minimum of three of the following:

(aa) seating areas.

(bb) children's play area.

(cc) water feature.

- (dd) public art.
- (ee) historical monument.
- (ff) trash and recycling receptacles.
- (gg) windows and doors from an abutting building facing the public art.
- (hh) drinking fountains.

(H) Sports practice facility. In Subdistrict 1I, building height may be increased a maximum of 50 feet if a sports practice facility is constructed.

(I) Public trail. In Subdistrict 1I, building height may be increased a maximum of 75 feet if a public trail is provided extending from Slocum Street along the southern boundary of Subdistrict 1I and connecting to the existing DART Victory Station. The public trail must meet the park and recreation department standards for hike and bike trails, measuring a minimum of 12 feet in width and composed of a minimum of five-inch-thick reinforced concrete with a minimum shoulder of 24 inches. Amenities such as trash receptacles, benches, bubblers, lighting, signage, striping, traffic control devices, and other trail-related items must be included if required by park and recreation department staff during the design of the trail. Other trail-related items include landscaping which coordinates with the development. The public trail must be reviewed and approved by the park board. Upon connection to the DART Victory Station, a 25-foot easement must be dedicated exclusively to the city to assure its availability to the public for pedestrian access. Upon dedication to the city, maintenance will be completed by the city.

(i) A development agreement approved by the city council that details infrastructure and service provisions and phasing and assigns cost responsibilities for the provision of recreational services and facilities is required before this this provision is satisfied.

(ii) If the Texas Department of Transportation or DART denies the application to connect the trail through right-of-way to the DART Victory Station and no other reasonable means of connection is available; or, if the park and recreation department, park board, and property owner cannot come to an agreement for the design of the trail, then in-lieu of providing the trail connection and to satisfy the requirement of this bonus, a contribution may be made to the Old Trinity and Design District Open Space Fund as described in Section 51P-621.112(b)(6)(A). The contribution will be determined based on an estimate of the cost of the construction of the proposed trail. The estimate must be provided by the developer and approved by the park and recreation department.

(J) New development design. In Subdistrict 1J, height may be increased a maximum of 25 feet if new development is architecturally compatible with the

legacy building. In this subparagraph, COMPATIBLE means similar and consistent in appearance and style; but does not necessarily mean identical.

(K) Sidewalks. In Subdistrict 1J, height may be increased a maximum of 15 feet if a minimum six-foot wide, unobstructed sidewalk is constructed along Slocum Street.

(L) Mixed-income housing. In Subdistrict 1J, when a multifamily use complies with the requirements in Section 51P-621.116.1, the proposed height may be increased a maximum of 35 feet, in the following increments:

(i) 10 feet if a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ii) 10 feet if a minimum of five percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(iii) 15 feet if a minimum of five percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A, 1B, 1F, ~~and~~ 1J, and 3 any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F. See Exhibit 621L for Subdistrict 1J.).

(C) For Subdistricts 1E, 1G, and 1H any portion of a building that is above 85 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621I for Subdistrict 1E. See Exhibit 621K for Subdistrict 1G. See Exhibit 621L for Subdistrict 1H.)

(D) In Subdistrict 1I, except as provided in this subparagraph, any portion of a building that is above 130 feet in height may have a floor plate of up to 60 percent of the lot area or 40,000 square feet, whichever is less.

(i) A building containing a commercial amusement (inside) use with a seating capacity of more than 12,500, is not subject to this floor plate limitation.

(ii) A development plan for a building referenced in Romanette (i) above must be approved by the city plan commission confirming that the tower dimension perpendicular to views of downtown to the east is at least two times longer than the tower dimension parallel to views to the southeast (tower dimension is measured at the widest point of the building facade).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories.

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and

Loading Regulations.” In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, “Handicapped Parking Regulations.”

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, and 3.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise

secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Hotel or motel. 0.55 spaces per guest room *[300 rooms or less only; Subdistrict 1E only]*.

(K.1) Indoor athletic and entertainment center. One space per 500 square feet of floor area.

(L) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistricts 1B and 1I, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(M) Office. One space per 358 square feet of floor area.

(N) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(O) Personal service uses. One space per 275 square feet of floor area.

(P) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(Q) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings

and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60

percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

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

	%	%	%	%	%
<u>Use Category</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/					
Showroom	100	75	100	65	35
All other	100	100	100	100	100

“(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.”

(6) Fees for required parking. Fees may be charged for use of required parking.

(7) Parking structure screening. In Subdistricts 1E, 1F, 1G, 1H, and 1I, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, "Use Regulations," for the specific off-street parking/loading requirements for each use.

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25013)

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts [except Subdistrict 3.](#)

(1) Required tree species. All required trees must be from the following list of Texas native species:

<u>Scientific name</u>	<u>Common name</u>
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan
Carya texana	Black hickory
Cercis canadensis v. Canadensis	Eastern redbud
Diospyros virginiana	Common persimmon
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juglans nigra	Black walnut
Juniperus virginiana	Eastern red cedar
Morus rubra	Red mulberry
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus marilandica	Blackjack oak
Quercus shumardii	Shumard red oak
Quercus stellata	Post oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac

Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Viburnum rufidulum	Rusty blackhaw viburnum
Zanthoxylum clavaherculis	Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

<u>Scientific name</u>	<u>Common name</u>
Populus deltoids	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (*pyrus calleryana*) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb" means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

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

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(E) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), “Visual Obstruction Regulations,” of Section 51A-4.602, “Fence, Screening, and Visual Obstruction Regulations.”

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), “Parking Lot Trees,” do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three-inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or

landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be

available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1H, 1I, and 1J cannot plant all of the required trees on the building site, or the property owner in Subdistricts 1G and 1I cannot plant all of the required trees on the building site or within 1,000 feet of the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be

spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

(d) Subdistrict 3. Landscaping must be provided as shown on the landscape plan (Exhibit 621N). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available

visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one-third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The

development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping. (Ord. Nos. 25013; 25560; 26975; 27280; 28231; 28819; 30040; 30041; 30042; 30347; 31235)

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(D) Sidewalks in Subdistrict 3 must be provided as shown on Exhibit 621M.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Except as provided in this section, sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(D) In Subdistrict 1E, sidewalks must be located between zero feet and 10 feet from the back of the projected street curb, except that sidewalks on Turtle Creek Boulevard must be located between zero feet and 12 feet from the back of the projected street curb, but no more than 50 percent of the length of all sidewalks may be immediately adjacent to the street curb. In Subdistrict 1E, sidewalks may be located either closer to, or farther from, the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(E) In Subdistricts 1E, 1F, 1G, 1I, and 1J, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet, and sidewalks in Subdistrict 11 must have a minimum unobstructed width of eight feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license

for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

(f) Exemption for Subdistrict 3. The site design requirements of this section do not apply to uses in Subdistrict 3 (Ord. Nos. 25013; 25560; 26102; 30040; 30041; 30042; 30347; 31150; 31235)

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

(C) Hedge-like evergreen plant materials recommended for local area use by the city arborist. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

[\(d\) Exemption for Subdistrict 3. The screening regulations of this section do not apply to uses in Subdistrict 3.](#)(Ord. Nos. 25013; 25560)

SEC. 51P-621.116. SIGNS.

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

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

(d) In Subdistrict 1E, one rooftop-mounted metal framework premise sign is permitted, subject to the following conditions:

(1) A rooftop-mounted metal framework premise sign may be illuminated internally or externally or both.

(2) A rooftop-mounted premise sign may not exceed 1,200 square feet in effective area.

(3) A rooftop-mounted premise sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director. (Ord. Nos. 25013; 25560; 31150)

SEC. 51P-621.116.1. MIXED-INCOME HOUSING FOR SUBDISTRICT 1J.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Section 51P-621.109(5.1)(L).

(b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

(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.

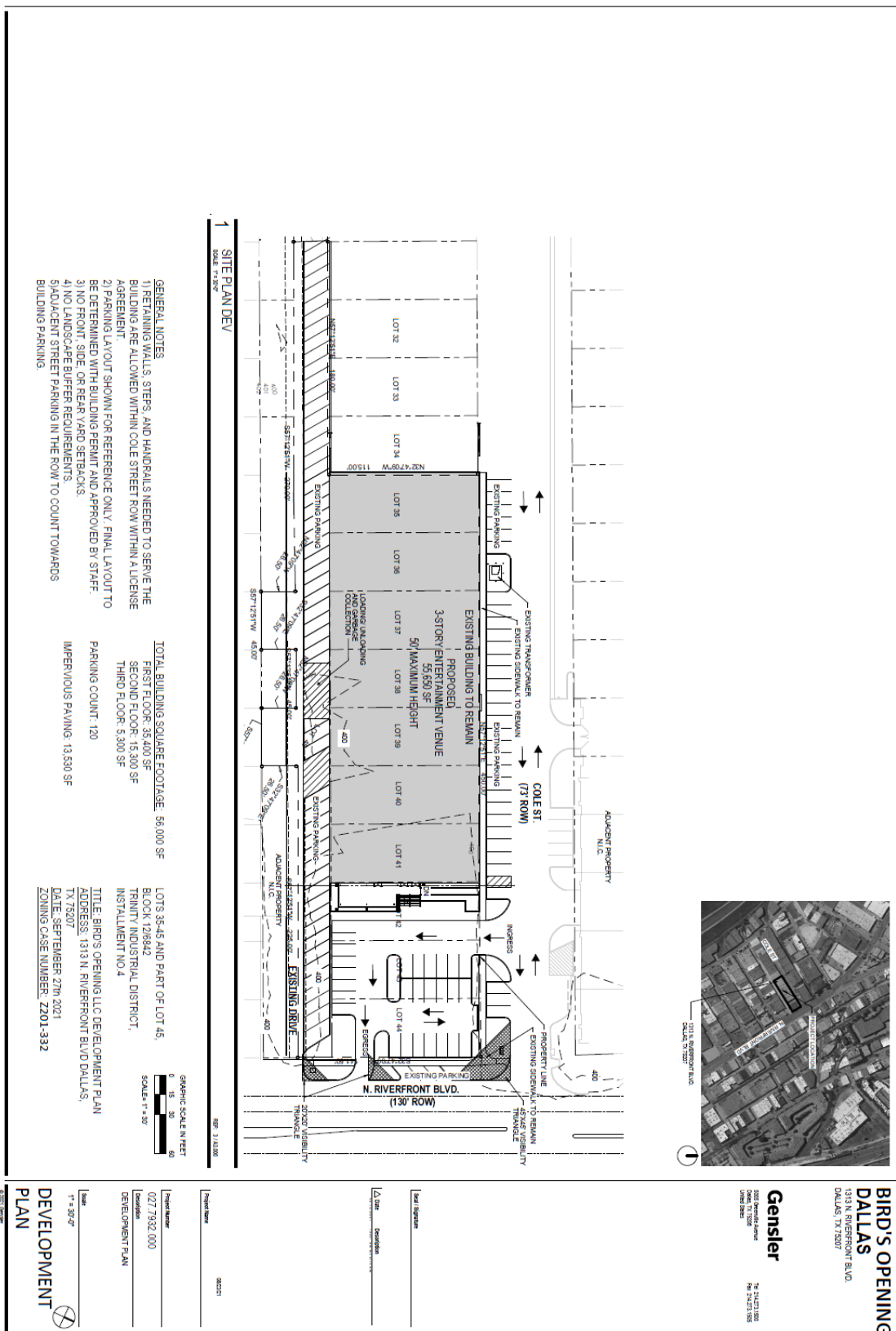
(c) In Subdistrict 1I, a traffic impact analysis is required in addition to the development impact review requirements in Division 51A-4.800 for a commercial amusement (inside), private recreation center, club, or area, or theater with a seating capacity of 10,000 or more. The area subject to review will include Subdistrict 1I and all property within a quarter mile. All infrastructure improvements essential to the operation of the use must be in place prior to the issuance of a certificate of occupancy for the use. The time period for review of the traffic impact analysis and development impact review is extended to 60 calendar days. (Ord. Nos. 25013; 25560; 26102; 30347)

SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

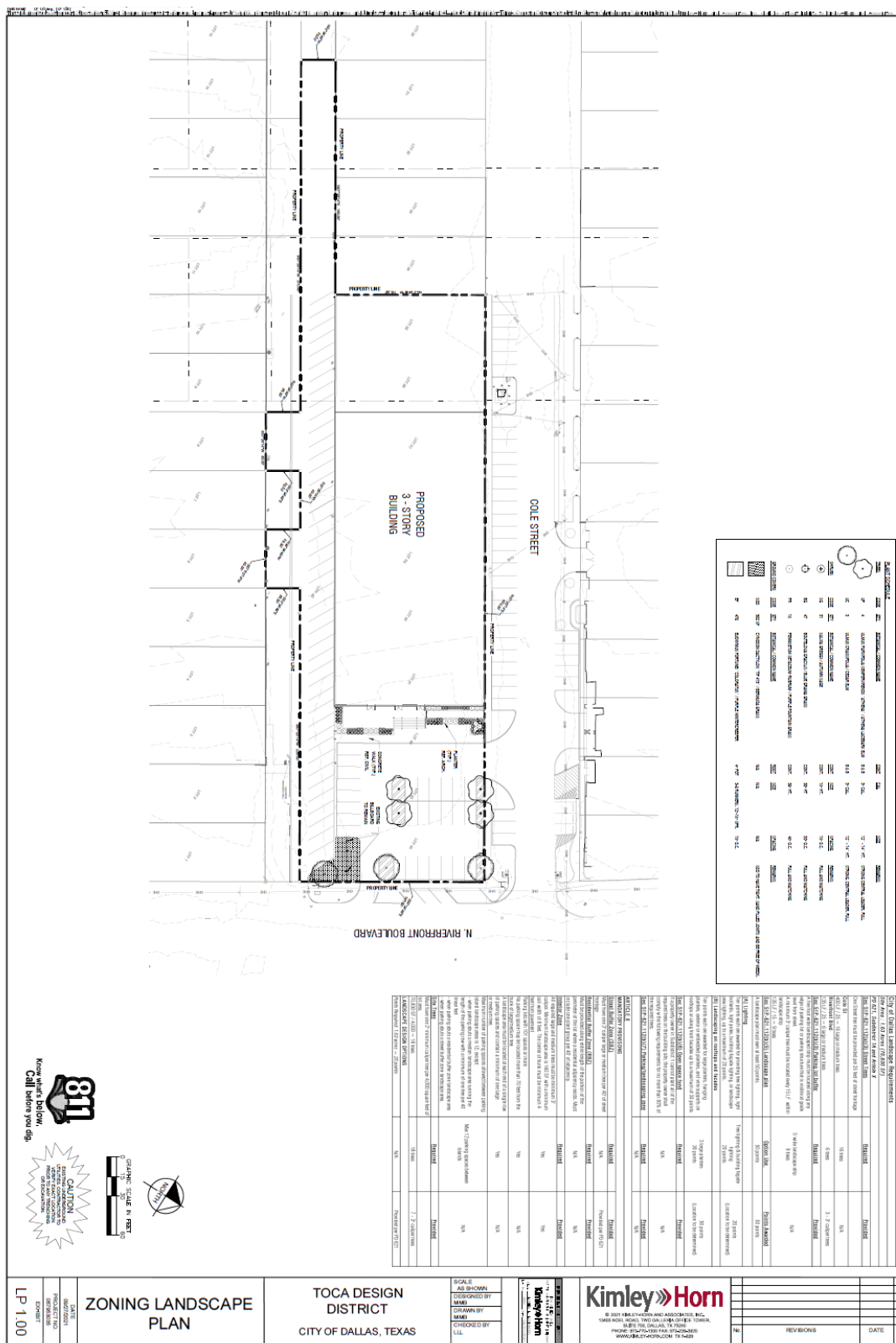
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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 special purpose district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25013; 26102)

CPC RECOMMENDED DEVELOPMENT PLAN



CPC RECOMMENDED LANDSCAPE PLAN



CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an Indoor Athletic and Entertainment Center.

CPC Recommendation:

2. TIME LIMIT: This specific use permit expires on_____, (*seven year period from the passage of this ordinance*),

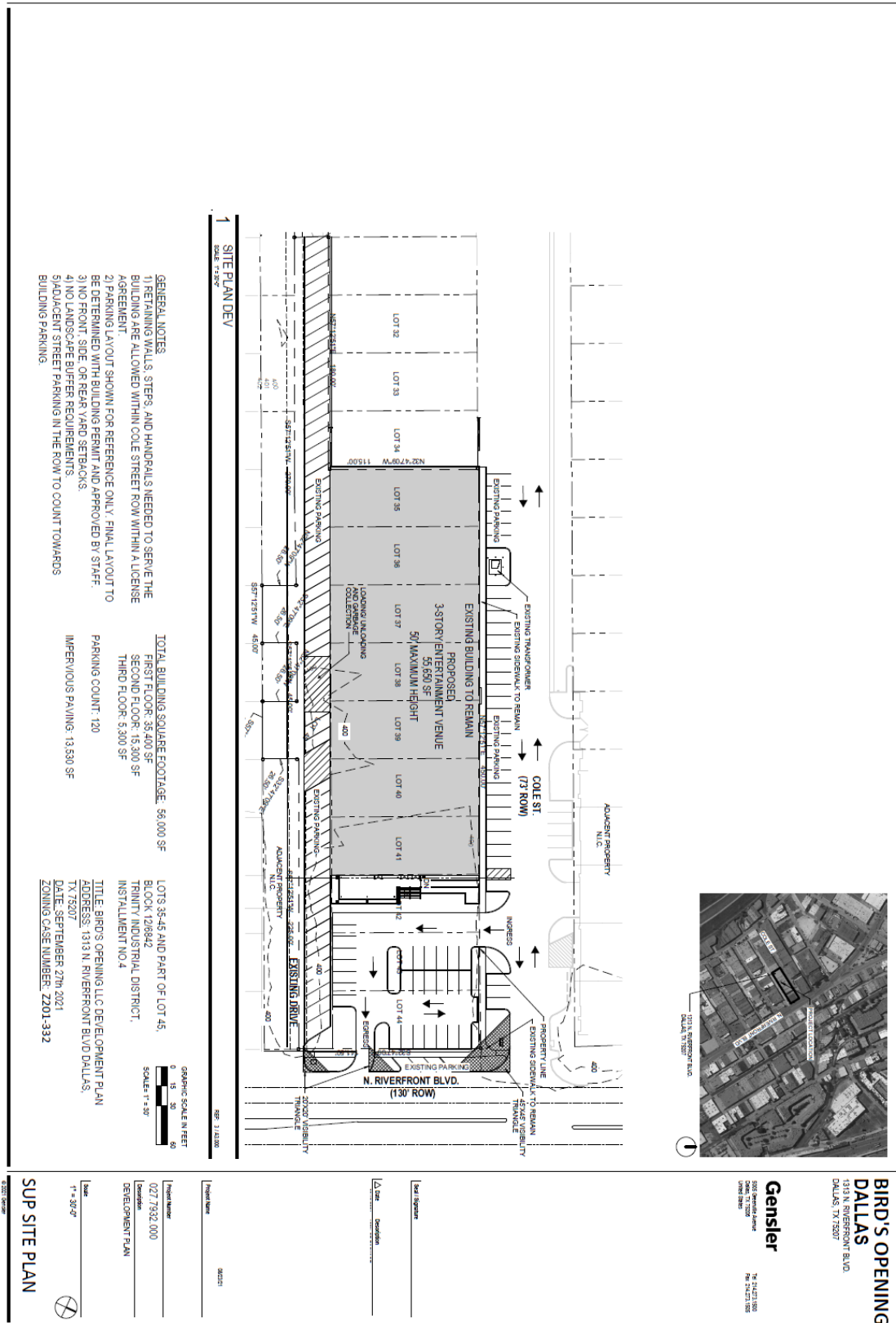
Staff Recommendation:

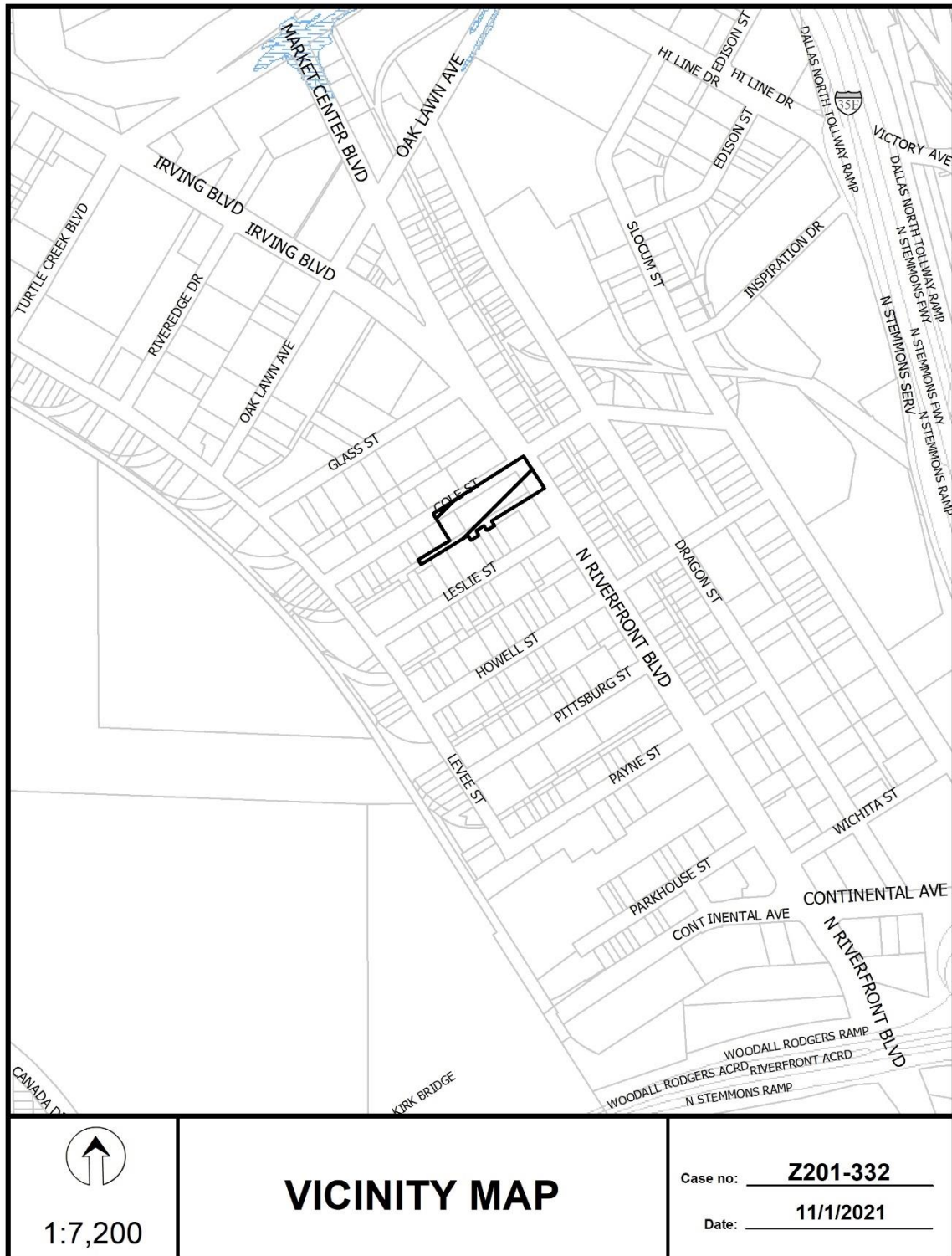
2. TIME LIMIT: This specific use permit expires on_____, (*two year period from the passage of this ordinance*),

Applicant Request:

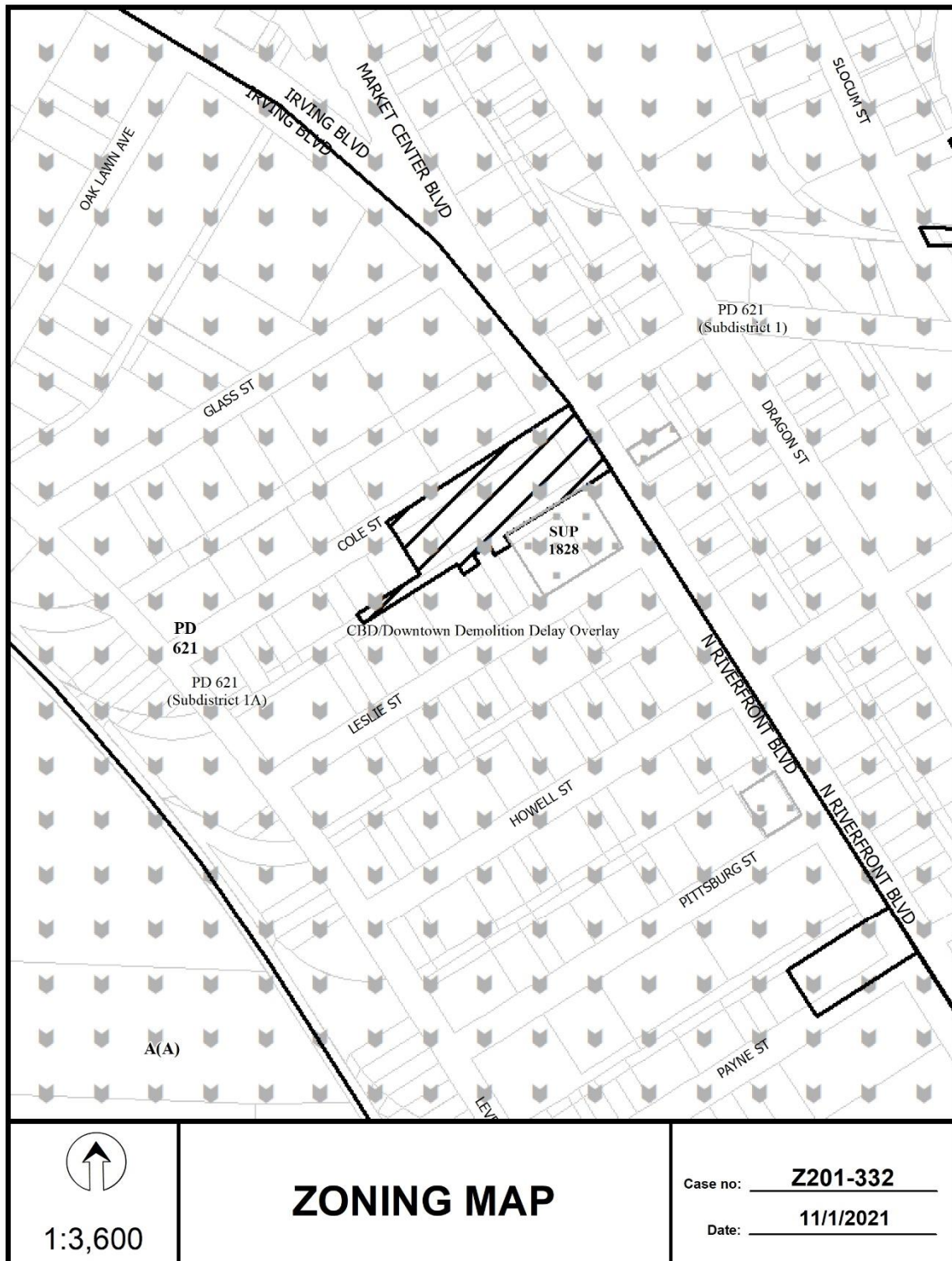
2. TIME LIMIT: This specific use permit expires on_____, (*twenty year period from the passage of this ordinance*), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for automatic renewal is strictly enforced.)
3. DEVELOPMENT: This property shall be developed in accordance with the attached site plan.
4. PARKING DEMAND REVIEW: Not later than four years after the date of approval of this Specific Use Permit, the operator of the use shall have prepared, signed, and sealed by a State of Texas-licensed Professional Engineer and delivered to the City's Engineering Staff an updated Parking Demand Analysis, including a review of then-current parking demand, supply, and related conditions
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

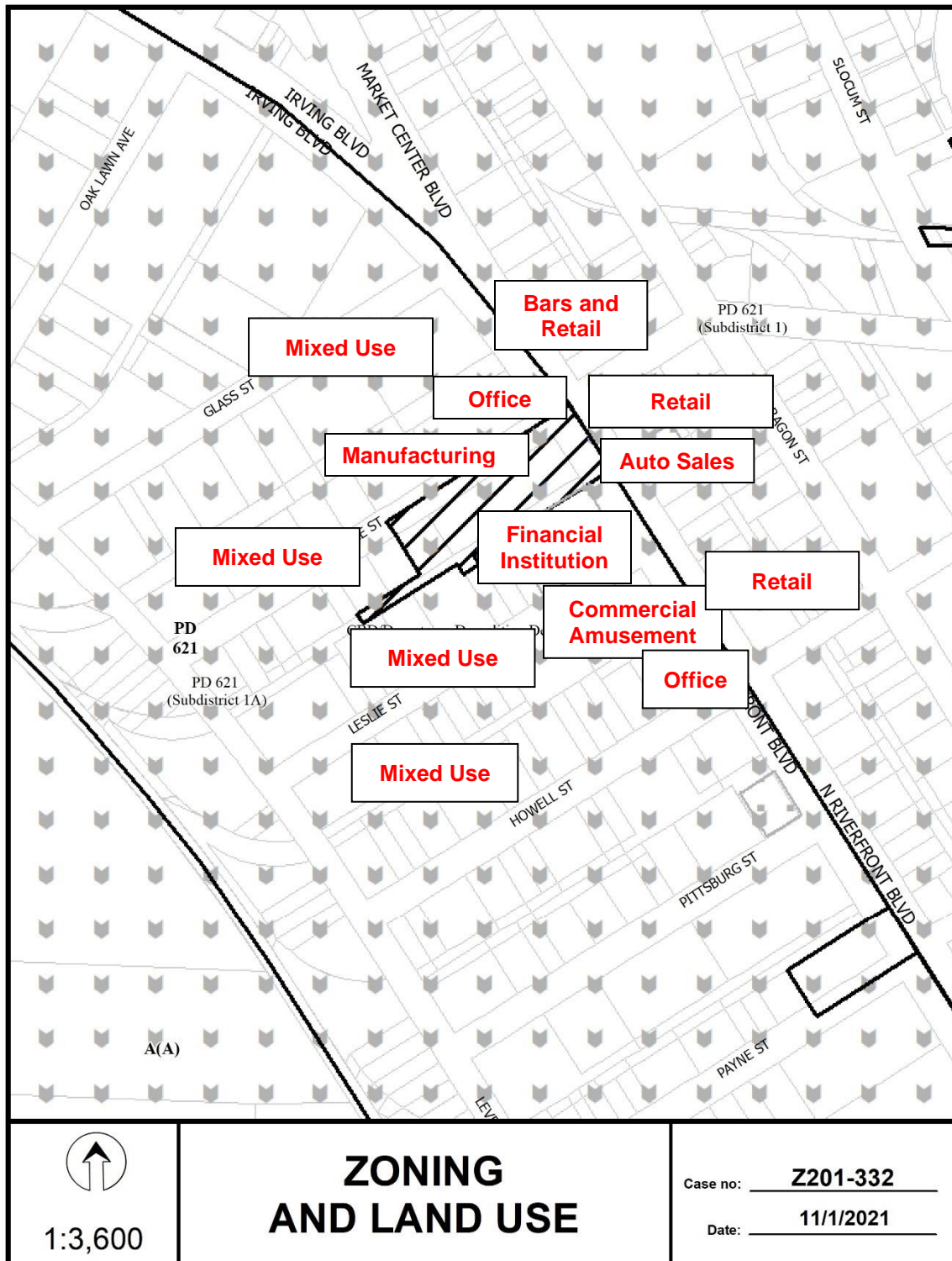
CPC RECOMMENDED SITE PLAN

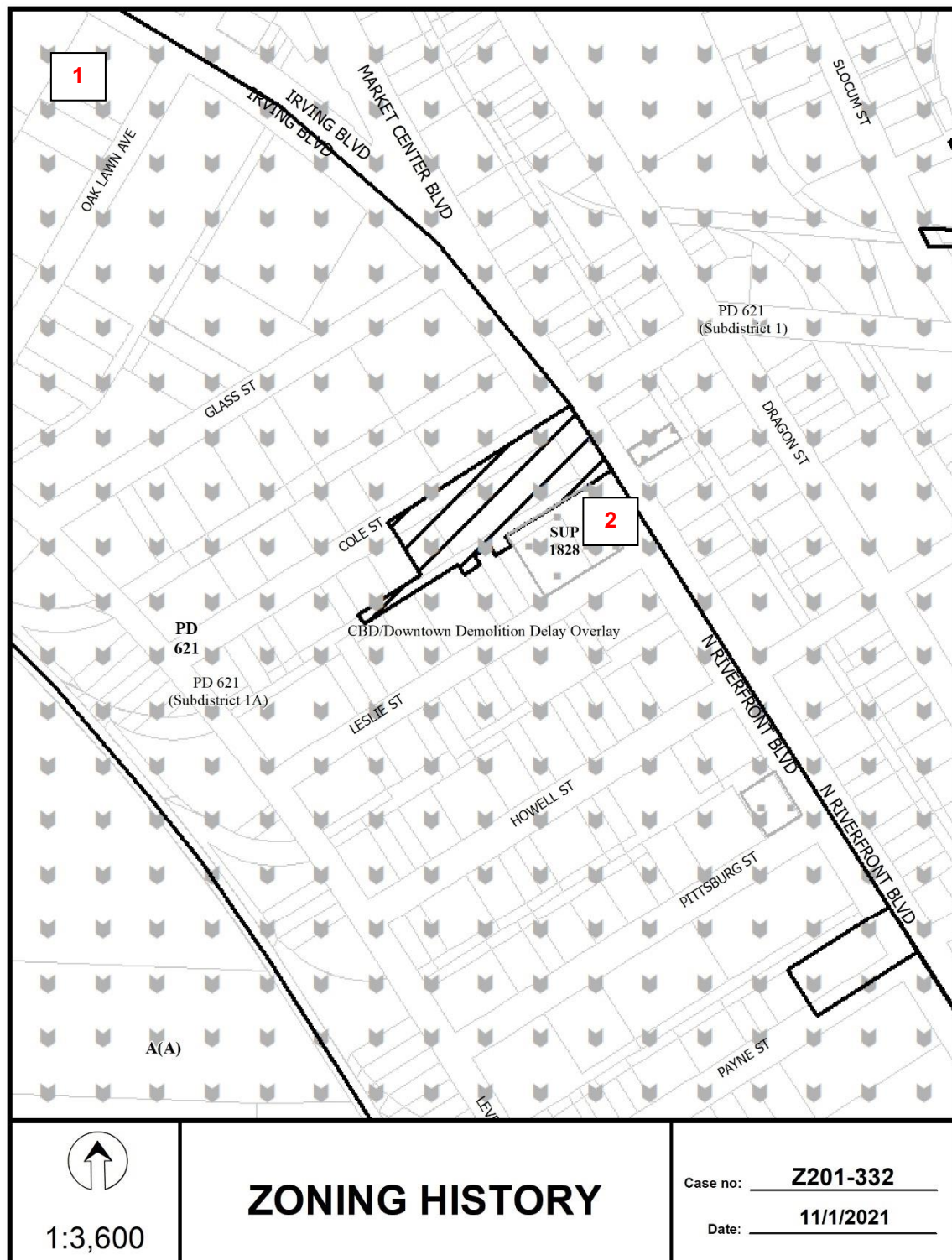


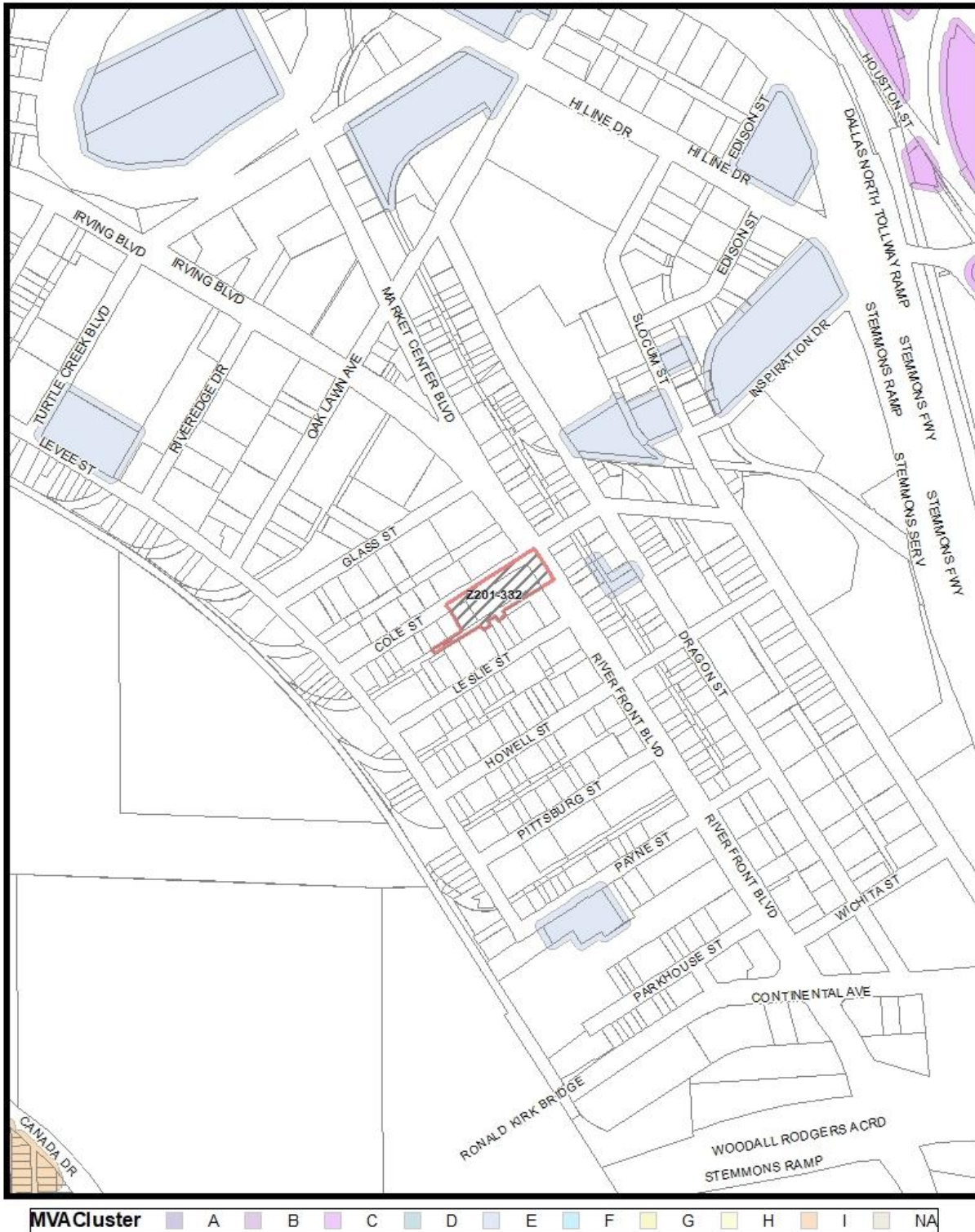












1:7,200

Market Value Analysis

Printed Date: 11/1/2021

CPC RESPONSES



12/15/2021

Reply List of Property Owners***Z201-332******125 Property Owners Notified 0 Property Owners in Favor 7 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	163 LESLIE ST	CORKNSLIGO HOLDINGS LLC
	2	153 LESLIE ST	153 LESLIE LLC
	3	132 COLE ST	Taxpayer at
	4	142 COLE ST	Taxpayer at
	5	1313 N RIVERFRONT BLVD	Taxpayer at
	6	106 COLE ST	Taxpayer at
	7	106 COLE ST	OAKLEY ED CONSTRUCTION
	8	130 COLE ST	GARROTT HOLDINGS LLC
	9	1202 N RIVERFRONT BLVD	Taxpayer at
X	10	1216 N RIVERFRONT BLVD	JMRA HOLDINGS LLC
	11	1220 N RIVERFRONT BLVD	CCFP LTD
	12	1220 N RIVERFRONT BLVD	Taxpayer at
	13	1300 N RIVERFRONT BLVD	SHEMARA COUTURE LLC
	14	1310 N RIVERFRONT BLVD	Taxpayer at
	15	1314 N RIVERFRONT BLVD	KAIRKUKU LLC
	16	1318 N RIVERFRONT BLVD	MOA LLC
	17	1322 N RIVERFRONT BLVD	1322 N INDUSTRIAL BLVD
	18	200 COLE ST	Taxpayer at
	19	1327 DRAGON ST	1327 DRAGON STREET LLC
	20	1319 DRAGON ST	Taxpayer at
	21	1311 DRAGON ST	AU FORGERON DE LA
	22	1231 DRAGON ST	PERSIMMON9 LLC
	23	1221 DRAGON ST	LUNAR TILE LTD
	24	1211 DRAGON ST	Taxpayer at
X	25	1215 DRAGON ST	ZUEGER FIRST FAMILY
	26	1408 N RIVERFRONT BLVD	MIHALOPOULOS LIVING TRUST

Z201-332 (KC)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1426 N RIVERFRONT BLVD	KHOP MANAGEMENT INC
	28	1500 N RIVERFRONT BLVD	Taxpayer at
	29	1506 MARKET CENTER BLVD	DD 1506 MARKET CENTER LP
	30	1501 DRAGON ST	LANG DRAGON LLC
	31	1435 DRAGON ST	DRAGONFLY ACQUISITIONS LLC
	32	1425 DRAGON ST	Taxpayer at
	33	1419 DRAGON ST	1419 DRAGON LLC
	34	1413 DRAGON ST	Taxpayer at
	35	1411 DRAGON ST	DRAGON STREET PARTNERS
	36	1403 DRAGON ST	JAG DRAGON PROPERTIES LLC
X	37	1201 N RIVERFRONT BLVD	LEVEL & LINE LLC
	38	169 HOWELL ST	Taxpayer at
	39	167 HOWELL ST	CBS ASSETS LLC
	40	163 HOWELL ST	Taxpayer at
	41	155 HOWELL ST	ULTIMATE INTERIORS LLC
	42	147 HOWELL ST	Taxpayer at
	43	139 HOWELL ST	WOLFMAYER ENTERPRISES LLC
	44	119 HOWELL ST	SOMERSET ASSET MGMT LLC
	45	101 HOWELL ST	SOMERSET ASSET MGMT LLC
	46	122 LESLIE ST	Taxpayer at
	47	130 LESLIE ST	CARRIZALES JOSE
	48	132 LESLIE ST	PIOPIO LLC
	49	136 LESLIE ST	BORINO ANTHONY V
	50	140 LESLIE ST	BORINO ANTHONY V JR
	51	148 LESLIE ST	KA CRAIN RESOURCES LTD
	52	150 LESLIE ST	2024 VENTURES LLC
	53	154 LESLIE ST	Taxpayer at
	54	170 LESLIE ST	RECATUNE PPTIES LLC
	55	1225 N RIVERFRONT BLVD	1225 NORTH RIVERFRONT LLC
	56	1200 LEVEE ST	IPENEMA INVESTMENTS LTF
	57	1200 LEVEE ST	Taxpayer at

Z201-332 (KC)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	110 LESLIE ST	Taxpayer at
	59	1200 LEVEE ST	CLARK JACKLYN ADELL MCADAMS
	60	1210 LEVEE ST	WOLFMAYER ENTERPRISES LLC
	61	1301 N RIVERFRONT BLVD	GRAF JOYCE &
	62	1301 N RIVERFRONT BLVD	GRAF JOYCE A &
	63	167 LESLIE ST	PERRY JUDY
X	64	159 LESLIE ST	BRADLEY DALLAS PADDOCK LLC
	65	135 LESLIE ST	TUI LLC
X	66	129 LESLIE ST	LIGHT STANLEY WILLS
	67	127 LESLIE ST	ED OAKLEY CONSTRUCTION
	68	121 LESLIE ST	Taxpayer at
	69	110 COLE ST	110 COLE LLC
X	70	114 COLE ST	ROSEDALE INVESTMENTS LLC
	71	118 COLE ST	DD 118 COLE LP
	72	1300 LEVEE ST	Taxpayer at
	73	106 COLE ST	MADDOX WILLIAM P &
	74	1227 LEVEE ST	Taxpayer at
	75	1233 LEVEE ST	Taxpayer at
	76	1323 LEVEE ST	TEXAS MCFARLIN LTD PS
	77	1319 LEVEE ST	TX MCFARLIN LTD PS
	78	1327 LEVEE ST	Taxpayer at
	79	1325 LEVEE ST	SAFTAL LLC
	80	1230 DRAGON ST	Taxpayer at
	81	1300 DRAGON ST	Taxpayer at
	82	1302 DRAGON ST	GLASS DRAGON LLC
	83	1330 DRAGON ST	GOODCHILD RESTORATIONS
	84	1310 DRAGON ST	ALLEN JERRY W 2012 TRUST
	85	1308 DRAGON ST	1215 SLOCUM INVESTMENT
	86	1304 DRAGON ST	Taxpayer at
	87	1400 DRAGON ST	D C ENTERPRISES INC
	88	1414 DRAGON ST	RUTT CAPITAL LLC

Z201-332 (KC)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1410 DRAGON ST	RUTT CAPITAL LLC
	90	1407 N RIVERFRONT BLVD	1407 N RIVERFRONT LLC
	91	161 COLE ST	MONROE REALTY LTD
	92	141 COLE ST	TCF INTERESTS PARTNERSHIP LTD
	93	125 COLE ST	CROW FAMILY 1991 LTD PS
	94	100 GLASS ST	100 GLASS SITE LLC
	95	114 GLASS ST	100 GLASS SITE LLC
	96	122 GLASS ST	Taxpayer at
	97	126 GLASS ST	GIAMBRONE DESIGN DISTRICT PROJECTS LLC
	98	150 GLASS ST	150 GLASS STREET PARTNERS LP
	99	154 GLASS ST	STANZEL RICHARD
	100	1421 N RIVERFRONT BLVD	EMERSON KAY & DRAKE LLC
	101	167 GLASS ST	DALLAS CONTEMPORARY
	102	161 GLASS ST	DALLAS CONTEMPORARY
	103	161 GLASS ST	Taxpayer at
	104	1314 N RIVERFRONT BLVD	KAIRUKU LLC
X	105	1203 DRAGON ST	ZUEGER DAVID M
	106	1400 N RIVERFRONT BLVD	Taxpayer at
	107	1404 N RIVERFRONT BLVD	1404 RIVERFRONT LLC
	108	1431 DRAGON ST	DRAGONFLY ACQUISITIONS LLC
	109	1430 N RIVERFRONT BLVD	MCCLAIN CAROLYN
	110	1403 DRAGON ST	GROTH JAMES A
	111	1411 DRAGON ST	DRAGON STREET PARTNERS
	112	1400 N RIVERFRONT BLVD	DD 1426 RIVERFRONT LP
	113	100 COLE ST	Taxpayer at
	114	1300 LEVEE ST	BEAIRD DAN L TRUSTEE
	115	1400 LEVEE ST	Taxpayer at
	116	1400 LEVEE ST	100 GLASS SITE LLC
	117	1400 LEVEE ST	STANZEL INVESTMENTS LLC
	118	1400 LEVEE ST	150 GLASS STREET PARTNERS LP
	119	1430 N RIVERFRONT BLVD	Taxpayer at

Z201-332 (KC)

12/15/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	114 LESLIE ST	Taxpayer at
	121	1230 N RIVERFRONT BLVD	Taxpayer at
	122	159 HOWELL ST	Taxpayer at
	123	111 LESLIE ST	Taxpayer at
	124	1303 DRAGON ST	ALLEN NATIONAL PROPERTIES LLC
	125	1303 DRAGON ST	ALLEN NATIONAL PROPERTY LLC