
FILE NUMBER: Z189-337(JM) **DATE FILED:** August 25, 2019
LOCATION: North corner of Howell Street and Routh Street
COUNCIL DISTRICT: 14 **MAPSCO:** 7 I
SIZE OF REQUEST: ± 3.84 acres **CENSUS TRACT:** 18.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT/OWNER: SRPF B/Quadrangle Property LLC

REQUEST: An application for a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to maintain the GR General Retail Subdistrict uses while increasing the allowable height from 120 feet to 230 feet, increasing the floor area ratio from 2.0:1 to 4.5:1, providing additional landscaping and open space, reducing lot coverage from 80 percent to 60 percent, and reducing the required off-street parking requirements with all parking provided below grade.

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

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, Tract I development plan, Tract I landscape plan, and conditions.

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The subject site is proposed to be split into two tracts. The northern portion is not planned for redevelopment at this time and contains over 150,000 square feet of office and 21,000 square feet of theater, restaurant, and retail uses in an eight-story building and other structures. The southern portion is proposed as Tract I and is planned for redevelopment. The southwest corner of Tract I will be limited to 36 feet in height, and the southeast portion of the site will contain a new tower, up to 230 feet in height with 350,000 square feet of office floor area.
- The proposed variations from the GR General Retail Subdistrict standards will apply to Tract I when the following additional provisions are met: requiring 20 percent open space, additional landscaping, enhanced pedestrian features such as eight-foot sidewalks, pedestrian linkages, pedestrian amenities, façade enhancements, and reduced lot coverage.

Zoning History: There have been seven recent zoning requests at six locations in the area within the last five years.

1. **Z189-358:** An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street. *Pending Council action on January 8, 2020.*
2. **Z189-145:** On April 4, 2019, the City Council approved Planned Development Subdistrict No. 149 for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the northwest corner of Cedar Springs Road and Maple Avenue.
3. **Z178-333:** On January 9, 2019, the City Council approved Planned Development Subdistrict No. 146 for nonresidential uses on property zoned an O-2 Office Subdistrict, an LC Light Commercial Subdistrict, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.

4. **Z178-313:** On March 27, 2019, the City Council approved an amendment to Planned Development Subdistrict No. 45 for a public school use on property zoned within Planned Development District No. 193, the Oak Lawn Special Purpose District, located in an area generally bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue.
5. **Z167-134 & Z189-151:** On May 10, 2017, the City Council approved Planned Development Subdistrict No. 131 for GR General Retail Subdistrict uses and hotel use by right on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property located on the south corner of Fairmount Street and Carlisle Street. On February 21, 2019, the City Plan Commission recommended approval of an amendment to PDS No. 131. *The case was withdrawn.*
6. **Z156-254:** On January 25, 2017, the City Council approved Planned Development Subdistrict No. 127 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of McKinney Avenue and Boll Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Laclede Street	Community Collector	50 feet	--
Routh Street	Community Collector	Varies	--
Howell Street	Community Collector	50 feet	--

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system.

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 land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.

The proposed PDS increased development standards for Tract I would allow for a tower up to 230 feet-in-height.

- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

The property is located within a General Retail Subdistrict, yet the existing buildings are entirely surrounded by surface parking with all pedestrian attractions being located at the center of the site, away from the pedestrian realm and street frontages. The proposed development plan for Tract I will create a tower closer to the street with wider sidewalks, greater landscaping, and open space for public gathering.

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

Tract I will be entirely served by underground parking, removing all existing surface parking currently wrapping the street frontages along Routh Street and Howell Street.

- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

The area primarily contains GR Subdistrict zoning in the immediate block, with LC and O-2 Subdistricts one block over to the northwest and southeast. The proposed PDS will maintain the GR Subdistrict standards only offering increased development standards including additional height, floor area ratio, and reduced lot coverage, when urban design standards are incorporated. These include providing wider sidewalks, pedestrian amenities, public open space, architectural elements, and façade improvements.

- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

The request does not contain a residential component; therefore, no additional dwelling density is requested. Additionally, an increase in FAR is requested, which will add to the commercial nature of the area.

- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

The requests to increase the height and FAR in return for providing pedestrian and public realm improvements to produce a more urban form, and provide shared parking are minimal in nature. The purpose of allowing a PDS is to ensure flexibility in site design/development. The project generally complies with the standards for the GR Subdistrict.

- (7) To promote landscape/streetscape quality and appearance.

The proposed improvements will add significant aesthetic and functional design to the property.

Surrounding Land Uses:

Area	Zoning	Use
Site	GR Subdistrict	Office, Restaurants, Liquor Store
North	GR Subdistrict	Office, Restaurant, Church, Multifamily
East	GR and LC Subdistricts	Restaurant, Multifamily, Financial Institution
South	PD No. 9 (Nonres)	Alcoholic Beverage Establishment, Office, Surface Parking Lot
West	PD No. 9 (Nonres) and GR Subdistrict	Surface Parking Lot, Medical Office, Office, Restaurant

Land Use Compatibility:

The 3.84-acre site was developed before 1968, according to historic aerials. The northwestern portion of the site contains an eight-story building with over 150,000 square feet of office space. The office building was erected in 1985, per DCAD. Adjacent to the office building to the east is a theater, restaurant, and retail uses totaling an additional 21,000 square feet. These structures located in the proposed Tract II, will remain. All structures on the south end of the site, which are currently wrapped in surface parking, will be demolished. Proposed structures include a 36-foot building at

the southwest corner of the site, and a 230-foot tower at the southeast portion of the site. Overall, an additional 350,000 square feet of office and 15,000 square feet of restaurant uses are planned.

Surrounding land uses consist of office, restaurant, church, and multifamily to the north; restaurant, multifamily, and financial institution to the east; alcoholic beverage establishment, office, and surface parking to the south; and, surface parking, medical office, office, and restaurant to the west.

The applicant proposes to create a PD Subdistrict (PDS) to allow for the following modifications from the existing GR General Retail Subdistrict standards within Tract I when certain conditions are met: (1) to increase the maximum allowable floor area from 2.0:1 to 4.5:1; (2) increase the maximum allowable height (all inclusive) to 230 feet for the southwest portion of Tract I; and, (3) to reduce the lot coverage in Tract I from 80 percent to 60 percent.

The increased development standards will be allowed when urban design standards are provided to (1) increase the width of sidewalks from six feet, to an unobstructed width of eight feet; (2) provide pedestrian connectivity through the site from Howell Street to Routh Street; (3) screen mechanical equipment from the public right-of-way; (4) provide pedestrian lighting at no greater than one lighting standard per 100 feet along all street-facing facades; (5) provide 17,075 square feet of open space; (6) provide architectural elements to the street facing facades; (7) recess and screen service and loading areas; and, (8) prohibit surface parking.

Additionally, overall off-street parking reductions are requested to reduce the required off-street parking requirements for office uses; and, to provide a mixed-use parking chart for all uses at the site.

Overall, the surrounding properties within the block contain GR Subdistrict development rights; however, properties located one block farther northwest and southeast are O-2 Office and LC Light Commercial Subdistricts which allow up to 240 feet-in-height and 4.0:1 FAR with 75-80 percent lot coverage. The tower will be singular on the existing block, but not entirely out of place since the pocket of GR Subdistrict zoning and PD-Subdistricts with GR or less development rights lie within the immediate vicinity. Staff believes that the proposed project captures the importance of the pedestrian experience and public open spaces; therefore, staff supports the request.

Development Standards:

SUBDISTRICT	SETBACKS			FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear					
Existing —GR General Retail	10 feet for 1 st 36 feet 25 feet above 36 feet	10' adjacent to residential* OTHER: No Min.		2.0:1 2.5:1**	120'	80%	Retail, restaurant, office, multiple family
Proposed — PDS for GR	10' for first 36 ft 0-20 ft above 36 ft	10' adjacent to residential* OTHER: No Min.	Tr. II	2.0:1 2.5:1**	120' plus 12' for mechanical	80%	Retail, restaurant, office, multiple family
			Tr. I	4.5.	230' per plan	60%	

*An additional setback required for portions of a structure over 36 feet in height.

**When the floor area for residential uses is equal to or greater than lot area.

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 to orange, representing the weakest markets. While the area of request is not located within an MVA cluster, properties immediately adjacent to the site are sporadically categorized as being within an “E” MVA cluster surrounding the site and within a “C” MVA cluster further out.

Parking:

Parking will be in accordance with the parking regulations of Part I of PD No. 193, with the addition of allowing shared parking and a reduced parking rate for office uses based on observations of the existing office uses on-site.

Office uses require one parking space per 333 square feet of floor area. Observations made of parking demand at the subject site indicate a far lesser need for parking, likely due to the mixed-use nature of the area. Two parking reductions are requested. The recommended parking ratio for office uses is one space per 480 square feet of floor area. Additionally, a mixed-use development parking reduction table is provided. The

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Engineering Division has reviewed the requested reductions and agrees with the recommendations.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Part I of PD No. 193 except for Tract I, which will have a landscape plan. The plan indicates double the normally required total landscape area will be provided, over 17,000 square feet, rather than 8,500 square feet.

List of Officers

LIST OF PARTNERS/PRINCIPALS/OFFICERS
APPLICANT/OWNER
SRPF B/QUADRANGLE PROPERTY, LLC

Lee C. Belland - President
Michael J. McVean – Vice President
Chris Jackson – Vice President
Adam Jackson – Vice President

**CPC Action
November 21, 2019**

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for GR General Retail uses, subject to a conceptual plan, Tract I development plan, Tract I landscape plan, and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Howell Street and Routh Street.

Maker: Garcia
Second: Schultz
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope,
Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 58
Replies: For: 39 Against: 0

Speakers: For: Charles Beavers, 2800 Routh St., Dallas, TX, 75201
Ramsey March, 3813 Marquette St., Dallas, TX, 75225
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Cricket Griffin, 2300 Wolf St., Dallas, TX, 75201
Against: None

**CPC Recommended
Proposed PDS Conditions**

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the northeast corner of Howell Street and Routh Street. The size of PD Subdistrict _____ is 3.84 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-____A: conceptual plan.
- (2) Exhibit S-____B: development plan.
- (3) Exhibit S-____C: landscape plan.
- (4) Exhibit S-____D: mixed use development parking chart.

SEC. 51P-____.105. CREATION OF TRACTS.

(a) This district is divided into two tracts: Tract I and II.

(b) The tracts may, but are not required to, correspond to platted lot lines.

SEC. S-____.106. DEVELOPMENT PLAN.

(a) Tract I. Development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, text of this division controls.

(b) Tract II. A development plan, for all or a portion of Tract II, must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract II that increases the existing building height, floor area ratio, or nonpermeable coverage of Tract II, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy or accident of any kind. If there is conflict between the text of this article and the development plan, the text of this article controls.

SEC. S-____.107. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-____.108. ACCESSORY USES.

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

SEC. S-____.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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general.

(1) Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(2) For purposes of yard, lot, and space regulations, each tract is considered one lot.

(b) Increased development standards in Tract I. When the provisions of S-____.114 are met, the following modifications to the GR General Retail Subdistrict apply.

- (1) Floor area ratio. This district is considered one lot for purposes of calculating floor area ratio. Maximum floor area ratio is 4.5:1.
- (2) Height. Maximum structure height is 230 feet inclusive of mechanical equipment.
- (3) Lot coverage. Maximum lot coverage is 60 percent.
- (4) Stories. No maximum number of stories.

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

(a) In general.

- (1) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.
- (2) This district is considered one lot for purposes of required off-street parking and loading.
- (3) For office uses, one space for each 480 square feet of floor area is required.
- (4) For Tract I, all parking must be below ground.

(b) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development (MUD) may be reduced in accordance with the mixed use development parking chart (Exhibit S-____C). Shared parking facilities for all other uses must be available to all residents, employees, guests, and visitors.

(B) For purposes of this subsection, mixed use development means a tract with more than one main use, where the parking for those uses are contained within a single, contiguous parking area or garage.

(C) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent. For the purposes of this subsection, the required parking for theatre uses in a mixed use development will not be included in the calculation for the off-

street parking reduction, nor will the required parking for theater uses be reduced pursuant to this subsection.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

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

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

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

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

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

See Article VI.

SEC. S-____.112. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, the landscaping requirements for Part I of this article apply.

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

(b) Tract I.

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

(2) Subterranean parking garage air intakes and exhausts extending above grade shall be screened from adjacent public streets. Required screening must not be less than six feet in height and must be constructed of:

- (A) brick, stone, concrete masonry, concrete, or wood;
- (B) earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each two feet of width;
- (C) evergreen plant materials recommended for local area use by the building official;
- (D) structures or other architectural features; or
- (E) any combination of the above.

(c) Tract II. A landscaping plan for Tract II must be approved by the city plan commission before the issuance of any building permit if work is performed on Tract II that increases the existing building height, floor area ratio, or nonpermeable coverage of Tract II, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy or accident of any kind. Once a landscaping plan becomes applicable to Tract II, the following exceptions to Part I of this article apply:

- (1) All site triangles and entry/exit driveways are excluded from the street frontage tabulation.
- (2) Where existing parking remains, street trees, site landscape area, and parking lot screening are not required.
- (3) Street trees are not required where existing utilities are in conflict within the right-of-way.

SEC. S-___.113. SIGNS.

Signs must comply with the provisions for business zoning districts in accordance with Article VII.

SEC. S-___.114. URBAN DESIGN STANDARDS FOR TRACT I.

(a) Applicability. For a project to qualify for the increased density in Section S-___.108(d), it must comply with all requirements in this section. If the increased development standards are not applied, the provisions of this section do not apply.

(b) Public realm design.

(1) Sidewalks.

(A) A minimum unobstructed sidewalk clear zone width of eight feet must be provided. Except for valet, lay-by-lanes, and the perpendicular intersection Routh and

Howell Streets, an additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk. The required landscape buffer should implement the strategy of tree grates, planters, or a parkway area.

(B) Sidewalks must be located in an area between zero and 20 feet of the back of the projected street curb.

(C) Sidewalks should be continuous across all driveways.

(D) If a portion of a sidewalk is located on private property, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(2) Pedestrian amenities. Pedestrian public connectivity shall be provided with an unobstructed path that connects through the interior of the property from Howell Street to Routh Street must be provided. The path shall be a minimum of six and an average of eight feet extending from Howell Street and eight feet extending from Routh Street.

(3) Mechanical equipment. Aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from the public right-of-way. When conditions do not permit, equipment shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and shall be screened with landscaping such as shrubs, bushes, and trees.

(4) Lighting.

(A) Lights should be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety. Spacing may be adjusted to achieve optimal photometric performance of a minimum of 0.2 foot candles between fixtures.

(B) The foundation for street lighting shall be two to three feet from the back of curb.

(C) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Open space.

(1) A cumulative minimum 17,075 square feet must be provided as at grade on-site open space.

(2) Each on-site open space must be a minimum of 1,000 contiguous square feet and contain a minimum 10 percent general planting areas as defined in Part I.

(3) Architectural elements, such as, but not limited to, garage ventilation shafts; raised planters; seat walls and retaining walls; stairs, stoops and railings; playground equipment; signage; sculpture and art; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed in the open space.

(4) Open space may contain items such as grass, vegetation, pavers, paths, concrete sidewalks, seating areas, water features, public art, open shelters, stairs, elevators, pedestrian amenities such as fountains, benches, and shade structures.

(5) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(6) Parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(7) Except for emergency vehicles, on-site open space cannot be parked or driven upon.

(d) Building design.

(1) Routh Street facade.

(A) Variations in the façade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals. Façade articulation of two feet in depth must be provided for every 100 feet of façade length.

(B) Green walls are permitted.

(C) Blank walls longer than 30 feet in length are not permitted.

(2) Howell Street facade.

(A) Variations in the façade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals. Façade articulation of two feet in depth must be provided for every 100 feet of façade length.

(B) Green walls are permitted.

(C) Blank walls longer than 30 feet in length are not permitted.

(e) Service and loading.

(1) Service entries and back of house functions must be located away from or recessed within primary facades and should be visually screened by a solid wood, metal or masonry fence or wall at least 6 feet in height where visible from the public realm and shall be screened with roll down gates or landscaping such as shrubs, bushes, and trees.

(2) Loading areas and loading docks: (i) should be located away from primary street facades and pedestrian routes; (ii) should be a maximum of 30 feet wide; and (iii) should provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

(f) Parking.

(1) Surface parking.

(A) Surface parking is prohibited.

SEC. S-___.115. ADDITIONAL PROVISIONS.

(a) In Tract I, posted hours of operation for restaurant uses is no later than midnight.

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

(c) 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.

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

SEC. S-___.116. COMPLIANCE WITH CONDITIONS.

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

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

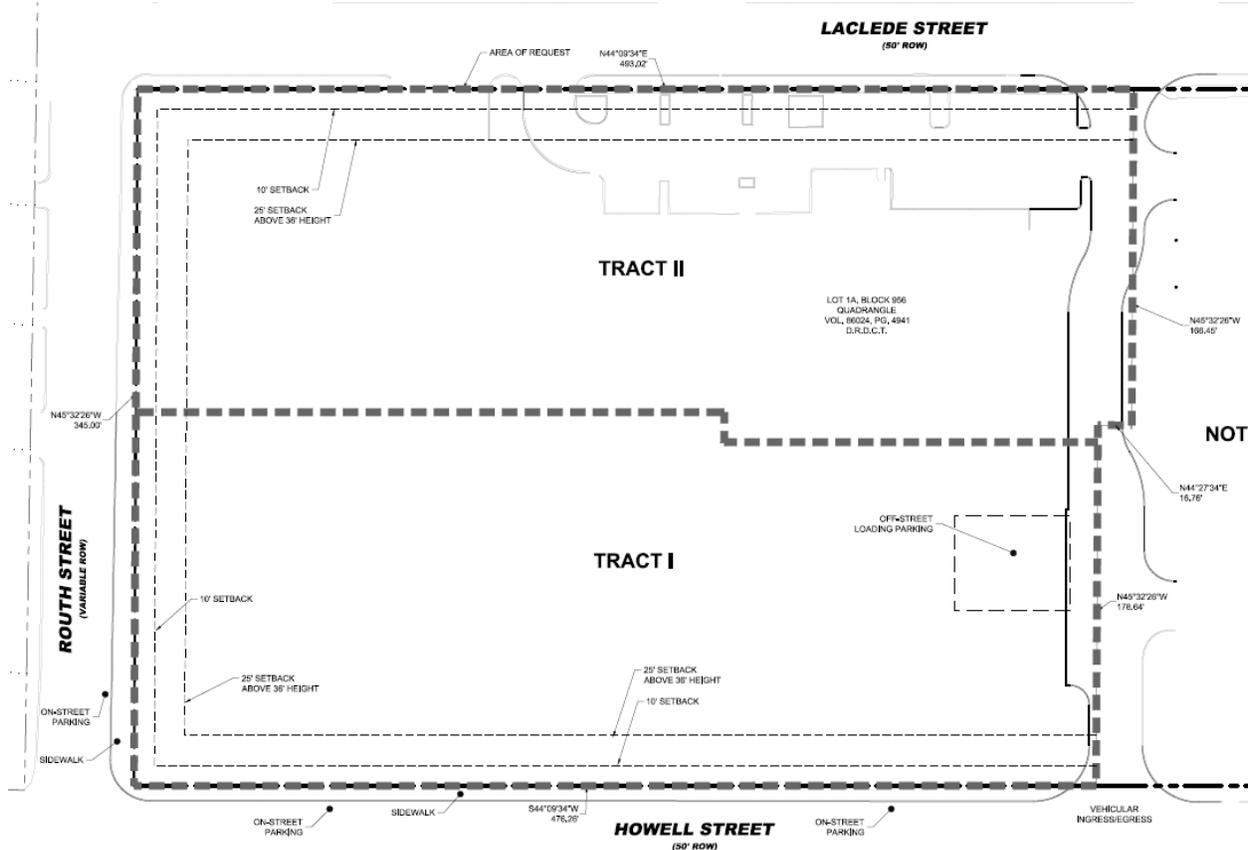
EXHIBIT S-___D
 Mixed Use Development Parking Chart
 (for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
Office-related Uses	(1/480 sq. ft.)	100%	80%	100%	85%	35%
Retail & personal service uses	(1/220 sq. ft.)	60%	75%	70%	65%	70%
Bar & restaurant uses	(1/100 sq. ft.)	20%	100%	30%	30%	100%
Theater	(1/28 sq.ft.)	0%	0%	0%	20%	100%
Any other use	Must be ascertained	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first five categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

Proposed Conceptual Plan



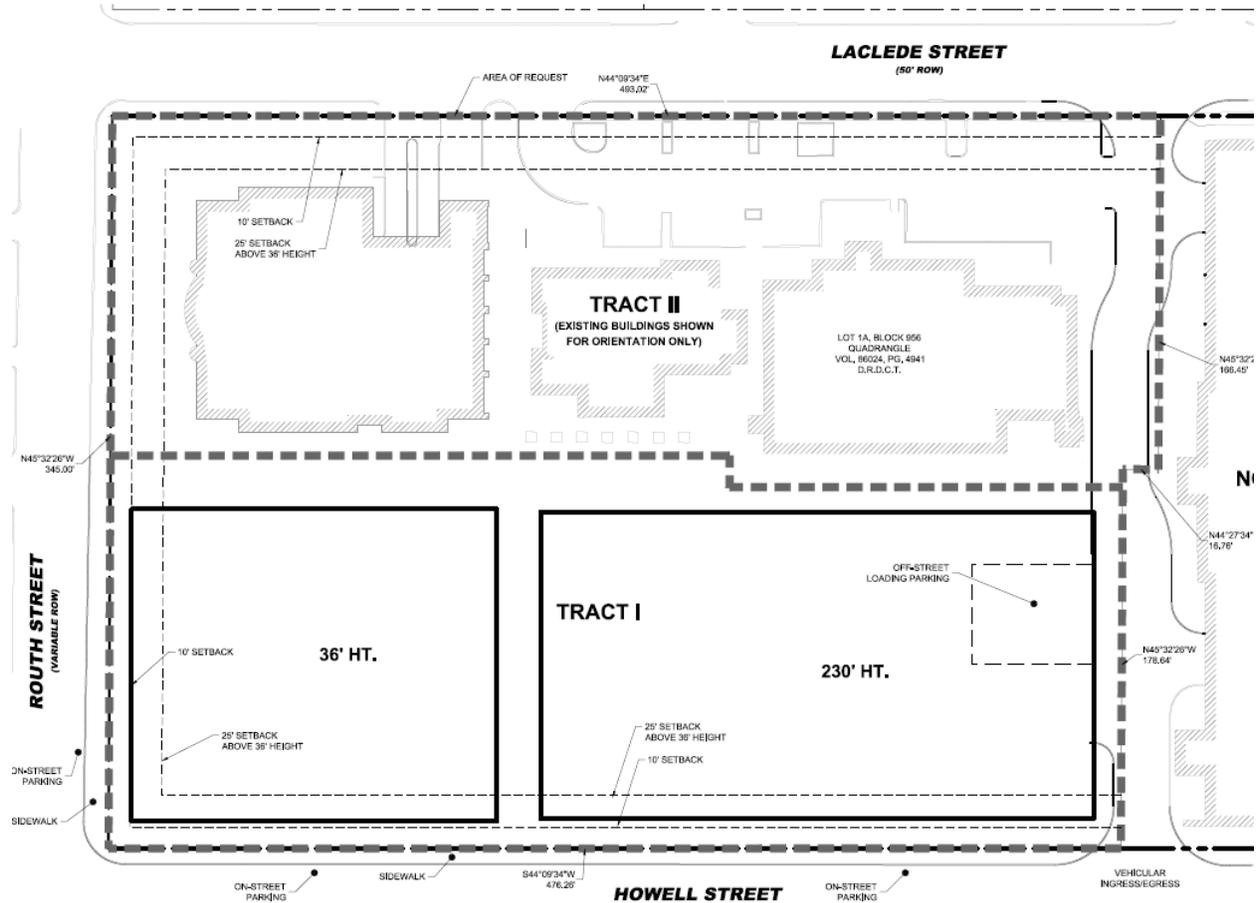
TRACT I DATA	
ALLOWABLE USES	SEE PD 193 (GR)
PROPOSED USE	COMMERCIAL
SUBDISTRICT AREA	85,378 SF 1.96 AC
MAX. BUILDING HEIGHT	230 FEET*
MAX. LOT COVERAGE	60%
MAX. FAR	2:1**

* MAXIMUM HEIGHT OF STRUCTURE IS INCLUSIVE OF MECHANICAL EQUIPMENT.
 ** IF THE FLOOR AREA OF RESIDENTIAL USES ON THE LOT IS EQUAL TO OR GREATER THAN THE LOT AREA, THE MAXIMUM FAR IS 2.5:1. IF THE PROVISIONS OF S-_____, 114 ARE MET, THE MAXIMUM FAR IS 4.5:1.

TRACT II DATA	
ALLOWABLE USES	SEE PD 193 (GR)
SUBDISTRICT AREA	81,892 SF 1.88 AC
MAX. BUILDING HEIGHT	120 FEET
MAX. LOT COVERAGE	80%
MAX. FAR	2:1*

* IF THE FLOOR AREA OF RESIDENTIAL USES ON THE LOT IS EQUAL TO OR GREATER THAN THE LOT AREA, THE MAXIMUM FAR IS 2.5:1.

Proposed Development Plan for Subdistrict I



TRACT I DATA	
ALLOWABLE USES PER PD 193 (GR)	
PROPOSED USE: COMMERCIAL	
PLANNED DEVELOPMENT AREA	1.96 ACRES
MAX. BUILDING HEIGHT	230 FEET*
FLOOR AREA RATIO (FAR)	2:1**
LOT COVERAGE	60% MAXIMUM

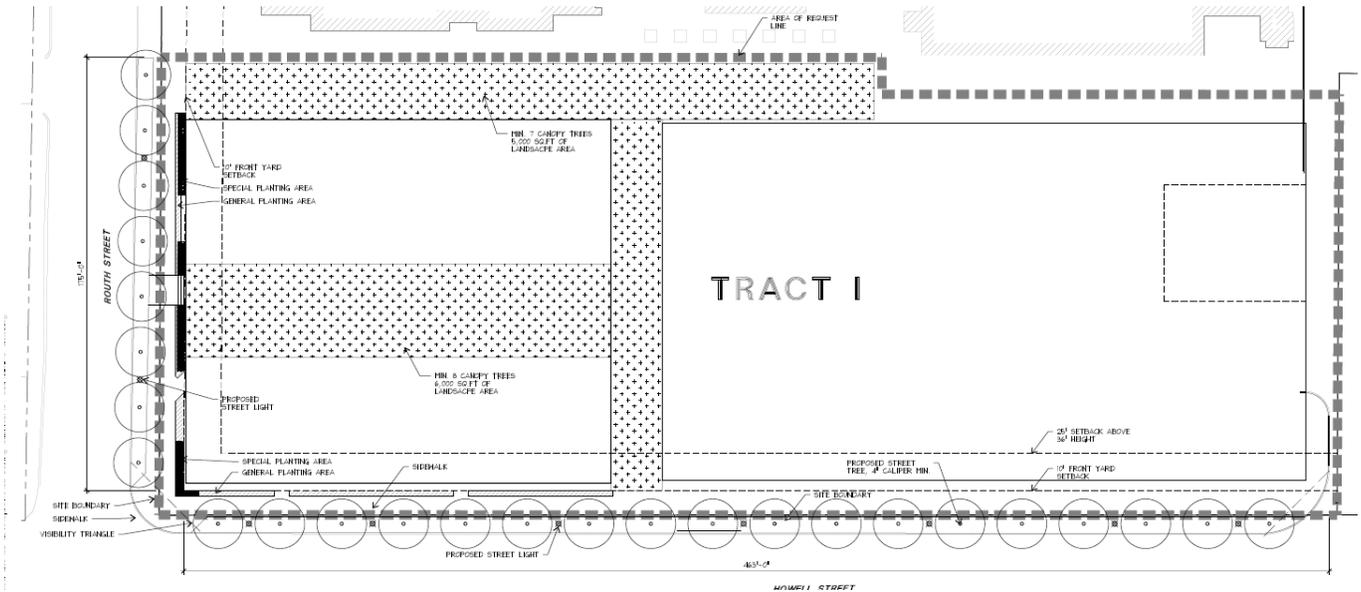
* MAXIMUM HEIGHT OF STRUCTURE IS INCLUSIVE OF MECHANICAL EQUIPMENT.

** IF THE FLOOR AREA OF RESIDENTIAL USES ON THE LOT IS EQUAL TO OR GREATER THAN THE LOT AREA, THE MAXIMUM FAR IS 2.5:1. IF THE PROVISIONS OF S-114 ARE MET, THE MAXIMUM FAR IS 4.5:1.

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING AREA
	AREA OF REQUEST

NOTES	
1.	OFFICE PARKING REQUIREMENT IS 1 SPACE PER 480 SQUARE FEET AND CAN BE FURTHER MODIFIED BY THE MIXED USE DEVELOPMENT PARKING CHART. FOR TRACT I, ALL PARKING MUST BE UNDERGROUND.

Proposed Landscape Plan for Subdistrict I



PD-193 'GR' TOTAL LANDSCAPE TABULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA: 85,376 SF		
10% OF TOTAL SITE TO BE LANDSCAPE	8,538 SF	17,471 SF
20% OPEN SPACE: 17,075 SF		
20% TO BE LANDSCAPE AREA	17,075 SF	17,471 SF
FRONT YARD AREA: 6,546 SF		
60% TO BE LANDSCAPE AREA	3,928 SF	6,471 SF
GENERAL PLANTING AREA: 12% OF FRONT YARD		
FRONT YARD - 12%	471 SF	888 SF
SPECIAL PLANTING AREA: 6% FRONT YARD		
FRONT YARD - 6%	236 SF	314 SF
STREET TREES: 1 TREE PER EVERY 25' OF FRONTAGE		
TOTAL FRONTAGE LENGTH: 638' / 25'	26 TREES	26 TREES
LIGHTING: 1 LIGHT PER EVERY 75' OF FRONTAGE		
TOTAL FRONTAGE LENGTH: 638' / 25'	9 LIGHTS	9 LIGHTS

STREET TREES

ONE LARGE CANOPY TREE MUST BE PROVIDED FOR EVERY 25 FEET OF FRONTAGE, WITH A MINIMUM OF TWO TREES REQUIRED.

PLANT MATERIAL SELECTIONS

ALL PLANT MATERIAL SELECTIONS TO BE APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. REFER TO PD-193 FOR APPROVED TREE SELECTION.

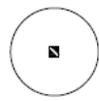
GENERAL PLANTING

IS DEFINED AS LIVING TREES, SHRUBS, VINES, FLOWERS, OR GROUNDCOVER VEGETATION.

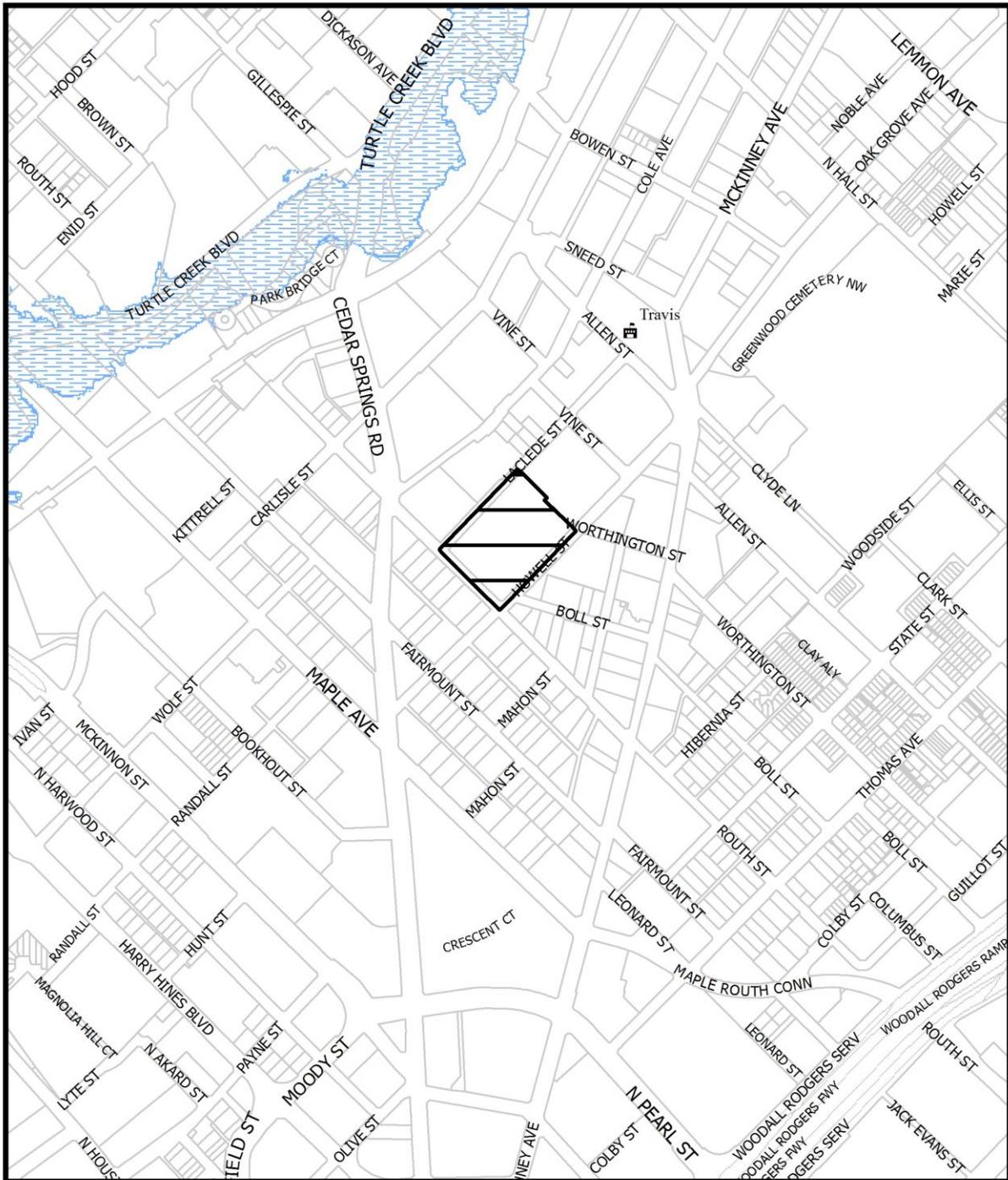
SPECIAL PLANTING

IS DEFINED AS LIVING TREES, SHRUBS, OR VINES. TURF GRASS AND GROUNDCOVER ARE NOT COUNTED AS SPECIAL PLANTING.

LEGEND

-  PROPOSED STREET TREE 4" CAL. MIN
-  GENERAL PLANTING AREA
-  SPECIAL PLANTING AREA
-  DESIGNATED LANDSCAPE ZONE

NOTE: BUILDING(S) MAY ENCROACH THIS AREA IF MIN. LANDSCAPE REQ. ARE PROVIDED

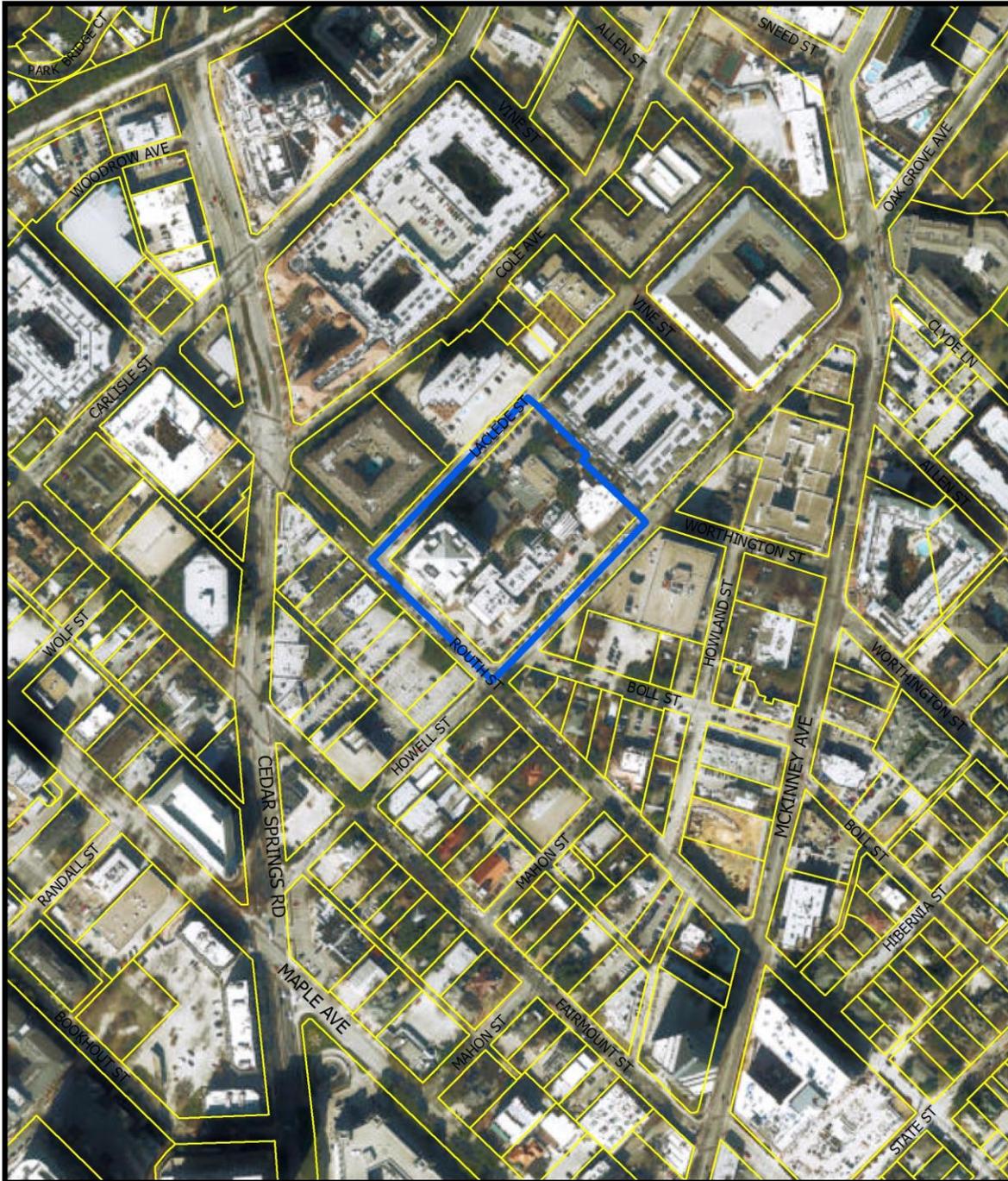


1:7,200

VICINITY MAP

Case no: Z189-337

Date: 11/7/2019

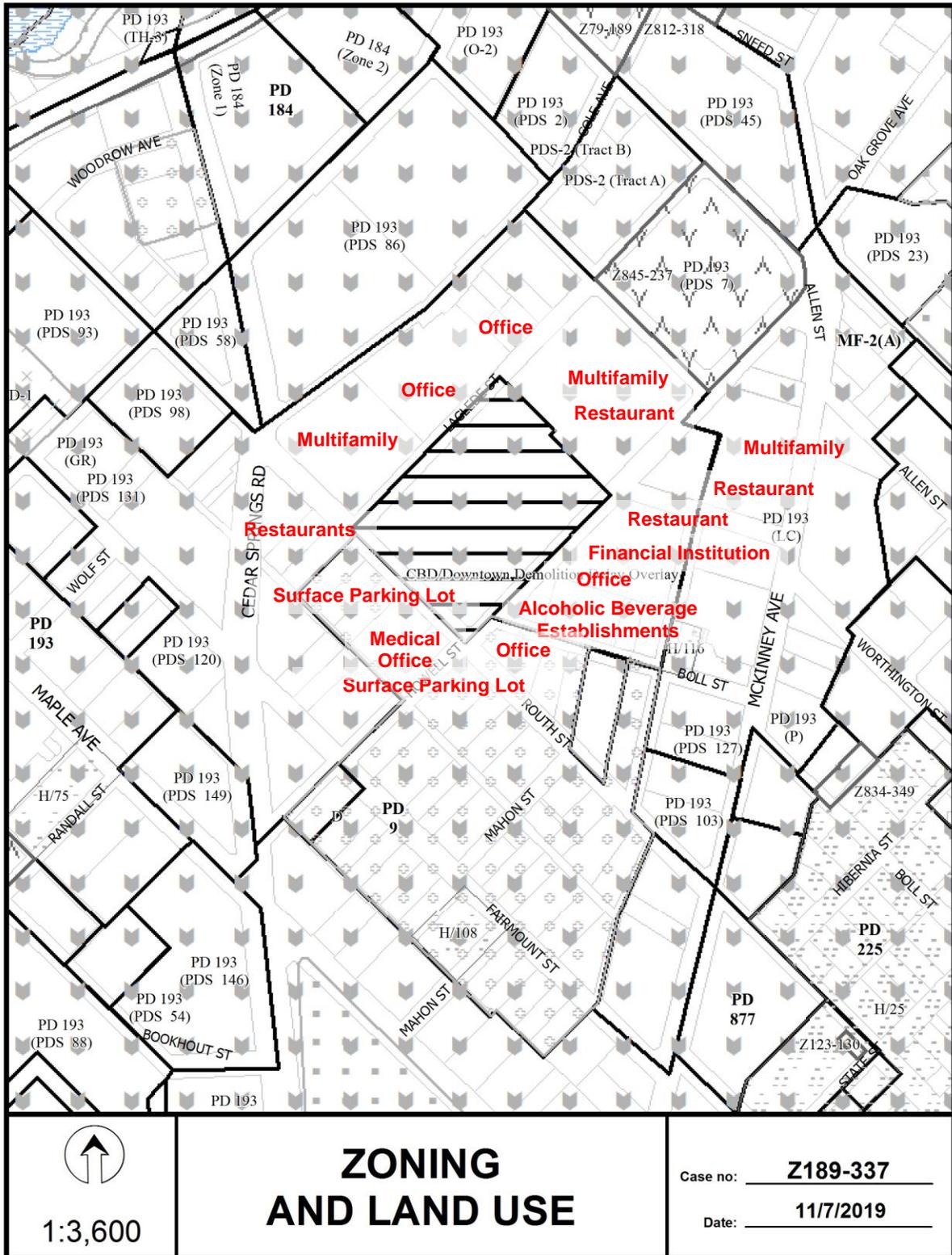


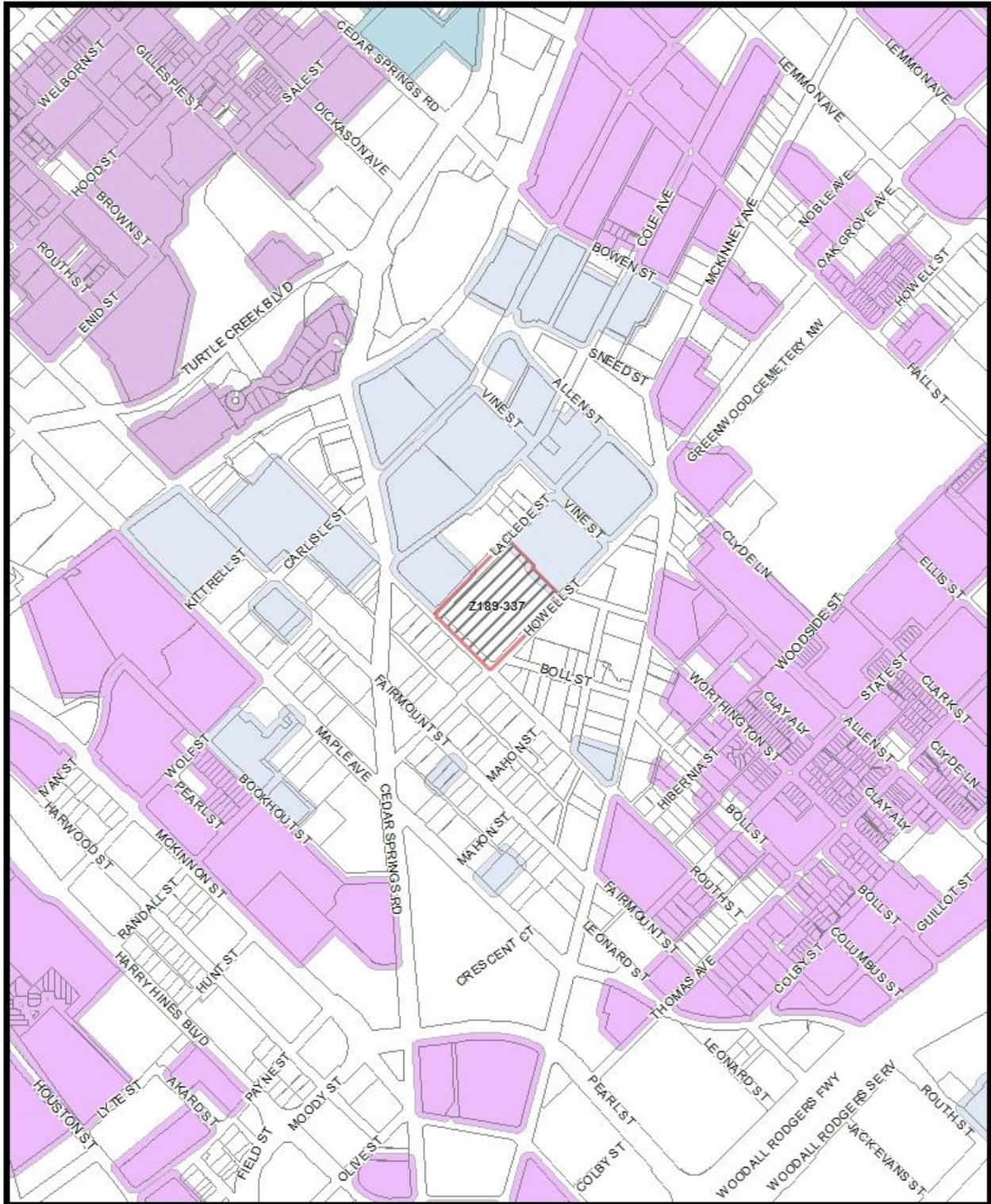
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AERIAL MAP

Case no: Z189-337

Date: 11/7/2019





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



Market Value Analysis

Printed Date: 11/7/2019

11/20/2019

Reply List of Property Owners**Z189-337****58 Property Owners Notified****39 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	2	2800 ROUTH ST	THEATRE THREE INC
	4	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
O	6	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
	10	3005 ROUTH ST	JEH FAMILY TRUST
	11	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
	16	2816 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
	17	2718 FAIRMOUNT ST	2718 FAIRMOUNT LP
	21	2727 ROUTH ST	2727 PARTNERSHIP LP
	24	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
	25	2707 ROUTH ST	TURTLE CREEK MANOR INC
	28	2703 ROUTH ST	DAYTON JOHN W
	29	2811 MCKINNEY AVE	PJO 2811 LLC &
	32	2704 WORTHINGTON ST	PASHA & SINA INC
	33	2611 WORTHINGTON ST	MCKINNEY AVENUE PARTNERS LTD
	35	2706 BOLL ST	STORY HERBERT B JR &
	36	2703 BOLL ST	OGLE LINDA K ET AL
	37	2704 ROUTH ST	SC ONE DALLAS LLC
	38	2621 MCKINNEY AVE	AA PLAZA LLC
	39	2633 MCKINNEY AVE	CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP
O	40	2714 ROUTH ST	2714 ROUTH STREET LTD
	41	2724 ROUTH ST	FREESTONE HOLDINGS LLC
	44	2719 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
	47	2808 COLE AVE	DALLAS SKYFALL LLC
	49	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
	50	3033 ROUTH ST	HARVEY 56 EXCHANGE LLC &
	52	2701 MCKINNEY AVE	STORY HERBERT B JR

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	53	2626 HOWELL ST	TRINITY BELL APARTMENTS LLC
	A1	2800 ROUTH ST	SRPF BQUADRANGLE PROPERTY LLC
O	A2	2917 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
O	A3	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
O	A4	2537 CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
O	A5	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
O	A6	2715 FAIRMOUNT ST	KORNYE GEORGE W
O	A7	2719 FAIRMOUNT ST	SHAW EVAN L
O	A8	2723 FAIRMOUNT ST	SHAW EVAN LANE
O	A9	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
O	A10	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
O	A11	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
O	A12	2711 ROUTH ST	PEGASUS FOUNDATION THE
O	A13	2719 ROUTH ST	PEGASUS FDN
O	A14	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
O	A15	2723 ROUTH ST	PEGASUS FOUNDATION THE
O	A16	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
O	A17	2518 MAHON ST	MORTON PRODUCTION INC &
O	A18	2512 MAHON ST	GINSBURG BROOKE &
O	A19	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
O	A20	2821 MCKINNEY AVE	MCKINNEY NEW VENTURES LLC
O	A21	2909 MCKINNEY AVE	MCKINNEY NEW VENTURES LLC
O	A22	2705 MCKINNEY AVE	MCKINNEY AVENUE PARTNERS LTD
O	A23	2626 COLE AVE	BRI 1853 2626 COLE LLC
O	A24	2708 COLE AVE	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION
O	A25	2712 COLE AVE	AMERICAN BOARD OF OBGYN
O	A26	2709 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE
O	A27	2713 LACLEDE ST	AMERICAN BOARD OF OBSTETRICS &GYNECOLOGY INC THE

Z189-337(JM)

11/20/2019

	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	O	A28	2808 MCKINNEY AVE	POST WORTHINGTON LP
	O	A29	2605 CEDAR SPRINGS RD	GREENWAY-CARLISLE LP
	O	A30	2600 COLE AVE	GABLES MIRABELLA LP
	O	A31	2650 CEDAR SPRINGS RD	LG VILLA ROSA II LP
	O	A32	2707 COLE AVE	COLE APARTMENTS
	O	A33	2801 ALLEN ST	POST APARTMENT HOMES LP
	O	A34	2800 COLE AVE	POST APARTMENT HOMES LP
	O	A35	2915 VINE ST	AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION INC
	O	A36	2718 BOLL ST	PUBS LAND LTD
	O	A37	2717 HOWELL ST	PPF AMLI 2717 HOWELL ST