

FILE NUMBER: Z189-299(LC)

DATE FILED: October 7, 2019

LOCATION: On the east side of Dallas North Tollway, north of Oak Lawn Avenue and west of Maple Avenue

COUNCIL DISTRICT: 2

MAPSCO: 45 A

SIZE OF REQUEST: 9.451 acres

CENSUS TRACT: 5.00

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: CH Woodlawn Office LLC

REQUEST: An application for an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria" on property zoned Tract 3 within Planned Development District No. 262.

SUMMARY: Old Parkland Hospital is located at 3819 Maple Avenue in central Dallas, Oak Lawn area. The property owner has requested to amend the preservation criteria to allow for construction of a clock tower structure in Tract 3 that would be taller than the preservation criteria currently allows.

CPC RECOMMENDATION: Approval, subject to revised preservation criteria, a revised development plan, and revised exhibits.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to revised preservation criteria.

STAFF RECOMMENDATION: Approval, subject to revised preservation criteria, a revised development plan, and revised exhibits.

BACKGROUND INFORMATION:

- Old Parkland Hospital, designed by Dallas architects Hubbell and Greene, is an early 20th Century Classical Revival Style complex of hospital buildings. It is one of only a few such hospitals still remaining in the entire state of Texas. Construction was completed in 1913.
- Old Parkland Hospital was designated a City of Dallas Landmark on January 7, 1987. It was listed on the National Register of Historic Places in October 1990.
- Planned Development District No. 262 was established on January 7, 1987, and comprises approximately 9.451 acres, and is divided into three tracts. The preservation criteria for Old Parkland Hospital is located within the PD No. 262 regulations.
- The property owner would like to construct a clock tower on the Old Parkland Hospital Campus in Tract 3. The proposed clock tower would be taller than the existing historic structures on the site, which is typical of clock towers on similar campus settings. However, the preservation criteria states in Section 51P-262.112(c)(8)(F) that the height of new construction may not exceed the height of the adjacent historic structure.
- The owner has proposed an amendment to Section 51P-262.112(c)(8)(F) that would allow the additional height (240 feet) for this clock tower structure only. It would not allow any other new structures or additions to exceed the height of the historic structure. No other preservation criteria sections are to be amended.
- A Certificate of Appropriateness (CA) from the Landmark Commission will be required for the design and construction of this clock tower. This may not be applied for until the proposed amendment has been approved by City Council.
- The design of this proposed clock tower must comply with the preservation criteria for new construction in Tract 3 which states that the color, details, forms, materials and general appearance of new construction must be compatible with the existing historic structures on site. It further states that new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- The Designation Committee approved the amendment on October 16, 2019.
- The Landmark Commission approved the amendment on November 4, 2019.
- The current land use is office/retail. This amendment to PD No. 262 and the preservation criteria will not change the land use.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with the Land Use Element of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation of open spaces that are historically and environmentally significant creates a direct, visual link to the past, contributing to a "sense of place."

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.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.5 Foster a City of Great Neighborhoods

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

CPC ACTION:

January 9, 2020

Motion: It was moved to recommend approval of an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria", subject to revised preservation criteria, a revised development plan and exhibits (as briefed) on property zoned Tract 3 within Planned Development District No. 262, on the east side of Dallas North Tollway, north of Oak Lawn Avenue and west of Maple Avenue.

Maker: MacGregor
Second: Murphy
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

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

Notices: Area: 500 Mailed: 59

Replies: For: 1 Against: 0

Speakers: None

LANDMARK COMMISSION ACTION: (November 4, 2019)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria.

Maker: Montgomery

Second: Sherman

Results: 14/0

Ayes: Childers, De La Harpe, Hinojosa,
Montgomery, Payton, Richter, Sherman,
Slade, Spellicy, Stone, Swann, Quintans,
Velvin, Williams

Against: None

Absent: Haskel, Mast

Vacancies: District 10, District 15

Proposed PD Conditions:**ARTICLE 262.****PD 262.****SEC. 51P-262.101. LEGISLATIVE HISTORY.**

PD 262 was established by Ordinance No. 19432, passed by the Dallas City Council on January 7, 1987. Ordinance No. 19432 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19432 was amended by Ordinance No. 19459, passed by the Dallas City Council on February 11, 1987, and Ordinance No. 22379, passed by the Dallas City Council on April 12, 1995. (Ord. Nos. 10962; 19432; 19459; 22379; 25711; 26590)

SEC. 51P-262.102. PROPERTY LOCATION AND SIZE.

PD 262 is established on property generally located at the west corner of Maple Avenue and Oak Lawn Avenue. The size of PD 262 is approximately 8.9522 acres. (Ord. Nos. 19432; 19459; 25711; 26590)

SEC. 51P-262.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. Nos. 25711; 26590)

SEC. 51P-262.104. CONCEPTUAL PLAN.

A conceptual plan dividing the Property into Tracts 1, 2, and 3 is labeled Exhibit 262A. The Property descriptions for Tracts 1, 2, and 3 are described in Exhibit A attached to this ordinance. If there is a conflict between the conceptual plan and the Property description, the Exhibit A Property description controls. Development and use of the Property must comply with the conceptual plan. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 262B). If there is a conflict between the text of this article and the development plan, the text of this article controls. If there is a conflict between the conceptual plan and the development plan, the development plan controls. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.106. LANDSCAPE PLAN.

(a) In general.

(1) Except as provided in this subsection, landscaping must be provided as shown on the landscape plan (Exhibit 262D). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) Landscaping in the area labeled “future development” on the landscape plan must be provided in accordance with Part I of Article 193.

(3) Landscaping along Oak Lawn Avenue must be provided as shown on the landscape plan.

(b) Timing of installation. Except as provided in this subsection, landscaping must be installed in accordance with the landscape plan within six months after the issuance of a certificate of occupancy for any structure on the portion of the Property covered by the landscape plan. Landscaping shown on the landscape plan that is within 10 feet of a structure must be installed within six months after the issuance of a certificate of occupancy for that structure.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.107. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 262A: conceptual plan.
- (2) Exhibit 262B: development plan.
- (3) Exhibit 262C: inventory of existing trees.
- (4) Exhibit 262D: landscape plan.
- (5) Exhibit 262E: preservation plan.
- (6) Exhibit 262F: elevations. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.108. USES, FLOOR AREA, HEIGHT, AND SETBACKS.

(a) Tract 1.

(1) Uses. The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in Part I of Article 193, except that:

- (A) motor vehicle related uses are not permitted, and
- (B) a utility or government installation other than listed use is permitted only by specific use permit.

(2) Floor area. Minimum permitted floor area is 53,534 square feet.

(3) Height. No additional height to any portion of the existing structures is permitted.

(4) Setbacks. Setbacks for any portion of the existing structures must be maintained, except that the installation of a perimeter fence, chillers, and a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue are permitted as shown on the conceptual plan. The screening wall must match the first floor façade of the current adjacent structure in height and materials.

(5) Open space. The existing trees and open space must remain as indicated on the conceptual plan.

(b) Tract 2.

(1) Uses. The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in the Part I of Article 193, except that:

(A) motor vehicle related uses are not permitted, and

(B) a utility or government installation other than listed use is permitted only by specific use permit.

(2) Floor area. Maximum permitted floor area is 701,740 square feet.

(3) Height. No structure may exceed 240 feet in height, as defined in the Dallas Development Code, except that no additional height to any portion of the existing structures is permitted.

(4) Setbacks.

(A) Oak Lawn Avenue. Except for fences, and except as shown on the conceptual plan, any new construction adjacent to Oak Lawn Avenue must be set back at least as far from the property line as Existing Building A as shown on the conceptual plan for that portion of Tract 2 that abuts Oak Lawn Avenue.

(B) Dallas North Tollway and Reagan Street. Except for fences, and except as shown on the conceptual plan, any new structures must be setback from the Dallas North Tollway and Reagan Street pursuant to the provisions of Part I of Article 193 for structures in a General Retail Subdistrict. The urban form setback is not triggered by the Dallas North Tollway.

(c) Tract 3.

(1) Uses. The only uses permitted are those uses permitted by right in the GR General Retail Subdistrict, as defined in Part I of Article 193, except that:

(A) motor vehicle related uses are not permitted; and

(B) a utility or government installation other than listed use is permitted only by a specific use permit.

(2) Floor area. The minimum permitted floor area is 24,644 square feet.

(3) Yard, lot, and space regulations. New construction and additions must comply with Sections 51P-262.112(c).

(d) Tracts 1, 2, and 3.

(1) Floor area ratio (FAR).

(A) Maximum permitted floor area ratio for Tracts 1, 2, and 3 combined is 2.0.

(B) Any property dedicated for right-of-way pursuant to this article is included for purposes of computing maximum permitted floor area.

(2) Lot coverage. Maximum permitted lot coverage for Tracts 1, 2, and 3 combined is 80 percent, including above-grade parking structures. (Ord. Nos. 22379; 25711; 26341; 26590; 27952; 28872)

SEC. 51P-262.109. OFF-STREET PARKING.

(a) In general. Except as provided in this section, off-street parking on the Property must be provided for each use in accordance with the provisions of Part I of Article 193.

(b) Basements. The basement area is exempt from parking requirements when devoted to support uses including storage, mail room, break rooms, and workout facilities. For the purpose of this section, a basement is a story that is primarily below grade.

(c) Office uses. For an office use, the minimum off-street parking requirement is one space for every 400 square feet of floor area.

(d) Parking reductions. Any reduction in the required parking provided for in Part I of Article 193 must occur in the following sequence:

(1) Contributions to the Oak Lawn Transit Management Organization Fund, for a maximum reduction of 10 percent.

(2) Implementation of a Transportation Management Plan and/or mixed use parking pursuant to a provision of the mixed use development parking chart contained in Part I of Article 193. (Ord. Nos. 19432; 25711; 26590; 28872)

SEC. 51P-262.110. RESERVED. (Ord. Nos. 19292; 25711; 26590)

SEC. 51P-262.111. ROADWAY IMPROVEMENTS.

The owner(s) must dedicate the necessary right-of-way for a right-turn lane from southbound Maple Avenue to westbound Oak Lawn Avenue to the extent the dedication is roughly proportional to the need for the right-of-way created by the development of the Property. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.112.

PRESERVATION CRITERIA.

(a) Tract 1. All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process contained in the Dallas Development Code.

(1) Surface materials.

(A) Any renovations or reconstruction of the facades must employ a brick similar in color, module size, and texture to the existing brick. Existing brick may not be painted unless the brick and mortar joints have deteriorated to a point where they must be replaced and the new brick color cannot reasonably match the old color.

(B) Any renovations or reconstruction of existing trim and detailing on protected facades must employ materials (concrete, cut stone, etc.) similar in color, module size, and texture to the existing trim and detailing. Existing masonry elements may not be painted.

(2) Fenestrations and opening.

(A) Existing window and door openings in the facades must be preserved.

(B) Reflective, mirrored, or tinted glass is not permitted in openings in the facades. Existing wooden windows should be preserved and reconditioned if at all possible. They may be replaced with metal or vinyl clad frame windows if they express previous colors, mullion patterns, window lights, and frame profile. New window openings may be created only in order to comply with health and safety code provisions.

(C) Existing door openings in facades must be preserved as door openings unless they are not part of the original design. New door openings may be created only in order to comply with health and safety code provisions. Doors must be compatible with the character of the building, and may not be made entirely of glass. Solid wood or a mixture of wood and glass doors are required.

(3) Roof.

(A) The character, configuration, and slope of the existing roofs must be maintained and preserved.

(B) No new vertical addition is allowed above the existing buildings. All existing gables and parapets on the protected facades must be preserved. Mechanical equipment may be placed on the roofs if the placement, configuration, and color is reviewed and approved through the certificate of appropriateness process.

(4) Porches and balconies.

(A) Existing porches and balconies must be maintained and preserved. Porches and balconies may not be enclosed except by mesh screening. Canvas and other fabric awnings are permitted, within the acceptable color range.

(B) All columns or railings that are part of a porch or balcony configuration must be preserved.

(5) Embellishments and detailing. The following embellishments and detailing must be preserved and maintained. Any reconstruction, renovation, or replacement of these items, due to irreversible damage, must be as similar in composition, texture, color, and size as practicable.

- (A) Window mullions.
- (B) Cornices.
- (C) Parapets and gables.
- (D) Columns and railings.
- (E) Window sills.
- (F) Decorative detailing.

(6) Color.

(A) Existing brick and trim detailing must remain unpainted. Brick may be painted a compatible color only if existing brick and mortar joints are beyond repair and the new brick color cannot reasonably match the old color. The color of any additions, repairs, or alterations to the buildings must coincide as nearly as practicable to the original brick color.

(B) Any cleaning of the brick and trim must follow United States Department of the Interior guidelines, as stated in the Secretary of the Interior's "Standards for Rehabilitation."

(C) Accent colors may be used on window frames, mullions, and doors, but must comply with the hue, value, and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, Neighboring Hues Collection, 1973.

(7) Signs. All exterior signs and graphics must be reviewed and approved for compatibility through the certificate of appropriateness process. Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

(8) New construction.

(A) Existing front and side yard setbacks must be preserved and no new building construction is allowed, except:

- (i) the installation of chillers;
- (ii) erection of a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue as shown on the conceptual plan; and
- (iii) construction of a maximum six-foot-tall security fence that is 70 percent open in the location shown on the development plan.

(B) The existing courtyards that face the protected public space must be preserved and maintained.

(9) Tree preservation.

(A) The existing mature tree cover must be preserved.

(B) Surface parking lots are prohibited to protect the existing tree root systems. A circular drive for access to the Old Parkland Building as shown on the development plan is permitted if it will not adversely affect the tree root systems; limited parking may occur along the drive. Grass or groundcover must be provided to further protect the trees. Any paving surface used to preserve the trees must be approved by the building official.

(C) Any tree listed in the inventory of existing trees (Exhibit 262C) must be replaced with one of the same variety within six months of its loss, with a four-inch minimum caliper dimension for any single tree. Replacements must be placed within the original tree canopy area.

(D) Before the issuance of a building permit, a plan for maximum protection of all the trees must be submitted to and approved by the city plan commission and filed with the landmark commission.

(b) Tract 2.

(1) New construction that is physically attached to existing structures located in Tract 1 will affect the structures located in Tract 2. Therefore, a certificate of appropriateness is required for the following items and must be reviewed by the landmark commission using only the Secretary of the Interior's Standards for Rehabilitation:

(A) Facade materials for new construction that is physically attached to existing structures located in Tract 1.

(B) The relationship of glass to opaque areas of new facades.

(C) Window articulation.

(D) The cornice lines articulated on existing structures located in Tract 1 must also be reflected in any new construction fronting Reagan, Maple, or Oak Lawn Avenues and attached to the buildings located in Tract 1.

(E) Detailing, materials, and solid-to-void relationships for any new construction that is physically attached to existing structures located in Tract 1.

(2) Any new construction not a part of a structure that is physically attached to a structure located in Tract 1 is exempt from the certificates of appropriate process.

(c) Tract 3.

(1) All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process in the Dallas Development Code.

(2) Building site and landscaping.

(A) New construction is prohibited in the no-build zone shown on the preservation plan (Exhibit 262E).

- (B) The nurses' building shown on the preservation plan, is protected.
 - (C) New driveways, parking areas, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, or other appropriate material.
 - (D) Artificial grass, asphalt, and exposed aggregate are not permitted.
 - (E) Driveways and parking areas are not permitted in the front yard, except as shown on the preservation plan.
 - (F) Garages are permitted only behind the nurses' building: carports are not permitted.
 - (G) New mechanical equipment may be erected in the mechanical yard area as approximately shown on the preservation plan, and must be screened.
 - (H) Water pumps and related equipment may be located in the area behind a line parallel to Maple Avenue along the front facade of the building: pumps and equipment must be less than four feet in height and screened by landscaping or a wall that is less than four feet in height.
 - (I) Landscaping.
 - (i) Outdoor lighting must be appropriate and enhance the structure.
 - (ii) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
 - (iii) It is recommended that landscaping reflect the historic landscape design.
 - (iv) Existing trees are protected, except that unhealthy or damaged trees may be removed.
 - (v) A six-foot-tall security fence that is 70 percent open may be built in the location shown on the development plan.
- (3) Facades.
- (A) Protected facades.
 - (i) The facades shown on the preservation plan are protected.
 - (ii) Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 - (iii) Historic solid-to-void ratios of protected facades must be maintained.
 - (iv) Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.

(v) Brick, cast stone, terra cotta, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.

(B) Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.

(C) Wood siding, trim, and detailing must be restored wherever practical.

(D) All exposed wood must be painted, stained, or otherwise preserved.

(E) Historic materials must be repaired if possible; they may be replaced only when necessary.

(F) Paint must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.

(G) Aluminum siding, stucco, and vinyl cladding are not permitted.

(H) Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

(I) Exposing and restoring historic finish materials is recommended.

(J) Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

(4) Fenestration and openings.

(A) Existing door and window openings on protected facades must be preserved.

(B) Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.

(C) Doors and windows that have been altered and no longer match the historic appearance of the building should be replaced using available historical, pictorial, and physical documentation, or be compatible with the window openings and the historic character of the building.

(D) Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades unless they were there historically. Interior mounted burglar bars are permitted if appropriate.

(E) Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass. New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

(F) The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

(5) Roofs.

(A) The historic slope, character, and configuration of the roof must be preserved and maintained.

(B) Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.

(C) Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level directly across Maple Avenue from the nurses' building.

(6) Porches and balconies.

(A) The front porch and balcony are protected.

(B) The front porch and balcony may not be enclosed.

(C) Historic columns, stairs, detailing, metal railings, and trim on the front porch and balcony are protected.

(D) The historic concrete porch floor with tile finishes must be maintained. It must not be painted or covered in brick, concrete, stone, or wood. A clear sealant is acceptable on porch floors.

(7) Embellishments and detailing. The following architectural elements are considered important features and are protected:

(A) Front porch and balcony and metal railings.

(B) Door openings and doors at the front porch and balcony.

(C) Window openings at protected facades.

(D) Door openings at protected facades.

(E) Brick and brick quoins at corners of the exterior facades.

(F) Terra cotta detailing and trim.

(G) Brick and terra cotta parapet and arched parapet gable at the front facade.

(H) Terra cotta parapet cap.

(8) New construction and additions.

(A) Stand-alone new construction is not permitted in the no-build zone shown on the preservation plan.

(B) Except for mechanical equipment and screening, vertical additions to the nurses' building are not permitted.

(C) Horizontal additions to the nurses' building are permitted only in the areas shown on the preservation plan.

(D) The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.

(E) New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

(F) The height of new construction and additions must not exceed the height of the historic structure with the exception that the height of the parapet at a rear addition may be three feet higher than the existing parapet and include a parapet gable (similar to the historic gable at the front facade) that may extend an additional four feet in height above the top of the parapet as shown on the elevations (Exhibit 262F). For a clock tower structure that only contains floor area for maintenance purposes, maximum height is 240 feet.

(G) Aluminum siding, stucco, and vinyl cladding are not permitted.

(H) New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions. (Ord. Nos. 19432; 25711; 26590; 27952)

SEC. 51P-262.113. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Article VII. No non-premise signs are permitted. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.114. RESERVED. (Ord. Nos. 19432; 25711; 26590)

SEC. 51P-262.115. GENERAL REQUIREMENTS.

Utilization of the Property must comply with the requirements of the Oak Lawn Special Purpose District (Article 193) and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19432; 25711; 26590)

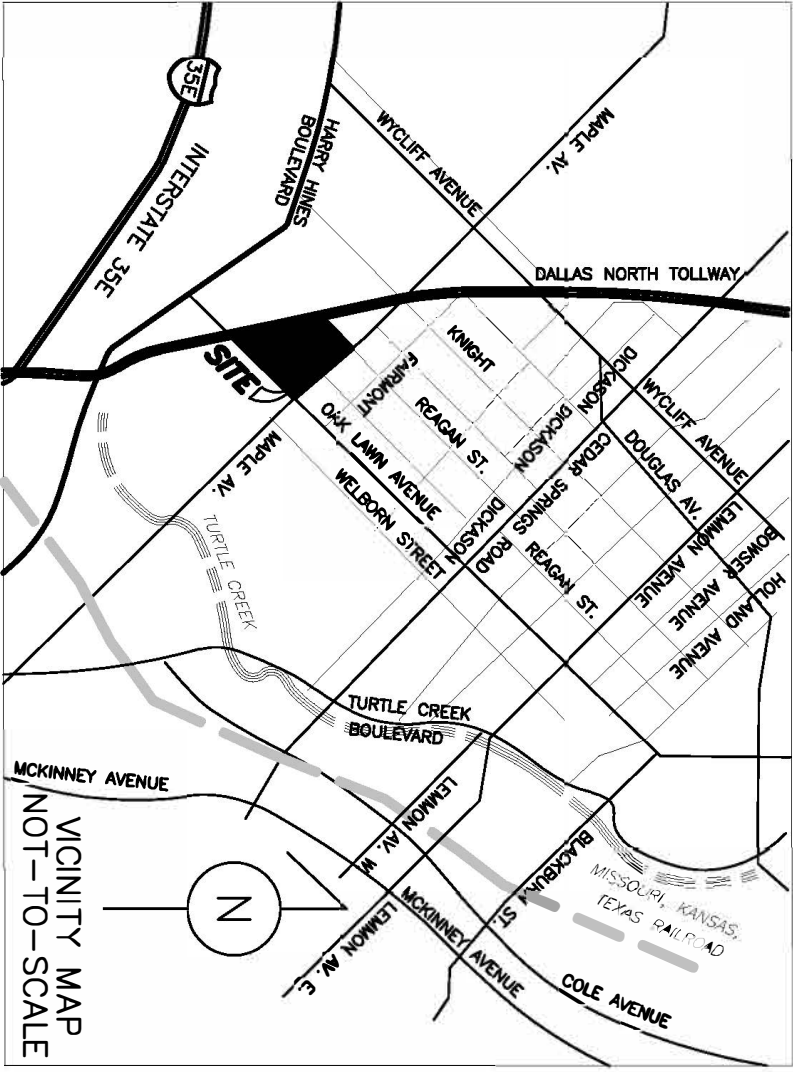
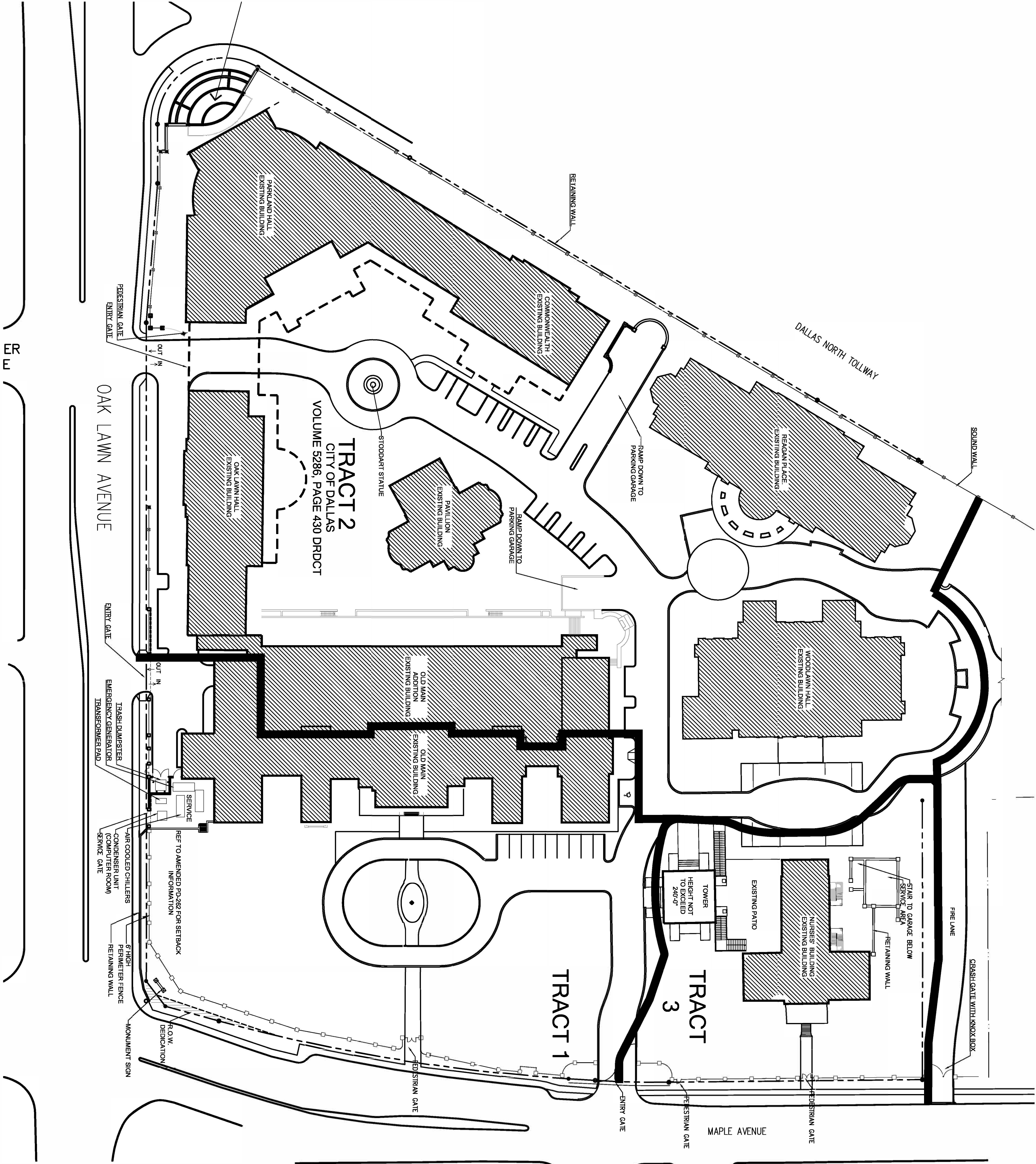
SEC. 51P-262.116. PAVING.

Except as provided in this section, 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. Alternative materials, including crushed granite, may be used for drives and parking areas in the environmental zone, subject to the approval of the director of development services as routine maintenance. The director may require a report from the city arborist and an engineering analysis to support any request for alternative materials. (Ord. Nos. 22379; 25711; 26590)

SEC. 51P-262.117. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22379; 25711; 26590)

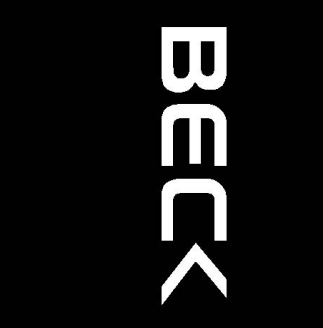
EXHIBIT 262-A
CONCEPTUAL PLAN
Old Parkland Campus
Dallas, Texas



OLD PARKLAND CAMPUS
3819 MAPLE AVENUE &
2215 OAK LAWN AVENUE
DALLAS, TEXAS

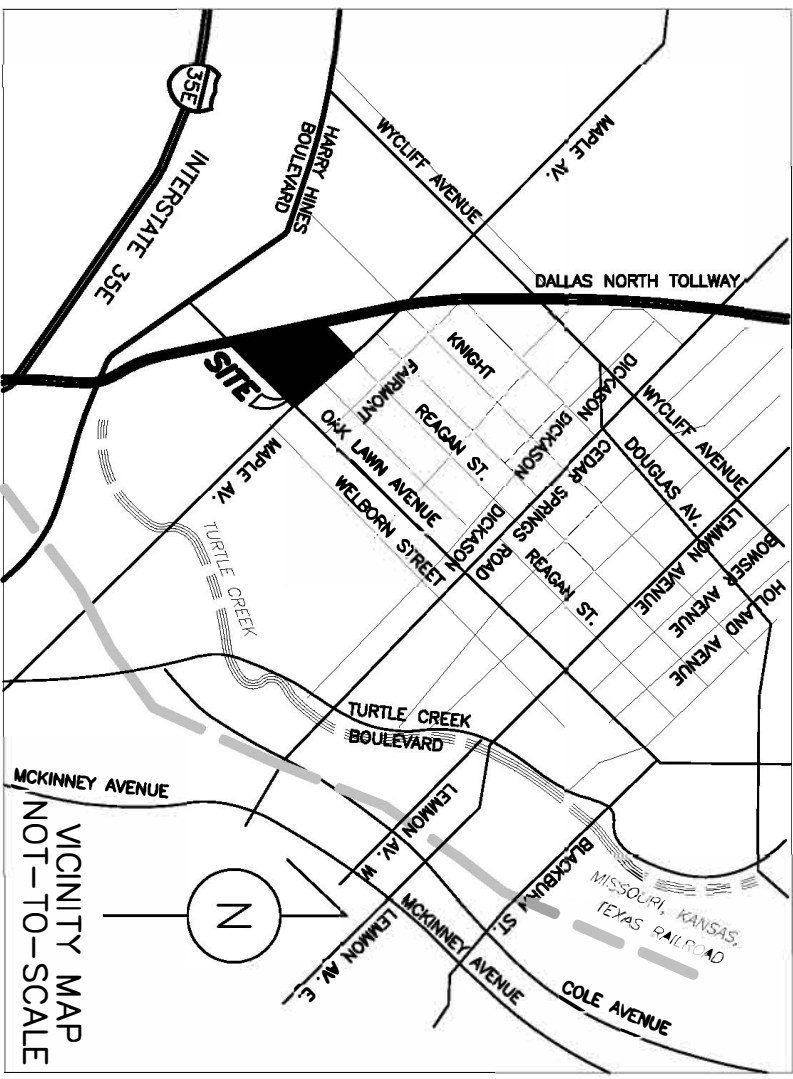
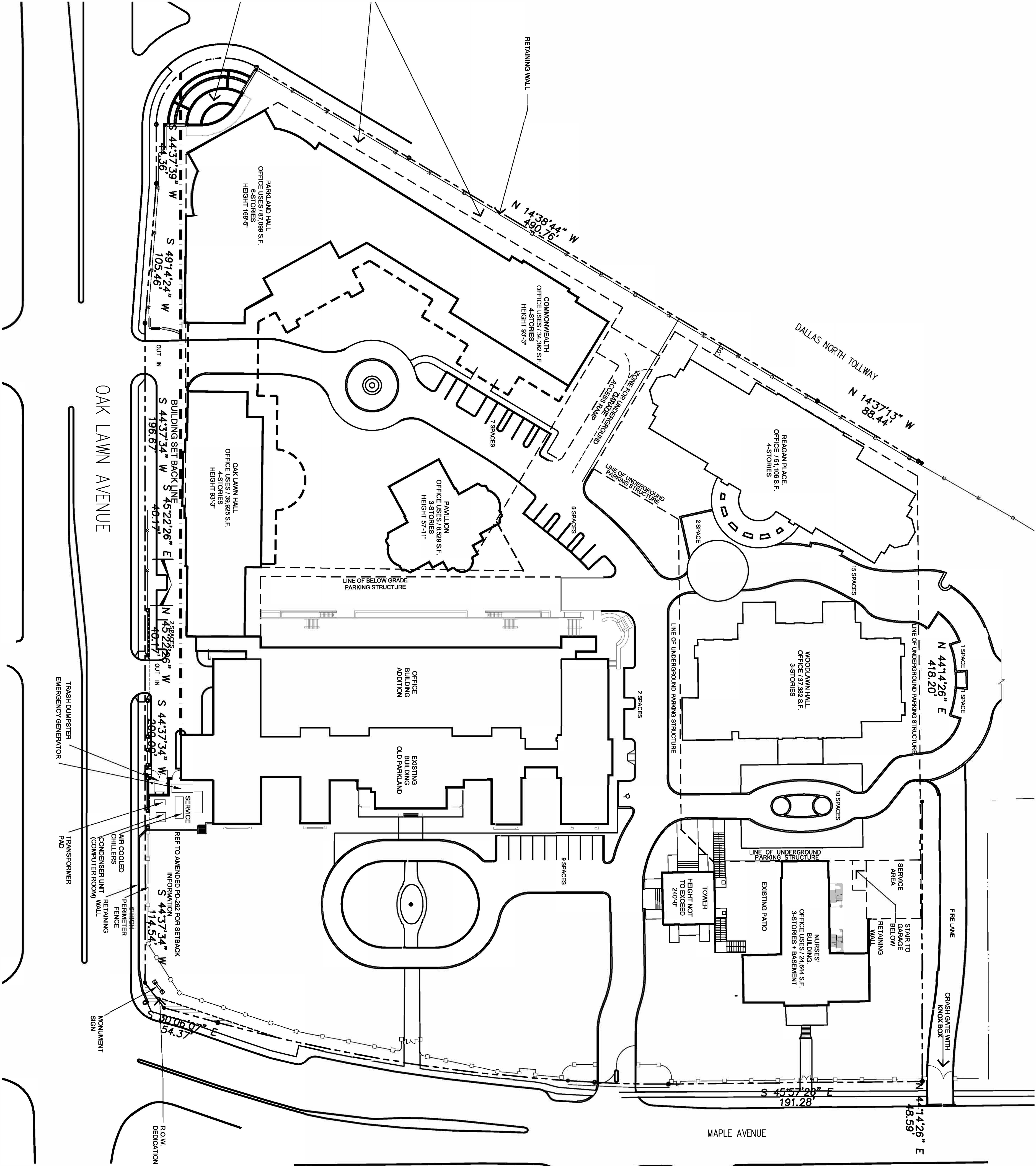
CONCEPTUAL PLAN
PREPARED 10/09/19

CASE Z189-299



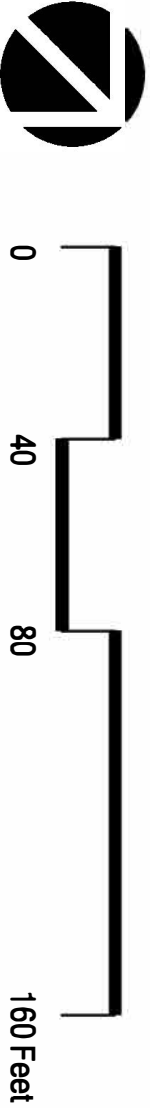
SITE ANALYSIS: REVISED	
TOTAL SITE AREA = APPROX. 389,959 SF OR 8.95 ACRES	
TOTAL SITE F.A.R. = 2.1	
PARKING AND LANDSCAPE REQUIREMENTS TO BE PROVIDED PURSUANT TO THE REQUIREMENTS OF P.D. 193 EXCEPT THAT TRACT 1 IS TO BE PRESERVED AS A HISTORIC LANDSCAPE UNDER LANDMARK COMMISSION REVIEW	
FOR TREE SPECIE AND CALIPER REFER TO SURVEY BY COUNTY OF DALLAS, TEXAS DEPARTMENT OF PUBLIC WORKS, DATED 10/9/86.	
TRACT 1: APPROX. 98,138 SF OR 2.25 ACRES	
1. EXISTING BUILDING TO REMAIN. ALTERATIONS REQUIRE LANDMARK COMMISSION APPROVAL	
2. LIMITED ACCESS DRIVE WITH LANDMARK COMMISSION APPROVAL	
3. NO ADDITIONAL HEIGHT.	
TRACT 2: APPROX. 237,264 SF OR 5.4 ACRES	
1. LANDMARK COMMISSION APPROVAL NOT REQUIRED, EXCEPT WHERE NEW CONSTRUCTION IS PHYSICALLY CONNECTED TO EXISTING STRUCTURE.	
2. HEIGHT: 240'	
3. LOT COVERAGE: 80% OF TRACT 1 & 2, INCLUDING STRUCTURED PARKING.	
TRACT 3: APPROX. 38,648 SF OR 0.89 ACRES	
1. EXISTING BUILDING TO REMAIN. ALTERATIONS REQUIRE LANDMARK COMMISSION APPROVAL.	

EXHIBIT 262-B
DEVELOPMENT PLAN
Old Parkland Campus
Dallas, Texas

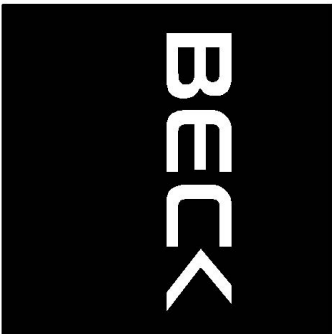


OLD PARKLAND CAMPUS
3819 MAPLE AVENUE &
2215 OAK LAWN AVENUE
DALLAS, TEXAS

DEVELOPMENT PLAN
PREPARED 10/09/19

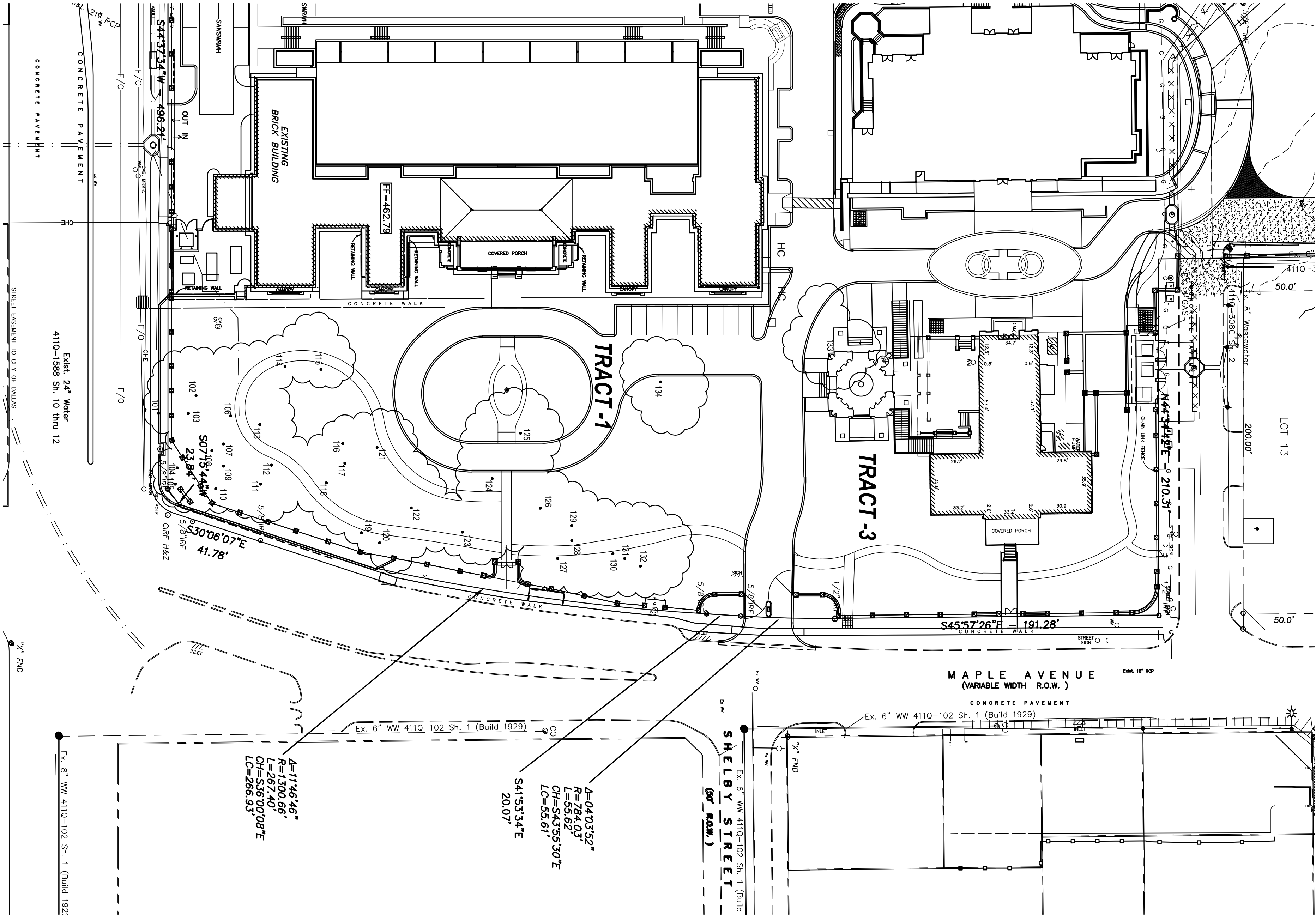


CASE Z189-299



PROJECT DATA	
ORIGINAL BUILDING / OLD PARKLAND	53,534 S.F.
BASEMENT LEVEL, OLD PARKLAND	(18,597 S.F. **)
OFFICE BUILDING ADDITION	16,326 S.F.
SUB-TOTAL	51,263 S.F.
**18,597 S.F. BASEMENT NOT INCLUDED IN PARKING RECORD PER PD022	
ORIGINAL BUILDING / NURSES' QUARTERS	24,644 S.F.
BASEMENT LEVEL, NURSES' BUILDING	(6,537 S.F. **)
**6,537 S.F. BASEMENT NOT INCLUDED IN PARKING RECORD PER PD022	
WOODLAWN HALL	37,382 S.F.
REAGAN PLACE	51,106 S.F.
PARKLAND HALL	145,000 S.F.
SUB-TOTAL	233,088 S.F.
* ALL BUILDING USERS ARE OFFICE USERS	
PROJECT TOTAL BUILDING AREA	302,858 S.F.
PARKING ANALYSIS	
ORIGINAL BUILDING / BELOW GRADE PARKING	108 SPACES
ORIGINAL BUILDING / SURFACE PARKING	11 SPACES
WOODLAWN HALL / NURSES' QUARTERS / REAGAN PLACE	306 SPACES
BELOW GRADE PARKING	4 SPACES
WOODLAWN HALL / NURSES' QUARTERS / REAGAN PLACE	314 SPACES
PARKLAND HALL	743 SPACES
TOTAL CAMPUS PARKING PROVIDED	743 SPACES
PARKING REQUIRED PER PD	719 REQUIRED
302,858 S.F. X 1 SP/6000 S.F.	

EXHIBIT 262-C
TREE PRESERVATION PLAN
Old Parkland Campus
Dallas, Texas



TREE SURVEY FIELD DATA- TRACT-1			
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
101	15	POST OAK	TO REMAIN
102	20	POST OAK	TO REMAIN
103	18	POST OAK	TO REMAIN
104	13	POST OAK	TO REMAIN
105	12	POST OAK	TO REMAIN
106	22	POST OAK	TO REMAIN
107	19	POST OAK	TO REMAIN
108	21	POST OAK	TO REMAIN
109	15	POST OAK	TO REMAIN
110	12	POST OAK	TO REMAIN
111	20	POST OAK	TO REMAIN
112	20	POST OAK	TO REMAIN
113	18	POST OAK	TO REMAIN
114	20	POST OAK	TO REMAIN
115	19	POST OAK	TO REMAIN
116	20	POST OAK	TO REMAIN
117	23	POST OAK	TO REMAIN
118	33	POST OAK	TO REMAIN
119	37	POST OAK	TO REMAIN
120	15	POST OAK	TO REMAIN
121	15	POST OAK	TO REMAIN
122	28	POST OAK	TO REMAIN
123	24	POST OAK	TO REMAIN
124	21	POST OAK	TO REMAIN
125	21	POST OAK	TO REMAIN
126	15	POST OAK	TO REMAIN
127	28	POST OAK	TO REMAIN
128	21	POST OAK	TO REMAIN
129	21	POST OAK	TO REMAIN
130	28	POST OAK	TO REMAIN
131	28	POST OAK	TO REMAIN
132	17	POST OAK	TO REMAIN
133	17	POST OAK	TO REMAIN
134	25	PECAN	TO REMAIN

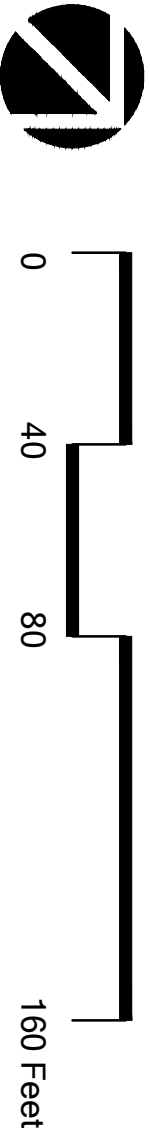
TREE SURVEY FIELD DATA- TRACT-3			
NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
133	32	POST OAK	TO BE REMOVED

TOTAL CALIPER INCHES ON SITE: 32"
TOTAL CALIPER INCHES REMOVED: 32"
MITIGATION TO BE PROVIDED PER THE CITY OF DALLAS ARTICLE
X TREE REPLACEMENT REQUIREMENTS

TOTAL CALIPER INCHES ON SITE: 699"
NO ORIGINAL POST OAK TREES TO BE REMOVED. PROTECTED TREES WILL BE MAINTAINED AND PROTECTED BY THE CITY OF DALLAS ARTICLE X TREE REPLACEMENT REQUIREMENTS

OLD PARKLAND CAMPUS
3819 MAPLE AVENUE &
2215 OAK LAWN AVENUE
DALLAS, TEXAS

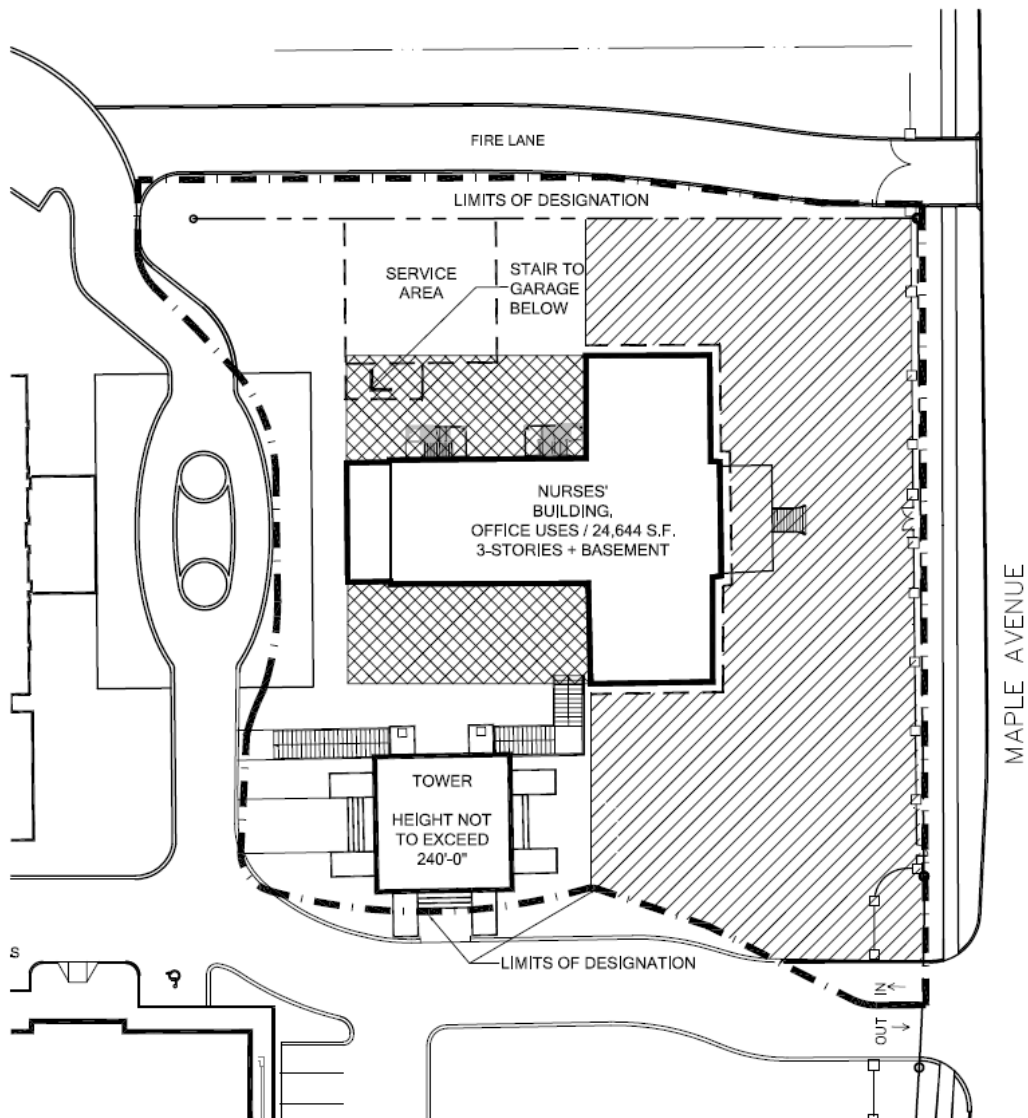
TREE PRESERVATION PLAN
PREPARED 10/09/19




CASE Z189-299



CPC RECOMMENDED TRACT 3 PRESERVATION PLAN



LEGEND

- · — LIMITS OF DESIGNATION
- - - PROTECTED FACADE
-  NO BUILD ZONE
-  BUILDABLE AREA



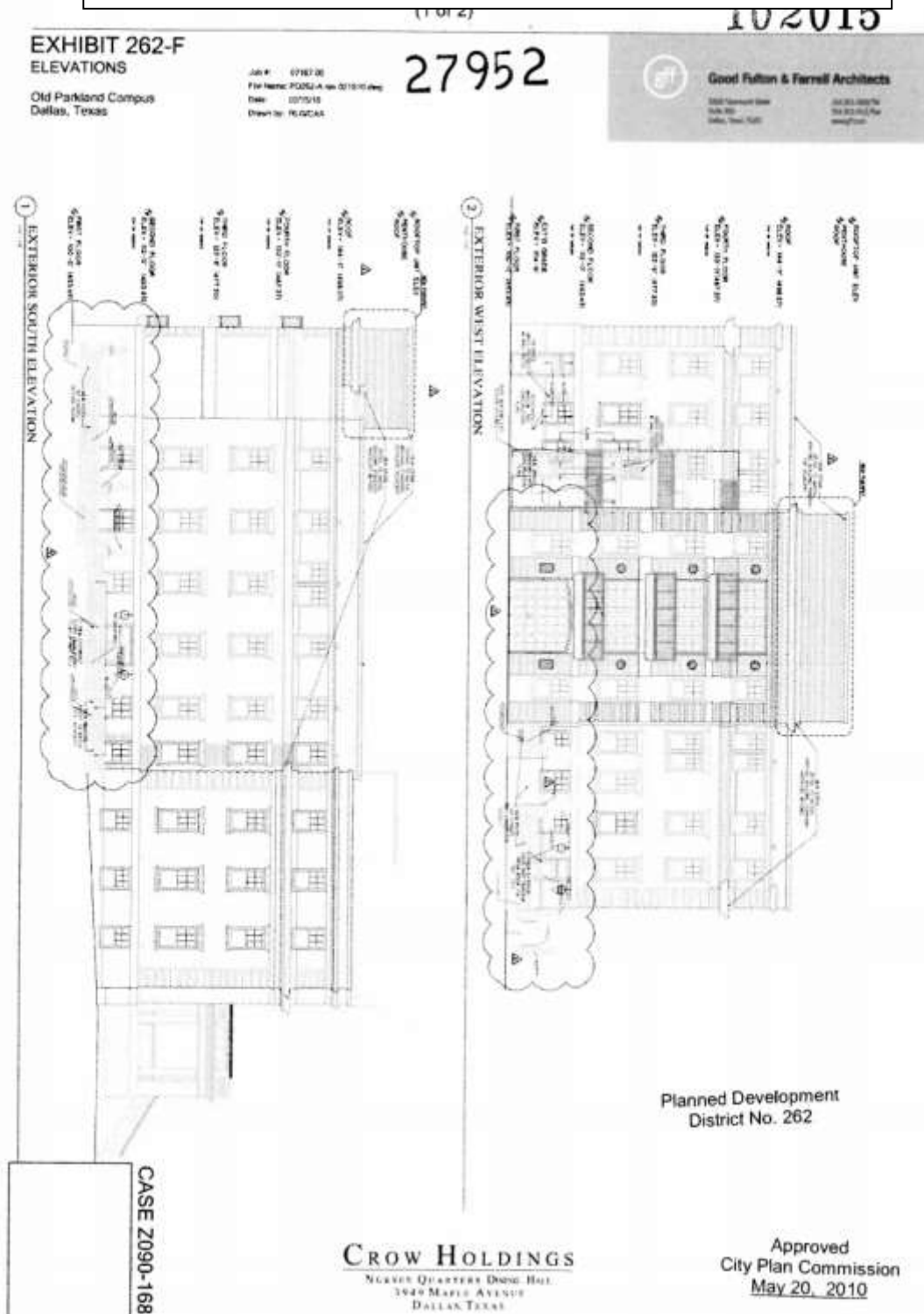
CASE Z189-299

EXHIBIT 262-E
Tract 3
Old Parkland Campus
Dallas, Texas

Job #: 171588
File Name: 262E.dwg
Date: 10/10/2019



EXISTING ELEVATIONS (NO CHANGE)



EXISTING ELEVATIONS (NO CHANGE)

EXHIBIT 262-F
ELEVATIONS

Old Parkland Campus
Dallas, Texas

Job #: 017627 DC
File Name: F00027-A new 0211010.dwg
Date: 02/15/10
Drawn by: RLSCAA

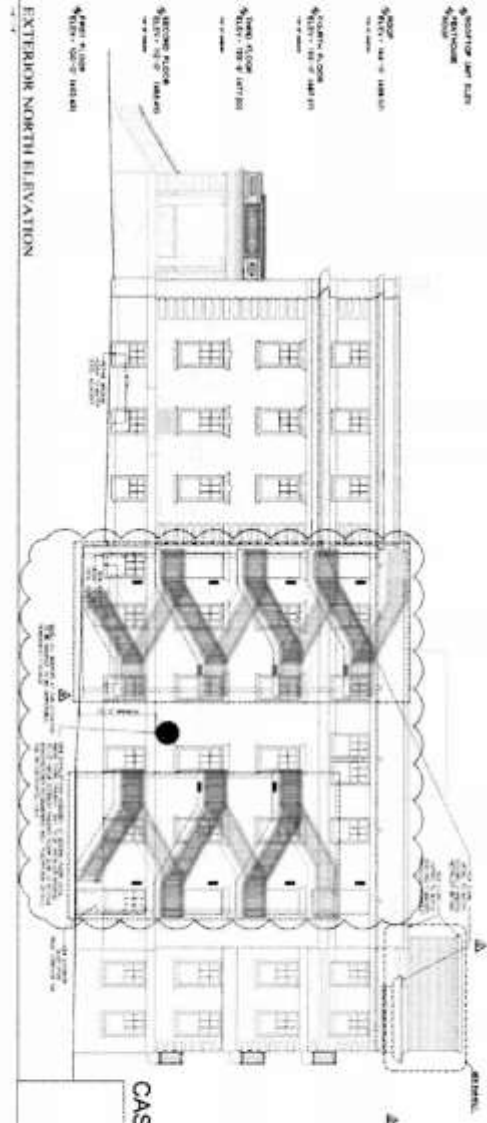
27952

Good Fulton & Farrell Architects

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 146 105
 146 105

July 2011, during the
last 100 days of the
campaign.

① EXTERIOR NORTH ELEVATION



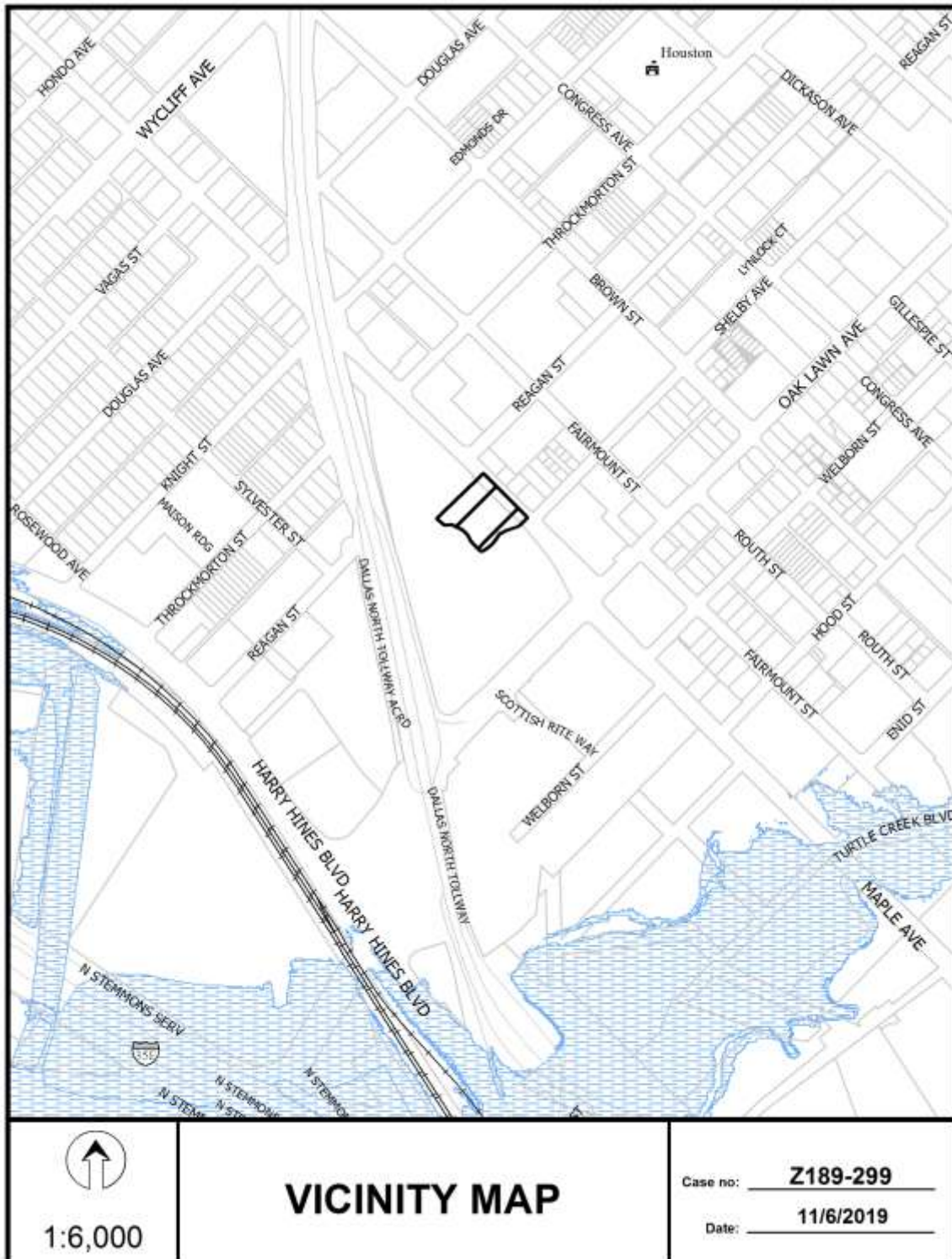
CASE Z090-168

2 EXTERIOR EAST ELEVATION

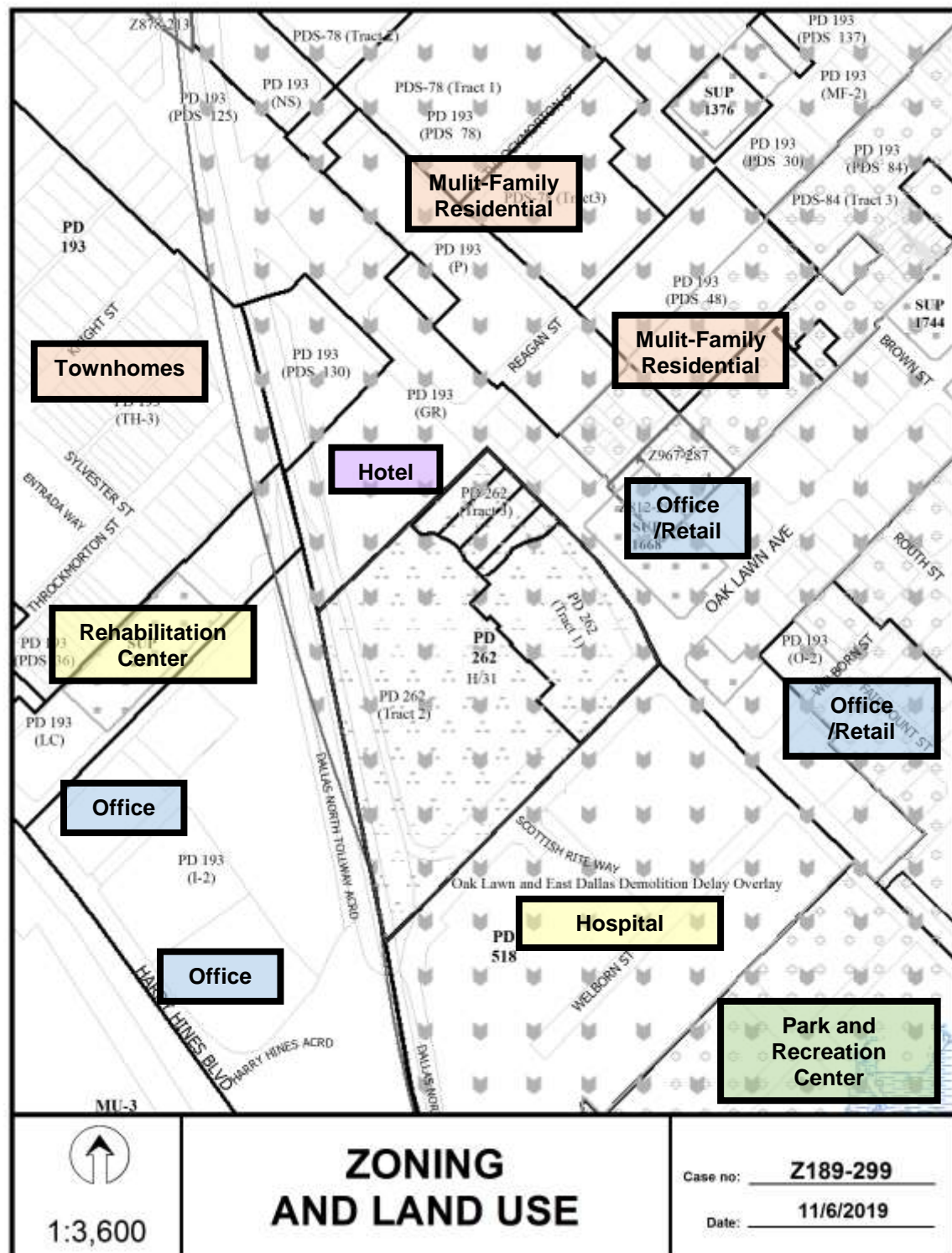
Planned Development
District No. 262

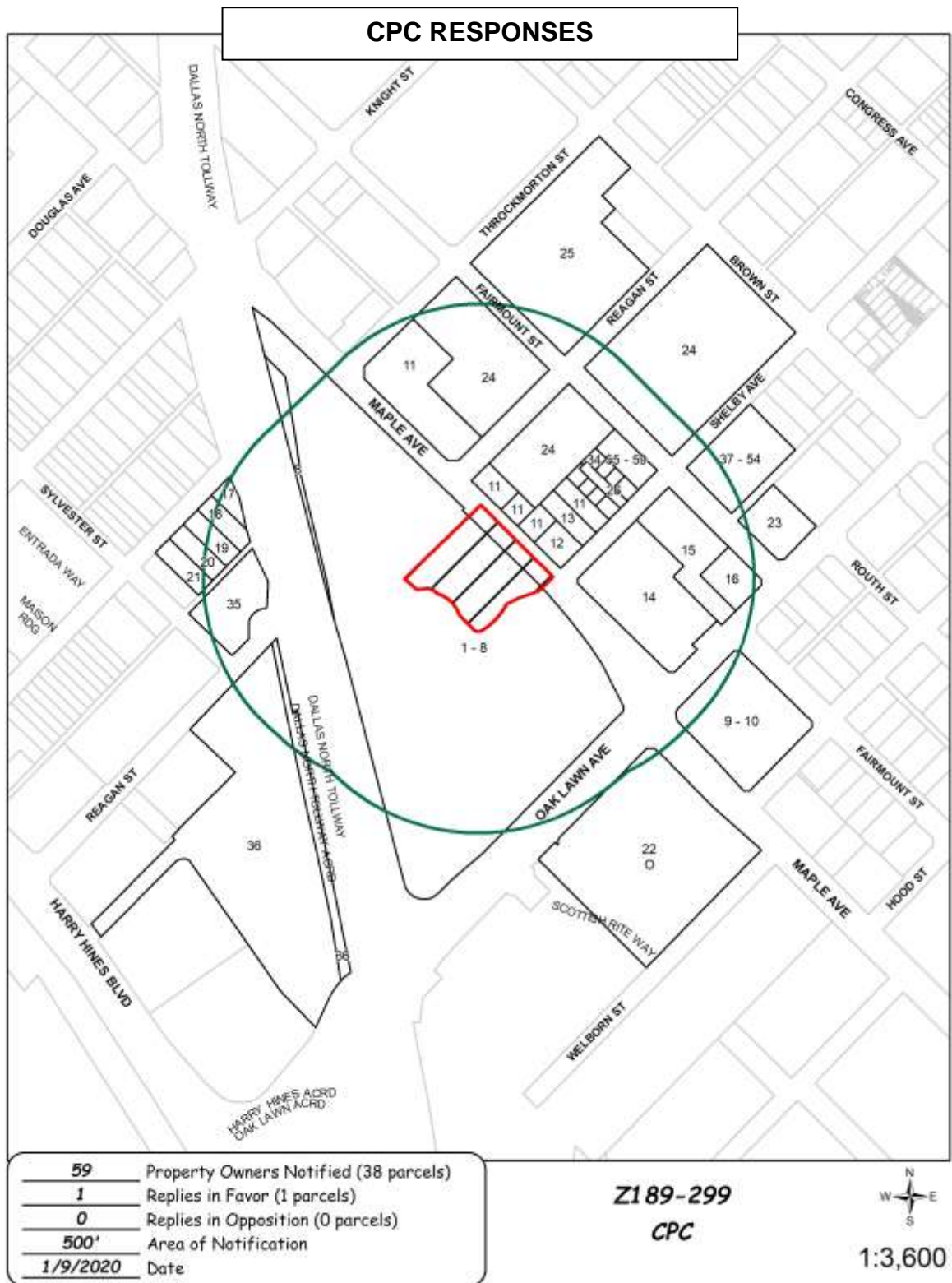
Approved
City Plan Commission
May 20, 2010

Crow Holdings
Nurses Quarters Dining Hall
1949 Maple Avenue
Dallas, Texas









01/08/2020

Reply List of Property Owners***Z189-299******59 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
	2	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
	3	4001 MAPLE AVE	TRT OLD PARKLAND LLC
	4	2215 OAK LAWN AVE	OLD PARKLAND UNIT F LLC
	5	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
	6	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
	7	2215 OAK LAWN AVE	OLD PARKLAND UNIT A LLC
	8	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
	9	3716 MAPLE AVE	EXXON CORPORATION
	10	3720 OAK LAWN AVE	TEXAS SCOTTISH RITE HOSPITAL
	11	3920 MAPLE AVE	SOUTH TOLLWAY 3920 LP
	12	3902 MAPLE AVE	PAPPAS JASON &
	13	2507 SHELBY AVE	PAPPAS HARRIS PROPERTIES LLC
	14	2501 OAK LAWN AVE	INTERNATIONAL BANK OF COMMERCE
	15	2519 OAK LAWN AVE	WEISFELD HERSCHEL A
	16	2529 OAK LAWN AVE	SOUTHLAND CORP
	17	2422 THROCKMORTON ST	SKALSKI STEVEN
	18	2418 THROCKMORTON ST	PALETTI JUDITH R
	19	2414 THROCKMORTON ST	RAMOS CLEMENTINA M
	20	2410 THROCKMORTON ST	MANZANARES MARY L
	21	2406 THROCKMORTON ST	PINEDA JOSEPHINE EST OF
O	22	3721 MAPLE AVE	TEXAS SCOTTISH RITE HOSPITAL
	23	2603 OAK LAWN AVE	2603 OAK LAWN INC
	24	2626 REAGAN ST	SEVILLE UPTOWN LP
	25	2626 THROCKMORTON ST	DRI/MAPLE AF3 APT LLC
	26	2517 SHELBY AVE	SHELBY TOWNHOMES OWN ASSO

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2517	SHELBY AVE	NAIK MAYUR
28	2517	SHELBY AVE	HALL DAVID M
29	2517	SHELBY AVE	AUSTIN TANGULAR
30	2517	SHELBY AVE	GARZA LORI A
31	2519	SHELBY AVE	DESAI SAGAR & POONAM
32	2519	SHELBY AVE	BATES SAM
33	2519	SHELBY AVE	KINSER EVAN W
34	2519	SHELBY AVE	HOEDEBECK CHARLES E
35	2363	REAGAN ST	PRESCOTT INTERESTS LTD
36	2338	REAGAN ST	NORTH TEXAS TOLLWAY
37	2606	SHELBY AVE	AMUNDSON LUCAS 2003 ASSET MGMT TRUST
38	2606	SHELBY AVE	HORSESHOE BUILDERS LP
39	2606	SHELBY AVE	STAFFORD MARK ALEXANDER
40	2606	SHELBY AVE	HOLM SUZANNE
41	2606	SHELBY AVE	LEAL MARCIAL III &
42	2606	SHELBY AVE	BADER KATIE LEE & STEVEN
43	2606	SHELBY AVE	BARGEN JUSTIN VON
44	2606	SHELBY AVE	MEIER MICHAEL J &
45	2606	SHELBY AVE	SMART BRITTANY A
46	2606	SHELBY AVE	GANNAWAY KERRY G &
47	2606	SHELBY AVE	SORDELLI ALDO E JR &
48	2606	SHELBY AVE	OSPINA ESNEYDER
49	2606	SHELBY AVE	MACARAEG MARLOU &
50	2606	SHELBY AVE	STRICKLAND JEREMY K
51	2606	SHELBY AVE	BALTER JEFFREY C &
52	2606	SHELBY AVE	WAITE SARA A
53	2606	SHELBY AVE	VO HELEN
54	2606	SHELBY AVE	JUBANG MICHAEL J
55	3911	FAIRMOUNT ST	BUTSUAMLAK AMANUEL
56	3911	FAIRMOUNT ST	HUNTER BRYAN
57	3911	FAIRMOUNT ST	CULBERT SHERRY

Z189-299(LC)

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3911	FAIRMOUNT ST	BUTSUAMLAK AMANUEL &
59	3911	FAIRMOUNT ST	TSEGGAY HADDAS &