

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MAY 27, 2020

ACM: Majed Al-Ghafry

FILE NUMBER: Z190-117(PD)

DATE FILED: October 21, 2019

LOCATION: South corner of Stemmons Freeway and Commonwealth Service Road

COUNCIL DISTRICT: 6

MAPSCO: 33 Z

SIZE OF REQUEST: ± 23.186 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT / OWNER: Pegasus Place, LLC

REQUEST: An application for a new tract within Tract 1 of Planned Development District No. 278.

SUMMARY: The applicant [Pegasus Place LLC] proposes to create a new tract to allow MU-3 Mixed Use District uses with deviations from the parking and landscape requirements.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- On September 28, 1987, the City Council approved Planned Development District No. 278. PDD No. 278 consisting of four tracts, approximately 45.8 acres of land with the following uses:
 - (1) computer facility,
 - (2) storage area for computer tapes and other office supplies,
 - (3) training facilities related to the uses permitted on the Property,
 - (4) stratigraphic lab, including engineering, instrumentation, and development activities,
 - (5) cafeteria/lunchroom restricted to employees and guest,
 - (6) machinery, heavy equipment, or truck sales and services [Tract III only], and
 - (7) office showroom/warehouse.

The PDD was intended to permit and support a data center. [Mobil Oil]

- The 23-acre request site is developed with the following existing five structures; an 18-story tower with 548,126 square feet of floor area, a 130,599 square feet structure consisting originally used as a computer center, training building, and tape storage. Originally, the uses were three separate structures; however, the structures were connected over time. Additionally, the site contains surface parking lots, and three separate structures utilized with office showroom warehouse uses consisting of 49,510 square feet.

Zoning History There have been no zoning changes requested in the area within the past five years:

Thoroughfares/Streets

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
Irving Boulevard	Principal Arterial	100 ft.
Commonwealth Serv Rd.	Principal Arterial	107 ft.

Traffic

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that improvements are needed at Lakawana Street and Irving Boulevard intersections to mitigate the site impact and two southbound lanes be provided. Additionally, the Engineering Division has advised that two approach

lanes should be installed for all site driveways that are operating at LOS F. The level of performance to describe the efficiency of civil infrastructure is the Level of Service (LOS) description. Generally, LOS can be described by six levels ranging from A to F with an LOS F operating over design capacity.

Comprehensive Plan

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

The applicant's request does not comply with the following goals and policies of the Comprehensive Plan.

ECONOMIC ELEMENT

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

While staff does give credence to allowing latitude with requests that are appropriate in scale and intensity to surrounding zoning districts, staff cannot support a request that deviates from the existing built environment. The environment is heavily industrial in nature with the site containing very specific uses that supports that of a data center type use. A request to allow MU-3 Mixed Use District in an area where significant portions of the area are zoned industrial may not be compatible with this kind of growth and development.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

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

Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are to reconnect North and South Dallas, establish the role of economic development along the Trinity River, create a vibrant central city, establish the Trinity River floodplain as the front yard of the City, and enhance the City's urban form to increase the appeal of urban life.

Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals.

Stemmons Corridor Southwestern Medical District Area Plan:

The Stemmons Corridor – Southwestern Medical District Plan Area contains approximately 3,885 acres (about six square miles) and is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and the City's Uptown area. The Stemmons Corridor – Southwestern Medical District Area is a destination. It is a destination for business, trade and economic innovation; a destination for premier medical attention and research; a destination for living with desirable, diverse urban housing; and a destination for shopping, recreation, and entertainment, with unique shops and experiences.

The *forwardDallas!* plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stressed the need for an area plan to guide this growth to foster desirable development patterns. This area has been undergoing major changes

with numerous forces moving development and redevelopment forward in the area. Among these are the expansion of the Medical District as an employment center; new development occurring around the American Airlines Center and Design District activity hubs; transportation improvements including new DART stations which will enhance regional accessibility and influence development patterns; and the Trinity River project and anticipated public and private development associated with it.

The Plan envisions the portion of the request site across Irving Boulevard to the north as a residential neighborhood with the portion of the request site across Irving Boulevard to the south as a business center of corridor. However, there are several challenges that must be overcome to reach the desired consensus vision such as investment infrastructure (i.e. roads, water and wastewater), existing zoning that may not be compatible with future opportunities, ageing multifamily housing built during the 1970's and 1980's, limited undeveloped land that only represents four percent of the area land, area flooding in spot problem area, Stemmons Freeway poses a constraint on pedestrian access, limiting the development of walkable areas envisioned for both sides of the freeway, and undesirable streetscapes that hinder the creation of a walkable environment through visual clutter and sidewalk obstacles created by utility transmission poles and lines.

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	PDD No. 278, Tract I	Data center w/accessory uses
Northwest	IR	Office showroom warehouse, vacant
North	-	Stemmons Freeway
Northeast	MU-3	Open space, trail, hotel
East	PDD No. 278, Tracts 1&4	Office showroom warehouse
South	PDD No. 278, Tract 3; IR	Office showroom warehouse, warehouse storage
West	PDD No. 278, Tract 2; IR	Office showroom warehouse

Land Use Compatibility

The 23.186 acre request site is developed with five existing structures; an 18-story tower with 548,126 feet of floor area, a 130,599 square foot structure consisting originally used as a computer center, training building, and tape storage. Originally, there were three separate structures however the structures were connected over time. Additionally, the site contains surface parking lots, and three separate structures utilized with office showroom warehouse uses consisting of 49,510 square feet.

The site is surrounded by the office showroom warehouse and vacant uses, the Stemmons Freeway to the north, to the east and west office showroom warehouse, and to the south office showroom warehouse and warehouse storage uses.

The property is located in Tract 1 within Planned Development District No. 278, which was established in 1987 and contains four tracts and approximately 45.8 acres of land. Tract 1 within PD No. 278 contains only the request site. PDD No. 278 does not include residential or retail and personal service uses. Rather the district is considered a nonresidential district with specific uses for that of a data center and office uses. The applicant proposes the creation of new tract in Tract 1 to allow for MU-3 Mixed Use District uses, additional uses for an alcoholic beverage manufacturing use with no minimum floor area established, redefining of an alcoholic beverage manufacturing use to include packaging of food, structures such as guardhouses, carports not be required on a development plan, permanent and temporary structures not require approval of a development plan, landscape only be required for 30,000 square feet or more of new floor area, existing uses to park at a ratio of one per 550 under legacy building status, a parking reduction for new uses utilizing percentages for different times of day and weekends, and parking study or analysis for work that exceeds 875,261 square feet of total floor area.

Sec. 51A-4.203(b)(0)(A) defines an alcoholic beverage manufacturing use as an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. Since the alcoholic beverage manufacturing use allows all operations needed to produce, store, and package; staff does not understand the need to redefine the use. Staff can only ascertain the difference between the definition as defined by Code and the proposed request is to allow these processes for food or what the reference as "foodstuffs". Since the request is proposing a restaurant use, staff does not understand, and clarification has never been provided as to why the request seeks to redefine the very use or what is the intended use for "foodstuffs".

PDD No. 278 specifies that the office uses as listed in Sec 51A-4.207 which consist of alternative financial establishment uses, financial institution without drive-in window,

financial institution with drive-in window, medical clinic or ambulatory surgical center and office. Additionally, the PDD permits seven additional uses. They are computer facility, storage area for computer tapes and other office supplies, training facilities related to the uses permitted on the Property, stratigraphic lab, including engineering, instrumentation, and development activities, cafeteria/lunchroom restricted to employees and guest, machinery, heavy equipment, or truck sales and services [Tract III only], and office showroom/warehouse uses. The intent of the district was to support that of a data center to support company network operations [Mobil Oil]. A data center is defined as a building space within a building or group of buildings used to house computer systems and associated components, such as telecommunications and storage systems. Respectively, because the PDD limited uses to support these operations, the PDD permitted a parking ratio of one space per 550 square feet of floor area for all uses within the PD.

Considering that:

- The existing built environment is occupied predominately by industrial and warehouse uses, staff finds that the request for proposed residential, retail and personal service uses are inconsistent and incompatible with the overall concentration and predominance of these warehouse and industrial uses. Additionally, while the request seeks to include residential uses the request does not seek to provide an affordable housing component;
- The limitation of pedestrian access, limiting the development of walkable areas by connectors such as trails, bikeways and enhanced pedestrian ways pose significant challenges, contrarily staff finds that the even if the request proposed such connectivity, the vision of the area plan and the request does not align with the reality of the existing industrial nature of the area or its growth;
- The aforementioned consideration also ties in with the challenges associated with the streetscapes. The request fails to consider or promote a more walkable environment through enhancing the streetscapes to promote a quality pedestrian environment or support alternative modes of transportation. Staff finds that the presence of utility transmission lines and poles in the right-of-way hinder a quality pedestrian environment. Therefore, the industrial nature and rhythm of the street frontage is maintaining a car-oriented character that is currently preventing a full transition to the vision of the Stemmons Corridor – Southwestern Medical District Area Plan and vision that requires a human-scale urban form and good pedestrian activation.
- The request seeks to allow a number of new uses not previously considered or allowed with the new tract to reduce the off-street parking requirement. Some uses will park at the existing parking ratio of one per 550 square feet of floor area as the request proposes to utilize the parking ratio by establish these uses as legacy uses. Other uses introduced with the new tract seeks reduction in the parking ratio as well as request to further reduce these ratios through utilizing a percentage of

parking to be permitted at various percentages during specified times of day and weekends.

- Staff could not find a land use or urban form rationale to support permitting land uses that require a greater parking ratio to receive parking reductions at this location;

Based on this analysis, staff does not support the request in its entirety.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Proposed:</i> MU-3 Mixed Use	15'	20' adjacent to residential OTHER No Min.	3.2 FAR base, 4.0 FAR max + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center.
<i>Existing:</i> PDD No. 278 Office	As shown on conceptual plan	As shown on conceptual plan	2.0 FAR for Tracts 1, 3 & 4 1.17 for Tract 2	270' in Tract 1 & 18 stories, 80' in Tract 2 & 4 stories, 225' in Tract 3 & 15 stories, 40' in Tract 4 or 2 stories	80% in Tracts 1, 3&4; 60% in Tract 2	N/A	Office

Parking

PDD No. 278 allows a parking reduction for the district and permits the limited uses park at a ratio of one space per 550 square feet of floor area. Utilizing the Master Development Plan for the district and code regulations, the site if parked at Code would require 2,341 off-street parking spaces excluding the three structures along the northwestern portion of the site. In 1987, when the PDD was established the site required 1,512 off-street spaces; however, the site provided 1,845 off-street spaces. Utilizing the applicant's proposed MUD chart proposed by the request, multifamily uses would only require one space per dwelling and would only require 80 percent of the ratio be provided in the morning, 60 percent at noon and the afternoon, 70 percent during late afternoon and 100 percent during the evening. Code requires one space per bedroom and .25 for guest parking. Because staff does not know the number of dwelling units proposed or the number of bedrooms proposed, staff cannot provide an exact number of spaces that would be required. Further, the request proposes to reduce the off-street parking requirements and propose percentages for office uses, retail and personal service uses, as well as other uses, per the applicant's proposed MUD chart.

Additionally, the Engineering Division does not support the request because a parking study or analysis was not provided to any parking demand accounting for time of day and building occupancies to determine the site's uniqueness to support a lower parking requirement. Alternatively, rather than provide a parking study or analysis, the applicant provided aerial images showing parking accumulation of surface parking on different dates. Lastly, staff does not support the request because the parking requirement covers the entire PDD. Therefore, if parking is reduced for the requested tract, the existing tracts now have a deficit in the number of off-street spaces previously provided.

Landscaping

While the current PDD provides a landscape plan, the applicant proposes to not have a landscape plan for the new tract. The request for a new tract seeks to require landscaping be triggered when 30,000 square feet or more of new floor area is constructed rather than comply with Sec. 51A-10.121(c). Additionally, the request seeks to provide landscape in phases as defined in the request. The Arborist Division reviewed the request and has no concerns or opposition.

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). While the request site is uncategorized, property across Stemmons Freeway to the north is located within an "F" MVA cluster. While the Area Plan envisions the request area as an urban residential neighborhood, the area was not considered when the MVA was created.

USE COMPARISON TABLE of PDD No. 278 uses to MU-3

USE	MU-3 Mixed Use District	PDD No. 278
AGRICULTURAL USES	CROP PRODUCTION	All Prohibited
COMMERCIAL AND BUSINESS SERVICE	CATERING SERVICE	
	CUSTOM BUSINESS SERVICES	
	ELECTRONICS SERVICE CENTER	All Prohibited
	LABOR HALL (SUP)	
	MEDICAL OR SCIENTIFIC LABORATORY	
	TOOL OR EQUIPMENT RENTAL	
	PROHIBITED	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES & SERVICE
INDUSTRIAL USES		
	GAS DRILLING AND PRODUCTION (SUP)	All Prohibited
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	
	CEMETERY OR MAUSOLEUM (SUP)	
	CHILD-CARE FACILITY	
	CHURCH	
	COLLEGE, UNIVERSITY OR SEMINARY	
	COMMUNITY SERVICE CENTER (SUP)	
	CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)	All Prohibited
	CONVENT OR MONASTERY	
	FOSTER HOME	
	HALFWAY HOUSE (SUP)	
	HOSPITAL (RAR)-(SUP)	
	LIBRARY, ART GALLERY OR MUSEUM	

	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	
	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR) (SUP)	
LODGING USES	EXTENDED STAY HOTEL OR MOTEL (SUP)	
	HOTEL OR MOTEL (RAR)	All Prohibited
	OVERNIGHT GENERAL PURPOSE SHELTER	
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	All Prohibited
	TEMPORARY CONSTRUCTION OR SALES OFFICE	
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR) (SUP)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (RAR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE (Bail Bond prohibited)	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	
	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)	All Prohibited
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	
RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY, OR SORORITY HOUSE	All Prohibited
	DUPLEX	
	GROUP RESIDENTIAL FACILITY	
	MULTIFAMILY	
	RESIDENTIAL HOTEL(SUP)	
	RETIREMENT HOUSING	

RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	
	AUTO SERVICE CENTER (RAR)-(SUP)	
	BUSNIESS SCHOOL	
	CAR WASH (RAR)	
	COMMERCIAL AMUSEMENT INSIDE (SUP May be required)	All Prohibited
	COMMERCIAL AMUSEMENT OUTSIDE (SUP)	
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	
	CONVENIENCE STORE WITH DRIVE-THROUGH (SUP)	
	DRY CLEANING OR LAUNDRY STORE	
	FURNITURE STORE	
	GENERAL MERCHANDISE STORE OR FOOD STORE 3,500 SQUARE FEET OR LESS	
	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET	
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	
	LIQUOR STORE	
	MORTUARY, FUNERAL HOME, OR COMMERCIAL WEDDING CHAPEL	
	MOTOR VEHICLE FUELING STATION (SUP)	
	NURSERY, GARDEN SHOP, OR PLANT SALES.	

	PARAPHERNALIA SHOP (SUP)	
	PERSONAL SERVICE USES	
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)-(SUP)	
	SWAP OR BUY SHOP (SUP)	
	TEMPORARY RETAIL USE	
	THEATER	
TRANSPORTATION USES		
	HELIPORT (SUP)	
	HELISTOP (SUP)	
	RAILROAD PASSENGER STATION (SUP)	All Prohibited
	TRANSIT PASSENGER SHELTER	
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)	
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	
	ELECTRICAL SUBSTATION	
	LOCAL UTILITIES (SUP or RAR may be required)	All Prohibited
	POLICE OR FIRE STATION	
	POST OFFICE	
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	
WHOLESALE, DISTRIBUTION		
	MINI-WAREHOUSE (SUP)	
	OFFICE SHOWROOM/ WAREHOUSE	OFFICE SHOWROOM/WAREHOUSE
	RECYCLING BUY-BACK CENTER	

Z190-117(PD)

AND STORAGE USES	RECYCLING COLLECTION CENTER	All Prohibited
	RECYCLING DROP-OFF CONTAINER	
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	
	TRADE CENTER	

CPC ACTION
March 26, 2020

Motion: It was moved to recommend **approval** of a new tract, subject to a development plan and applicant's conditions with the following amendments: 1) **SEC. 51P-278.107., PERMITTED USES.** (c) For Tract 1A., (1) Main uses permitted. (l) Residential uses., --Residential hotel., to read as "--Residential hotel. [SUP]" and 2) **SEC. 51P-278.107., PERMITTED USES.** (c) For Tract 1A., (1) Main uses permitted. (J) Retail and personal service uses. --Personal service uses., to read as "--Personal service uses. [Body piercing studio, tattoo studio and massage establishments are prohibited.]" within Tract I of Planned Development District No. 278, on the south corner of Stemmons Freeway and Commonwealth Service Road.

Maker: Carpenter
Second: Murphy
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Schultz,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 24
Replies: For: 0 Against: 0

Speakers: For: Steven Davis, 1922 Anson Rd., Dallas, TX, 75234
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None

LIST OF OFFICERS

Pegasus Place, LLC

Bellerophon, LP

Bellerophon GR, LLC

Itchaca GP, LLC

J. Small Investments

Justin A. Small, President

Steve Davis, Chief Operating Officer

Michael Fagelman, Chief Financial Officer

CPC APPROVED PLANNED DEVELOPMENT CONDITIONS
--

ARTICLE 278.

PD 278.

SEC. 51P-278.101. LEGISLATIVE HISTORY.

PD 278 was established by Ordinance No. 19739, passed by the Dallas City Council on October 28, 1987. Ordinance No. 19739 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 19739 was amended by Ordinance No. 21165, passed by the Dallas City Council on January 8, 1992; Ordinance No. 21970, passed by the Dallas City Council on February 9, 1994; and Ordinance No. 25350, passed by the Dallas City Council on August 27, 2003. (Ord. Nos. 10962; 19455; 19739; 21165; 21970; 25350; 25710)

SEC. 51P-278.102. PROPERTY LOCATION AND SIZE.

PD 278 is established on property generally located at the south corner of Stemmons Freeway and Commonwealth Drive. The size of PD 278 is approximately 45.8757 acres. (Ord. Nos. 19739; 21165; 25350; 25710)

SEC. 51P-278.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A. (Ord. 25710) In this article,

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BODY PIERCING STUDIO 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.

(3) COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION means an office use for conducting the general business of microlending and venture capital providers for low-income communities and individuals. Community Development Financial Institution is treated as an office use.

Staff Suggested:

<p>(4) FOOD PROCESSING, MANUFACTURING, OR PACKAGING ESTABLISHMENT. This use is defined as an establishment for the manufacture, processing, or packaging of foodstuffs from raw materials.</p>

CPC Approved::

<p>(4) FOOD PROCESSING, MANUFACTURING, OR PACKAGING ESTABLISHMENT. This use is defined as an establishment for the manufacture, processing, or packaging of foodstuffs from raw materials.</p>
--

(5) LEGACY BUILDING means a building constructed on Tract 1A prior to 1992.

(6) MASSAGE means the kneading, rubbing, or manipulation of the skin of a human being, either with the hand, electrical instruments, or other apparatus. In this district, a massage shall not include those services provided by a licensed physician, licensed chiropractor, or a registered physical therapist who treats only patients recommended by a licensed physician and who provides services under that physician's direction. A massage shall also not include those services provided by a licensed beauty parlor or barbershop, where they may rub a customer's face or scalp, or as an amenity for a health studio or fitness facility.

(7) MASSAGE ESTABLISHMENT means a facility, other than a hospital, in which massages are performed. A Turkish bathhouse is considered a massage establishment.

(8) 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.

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

SEC. 51P-278.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 278A: Conceptual plan.

(2) Exhibit 278B: Phase One - Detailed Development Plan for Tract 1, 2, 3, and

4

(3) Exhibit 278C: Tract 1 & 4 landscape plan.

(4) Exhibit 278D: Tract ~~III~~ 3 landscape plan.

(5) Exhibit 278E: Tract 1A development plan.

(6) Exhibit 278F: Tract 1A Mixed Use Development Parking Chart

SEC. 51P-278.104. CONCEPTUAL SITE PLAN.

Use of the Property must comply with the conceptual ~~site~~ plan (Exhibit 278A). The conceptual ~~site~~ plan divides the Property into several tracts. References in this article to a particular tract are references to that tract as described and shown on the conceptual plan. (Ord. Nos. 25350; 25710)

SEC. 51P-278.105. DEVELOPMENT PLAN.

(a) Tract 1, 2, 3, and 4. Use of the Property in Tract 1, 2, 3, and 4 must comply with Phase One - Detailed Development Plan (Exhibit 278B), as well as any development plan subsequently approved by the city plan commission. A development plan for each subsequent phase of development must be submitted to and approved by the city plan commission prior to the issuance of any building permit for construction on the Property in that phase. These development plans must include the site plan requisites listed in Section 51A-4.803(d). Development impact review is required prior to the issuance of a building permit that would cause the floor area ratio on any tract to exceed 2:1.

(b) No amendment to the Phase One - Detailed Development Plan and any development plan approved in accordance with Subsection (a) is required for interior modifications or maintenance of structures shown on those plans.

(c) Tract 1A Phase 1.

(1) Development and use of the Tract 1A Phase 1 must comply with the development plan (Exhibit 278E).

(2) Tract 1A future phases. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 1A.

(3) 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 Exhibit 278B and a development plan for Tract 1A, the Tract 1A development plan controls.

(4) The following structures are not required to be shown on a development plan in Tract 1A.

(A) Dumpsters.

(B) Generators, transformers, and equipment less than 12 feet in height.

(C) Fencing, gates, and walls, eight feet in height or less.

Staff Suggested:

(D) Guardhouses.

CPC Approved::

(D) Guardhouses.

(5) The building official may issue building permits for the following work without the approval of a development plan:

(A) the repair of existing structures;

(B) demolition of existing structures;

(C) grading and paving;

(D) the installation of fencing for security purposes;

(E) work associated with permitted temporary uses; and

(F) work intended to provide for irrigation or maintenance of landscaping.

SEC. 51P-278.106.

LANDSCAPE PLAN.

(a) In general. Landscaping must be provided in accordance with the landscape plan (Exhibit 278C). ~~Except as provided, All landscaping must be completed in accordance with the provisions contained in Article X. The landscape plan provides a minimum of 15 landscape points based on point values established in Article X. All plant material must be maintained in a healthy, growing condition at all times.~~

(b) Tract III 3. The city council approved the landscape plan for Tract ~~III~~ 3 (Exhibit 278D) on February 9, 1994.

(c) Tract 1, 2, 3, and 4. Landscaping must be provided in accordance with the landscape plan (Exhibit 278C).

(d) Tract 1A.

(1) Landscaping is required for 30,000 square feet or more of new floor area.

(2) Landscaping phases are an area within a building site or development plan that is delineated as a phase of development for the purpose of satisfying the requirements of landscaping.

(3) Exhibit 278C does not apply to Tract 1A.

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

SEC. 51P-278.107. PERMITTED USES.

(a) For Tract 1, 2, 3, and 4. The only uses permitted on the Property are office uses as individually listed in Section 51A-4.207 and the following additional uses:

- (1) Computer facility.
- (2) Storage area for computer tapes and other office supplies.
- (3) Training facilities relating to the uses permitted on the Property.
- (4) Stratigraphic lab, including engineering, instrumentation, and development activities.
- (5) Cafeteria/lunchroom restricted to employees and guests.
- (6) Machinery, heavy equipment, or truck sales and services uses. *[Tract III only.]*
- (7) Office showroom/warehouse.

(b) For Tract 1, 2, 3, and 4. Uses will only be permitted in accordance with the development plan. (Ord. Nos. 25350; 25710)

(c) For Tract 1A.

Staff Suggested:

<p>(1) <u>Main uses permitted.</u></p> <p>(A) <u>Computer facility.</u></p> <p>(B) <u>Storage area for computer tapes and other office supplies.</u></p> <p>(C) <u>Training facilities relating to the uses permitted on the Property.</u></p> <p>(D) <u>Stratigraphic lab, including engineering, instrumentation, and development activities.</u></p> <p>(E) <u>Cafeteria/lunchroom restricted to employees and guests.</u></p> <p>(F) <u>Machinery, heavy equipment, or truck sales and services uses. [Tract III only.]</u></p> <p>(G) <u>Office showroom/warehouse.</u></p> <p>(H) <u>Alcoholic beverage manufacturing. [Minimum floor area is 10,000 square feet. Maximum floor area is 50,000 square feet. Outside activities and storage must be screened from residential uses within 500 feet by one of the methods in 51A-4.602(b) if the outside area is not screened by an intervening building.]</u></p> <p>(I) <u>Restaurant without drive-in or drive-through service. [Maximum floor area is 10,000 square feet.]</u></p>
--

CPC Approved::

<p>(1) <u>Main uses permitted.</u></p> <p>(X) <u>Legacy uses.</u></p> <p>--Office.</p> <p>--Computer facility.</p> <p>--Storage area for computer tapes and other office supplies.</p> <p>--Training facilities relating to the uses permitted on the property.</p> <p>--Stratigraphic lab, including engineering, instrumentation, and development activities.</p> <p>--Cafeteria/lunchroom restricted to employees and guests.</p> <p>(A) <u>Agricultural uses.</u></p> <p>-- Crop production.</p> <p>(B) <u>Commercial and business service uses.</u></p> <p>-- Catering service.</p> <p>-- Custom business services.</p> <p>-- Electronics service center.</p>
--

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

(C) Industrial uses.

-- Alcoholic beverage manufacturing. *[Minimum floor area is 10,000 square feet. Maximum floor area is 80,000 square feet. Outside activities and storage must be screened from residential uses within 500 feet by one of the methods in 51A-4.602(b) if the outside area is not screened by an intervening building.]*

-- Food processing, manufacturing, or packaging establishment. *[Limited to 10,000 square feet or less and must be in conjunction with an alcoholic beverage manufacturing use.]*

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility.
- Church.
- College, university or seminary.
- Community service center. *[SUP]*
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. *[SUP]*
- Public school other than an open-enrollment charter

school. *[SUP]*

(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*

(F) Miscellaneous uses.

-- Attached non-premise sign. *[SUP]*

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

- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bond office is prohibited.]*

(H) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Group residential facility. [See Section [51A-4.209\(3\).](#)]
- Multifamily.
- Residential hotel [SUP].
- Retirement housing.

(J) Retail and personal service uses.

-- Alcoholic beverage establishments. [See Section [51A-4.210\(b\)\(4\).](#)]

- Animal shelter or clinic without outside runs. [RAR]
- Auto service center. [SUP]
- Business school.
- Commercial amusement (inside). [SUP]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Convenience store with drive-through. [SUP]
- 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.

- Household equipment and appliance repair.
- Motor vehicle fueling station. [SUP.]
- Nursery, garden shop, or plant sales.
- Paraphernalia shop. [SUP]
- Personal service uses. [Body piercing studio, tattoo studio

and massage establishments are prohibited.]

-- Restaurant without drive-in or drive-through service. [RAR, limited to 10,000 square feet or less of floor area when in conjunction with an alcohol manufacturing use. In conjunction means located in the same building or adjacent building containing an alcohol manufacturing use.]

- Restaurant with drive-in or drive-through service. [SUP]
- Temporary retail use.
- Theater.

(K) 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. See Section [51A-4.211.](#)]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.

<p><u>Section 51A-4.212(4).]</u></p>	<p>-- <u>Local utilities. [SUP or RAR may be required. See</u></p> <p>-- <u>Police or fire station.</u></p> <p>-- <u>Post office.</u></p> <p>-- <u>Radio, television, or microwave tower. [SUP]</u></p> <p>-- <u>Tower/antenna for cellular communication. [Mounted antennas</u></p> <p><u>permitted by right. Monopole towers by SUP.]</u></p> <p>-- <u>Utility or government installation other than listed. [SUP]</u></p> <p><u>(M) Wholesale, distribution, and storage uses.</u></p> <p>-- <u>Office showroom/warehouse.</u></p> <p>-- <u>Recycling buy-back center [See Section 51A-4.213 (11).]</u></p> <p>-- <u>Recycling collection center. [See Section 51A-4.213 (11.1).]</u></p> <p>-- <u>Recycling drop-off container. [See Section 51A-4.213 (11.2).]</u></p> <p>-- <u>Recycling drop-off for special occasion collection. [See</u></p> <p><u>Section 51A-4.213 (11.3).]</u></p>
--------------------------------------	--

SEC. 51P-278.107.1 ACCESSORY USES.

(a) Tract 1A. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-278.108. FLOOR AREA AND HEIGHT.

(a) Tract 1 and 1A.

(1) Floor area. Maximum permitted floor area for Tract 1 and 1A is 2,531,400 square feet.

(2) Height. Maximum permitted height for Tract 1 and 1A is 270 feet, not to exceed 18 stories above-grade.

(b) Tract 2.

(1) Floor area. Maximum permitted floor area for Tract 2 is 75,000 square feet.

(2) Height. Maximum permitted height for Tract 2 if 60 feet, not to exceed four stories above-grade.

(c) Tract 3.

(1) Floor area. Maximum permitted floor area for Tract 3 is 1,100,000 square feet.

(2) Height. Maximum permitted height for Tract 3 is 225 feet, not to exceed 15 stories above-grade.

(d) Tract 4.

(1) Floor area. Maximum permitted floor area for Tract 4 is 225,000 square feet.

(2) Height. Maximum permitted height for Tract 4 is 40 feet, not to exceed two stories above-grade. (Ord. Nos. 25350; 25710)

SEC. 51P-278.109. SETBACKS.

Setbacks must be provided as shown on the conceptual site plan. (Ord. Nos. 25350; 25710)

SEC. 51P-278.110. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage on the Property is 80 percent, including above-grade parking structures. (Ord. Nos. 25350; 25710)

SEC. 51P-278.111. OFF-STREET PARKING.

(a) In general. Except as provided, Off-street parking on the Property must be provided at a ratio of one parking space per 550 square feet of floor area for all uses. Parking is not included in the calculation of floor area for any use on the Property.

Staff Suggested:

(1) For legacy buildings in Tract 1A, off-street parking on the Property must be provided at a ratio of one parking space per 550 square feet of floor area for the following uses.

- (A) Computer facility.
- (B) Storage area for computer tapes and other office supplies.
- (C) Training facilities relating to the uses permitted on the Property.
- (D) Stratigraphic lab, including engineering, instrumentation, and development activities.
- (E) Office showroom/warehouse.
- (F) Medical or scientific laboratory.
- (G) Alcoholic beverage manufacturing.

(H) Office.

(2) For new construction, additional floor area added to a legacy building, or main uses other than listed in paragraph (1), consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(3) A shared parking table (Exhibit 278F) may be utilized.

CPC Approved::

(b) Tract 1A.

(1) For legacy buildings in Tract 1A, off-street parking on the Property must be provided at a ratio of one parking space per 550 square feet of floor area for the following uses.

(A) Office.

(B) Computer facility.

(C) Storage area for computer tapes and other office supplies.

(D) Training facilities relating to the uses permitted on the Property.

(E) Stratigraphic lab, including engineering, instrumentation, and development activities.

(F) Office showroom/warehouse.

(G) Medical or scientific laboratory.

(H) Alcoholic beverage manufacturing.

(2) For new construction, additional floor area added to a legacy building, or main uses other than listed in paragraph (1), consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(3) A shared parking table (Exhibit 278F) may be utilized.

SEC. 51P-278.112.

PARKING STUDY.

(a) Tracts 1, 2, 3, and 4. The owner(s) must provide a parking analysis to the director of the department of public works and transportation showing that each tract on the Property has adequate parking. If, in the opinion of the director, there is inadequate parking, the owner(s) shall ensure that additional parking spaces are provided. The parking analysis must be submitted every

five years with the first report submitted five years after October 28, 1987. Prior to the issuance of a building permit or certificates of occupancy after the initial five years, the owner(s) shall provide proof that a parking analysis has been approved within the past five years.

Staff Suggested:

(a) Tracts 1A. The owner(s) must provide a parking analysis to the director of the department of public works and transportation showing that each tract on the Property has adequate parking. If, in the opinion of the director, there is inadequate parking, the owner(s) shall ensure that additional parking spaces are provided. The parking analysis must be submitted every five years with the first report submitted by **May 13, 2022**. Prior to the issuance of a building permit or certificates of occupancy after the initial five years, the owner(s) shall provide proof that a parking analysis has been approved within the past five years.

CPC Approved::

(b) Tract 1A. The owner(s) must provide a parking analysis to the director showing that Tract 1A has adequate parking. If, in the opinion of the director, there is inadequate parking, the owner(s) shall ensure that additional parking spaces are provided or provide a parking management plan to mitigate the parking issues. The parking analysis must be submitted prior to the issuance of a building permit for work that would exceed 775,000 square feet of total floor area on Tract 1A. An updated parking analysis must be submitted with each development plan for phases of development that increases the floor area above 775,000 square feet.

SEC. 51P-278.113. ROAD IMPROVEMENTS.

The owner(s) shall be responsible for any reconstruction of the median on Irving Boulevard deemed necessary by the director of the department of public works and transportation. (Ord. Nos. 25350; 25710)

SEC. 51P-278.114. SIGNS.

All signs on the Property must comply with the provisions for business zoning districts contained in Article VII. However, one 7.5 square foot sign attached to the existing retaining wall is permitted. The sign may not exceed 18 inches in height or five feet in length, and the message is limited to five characters. (Ord. Nos. 25350; 25710)

SEC. 51P-278.115. GENERAL REQUIREMENTS.

Use of the Property must comply with the requirements of all applicable codes, rules, and regulations of the city. (Ord. Nos. 25350; 25710)

SEC. 51P-278.116. PAVING.

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. (Ord. Nos. 25350; 25710)

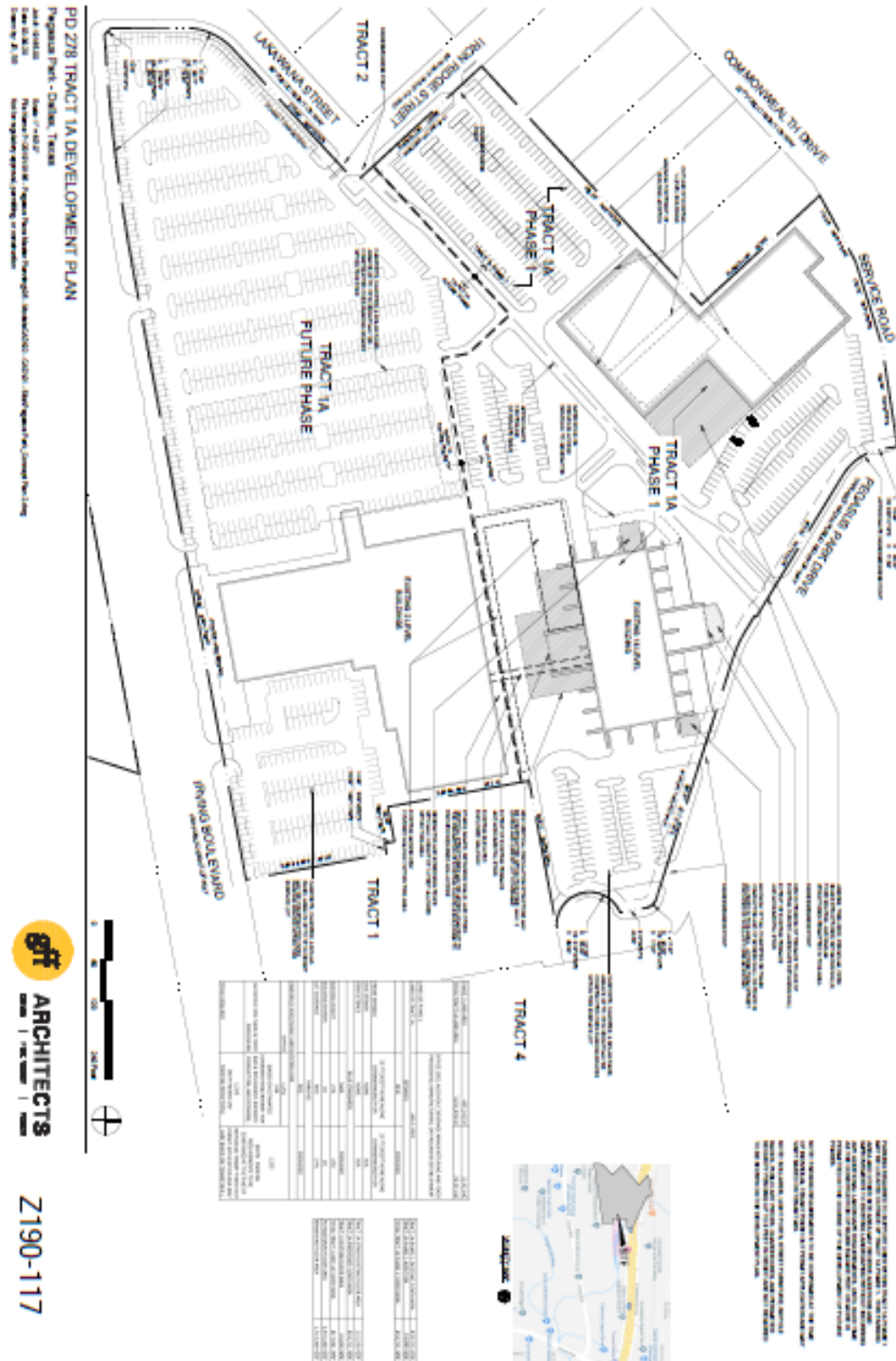
SEC. 51P-278.117. COMPLIANCE WITH CONDITIONS.

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. 25350; 25710)

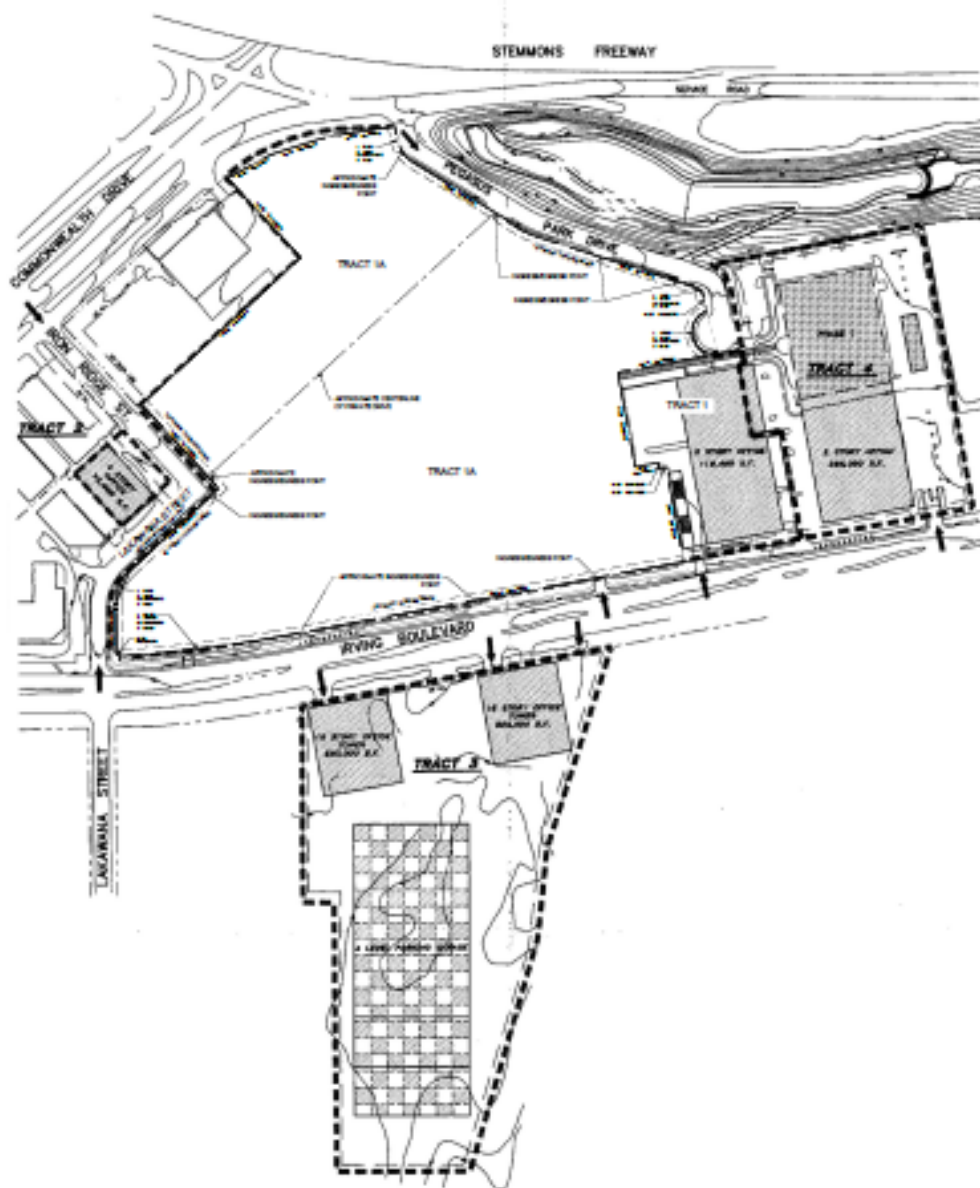
~~SEC. 51P-278.118. ZONING MAP.~~

~~PD 278 is located on Zoning Map Nos. I-5 and I-6. (Ord. Nos. 19739; 25710)~~

CPC APPROVED NEW TRACT DEVELOPMENT PLAN



CPC APPROVED DEVELOPMENT CONCEPTUAL PLAN



TRACT	STORY	AREA (SQ. FT.)	AREA (AC.)	STORY	STORY
1A	100	100,000	2.3	100	100
1B	100	100,000	2.3	100	100
2	100	100,000	2.3	100	100
3	100	100,000	2.3	100	100
4	100	100,000	2.3	100	100

* THESE TRACTS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.
 † THE CONCEPTUAL DEVELOPMENT AREA OF THE LAND FOR THE TRACTS 1A AND 1B ARE NOT TO BE USED FOR CONSTRUCTION.



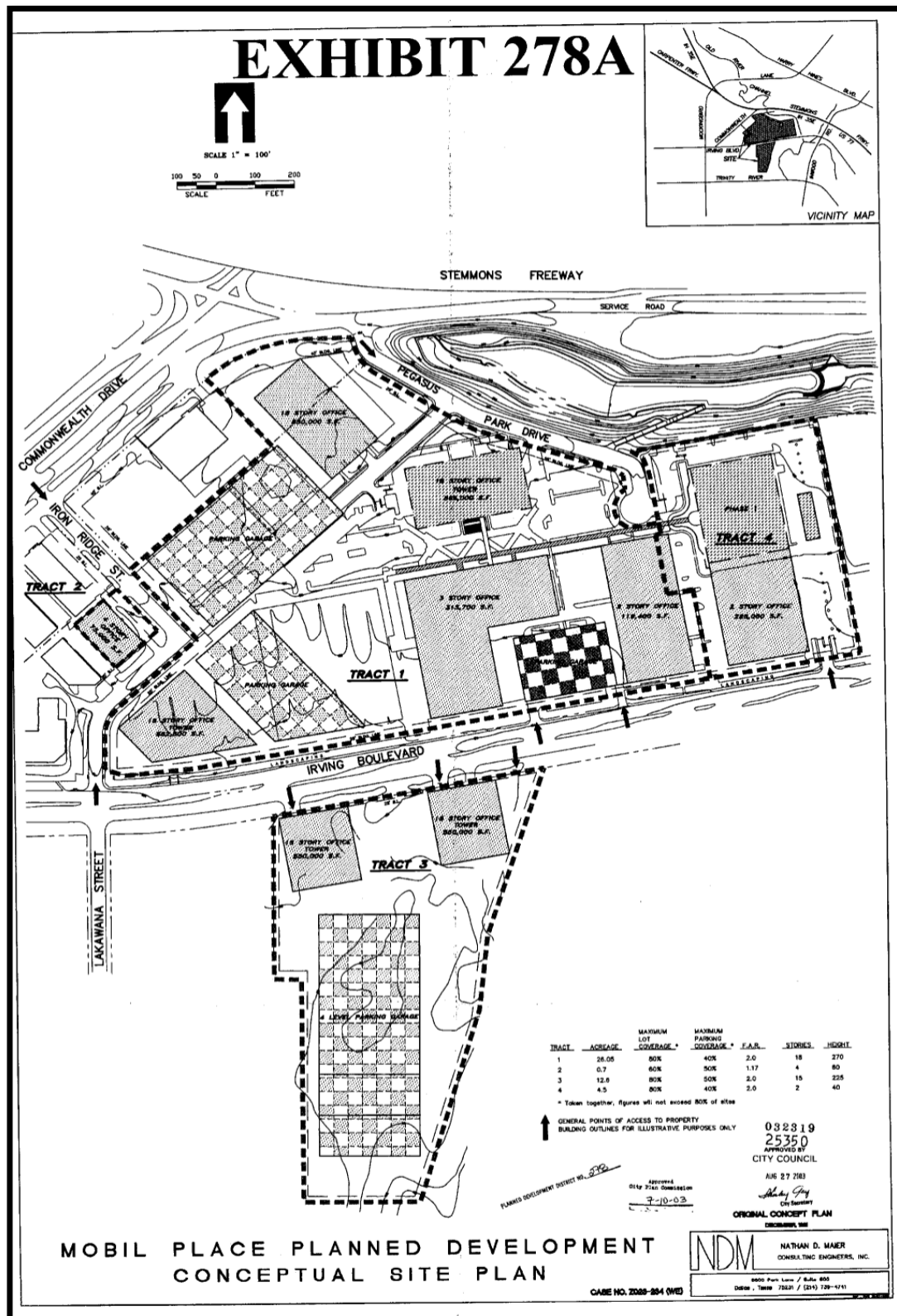
PD 278 CONCEPT PLAN

Pegasus Park
Dallas, Texas

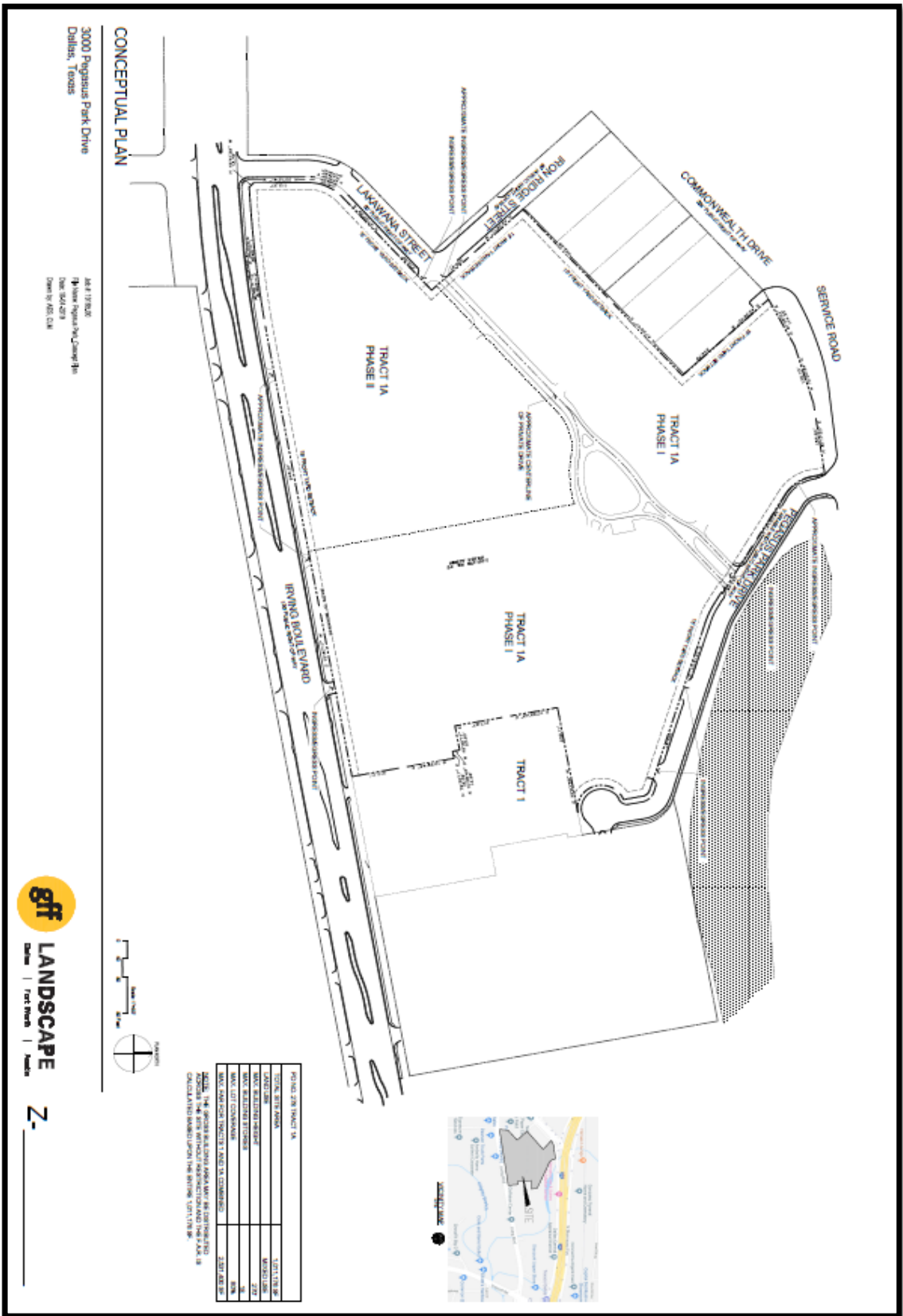
DATE: 11/11/11
 DRAWN BY: JH, JH
 SCALE: 1" = 100' FT.
 FOR: Pegasus Park, Concept Plan & Map
 FOR: Pegasus Park, Concept Plan & Map



EXISTING DEVELOPMENT CONCEPTUAL PLAN

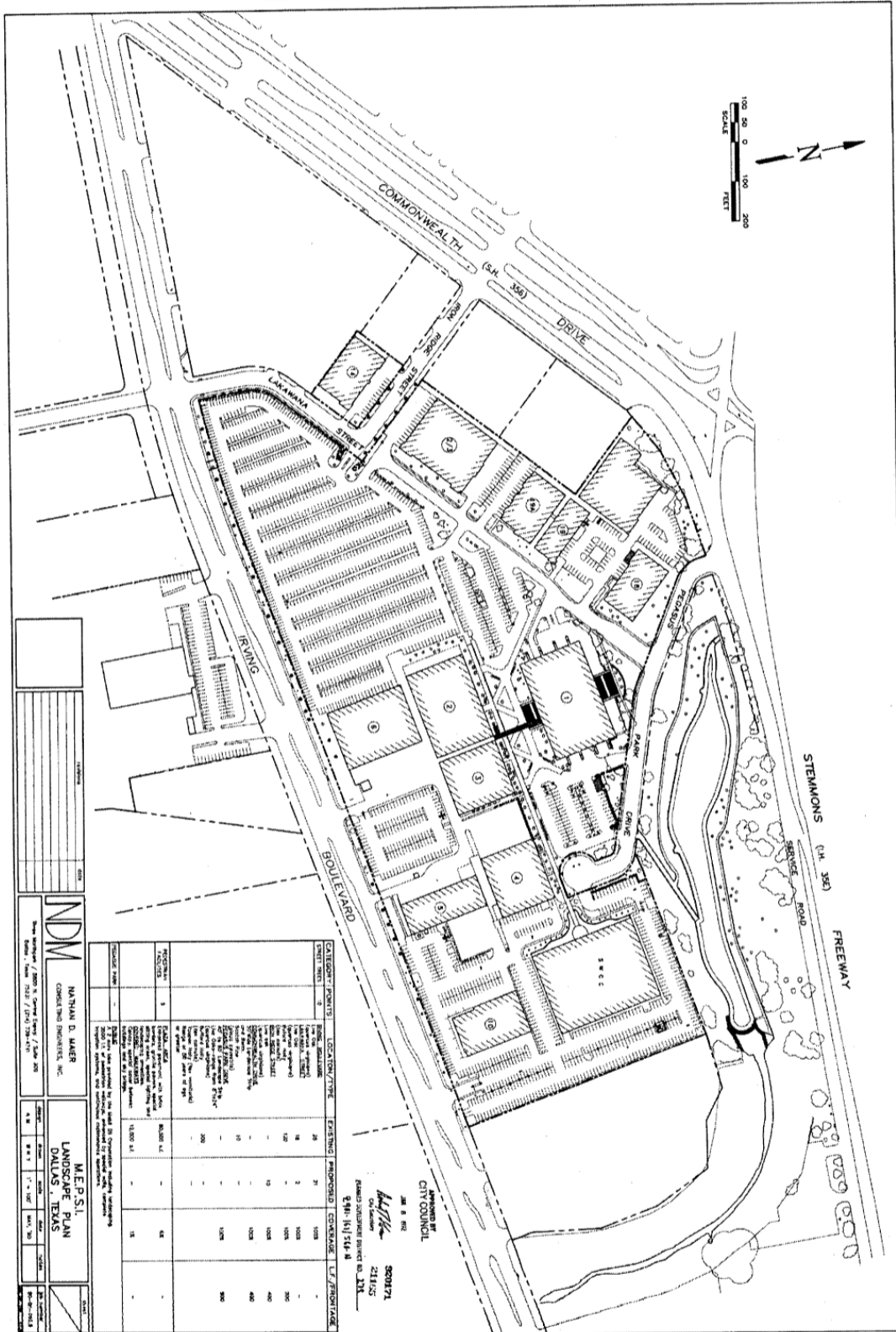


CPC APPROVED LANDSCAPE PLAN



EXISTING LANDSCAPE PLAN

EXHIBIT 278C



CPC APPROVED MIXED USE DEVELOPMENT PARKING CHART

Exhibit _____

PD 278 Tract 1A Mixed Use Development Parking Chart

(for calculating adjusted standard parking requirement)

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)								
					Morning		Noon		Afternoon		Late Afternoon		Evening
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%
	Office Uses*	0	333	0.00	100%	-	80%	-	100%	-	85%	-	35%
	Retail and Personal Service Uses*	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%
	Retail 10,000+ SF	0	220	0.00	60%	-	75%	-	70%	-	65%	-	70%
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%
	Legacy use other than alcoholic beverage manufacturing or restaurant***	0	550	0.00	100%	-	80%	-	100%	-	85%	-	35%
	Legacy use, alcoholic beverage manufacturing excluding restaurant***	0	550	0.00	20%	-	100%	-	30%	-	30%	-	100%
	Bar, restaurant, or Commercial Amusement (Excludes)	0	100	0.00	20%	-	100%	-	30%	-	30%	-	100%
	Health Studio	0	200	0.00	45%	-	70%	-	55%	-	80%	-	100%
	Game Court Center	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%
Total (Less Residential & Theater SE):		0		0		0		0		0		0	

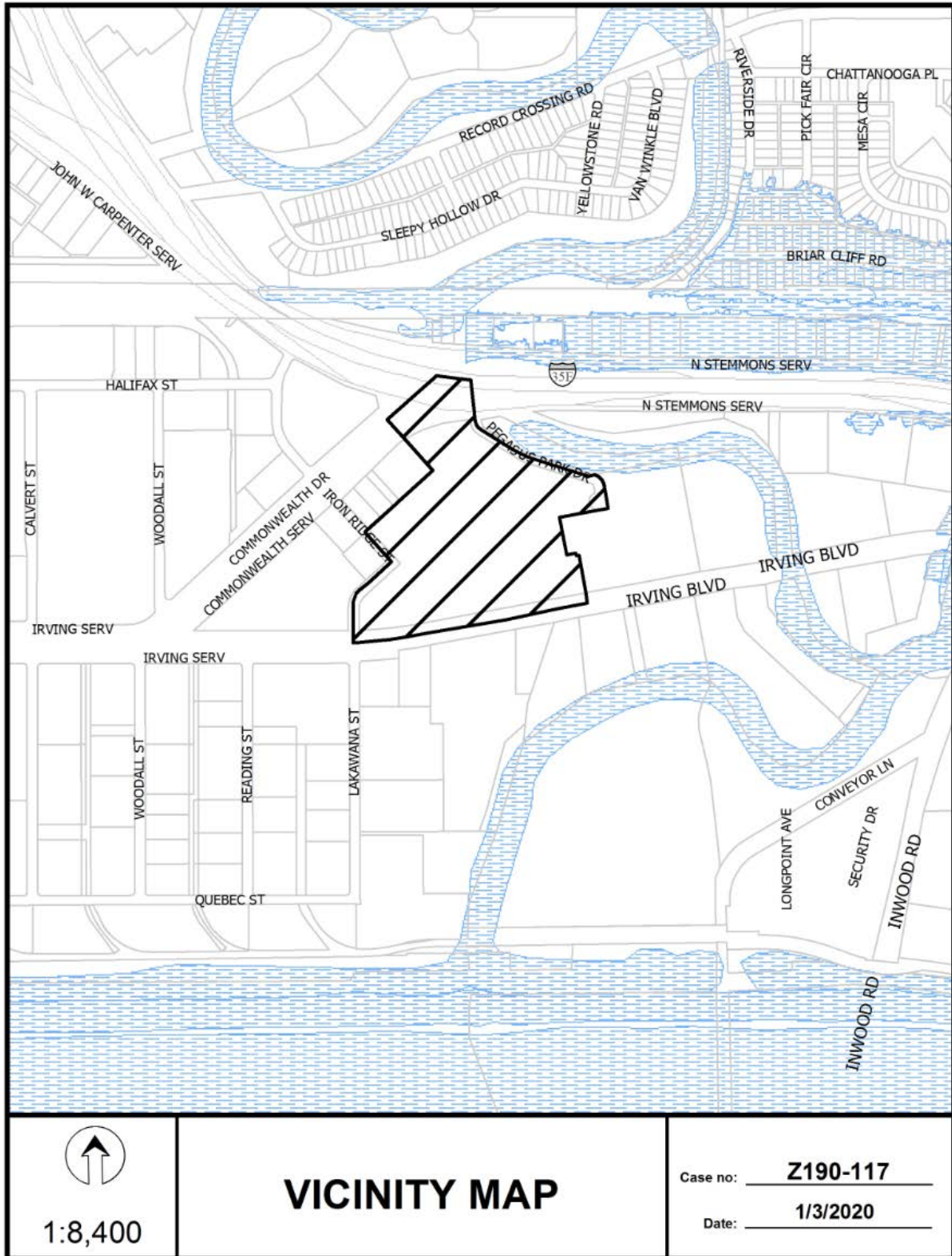
Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)								
					Morning		Noon		Afternoon		Late Afternoon		Evening
	Multifamily # Units or Bedrooms (Whichever is Greater)	0	1	0.00	100%	-	70%	-	75%	-	85%	-	95%
	Office Uses*	0	333	0.00	15%	-	20%	-	15%	-	5%	-	0%
	Retail and Personal Service Uses*	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%
	Retail 10,000+ SF	0	220	0.00	75%	-	85%	-	100%	-	90%	-	65%
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%
	Legacy use other than alcoholic beverage manufacturing or restaurant***	0	550	0.00	100%	-	80%	-	100%	-	85%	-	35%
	Legacy use, alcoholic beverage manufacturing excluding restaurant***	0	550	0.00	20%	-	100%	-	30%	-	30%	-	100%
	Bar, restaurant, or Commercial Amusement (Excludes)	0	100	0.00	20%	-	60%	-	90%	-	100%	-	100%
	Health Studio	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%
	Game Court Center	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%
	Any Other Use	0	300	0.00	100%	-	100%	-	100%	-	100%	-	100%
Total (Less Residential & Theater SE):		0		0		0		0		0		0	

* See Chapter 51A Definitions

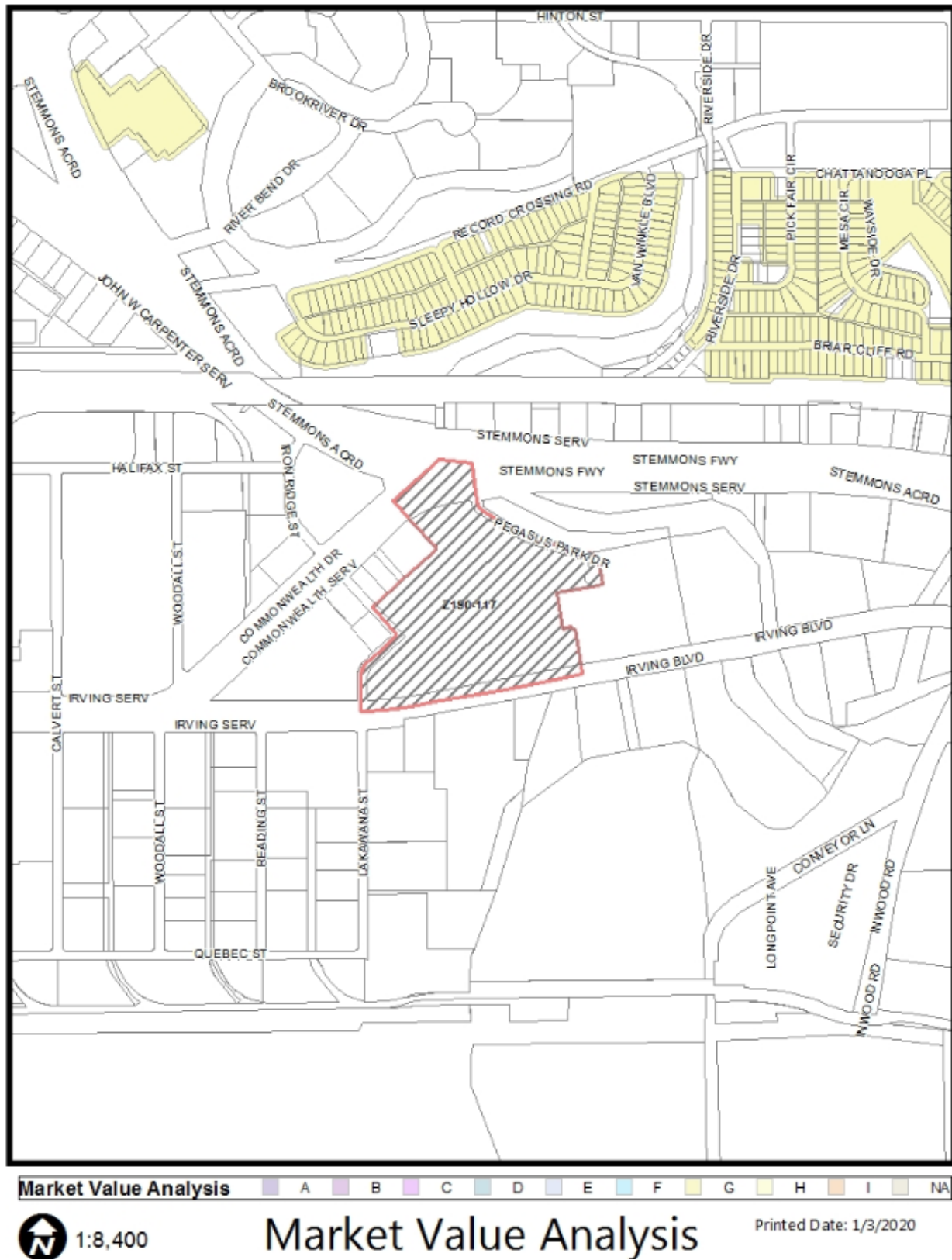
** Based upon a report for ULI - The Urban Land Institute, *Shared Parking*, Washington, D.C.: ULI, 1983, ITC *Parking Generation Manual*, 5th Edition, and observations.

*** See PD 278 for legacy building parking regulations. Restaurants in legacy buildings to be entered in the MUD chart as a typical restaurant.

Weekday MUD Parking requirement is _____	Saturday MUD Parking requirement is _____
Therefore, _____	is the parking requirement.







CPC RESPONSES



03/25/2020

Reply List of Property Owners***Z190-117******24 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3126	COMMONWEALTH DR	STRAUBMUELLER DOW &
2	3120	COMMONWEALTH DR	A&W COMMONWEALTH LLC
3	3000	PEGASUS PARK DR	PEGASUS PLACE LLC
4	3004	IRVING BLVD	COLO4 LLC
5	3004	IRVING BLVD	COLO4 LLC
6	3020	IRVING BLVD	COLO4 LLC
7	3030	IRVING BLVD	GOODELL CORPORATION THE
8	4910	LAKAWANA ST	LAKAWANA HOLDINGS LP
9	3054	IRVING BLVD	KKL INVESTMENT PARTNERS
10	3060	IRVING BLVD	WEST TRINITY HOLDINGS LLC
11	3040	IRVING BLVD	BOWEN & ASSOCIATES LLC
12	3110	N STEMMONS FWY	COMMONWEALTH 35 LP
13	2959	IRVING BLVD	MELNIC 2959 LLC
14	3130	COMMONWEALTH DR	NSHE TX DERRYLIN LLC
15	3131	IRVING BLVD	E AVENUE F LLC
16	5031	LAKAWANA ST	WASHINGTON WHOLESALE
17	3068	N STEMMONS FWY	SKL INVESTMENT CO LTD
18	3090	N STEMMONS FWY	SKL INVESTMENT COMPANY LTD
19	3066	N STEMMONS FWY	SKL INVESTMENT INVESTMENT CO LTD
20	3098	N STEMMONS FWY	COFFEY ELIZABETH MINAKO
21	2993	IRVING BLVD	MOBIL OIL CORP
22	3140	IRVING BLVD	VAL VERDE FAMILY LTD PS
23	3051	PEGASUS PARK DR	PEGASUS LODGING LTD
24	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH