

**FILE NUMBER:** Z190-229(CT)

**DATE FILED:** March 9, 2020

**LOCATION:** Southwest corner of North Riverfront Boulevard and Continental Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 M, 45 J; N

**SIZE OF REQUEST:** Approx. 46.905 Acres

**CENSUS TRACT:** 100.00

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**REPRESENTATIVE:** Laura Hoffmann & Tommy Mann, Winstead PC

**OWNER/APPLICANT:** 505 Riverfront, Ltd., Columbus Realty Partners, Ltd,  
Technically Scottish I, Ltd., Tribbox Real Estate, LLC

**REQUEST:** An application for an amendment to and expansion of Planned Development District No. 774 on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail.

**SUMMARY:** The purpose of the request is to allow for the addition of 2.8 acres of land to PD No. 774, changes to the conceptual plan, and amendments to allow multifamily and mixed-use development.

**CPC RECOMMENDATION:** Approval, subject to a conceptual plan, development plan for Blocks A and B, and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan, development plan for Blocks A and B, and staff's recommended conditions.

## **BACKGROUND INFORMATION:**

- Planned Development District No. 774 was approved by City Council on December 12, 2007.
- The current request is to allow (i) an amendment to the boundaries of PD 774 to add approximately 2.8 acres that was formerly owned by TXDOT at the time the PD was initially created and has since been acquired by the applicant; (ii) changes to the concept plan and street sections to more efficiently lay out the streets and update the street types to more current design standards for urban development; (iii) text amendments to allow for a multifamily development and future mixed-use development; and (iv) text amendments to render the existing Jack-in-the-box within PD No. 774 conforming.
- The request site is currently developed with a fueling station, restaurant, and office with a large portion of the Planned Development District remaining undeveloped

### **Zoning History:**

There have been no zoning cases requested in the area in the past five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
North Riverfront Boulevard	Principal Arterial	130'
Continental Avenue	Principal Arterial	134' – 150'

### **Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

### **Comprehensive Plan:**

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

## **Land Use Element**

### **GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas

**Urban Design Element**

**GOAL 5.1** PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

**Policy 5.2.1** Maintain neighborhood scale and character.

**Trinity River Corridor Comprehensive Land Use Plan**

The Trinity River Corridor Comprehensive Land Use Plan was adopted on March 5, 2005 and revised in December of 2009. 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.

**Vision**

The 2050 Vision Statement for the Trinity River Corridor in Dallas: 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.

**5. Trinity Corridor District Plans**

**Study Area 17: Old Trinity Industrial**

Along the levee, Residential – Urban uses will offer views across the river and access to park and open space areas. In most of the area, Mixed Use development will create lively new urban places for living, working, and playing. The areas on both sides of the Woodall Rodgers extension will enjoy close and dramatic views of the Margaret Hunt Hill Bridge; they are designated for Office use and are appropriate sites for distinctive corporate headquarters locations.

## **The 360 Plan**

The 360 Plan was adopted in 2017 and is an update to 2011's Downtown Dallas 360. The 2011 plan identified numerous connectivity needs as well as implementable actions for long-term vibrancy and success, including transit, streets, public spaces, urban design, housing, and parking. The 360 Plan is envisioned to address these and other emergent needs of the growing residential population, commercial sector, and visitor base.

### **Urban Form**

#### **C. Access and Circulation**

**C.1** Encourage multiple public sidewalk entrances to buildings (i.e. limit single-entrance lobbies or retail courts wherever appropriate and possible)

#### **Ground Floor Articulation**

##### **A. General Guidelines**

**A.1** Locate ground floor uses along the building edge to actively engage the pedestrian realm in the street right-of-way

### **Character**

#### **A. Identity and Character**

**A.5** Announce and celebrate individual districts in the design and strategic location of signature/iconic buildings through innovative façade design and site programming.

## **STAFF ANALYSIS**

### **Surrounding:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 774, IM with SUP No. 1203	Undeveloped Office Restaurant
<b>North</b>	PD No. 621, Subdistrict 1A	Retail/Personal Service
<b>East</b>	IM, CA-1(A)	Restaurant, freeway
<b>South</b>	PD No. 784, Mixmaster Riverfront Subdistrict	County Courts County Jail
<b>West</b>	A(A)	Trinity River

### **Land Use Compatibility**

The request site is currently developed with a fueling station, restaurant, and office with a large portion of the Planned Development District remaining undeveloped. The applicant seeks to begin development with the construction of two multifamily developments. Surrounding land uses consist of a mixture of restaurant, retail and personal service uses north of the site across Continental Avenue. East of the site across Riverfront Boulevard are retail and restaurant uses. South of the subject site is the Dallas County Criminal Courts and Jail and west of the site is the Trinity River.

The applicant seeks (i) an amendment to the boundaries of PD No. 774 to add approximately 2.8 acres that was formerly owned by TXDOT at the time the PD was initially created; (ii) changes to the conceptual plan and street sections to more efficiently lay out the streets and update the street types to more current design standards for urban development; (iii) text amendments to allow for a multifamily development and future mixed-use development; and (iv) text amendments to render the existing restaurant with drive-through within PD No. 774 conforming.

Multifamily is currently allowed in the PD. The restaurant with drive-through use requires an SUP in all blocks except Block G and the alcohol beverage establishment use is allowed by right within a hotel use. The applicant proposes the addition of several uses to include financial institution with drive-through service, convenience store without drive-through, and mobile food establishment.

The existing Planned Development District does not require a development plan. The applicant is proposing a development plan for Blocks A and B and there is no requirement for a development plan for the remaining blocks. Staff has added the requirement of development plans for the remaining blocks as a measure for city staff to review future development within the subject site.

The applicant proposes to define an event center or rental hall which will be a type of commercial amusement (inside) use.

The proposed convenience store use in the conditions is not need as the general merchandise and food store use in the Code encompasses the sale of food or convenient goods.

The PD outlines Street Type on the conceptual plan and within the regulations. Currently the street types require a minimum of 75 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, be one or a combination of retail and personal service. The applicant proposes to amend street types to be add office as a use allowed on the street level in the area of the building that is 30 feet from the building façade. Street Types A, D, and E are allowed residential or lodging use within 30 feet depth measured from the building façade.

Minimum right-of-way requirements have been increased from 70-feet to 74 feet on Street Type A and 70 feet to 72 feet in Street Type B, Street Type C has been decreased from 64 feet to 46 feet. Street Types are established for Street Type D at a minimum of 66 feet and Street Type E at 60 feet. The applicant proposes that variations to the Street Type alignments within 200 feet for Street Types A, B, C, D, E, F, or G and 250 feet for Street Types H, J, K, L, M, N, and O do not require minor amendments to the conceptual plan. Staff cannot support change in the alignment of the Street Types without the amendment process. Currently conceptual plans require a full amendment if changes are required. The conceptual plan provides the framework for the PD and should be vetted through the public hearing process.

Staff considers the requested amendment to be compatible with the surrounding neighborhood as there are many multifamily and retail uses in the area. The Trinity Corridor District Plan calls for the implementation of mixed uses on what once was an industrial area and is now a gateway connector between downtown and West Dallas.

The City Plan recommended to follow the applicant's requested conditions with the following exceptions to accept: 1) staff recommendation to strike Section 51P-774.106(c) (condition that states internal streets and drives shown on the conceptual plan adjacent to Blocks A, B, C/D, E, F, or G may change alignments with variations of 200 feet or less without requiring an amendment to the conceptual plan. Internal streets and drives shown on the conceptual plan adjacent to Blocks H, J, K, L, M, N, or O may change alignments with variations of 250 feet or less without requiring an amendment to the conceptual plan) and 2) staff recommendation to strike language regarding murals and way-finding signs.

This included the amendment of the boundaries, the adoption of a new conceptual plan, and the change in layout of the street types. Amendment to the street types will need to follow the appropriate procedure for the amendment process.

### **Development Standards**

District	Setbacks			Height (max)	Lot Coverage (max)	Density
	Front (min)	Side (min)	Rear (min)			
<b>Existing:</b> PD No. 774	0'	0'	0'	FAA Limitation	No Maximum	Minimum 60 units per acre No maximum

### **Parking:**

Parking must be provided in accordance with Division 51A-4.200 for the off-street parking for required uses except a hotel use. A hotel use is proposed to be parked at one-half of a parking space per guest room, as opposed to the one parking space per guest room for

units 1 to 250;  $\frac{3}{4}$  space for each guest room for units 251 to 500;  $\frac{1}{2}$  space for all units over 500 and one space per 200 square feet of meeting room. Additionally, remote parking is proposed to be allowed within 1,000 feet of any main use.

### **Landscaping:**

Landscaping must be provided in accordance with Article X, as amended with street trees for street types A-E located in the designated pedestrian zone.

### **Signs:**

The applicant is proposing to add detached signs to the PD, which were previously prohibited. With the addition of detached signs, the applicant is proposing a maximum effective area of 180 for each side totaling 360-foot effective area and maximum height on internal streets of 15 feet and on Riverfront and Continental Avenue a maximum height of 20 feet. The applicant proposes defining certain signs such as attached sign, detached signs, signs on commercial building facades and murals. Staff recommends removing several of these proposed definitions as they are currently allowed in Article VII and are redundant in the PD. The applicant proposes to allow one roof sign within Blocks A, B, C/D, E, F, or G and one roof sign within H, J, K, L, M, N, O, or P. Staff does not support roof signs as they are currently prohibited in the Code. The City Plan Commission approved two roof signs for the district, one on the within Blocks A, B, C/D, E, F, or G and one roof sign within H, J, K, L, M, N, O, or P.

### **Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not within a MVA Category, there are small patches of “B” and “D” MVA categories in the area.

## **LIST OF PARTNERS**

### **Technically Scottish I, Ltd.**

General Partner: Potts Holdings, Inc.

Sole Officer and Director: Catherine Camille Walsh

### **505 Riverfront, Ltd.**

General Partner: GEMCO Riverfront, LLC

Manager and President: George H. Bishop

Manager, Vice President, Secretary, and Treasurer: Margaret W. Molleston

### **Columbus Realty Partners, Ltd.**

General Partner: Columbus G.P., LLC

President: Robert L. Shaw

Vice/President/Treasurer: Richard R. Reupke

### **Tribox Real Estate, LLC**

President: Christopher M. Aslam

Vice President: Yasin Choudry



**CPC ACTION  
NOVEMBER 5, 2020**

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 774, subject to a conceptual plan, development plan for Blocks A and B, and applicant recommended conditions with the following exceptions to accept: 1) staff recommendation to strike Section 51P-774.106(c) and 2) staff recommendation to strike language regarding murals and way-finding signs on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail on the southwest corner of North Riverfront Boulevard and Continental Avenue.

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

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Blair  
Vacancy: 0

**Notices:** Area: 500 Mailed: 37  
**Replies:** For: 4 Against: 0

**Speakers:** For: Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Rodman Ricketts, 2808 Fairmount St., Dallas, TX, 75201  
Evan Beattie, 2323 Akard St., Dallas, TX, 75201  
Against: None

**CPC PROPOSED PD CONDITIONS**

**ARTICLE 774.**

**PD 774.**

**SEC. 51P-774.101. LEGISLATIVE HISTORY.**

PD 774 was established by Ordinance No. 27045, passed by the Dallas City Council on December 12, 2007 and amended by Ordinance No. \_\_\_\_\_ passed by the Dallas City Council on \_\_\_\_\_. (Ord. 27045)

**SEC. 51P-774.102. PROPERTY LOCATION AND SIZE.**

PD 774 is established on property located at ~~Industrial~~Riverfront Boulevard and Continental Avenue. The size of PD 774 is approximately ~~45.58~~46.9054 acres. (Ord. 27045)

**SEC. 51P-774.103. 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. In this district:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

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

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

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

(5) ~~(5)~~BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6) ~~(6) BUILD TO LINE means the location where a street facing facade must be constructed on a lot.~~BUILD-TO ZONE means an area between zero and fifteen feet measured from the right-of-way line, in which a specified minimum percentage of a building's street facing façade must be constructed.

*CPC Recommendation*

(10) CONVENIENCE STORE means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and that is located in a building with 10,000 square feet of floor area or less.

*Staff's Recommendation*

(10) CONVENIENCE STORE means a business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and that is located in a building with 10,000 square feet of floor area or less.

(11) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the district or identifies the name or logo of the district.

(12) DRIVE-THROUGH LANE means the portion of a drive from the drive-through speaker to the drive-through window.

(13) EVENT CENTER OR RENTAL HALL means an establishment that is leased on a temporary basis before the event by individuals or groups who reserve the facility to accommodate private functions, including but not limited to banquets, weddings, anniversaries, receptions, business organizational meetings, concerts, and other similar functions, to which the general public is not admitted. No admission charge is required, but the facility or group that reserves the facility may choose to impose a fee for admittance. Such establishments may include kitchen facilities for the preparation of food and areas for dancing, dining and other entertainment activities that customarily occur in association with banquets, weddings or receptions. An event center or rental hall does not include a billiard hall, bar, lounge or tavern that may be rented periodically for events, a dance hall, or a banquet room or rental hall located within a hotel. An event center or rental hall is a type of commercial amusement (inside).

(14) GROUND STORY means the story closest to and above grade.

(15) ~~(7)~~INTERNAL STREET means a public or private street that is designated as Street Type A, B, C, D, or CE.

(16) MESSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, massage establishments operated in conjunction with or as part of duly licensed beauty parlors or barbershops (including, but not limited to an establishment that also holds a cosmetology salon license and/or barber shop permit regulated by the Texas Department of Licensing and Registration), gyms, fitness studios, massage establishments operated in conjunction with or as part of a hotel use or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MESSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym, fitness studio or hotel, or massage practiced as part of duly licensed beauty parlors or barbershops, including establishments that hold a cosmetology salon license.

(17) NEWLY CONSTRUCTED BUILDING means a building that is not an original building.

(18) ORIGINAL BUILDING means a building constructed on or before August 1, 1984, the floor area of which has not since \_\_\_\_\_, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT], been increased by more than ten percent.

(19) ~~(8)~~ PARKWAY means the portion of a street right-of-way between the projected street curb edge of the vehicular zone and the front lot line.

(20) ~~(9)~~ PEDESTRIAN SKYBRIDGE means a structure constructed above grade primarily to cross the Trinity River levee.

(21) PEDESTRIAN ZONE means the pedestrian zone as shown on Exhibit 774B (street types).

(22) POLE SIGN means a detached sign that is permanently supported in a fixed location by a structure of one or more poles or posts from the ground and not supported by a building or a base structure.

*CPC Recommendation*

<p><u>ROOF SIGN</u> means a sign that is attached to or supported by the roof of a building constructed after _____, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT].</p>
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*Staff's Recommendation*

(23) ~~ROOF SIGN~~ means a sign that is attached to or supported by the roof of a building constructed after \_\_\_\_\_, 2020 [INSERT EFFECTIVE DATE OF THE ORDINANCE AMENDMENT].

(25)

(26) ~~(40)~~-STREET WALL means the vertical plane of facades within a block face that frame the public space.

(27) ~~(44)~~-TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

(28) ~~TATTOO OR BODY PIERCING STUDIO~~ means a business in which tattooing or body piercing 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. ~~BODY PIERCING~~ means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

(30) ~~VEHICULAR ZONE~~ means the vehicular zone as shown on Exhibit 774B (street types), which includes the paved area for on-street parking and vehicular drive lanes.

(31) ~~WAYFINDING SIGN~~ means a sign that provides directions to, or indications of, specific facilities within the district.

(c) This district is considered to be a nonresidential zoning district. (Ord. 27045)

**SEC. 51P-774.104. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 774A: conceptual plan.

(2) Exhibit 774B: form-based urban design standards (illustrations and street types). (Ord. Nos. 27045; 27322)

(32) ~~Exhibit 774C: development plan for Block A~~

(33) Exhibit 774D: development plan for Block B

**SEC. 51P-774.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 774A) and the form-based urban design standards (Exhibit 774B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls. (Ord. 27045)

**SEC. 51P-774.106. MINOR AMENDMENTS TO THE CONCEPTUAL PLAN.**

(a) The conceptual plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(b) The city plan commission shall authorize amendments to the conceptual plan ~~only for block layouts, layout and street layouts, or build-to-lines~~ layout changes that:

(1) are required because of right-of-way modifications on Continental Avenue, ~~Industrial~~ Riverfront Boulevard, or Woodall Rodgers Freeway; ~~and/or~~

(2) do not change the ~~the~~ (A) basic relationship of the proposed development to abutting property;

*CPC Recommendation*

(c) Internal streets and drives shown on the conceptual plan adjacent to Blocks A, B, C/D, E, F, or G may change alignments with variations of 200 feet or less without requiring an amendment to the conceptual plan. Internal streets and drives shown on the conceptual plan adjacent to Blocks H, J, K, L, M, N, or O may change alignments with variations of 250 feet or less without requiring an amendment to the conceptual plan.

*Applicant's Request*

(c) Internal streets and drives shown on the conceptual plan adjacent to Blocks A, B, C/D, E, F, or G may change alignments with variations of 200 feet or less without requiring an amendment to the conceptual plan. Internal streets and drives shown on the conceptual plan adjacent to Blocks H, J, K, L, M, N, or O may change alignments with variations of 250 feet or less without requiring an amendment to the conceptual plan.

~~(B) internal street shown on the conceptual plan; or a build-to-line abutting streets other than Continental Avenue, Industrial Boulevard, or Woodall Rodgers Freeway. (Ord. 27045)~~

(d) Changes to the alignment and network of streets and drives shown on the conceptual plan to accommodate open space areas or a public park may be approved through the Director procedure for minor amendments in SEC. 51A-4.702(h).

**SEC. 51P-774.107. DEVELOPMENT PLAN.**

(a) Development and use of the area designated on the conceptual plan as Block A must comply with the development plan labeled Exhibit 774C. Development and use of the area designated on the conceptual plan as Block B must comply with the development plan labeled Exhibit 774D. In the event of a conflict between the text of this article and the development plans, the text of this article controls.

*CPC Recommendation*

(b) For all other portions of the Property, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27045)

*Staff's Recommendation*

(b) For all other portions of the Property, a ~~no~~ development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do ~~not~~ apply. (Ord. 27045)

(c) Amendments to the locations of garage entry points from public streets shown on the development shall be approved through the Director procedure minor amendment process in Section 51A-4.702.

**SEC. 51P-774.108. ~~TREE SURVEY AND SITE PLAN.~~**

~~(a) Tree survey. A tree survey must be submitted to the building official before any demolition or other construction activity may occur on the Property.~~

(e) ~~(b)~~ Site plan review.

(1) A~~Except for Block A and Block B, a~~ site plan and landscaping plan must be submitted to the building official before an application is made for a building permit.

(2) The site plan must include:

(A) existing and proposed building entrances, exits, service areas, and windows;

(B) all public and private right-of-way lines and easements;

(C) the location, type, size, and height of perimeter fencing, screening, and buffering elements proposed or required;

(D) all provisions to be made to direct and detain storm water;

(E) mitigation to erosion during construction;

(F) ~~(F)~~ the location, type, orientation, size, and height of light standards;

(G) ~~(G)~~ the location of existing and proposed signs;

(H) ~~(H)~~ the location of existing and proposed exterior loudspeakers and sound amplifiers;

(I) ~~(I)~~ the existing and proposed locations for all mechanical equipment capable of producing high levels of noise;

(J) ~~(J)~~ pedestrian zones and circulation, including the location and description of amenities provided, including:

(i) enhanced pavement in all pedestrian zones,

(ii) benches,

(iii) trash receptacles,

(iv) pedestrian street lamps,

(v) awnings and canopies,

(vi) bicycle parking, and

(vii) tree grates;

(K) ~~(K)~~ demonstration of eligibility for off-street parking reductions if requested by the applicant;



(L)    ~~(L)~~ location of existing and proposed public and private utilities;  
(M)    ~~(M)~~ information sufficient to determine tower coverage on a block;  
(N)    ~~(N)~~ build-to ~~lines~~zone and curb lines; and  
(O)    ~~(O)~~ any other information that the building official determines is necessary.

(3)    The landscape plan must include:

(A)    date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan;

(B)    location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map;

(C)    approximate centerlines of existing water courses and the location of the 100-year flood plain; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;

(D)    project name, street address, and lot and block description;

(E)    location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours);

(F)    locations and dimensions of proposed landscape buffer strips;

(G)    complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing, and specifically indicating the location and type of all existing trees on the lot over six inches in caliper;

(H)    complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas, and the number and location of required off-street parking and loading spaces;

(I)    location of existing and proposed public and private utilities;

(J)    size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features;

- (K) a description of proposed watering methods;
- (L) location of visibility triangles on the lot (if applicable);
- (M) location of all trees to remain on the property, in the parkway, or within 15 feet on adjacent property;
- (N) location and dimensions of pedestrian amenities and enhanced pavement;
- (O) the adjacent parkway area and any landscaping within the parkway area;
- (P) the location and amount of open space provided to satisfy the requirements of SEC. 51P-774.111(i) within the development site (if applicable); and
- (Q) ~~(P)~~ any other information that the building official determines is necessary. (Ord. 27045)

**SEC. 51P-774.109. MAIN USES PERMITTED.**

- (a) Main uses. The following uses are the only main uses permitted in this district:

- (1) Agricultural uses.

~~None permitted.~~

Crop production. [Limited to an urban garden.]

- (2) Commercial and business services uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction or repair. *[SUP. Limited to inside only. Outside storage is prohibited.]*
- Job or lithographic printing.
- Medical or scientific laboratory. *[SUP. Prohibited at street level.]*
- Technical school. *[SUP. Prohibited at street level.]*

- (3) Industrial uses.

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

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- ~~Community service center.~~
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital.
- Library, art gallery, or museum.
- Private school or open-enrollment charter school. [SUP]
- Public school. [SUP]

(5) Lodging uses.

- Hotel or motel. ~~[No fewer than 80 guest rooms. Guest rooms are prohibited at street level.]~~

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-through service.
- Financial institution with drive-through service. [See ~~Section~~ Sections 51P-774.109(c) and 51P-774.111(d)(2).]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- Handicapped group dwelling unit. *[See Section 51A-4.209(b)(3.1).]*
- Multifamily.
- Residential hotel.
- Retirement housing.
- Single family. *[A minimum of four single family structures must be attached together.]*

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP required except within the same building as a hotel use. See Section 51A-P-4.210774.109(b)(4).]*
- Animal shelter or clinic. *[Limited to inside only. Outside runs are prohibited.]*
- Business school.
- Commercial amusement (inside). *[An event center or rental hall requires an SUP. Additionally, an SUP may be required for other subtypes. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district. Adult arcade, adult cabaret, and adult theater are expressly prohibited.]*
- Commercial parking lot or garage. *[SUP. Limited to structured parking only, except when located under the Woodall Rodgers Freeway right-of-way.]*

*CPC Recommendation*

- Convenience store without drive-through [Block G only. A convenience store may be located in the same building as a restaurant with drive-through so long as the drive-through serves the restaurant and not the convenience store use.]

*Staff's Recommendation*

- Convenience store without drive through [Block G only. A convenience store may be located in the same building as a restaurant with drive-through so long as the drive-through serves the restaurant and not the convenience store use.]

- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*
- Furniture store.
- General merchandise 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
- Motor vehicle fueling station. *[SUP Block G by right. Only by SUP in Block P if located on the same building site as a general merchandise or food store greater than 20,000 square feet.]*
- Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited.]*
- Personal service uses. *[Excluding massage establishment.]*

- Restaurant without drive-in or drive-through service. ~~[See Section 51P-774.109(c).]~~
- Restaurant with drive-in or drive-through service. *[SUP Block G by right. SUP required other than on Block G. See ~~Section~~ Sections 51P-774.109(c)-(d) and 51P-774.111(d)(2).]*
- Tattoo or body piercing studio. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to inside only. Outside storage prohibited.]*
- (11) Transportation uses.
  - Helistop. *[SUP]*
  - Private street or alley. *[Gated streets are prohibited.]*
  - Railroad passenger station.
  - Transit passenger shelter.
  - Transit passenger station or transfer center. *[SUP]*
- (12) Utility and public service uses.
  - Commercial radio or television transmitting station. *[SUP]*
  - Electrical substation. *[SUP]*
  - Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*
  - Police or fire station.
  - Post office.
  - Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(i) and only when integrated into the building facade or when mounted on the roof of a main structure and not visible from the street.]*
  - Utility or government installation other than listed. *[SUP]*
- (13) Wholesale, distribution, and storage uses.
  - Recycling drop-off container. *[SUP. See Section 51A-4.213 (11.2).]*
- (b) Pedestrian-oriented uses.

(1) Street Type A. A minimum of 75 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, must be one or a combination of (i) retail and personal service, or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential, office, or lodging uses that have a minimum depth of 40~~30~~ feet measured from the building facade.

(2) Street Type B. A minimum of 30 percent of the street-level frontage, excluding ingress, egress, and visibility triangles, must be one or a combination of (i) retail and personal service, or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential, office, or lodging uses that have a minimum depth of 30 feet measured from the building façade.

(3) Street Types D and E. A minimum ~~depth~~ of 40 percent of the street-level frontage excluding ingress, egress, and visibility triangles must be one or a combination of (i) retail and personal service or office uses that have a minimum depth of 40 feet measured from the building façade; or (ii) residential or lodging uses that have a minimum depth of 30 feet measured from the building façade.

(c) Drive-through uses in newly constructed buildings.

(1) To maintain the district's street wall and urban character, drive-through lanes, and drive-through windows, or services in a newly constructed building may only:

(A) ~~(1)~~ be located in the side or rear yard at least 20 feet from the edge of ~~the pavement~~ any street right-of-way line;

(B) ~~(2)~~ front be located on a building site that fronts onto Street Type ~~CE, Industrial~~ Riverfront Boulevard, and Continental Avenue; and

(C) ~~(3)~~ have a maximum of two drive-through lanes for each use. (Ord. 27045)

(f) Restaurant with drive-through uses on blocks other than Block G. Approval of a specific use permit is required for drive-through restaurant uses on all blocks except Block G.

(g) Additional requirements for alcoholic beverage establishments.

(1) Except as provided in subsection 51P-774.109(e)(2), approval of a specific use permit is required for alcoholic beverage establishment uses.

(2) A bar, lounge, or tavern use is allowed by right if located within the same building as a hotel use.

(h) Prohibited use. A bail bonding service is specifically prohibited in this district.

## **SEC. 51P-774.110. ACCESSORY USES.**

(a) 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.

- (b) The following accessory use is permitted by SUP only:
  - Pedestrian skybridge.
- (c) The following accessory uses are prohibited:
  - Accessory medical/infectious waste incinerator.
  - Accessory outside storage.
  - Accessory pathological waste incinerator.
  - Amateur communication tower.
  - Day home.
  - General waste incinerator.
  - Private stable.

#### **SEC. 51P-774.111. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

- (a) Front, side, or rear yards. No front, side, or rear yard is required.
- (b) Build-to ~~line~~zone.
  - (1) ~~In general. Except as provided in this paragraph, the build to lines are as shown on the conceptual plan. If a build to line is not shown on the conceptual plan, the build to line is the property line abutting the right of way. There is no build-to linezone for Block P.~~
  - (2) ~~Building articulations. Building articulations are permitted within two feet of the build-to line.~~
  - (1) ~~(3)~~ Facade required at within build-to linezone. The minimum amount of lot frontage that must have a facade constructed at within the build-to linezone is as follows:
    - (A) Street Type A: ~~80~~70 percent.
    - (B) Street Type B: 60 percent.
    - (C) Other street types: 40 percent.

(c) Dwelling unit density.

(1) Maximum. No maximum dwelling unit density.

(2) Minimum.

(A) For multifamily uses, minimum dwelling unit density is 60 units per acre for each building site.

(B) For a mixed use project, minimum dwelling unit density must be 60 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

$$\frac{\text{residential floor area}}{\text{total project floor area}} \times \frac{60 \text{ units}}{\text{per acre}} \times \text{acres} = \text{required dwelling units}$$

(d) Floor area.

(1) Except as provided in this subsection, maximum floor area ratio is 20.0.

(2) ~~For~~ Except on Block G, for uses with drive-through lanes, windows, or services, maximum floor area is 8,000 square feet. On Block G maximum floor area for uses with drive-through lanes, windows, or services, ~~maximum floor area is 8,000~~ 10,000 square feet.

(e) Height.

(1) Maximum structure height is any legal height consistent with the Federal Aviation Administration air space limitations.

(2) ~~(2) Except as provided Paragraph (3), in~~ Minimum structure height is 30 feet. For the purposes of this section, at least 50% all portions of a main building must have a vertical facade that is a minimum of 30 feet in height.

(3) ~~(4)~~ Height is measured from grade at the abutting street level to the top of the vertical facade.

(a) Stories.

(1) No maximum number of stories.

(2) For structures with multifamily uses, minimum number of stories is four.

(b) Lot size. No minimum lot size.

(c) Lot coverage. No maximum lot coverage.



(d) Open space.

(1) ~~Open space must be provided in the location shown on the conceptual plan.~~No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 500,000 square feet until a minimum of 0.41 acres of open space has been provided in the district.

(2) In addition to the 0.41 acres of open space required pursuant to SEC. 51P-774.111(i)(1), no certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 1,000,000 square feet until a minimum of 0.59 acres of contiguous open space has been provided. The 0.59 acres of contiguous open space required pursuant to this subsection is in addition to the 0.41 acres of open space required pursuant to SEC. 51P-774.111(i)(1), so that the total minimum open space required in the district prior to the issuance of a certificate of occupancy that would cause the total floor area within Blocks H, J, K, L, M, N, and O to exceed 1,000,000 square feet is one acre (adding 0.41 + 0.59). The 0.59 acres of contiguous open space must be located a minimum of 200 feet from the Woodall Rodgers Freeway and a minimum of 200 feet from the southern boundary of the district (abutting the Texas & Pacific Railroad).

(3) ~~(2)~~Except as provided, open space must be unobstructed to the sky.

(4) ~~(3)~~Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including but not limited to shade structures, pavilions, seating, play equipment, gazebos, kiosks that provide information related to the open space, security, audio-visual, or maintenance equipment. (Ord. 27045)

**SEC. 51P-774.111. SITE LAYOUT AND DESIGN STANDARDS.**

(a) Purpose. The site layout and design standards are intended to:

(1) ensure that new development enhances the character of the Trinity River corridor;

(2) ensure that increased density and height provides an urban environment;  
and

(3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) Street-facing building entrances must be clearly visible from the street. The primary facade and primary entrance must face ~~the~~the street and must be accessible from ~~the~~the sidewalk.

~~(2) Primary entrances for retail and personal service uses must face the street and must be accessible from the sidewalk. For corner lots, primary entrances for retail and personal service uses located at the corner may be oriented toward the corner.~~

(2) Primary entrances for retail and personal service uses must have two or more of the following architectural details:

- (A) Arcade.
- (B) Arch.
- (C) Awning.
- (D) Canopy.
- (E) Decorative elements such as tile work, molding, raised banding, or projected banding.
- (F) Display windows.
- (G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
- (H) Patio.
- (I) Porch.

~~(3) Residential dwelling units with direct access to the sidewalk must have entrances raised or lowered a minimum of two feet from grade.~~

(3) ~~(4)~~ Lots that front on more than one street must have at least one street-facing building entrance ~~and must face~~that faces the highest priority street. Street Type A has priority over Street Types B or C, Continental Avenue, and ~~Industrial~~IndustrialRiverfront Boulevard; ~~Street Type~~Types B ~~has~~, D, and E have priority over Street Type C, Continental Avenue, and ~~Industrial~~IndustrialRiverfront Boulevard; Street Type D has priority over Street Type B; Continental Avenue has priority over ~~Industrial~~IndustrialRiverfront Boulevard.

(4) A minimum of fifty percent (50%) of multifamily units on the ground-level of a building facing a street must connect to sidewalks through open space, private stoops, pathways, or similar features.

(c) Facades.

(1) Street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face.

(2) Street-facing facades exceeding 30 feet in length must have at least two of the following elements. Street-facing facades exceeding 100 feet in length must have at least four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches, a depth of at least eight inches, and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands, projected or recessed balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) ~~Change in material.~~

~~(H) Change in texture.~~

~~(I) Change in height of at least 10 feet while complying with the minimum structure height.~~

(A) Cantilevered or column-supported canopy.

(B) Private residential unit entries or stoops.

(d) Story dimensions.

(1) A minimum 10-foot floor-to-floor story dimension is required for the ground floor of residential structures. Parking structures must comply with this story dimension requirement.

(2) A minimum 14-foot floor-to-floor story dimension is required for the ground floor of nonresidential structures. Parking structures are excluded from this story dimension requirement.

(e) ~~Storefront treatments.~~ Ground story transparency.

(1) ~~For facades facing Street Types A or B, no more than 10 continuous linear feet of a street fronting, street level facade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prevent long expanses of walls.~~ The ground story of a façade in a newly constructed building facing Street Type A must have a minimum transparency of forty percent.

(2) The ground story of a façade in a newly constructed building facing Street Types B, D, and E must have a minimum transparency of thirty percent.

(3) The ground story transparency requirement does not apply to loading areas.

(f) ~~(2) Corner lot entrances.~~ Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Chapter 51A.

(3) ~~Windows on street fronting, street level structures must be:~~

(A) ~~clear and unpainted or made of similarly treated glass that provides a transparent surface (spandrel glass or back painted glass is prohibited);~~

(B) ~~a minimum of 50 percent of the street fronting, street level facade;~~

(C) ~~located a maximum of three feet above the base of the structure; and~~

(D) ~~at least 10 feet in height.~~

(g) ~~(f) Garage doors.~~ Garage doors for a single-family use may not face a Streets Type A, B, D, or E.

(h) ~~(g) Maximum tower coverage.~~

(1) To prevent a wall effect along the Trinity River, any portion of the building above ~~75~~85 feet in height may not exceed the total maximum tower coverage for that block.

(2) In Blocks ~~4C, 9D, 10H, J, and 11K~~, total maximum tower coverage is 50 percent.

(3) In Blocks ~~3E, L and 8N~~, total maximum tower coverage is 75 percent.

(4) In all other blocks, no total maximum tower coverage.

(i) ~~(h)~~ Tower orientation. West of ~~Industrial~~Riverfront Boulevard, towers ~~must be~~ must be oriented with the shorter dimension of the tower facing the Trinity River levee. See Exhibit 774B.

(j) ~~(i)~~ Pedestrian amenities.

(1) In general.

(A) Open spaces and pedestrian amenities must be made available to the public.

(B) Pedestrian amenities must be located at least seven feet from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height.

(D) ~~Lamp fixtures may not exceed 14 feet in height.~~ Light fixtures, except for string lights, must be cut-off type luminaries that direct lighting downward.

(2) Street Types A, B, D, and BE.

(A) The following pedestrian amenities must be provided on each block and must be located within the ~~curb-to-building area~~pedestrian zone:

(i) Benches (at least one per every 100 feet of street frontage, with the exception of visibility triangles and driveways.

(ii) Trash receptacles (at least one per every 100 feet of street frontage, with the exception of visibility triangles and driveways.

(iii) Free-standing or wall-mounted street lamps (at least one per ~~50~~every 75 feet of street frontage, with the exception of visibility triangles and driveways.

(B) At least one of the following pedestrian amenities must be provided on each block and must be located within the curb-to building area (or, if there are no street curbs, what would be the normal street curb lines to building area):

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building ~~facade~~facade within the build-to zone along the street frontage.

(ii) At least one ~~five~~-bicycle parking ~~unit~~track per 100 feet of street frontage.

(iii) Public art, approved in writing by the Director of the City of Dallas Office of Cultural Affairs or the Cultural Affairs Commission.

(iv) Hanging lights, including but not limited to pendant lights and string lights.

(C) Hanging lights may be considered in meeting required photometrics for street and pedestrian zones.

(D) Benches and bicycle racks required pursuant to this subsection may be grouped or concentrated at focal areas of the project.

(3) Street Type C. Free-standing or wall-mounted street lamps (at least one per 50 every 75 feet of street frontage, with the exception of visibility triangles and driveways) must be provided on each block and must be located within the curb-to-building area pedestrian zone.

(4) Maintenance.

(A) A maintenance agreement for the open spaces, street trees, and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowner's association (if applicable), merchant's association (if applicable), and the property owner. ~~If there is more than one property owner in the district, all owners must execute the(s) abutting the open space, street trees and/or pedestrian amenities. A separate maintenance agreement may be executed for separate building sites.~~

(B) The open spaces and pedestrian amenities must be maintained in a state of good repair and neat appearance.

(k) ~~(j) Driveway design.~~ (4) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers. Pedestrian markings must be consistent on Street Types A, B, D, and E.

~~(2) Curb cuts must be at least 12 feet but not more than 24 feet in length (measured parallel to the frontage). (Ord. 27045)~~

## **SEC. 51P-774.111.**

## **STREET AND SIDEWALK STANDARDS.**

(a) Streets.

(1) Applicability. Street standards apply to internal streets only. The Margaret Hunt Hill Bridge shall not be considered a street for purposes of this Section 51P-774.113.

(2) Construction standards. Internal streets must be constructed in accordance with this subsection and the rights-of-way standards and pavement widths shown in the street type sections in the form-based design standards (Exhibit 774B). If there is a conflict between this subsection and the street type sections in the form-based design standards, this subsection controls.

(3) Pavement width. ~~Minimum pavement widths must include on~~ On-street parking. On-street parking that is a minimum of ~~eight~~seven feet in width and that abuts each curb. Pavement widths must be approved by the Director of Public Works and Transportation ~~shall be provided within the vehicular zone shown on Exhibit 774B (street sections).~~ Neck-downs and landscape islands are permitted in that portion of the ~~minimum pavement width~~ vehicular zone designated for on-street parking.

(4) Street Type A. Minimum right-of-way is ~~70~~74 feet ~~with a minimum pavement width of 40 feet from back of curb to back of curb.~~

(5) Street Type B. Minimum right-of-way is ~~70~~72 feet ~~with a minimum pavement width of 40 feet from back of curb to back of curb.~~

(6) Street Type C. Minimum right-of-way is ~~64~~46 feet ~~with a minimum pavement width of 44 feet from back of curb to back of curb.~~

(7) Street Type D. Minimum right-of-way is 66 feet.

(8) Street Type E. Minimum right-of-way is 60 feet.

(9) The maximum width of vehicular drive lanes within the minimum right-of-way dimensions for internal streets is 13' per drive lane (26' total drive lane width) unless a greater width is either (i) required by the City of Dallas Fire Department standards; or (ii) approved by the Director of Public Works and Transportation. The maximum width of vehicular drive lanes required by this section does not include pavement area for (i) on-street parking; (ii) driveways; or (iii) additional paving widths separate from drive lanes.

(10) The vehicular zone may be defined by curbs, bollards or other structures that define the vehicular zone as shown on Exhibit 774B (street sections).

(b) Sidewalks and Pedestrian Realm.

(1) Applicability. Sidewalk and pedestrian realm standards in this section apply to internal streets, Riverfront Boulevard, and the portion of Continental Avenue, ~~and Industrial Boulevard~~ adjacent to paved vehicular travel lanes. The sidewalk and pedestrian realm standards in this section do not apply to the portion of Continental Avenue that is used as a pedestrian walkway to connect to the Ronald Kirk Pedestrian Bridge.

(2) ~~Street Type A, B, and Continental Avenue.~~ Minimum sidewalk width is ~~156~~ feet ~~with at least 10 feet of unobstructed.~~

(3) Riverfront Boulevard. Minimum sidewalk width is 6 feet unobstructed.

(4) ~~(3) Street Type Types A, B, C, D and Industrial BoulevardE.~~ Minimum sidewalk width is ~~10 feet with at least seven feet of unobstructed width~~ as shown on Exhibit 774B (street sections).

(5) ~~(4) Curbs and grates.~~ Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(6) ~~(5) Variance.~~ The board of adjustment may not grant a variance to the sidewalk requirements.

(7) ~~(6) Waiver.~~ No sidewalk waivers are permitted. (Ord. 27045)

(8) Within 150 feet of the intersection of Continental Avenue and Riverfront Boulevard and within a zone extending 15 feet in from the back of sidewalk, a minimum of 50% of the ground surface not occupied by building area or driveways shall be provided with hardscape, which may include without limitation paved areas, decomposed granite, cellular grassed paving, walkways, pedestrian amenities, water features, and any other landscaping made up of hard wearing materials such as wood, stone, and concrete.

## **SEC. 51P-774.112.**

## **VISUAL OBSTRUCTION REGULATIONS.**

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) The visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) the Continental Avenue and ~~Industrial~~Riverfront Boulevard intersection;  
and

(2) any internal street intersecting with ~~Industrial~~Riverfront Boulevard and Continental Avenue. (Ord. 27045)



**SEC. 51P-774.113.**

**OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for specific off-street parking and loading requirements for each use.

(b) Required parking. ~~Except~~ Unless Chapter 51A requires less parking for a particular use and except as provided in this subsection, one off-street parking space for each 300 square feet of floor area is required.

(1) Antique shop, art gallery, art or craft production facility, or furniture store use. One space per 1,000 square feet of floor area is required.

(2) Hotel use. ~~One space per guest room for guest rooms one to 250; three-quarters of a space per guest room for guest rooms 251 to 500; one-half of one space per guest room for all guest rooms over 500;~~ plus one space per 200 square feet of meeting room floor area is required.

(3) Restaurant use. One space per ~~150~~ 100 square feet of floor area is required. ~~Outside seating is counted as~~

(4) Bar, lounge, or tavern and private club-bar. One space per 100 square feet of floor area is required.

(5) ~~(4)~~ Office use. One space per 400 square feet of floor area is required.

(6) ~~(5)~~ Single family use. ~~One space per dwelling unit with one or fewer bedrooms is required;~~ A minimum of two spaces per dwelling unit with more than one bedroom are required.

(7) ~~(6)~~ Multifamily use. One space per bedroom with a minimum of one space per dwelling unit with one or fewer bedrooms and a maximum of two spaces per dwelling unit.

(8) Mobile food establishment. No off-street parking is required.

(9) Event center or rental hall. One space per 100 square feet of floor area is required.

(c) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and complies with Division 51A-4.320.

(2) On-street parking.

(A) On-street parking spaces abutting building sites may be counted toward the off-street parking requirement of non-residential and multifamily uses on the building site. On-street parking must be striped in accordance with standard city specifications. On-street parking spaces may not be used to reduce the required parking for more than one use. An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 = \text{one-third}$ ). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(B) Except as provided in this subparagraph, parallel parking spaces are permitted.

(C) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Continental Avenue or ~~Industrial~~Riverfront Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the Director of Public Works and Transportation.

(D) On-street parking spaces are prohibited within 60 feet of Continental Avenue or ~~Industrial~~Riverfront Boulevard.

(E) ~~An on~~On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

(3) Special parking.

(A) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(B) Packed parking. Required off-street parking may be special parking, including packed parking that complies with Section 51A-4.329.

(C) Shared parking. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(i) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

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

(iii) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(iv) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

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

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential <u>and lodging</u> uses	80%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(D) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(E) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(4) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint only. Pedestrian pathways must be a minimum of four feet wide.

(d) Parking structures.

~~(1) — Parking structure egress is permitted onto Industrial Boulevard only.~~ (2) A parking structure vehicular entry gate must provide adequate queuing to prevent traffic hazards. (Ord. 27045)

**SEC. 51P-774.114. SCREENING REGULATIONS.**

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) Except pedestrian openings and ingress and egress points, a minimum four-foot-high fence must be provided along the perimeter of surface parking lots that abut right-of-way. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry ~~and~~, metal, ~~and~~ wood. To prevent visual monotony, at least 20 percent of a fence longer than 200 feet must have alternate materials, alternate textures, combination of materials, gates, offsets, openings, or landscape area between the fence and the sidewalk. Landscape areas must be a minimum of two-and-one-half feet wide and include a combination of ground cover, shrubs, and trees.

~~(c) Parking structures. Above ground parking structure facades must have the appearance of a multiple story structure and must have materials similar to the main structure or the closest main structure in the district. Except on Street Type C, sloped or ramped garage floors may not be visible from abutting streets.~~ Structures.

(9) Except where parking levels are concealed by a main building or on parking structure facades within Blocks K, N, O, and P facing the the southern boundary of the district (facing the Texas & Pacific Railroad), sloping ramps located at the perimeter of garage structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view (such screening shall not prohibit the garage from being considered "open air" for ventilation purposes).

(10) Exterior parking structure façade openings must provide solid screening with a painted, stained, or masonry-like finish a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(d) Off-street loading spaces.

(1) Loading spaces. Solid screening of off-street loading spaces must be provided.

(2) Dumpsters and garbage storage areas.

(A) Dumpsters and garbage storage areas must be screened on all sides with a solid fence, except that one side may be a gate.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height. (Ord. 27045)

**SEC. 51P-774.115. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 27045)

**SEC. 51P-774.116. LANDSCAPE REGULATIONS.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Tree spacing. Trees must be planted no closer than 2.5 feet on center from a curb or paved surface ~~and must be spaced as uniformly as practicable. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree.~~

(c) Street trees.

(1) Location of street trees.

(A) Street trees ~~may be planted in the area parallel to~~ required pursuant to SEC. 51P-774.118(c)(2) for Street Types A, B, C, D and E shall be located within 10 feet from the back of the street curb the pedestrian zone.

(B) Street trees may be planted within ~~the street curbs when located in~~ landscaping islands protected with curbing the street curb, raised landscape planters, bollards, or similar protection means.

(C) Street trees may be counted towards site tree requirements.

(2) Number and type of trees required. ~~The number and type of street trees is determined by street type. Required street trees must be of a species recommended by the building official and listed in Subsection (e).~~ (A) Along Street Types A, B, C, D, and E, Continental Avenue. One street tree having a caliper of at least three inches must be provided per 50 feet of street frontage.

~~(B) — Industrial, and Riverfront Boulevard. One street tree~~ large trees having a caliper of at least ~~three~~four inches must be provided at a quantity of one per every 30 feet of street frontage, excluding frontage with (i) visibility triangles; (ii) driveways; (iii) easement restrictions which prohibit trees being located in the pedestrian zone; and (iv) overhead or underground utility conflicts. Fractions are rounded to the nearest whole number, with .5 being rounded to the next highest whole number. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees be substituted for each large tree.

(d) Open space trees. Before the certificate of occupancy may be issued for a use ~~located on a block abutting the open space provided to satisfy the requirements of SEC. 51P-774.111(i), as shown on a landscape plan submitted pursuant to SEC. 51P-774.108,~~ one tree having a caliper of at least three inches must be provided in the open space shown on the landscape plan for each 2,000 square feet of open space. Street trees and site trees may count toward the requirements.

~~(e) — Recommended Open space trees. The following trees are recommended for use as street trees:~~

- ~~(1) — Cedar elm.~~
- ~~(2) — Red oak.~~
- ~~(3) — Chinese Pistachio.~~
- ~~(4) — Sweetgum.~~
- ~~(5) — Bald Cypress.~~
- ~~(6) — Lacebark elm.~~
- ~~(7) — Caddo maple.~~
- ~~(8) — Chinquapin oak.~~
- ~~(9) — Mexican plum.~~
- ~~(10) — Texas persimmon.~~
- ~~(11) — Desert willow.~~
- ~~(12) — Redbud.~~
- ~~(13) — Crape myrtle.~~
- ~~(14) — Yaupon holly.~~
- ~~(15) — Possumhaw.~~
- ~~(16) — 'Highrise' live oak.~~
- ~~(17) — Pond cypress~~ may count towards site tree requirements.

(e)    ~~(f)~~ Additional landscaping provisions.

(1)    Planting areas in ~~protected landscaping islands~~ must be covered with ground cover, natural mulch, crushed rock, or other natural plant materials.

(2)    Surface parking lot spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas must be planted in five-foot by five-foot tree diamonds or in a landscaping island greater than five-foot by five-foot area that is protected with curbing.

(3)    The design standards required in Section 51A-10.126 may be provided in the parkway.

(4)    Irrigation systems that use and promote water conservation are encouraged.

~~(5)    Use of structural soil systems is encouraged for providing root expansion areas.~~

(f)    ~~(g)~~ Woodall Rodgers Freeway. ~~Except street trees, the~~ The property underneath Woodall Rodgers Freeway is exempt from the landscaping requirements. Surface parking must comply with the surface parking lot screening requirements. (Ord. 27045)

**SEC. 51P-774.117.                      PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.**

(a)    Private license granted.

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

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

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

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

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.



(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 27045)

#### **SEC. 51P-774.118. SIGNS.**

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

~~(b) Except A frame signs and way finding signs for parking, detached signs are prohibited.~~

(c) ~~(e)~~ All signs located in or intruding into the public right-of-way must have approval by the Director of Public Works and Transportation to prevent conflict with regulatory or warning signs. If the Director of Public Works and Transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(d) Attached signs, detached signs, signs on the side facade of a commercial building are permitted.

(e) Blade signs may be horizontal or vertical and may not have a changeable message. Blade signs may be internally or externally illuminated.

(f) Arcade signs may be mounted under a canopy, awning, or similar feature.

(g) ~~(d)~~ The following regulations apply to detached signs in Blocks A, B, C/D, E, F, G, H, J, K, L, M, N, and O:

(1) The maximum effective area for each side of a detached sign is 180 square feet, for a maximum total effective area of 360 square feet.

(2) The maximum height of a detached sign along an internal street is 15 feet above grade.

(3) The maximum height of a detached sign along Riverfront Boulevard or Continental Avenue is 20 feet above grade.

(4) Excluding wayfinding signs, the maximum total number of pole signs located within Blocks A, B, C/D, E, F, G, H, J, K, L, M, N, and O is thirteen.

(5) Additional regulations apply to for A-frame signs:

(A) (1)-A-frame signs may identify a business use.

(B) (2)-The maximum size of the sign is 32 inches wide and 36 inches tall.

(C) (3)-The maximum effective area for each side is 1,200 square inches.

(D) (4)-A-frame signs may only be displayed during the hours of operation for that use.

(E) (5)-A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(F) (6)-Only one A-frame sign is permitted for each business use.

(G) (7)-A-frame signs must be separated by a minimum of 50 feet.

(H) (8)-A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

~~(e) — Blade signs, signs on the side facade of a commercial building, murals, and signs for home occupations are permitted.~~

(g) Except as provided in this subsection, detached signs are allowed in Block P in accordance with the requirements of SEC. 51A-7.304. A maximum of two pole signs (including any expressway signs) are permitted within Block P.

(h) Except for buildings that have frontage on more than one street, only one awning or canopy sign is permitted for each business use. For businesses that front on more than one street, one awning or canopy sign is permitted for each street facing façade.

*CPC Recommendation*

(j) One roof sign is permitted within Blocks A, B, C/D, E, F, or G and one roof sign is permitted within Blocks H, J, K, L, M, N, O, or P, for a total maximum of two roof signs within the district, subject to the following conditions:

- (1) A roof sign must be a district identification sign.
- (2) ~~(f) Blade signs~~ A roof sign may not be internally illuminated and may be horizontal or vertical. (Ord. 27045) internally or externally or both.
- (3) A roof sign may not exceed 1,200 square feet in effective area.
- (4) A maximum of twenty-five percent (25%) of the total effective area of a roof sign may advertise the premise.

*Staff Recommendation*

(i) One roof sign is permitted within Blocks A, B, C/D, E, F, or G and one roof sign is permitted within Blocks H, J, K, L, M, N, O, or P, subject to the following conditions:

- (5) A roof sign must be a district identification sign.
- (6) ~~(f) Blade signs~~ A roof sign may not be internally illuminated and may be horizontal or vertical. (Ord. 27045) internally or externally or both.
- (7) A roof sign may not exceed 1,200 square feet in effective area.
- (8) A maximum of twenty five percent (25%) of the total effective area of a roof sign may advertise the premise.
- (9) A roof sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director.

(5) A roof sign must comply with the Dallas Fire Code and must be approved by the fire marshal before a sign permit may be approved by the director.

(k) External sources of signage illumination are encouraged. Back lit plastic signage is not permitted. Acceptable illumination examples include: up-lighting or down-lighting with a concealed lamp from an external light source, internally lit metal signage, LED, and neon.

**SEC. 51P-774.119. PLATTING.**

(a) Maximum block length abutting Street Types A, B, or C is 600 feet. Maximum block length does not apply to the portion of a block abutting the Woodall Rodgers Freeway.

(b) Turnarounds are required if street connections are not provided by abutting property owners in the locations shown on the conceptual plan. ~~No waiver for dead-end streets is permitted.~~ (Ord. 27045)

**SEC. 51P-774.120. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27045)

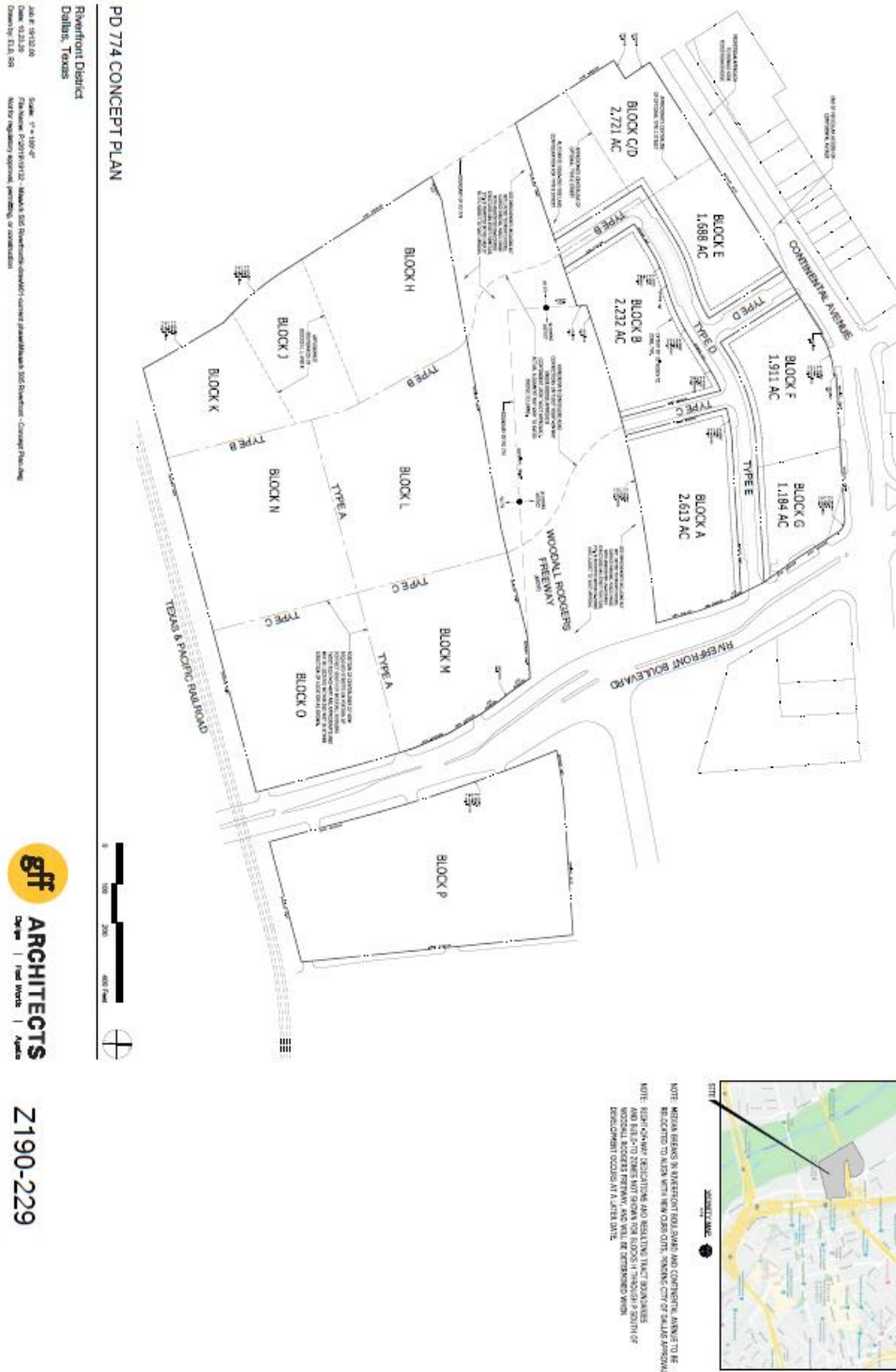
(c) No certificate of occupancy may be issued that would authorize the use of floor area that would cause the total floor area within Blocks H, J, K, L, M, N, O, and P to exceed 500,000 total square feet until a signal warrant analysis for the intersection of (i) Street Type A (as shown on the conceptual plan, Exhibit 774A); and (ii) Riverfront Boulevard has been provided to the director. The signal warrant analysis will include traffic counts at the aforementioned intersection of Street Type A and Riverfront Boulevard, as well as any drive connection to Block P at that intersection and apply the traffic volumes towards signal warrant criteria defined in the Texas Manual on Uniform Traffic Control Devices. The traffic counts shall be accompanied with a memorandum documenting the findings.

**SEC. 51P-774.121. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27045)

# Proposed Conceptual Plan

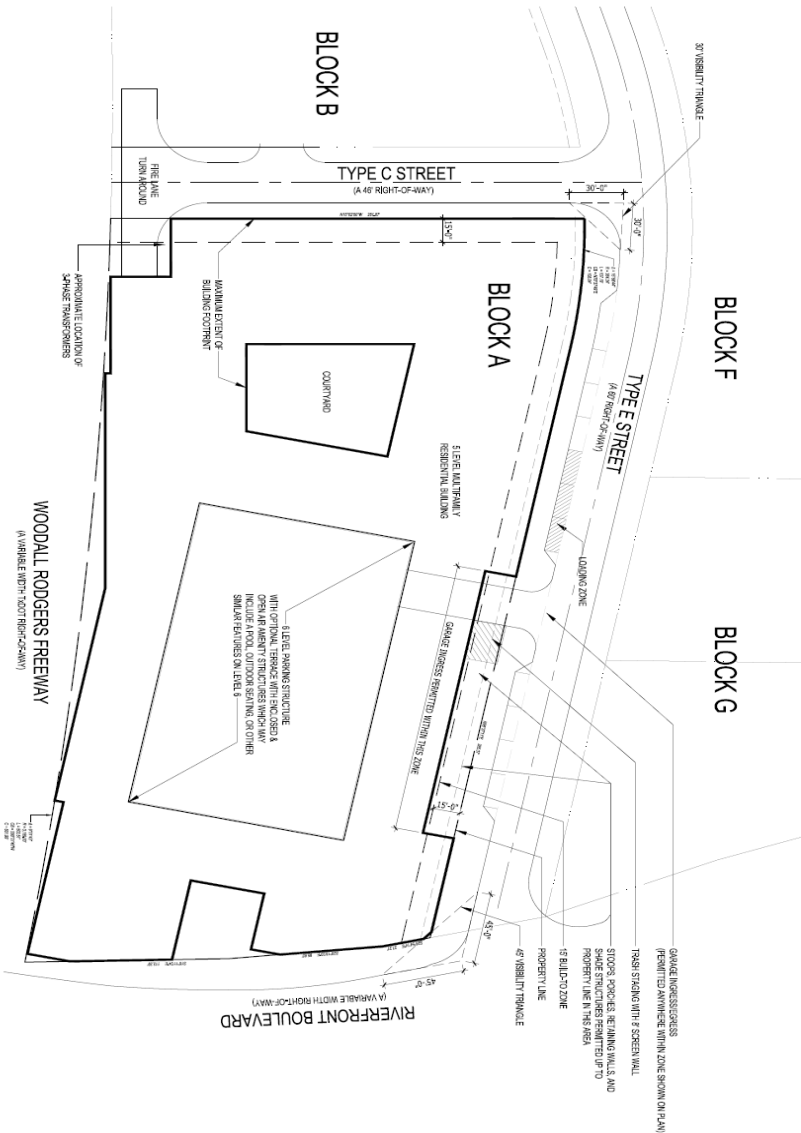


Proposed Development Plan for Block A

PD 774 BLOCK A DEVELOPMENT PLAN

Columbus Realty Partners  
Riverfront Multifamily  
Dallas, Texas

Scale: 1" = 50' 0"  
Date: 08/13/20  
File Name: P:\2019\PD15 - CRP 905 Riverfront Phase 1\PD15 - Model\CD102 - CAD01 - SMC\CRP Riverfront SP-1.dwg  
Drawn by: ELB, RR  
Not for regulatory approval, permitting, or construction



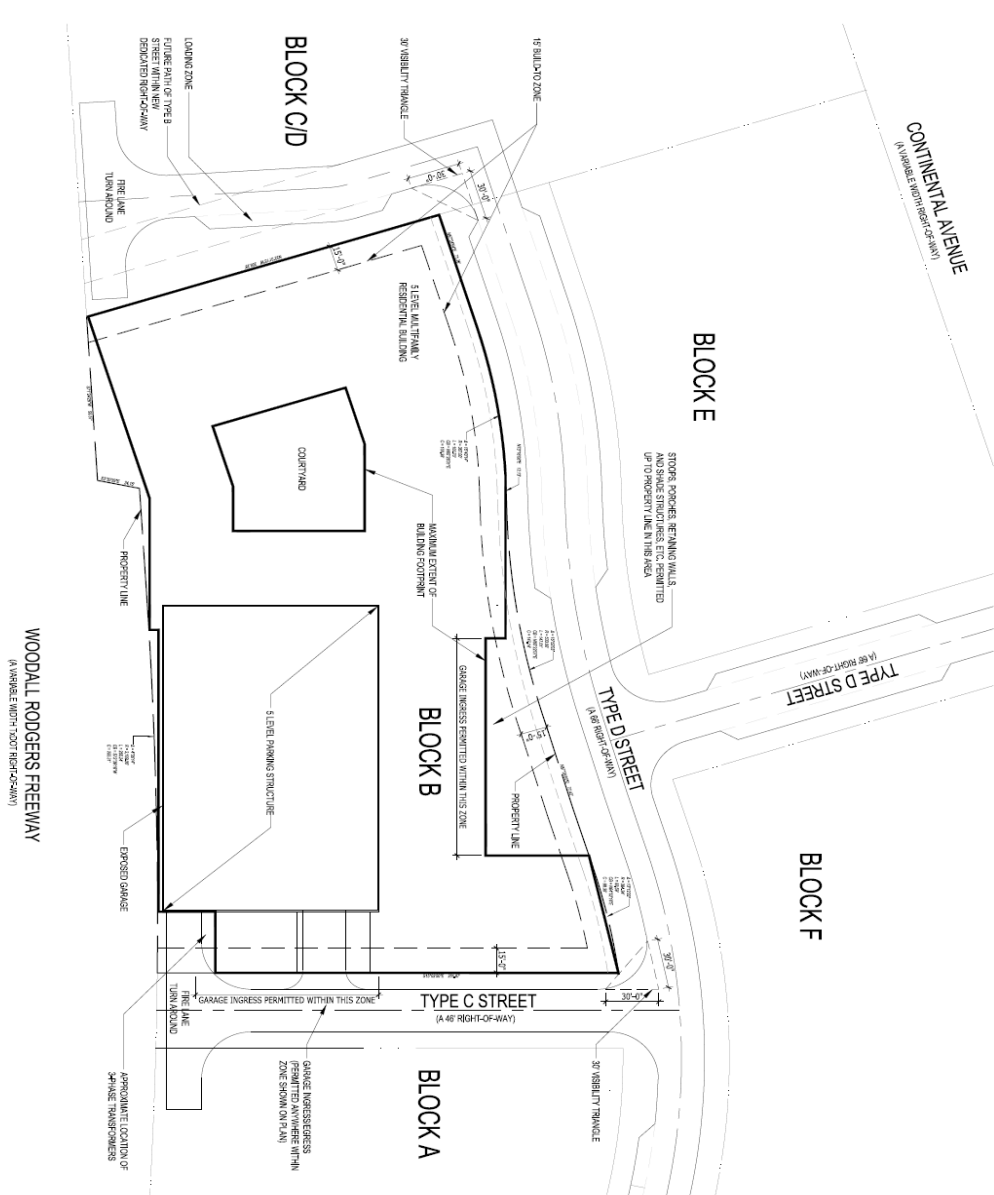
TRACT A PROJECT DATA	
SITE	113,945 SF, 2,891 AC
USE	MULTIFAMILY
DENSITY	MAX. 350 DWELLING UNITS
MAXIMUM LOT COVERAGE	85%
STRUCTURE HEIGHT	NO MAXIMUM HEIGHT
MAXIMUM FLOOR AREA RATIO	20 TO 1



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Z190-229

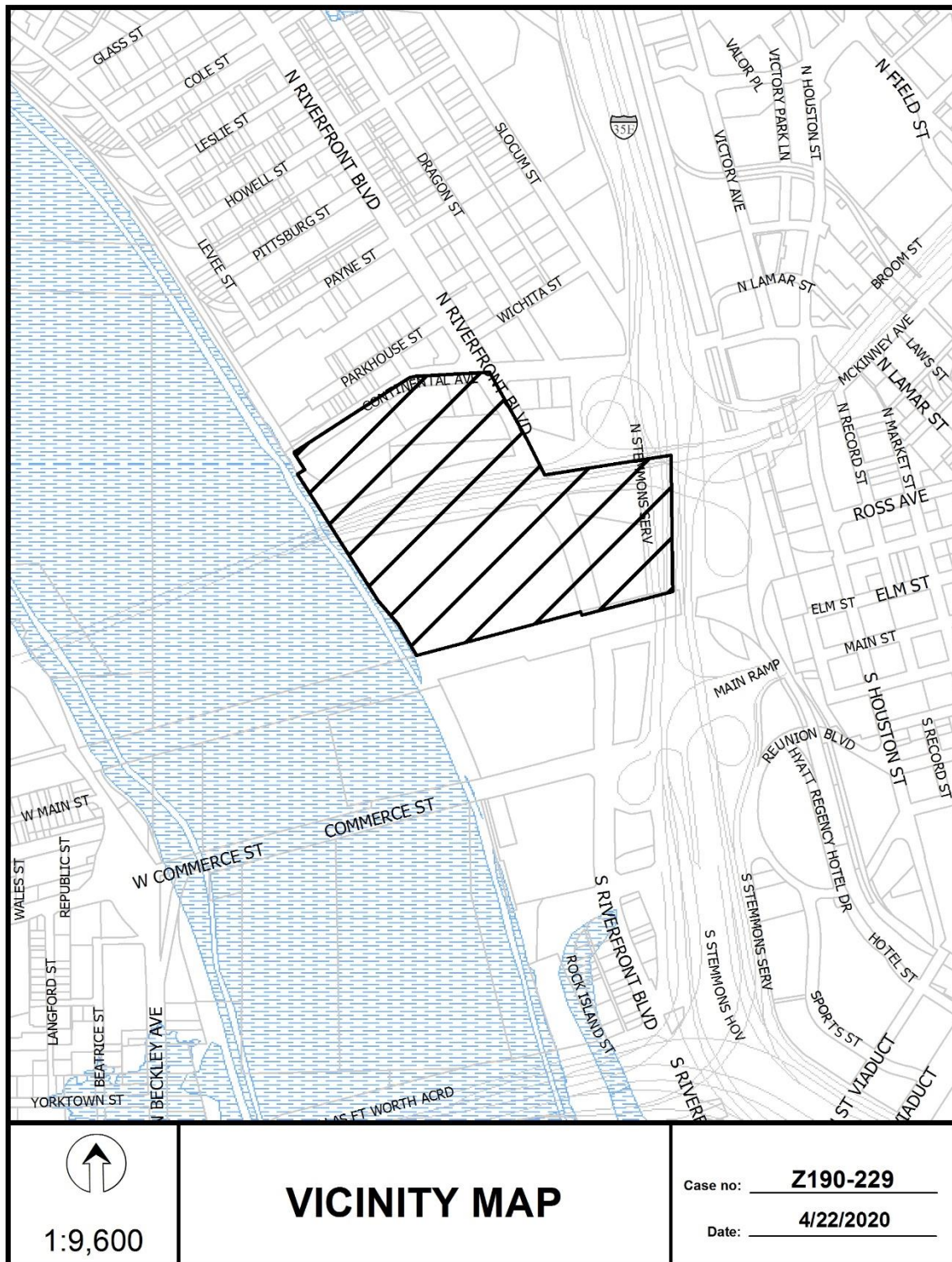
## PD 774 BLOCK B DEVELOPMENT PLAN



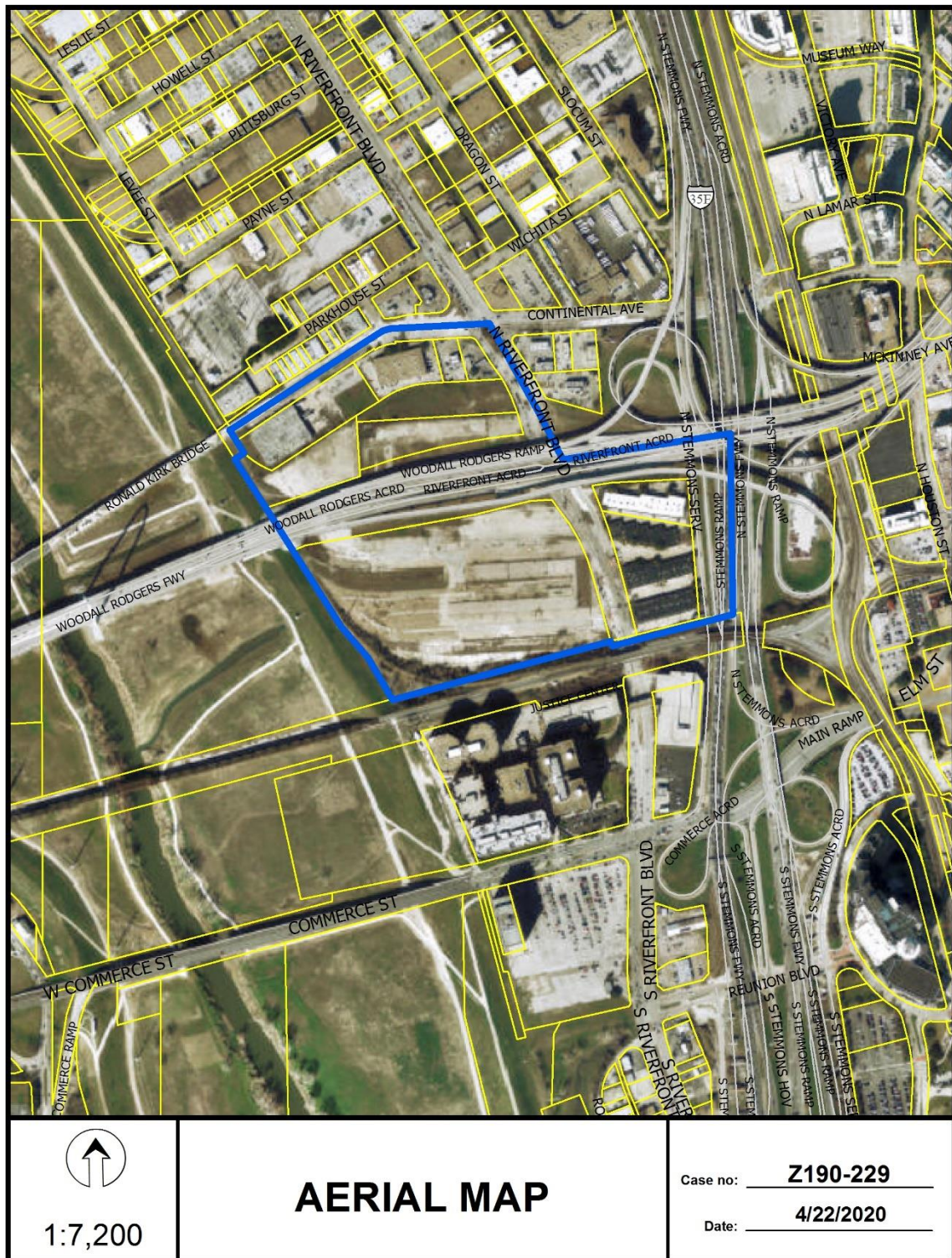
TRACT B PROJECT DATA	
SITE	97.243 SF 2.232 AC
USE	MULTIFAMILY
DENSITY	MAX. 240 DWELLING UNITS
MAXIMUM LOT COVERAGE	80%
STRUCTURE HEIGHT	NO MAXIMUM HEIGHT
MAXIMUM FLOOR AREA RATIO	20 TO 1



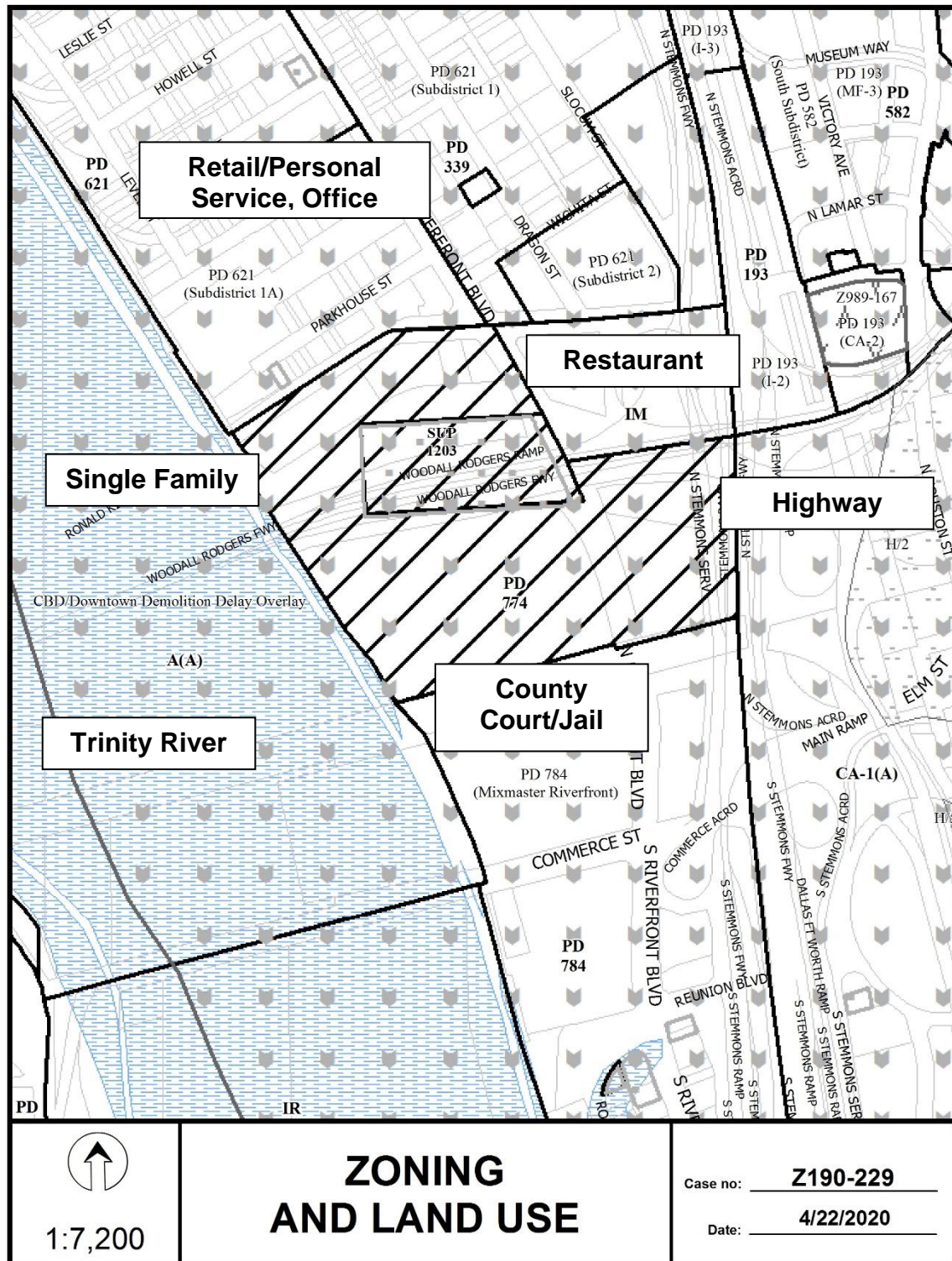


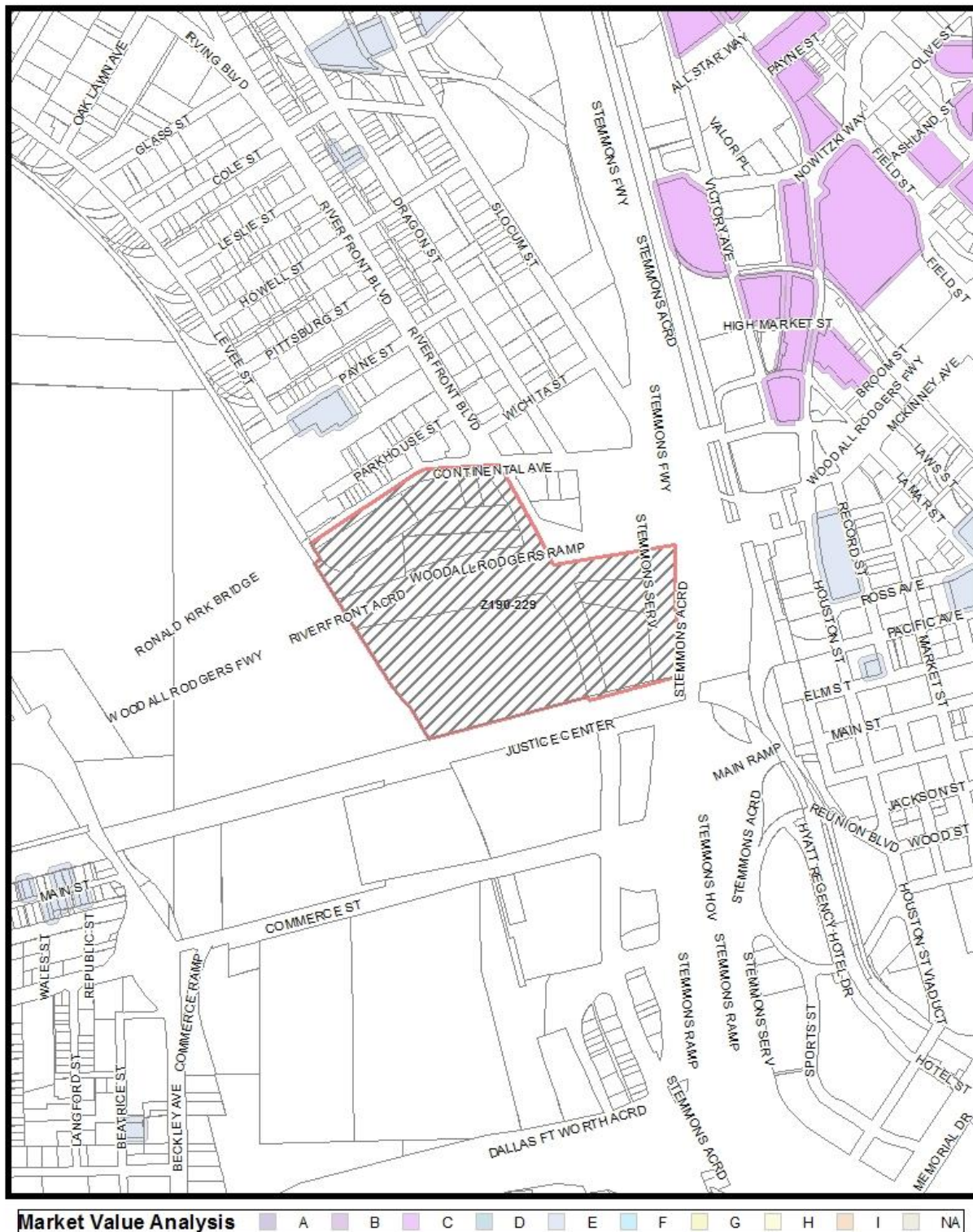






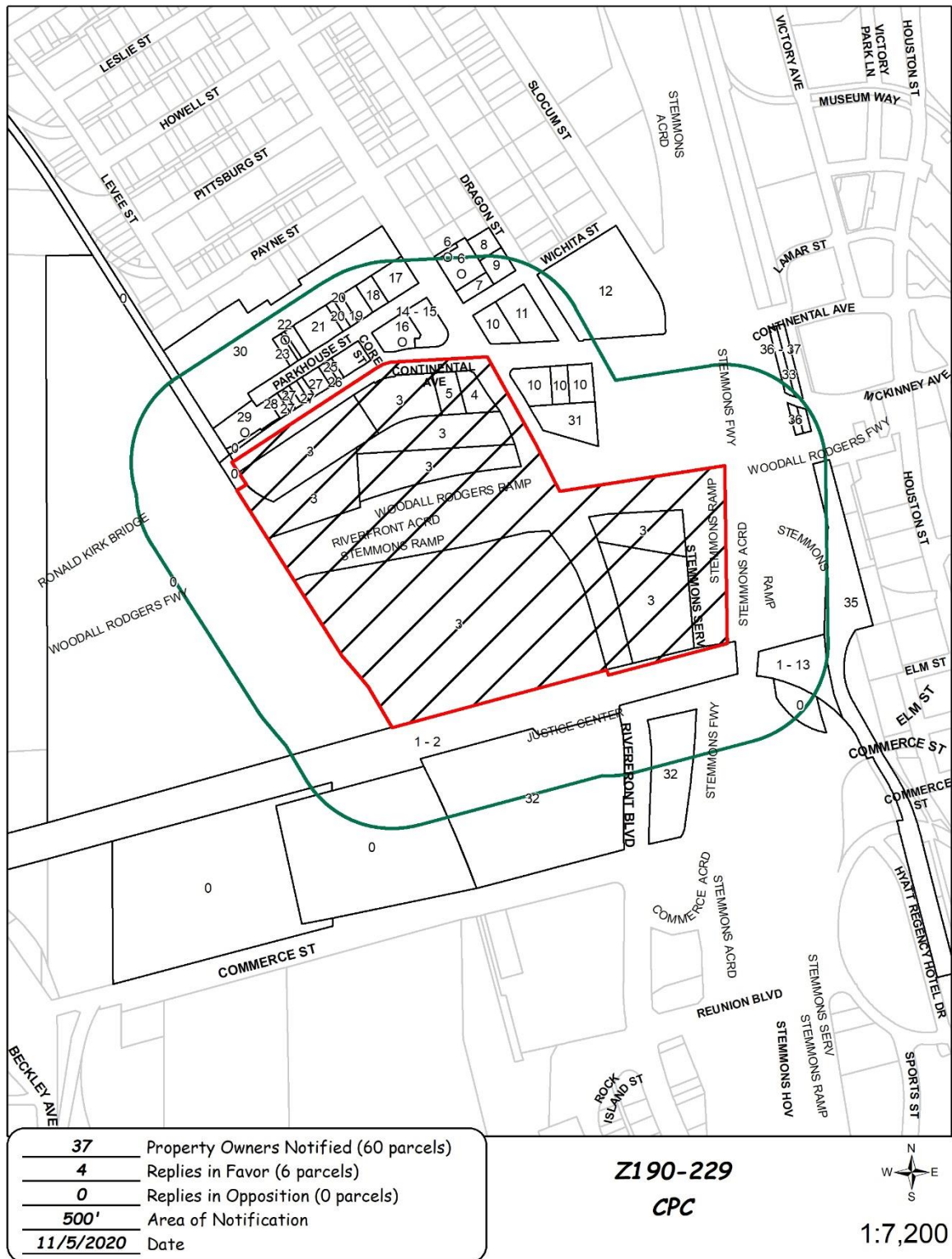








## CPC Response



11/04/2020

***Reply List of Property Owners******Z190-229******37 Property Owners Notified 4 Property Owners in Favor 0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	2	9999 NO NAME ST	UNION PACIFIC RR CO
	3	450 N RIVERFRONT BLVD	505 RIVERFRONT LTD
	4	707 N RIVERFRONT BLVD	TECHNICALLY SCOTTISH I LTD
	5	190 CONTINENTAL AVE	TRIBOX REAL ESTATE LLC
O	6	920 N RIVERFRONT BLVD	CCFP LIMITED
	7	902 N RIVERFRONT BLVD	REPPAS INC
	8	915 DRAGON ST	SEELCCO PARTNERS LTD
	9	905 DRAGON ST	RUSSELL DONALD V
	10	201 CONTINENTAL AVE	PNYX LTD
	11	233 CONTINENTAL AVE	GREYHOUND LINES INC
	12	315 CONTINENTAL AVE	GLI ACQUISITION CO
	13	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	14	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
	15	801 N RIVERFRONT BLVD	BURGER KING CORPORATION
O	16	801 N RIVERFRONT BLVD	RIVERFRONT GATEWAY LLC
	17	909 N RIVERFRONT BLVD	INVESTMENT PROPERTIES INC
	18	179 PARKHOUSE ST	STEVENS DAVID & SHELLEY
	19	171 PARKHOUSE ST	STEVENS DAVID &
	20	167 PARKHOUSE ST	SHARIFF ENTERPRISES LLC
	21	155 PARKHOUSE ST	PARKHOUSE PROP 155 LLC
O	22	147 PARKHOUSE ST	GALICHIA ALAN & GINA
	23	135 PARKHOUSE ST	SEELCCO STREET PARTNERS LTD
	24	801 CORE ST	OS 8989 LLC
	25	148 PARKHOUSE ST	US SPRINT COMMUNICATIONS
	26	146 PARKHOUSE ST	SPRINT COMMUNICATIONS CO

Z190-229(CT)

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	140 PARKHOUSE ST	SHOWCASE PRODUCTIONS INC
	28	114 PARKHOUSE ST	HALEBIAN INVESTMENTS LLC
O	29	100 PARKHOUSE ST	ROBBIE DRIVE LTD
	30	919 N RIVERFRONT BLVD	ONCOR ELECRTIC DELIVERY COMPANY
	31	650 N RIVERFRONT BLVD	PRESCOTT INTERESTS
	32	188 N RIVERFRONT BLVD	County of Dallas
	33	555 2ND AVE	DART
	34	555 2ND AVE	DART
	35	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	36	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
	37	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH