

**HONORABLE MAYOR AND CITY COUNCIL    WEDNESDAY, FEBRUARY 10, 2021**

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**ACM: Dr. Eric A. Johnson**

**FILE NUMBER:** Z190-226(CT)

**DATE FILED:** March 6, 2020

**LOCATION:** East line of North Beckley Avenue, south of West Commerce Street

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 R

**SIZE OF REQUEST:** +/- 2.02 Acres

**CENSUS TRACT:** 43.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Mill Creek Residential

**REQUEST:** An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District.

**SUMMARY:** The purpose of the request is to develop the site with a multifamily development to include 280 units with proposed future multifamily and retail development. Conditions of the PD include a parking reduction and legacy building designation.

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

**STAFF RECOMMENDATION:** Approval, subject to a development plan, landscape plan, and conditions.

## BACKGROUND INFORMATION:

- The request site consists of three parcels, currently developed with vehicle engine repair or maintenance, vehicle display, sales or service, and office uses.
- The request site is located within an IR Industrial Research District which does not allow multifamily uses on the property.
- The applicant proposes a Planned Development District for MU-2 Mixed Use District uses and standards, with modified development standards for allowed uses, setbacks, parking, and landscaping. The applicant is intending to develop the site with multifamily and retail/personal service uses.

### Zoning History:

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

### Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Beckley Avenue	Minor Arterial	100 feet

### Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

### 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.

*The Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

### **GOAL 6 ENHANCE RENTAL HOUSING OPTIONS**

**Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

## **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.

## **III. Create Great Placemaking**

3. Contribute to a positive, memorable urban experience.

**STAFF ANALYSIS****Surrounding:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR	Undeveloped/Vacant
<b>North</b>	A(A) IR	Undeveloped Trinity Overlook Park
<b>East</b>	IR	Trinity River
<b>South</b>	IR	Industrial Uses
<b>West</b>	PD No. 714 Subdistrict 1A	Industrial Uses

**Land Use Compatibility**

The request site consists of three parcels, currently developed with vehicle engine repair or maintenance, vehicle display, sales or service, and office uses per the most recent Certificate of Occupancies. The request site has access to North Beckley Avenue and abuts the Trinity River.

The applicant proposes a Planned Development District for mixed uses to include multifamily and retail/personal service uses. Proposed conditions include the addition of Legacy Building designation, development plan and landscape plan for a mixed-use development, multifamily uses parking at one parking space per dwelling unit, and office uses to be parked at one parking space per 500 square feet of floor area.

The proposed maximum height of the development is a base of 85 feet with a maximum of eight floors. The request includes Mixed Income Housing Bonuses providing 5% of units in income band 1 (81% to proposing 100% percent of the Area Median Family Income) and 5% of units in income band 2 (61% to 80% of the Area Median Family Income) to increase the height to 160 feet for a total of 10% of Mixed Income Units. The IR Industrial Research District and property north of the site (also IR) allows for a maximum height of 200 feet.

The maximum height of surrounding districts includes 145 feet (Planned Development District No. 714, Subdistrict 1A) to the west of the site, 125 feet (Planned Development District No. 468) south of the site, and no maximum height west across the Trinity River (Planned Development District No. 784). Staff has created a height analysis map to depict the heights of the aforementioned district.

The proposed maximum number of dwelling units for the site is a base of 100 units. The request includes Mixed Income Housing Bonuses providing 5% of units in income band 1 (81% to 100% of the Area Median Family Income) to allow a maximum number of

dwelling units to 280 and a Mixed Income Housing Bonus providing 5% of units in income band 2 (61% to 80% of the Area Median Family Income) and providing 5% of units in income band 1 (81% to 100% percent of the Area Median Family Income) to increase the maximum number of dwelling units to 350.

Staff recommends a base of 100 dwelling units and a Mixed Income Housing Bonus providing 5% of units in income band 3 (51% to 60% percent of the Area Median Family Income) to increase the maximum number of dwelling units to 280 and Mixed Income Housing Bonus providing 5% of units in income band 3 (51% to 60% percent of the Area Median Family Income) and providing 5% of units in income band 2 (61% to 80% of the Area Median Family Income) to allow a maximum number of dwelling units to 350.

The applicant has two scenarios included within the PD conditions, one to include the mixed use project and a second which would include a legacy building designation for the buildings that are currently on the site to retain the applicant's building rights for the current buildings.

On October 23, 21020, the proposed project was reviewed by the Peer Review panel at the request of the applicant. Six suggestions for the project were derived from this meeting, two of which can be achieved through the zoning process. The panel advised the design team to consider screening of the parking garage particularly on the southern and eastern facades and the panel suggest flipping the massing to orient the long wall of the building against the levee side, with the "fingers" of the building being placed along Beckley, to break up the massing along the street frontage and give the primary orientation towards the river and the park.

Staff has taken these suggestions from the panel and added conditions for screening on of the parking garage as well and conditions to break up the mass as the building grows in height. CPC recommends approval of the new PD following staff's recommended conditions with the change that alcohol beverage establishment be allowed by Specific Use Permit.

**Development Standards**

District	Setbacks			Number of Units	Height (max)	Lot Coverage (max)	Lot area for residential use (sq. f.)
	Front (min)	Side (min)	Rear (min)				
<b>Existing: IR</b>	15'	30' adjacent to residential OTHER: No Min.	30' adjacent to residential OTHER: No Min.	No Max	200' 15 stories	80%	N/A
<b>Proposed PD</b>	15'	No min		Base: 100  280 units with 5% MIH  350 units with 10% MIH	85' 160' with Housing Bonuses	80%	N/A

**Parking:**

The applicant's proposed conditions include a reduction of the required minimum off-street parking for the multifamily use from one space per bedroom to one space per bedroom with a maximum of two parking space per dwelling unit. Per the City Code, Office is parked at 1 parking space per 333 square feet of floor area, proposed conditions are to park the use at one parking space per 500 square feet of floor area. Restaurant is proposed to be parked at one parking space per 125 square feet of floor area which is a reduction from the one per 100 square feet of floor area outlines in the Dallas City Code. The outdoor dining areas on the property covered or uncovered count as floor area for calculation of the parking requirement for restaurant uses.

**Landscaping:**

At the time of development for a mixed use project, landscape will be provided per the landscape plan. Per the City Arborist, although the landscape plan is significantly deviating from Article X, the landscape plan is suitable for the development.

**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

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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 uncategorized, there are properties to the east are located within Category "D."

## LIST OF PARTNERS

### Owners:

2332 N. Beckley – RSDC LLC, 1/3 BC LLC, 1836 W Jefferson LLC  
RSDC LLC

Donna Cotter, Member

Robert Stimson, Member

1/3 BC LLC

Joseph McElroy III, Manager

1836 W Jefferson LLC

Richard Patten, Managing Member

2330 N. Beckley – William Gene Ellis, Individual

2326 N. Beckley- David B. Dearing, Individual

### Applicant:

Mill Creek Residential

William C. MacDonald, CEO and President

Charles Bay, Chief Construction Officer

Charles R. Brindell, Jr., Executive Chairman

Sheryl A. Brown, Executive Managing Director

Sean Caldwell, Executive Managing Director

Ashvani Chuchra, Executive Managing Director

Wesley H. Dickerson, Senior Managing Director

Michael M. Hefley, Chief Operations Officer

Kellie Hughes, Senior Vice President

Jim Keeley, Chief Financial Officer

Jeffery D. Kok, Chief Innovation & Information Officer

Alan Kolar, President

Michael Melaugh, Executive Managing Director

Callum Parrott, Executive Managing Director

Michael Payton, Vice President

Stephen Prochnow, Senior Vice President

David Reynolds, Executive Managing Director

Maria Rigopoulos, Senior Vice President

Darren Schackman, Executive Managing Director

Shari Steinhardt, Vice President

Jerry Williams, Vice President

Andrew Beach, Vice President

Michael Blackwell, Senior Managing Director

Meghan Caviness, Vice President



## PROPOSED CONDITIONS PEER REVIEW PANEL SUMMARY

City of Dallas

### UDPRP Review Summary **DRAFT 10.23.20**

Urban Design Peer Review Panel

DATE: 10.23.20

TIME: 8:30am

**PROJECT:** Trinity Modera

LOCATION: WebEx Teleconference

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#### Overview

Below is a summary of the Urban Design Peer Review Panel's advice for Trinity Modera as derived from the October 23<sup>rd</sup> Peer Review session.

#### Advice Summary

- [1]** The Panel commends the development team for working within the numerous existing constraints to deliver an exciting mixed-use project next to the Trinity River
- [2]** The Panel recommends the City work to better align the zoning in this area with previous area planning and community visioning efforts.
- [3]** Recognizing the possible Army Corp of Engineers requirements, the Panel recommends the development team explore opportunities to use backfilling along the levee side of the property to screen parking and create a development that fits more seamlessly with the levee and the park.
- [4]** The Panel advises the design team to consider the screening of the parking garage, particularly on the southern and eastern facades.
- [5]** The Panel suggests flipping the massing to orient the long wall of the building against the levee side, with the "fingers" of the building being placed along Beckley, to break up the massing along the street frontage and give the primary orientation towards the River and the Park.
- [6]** The Panel recommends the development and design team work to collaborate with the Trinity Park Conservancy and Michael VanValkenburgh to include the northern-most tip of their project into the West Overlook scope of Harold Simmons Park.

## HEIGHT ANALYSIS



**CPC ACTION**  
**November 19, 2020**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to a development plan, landscape plan, and staff's recommended conditions with the following change to under Section 51P-\_106(8) to read: "Alcohol Beverage Establishment [SUP]" on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street.

Maker: Carpenter  
Second: MacGregor  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 23  
**Replies:** For: 7 Against: 3

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Michael Blackwell, 8845 Fenchurch Rd., Dallas, TX, 75238  
Mark Meyer, 2001 Bryan St., Dallas, TX, 75201  
Will Duncan, 2001 Bryan St., Dallas, TX, 75201  
Kevin Hickman, 9474 Gatetrail Dr., Dallas, TX, 75238  
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201  
Shane Spillers, 2306 N. Beckley Ave., Dallas, TX, 75208  
Karl Sanford, 1168 Clifftop Ln., Dallas, TX, 75208  
Bob Stinson, 2116 Kessler Ct., Dallas, TX, 75208  
For (Did not speak): Sarah Scott, 13455 Noel Rd., Dallas, TX, 75240  
Against: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201  
Andrew Ruegg, 2201 Main St., Dallas, TX, 75201

<b>CPC RECOMMENDED CONDITIONS</b>
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**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.                      LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.                      PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property bounded by Commerce Street and North Beckley Avenue. The size of PD \_\_\_\_ is approximately 2.02 acres.

**SEC. 51P- \_\_\_\_ .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.

(1) LEGACY BUILDING means a building constructed before 1980.

(2) MIXED USE PROJECT means a development without a legacy building with residential uses and a minimum of 4,000 square feet of non-residential uses.

(3) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of a specified facade area, excluding facade openings for garage entrances and service area access, by street frontage.

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

**SEC. 51P- \_\_\_\_ .104.                      EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_\_\_A: development plan.

- (2) Exhibit \_\_\_\_B: landscape plan.

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

(a) For a mixed use project, development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a legacy building project, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site plan analysis, conceptual plan, development schedule, and landscape plan do not apply.

(c) For all other projects, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls

**SEC. 51P- \_\_\_\_ .106. MAIN USES PERMITTED.**

(a) For a mixed use project, the following main uses are the only uses permitted. Non-residential uses are limited to the first and second story in the area designated on the development plan. Residential uses are permitted on any story.

- (1) Agricultural uses.
  - Crop production.
- (2) Commercial and business service uses.
  - Catering service.
  - Custom business services.
- (3) Institutional and community service uses.
  - Child-care facility.
  - Church.
  - Community service center. [SUP]
  - Library, art gallery, or museum.
- (4) Miscellaneous uses.
  - Temporary construction or sales office.

(5) Office uses.

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

(6) Recreation uses.

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

(7) Residential uses.

- Multifamily.
- Retirement housing.

(8) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as an MU-2 District.]*
- Animal shelter or clinic without outside runs.
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[No on-site dry cleaning.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center.

(11) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.

- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Mounted by right*

*All other types by SUP.]*

- Utility or government installation other than listed. *[SUP]*

(12) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required unless the requirements of Section 51A-4.213(11.2)(E) are satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required unless the requirements of Section 51A-4.213(11.3)(E) are satisfied.]*

(b) For legacy buildings and all other projects, the following main uses are the only uses permitted.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Legacy building only.]*
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair. *[Legacy building only.]*
- Job or lithographic printing. *[Legacy building only.]*
- Machine or welding shop. *[Legacy building only.]*
- Tool or equipment rental. *[Legacy building only.]*
- Vehicle or engine repair or maintenance. *[Legacy building only.]*

(3) Industrial uses.

- Alcoholic beverage manufacturing. *[Legacy building only, by SUP.]*
- Industrial (inside). *[Not potentially incompatible. See Section 51A-4.203(b)(1).] [Legacy building only.]*

(4) Institutional and community service uses.

- Child-care facility.
- Church.
- Community service center. *[Legacy building only by SUP]*

- Library, art gallery, or museum.

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

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

(8) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside runs.
- Auto service center. *[Legacy building only.]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[No on-site dry cleaning.]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses. *[Massage, piercing, and tattoo salons are prohibited unless part of a beauty salon offering multiple types of services.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Legacy building only.]*

(9) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*

(10) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP may be required. See Section 51A-4.212(4).]*
- Police or fire station.



- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Mounted by right.]*

*All other types by SUP.]*

(11) Wholesale, distribution, and storage uses.

- Office showroom/warehouse. *[Legacy building only.]*
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section*

*51A-4.213(11.3).]*

- Warehouse. *[Legacy building only.]*

**SEC. 51P-\_\_\_\_.107.**

**ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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-\_\_\_\_.108.**

**YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general.

(1) For a mixed use project, except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(2) For all other projects, the yard, lot, and space regulations for the MU-2 Mixed Use District apply except maximum floor area ratio is 1.6.

(b) Front yard.

(1) Except as provided, minimum front yard is five feet.

(2) Encroachments for, bay windows, landscape walls up to four feet in height, allowed projections listed in 51A-4.401(a)(1), stairs, stoops, and ramps are allowed in the required front yard and need not be shown on the development plan.

(3) For portions of a building above 45 feet along North Beckley Avenue, an urban form setback of an additional 10 foot setback is required. No urban form setback is required along the North Beckley Slip Street.

(c) Side and rear yard. No minimum side or rear yard setback.

(d) Density. Maximum number of dwelling units is 100. If compliant with SEC. 51P-\_\_\_\_-112(a)(1), the maximum number of dwelling units is 280. If compliant with SEC. 51P-\_\_\_\_-112(a)(2), the maximum number of dwelling units is 350.

(e) Floor area ratio. Maximum non-residential floor area ratio is 1.0. For a project qualifying for bonuses in accordance with SEC. 51P-\_\_\_\_112(a)(1), no maximum residential floor area ratio.

(f) Height.

(1) Except as provided below maximum building height is 85 feet.

(A) Mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(2) If compliant with SEC. 51P-\_\_\_\_-112(a)(2), maximum building height is 160 feet.

(A) Mechanical equipment, elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories.

(1) Maximum number of stories is 8.

(2) If compliant with SEC. 51P-\_\_\_\_-112(a)(2), maximum number of stories is 14.

(j) Tower coverage and floor plate. To prevent a wall effect along the Trinity River, a building compliant with SEC. 51P-\_\_\_\_-112(a)(2), maximum lot coverage for any portion of the building greater than 85 feet in height is 40 percent, and maximum floor

plate for any portion of the building greater than 85 feet in height is 30,000 square feet limited to the area shown on the development plan.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

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

(b) Multifamily.

(1) For a mixed use project, minimum one space per bedroom with a maximum of two spaces per unit.

(2) Private parking may be tandem (one parking space in front of another parking space); guest parking may not be tandem.

(c) Office. For a mixed use project, one space per 500 square feet of floor area.

(d) Restaurant. For a mixed use project, one space per 125 square feet of floor area. Any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(f) Fee for parking. A non-residential use may charge a fee for parking.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

(a) For a mixed use project, landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For all other projects, landscaping must be provided in accordance with Article X.

(c) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted

(d) Minimum sidewalk width along North Beckley Avenue is 10 feet. Minimum sidewalk along the North Beckley Slip Street is five feet.

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

**SEC. 51P- \_\_\_\_\_.112.**  
**HOUSING.**

**DEVELOPMENT BONUSES FOR MIXED INCOME**

(a) In general. Except as provided in this section, to obtain a development bonus set forth in Section 51P-\_\_\_\_\_.108, mixed-income housing compliance with the provisions of Division 51A-4.1100 not inconsistent with this Article is required for units made available to households earning incomes within the income ranges referenced in the applicable section.

*CPC Recommendation*

(1) The development bonuses set forth in Section 51P-\_\_\_\_\_.108 apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income.

(2) The development bonuses set forth in Section 51P-\_\_\_\_\_.108 apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of AMFI and five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI (for a total of 10 percent of the total number of units of the income bands listed in paragraphs (1) and (2)).

*Applicant's Request*

(1) The development bonuses set forth in Section 51P-\_\_\_\_\_.108 apply if a minimum of five percent of the total number of units are available to households earning between 61 percent and 80 percent of area median family income.

(2) The development bonuses set forth in Section 51P-\_\_\_\_\_.108 apply if five percent of the total number of units are available to households earning between 81 percent and 100 percent of area median family income and five percent of the total number of units are available to households earning between 61 percent to 80 percent of area median family income (for a total of 10 percent of the total number of units of the income bands listed in paragraphs (1) and (2)).

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

**SEC. 51P- \_\_\_\_\_.113.**

**DESIGN STANDARDS.**

(a) Applicability. For a mixed use project and new construction, the following design standards apply.

(1) Above-grade parking structures.

(A) That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking for a minimum of 80 percent of the cumulative length of the street-facing facade.

(B) 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.

(C) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening shall not prohibit the garage from being considered "open air" for ventilation purposes.

(2) Surface parking location. Surface parking is prohibited between the street-facing facade and the property line. For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

(3) Screening of off-street loading spaces and service areas. Off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3). Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(4) Exterior facades Enclosing Floor Area.

(A) Frontages. All street-fronting facades must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk.

(B) Individual entries. Except as provided in this paragraph, all dwelling units at the ground level fronting on a street must have individual entries that access the street with an improved path connecting to the sidewalk.

(C) Architectural Elements. Facades exceeding 30 feet in length must have two of the following elements, and facades exceeding 100 feet in length must have four of the following elements.

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

(ii) Architectural details such as raised bands and cornices.

(iii) Architecturally prominent public entrance.

(iv) Attached tower or turret.

(v) Awnings.

(vi) Change in color.

(vii) Change in material.

(ix) Change in texture.

(D) The facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, change in window patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(E) The ground level, street-facing facade must provide a minimum of 30 percent transparency.

(5) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. For a development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise

provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(6) Open space. A minimum of 8,000 square feet of open space must be provided. for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

(A) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

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

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

(E) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(F) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(7) Pedestrian amenities. The following pedestrian amenities are required along the North Beckley Avenue frontage.

(A) Two benches.

(B) Two trash cans.

(C) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(8) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(9) Trinity Overlook Park Connectivity. Development must provide access point to park.

**SEC. 51P- \_\_\_\_\_.114.                      SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.115.                      ADDITIONAL PROVISIONS.**

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

(a) 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.

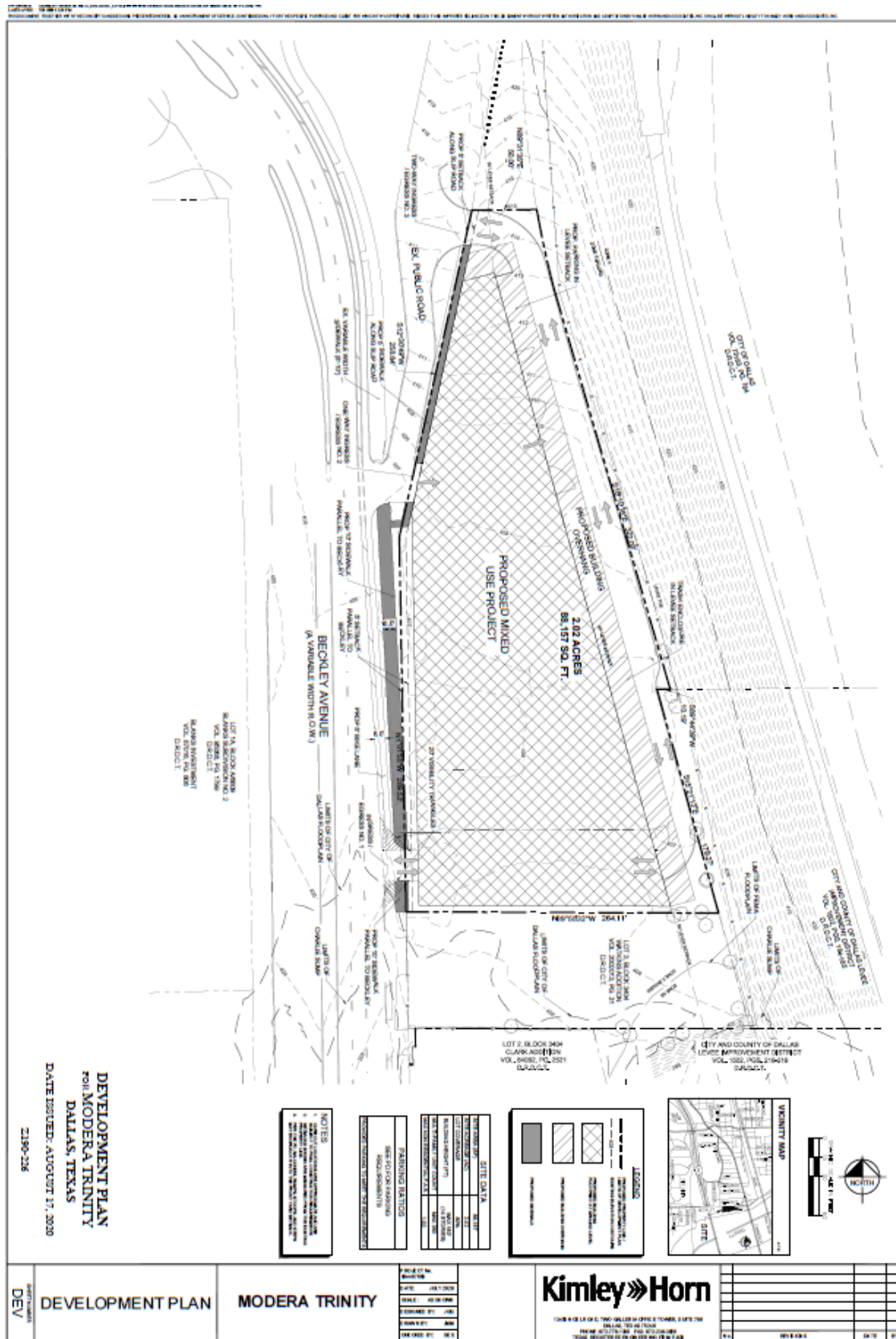
**SEC. 51P- \_\_\_\_\_.116.                      COMPLIANCE WITH CONDITIONS.**

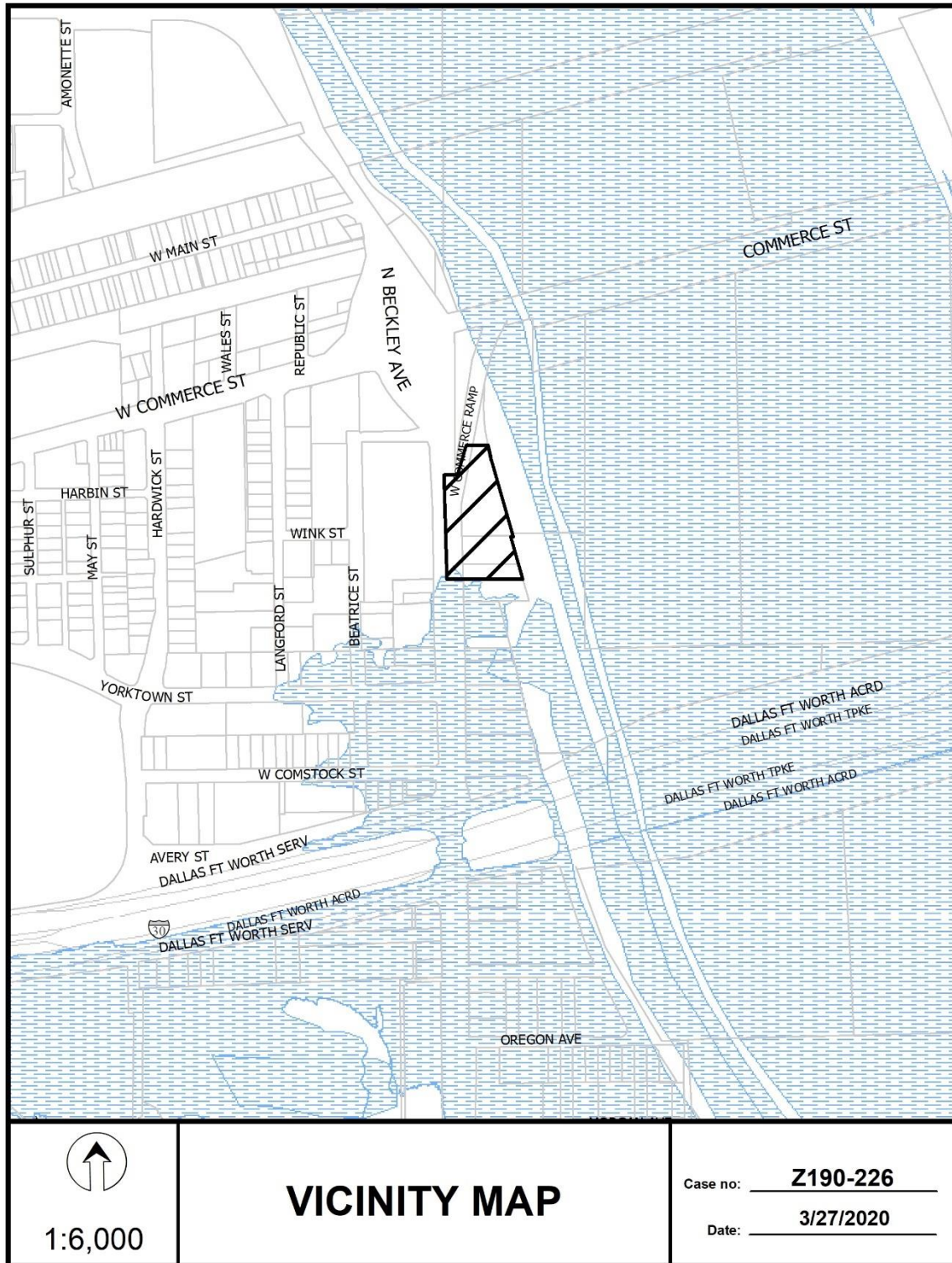
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(a) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.



## PROPOSED DEVELOPMENT PLAN

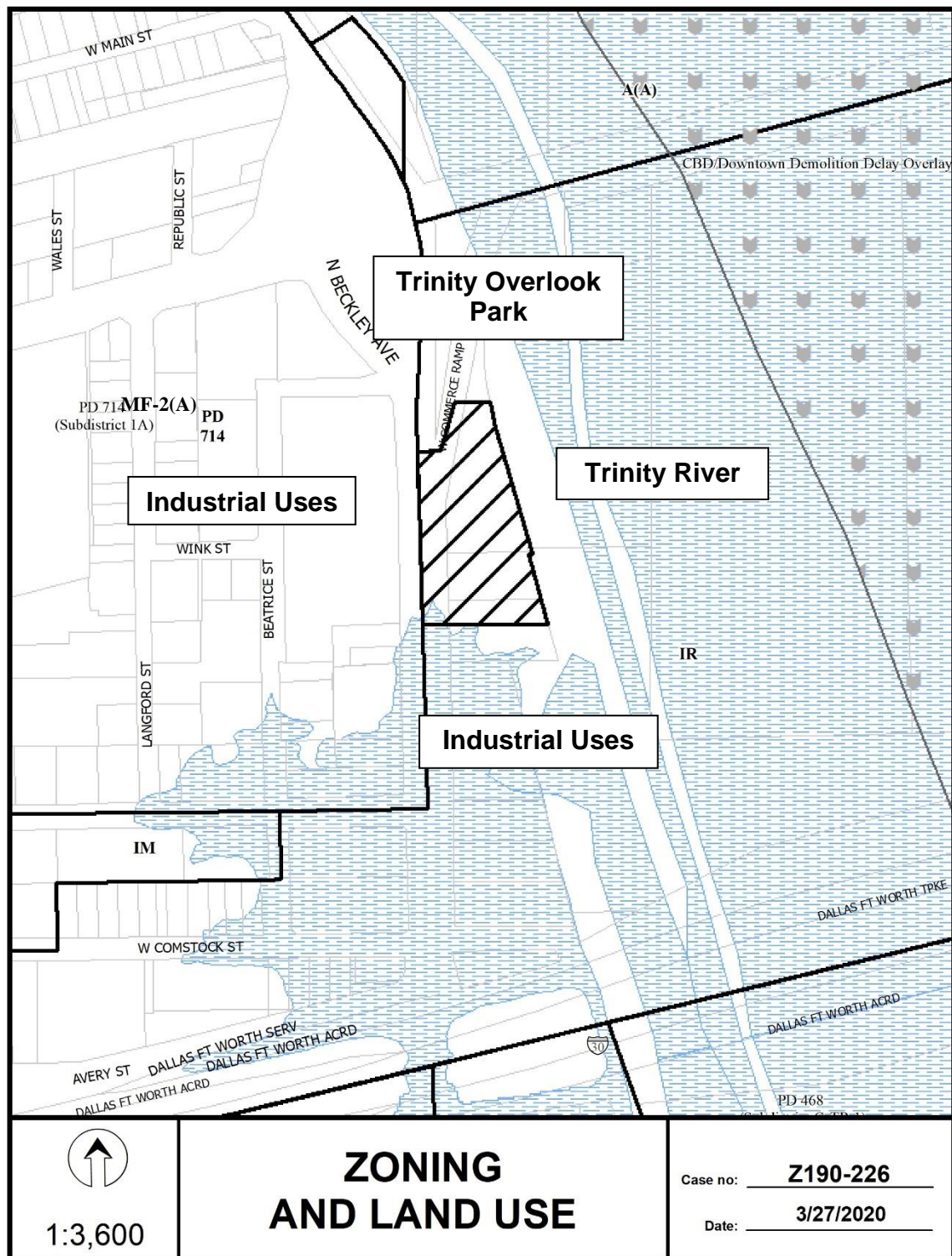




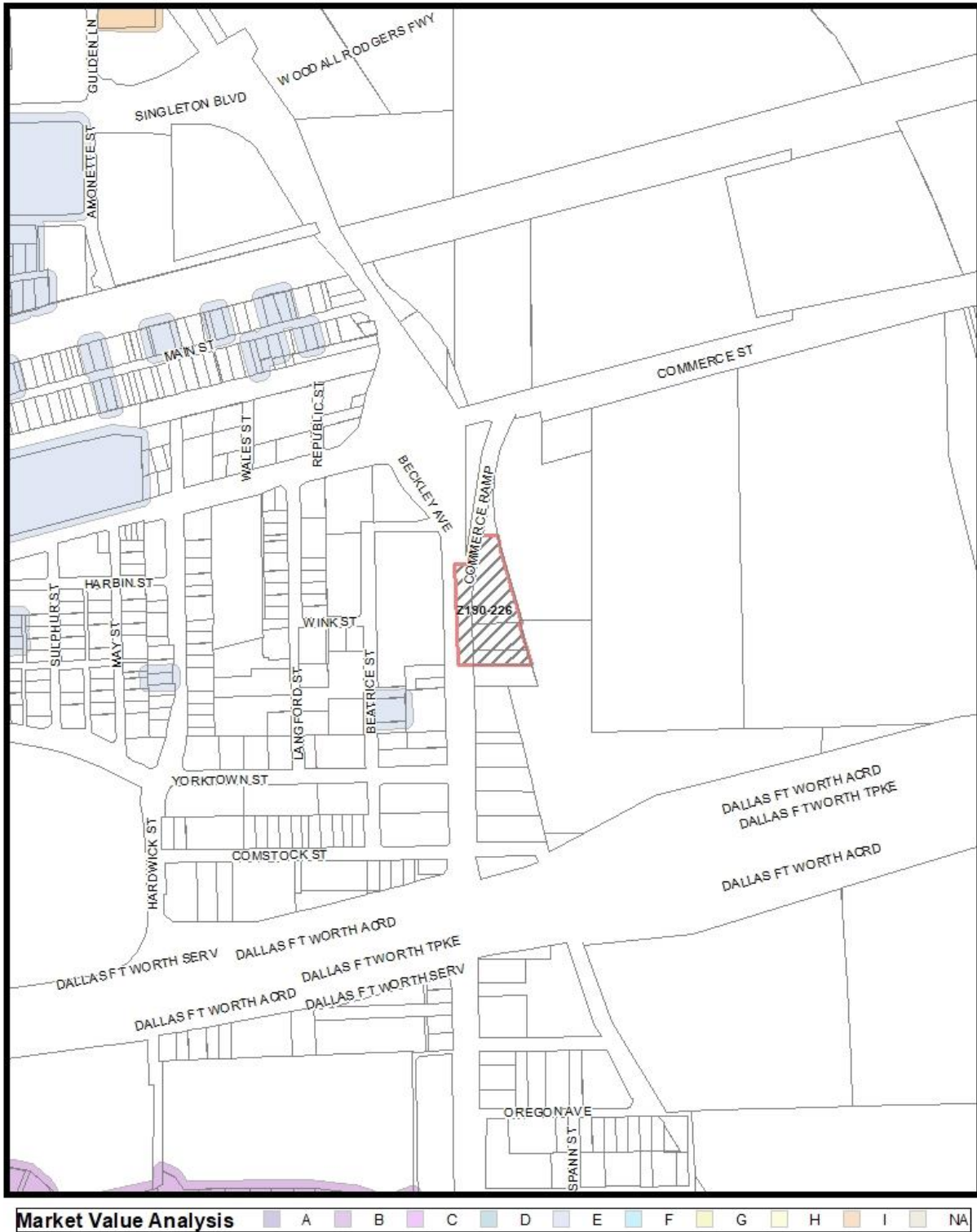








Z190-226(CT)



1:6,000

## Market Value Analysis

Printed Date: 3/27/2020

**CPC RECOMMENDED CONDITIONS**



11/18/2020

***Reply List of Property Owners******Z190-226******23 Property Owners Notified 7 Property Owners in Favor 3 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	2330 N BECKLEY AVE	ELLIS WILLIAM GENE
O	3	2326 N BECKLEY AVE	DEARING B DAVID
	4	251 ROCK ISLAND ST	CITY & COUNTY LEVEE
	5	2324 N BECKLEY AVE	DIMOCK BRIAN AKIN
	9	2300 BEATRICE ST	TURBYFILL JOHN RUFUS III
O	10	2307 N BECKLEY AVE	WSP BECKLEY LLC
	11	131 YORKTOWN ST	DP YORKTOWN 131 LLC
X	12	2323 N BECKLEY AVE	STOUT SHARI L
	13	2319 N BECKLEY AVE	DAVID MASSEY HOLDINGS LLC
	14	208 WINK ST	COOPER DEWAYNE
	15	2343 BEATRICE ST	COOPER L DEWAYNE
	16	2327 BEATRICE ST	QUIRL FAMILY FIRST LTD PS
	17	2318 BEATRICE ST	2318 BEATRICE LLC
	18	120 W COMMERCE ST	WEST COMMERCE INVESTMENTS LLC
	19	2320 N BECKLEY AVE	M PLUS M STRATEGIES INC
	22	2439 BEATRICE ST	WEST COMMERCE INVESTMENTS LLC
	23	2415 BEATRICE ST	WEST COMMERCE INVESTMENTS LLC
O	A1	2332 N BECKLEY AVE	RSDC LLC &
O	A2	2306 N BECKLEY AVE	2306 N BECKLEY LLC
O	A3	2310 N BECKLEY AVE	2306 N BECKLEY LLC
O	A4	2222 N BECKLEY AVE	MARTINEZ JOSE M
X	A5	2343 N BECKLEY AVE	BLANKS INVESTMENT
X	A6	2343 N BECKLEY AVE	BLANKS INVESTMENTS