

FILE NUMBER: Z167-311(VP)

DATE FILED: May 18, 2017

LOCATION: Generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

COUNCIL DISTRICT: 2

MAPSCO: 45 N; Q; R; S; U; V; Y; Z

SIZE OF REQUEST: Approx. 588 acres

CENSUS TRACT: 204.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development.

CPC RECOMMENDATION: Approval of proposed amendments to Planned Development District No. 317; and no change to Planned Development District No. 715 and CA-1(A) Central Area District properties.

STAFF RECOMMENDATION: Approval of proposed amendments to Planned Development District No. 317; and no change to Planned Development District No. 715 and CA-1(A) Central Area District properties.

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved Planned Development District No. 317, the Cedars Area Special Purpose District.
- On May 18, 2017, the City Plan Commission (CPC) initiated an authorized hearing to determine proper zoning for the area.
- On January 10, 2019, the 1st Community Meeting was held by the City and hosted by Mayor Pro-Tem Medrano to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. Approximately 100 people attended.
- Between February 25, 2019, and September 9, 2019 staff met with the 13- member Steering Committee appointed by Mayor Pro-Tem Medrano 9 times to discuss proposed changes for the area. An average of 11 of the 13 Steering Committee members attended the meetings. An average of 20 community members and interested parties attended the meetings.
- On November 5, 2019, the 2nd Community meeting was held by the City and hosted by Mayor Pro-Tem Medrano to present the proposed zoning amendments. Approximately 150 people attended.
- On November 7, 2019, as part of the CPC Bus Tour, the Commission toured the authorized hearing area.
- On December 12, 2019, January 9, 2020, June 4, 2020 and July 9, 2020, CPC was briefed on this case.
- On February 6, 2020 and March 26, 2020 CPC held the item under advisement. On May 21, 2020 CPC provided items for further study and held the case under advisement. On July 23, 2020 and August 20, 2020 CPC held the case under advisement. On September 3, 2020 CPC provided recommendations to be considered and held the case under advisement. On October 15, 2020 CPC held the item under advisement.
- On November 5, 2020, CPC recommended approval.

Zoning History:

There have been 10 zoning cases in the vicinity in the past five years.

1. **Z189-297** On October 23, 2019, the City Council approved creation of a new subdistrict for mixed uses on property zoned Tract 2 in Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial

within Planned Development District No. 317, the Cedars Special Purpose District, located on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.

- 2. Z178-247** On August 6, 2018, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.
- 3. Z167-246** On August 6, 2018, the City Council approved creation of a new subdistrict for mixed uses on property zoned Subdistrict 2 (the Moderate Density Mixed Use Corridors), within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 4. Z178-131** On April 25, 2018, the City Council approved the expansion of Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 1 (Moderate Density Residential) within Planned Development District No. 317, the Cedars Area Special Purpose District.
- 5. Z 156-353** On January 11, 2017, the City Council approved a new subdistrict for Subdistrict 3A uses and an alcoholic beverage manufacturing use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District
- 6. Z156-275** On December 14, 2016, the City Council approved a new subdistrict for single family uses and office showroom/warehouse use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District, located in an area generally bounded by both sides of Cockrell Avenue, McKee Street, Pitt/Wall Street and southwest of Alexander Avenue.
- 7. Z156-127** On April 13, 2016, the City Council approved a new subdistrict (2A) for property zoned Subdistrict 2 within PD No. 317, the Cedars Area Special Purpose District, located on the southwest corner of Beaumont Street and Ervay Street.

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8. Z156-158 On March 23, 2016 the City Council approved an ordinance granting a Subdistrict 2 (Moderate Density Mixed Use Corridors) on property zoned Subdistrict 6 (Old City Park Institutional) within Planned Development District No. 317, the Cedar Area Special Purpose District, located on the southeast line of Gano Street, northwest of Beaumont Street South Ervay Street and Gano Street, east corner.

9. Z145-342 On November 10, 2015, the City Council approved a Demolition Delay Overlay District in the greater Downtown area.

10. Z134-336 On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Good Latimer Expressway	Principal Arterial	100 feet Keep existing
Cesar Chavez Boulevard	Principal Arterial	100 feet to 105 feet Keep existing
Ervay Street	Community Collector	60 feet Keep existing
Harwood Street	Minor Arterial	60 feet Keep existing
Lamar Street	Principal Arterial	80 feet Keep existing
Corinth Street	Principal Arterial	80 feet Keep existing
Belleview Street	Community Collector	60 feet Keep existing

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed amendments and recommended changes to the visibility triangle requirements and a loading space for multifamily.

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 amendments to the authorized hearing area.

The proposed amendments meet the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

Implementation Measures 1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor and adjacent neighborhoods.

The proposed amendments establishing primary streets and corridors through the Cedars into Downtown, strengthens the pedestrian connections between the Cedars and Downtown.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Implementation Measures 1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

Implementation Measures 1.3.1.7 Implement zoning tools to accommodate alternative housing products.

The comprehensive Housing Policy focuses on encouraging the development of affordable housing within the city. The proposed regulations include development bonuses for providing mixed income housing within the Cedars area. Additional tools like accessory dwelling units and accessory live units will create an opportunity to develop more housing units within the area.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.1.4 Capitalize on Transit Oriented Development Opportunities.

Implementation Measures 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measures 1.1.4.2 Initiate Area Plans to identify and evaluate land for high density mixed-use development near transit centers. Coordinate public investment and land use regulations with development activity. Include area business leaders as well as neighborhood stakeholders when creating Area Plans.

Implementation Measures 1.1.4.3 Use existing and historic buildings when possible to retain the character of surrounding neighborhoods, to build neighborhood identity and to provide opportunities for mixed-use development.

Implementation Measures 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

The Cedars is one of Dallas' oldest neighborhoods and has many older buildings. The recommendations encourage the preservation of older buildings to keep the uniqueness of the area by recommending a parking reduction for legacy buildings, encourages repurposing/reuse of older buildings to keep the uniqueness of the area. The area is well connected with the highways, DART light rail station and DART bus stations. However, the infrastructure is not conducive for walking. The proposed regulations provide parking incentives for providing enhanced pedestrian connectivity to the DART station and a development bonus near the proposed high-speed-rail. Additionally, the proposed regulations require all new sidewalks along the street frontage with a minimum unobstructed width of six feet.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

Implementation Measures 2.3.3.2 Identify priority corridors and connections to surrounding neighborhoods and among Downtown destinations and amenities. Develop strategies to strengthen these connections.

Implementation Measures 2.3.3.4 Encourage development with high quality streetscaping and pedestrian amenities. Promote such development opportunities by developing a plan for a modern streetcar circulator system to enhance linkages between major destinations within Downtown and the DART light rail transit system.

Cedars area is located adjacent to Downtown Dallas and provides the housing for the employees who work in downtown. The proposed regulations encourage developments to provide enhanced pedestrian connectivity to the DART station. The proposed front yard setback regulations facilitate café space and patio spaces to activate the pedestrian realm.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Cedars area provides the entryway into downtown from south of Dallas. The proposed regulations foster appropriate building height, scale and massing, that is complementary to the downtown area not to create another downtown. The proposed regulations focus on augmenting the unique character of the Cedars area.

Area Plans:

Downtown Dallas 360 Plan

The Downtown Dallas 360 Plan was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The Plan recognizes the Cedars area as the diverse, eclectic neighborhood that has the potential to accommodate new workforce housing that can take advantage of Downtown views and accessibility near I-30. The proposed regulations boost the mix of housing options, encourages affordable and workforce housing in the area, improves the sense of community by preservation of existing older homes through development bonuses. The proposed regulations encourage live units and accessory dwelling units and wider

sidewalks. The regulations emphasized pedestrian friendly design elements promoting walkability and connecting the Cedars area to the major downtown attractions.

Cedars Area Plan

The Cedars Area Plan was adopted in 2002, creating a vision for future development in the area focusing on compatible land uses, zoning, urban design and transportation issues. The Plan encourages residential, mixed-use development and consolidation of industrial, heavy warehouse/distribution uses. The focus of the plan was to improve the connectivity, pedestrian and bicycle network, traffic circulation, linking the Cedars area to the major attractions like the Old City Park, DART station, Downtown, and Trinity Corridor. The area has many old houses with historical remnants of the old Cedars neighborhood, and these are valuable assets and can serve to preserve the unique character of the area.

Other Plans:

Cedars Tax Increment Financing District Plan:

The Planned Development District No. 317 is within the Cedars Tax Increment Financing District (TIF). The Cedars TIF District was established by Dallas City Council by Ordinance No. 21492, on December 9, 1992 with mission to attract new residential and commercial development, facilitate growth and increase its tax base, capitalizing on the District's proximity to Downtown Dallas and major transportation arteries. The Cedars TIF Plan provides incentives to promote redevelopment of the area by utilizing public investment to attract new private investment primarily for mixed income residential housing, hotel/motel rooms, retail and office space. The Plan emphasizes design elements to improve pedestrian connectivity, vehicular circulation connecting the area to with the Downtown, the Farmers Market, and Dallas Convention Center.

The proposed recommendations for PD No. 317 are based on the *forwardDallas! Comprehensive Plan*, Downtown Dallas 360 Plan, Cedars Area Plan 2002, and Cedars Tax Increment Financing Plan. The proposal supports the area plan goals and policies to foster appropriate development scale, encourage the reuse of older buildings and retain the unique character of the neighborhood.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies in weak markets more precisely 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. The subject site is uncategorized. Properties located in the general area surrounding the area of request are within Category C to the northwest, Category E to the east and west, and Category H to the southeast.

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1(A) Central Area District	Government uses, and parking lots
Site	PD No. 715	Homeless assistance center
Site	PD No. 317 Subdistrict 1 – Residential Subdistrict 2 – Moderate Density Mixed Use Corridor Subdistrict 3 – Moderate Density Mixed Use Corridor Subdistrict 4 – Industrial Subdistrict 5 – Transition Subdistrict 6 – Old City Park	Parking lots, vacant properties, Single family, duplex, multifamily, church, retail, bar and restaurant, hotel, office, commercial, DART properties
North	CA -1 (A) Central Area District	Government uses, and parking lots
Northeast	PD No. 357	Dallas Farmers Market, townhomes, multifamily
South	PD No. 747	Commercial, vacant lots
South east	PD No. 513	Multifamily
East	MU-1 PD No. 841 PD No. 346	Commercial, Multifamily, office buildings
West	PD No. 800 PD No. 784	Commercial, vacant lots

STAFF ANALYSIS

CA-1 (A) Central Area District properties and Planned Development District No. 715:

The authorized hearing area includes approximately 7 acres zoned CA-1(A) Central Area District, generally bound by Ervay Street, Akard Street, Canton Street, and Corsicana Street. The purpose of the CA-1(A) district is to provide to accommodate existing development into the central area of the city, to encourage appropriate future use of land, and to prevent the increase of street congestion. Currently, the area contains parking lots and government buildings. The CA-1(A) area is to the north and separated by I-30 from the Cedars area.

Planned Development District No. 715 is located on the southeast corner of South Ervay Street and Cadiz, contains approximately 22,575 square feet, with a homeless assistance center by specific use permit. This area is located to the north and across I-30 from the Cedars area.

Based on the purpose of the areas, there are no changes proposed to the CA-1(A) properties and PD No. 715.

Planned Development District No. 317:

GENERAL OVERVIEW:

Originally, when the Planned Development District was created in 1989, it had 12 subdistricts: residential district, commercial district, Akard Street commercial corridor district, two freeway frontage corridor district, hotel district, commercial/secondary/utility uses district, industrial/warehouse district, heavy industrial district, park district, industrial manufacturing district and commercial service district. Due to market trends and complexities of the PD, community leaders initiated an area wide vision process in 2000. Community leaders, and developers led the vision efforts, with property owners and City staff from current planning, economic development, public works, code, and city attorney's office involved in the process. That visioning process resulted in the creation of the 2002 Cedars Area Plan and was the foundation for revisions to the PD, which consolidated 12 subdistricts into 6 subdistricts: residential district, moderate density mixed use corridor district, freeway-oriented high-density mixed-use district, warehouse/residential transition district, industrial district and Old City Park institutional district. However, since then, multiple amendments have been made to PD 317 through individual zoning cases and by October 2019, the PD was comprised of 14 subdistricts.

Due to the multiple amendments and recent changes in the Cedars area, CPC authorized a hearing to determine proper zoning for the area. Mayor Pro-Tem Medrano appointed a 13-member Steering Committee and the authorized hearing process began.

Based on the Comprehensive Plan, Dallas 360 Plan, and Cedars Area Plan 2002, the proposed amendments support:

- Preservation of the unique character of Cedars: Cedars area has a lot of older buildings that are unique to the area. The proposed parking reduction for Legacy Buildings intends to incentivize the repurposing of these older buildings without demolishing them.
- Complementary building height, scale, and mass appropriate for the area: Cedars area consists of vacant lots, empty parking spaces, and abandoned buildings. Proposed regulations are higher than the existing PD regulations. The proposed gradual height increase and setbacks will encourage development to complement the character of the neighborhood.
- Promoting walkable, active neighborhood: by allowing wider sidewalks and disallowing parking in the front yard setback, these recommendations promote walkability, encourage café/patio spaces and an active public realm with "eyes on the street" to promote an active and safe neighborhood.
- Enhanced Pedestrian Connectivity: parking for uses on a lot that is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided. The proposed regulations include keeping this existing parking reduction to improve pedestrian connectivity to the DART light rail station.
- Encourage mixed income housing opportunities: The area is located adjacent to the major employment center, downtown Dallas. To support and promote housing for the employees who work in downtown, the proposed regulations provide development density bonuses for providing mixed income housing in the Cedars.

PROPOSED REGULATIONS:

The proposed regulations include consolidation of existing subdistricts, land uses, and development regulations.

Attached Proposed Conditions:

The attached "Proposed Conditions" reflect CPC's final recommendation. The Steering Committee's recommendation, which was reflected in boxes at CPC, has been removed for ease of reading.

The Steering Committee's recommendation mainly differs from the CPC recommendation in parking, height, floor area ratios (FAR), and providing for mixed income housing (MIH) development bonuses.

For parking:

The Steering Committee recommended CA-2(A) parking. CA-2(A) district requires:

- no parking for a building prior to June 26, 1967, or for an addition to an existing building (one space per 2,000 square feet for the addition)
- if in a building built after June 26, 1967 no parking required for ground-floor retail and personal service uses, except for bar, lounge or tavern, and commercial amusement (inside)
- none required for first 5,000 square feet for a ground floor restaurant.

CPC recommends reduced parking:

- for uses located in a Legacy Building to incentivize the repurposing of older structures
- for providing pedestrian amenities
- for rideshare
- for tree preservation

For height, the Steering Committee recommended any legal building height per CA-2(A), except in Subdistricts 1 and 5. CPC recommends a base height of 180 feet in Subdistricts 2 and 4, and 300 feet in Subdistrict 3, with bonuses for MIH.

For floor area ratios, the Steering Committee recommended 20.0 per CA-2(A) except in Subdistricts 1 and 5. CPC recommends a base FAR of 3.0 in Subdistricts 2 and 4, and 6.0 in Subdistrict 3, with bonuses for MIH.

The Steering Committee had no recommendation for mixed income housing development bonuses (MIHDB). CPC recommended MIHDB in all subdistricts except Subdistricts 1 and 5 (Dallas Heritage Village).

In General

Primary streets have been designated to promote connectivity and walkability through the Cedars area, and to the downtown and surrounding attractions, the following streets are identified as Primary Streets. Design elements for buildings facing primary streets have been incorporated to promote development that activates the street level and provides for a positive and inviting pedestrian public realm.

- Akard Street
- Cesar Chavez Blvd

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- Corinth Street
- Ervay Street
- Harwood Street
- Good Latimer Blvd
- Lamar Street
- Belleview Street
- East Griffin Street
- West Griffin Street
- Sullivan Street

Height overlay is proposed to protect Subdistricts 1 and 5 from overshadowing and massing that could occur due to increased height allowed in adjacent subdistricts. The height overlay is a 100' buffer area that generates from the boundary line of Subdistrict 1 (Residential subdistrict) and Subdistrict 5 (Dallas Heritage Village subdistrict). Maximum height allowed in the height overlay area is 120 feet.

Off-street parking and loading proposed requirements provide significant opportunities to reduce required parking for Legacy Buildings, for providing pedestrian amenities, ride share parking, and tree preservation and credit for on-street parking. Screening for off-street parking and requirements for loading space for multifamily are proposed.

Remote parking is proposed to be allowed to a maximum of 1,300 feet if providing enhanced pedestrian amenities along pathways connecting the remote parking and the site.

Bicycle parking is required.

Mixed Income Housing Development Bonuses are proposed in Subdistricts 2, 2D, 3, and 4 and are specific to each subdistrict.

Open space minimum requirements are proposed in Subdistricts 3 and 5 and an FAR bonus for providing open space is proposed in Subdistricts 1, 2, and 4.

Landscaping is proposed to be in accordance with Article X of Dallas Development Code, with the exception of adjustments for providing site trees and requiring additional screening.

Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2:

The regulations for this subdistrict are intended to encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes, development patterns that support alternative modes of transportation, and the conservation of structures with historic value.

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Proposed amendments to uses permitted in this subdistrict allow for additional lodging uses such as boutique hotels and bed and breakfast. Additionally, uses such as small restaurants (3,500 square feet or less) by Specific Use Permit (SUP), a bar, lounge, or tavern by SUP and office showroom/warehouse with Residential Adjacency Review (RAR) have been added to allowed uses.

There are also minor changes proposed to the development regulations in Subdistrict 1: a Floor Area Ratio (FAR) bonus for providing open space, minimum and maximum front yard setbacks, and tower spacing, additional rear and side yard setbacks for that portion of a structure over 45 feet in height.

No changes are proposed to dwelling unit density, FAR (2.0), lot coverage (80%), height, stories, or lot size.

	Subdistrict 1	
	current	proposed
Front yard setback	no min.	--
> General (min./max.)	--	5'/8', 70% street frontage
> Primary streets (min./max.)	--	5'/10', 70% street frontage
> Urban Form Setback on Primary Streets	none	additional 20' for portion of structure over 54' in height
Side yard setback	None required, but 10' min. if provided.	no min.
Rear yard setback	None required, but 10' min. if provided.	no min.
Tower Spacing (side and rear yards)	none	30' max. (additional 1' for every 2' in height for portion of structure over 45' in height)
Dwelling Unit Density	160/ac	160/ac
FAR	2.0	2.0
FAR Bonus for Open Space	none	yes
Height	90'	90'
Lot coverage	80%	80%
MIHDB	none	none
Open Space requirement	none	none
Lot size	no min.	no min.
Stories	no max.	no max.

Subdistricts 2 and 2D (Moderate Density Mixed Use Corridor):

The regulations for this subdistrict are intended to encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the conservation of structures with historic value.

The now existing Subdistrict 2D, the SoGood mixed use development, was not part of the Steering Committee discussions during the authorized hearing process as it was created on October 23, 2019 as a result of a council approved zoning change. No changes are proposed for Subdistrict 2D.

The proposed new Subdistrict 2 is comprised of the consolidation of existing Subdistricts 2, 2A, 2B and 2C and several parcels at the corner of Griffin Street east to Belleview street.

Changes to allowed uses include: several uses proposed to be permitted by SUP, an auto service center is recommended to be limited in size to 20,000 square feet or less by SUP, and mini-warehouse is no longer permitted. Additionally, several accessory uses are proposed to no longer be permitted in this subdistrict due to the incompatible nature of the uses with the intent of the development for this subdistrict.

Changes proposed to development regulations in Subdistrict 2 include a Floor Area Ratio (FAR) bonus for providing open space and Mixed Income Housing Density Bonus (MIHDB). Front, side, and rear yard setbacks are proposed to change front yards to have a minimum/maximum setback and 70% street frontage, an urban form setback on primary streets, and a tower spacing requirement for side and rear yards. Base FAR and maximum height are proposed to increase. Currently no minimum lot size is required and is to remain for uses other than residential, however a minimum lot area per dwelling unit is proposed. No change is proposed to base dwelling unit density, lot coverage, and number of stories.

	Subdistrict 2	
	current	proposed
Front yard setback	no min.	--
> General (min./max.)	--	5'/8', 70% street frontage
> Primary streets (min./max.)	--	5'/10', 70% street frontage
> Urban Form Setback on Primary Streets	none	additional 20' for portion of structure over 54' in height
Side yard setback	None required, but 10' min. if provided.	5' for duplex; 10' for multifamily 36' or under in height; No min. otherwise
Rear yard setback	None required, but 10' min. if provided.	10' for duplex; 15' for multifamily 36' or under in height; No min. otherwise
Tower Spacing (side and rear yards)	none	30' max. (additional 1' for every 2' in height for portion of structure over 45' in height)
Dwelling Unit Density	no max.	no max.
FAR	2.5 mixed use projects; 2.0 otherwise	3.0
FAR Bonus for Open Space	none	yes
Height	90' in mixed use projects; 54' otherwise	180'
Lot coverage	80%	80%
MIHDB	none	yes
Open Space requirement	none	none
Lot size	no min.	no min.
Stories	no max.	no max.

Subdistrict 3 and 3B (Freeway-oriented High-Density Mixed Use):

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The proposed new Subdistrict 3 is comprised of the consolidation of existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A. The new Subdistrict 3 and existing 3B allow the same land uses however some development regulations differ. Current Subdistrict 3B, tract 1, is a shared access development and as such, no changes to the development regulations are proposed.

Changes proposed to development regulations in Subdistrict 3 include adding an open space requirement, a tower spacing requirement for side and rear yards, and Mixed Income Housing Development Bonus (MIHDB), and increasing the base FAR and maximum height allowed. Minimum/maximum front yard setbacks with a street frontage requirement, and an urban form setback are proposed. No changes are proposed for the base dwelling unit density, lot coverage, stories, and lot size.

	Proposed Subdistrict 3 (Current Subdistrict 3, 3A, 3C, Subdistrict 4 Tract 1, 4A)	
	current	proposed
Front yard setback	no min.	--
> General (min./max.)	--	5'/8', 70% street frontage
> Primary streets (min./max.)	--	5'/10', 70% street frontage
> Urban Form Setback on Primary Streets	none	additional 20' for portion of structure over 54' in height
Side yard setback	None required, but 10' min. if provided.	5' for duplex; 10' for multifamily 36' or under in height; No min. otherwise
Rear yard setback	None required, but 10' min. if provided.	10' for duplex; 15' for multifamily 36' or under in height; No min. otherwise
Tower Spacing (side and rear yards)	none	30' max. (additional 1' for every 2' in height for portion of structure over 45' in height)
Dwelling Unit Density	no max.	no max.
FAR	4.0	6.0
FAR Bonus for Open Space	none	none
Height	270'	300'
Lot coverage	80%	80%
MIHDB	none	yes
Open Space requirement	none	5%
Lot size	no min.	No min.
Stories	no max.	no max.

Subdistrict 4 (Warehouse/Residential Transition):

This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The proposed new Subdistrict 4 is comprised of the consolidation of existing Subdistrict 4 Tract 2, Subdistrict 4 Tract 3 and Subdistrict 5.

Changes to uses include some uses currently allowed are proposed to be permitted by SUP only, such as: child care facility, public or private school, financial institution with drive-in window, auto service center (limited to 20,000 square feet), bar, lounge or tavern, car wash, motor vehicle fueling station, and radio, television or microwave tower. Several uses were added such as: alcohol beverage manufacturing (SUP), library, art gallery, or museum, retirement housing, microbrewery, and microdistillery, and winery (SUP), surface parking. Additionally, several accessory uses are proposed to no longer be permitted in this subdistrict due to the incompatible nature of the uses with the intent of the development for this subdistrict. However, a live unit as an accessory use was added.

Changes proposed to development regulations in Subdistrict 4 include a Floor Area Ratio (FAR) bonus for providing open space and Mixed Income Housing Density Bonus (MIHDB). Front, side, and rear yard setbacks are proposed to change: front yards to have a minimum/maximum setback and 70% street frontage, an urban form setback on primary streets, and a tower spacing requirement for side and rear yards. Base FAR and maximum height are proposed to increase. Currently no minimum lot size is required and is to remain for uses other than residential, however a minimum lot area per dwelling unit is proposed. No change is proposed to base dwelling unit density, lot coverage, and number of stories.

	Proposed Subdistrict 4 (Current Subdistrict 4 Tract 2, 4 Tract 3, Subdistrict 5)	
	current	proposed
Front yard setback	no min.	--
> General (min./max.)	--	5'/8', 70% street frontage
> Primary streets (min./max.)	--	5'/10', 70% street frontage
> Urban Form Setback on Primary Streets	none	additional 20' for portion of structure over 54' in height
Side yard setback	None required, but 10' min. if provided.	5' for duplex; 10' for multifamily 36' or under in height; No min. otherwise
Rear yard setback	None required, but 10' min. if provided.	10' for duplex; 15' for multifamily 36' or under in height; No min. otherwise
Tower Spacing (side and rear yards)	none	30' max. (additional 1' for every 2' in height for portion of structure over 45' in height)
Dwelling Unit Density	no max.	no max.
FAR	1.0	3.0
FAR Bonus for Open Space	none	yes
Height	70'	180'
Lot coverage	80%	80%
MIHDB	none	yes
Open Space requirement	none	none
Lot size	no min.	No min.
Stories	no max.	no max.

Subdistrict 5 (Dallas Heritage Village Institutional):

This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park which is now called Dallas Heritage Village.

Proposed amendments to uses in this subdistrict add urban garden, additional lodging uses such as boutique hotels and bed and breakfast, residential uses duplex, multifamily, single family, and retirement housing, commercial parking lot or garage, and general merchandise or food store 3,500 square feet or less, and surface parking to be allowed. Additionally, community service center and public or private school are allowed by Specific Use Permit (SUP).

Changes proposed to development regulations in Subdistrict 5 include adding an open space requirement, and an urban form setback to the front yard setback. Minimum/maximum front yard setbacks with a street frontage requirement, and an urban form setback are proposed. Lot coverage is proposed to decrease from 80 percent as currently allowed to 50 percent. No changes are proposed for front yard setbacks, side and rear yard setbacks, dwelling unit density, FAR, height, stories, or lot size.

	Proposed Subdistrict 5 (Current Subdistrict 6)	
	current	proposed
Front yard setback	15'	--
> General (min./max.)	--	15'
> Primary streets (min./max.)	--	15'
> Urban Form Setback on Primary Streets	none	additional 20' for portion of structure over 54' in height
Side yard setback	None required, but 10' min. if provided.	None required, but 10' min. if provided.
Rear yard setback	None required, but 10' min. if provided.	None required, but 10' min. if provided.
Tower Spacing (side and rear yards)	none	none
Dwelling Unit Density	no max.	no max.
FAR	0.5	0.5
FAR Bonus for Open Space	none	none
Height	70'	70'
Lot coverage	50%	50%
MIHDB	none	none
Open Space requirement	none	20%
Lot size	no min.	no min.
Stories	no max.	no max.

High Speed Rail Bonus

Due to proximity to the future High-Speed Rail Station, development bonuses are proposed in order to encourage high density mixed-use development near the High-Speed Rail. The bonus is given to the properties within a 1/2 a mile radius of the High-Speed Rail station if certain requirements are met for a high intensity mixed use project. The project must contain a mix of uses in three or more of the following categories: Lodging, Office, Residential, Retail and personal service uses and residential is not to exceed 50% of floor area of a mixed use project unless mixed income housing is provided.

CPC ACTION

February 6, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until March 26, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Blair, Housewright, Schultz,
Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 3
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 12 Against: 35

Speakers: For: Buddy Keeley, 1500 E. Griffin St., Dallas, TX, 75215
Brad Friedman, 1505 Seegar St., Dallas, TX, 75215
Todd Howard, 1506 W. Griffin St., Dallas, TX, 75215
Against: Eric Hall, 1419 E. Griffin St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 E. Spring Valley Rd., Richardson, TX, 75081
William Dealcuaz, 6432 Connie Ln., Rockwall, TX, 75032
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

Wade Masterson, 5641 SMU Blvd., Dallas, TX, 75206
Against (Did not speak): Jane Hardin, 1708 Gould St., Dallas, TX, 75213
Russell Roden, 1001 Belleview St., Dallas, TX, 75215
Richard Maxwell, 1419 E. Griffin St., Dallas, TX, 75215

CPC ACTION

March 26, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until May 21, 2020.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Schultz, Schwope, Murphy, Garcia, Rubin

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

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: None
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION

May 21, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until July 23, 2020.

(Note: CPC directed staff to review new conditions distributed at the hearing on behalf of the Commission)

Maker: Hampton
Second: Schultz
Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 1 - Jackson***

**out of the room, when vote taken

***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: None
Against: Eric Hall, 1419 Gripping Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Against (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201

CPC ACTION

July 23, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until August 20, 2020.

Maker: Hampton
Second: Rubin
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Benton Payne, 5738 Vanderbilt Ave., Dallas, TX, 75206
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Eric Hall, 1419 Griffin Street E. Dallas, TX 75215
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION

August 20, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until September 3, 2020.

Maker: Hampton
Second: MacGregor
Result: Carried: 13 to 0

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

Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Joe Blair, 2728 N. Harwood St., Dallas, TX, 75201

CPC ACTION

September 3, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until October 15, 2020, and direct staff to review the conditions as read into the record (distributed 9/3/2020), post to the authorized hearing webpage for the Cedars, and take any other appropriate action.

Maker: Hampton
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Schultz,
Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Tod Howard, 1506 Griffin St. West, Dallas, TX, 75215
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Eric Anderson, 7329 Lakehurst Dr., Dallas, TX, 75230
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215
Benton Payne, 2030 Main St., Dallas, TX, 75201
William Baker, 1922 S. A kard St., Dallas, TX, 75215
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Joe Blair, 1103 Spring Valley Road, Richardson, TX, 75081

CPC ACTION

October 15, 2020

Motion: In considering a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30, it was moved to **hold** this case under advisement until November 5, 2020.

Maker: Hampton
Second: Schwope
Result: Carried: 12 to 0

For: 12 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11
Conflict: 1 - Jung**
Abstain: 1 - Myers***

**out of the room, when vote taken
***abstained due to absence from bus tour

Notices: Area: 200 Mailed: 741
Replies: For: 15 Against: 42

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
FOR (Did not speak): Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Against: Benton Payne, 2030 Main St., Dallas, TX, 75201
William Baker, 1922 S. Akard St., Dallas, TX, 75215
Herschel Weisfeld, 1800 Lear St., Dallas, TX, 75214
Christopher Weiss, 2400 S. Ervay St., Dallas, TX, 75215

CPC ACTION

November 5, 2020

Motion: It was moved to recommend **no change** to Planned Development District No. 715 and CA-1(A) Central Area District properties, and **approve** amendments to Planned Development No. 317, per CPC recommendations 09.03.2020 with the following changes: 1) Section 102 definitions, item 11 Legacy Buildings (B), romanette ii, revise “material more compatible to period of construction” to read “recommended to be stone, brick, glass block, tile, cast metal, cast stone, concrete masonry (split or polished face only; no unfinished units or cinder block), or a combination of those materials”, 2) Section 115, Designated Legacy Buildings existing regulations for current subdistricts 2B, 2C and 3C which are proposed Designated Legacy Building areas 1, 2, and 3 to be included, 3) Section 116 (e) Subdistrict 4, follow staff recommendation section (3) strike accessory uses regarding ‘commercial motor vehicle parking’ and add at (2) main uses permitted, item (J) Retail and Personal Service uses, “Commercial Motor Vehicle Parking [SUP]”, 4) Section 116 (e) Subdistrict 4, (2) main uses add under section (M) Utility and public service uses “Tower antenna for cellular communication [SUP], 5) Section 116, item (a)(4) subdistrict 1, item (b)(4) subdistrict 2, item (c)(4) subdistrict 3, and item (e)(4) subdistrict 4 regarding yard, lot and space regulations at minimum & maximum setback requirements for primary streets and in general, add “ 70% of street facing frontage to be located within required setback” and 6) Section 118.1 (c)(3) Legacy Building Parking reduction, revise two (2) percent to five (5) on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Maker: Hampton
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 0
Conflict: 1 - Jung**
Abstain: 2 - Myers***, Suhler***

Z167-311(VP)

**out of the room, when vote taken

***abstained due to absence from bus tour

Notices:	Area: 200	Mailed: 741
Replies:	For: 15	Against: 42

Speakers: For: Todd Howard, 1506 Griffin St. West, Dallas, TX, 75215
Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Against: Eric Hall, 1419 Griffin St. East, Dallas, TX, 75215
Against (Did not speak): Casey McManemin, 5145 Yolanda Ln., Dallas, TX, 75229

Proposed Conditions

ARTICLE 317.

PD 317.

Cedars Area Special Purpose District

SEC. 51P-317.101. LEGISLATIVE HISTORY.

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503)

SEC. 51P-317.102. PROPERTY LOCATION AND SIZE.

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres. (Ord. Nos. 20395; 24826)

SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) AREA means one of the areas referred to in Section 51P-317.106~~5~~ of this article.

(2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.

(3) ARCADE SIGN means an attached sign suspended below an arcade, gallery, or awning.

(4) AWNING SIGN means any sign on the sides or top of an awning (excluding awnings over gas pumps).

(5) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(6) BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

~~(1-17)~~ CHANGEABLE MESSAGE means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, “Diamond Vision” technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

~~(28)~~ DIR means development impact review pursuant to Division 51A-4.800.

~~(2-19)~~ ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic, and that meet all of the standards set forth in Section 51P-317.12942.4(c).

~~(2-210)~~ ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.12942.4(c).

~~(3) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

~~(3-111)~~ LEGACY BUILDING means

~~a building constructed on or before January 1, 1960.~~

(A) a building constructed on or before January 1, 1960 within Designated Legacy Building Area 1, Designated Legacy Building Area 2, or Designated Legacy Building Area 3 in Exhibit 317K; or

(B) a building constructed before January 1, 1971.

(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building that:

_____ (A) increases by 35 percent or 10,000 square feet, whichever is less, the floor area of the structure, or

_____ (B) increases height of the building.

(3-213) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

(14) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist prior to [date of passage of this ordinance].

(415) OWNER means the owner or owners, from time to time, of property in this district.

_____ (16) PRIMARY STREET means the following streets within the District:

(A) Akard Street.

(B) Cesar Chavez Blvd.

(C) Corinth Street.

(D) Ervay Street.

(E) Harwood Street.

(F) Good Latimer Blvd.

(G) Lamar Street

(H) Belleview Street.

(I) East Griffin Street.

(J) West Griffin Street.

(K) Sullivan Street.

_____ (17) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation.

(518) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

~~(619)~~ PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

~~(720)~~ PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works and transportation.

~~(821)~~ RAR means residential adjacency review pursuant to Division 51A-4.800.

~~(8.122)~~ RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

~~(8.223)~~ RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.

~~(924)~~ SECTION means a section of this article.

~~(4025)~~ SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

~~(4426)~~ SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

~~(4227)~~ SUP means specific use permit.

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

~~(4329)~~ THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(30) VISIBILITY TRIANGLE means:

(A) where a primary street intersects with another street or another primary street, 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 45 feet from the intersection;

(B) where other streets (nonprimary streets) within the District intersects, 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; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(b) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this article controls.

(c) Unless otherwise stated, all references to code divisions or sections in this article refer to divisions or sections in Chapter 51A.

(d) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) Section 51A-2.101, "Interpretations," applies to this article.

(f) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (RAR means residential adjacency review. For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district. (Ord. Nos. 20395; 24826; 24872; 25160; 29197; 30058; 30951)

SEC. 51P-317.1043.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (~~1~~a) Exhibit 317A: property descriptions of the district and subdistricts.
- (~~b~~2) Exhibit 317B: subdistrict map.
- (~~3~~c) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.
- (~~4~~) ~~Exhibit 317D: land use and development standards chart.~~
- (~~5~~d) Exhibit 317E: conceptual plan for Subdistrict 3B.
- (~~6~~e) Exhibit 317F: development/landscape plan for Tract 1 in Subdistrict 3B.
- (~~7~~f) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.
- (~~8~~g) Exhibit 317H: typical street section for Subdistrict 3B.
- (~~9~~h) Exhibit 317I: conceptual plan for Subdistrict 2D.
- (~~10~~i) Exhibit 317J: mixed use development parking chart. (Ord. Nos. 29197; 30276; 30295; 31373)
- (j) Exhibit 317K: Property Descriptions for Designated Legacy Building Areas.
- (k) Exhibit 317L: Designated Legacy Building Areas Location Map.
- (l) Exhibit 317M: Height Overlay Map Illustration
- (m) Exhibit 317N: Primary Street Map Illustration
- (n) Exhibit 317O: Primary Streetscape Sections Illustration

SEC. 51P-317.1054. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District. (Ord. Nos. 20395; 24826)

SEC. 51P-317.1065. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into ~~14~~7 subdistricts: 1 (Tract 1 and Tract 2), 2, ~~2A, 2B, 2C, 2D~~, 3, ~~3A, 3B~~ (Tract 1 and Tract 2), ~~3C, 4, 4A, and 5, and 6~~. The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. If there is a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B. (Ord. Nos. 24503; 24826; 24872; 25160; 27194; 27402; 29197; 30058; 30276; 30295; 30951; 31373)

SEC. 51P-317.1075.1. CONCEPTUAL PLAN.

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373)

SEC. 51P-317.1085.2. DEVELOPMENT PLAN.

(a) Subdistrict 2D. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development/landscape plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls. (Ord. Nos. 30276; 31373)

SEC. 51P-317.1096. PRESERVATION INCENTIVES.

(a) The provisions of Section 51A-4.501 relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except

as those provisions may be expressly modified in this article. (Note: The term “development rights” is defined in Section 51A-4.501.) If Section 51A-4.501 is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:

- (1) the building is a designated historic landmark in this district;
- (2) the building is a contributing structure listed in the National Register of Historic Places; and
- (3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts 2, ~~2A,~~ ~~2B,~~ ~~2C,~~ ~~2D,~~ and 3 and Designated Legacy Building Area 1 and 2, ~~and 3A.~~

(d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased. (Ord. Nos. 20395; 24826; 25160; 27402; 30058; 30951; 31373)

SEC. 51P-317.11007. ——— ADDITIONAL PROVISIONS.

(a) The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the "Commercial radio or television transmitting station" use: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street. (Ord. Nos. 20395; 24826)

(b) Height Overlay (HO) is a 100 feet buffer, generates from the boundary line of the Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Dallas Heritage Village). The maximum height in the HO buffer is 120 feet. In the event of the changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and Dallas Heritage Village. The 100 feet buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

(c) Solid screening required along residential adjacency on lots containing uses permitted with RAR.

(d) Except as provided below, the portion of a structure over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets. Where both street

frontages of a corner lot are primary streets, urban form setback is required along both street frontages.

(1) Structures located in Subdistricts 2D or 3B are not required to provide said urban form setback.

SEC. 51P-317.111 DESIGN ELEMENTS FOR BUILDINGS FACING PRIMARY STREETS.

(a) A minimum of two Design Elements listed below are required for primary street facing facades for any new construction or major modification of a building.

(1) Arcades are permitted in all uses except agricultural uses, industrial uses and wholesale, distribution and storage uses, with the following regulations:

(A) An arcade must have a clear depth from the support columns to the building facade of at least eight feet and a clear height above the sidewalk of at least 10 feet;

(B) An arcade must be contiguous and extend over at least 50 percent of the (3) width of the building facade.

(C) No arcade may encroach into the door yard or the public right-of-way.

(2) Galleries are permitted in all uses with the following regulations:

(A) A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least 10 feet. A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.

(B) A gallery may encroach into the door yard.

(C) No gallery may encroach into the public right-of-way without a license for the use of that right-of-way.

(3) Awning is allowed in all uses with the following regulations:

(A) A ground-story awning must have a minimum clearance of 10 feet above the sidewalk and must have a minimum depth of six feet.

(B) An awning may encroach into the door yard.

(C) No awning may encroach into the public right-of-way without a Awnings license for the use of that right-of-way.

(4) Balconies are permitted in all uses except agricultural uses, industrial uses, office uses, and wholesale, distribution and storage uses, with the following regulations:

(A) No balcony may project within five feet of a common lot line.

(B) A balcony may encroach into the door yard.

(C) No balcony may encroach into the public right-of-way without a license for the use of that right-of-way.

(5) Stoops are permitted in all residential uses, with the following regulations:

(A) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(B) A stoop may be roofed, but not enclosed.

(C) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.

(D) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

(6) Front porches are permitted in all residential uses with the following regulations:

(A) A front porch must be a minimum of six feet deep (not including the steps).

(B) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(C) A front porch may be roofed, but not enclosed. Partial walls and railings on a porch may be no higher than 3 1/2 feet.

(D) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way. roof treatments.

(7) Dormers are permitted in an attic story. Dormers must not break the primary eave line, be individually more than 15 feet wide, and collectively be more than 60 percent of the facade length. building entrances.

(8) Transparency: 70% of the building on the ground level use required to provide Transparency.

(9) 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.

(A) Pedestrian scale lighting. For any use greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets.

(b) If the director determines that the above listed design elements are not appropriate on building, director may suggest an alternative design element to meet the requirements.

SEC. 51P-317.11208. UTILITY OR GOVERNMENT SERVICE CENTER.

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles. (Ord. Nos. 20395; 24826)

SEC. 51P-317.11309. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:

Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43°18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44°55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56°27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45°14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. All landscaping must be installed within six months after the passage of Ordinance No. 20822. All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area. (Ord. Nos. 20822; 24826; 25160; 26102; 27133; 27573)

SEC. 51P-317.1140. SEAFOOD PROCESSING FACILITY.

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(d) Screening requirements: All outside storage and dumpsters to be fully enclosed and screened from the public right of way.

(Ord. Nos. 22003; 24826)

SEC. 51P-317.110-1115.- ART OR CRAFT PRODUCTION FACILITY.

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

- ~~(1) It must have a floor area of 5,000 square feet or less.~~
- (21) It must limit the delivery and pick-up of materials to twice a week or less.
- (32) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. ~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space. (Ord. Nos. 24872; 26894; 27133)

SEC. 51P-317.1160.2- COMMERCIAL ENGRAVING/ETCHING FACILITY.

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. ~~If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A 4.305.~~

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed. (Ord. 27402)

SEC. 51P-317.1170.3. RECYCLING CENTER.

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement

means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located.– This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period.

(Ord. 29197)

SEC. 51P-317.118. ACCESSORY DWELLING UNIT (ADU)

(a) Definition. ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.

(b) An accessory dwelling unit may not be sold separately from the main building.

(1) Yard, lot, and space regulations:

(A) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(B) Side and rear yard.

(i) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.

(ii) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(iii) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(C) Floor area.

(i) Detached accessory dwelling unit.

(aa) Minimum floor area is 200 square feet.

(bb) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(ii) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(D) Height.

(i) General. Except as provided in this subparagraph, the maximum height of the structure containing the accessory dwelling unit must not exceed the height of the main dwelling unit.

(ii) For a detached garage containing an accessory dwelling unit above the structure the maximum structure height may not exceed the maximum structure height allowed in the Subdistrict.

(E) Location.

(i) An accessory dwelling unit may not be located in front of a main structure.

(ii) The Board of Adjustment (BDA) may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(aa) will not adversely affect neighboring properties;

(bb) will not be contrary to the public interest; and

(cc) denial of the special exception will unduly burden the property.

(F) Off-street parking.

(i) Except as provided in this paragraph, a minimum of one space is required.

(ii) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(G) Stories. Maximum number of stories for an accessory dwelling unit is one.

(H) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(I) Single family rental program. The rental unit must be registered in the city single family rental program.

(J) If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

(K) Owner occupancy.

(i) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy;

(ii) The owner may be absent for one year with director approval.

SEC.51P-317.119 DESIGNATED LEGACY BUILDING AREAS

(a) Exhibit 317K, Property Descriptions for Designated Legacy Building Areas contains the legal property descriptions of Designated Legacy Building Area 1, Designated Legacy Building Area 2, and Designated Legacy Building Area 3.

(b) Except as provided in this section, provisions of Section 51P-317.122, Section 51P-317.125, and Section 51P-317.127 apply.

(c) Designated Legacy Building Area 1 ~~Subdistrict 2B~~:

(1) In general. Except as provided in this subsection, Designated Legacy Building Area 1 follows the regulations found in Section 51P-317.120(b).

(+2) Off-street parking and loading.

(A) The off-street parking requirements for a lot with a HLegacy bBuilding may be reduced by 20 percent if the following standards are met:

(i) ~~Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7).~~

(ii) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing HLegacy bBuilding facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and

(iii) The site with the HLegacy bBuilding or the HLegacy bBuilding is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.

(B) This provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.123(b). ~~Subparagraph (E)~~

~~_____~~ (3) ~~Outside amplification in Subdistrict 2B.~~ Outside amplification is limited to the hours of 8:00 a.m. ~~and through~~ 10:00 p.m., Monday through Sunday.

~~(C) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

(d) Designated Legacy Building Area 2~~Subdistrict 2C~~:

(1) In general. Except as provided in this subsection, Designated Legacy Building Area 2 follows the regulations found in Section 51P-317.120(b).

(2) Off-street parking and loading.

(A) For parking purposes, Designated Legacy Building Area 2 ~~Subdistrict 2C~~ is considered one lot.

(B) The off-street parking requirements for a lot with a ~~L~~Legacy ~~B~~Building may be reduced by 50 percent if the following standards are met:

~~(i) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and~~

(i) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing ~~L~~Legacy ~~B~~Building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work.

~~_____ (ii) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

(23) Landscape regulations.

(A) ~~Subdistrict 2C.~~ For Legacy Buildings, the following improvements may count as a design standard:

(i) A minimum of 30 percent transparency.

(ii) A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.

(4) The following uses are permitted by SUP when operated on a roof:

when located within 1,500 feet Section 51P-317.111(d)(5)(H), of a Dallas Area Rapid Transit (DART) light rail station -and the 1,300 foot extension of the walking distance for remote parking under: Section 51P-317.111(d)(5)(I):

(A) Planter boxes must be installed and maintained along the Lamar Street curb having a minimum width of 12 inches and a minimum soil depth of 14 inches and planted with evergreen and seasonal plantings. The linear distance of the adjacent street frontage occupied by planter boxes must be between 40 percent and 50 percent of the street frontage length. Planter boxes must be constructed of fiberglass, concrete, or metal and not exceed 24 inches in height.

(B) Screening meeting the requirements of Section 51A-4.602 must be provided for the length of the loading dock area along Austin Street, except for visibility triangles.

(C) Windows must be provided within the Austin Street facade.

(D) The sidewalk along Austin Street to the northwest of the property must be extended along the Austin Street side of the property, and a pedestrian scaled light fixture must be installed adjacent to the sidewalk, if permitted by the director of mobility and street services.

(E) Trash receptacles must be provided along the Lamar Street and Austin Street sidewalk areas.

(4) Alcoholic Beverage Manufacturing is permitted by right in a Legacy Building. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.

(5) For a Legacy Building, if a side yard is provided, no minimum setback is required.

SEC. 51P-317.12011. USE REGULATIONS AND DEVELOPMENT STANDARDS.

The following use regulations and development standards apply in the various subdistricts ~~and are summarized in the chart attached as Exhibit 317D.~~ In the event of a conflict, the text in this section controls over the graphic representations ~~and text in Exhibit 317D.~~

(a) Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2.

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden.
~~None permitted.~~

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

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

(D) Institutional and community service uses.

-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Library, art gallery, or museum.
~~--- Convalescent and nursing homes and related institutions.
[SUP]
--- Convent or monastery.~~

(E) Lodging uses.

-- Boutique hotel.
-- Bed and Breakfast.
None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

-- Office. *[L]*

(H) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Bar, lounge, or tavern. *[SUP]*
- Dry cleaning or laundry store. *[L]*
- General merchandise or food store 3,500 square feet or less. *[L]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[L]*
- Restaurant 3,500 square feet or less. *[SUP]*

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse *[RAR]*
- None permitted.

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- ~~____~~ -- Amateur communications tower. [SUP]
- ~~____~~ -- Accessory Dwelling Unit
- ~~____~~ -- Home Occupation
- ~~____~~ -- Occasional sales (garage sales)
- ~~____~~ -- Pedestrian skybridges. [SUP]
- ~~____~~ -- Swimming pool (private)
- ~~____~~ -- Live Unit

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~____~~ -- Accessory helistop.
- ~~____~~ -- Accessory medical/infectious waste incinerator.
- ~~____~~ -- Accessory outside display of merchandise.
- ~~____~~ -- Accessory outside sales.
- ~~____~~ -- Accessory outside storage.
- ~~____~~ -- Accessory pathological waste incinerator.
- ~~____~~ -- Day home.
- ~~____~~ -- General waste incinerator.
- ~~____~~ -- Private stable.

~~(B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

- ~~____~~ -- Amateur communications tower.
- ~~____~~ -- Pedestrian skybridges.

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. No minimum front yard.

~~____~~ (i) In general. Minimum setback is five feet and maximum setback is eight feet.

~~____~~ (ii) Primary street. Minimum setback is five feet and maximum setback is 10 feet. 70% of street facing frontage to be located within required setback.

~~____~~ (iii) Legacy Building. No setback is required.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

~~____~~ (i) No side or rear yard is required;

(ii) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback is greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Floor area ratio.

(i) Maximum floor area ratio is 2.0.

(ii) Floor area ratio bonus for open space: if five percent of the building site is reserved for open space, the floor area ratio is 3.0. See section 51P-317.126 for Open Space regulations.

(E) Height. Maximum structure height is 90 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

~~(A) In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) — An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~(ii) — 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.~~

~~(iii) — If the director of public works and transportation determines that on-street parking in the street right of way abutting the use, approved accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) — Pedestrian amenities parking reduction.~~

~~_____ (i) — Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~_____ (ii) — To qualify,~~

~~_____ (aa) — the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~_____ (bb) — the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~_____ (iii) — See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.128.

~~(A) — In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~_____ (B) — Street trees. The city arborist recommends the following list of trees as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees:~~

~~_____ (i) — Bald cypress.~~

~~(ii) — Caddo maple.~~

~~(iii) — Cedar elm.~~

~~(iv) — *Cercis canadensis*, Redbud.~~

~~_____ (v) — *Cercis canadensis*, Eastern redbud.~~

~~(vi) — *Chilopsis linearis*, Desert willow.~~

~~(vii) — Chinquapin oak.~~

~~(viii) — *Diospyros texana*, Texas persimmon.~~

~~(ix) — *Gleditsia triacanthos* ‘inermis’, Thornless honeylocust.~~

~~(x) — *Ilex decidua*, Possumhaw.~~

~~(xi) — *Ilex vomitoria*, Yaupon holly.~~

~~(xii) — Lacebark elm.~~

~~(xiii) — *Lagerstroemia indica*, Crape myrtle.~~

~~(xiv) — *Pistachia chinensis*, Chinese pistachio.~~

~~(xv) — *Prunus mexicana*, Mexican plum.~~

~~(xvi) — *Quercus virginiana* 'Highrise', 'Highrise' live oak.~~

~~(xvii) — *Sapindus drumondii*, Western soapberry.~~

~~(xviii) — *Sophora affinis*, Eve’s necklace.~~

~~(xix) — Sweetgum.~~

~~(xx) — *Taxodium ascendens*, Pond cypress.~~

It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

~~_____ (C) Maximum nonpermeable coverage of a lot is 85 percent.~~

(8) Signs. See Section 51P-317.125. This Subdistrict is considered a nonbusiness zoning district.

(9) Sidewalks. See Section 51P-317.123.

(10) Open Space. See Section 51P-317.126.

~~(118) Additional provisions.—All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

_____ (A) Maximum nonpermeable coverage of a lot is 85 percent.

(b) Subdistrict 2, 2A, 2B, 2C, and 2D (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

-- Crop production. *[Only in Subdistrict 2D]*

-- Urban Garden.

(B) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service. [RAR]

-- Custom business services. [RAR]

-- Commercial engraving/etching facility. ~~[Only in Subdistrict 2A by-SUP. See Section 51P-317.1160.2.]~~

-- Custom woodworking, furniture construction, or repair. [RAR]

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Medical or scientific laboratory. [SUP]

-- Technical school. [RAR]

(C) Industrial uses.

- Alcoholic beverage manufacturing. [~~Only in Subdistricts 2B and 2D by SUP.~~]
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(D) Institutional and community service uses.

- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes and related institutions. [SUP]
- Convent or monastery.
- ~~----- Foster home.~~
- ~~----- Institution for special education.~~
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- ~~-----~~ Boutique hotel.
- ~~-----~~ Bed and Breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP~~DIR~~]
- Medical clinic or ambulatory surgical center. [SUP]
- Office.

(H) Recreation uses.

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

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.

- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center 20,000 square feet or less. [SUP]
- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash. [SUPRAR]
- Commercial amusement (inside). [SUP ~~may be required. See Section 51A 4.210(b)(7)(B). SUP in Subdistrict 2C when operated on a roof.~~]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [RAR]
- General merchandise or food store greater than 3,500 square feet. [RAR]
- Household equipment and appliance repair.
- Liquor Store. [SUP]

- Microbrewery, microdistillery, and winery. [~~Only in Subdistricts 2B and 2D by SUP.~~]
- Motor vehicle fueling station. [SUPRAR]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. [DIR-
SUP in Subdistrict 2C when operated on a roof.]
- Restaurant without drive-in or drive-through service. [~~RAR-
SUP in Subdistrict 2C when operated on a roof.~~]
- Surface parking. [RAR]

- Temporary retail use.
- Theater. [RAR]

(K) Transportation uses.

- Helistop. [Only in Subdistrict 2D by SUP.]
- Transit passenger shelter.

(L) Utility and public service uses.

- ~~---~~ Commercial radio or TV transmitting station. *[RAR]*
- ~~---~~ Electrical substation. *[SUP]*
- ~~---~~ Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- ~~---~~ Police or fire station. *[RAR]*
- ~~---~~ Post office. *[RAR]*
- ~~---~~ Utility or government installation other than listed. *[SUP]*
- ~~---~~ Utility or government service center. *[See Section 51P-317.11208.]*

(M) Wholesale, distribution, and storage uses.

- ~~---~~ Mini warehouse. *[RAR]*
- ~~---~~ Office showroom/warehouse. *[RAR]*
- ~~---~~ 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. *[RAR]*

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

- ~~---~~ Accessory Dwelling Unit.
- ~~---~~ Accessory community center (private).
- ~~---~~ Accessory electric vehicle charging station.
- ~~---~~ Accessory game court (private).
- ~~---~~ Accessory helistop. *[Permitted in Subdistrict 2D only.]*
- ~~---~~ Amateur communication tower. *[SUP]*
- ~~---~~ Home occupation.
- ~~---~~ Live unit
- ~~---~~ Occasional sales (garage sales).
- ~~---~~ Swimming pool (private).
- ~~---~~ Pedestrian skybridges. *[SUP]*

(A) ~~Except as provided in this subparagraph, the following accessory uses are not permitted:~~

- ~~---~~ ~~Accessory helistop. *[Permitted in Subdistrict 2D only.]*~~
- ~~---~~ ~~Accessory medical/infectious waste incinerator.~~
- ~~---~~ ~~Accessory outside display of merchandise. *[Permitted in Subdistrict 2D only.]*~~

- ~~_____ Accessory outside sales. [Permitted in Subdistrict 2D only.]~~
- ~~_____ Accessory outside storage.~~
- ~~_____ Accessory pathological waste incinerator.~~
- ~~_____ Day home.~~
- ~~_____ General waste incinerator.~~
- ~~_____ Private stable.~~

~~(B) In these subdistricts, the following accessory use is permitted by SUP only:~~

- ~~_____ Pedestrian skybridges.~~

(4) Yard, lot, and space regulations.

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

(A) Front yard.

(i) In general. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is eight feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.

(ii) Primary street. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is 10 feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.

(iii) Legacy Building. No setback is required.

~~(i) In general. Except as provided in this subparagraph, no minimum front yard is required.~~

~~(ii) Frontage on Akard Street. If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.~~

~~(iviii) Subdistrict 2D.~~

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

(B) Side and rear yard.

~~(i) — In general. Except as provided in this subparagraph, no side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(iii) For a Legacy Building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required with a maximum setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

~~(iv)~~ Subdistrict 2D.

~~(aa) Except as provided in this romanette,~~In general, no minimum side or rear yard is required.

(bb) Multifamily structures: Minimum side yard is 10 feet and minimum rear yard is 15 feet for structures that are 36 feet or less in height.

~~Minimum side yard is 10 feet for multifamily structures that are 36 feet or less in height.~~

~~(cc) Minimum rear yard is 15 feet for multifamily structures that are 36 feet or less in height.~~

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Except as provided in this subparagraph, maximum floor area ratio is: 3.0

(aa) Floor Area Ratio Bonus for Open Space: if five percent of the building site is reserved for the Open Space, floor area ratio is 4.0. See Section 51P-317.126 for Open Space requirement.

~~(aa) 2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 2.0 in all other structures.~~

(ii) Subdistrict 2D.

(aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

(bb) Except as provided in this romanette, maximum floor area ratio is 6.0.

(cc) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.12442.2, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(dd) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.12442.2, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ee) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.12412.2, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(III) 12 percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(E) Height.

(i) ~~Except as provided in this subparagraph, m~~Maximum structure height is: 180 feet.

~~(aa) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 54 feet for all other structures.~~

(ii) Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

(F) Lot coverage.

(i) ~~Except as provided in this subparagraph, m~~Maximum lot coverage is 80 percent. ~~Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

(ii) Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.12412.2, the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half percent of the units are

available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(bb) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 4.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 5.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 6.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and

offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio allowed is 7.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(HG) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:-

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms (Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(JH) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

(A) Subdistrict 2D.

(i) For parking purposes, Subdistrict 2D is considered one lot.

(ii) One off-street parking space required per dwelling unit for multifamily use.

~~(iii)~~ (vi) A minimum of 90 percent of the required parking must be structured parking. Temporary surface parking is permitted during construction of parking structures.

~~(viii)~~ (iv) Parking garages along Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard must contain commercial uses (retail/restaurant/office/lobby space) on no less than 70 percent of the first floor. The remaining facades of a garage facing Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard, other than vehicular access, must be screened. Vehicular access to a parking garage is permitted from Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard.

(B) Parking reductions in Subdistrict 2D.

(i) Rideshare parking reductions.

(aa) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(I) illustrate or describe the rideshare space and the location of the main use;

(II) be constructed of weather resistant material;

(III) be no less than 30 inches wide and 24 inches long; and

(IV) contain clearly legible letters in a color that contrasts with the background material of the sign.

(ii) Mixed use development parking reductions.

(aa) In general.— A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 317J), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with any other reduction options available under this article and the Dallas Development Code. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

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

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

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

(iiiCC) 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 development.

(eIII) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail-related uses in the development.

(dIV) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(3aa) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:

~~(aa) — Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.122 and~~

~~(A) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening, expressed as a percentage of the total facade area by story.~~

~~(A) — In general. Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.~~

~~(B) — Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) — Multifamily.~~

~~(i) — Except as provided in this subparagraph, one off street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.~~

~~(ii) — In Subdistrict 2D, one off street parking space per dwelling unit is required.~~

~~(D) — On street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right of way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) — An on street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on street parking space may be used to reduce the combined total parking requirement of a mixed use project.~~

~~(ii) — 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.~~

~~(iii) — If the director of public works and transportation determines that on street parking in the street right of way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on street parking, the on street parking credit will be treated as a delta credit.~~

~~(E) — Pedestrian amenities parking reduction.~~

~~(i) — Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) — To qualify,~~

~~(aa) — the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) — the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) — See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

~~(F) — Subdistrict 2B.~~

~~(i) — The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:~~

~~(aa) — Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7);~~

~~(bb) — Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right of way or a future right of way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and~~

~~(cc) — The site with the legacy building or the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.~~

~~(ii) — This provision may not be combined with the pedestrian amenities parking reduction of Subparagraph (E).~~

~~(iii) — For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

~~(G) — Subdistrict 2C.~~

~~(i) — For parking purposes, Subdistrict 2C is considered one lot.~~

~~(ii) — A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:~~

~~(aa) — illustrate or describe the rideshare space and location of the main use;~~

~~(bb) — be constructed of weather resistant material;~~

~~(cc) — be less than 30 inches wide and 24 inches long; and~~

~~(dd) — contain clearly legible letters in a color that contrasts with the background material of the sign.~~

~~(iii) — The off street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:~~

~~(aa) — Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and~~

~~(bb) — Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

~~(iv) — Except as provided in this paragraph, remote parking is permitted if the requirements of Division 51A 4.320, “Special Parking Regulations,” are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:~~

~~(aa) — is in writing;~~

~~(bb) — contains legal descriptions of the properties affected;~~

~~(cc) — specifies the special parking being provided and the hours of operation of any use involved;~~

~~(dd) — is governed by the laws of the state of Texas;~~

~~(ee) — is signed by all owners of the properties affected;~~

~~(ff) — is for a minimum term of three years; and~~

~~(gg) — provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.~~

~~(v) — An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.~~

~~(67) Environmental performance standards. See Article VI.~~

~~(78) Landscape regulations. See Section 51P-317.127.~~

~~(A) Subdistrict 2D. For Legacy Buildings, the following improvement~~

may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.

~~(A) — In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) — Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P 317.112 of this article.~~

~~(C) — Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.~~

~~(D) — Site trees.~~

~~(i) — Alternate methods of compliance. The site tree requirements of Division 51A 10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:~~

~~(aa) — Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.~~

~~(bb) — Make a payment into the Cedars Open Space Fund.~~

~~(ii) — Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

~~(E) — Subdistrict 2C. For legacy buildings, the following improvements may count as a design standard:~~

~~(i) — A minimum of 30 percent transparency.~~

~~(ii) — A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.~~

~~(F) — Subdistrict 2D. For legacy buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.~~

~~(8) Signs. See Section 51P-317.127. This Subdistrict is considered a business zoning district.~~

~~_____ (11A) Signs in Subdistrict 2D. Signs must comply with the provisions for business zoning districts in Article VII.~~

~~(9) Sidewalks. See Section 51P-317.123.~~

~~_____ (A) Subdistrict 2D. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

~~(10) Open space. See Section 51P-317.126.~~

~~_____ (A) Open space in Subdistrict 2D.~~

~~(Ai) For purposes of open space requirements, Subdistrict 2D is considered one lot.~~

~~(Bii) A minimum of five percent of Subdistrict 2D must be open space.~~

~~(Ciii) At least two of the following amenities must be provided in open space areas:~~

- ~~-- Benches, tables, and other miscellaneous furniture.~~
- ~~-- Bioswales.~~
- ~~-- Covered or uncovered event spaces.~~
- ~~-- Dark-sky friendly site lighting.~~
- ~~-- Lawn areas.~~
- ~~-- Monumental stairs or bleachers.~~
- ~~-- Murals and artwork.~~
- ~~-- Paved or decked plazas.~~
- ~~-- Pedestrian bridges.~~
- ~~-- Pedestrian pathways.~~
- ~~-- Planters.~~
- ~~-- Pocket parks;~~
- ~~-- Sculptural elements.~~
- ~~-- Shading devices.~~
- ~~-- Urban playgrounds.~~

- Similar amenities approved by the director of the park and recreation department or his designee.

(119) Additional provisions.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.

(B) Additional provisions for single family structure spacing: a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(C) Subdistrict 2D. Developer Report. Once the multifamily portion of the project has reached 80 percent occupancy, or within one year of issuance of its final certificate of occupancy, whichever occurs first, the property owner or operator must submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine if any infrastructure improvements are needed following the procedure set forth in Section 51A-1.109.

(DA) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

~~(B) Minimum sidewalk width.~~ All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

~~(C) Outside amplification in Subdistrict 2B.~~ Outside amplification is limited to the hours of 8:00 a.m. and 10:00 p.m., Monday through Sunday.

~~(D) Hours of operation of commercial amusement (inside) in Subdistrict 2C.~~ A commercial amusement (inside) use may only be open to the public between the hours of 6:00 a.m. and 12:00 p.m. (midnight), Monday through Saturday.

~~(10) Signs in Subdistrict 2C.~~ Except as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:

~~(A) No single face of a marquee sign may exceed 75 square feet in effective area.~~

~~(B) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.~~

~~(C) One attached premise sign projecting no more than nine feet from the vertical~~

~~facade of a legacy building is allowed.~~

~~(D) — No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.~~

~~(11) — Signs in Subdistrict 2D. Signs must comply with the provisions for business zoning districts in Article VII.~~

(c) Subdistrict 3 and 3B (Tract 1 and Tract 2) (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban Garden.

~~None permitted.~~

(B) Commercial and business service uses.

~~————— Building repair and maintenance shop.~~

-- ~~Bus or rail transit vehicle maintenance or storage facility.~~

-- ~~Catering service. [RAR]~~

-- ~~Commercial engraving and etching facility. [SUP]~~

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- ~~Job or lithographic printing~~

~~————— Machine or welding shop~~

-- Medical or scientific laboratory.

-- Technical school.

(C) Industrial uses.

-- Art or craft production facility. *[See Section 51P-317.115]*

-- ~~Alcohol beverage manufacturing [SUP]~~

~~————— Industrial (inside) light manufacturing.~~

-- Seafood processing plant. *[See Section 51P-317.1140.]*

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

(D) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convalescent and nursing homes and related institutions. *[SUP]*
- Convent or monastery. *[SUP]*
- ~~-----~~ Foster home.
- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.11309 of this article.]*
- ~~-----~~ Hospital.
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- ~~-----~~ -- Boutique hotel
- ~~-----~~ -- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP~~DIR~~]*
- Medical clinic or ambulatory surgical center. *[SUP]*
- Office.

(H) Recreation uses.

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

(I) Residential uses.

- ~~-----~~ -- Duplex
- ~~-----~~ -- Handicapped group dwelling
- Multifamily.
- ~~-----~~ -- Retirement housing.

-- Single Family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center. *[SUP and limited to 20,000 square feet]*
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP]—may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Home improvement center, lumber, brick, or building materials sales yard *[Limited to 20,000 square feet.]*
- Liquor store. *[SUP]*

- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service.

- Surface parking.

- Temporary retail use.
- Theater.
- Vehicle display, sales, and service *[Limited to 20,000 square feet.]*

(K) Transportation uses.

- Heliport

- Railroad Passenger Station *[SUP]*

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

(L) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR 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. *[SUP. See Section 51A-4.212(10.1).]*

- Utility or government service center
- Utility or government installation other than listed. *[SUP. See Section 51P-317.11208.]*

(M) Wholesale, distribution, and storage uses.

- ~~Mini warehouse.~~
- Office showroom/warehouse.
- 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).]*

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. The following accessory uses are permitted in this subdistrict:

- ~~Accessory Dwelling Unit~~

- ~~Accessory community center. (private)~~

- ~~Accessory electric vehicle charging station.~~

- ~~Accessory game court. (private)~~

- ~~Accessory helistop. *[SUP]*~~

- ~~Accessory outside display of merchandise.~~

- ~~Accessory outside storage.~~

- ~~Amateur communication tower. *[SUP]*~~

- ~~Home occupation.~~

- ~~Live unit.~~

- ~~Occasional sales (garage sales).~~

- ~~Swimming pool (private).~~

- ~~Pedestrian skybridges. *[SUP]*~~

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~Accessory helistop.~~

- ~~Accessory outside sales.~~

- ~~Day home.~~

- ~~General waste incinerator.~~

- ~~Private stable.~~

~~_____ (B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

~~_____ Pedestrian skybridges.~~

~~_____ (C) In this subdistrict, an SUP may be required for the following accessory use:~~

~~_____ Accessory medical waste/infectious waste incinerator. [See Section 51A-4.217(3.1).]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. ~~No minimum front yard.~~

~~_____ (i) In general. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is eight feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.~~

~~_____ (ii) Primary streets. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is 10 feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.~~

~~_____ (iii) Legacy Building. No setback is required.~~

~~_____ (iv) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.~~

(B) Side and rear yard. ~~No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~_____ (i) Minimum side yard is:~~

~~_____ (aa) five feet for duplex structures;~~

~~_____ (bb) 10 feet for multifamily structures 36 feet or less in height; and~~

~~_____ (cc) no minimum in all other cases.~~

~~_____ (ii) Minimum rear yard is:~~

(aa) 10 feet for duplex structures;
(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.
(iii) For a Legacy Building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

90. (C) Dwelling unit density.
(i) -No maximum dwelling unit density.
(ii) In Subdistrict 3B the maximum number of dwelling units is

(D) Floor area ratio. Maximum floor area ratio is 46.0.
(E) Height. Maximum structure height is:
(i) -270300 feet.
(ii) 55 feet for a residential development in Tract 1 of Subdistrict

3B (F) Lot coverage. Maximum lot coverage is:
(i) -80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.

(G) Mixed Income Housing Development Bonus:
(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60

percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.0

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.0

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 9.0

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Any new construction or major modification over 20,000 square feet of floor area is required to reserve 5% of the building site for Open Space and meet the regulations listed in Section 51P-317.126. This requirement is not applicable for major modification for Legacy Buildings or Designated Legacy Buildings Areas.

(IG) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

TYPE OF STRUCTURE	MINIMUM LOT
-------------------	-------------

	<u>AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>No separate bedroom</u>	<u>50 sq. ft.</u>
<u>One bedroom</u>	<u>65 sq. ft.</u>
<u>Two bedrooms</u>	<u>75 sq. ft.</u>
<u>More than two bedrooms</u> <u>(Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

~~(JH)~~ Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

~~(A)~~ Subdistrict 3B, Shared access developments.

~~(Ai)~~ In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

~~(Bii)~~ Guest parking. –A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

~~(Ciii)~~ On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.

~~(Div)~~ Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

~~(Ey)~~ Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.

~~(A) In general.~~ Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

~~(B) Tandem parking.~~ For multifamily uses, tandem parking is permitted.

~~(C) Multifamily.~~ One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

~~(D) — On street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right of way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) — An on street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on street parking space may be used to reduce the combined total parking requirement of a mixed use project.~~

~~(ii) — 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.~~

~~(iii) — If the director of public works and transportation determines that on street parking in the street right of way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on street parking, the on street parking credit will be treated as a delta credit.~~

~~————— (E) — Pedestrian amenities parking reduction.~~

~~————— (i) — Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~————— (ii) — To qualify,~~

~~————— (aa) — the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~————— (bb) — the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~————— (iii) — See Section 51P 317.112.1(c) for enhanced pedestrian amenities regulations.~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See section 51P-317.127.

(A) Subdistrict 3B.

_____ (Ai) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.

_____ (Bii) Street trees.

(i) ~~In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P 317.112 of this article.~~

_____ (iiia) Shared access development in Tract 1 of Subdistrict 3B.

_____ (aaI) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. ~~If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P 317.111(a)(7)(B) may be provided.~~

_____ (bbII) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. ~~If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P 317.111(a)(7)(B) may be provided.~~

_____ (eeIII) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

_____ (ddIV) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

_____ (Ciii) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

_____ (Div) Site trees, Shared access development in Tract 1 of Subdistrict 3B.

_____ (iaa) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Bellevue Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.12922.2(c)) along the frontage of the lot.

_____ (iibb) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.

_____ (iicc) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, “Mandatory Provisions,” of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

_____ (aaI) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

_____ (bbII) Make a payment into the ~~Cedars Open Space Fund.~~ Reforestation Fund per Section 51A-10.135(i).

~~(iv) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

_____ (Ev) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.

_____ (iaa) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.

_____ (iibb) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

_____ (iii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

_____ (iv) Tree grates are prohibited.

(A) ~~In general.~~ This subdistrict is exempt from compliance with Article X of Chapter 51A, except for Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, as modified in this paragraph.

_____ (B) ~~Street trees.~~ The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

_____ (C) ~~Nonpermeable coverage.~~ Maximum nonpermeable coverage of a lot is 90 percent.

_____ (8) Signs. Except for Subdistrict 3B, see Section 51P-317.125.

_____ (9) Sidewalks. See Section 51P-317.123.

(A) Subdistrict 3B.

(i) All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

_____ (10) Open Space. See Section 51P-317.126.

~~(11) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

_____ (A) Nonpermeable coverage.

_____ (i) Maximum nonpermeable coverage of a lot is 85 percent.

_____ (ii) Subdistrict 3B.

~~encourage development that supports day and night time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.~~

~~_____ (2) Main uses permitted.~~

~~_____ (A) Agricultural uses.~~

~~_____ None permitted.~~

~~_____ (B) Commercial and business service uses.~~

~~_____ Building repair and maintenance shop.~~

~~_____ Custom business services.~~

~~_____ Custom woodworking, furniture construction, or repair.~~

~~_____ Electronics service center.~~

~~_____ Job or lithographic printing.~~

~~_____ Machinery, heavy equipment, or truck sales and services.~~

~~_____ Medical or scientific laboratory.~~

~~_____ Technical school.~~

~~_____ (C) Industrial uses.~~

~~_____ Alcoholic beverage manufacturing. *[Permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.]*~~

~~_____ Art or craft production facility.~~

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

~~_____ (D) Institutional and community service uses.~~

~~_____ Child care facility.~~

~~_____ Church.~~

~~_____ College, university, or seminary.~~

~~_____ Community service center.~~

~~_____ Convalescent and nursing homes and related institutions.~~

~~_____ Convent or monastery.~~

~~_____ Foster home.~~

~~_____ Hospital.~~

~~_____ Library, art gallery, or museum.~~

~~_____ Public or private school.~~

~~_____ (E) Lodging uses.~~

~~Hotel or motel.
Lodging or boarding house.~~

~~(F) Miscellaneous uses.~~

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

~~(G) Office uses.~~

~~Financial institution without drive-in window.
Medical clinic or ambulatory surgical center.
Office.~~

~~(H) Recreation uses.~~

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

~~(I) Residential uses.~~

~~Duplex.
Handicapped group dwelling.
Multifamily.
Single family.~~

~~(J) Retail and personal service uses.~~

~~Animal shelter or clinic without outside run.
Auto service center.
Bar, lounge, or tavern.
Business school.
Commercial amusement (inside).
Commercial parking lot or garage.
Dry cleaning or laundry store.
Furniture store.
General merchandise or food store 3,500 square feet or less.
General merchandise or food store more than 3,500 square feet.
Household equipment and appliance repair.
Liquor store.
Motor vehicle fueling station.
Nursery, garden shop, or plant sales.
Personal service uses.
Restaurant without drive in or drive through service.
Temporary retail use.~~

~~_____ Theater.~~

~~_____ (K) Transportation uses.~~

~~_____ Heliport.~~

~~_____ Helistop. [SUP]~~

~~_____ Railroad passenger station. [SUP]~~

~~_____ Transit passenger shelter.~~

~~_____ Transit passenger station or transfer center. [SUP]~~

~~_____ (L) Utility and public service uses.~~

~~_____ Commercial radio or TV transmitting station.~~

~~_____ Electrical substation. [SUP]~~

~~_____ Local utilities. [SUP or RAR may be required. See Section 51A 4.212(4).]~~

~~_____ Police or fire station.~~

~~_____ Post office.~~

~~_____ Tower/antenna for cellular communication. [SUP. See Section 51A 4.212(10.1).]~~

~~_____ Utility or government installation other than listed.~~

~~_____ (M) Wholesale, distribution, and storage uses.~~

~~_____ Mini-warehouse.~~

~~_____ Office showroom/warehouse.~~

~~_____ 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.~~

~~_____ (3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.~~

~~_____ (A) The following accessory uses are not permitted:~~

~~_____ Accessory outside sales.~~

~~_____ Accessory pathological waste incinerator.~~

~~_____ Day home.~~

~~_____ General waste incinerator.~~

~~_____ Private stable.~~

~~_____ (B) In these subdistricts, the following accessory use is permitted by SUP only:~~

~~_____ Pedestrian skybridges.~~

~~_____~~
~~_____ (C) In these subdistricts, an SUP may be required for the following accessory use:~~

~~_____ Accessory medical waste/infectious waste incinerator. [See Section 51A 4.217(3.1).]~~

~~_____ (4) Yard, lot, and space regulations.~~

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

~~_____ (A) Front yard. No minimum front yard.~~

~~_____ (i) Except as provided in this subparagraph, no minimum front yard.~~

~~_____ (ii) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.~~

~~_____ (B) Side and rear yard.~~

~~_____ (i) Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

~~_____ (ii) For a shared access development in Subdistrict 3B, if a side or rear yard is provided, the 10 foot minimum setback is not required.~~

~~_____ (iii) For a legacy building in Subdistrict 3C, if a side yard is provided, no minimum setback is required.~~

~~_____ (C) Dwelling unit density. No maximum dwelling unit density.~~

~~_____ (D) Floor area ratio. Maximum floor area ratio is:~~

~~_____ (i) 4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and~~

~~_____ (ii) 4.0 for all other structures.~~

~~_____ (E) Height. Maximum structure height is:~~

~~_____ (i) 270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses;~~

~~_____ (ii) 55 feet for a residential development in Tract 1 of Subdistrict 3B; and~~

~~(iii) 90 feet for all other structures.~~

~~_____ (F) Lot coverage.~~

~~_____ (i) In Subdistrict 3A, a lot in this subdistrict with frontage on Lamar Street or Belleview Street is permitted 100 percent lot coverage if the owner of the lot provides and maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P 317.112.1(c) for enhanced pedestrian amenities regulations.~~

~~_____ (ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.~~

~~_____ (iii) Maximum lot coverage is 80 percent in all other cases.~~

~~_____ (iv) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

~~_____ (G) Lot size. No minimum lot size.~~

~~_____ (H) Stories. No maximum number of stories.~~

~~_____ (5) Off street parking and loading.~~

~~_____ (A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off street parking and loading generally.~~

~~_____ (B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~_____ (C) Multifamily. One off street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~_____ (D) Shared access developments in Subdistrict 3B.~~

~~_____ (i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.~~

~~_____ (ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.~~

~~(iii) On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.~~

~~(iv) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.~~

~~_____ (E) Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.~~

~~_____ (F) Alcoholic beverage manufacturing in Subdistrict 3C. Off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.~~

~~_____ (G) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of mobility and street services.~~

~~_____ (i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e., it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~_____ (ii) 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.~~

~~_____ (iii) If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(G), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~_____ (H) Pedestrian amenities parking reduction.~~

~~_____ (i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~_____ (ii) To qualify,~~

~~_____ (aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~_____ (bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~_____ (iii) See Section 51P-317.112.1(e) for enhanced pedestrian amenities regulations.~~

~~_____ (I) Remote parking.~~

~~_____ (i) Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(e) regarding enhanced pedestrian amenities.~~

~~_____ (ii) For a legacy building in Subdistrict 3C, there is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.~~

~~_____ (J) Loading docks. For a legacy building in Subdistrict 3C, uses may share loading docks.~~

~~_____ (6) Environmental performance standards. See Article VI.~~

~~_____ (7) Landscape regulations.~~

~~_____ (A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~_____ (B) Street trees.~~

~~_____ (i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway~~

landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

~~(ii) Shared access development in Tract 1 of Subdistrict 3B.~~

~~(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.~~

~~(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.~~

~~(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four foot wide planting area that is adjacent to the curb and planted between one and a half and three feet from the back of the projected street curb.~~

~~(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase.~~

~~(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.~~

~~(D) Site trees.~~

~~(i) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.112.1(c)) along the frontage of the lot.~~

~~(ii) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two and one half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.~~

~~(iii) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the~~

~~required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:~~

~~_____ (aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.~~

~~_____ (bb) Make a payment into the Cedars Open Space Fund.~~

~~_____ (iv) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

~~_____ (E) Nonpermeable coverage.~~

~~_____ (i) A lot in this area with frontage on Lamar Street or Bellview Street may have a maximum of 100 percent non permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P 317.112.1(c) regarding enhanced pedestrian amenities.~~

~~_____ (ii) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.~~

~~_____ (F) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.~~

~~_____ (i) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.~~

~~_____ (ii) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.~~

~~_____ (iii) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.~~

~~_____ (iv) Tree grates are prohibited.~~

~~_____ (8) Additional provisions.~~

~~_____ (A) Minimum sidewalk width.~~

~~_____ (i) All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one half feet.~~

~~_____ (ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

~~_____ (B) Shared access development in Tract 1 of Subdistrict 3B.~~

~~_____ (i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).~~

~~_____ (ii) All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.~~

~~_____ (iii) Beaumont Street must have a minimum right of way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right of way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).~~

~~_____ (iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.~~

~~_____ (v) A minimum of six feet must be provided by plat between each group of single family structures. No more than eight single family structures are permitted per group.~~

~~_____ (vi) Maximum number of dwelling units is 90.~~

~~_____ (vii) Lots may have frontage on two opposite sides.~~

~~_____ (viii) Mailboxes are allowed in common areas.~~

(e) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) Main uses permitted.

(A) Agricultural uses.

~~-- Urban Garden.~~

~~None permitted.~~

(B) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Bus or rail transit vehicle maintenance or storage facility.

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing.

~~-- Labor Hall~~

-- Machine or welding shop.

-- Machinery, heavy equipment, or truck sales and services.

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. *[Limited to 20,000 square feet.]*

(C) Industrial uses.

~~-- Alcohol beverage manufacturing. [SUP]~~

-- Art or craft production facility. *[See Section 51P-317.1150.5.]*

~~-- Industrial (inside) *[if this is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a)]*~~

-- Industrial (inside) light manufacturing.

~~-- Metal salvage facility [SUP]~~

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

(D) Institutional and community service uses.

~~Cemetery or mausoleum. [SUP]~~

-- Child-care facility.

-- Church.

~~Convent or monastery.~~

~~Hospital.~~

-- Library, art gallery, or museum.

~~Public or private school. [SUP]~~

(E) Lodging uses.

-
- Boutique hotel.

 - Bed and Breakfast
 - Hotel or motel.
 - Lodging or boarding house.

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUPDIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Multifamily.

- Retirement housing.

(J) Retail and personal service uses.

-
- ~~Ambulance service.~~
 - Animal shelter or clinic without outside run.
 - Auto service center. *[SUP and limited to 20,000 square feet]*
 - Bar, lounge, or tavern. *[SUP]*
 - Business school.
 - Car wash. *[SUP]*
 - Commercial amusement (inside). *[SUP]—may be required. See Section 51A 4.210(b)(7)(B).]*
 - Commercial parking lot or garage.

 - Commercial motor vehicle parking. [SUP]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.

- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [Limited to 20,000 square feet]
- Household equipment and appliance repair.
- Liquor store.
- Microbrewery, microdistillery, and winery. [SUP]

- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. [DIR]
- Restaurant without drive-in or drive-through service.
- Surface parking.

- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [Limited to 20,000

square feet.]

(K) Transportation uses.

- ~~Commercial bus station and terminal.~~
- Heliport.
- Helistop. [SUP]
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]

- Radio, television, or microwave tower.
- Tower antenna for cellular communication. [SUP]

- Utility or government service center. [See Section 51P-317.11208.]
- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- ~~Auto auction. [SUP]~~
- ~~Contractor's maintenance yard.~~
- Mini-warehouse.

- Office showroom/warehouse.
- Outside storage (with visual screening).
- Recycling center. *[SUP]—Subdistrict 4A only.]*
- Recycling collection center.
- Warehouse.

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this Subdistrict:

- Accessory Dwelling Unit
- Accessory community center. (private).
- Accessory electric vehicle charging station.
- Accessory game court. (private).
- Accessory helistop. *[SUP]*
- Accessory outside display of merchandise.
- Accessory outside storage.
- Amateur communication tower. *[SUP]*
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. *[SUP]*

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~_____ Day home.~~
- ~~_____ Private stable.~~

~~(B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

- ~~_____ Accessory helistop.~~
- ~~_____ Pedestrian skybridges.~~

~~(C) In this subdistrict, an SUP may be required for the following accessory use:~~

- ~~_____ Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. ~~No minimum front yard.~~

(i) In general. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is eight feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.

(ii) Primary streets. Except as provided in this subparagraph, minimum setback is five feet and maximum setback is 10 feet. A portion of the street facing façade must be located within the required setbacks for 70% of the lot width.

(iii) Legacy Building. No setback is required.

(B) Side and rear yard. ~~No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(iii) For a Legacy Building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback is greater than 30 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Except as provided in this subparagraph, ~~M~~maximum floor area ratio is 34.0.

(ii) Floor area ratio bonus for Open Space: if five percent of the building site is reserved for open space, the floor area ratio is 4.0. See section 51P-317.126 for Open Space regulations.

(E) Height. Maximum structure height is 18070 feet.

(F) 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.~~

(G) Mixed Income Housing Development Bonus:

(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 4.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 5.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 6.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.0.

(I) Open Space Floor Area Ratio (F.A.R) Bonus: if five percent of the building site is reserved for the Open Space, floor area ratio is 7.0. See Section 51P-317.126 for Open Space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(HG) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows: ~~No minimum lot size.~~

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u> No separate bedroom</u>	<u>50 sq. ft.</u>
<u> One bedroom</u>	<u>65 sq. ft.</u>
<u> Two bedrooms</u>	<u>75 sq. ft.</u>
<u> More than two bedrooms (Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(IH) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

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

each use. Consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off-street parking and loading generally.

~~(B) Tandem parking. For multifamily uses, tandem parking is permitted.~~

~~_____ (C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.~~

~~(ii) 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.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~_____ (E) Pedestrian amenities parking reduction.~~

~~_____ (i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~_____ (ii) To qualify,~~

~~_____ (aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~_____ (bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~_____ (iii) See Section 51P-317.112.1(e) for enhanced pedestrian amenities regulations.~~

~~(6) Environmental performance standards. See Article VI.~~

~~(7) Landscape regulations. See Section 51P-317.127. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.~~

~~_____ (8) Signs. See Section 51P-317.125.~~

~~_____ (9) Sidewalks. See Section 51P-317.123.~~

~~_____ (10) Open Space. See Section 51P-317.126.~~

~~(11) Additional Provisions.~~

~~_____ (AA) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~

~~_____ (B) Additional provisions for single family structure spacing: A minimum of 15 feet between each group of eight single family structures must be provided by plat.~~

~~(f) Subdistrict 5 (Industrial).~~

~~_____ (1) Purpose. To consolidate and concentrate industrial, warehouse, distribution, and commercial business service land uses in a contiguous area; and to minimize negative impacts on residential areas.~~

~~_____ (2) Main uses permitted.~~

~~_____ (A) Agricultural uses.~~

~~_____ None permitted.~~

~~_____ (B) Commercial and business service uses.~~

~~_____ Building repair and maintenance shop.~~

~~_____ Bus or rail transit vehicle maintenance or storage facility.~~

~~_____ Catering service.~~

~~_____ Custom business services.~~

~~_____ Custom woodworking, furniture construction, or repair.~~

~~_____ Electronics service center.~~

~~_____ Job or lithographic printing.~~

~~_____ Labor hall.~~

~~_____ Machine or welding shop.~~

- ~~_____ Machinery, heavy equipment, or truck sales and services.~~
- ~~_____ Medical or scientific laboratory.~~
- ~~_____ Technical school.~~
- ~~_____ Tool or equipment rental.~~
- ~~_____ Vehicle or engine repair or maintenance.~~

~~_____ (C) Industrial uses.~~

~~_____ Art or craft production facility. [See Section 51P-317.110.5.]~~

~~_____ Industrial (inside). [If this use is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a).]~~

~~_____ Industrial (inside) for light manufacturing.~~

~~_____ Industrial (outside). [Potentially incompatible uses are not permitted. See Section 51A-4.203(a).]~~

~~_____ Metal salvage facility. [SUP]~~

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

~~_____ (D) Institutional and community service uses.~~

~~_____ Cemetery or mausoleum. [SUP]~~

~~_____ Child care facility.~~

~~_____ Church.~~

~~_____ Hospital.~~

~~_____ Public or private school. [SUP]~~

~~_____ (E) Lodging uses.~~

~~_____ Hotel or motel.~~

~~_____ Lodging or boarding house.~~

~~_____ (F) Miscellaneous uses.~~

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

~~_____ Temporary construction or sales office.~~

~~_____ (G) Office uses.~~

~~_____ Financial institution without drive in window.~~

~~_____ Financial institution with drive in window. [DIR]~~

~~_____ Medical clinic or ambulatory surgical center.~~

~~_____ Office.~~

~~_____ (H) Recreation uses.~~

~~Country club with private membership.~~
~~Private recreation center, club, or area.~~
~~Public park, playground, or golf course.~~

~~(I) Residential uses.~~

~~None permitted.~~

~~(J) Retail and personal service uses.~~

~~Auto service center.~~
~~Bar, lounge, or tavern.~~
~~Business school.~~
~~Car wash.~~
~~Commercial parking lot or garage.~~
~~Dry cleaning or laundry store.~~
~~Furniture store.~~
~~General merchandise or food store 3,500 square feet or less.~~
~~General merchandise or food store greater than 3,500 square feet.~~
~~Home improvement center, lumber, brick, or building materials sales yard.~~
~~Household equipment and appliance repair.~~
~~Liquor store.~~
~~Mortuary, funeral home, or commercial wedding chapel.~~
~~Motor vehicle fueling station.~~
~~Nursery, garden shop, or plant sales.~~
~~Personal service uses.~~
~~Restaurant with drive-in or drive-through service. [DIR]~~
~~Restaurant without drive-in or drive-through service.~~
~~Taxidermist.~~
~~Temporary retail use.~~
~~Theater.~~
~~Vehicle display, sales, and service.~~

~~(K) Transportation uses.~~

~~Commercial bus station and terminal.~~
~~Heliport.~~
~~Transit passenger shelter.~~

~~(L) Utility and public service uses.~~

~~Commercial radio or television transmitting station.~~
~~Electrical substation.~~
~~Local utilities. [SUP or RAR may be required. See Section 51A 4.212(4).]~~

~~Police or fire station.~~
~~Post office.~~
~~Radio, television, or microwave tower.~~
~~Utility or government service center. [See Section 51P-317.108.]~~

~~Utility or government installation other than listed. [SUP required.]~~

~~(M) Wholesale, distribution, and storage uses.~~

~~Auto auction. [SUP]~~
~~Contractor's maintenance yard.~~
~~Freight terminal.~~
~~Mini-warehouse.~~
~~Office showroom/warehouse.~~
~~Outside storage (with visual screening).~~
~~Petroleum product storage and wholesale. [SUP]~~
~~Recycling collection center.~~
~~Trade center.~~
~~Warehouse.~~

~~(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

~~(A) The following accessory uses are not permitted in this subdistrict:~~

~~Day home.~~
~~Home occupation.~~
~~Private stable.~~
~~Swimming pool (private).~~

~~(B) In this subdistrict, the following accessory uses are permitted by SUP only:~~

~~Accessory helistop.~~
~~Pedestrian skybridges.~~

~~(C) In this subdistrict, an SUP may be required for the following accessory use:~~

~~Accessory medical waste/infectious waste incinerator. [See Section 51A-4.217(3.1).]~~

~~(4) Yard, lot, and space regulations.~~

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this paragraph and Division 51A 4.400, Division 51A 4.400 controls.)

- ~~_____ (A) Front yard. Minimum front yard is 15 feet.~~
- ~~_____ (B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~
- ~~_____ (C) Dwelling unit density. No maximum dwelling unit density.~~
- ~~_____ (D) Floor area ratio. Maximum floor area ratio is 1.0.~~
- ~~_____ (E) Height. Maximum structure height is 70 feet.~~
- ~~_____ (F) 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.~~
- ~~_____ (G) Lot size. No minimum lot size.~~
- ~~_____ (H) Stories. No maximum number of stories.~~
- ~~_____ (5) Off street parking and loading. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off street parking and loading requirements for each use. Consult the off street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.~~
- ~~_____ (6) Environmental performance standards. See Article VI.~~
- ~~_____ (7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.~~
 - ~~_____ (A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.~~
 - ~~_____ (B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~
- ~~_____ (8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.~~

(gf) Subdistrict 65 (Old City Park Institutional/Dallas Heritage Village).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park/Dallas Heritage Village.

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production.
 - Urban Garden.
-

(B) Commercial and business service uses.

- Custom woodworking, furniture construction, or repair.
- Machine or welding shop.

(C) Industrial uses.

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

(D) Institutional and community service uses.

- Church.
- Community service center. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Boutique hotel.
 - Bed and Breakfast.
 - Hotel or motel.
 - Lodging or boarding house.
-

(F) Miscellaneous uses.

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

(G) Office uses.

-- Office.

(H) Recreation uses.

-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.

-- Handicapped group dwelling.

-- Multifamily.

-- Single family.

-- Retirement housing.

~~None permitted.~~

(J) Retail and personal service uses.

-- Commercial amusement (inside). [*SUP*] ~~may be required.~~
~~See Section 51A-4.210(b)(7)(B).]~~

-- Furniture store.

-- Commercial parking lot or garage.

-- General merchandise or food store 3,500 square feet or less.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service.

-- Surface parking.

-- Temporary retail use.

-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.

(L) Utility and public service uses.

-- Local utilities. [*SUP* or *RAR* may be required. See Section
51A-4.212(4).]

-- Police or fire station.

-- Post office.

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

(M) Wholesale, distribution, and storage uses.

None permitted.

(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are permitted in this Subdistrict:

- ~~-- Accessory community center (private).~~
- ~~-- Accessory electric vehicle charging station.~~
- ~~-- Accessory game court (private).~~
- ~~-- Accessory helistop. [SUP]~~
- ~~-- Accessory outside display of merchandise~~
- ~~-- Accessory outside storage~~
- ~~-- Amateur communication tower [SUP]~~
- ~~-- General waste incinerator~~
- ~~-- Pedestrian skybridges. [SUP]~~

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~_____ Accessory helistop.~~
- ~~_____ Accessory medical/infectious waste incinerator~~
- ~~_____ Accessory outside sales.~~
- ~~_____ Accessory outside storage.~~
- ~~_____ Accessory pathological waste incinerator.~~
- ~~_____ Day home.~~
- ~~_____ Home occupation.~~
- ~~_____ Private stable.~~
- ~~_____ Swimming pool (private).~~

~~_____ (B) In this subdistrict, the following accessory use is permitted by SUP only:~~

- ~~_____ Pedestrian skybridges.~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

(E) Height. Maximum structure height is 70 feet.

(F) Lot coverage. Maximum lot coverage is ~~50~~80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122. ~~—Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.127. ~~—Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.~~

(8) Signs. See Section 51P-317.125.

(9) Sidewalks. See Section 51P-317.123.

(10) Open Space. See Section 51P-317.126.

(11) Additional provisions.

(AA) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is ~~60~~85 percent.

(B) A minimum of twenty percent of each building site must be reserved for Open Space and meet regulations listed in Section 51P-317.126.

~~(B) —Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P 317.112 of this article.~~

~~_____ (8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet. (Ord. Nos. 20395; 20822; 22003; 23144; 23921; 24014; 24017; 24430; 24503; 24826; 24872; 25160; 26102; 27133; 27402; 27573; 29197; 30058; 30276; 30295; 30809; 30951; 31373)~~

SEC. 51P-317.121 HIGH-SPEED RAIL BONUS

(a) Purpose. A high-speed-rail bonus is provided to encourage high density mixed-use development near the High-Speed Rail. The bonus is given to the properties within 1/2 a mile radius of the High-Speed Rail station, if the following standards are met:

(1) Be a MUP. In order to be considered a Mixed Use Project for the purpose of this section, a development must contain uses in three or more of the Lodging, Office, Residential, or Retail and personal service use categories. Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

(A) 10% or more for Lodging use

(B) 15% or more for Office use

(C) 5% or more of Retail and personal service uses

(D) Residential uses may not exceed 50% of the total floor area except as provided below:

(i) If residential uses exceed 50% of the total floor area of the project, the provisions of 51P-317.124 must be met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(2) Provide enhanced pedestrian amenities as per Section 51P-317.129(c); and

(3) Provide active uses on the ground and upper floor.

(b) Then, the bonus is:

(1) Floor area ratio. Maximum floor area ratio is 20.0.

(2) Height. Maximum structure height is 500 feet.

- (3) Lot coverage. Maximum lot coverage is 85 percent.

SEC. 51P-317.122. OFF-STREET PARKING, LOADING, AND BICYCLE PARKING

- (a) Off-street parking and loading

(1) Except as provided in this article, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading.

- (2) Tandem parking. For multifamily uses, tandem parking is permitted.

(3) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(4) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(A) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) 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 ($8 \div 24 =$ 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.

(C) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (f)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

- (5) Parking is not allowed in front yard setback.

- (6) Off street parking screening as per 51A.4.602 (b) is required.

- (7) Loading space for multifamily shall be provided as:

- (A) 3-5 units: 0 off-street loading spaces

(i) Multifamily uses. For a Legacy Building used or converted to a multifamily use, off-street parking may be reduced by 40 percent.

(ii) Bar uses. No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.

(iii) Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.

(C) The above provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.122(c)(2).

(D) If Enhanced Pedestrian Amenities are provided per 51P-317.129(c) a five percent reduction of required parking is allowed.

(2) Pedestrian amenities parking reduction.

(A) Parking for uses on a lot that is located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(B) Amenity requirements:

(i) Enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(ii) Enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(C) See Section 51P-317.129(c) for enhanced pedestrian amenities regulations.

(3) Rideshare parking reductions:

(A) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(i) illustrate or describe the rideshare space and the location of the main use;

(ii) be constructed of weather resistant material;

(iii) be no less than 30 inches wide and 24 inches long; and

(iv) contain clearly legible letters in a color that contrasts with the background material of the sign.

(4) Tree Preservation parking reduction.

(A) A reduction in the number of parking spaces required by one space for each protected tree (as defined by Article X) retained that otherwise would have been removed to provide required parking is allowed.

(B) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Section 51A-10.104

(C) The maximum reduction allowed is five percent or 1 space, whichever is greater.

(c) Remote Parking.

(1) Remote parking is allowed to a maximum of 1,300 feet providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

(A) contains legal descriptions of the properties affected;

(B) specifies the special parking being provided and the hours of operation of any use involved;

(C) is governed by the laws of the state of Texas;

(D) is signed by all owners of the properties affected;

(E) is for a minimum term of three years; and

(F) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(G) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

SEC. 51P-317.123 **SIDEWALK STANDARDS**

_____ (a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

_____ (1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

_____ (2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

_____ (3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

_____ (4) Minimum sidewalk widths for new sidewalks: Must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

SEC. 51P-317.124112.2 MIXED-INCOME HOUSING

_____ (a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the ~~density bonus, lot coverage and height development bonuses in Section 51P-317.111.~~

_____ (b) Compliance with Section 51A-4.1107 is not required.

SEC. 51P-317.125 SIGNS

_____ (a) In general. Signs must comply with the provisions in Article VII. For purposes of complying with this section, the premise is the Property.

_____ (1) The use of neon lighting is permitted, except in the Subdistrict 4.

_____ (2) Only the wording on a sign can be illuminated by back-lighting.

_____ (3) No sign may be illuminated by an independent, external light source (such as an external floodlight).

_____ (4) Attached and Detached Signs are allowed in all subdistricts

_____ (A) The provisions of Section 51A-(A) 7.304 apply.

_____ (B) Attached Signs.

_____ (i) Arcade Sign:

feet.
sidewalk.
which it is attached.
address.

(aa) Minimum linear distance between arcade signs is 15

(bb) Must be located a minimum of 10 feet above the

(cc) May project above the arcade, gallery, or awning to

(dd) May only identify the premise or occupant or an

(ii) Awning Sign:

facade is 150 square feet.
story.

(aa) May exceed six square feet in effective area.

(bb) Maximum combined effective area on a building

(cc) Not permitted on an awning located above the second

(iii) Marquee signs.

(inside), or entertainment facility use.

(bb) May not exceed 1,000 square feet of effective area.

frontage of the building to which the marquee is attached.

(dd) The message area may utilize LED, LCD, or other
changeable message technology may not exceed 60 percent of the effective area of the sign.

(ee) Limited to one per lot for each street frontage.

in a 24 hour period.

(gg) A maximum of two marquee signs are allowed.

(5) Signs located at a Legacy Building to be placed such that no significant
architectural feature is screened. Sign attachment to be integrated with the existing façade
materials.

(a) Open Space is defined as the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.

(b) Open Space provisions:

(1) Open space must be located between the exterior structure facade and the property line.

(2) Structures that are not fully enclosed such as pergolas and gazebos, window projections, architectural features, and pedestrian amenities are allowed.

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

(4) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles is prohibited.

SEC. 51P-317.127 LANDSCAPING

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

(1) ~~For m~~Major modifications: Article X applies except for Section 51A-10.125(b)(4)(B), and Section 51A-10.126.

(2) Surface Parking Lots:

(A) Article X applies except for Section 51A-10.126.

(B) Special screening requirements. Except for driveways and accessways at points of ingress and egress, off-street parking for newly constructed buildings that is adjacent to sidewalks, public rights-of-way, or other public areas must be screened. Service areas for newly constructed buildings that are adjacent to sidewalks or open areas intended for pedestrians must be screened, except where the director determines that such screening would: (i) not reasonably accomplish any useful purpose; or (ii) create a safety hazard.

SEC. 51P-317.12812. LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property

in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner 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 in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the property management director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping. The granting of a license for landscaping under this section does not release the property owner from liability in the installation or maintenance of trees or landscaping 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 or other amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. 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 and 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 section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 20395; 24826; 24872; 25160)

SEC. 51P-317.12912.1.

PEDESTRIAN AMENITIES IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, 3A, 3C, and 4 (the "premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee maybe charged for issuance of a parkway amenities permit in accordance with the Dallas Building Code, or Subsection (b) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the

license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of mobility and street services

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director's revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, with a \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. 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 and 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 pedestrian amenities permit to the property owner; otherwise, the director shall deny the permit.

(3) A parkway pedestrian amenities 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.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

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

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Street trees. A minimum of one street tree per 25 feet of frontage in the pedestrian amenities area.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.12344 and Sections 51P-317.120(a – e) for minimum unobstructed sidewalk requirements for each subdistrict.)

~~(ii) For lots fronting on Akard Street, Belleview Street, East Griffin Street, West Griffin Street, and Lamar Street, a minimum sidewalk width of 10 feet must be provided.~~

(ii) For lots with frontage on a Primary Street a sidewalk a minimum of 10 feet wide must be provided.

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.129+2.4(a) and (b), and are subject to the conditions in ~~Paragraph~~ Section 51P-317.129+2.4(c)(54):

(A) Flag poles.

(B) Public art.

(C) Tree or shrub planters.

(D) Water fountains.

(E) Newspaper racks.

(F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.

(G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.

(H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

(A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.

(B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections.

~~(6) For a legacy building in Subdistrict 3C, the following enhanced pedestrian amenities are the only pedestrian amenities that must be provided in order to qualify for 100 percent lot coverage under Section 51P-317.111(d)(4)(F), the 40 percent parking reduction under Section 51P-317.111(d)(5)(H), and the 1,300 foot extension of the walking distance for remote parking under Section 51P-317.111(d)(5)(I):~~

~~(A) Planter boxes must be installed and maintained along the Lamar Street curb having a minimum width of 12 inches and a minimum soil depth of 14 inches and planted with evergreen and seasonal plantings. The linear distance of the adjacent street frontage occupied by planter boxes must be between 40 percent and 50 percent of the street frontage length. Planter boxes must be constructed of fiberglass, concrete, or metal and not exceed 24 inches in height.~~

~~(B) Screening meeting the requirements of Section 51A-4.602 must be provided for the length of the loading dock area along Austin Street, except for visibility triangles.~~

~~(C) Windows must be provided within the Austin Street facade.~~

~~(D) The sidewalk along Austin Street to the northwest of the property must be extended along the Austin Street side of the property, and a pedestrian sealed light fixture must be installed adjacent to the sidewalk, if permitted by the director of mobility and street services.~~

~~(E) Trash receptacles must be provided along the Lamar Street and Austin Street sidewalk areas. (Ord. Nos. 24872; 25160; 27133; 27322; 30295)~~

~~SEC. 51P-317.113. NONCONFORMING USES AND STRUCTURES.~~

~~(a) The provisions of Section 51A-4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.~~

~~(b) The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.~~

~~(c) An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid.~~

~~Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).~~

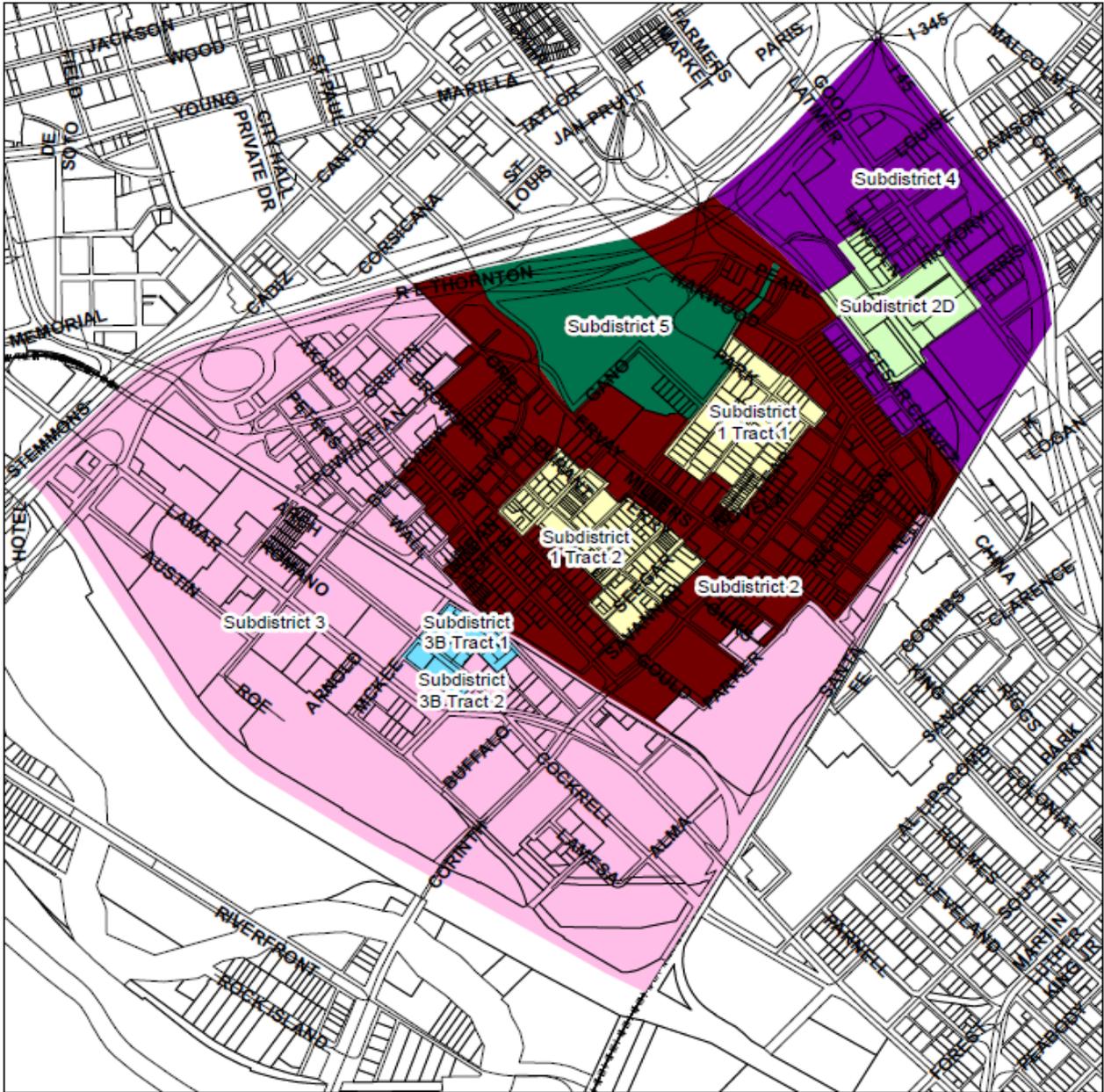
~~— (d) — Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~— (e) — If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later. (Ord. Nos. 20395; 24826; 24872; 25160)~~

SEC. 51P-317.130114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20395; 24826; 26102)

Proposed
Exhibit 317B: subdistrict map

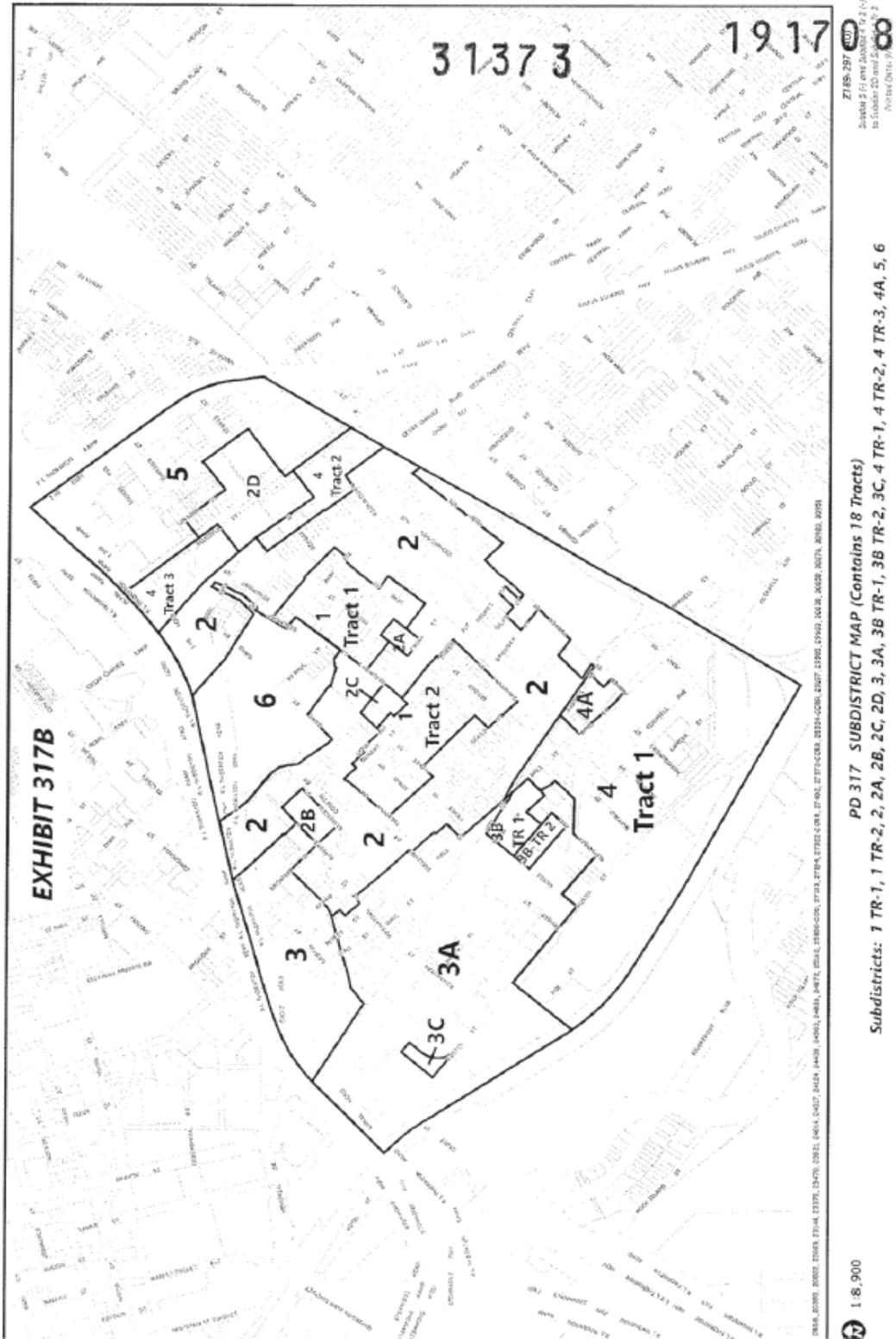


- Subdistrict 1
- Subdistrict 2
- Subdistrict 2D
- Subdistrict 3
- Subdistrict 3B
- Subdistrict 4
- Subdistrict 5

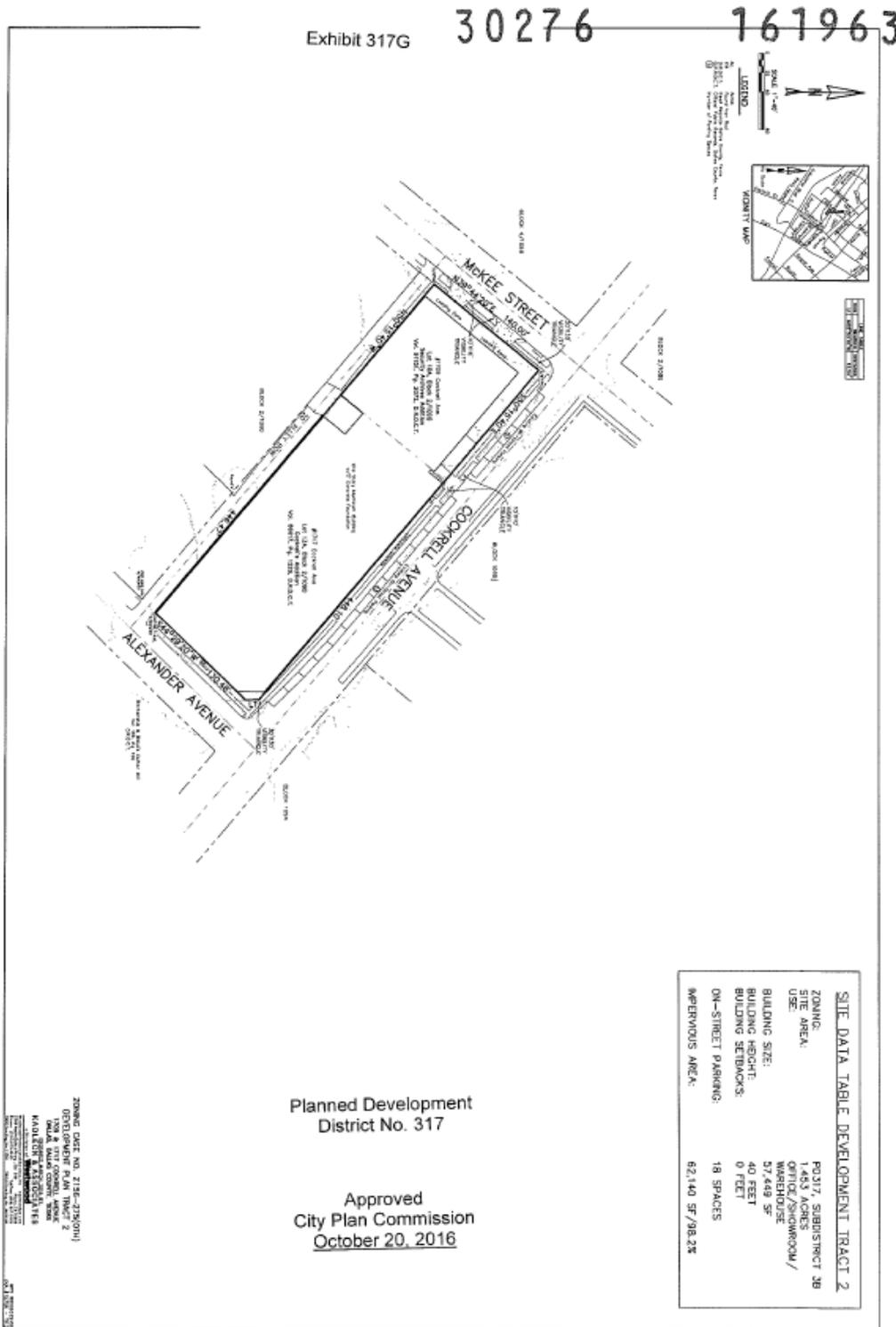
Exhibit 317B
Subdistrict Map



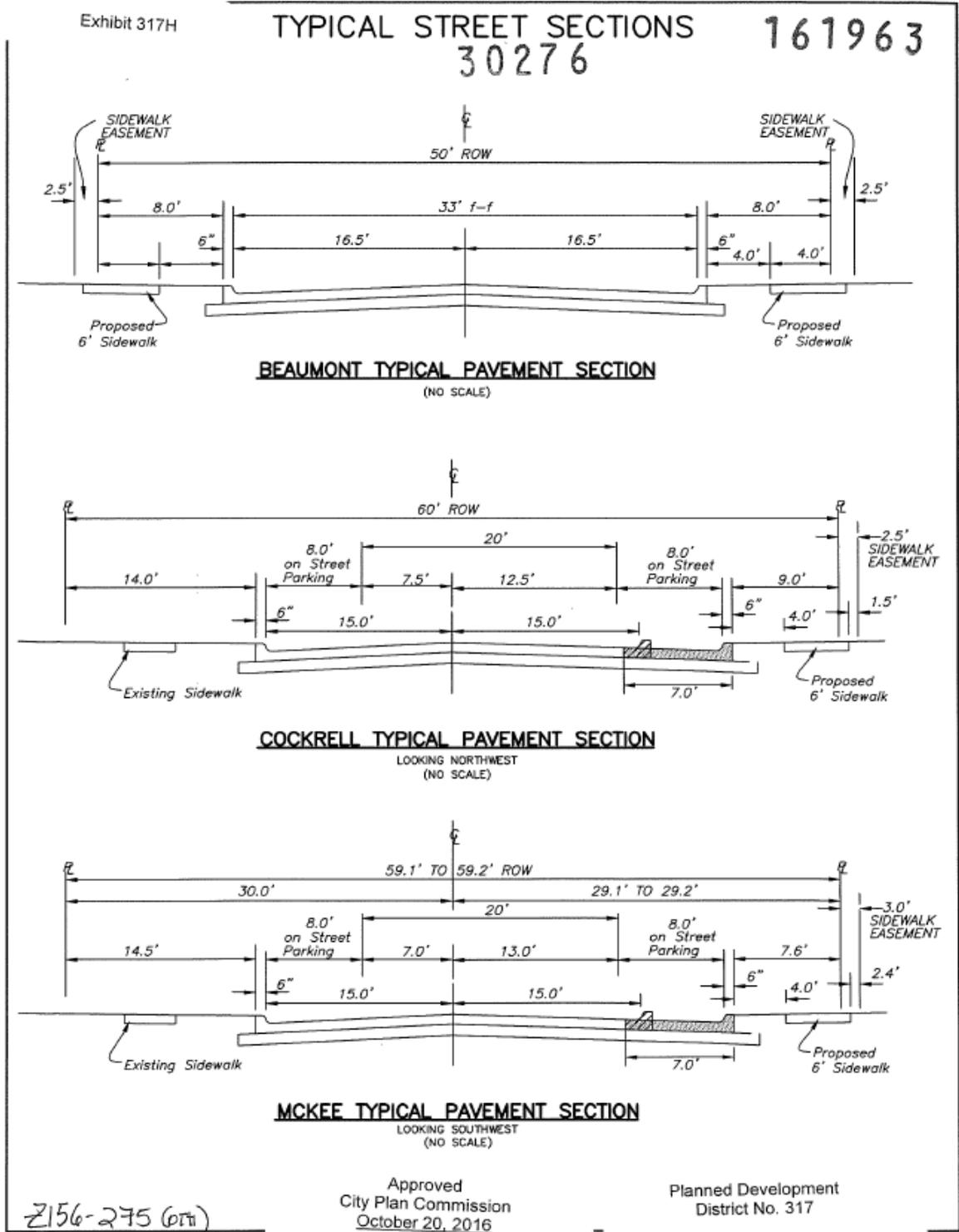
Existing – to be replaced
Exhibit 317B: subdistrict map



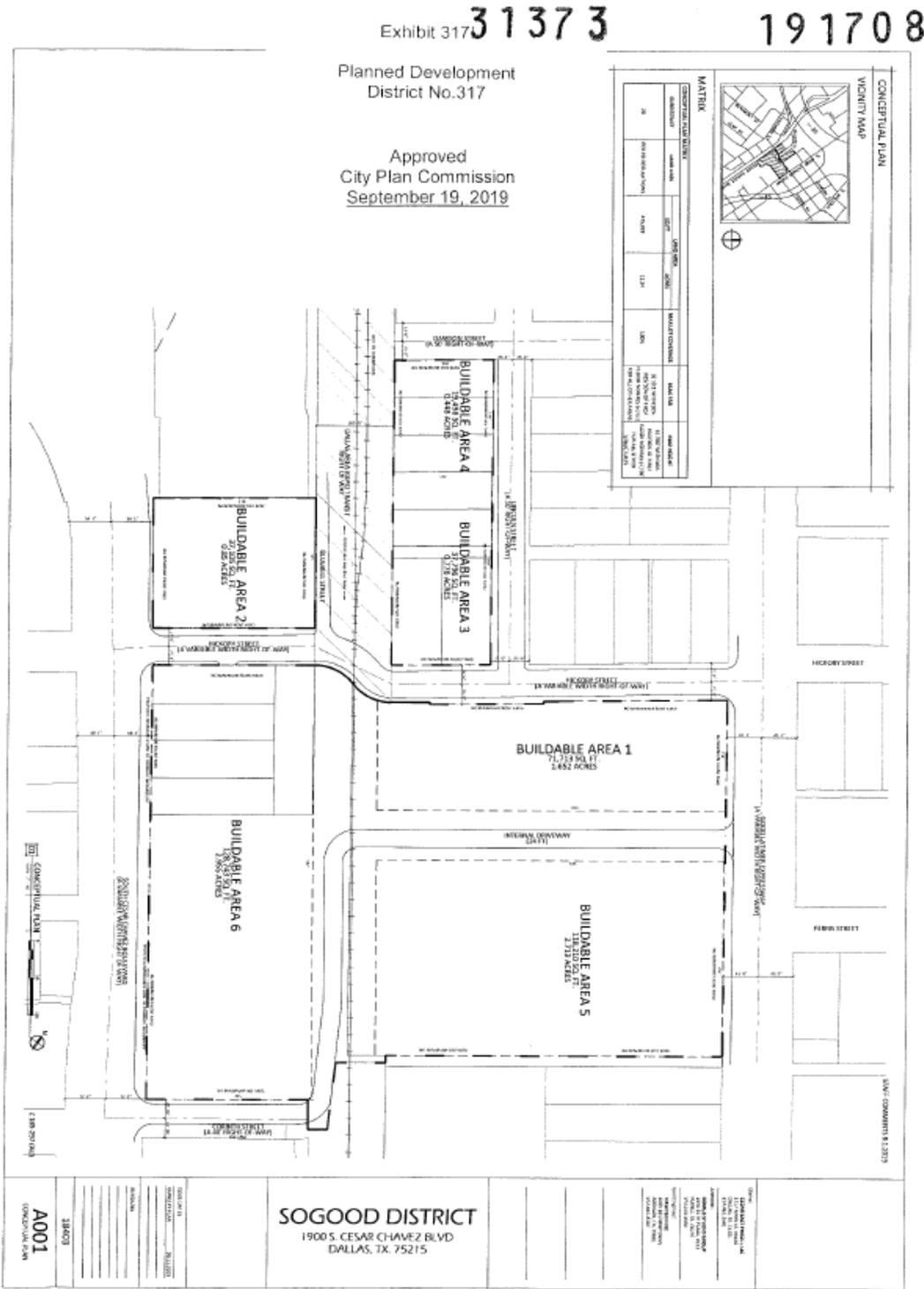
Existing – No Change
Exhibit 317G: development plan for Tract 2 in Subdistrict 3B



Existing – No Change
Exhibit 317H: typical street section for Subdistrict 3B



Existing – No Change
Exhibit 317 I: conceptual plan for Subdistrict 2D



Existing – No Change
Exhibit 317J: mixed use development parking chart

31373

191708

EXHIBIT 317J

MIXED USE DEVELOPMENT PARKING CHART
 (for calculating adjusted standard parking requirement)

<u>USE CATEGORIES</u>	<u>PARKING ADJUSTMENT PERCENTAGES BY TIME OF DAY (weekday)</u>				
	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Late Afternoon</u>	<u>Evening</u>
<u>Multifamily Residential uses</u>	80%	60%	60%	70%	100%
<u>Hotel or motel uses</u>	100%	30%	35%	60%	100%
<u>Office uses</u>	100%	80%	100%	85%	35%
<u>Retail and personal service uses</u>	60%	75%	70%	65%	70%
<u>Alcoholic Beverage establishments</u>	20%	100%	30%	30%	100%
<u>Bar & restaurant uses</u>	20%	100%	30%	30%	100%
<u>Any other use</u>	100%	100%	100%	100%	100%

The adjusted standard off-street parking requirement for the development is the largest of the five “time of day” column times.

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

Proposed
Exhibit 317K: property descriptions for Designated Legacy Building Areas

DESIGNATED LEGACY BUILDING AREA 1

BEING a 1.97 acre tract of land situated in the John Grisby Survey, Abstract No. 495, in the City of Dallas Block No. B/93, and No. 448, Dallas County, Texas, and being a portion of tracts of land conveyed to WINRS, LTD., a Texas limited partnership by deed recorded in Volume 2002250, Page 07268, of the Deed Records of Dallas, County, Texas, and being a portion of that certain tract of land to Matthews CCH Partners, LP, by Special Warranty Deed dated March 11, 2013, and recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the North corner of said Matthews CCH Partners tract, same being in the South intersection of Blakeney Street and Orr Street;

THENCE South 47 deg. 11 min. 39 sec. East, along the common line of said Matthews CCH Partners tract and said Orr Street, a distance of 207.96 feet to a City of Dallas mag nail found for the East corner of the herein described tract, same being the North corner of Belleview Street Extension (57.5 foot right-of-way per Instrument Number 201400312061), same being the beginning of a non-tangent curve to the right, having a radius of 221.28 feet, a central angle of 11 deg. 19 min. 24 sec., and a chord bearing and distance of South 39 deg. 47 min. 58 sec. West, 43.65 feet;

THENCE along the Northwest line of said Belleview Street Extension as follows:

Along said non-tangent curve to the right, an arc distance of 43.73 feet to a point in a building for angle point; South 45 deg. 27 min. 38 sec. West, a distance of 123.28 feet to a City of Dallas mag nail found for angle point, same being the beginning of a curve to the right, having a radius of 5550.66 feet, a central angle of 02 deg. 03 min. 14 sec., and a chord bearing and distance of South 46 deg. 29 min. 15 sec. West, 198.97 feet;

Along said curve to the right, an arc distance of 198.98 feet to a City of Dallas mag nail found for angle point; South 47 deg. 30 min. 52 sec. West, a distance of 43.08 feet to a City of Dallas mag nail found for the South corner of the herein described tract, same being the West corner of said Belleview Street Extension, same being in the Northeast right-of-way line of Browder Street;

THENCE North 45 deg. 16 min. 24 sec. West, along the Northeast right-of-way line of said Browder Street, a distance of 209.09 feet to a mag nail found for the West corner of the herein described tract, same being in the Northwest line of said Matthews CCH Partners tract, same being in the East intersection of said Browder Street and aforesaid Blakeney Street;

Z167-311(VP)

THENCE North 45 deg. 45 min. 59 sec. East, along the common line of said Matthews CCH Partners tract and said Blakeney Street, a distance of 401.77 feet to the POINT OF BEGINNING and containing 118,535.290 square feet or 2.721 acres, more or less.

DESIGNATED LEGACY BUILDING AREA 2

BEGINNING at the southwest line of South Ervay Street with the northwest line of Beaumont Street;

THENCE South 38° 50' 11" West, a distance of 165 feet;

THENCE North 50° 41' 20" West, a distance of 10.10 feet;

THENCE South 45° 48' 10" West, a distance of 25.16 feet;

THENCE South 50° 41' 20" East, a distance of 8.05 feet;

THENCE South 45° 47' 40" West, a distance of 52.88 feet;

THENCE North 43° 02' 00" West, a distance of 145.86 feet;

THENCE North 44° 31' 35" East, a distance of 33.25 feet;

THENCE South 50° 41' 20" East, a distance of 10.05 feet;

THENCE North 44° 32' 15" East, a distance of 25.10 feet;

THENCE North 50° 4' 20" West, a distance of 171.93 feet;

THENCE North 42° 59' 46" East, a distance of 165.34 feet;

THENCE South 50° 41' 20" East, a distance of 300 feet to the POINT OF BEGINNING, and containing approximately 1.3780 acres of land more or less. (*Containing a total calculated area of 83,470.6566 square feet or 1,9162 acres.*)

DESIGNATED LEGACY BUILDING AREA 3

BEING a 40,583 square feet or 0.9317 acre tract of land situated in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron pipe for a corner in the Southwest line of S. Lamar Street (an 80 foot right of way), said point being South 49 degrees 30 minutes 00 seconds East, a distance of 302.40 feet from a found 1 inch iron rod at the intersection of the Southwest line of S. Lamar Street with the Southeast line of Cadiz Place (a 166 foot right of way at this location),

THENCE South 49 degrees 30 minutes 00 seconds East, with the Southwest line of S. Lamar Street, a distance of 115.00 feet a found 1/2 inch iron pipe found a corner;

Z167-311(VP)

THENCE South 40 degrees 30 minutes 00 seconds West, departing the Southwest line of S. Lamar Street, a distance of 50.00 feet to a set 1/2 inch iron rod for a corner;

THENCE North 49 degrees 30 minutes 00 seconds West, a distance of 1.50 feet to a point for a corner;

THENCE South 40 degrees 30 minutes 00 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod at the beginning of a tangent curve to the left with a central angle of 57 degrees 23 minutes 49 seconds, a radius of 237.41 feet, a chord bearing of South 11 degrees 48 minutes 05 seconds West and a chord distance of 228.01 feet;

THENCE Southeasterly, along said curve, an arc distance of 237.83 feet to a set PK nail for a corner in the Northeast line of Austin Street (a 60 foot right of way);

THENCE N011h 49 degrees 30 minutes 00 seconds West, with the Northeast line of Austin Street, a distance of 222.99 feet to a set 1/2 inch iron rod for a corner, said point being the South corner of the above said Tract 10;

THENCE North 40 degrees 30 minutes 00 seconds East, departing the Northeast line of Austin Street, a distance of 300.00 feet to the POINT OF BEGINNING.

Proposed
Exhibit 317L: Designated Legacy Building Areas location map

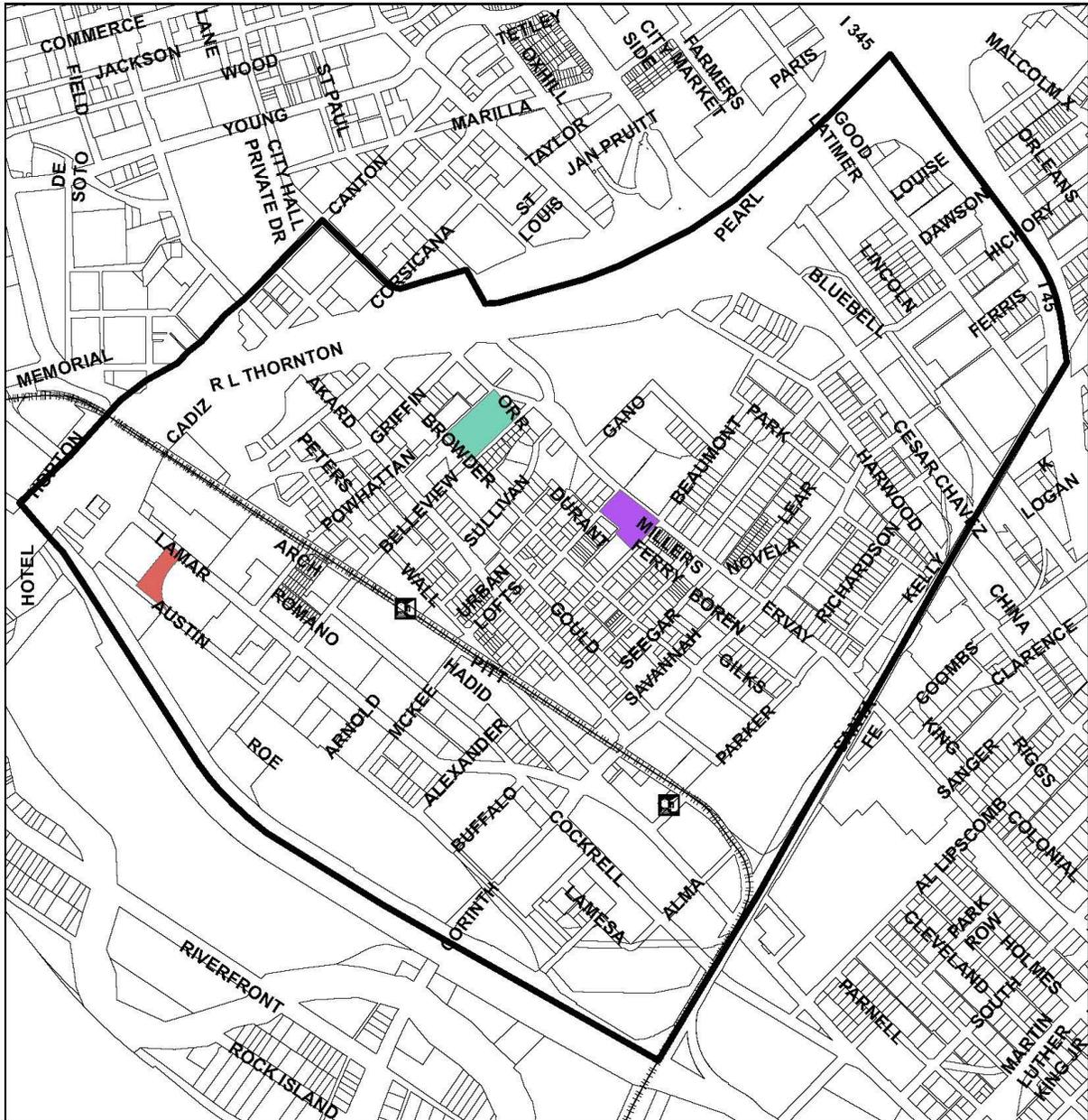


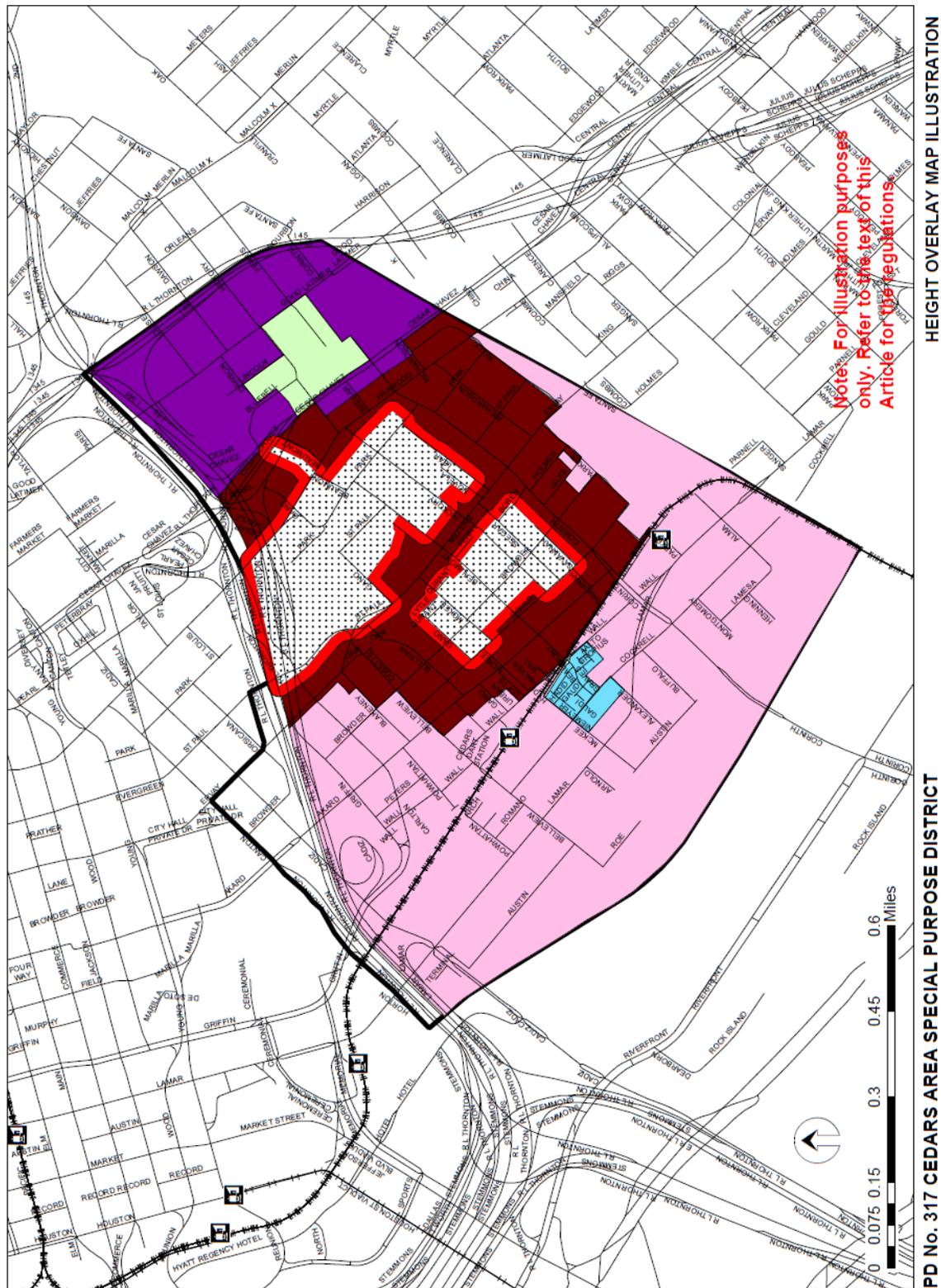
Exhibit 317L
Designated Legacy Building Areas

Legend:

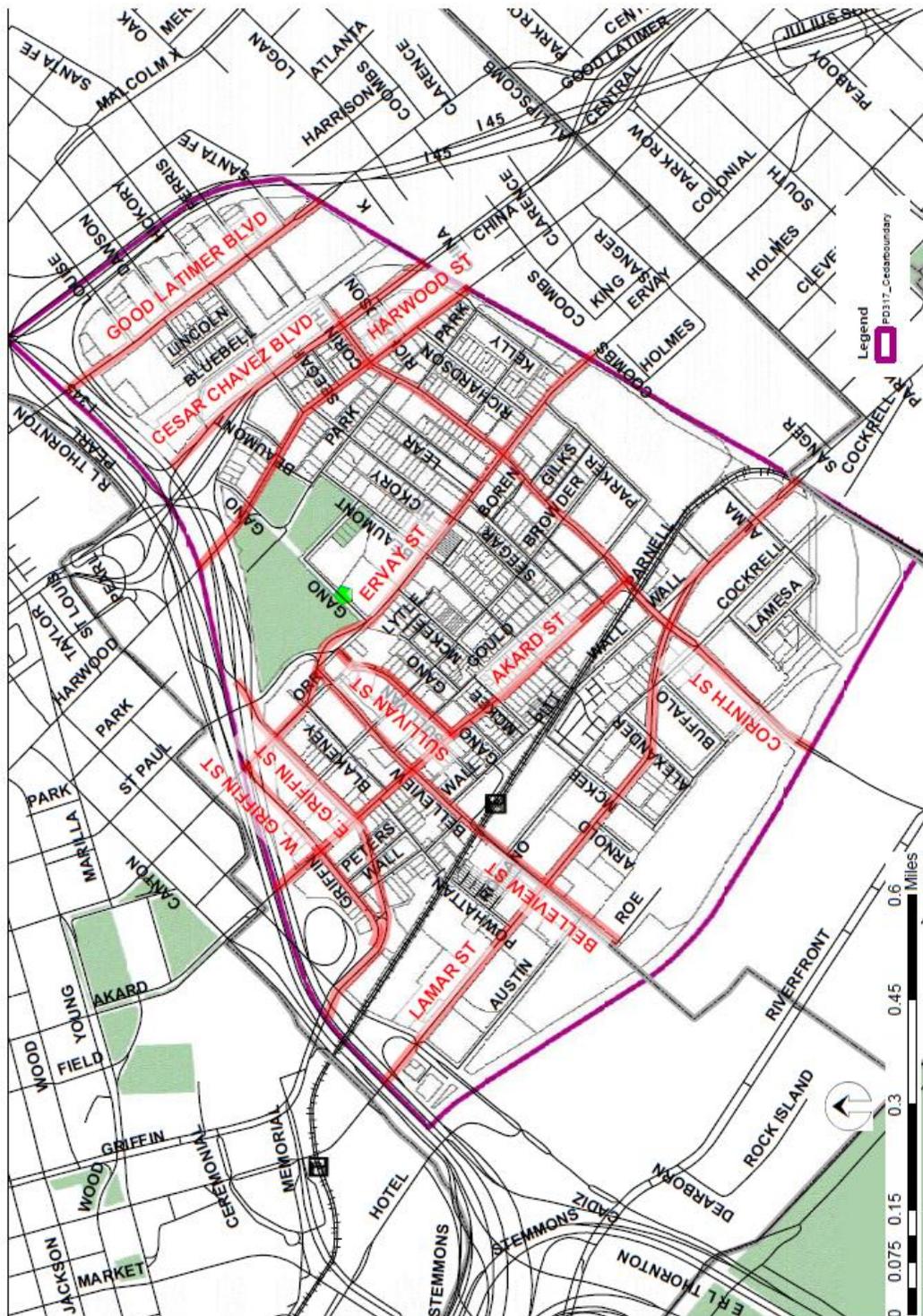
- Designated Legacy Building Area 1
- Designated Legacy Building Area 2
- Designated Legacy Building Area 3

Scale: 0 500 1,000 2,000 3,000 4,000 Feet

Proposed
Exhibit 317M: height overlay map illustration



Proposed
Exhibit 317N: primary street map illustration

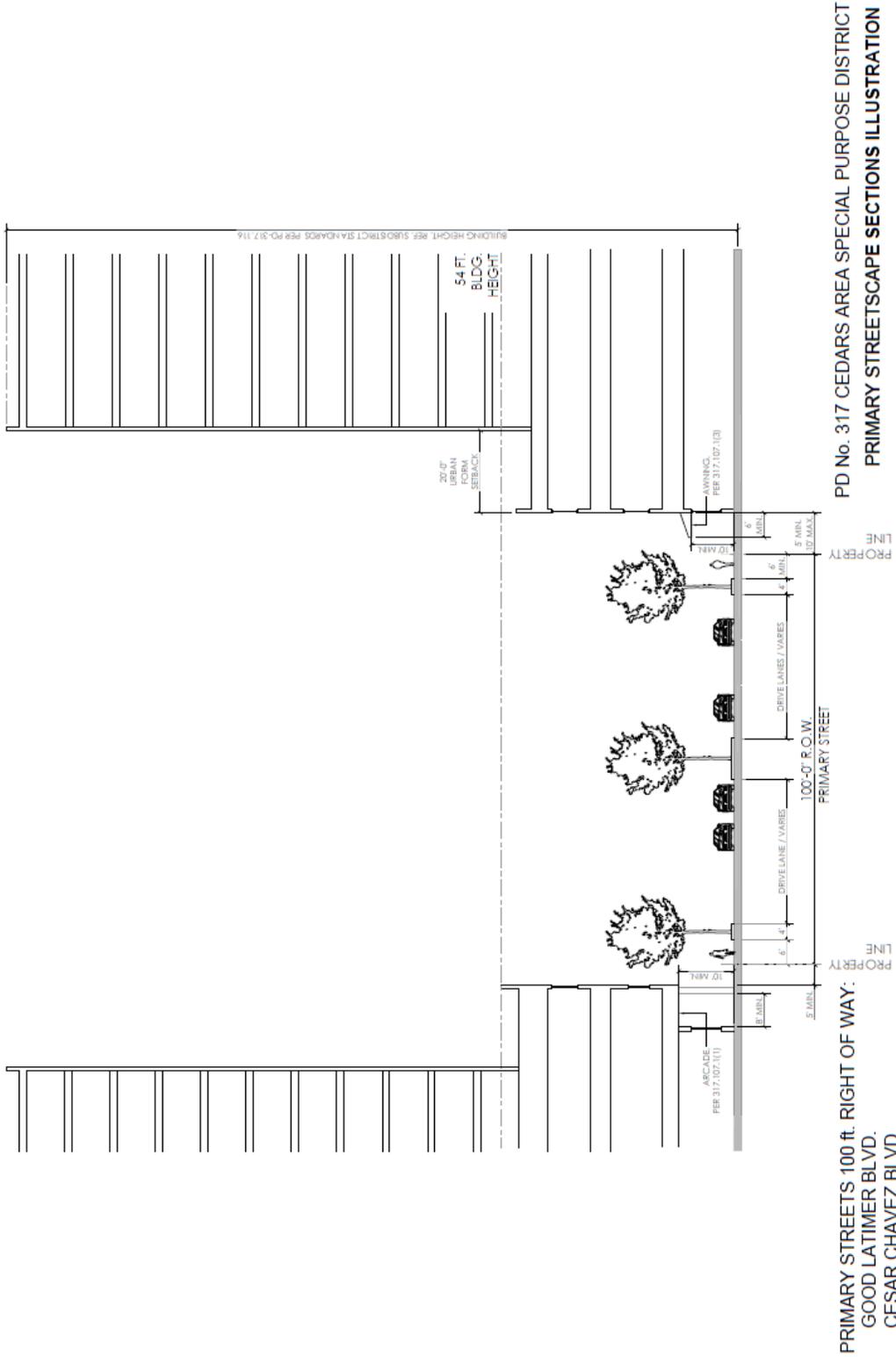


PD No. 317 CEDARS AREA SPECIAL PURPOSE
DISTRICT PRIMARY STREETS MAP ILLUSTRATION

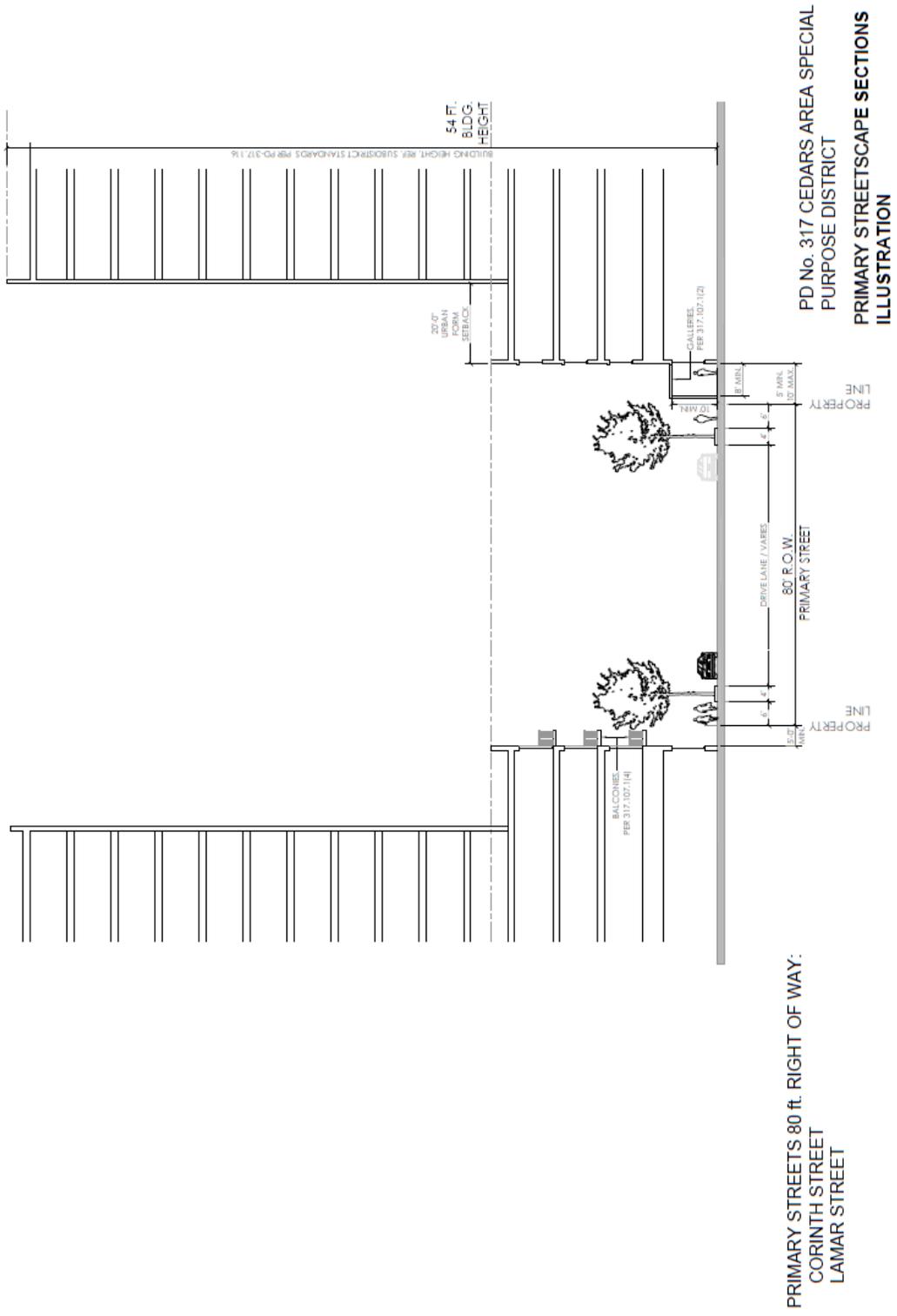
Note: For illustration purposes only. Refer to the text of this Article for the regulations.

LEGEND:
STREET NAME

Proposed
Exhibit 317O: primary streetscape sections illustration

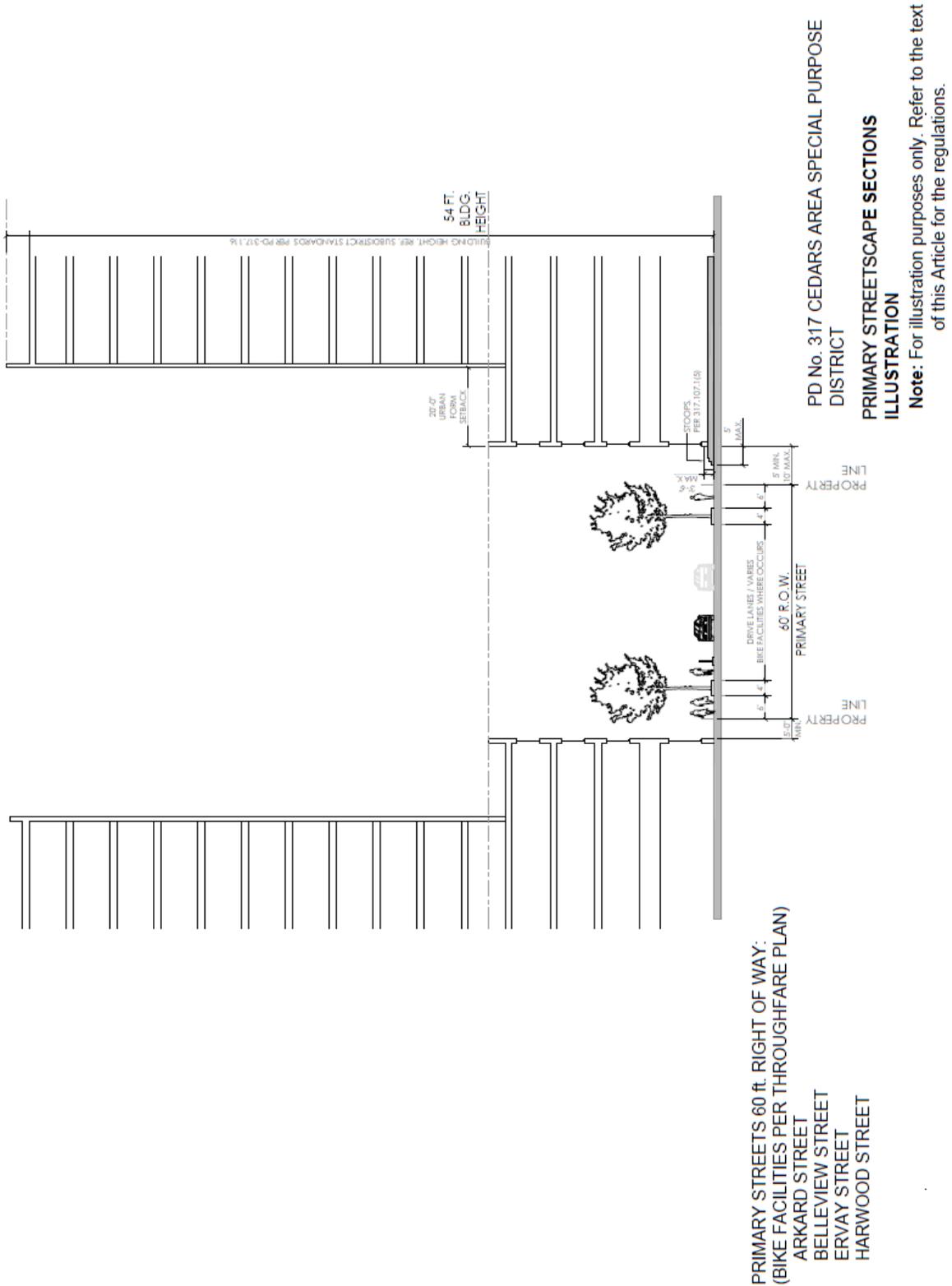


Proposed
Exhibit 317O: primary streetscape sections illustration

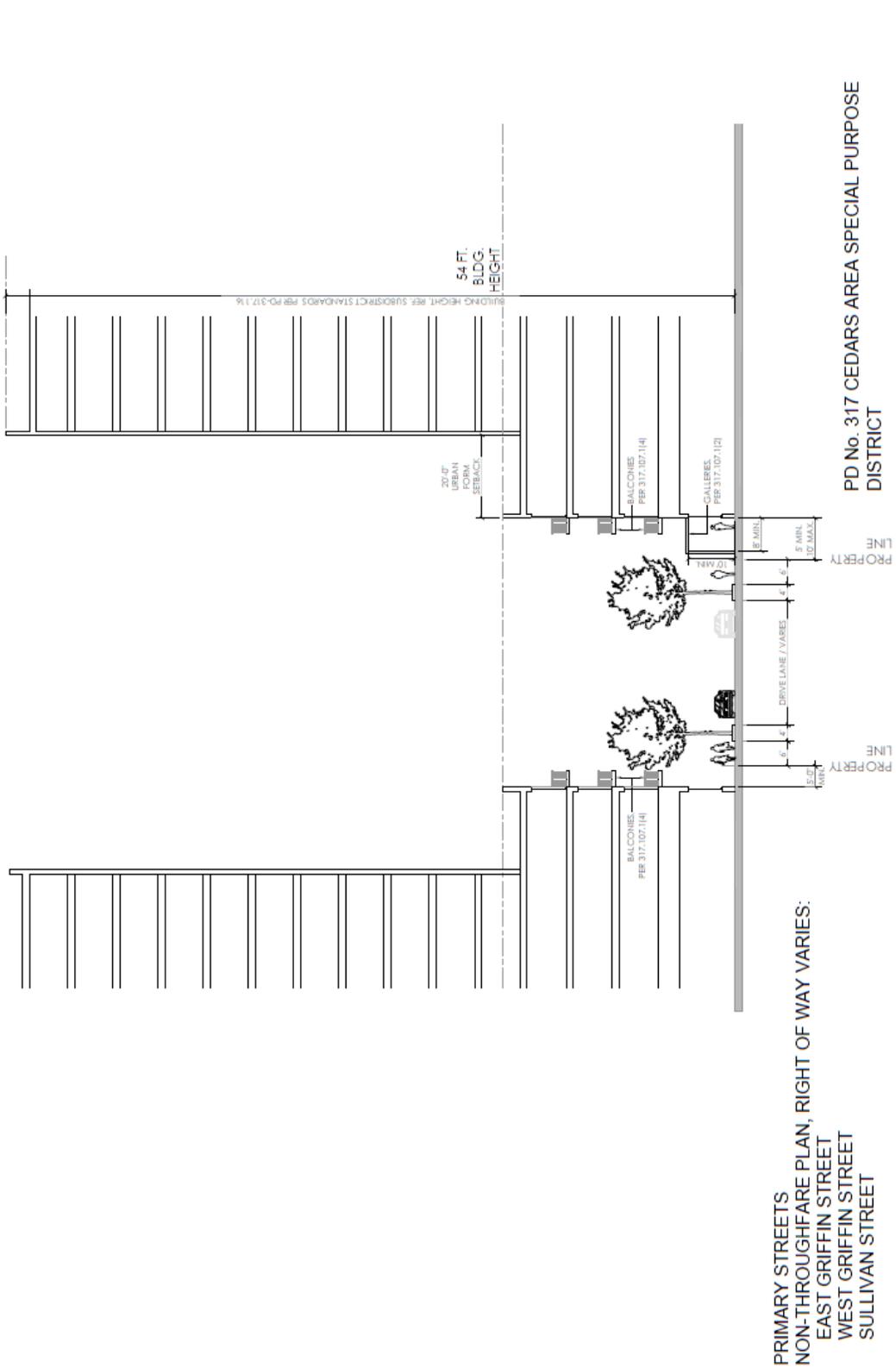


Note: For illustration purposes only. Refer to the text of this Article for the regulations.

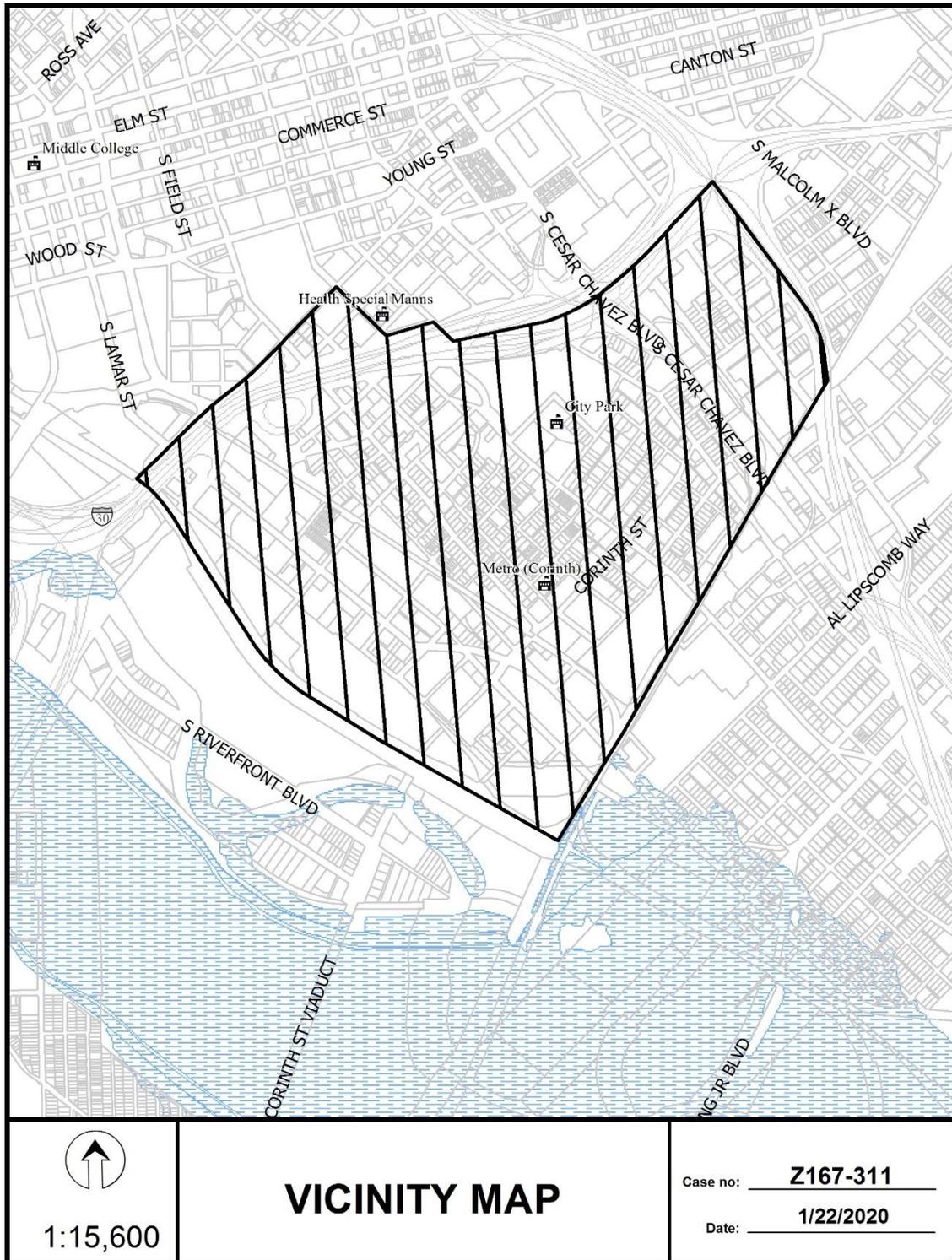
Proposed
Exhibit 317O: primary streetscape sections illustration



Proposed
Exhibit 317O: primary streetscape sections illustration



PRIMARY STREETSCAPE SECTIONS ILLUSTRATION
PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT
Note: For illustration purposes only. Refer to the text of this Article for the regulations.



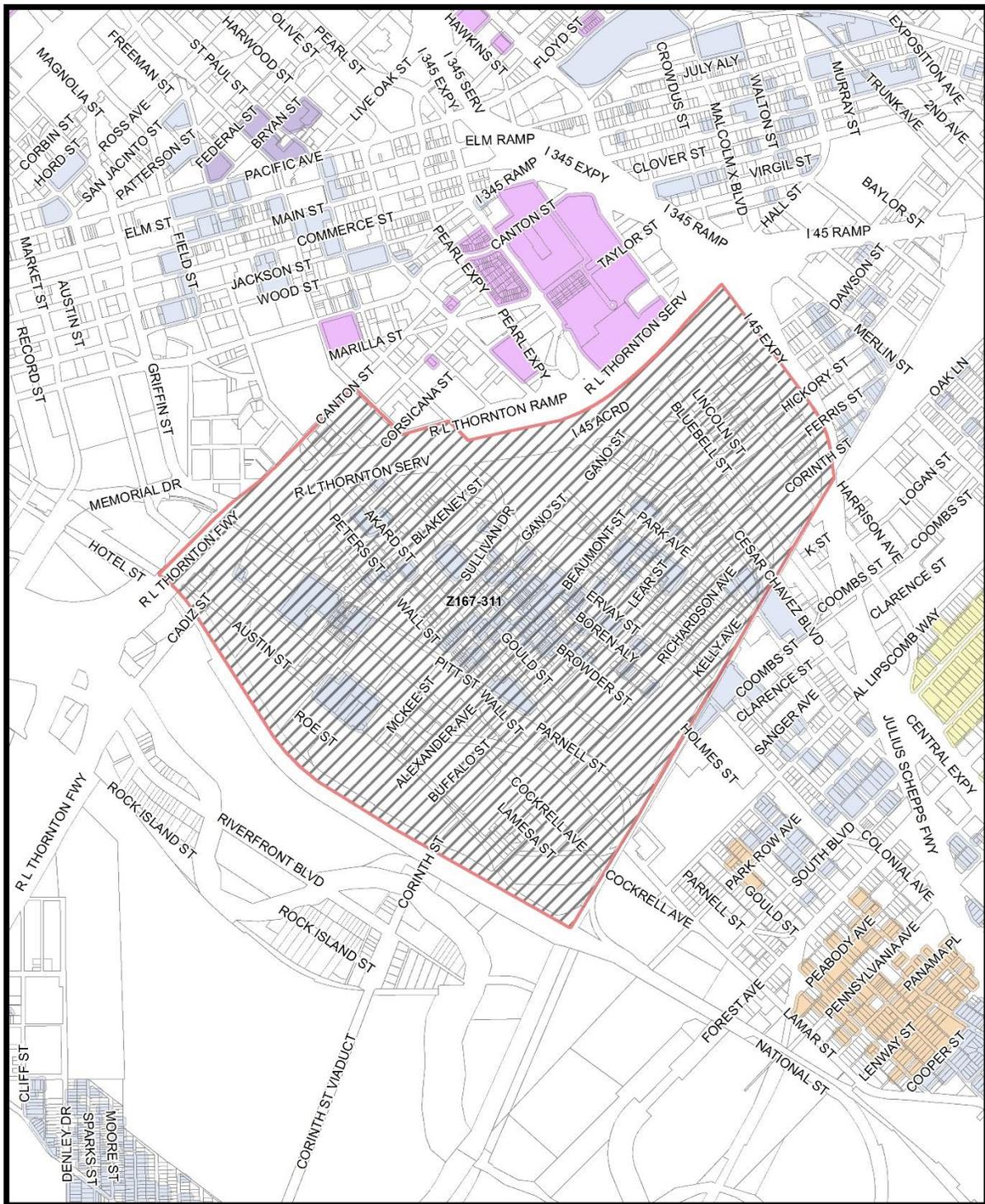


1:14,400

ZONING HISTORY

Case no: Z167-311

Date: 1/22/2020



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



Market Value Analysis

Printed Date: 1/23/2020

CPC Responses



741	Property Owners Notified (930 parcels)
15	Replies in Favor (47 parcels)
42	Replies in Opposition (82 parcels)
200'	Area of Notification
11/5/2020	Date

Z167-311
CPC



1:14,400

11/04/2020

Reply List of Property Owners**Z167-311****741 Property Owners Notified****15 Property Owners in Favor****42 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	807 BROWDER ST	CANTON CADIZ PHASE 1 LLC
	2	817 BROWDER ST	CANTON CADIZ PHASE 1 LLC
	3	907 BROWDER ST	UNIVERSAL CHURCH INC
	4	1000 S AKARD ST	FAULKNER INV CO LTD
	5	1423 W GRIFFIN ST	TIME WARNER CABLE TEXAS LLC
	6	1413 N GRIFFIN ST	TIME WARNER CABLE DALLAS
	7	1407 N GRIFFIN ST	VOGEL ALCOVE
	8	1018 S AKARD ST	M A FAMILY INVESTMENTS LTD
	9	1418 N GRIFFIN ST	M A FAMILY INVESTMENTS
	10	1407 N GRIFFIN ST	JSK CEDARS CORNER LP
	11	901 S ERVAY ST	ALL SAINTS CHURCH DALLAS
	12	1506 W GRIFFIN ST	TCH BROWDER ST LLC &
	13	1201 S ERVAY ST	BOWDON FAMILY FOUNDATION THE
	14	1219 S ERVAY ST	BAKER JAY E II
X	15	1220 BROWDER ST	SEAFOOD SUPPLY CO INC
	16	1311 S ERVAY ST	FOUR CORNERS BREWING
	17	1300 S AKARD ST	DALLAS POLICE ASSOCIATION
	18	1214 S AKARD ST	AXRON LLC
	19	12 BLAKENEY ST	DALLAS POLICE ASSOC
X	20	1200 S AKARD ST	42 AKARD LP
	21	2424 E R L THORNTON FWY	1889 ACQUISITIONS LLC
	22	1747 LINCOLN ST	NCWPCS MPL 28
	23	1747 LINCOLN ST	NCWPCS MPL 28
	24	2301 HICKORY ST	CEDAR EAST PHASE I LLC
	25	811 S AKARD ST	YELED VENTURE LTD
	26	905 S LAMAR ST	DALLAS TERM RY & UN DEPOT

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	855 S GRIFFIN ST	CCH LAMAR PARTNERS I LP
	28	969 S LAMAR ST	LIM SCOTT
	29	967 S LAMAR ST	LADDS ZELVA WARNER
	30	969 TERMINAL ST	PRASIFKA J A
	31	908 CADIZ ST	MLW HOLDINGS LTD
	32	904 CADIZ ST	ANDERSON BARRY
	33	913 BELLEVIEW ST	CND-SOUTHSIDE LLC
	34	1100 CADIZ ST	DALLAS MISSION FOR LIFE
	35	1011 S AKARD ST	TEOF HOTEL LP
	36	1201 W GRIFFIN ST	DE DIEGO ARMANDO
	37	1075 W GRIFFIN ST	EJAZ INVESTMENT GROUP INC
X	38	1201 S AKARD ST	42 AKARD LP
	39	1209 S AKARD ST	STAGGS GAYLE F &
	40	1213 S AKARD ST	STANLEY RON
	41	1208 W GRIFFIN ST	1901 HARWOOD LLC
	42	1216 PETERS ST	GIBSON PROPERTY MGMT LLC
	43	1301 POWHATTAN ST	GIBSON PPTY MGMT LLC
X	44	1301 S AKARD ST	42 AKARD LP
X	45	1311 S AKARD ST	CURTIN RICHARD D
	46	1225 BELLEVIEW ST	SELF STORAGE SOLUTIONS
	47	1201 BELLEVIEW ST	BELLEWALL LLC
X	48	1308 POWHATTAN ST	ANDOR PROPERTIES LLC
	49	1304 POWHATTAN ST	D REALTY INVESMENTS INC
	50	1300 POWHATTAN ST	D REALTY INVESTMENTS INC
X	51	1214 POWHATTAN ST	MARTINEK MARK
	52	1204 POWHATTAN ST	RAFIE MOSTAFA
	53	1200 POWHATTAN ST	TORRES PAULITA T
	54	1110 POWHATTAN ST	QUALITY CHEMICAL INC
	55	1108 POWHATTAN ST	DALLAS AREA RAPID TRANSIT
	56	1204 W GRIFFIN ST	JAHAN SEBASTIAN ENTERPRISE LLC
	57	1112 WALL ST	ONCOR ELECRIK DELIVERY COMPANY

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1100 W GRIFFIN ST	OAKCLIFF HAMPTON INC
	59	1111 WALL ST	DE IRREVOCABLE DYNASTY TRUST
	60	1115 WALL ST	CCH LAMAR PARTNERS I L P
O	61	933 S GRIFFIN ST	DALLAS MISSION FOR LIFE
	62	1117 POWHATTAN ST	GUESTWISER VENTURE 1 LLC
	63	1401 GANO ST	KAPLAN HARRY L ESTATE
	64	1400 SULLIVAN DR	BLUESKY STUDIOS LLC
	65	1409 GANO ST	KAPLAN HARRY L
	66	1408 GANO ST	CHARALAMBOPOULOS FAY
	67	1400 GANO ST	BLANCHARD BECKER FAMILY TRUST
X	68	1610 GOULD ST	DANIEL DAVID O
	69	1407 MCKEE ST	DANIEL DAVID
	70	1611 BROWDER ST	1611 BROWDER LLC
X	71	1525 SULLIVAN DR	HILL CARL
	72	1401 S ERVAY ST	GULF CONE LOFTS LP
X	73	1507 SULLIVAN DR	HILL CARL L
	74	1311 S ERVAY ST	GRBK FRISCO LLC
	75	1512 SULLIVAN DR	LEONG HERBERT & EDNA TR
	76	1509 GANO ST	ALBRITTON CLAUDE C III
	77	1513 GANO ST	ALBRITTON ALEXANDER HELDT
	78	1517 GANO ST	DAY DAVID & REBECCA
	79	1508 SULLIVAN DR	BENNETT ANDREW JOSEPH
	80	1507 S ERVAY ST	I L & K L INC
	81	1521 GANO ST	NORTH CEDARS THIRTY LLC
	82	1514 SULLIVAN DR	LOPEZ DOMINGO & MIGUEL
	83	1500 SULLIVAN DR	LEBROM PPTIES LLC
	84	1605 DURANT ST	HERNDON SUSAN W &
	85	1602 BROWDER ST	BANOWSKY BRITTON B
	86	1509 MCKEE ST	SHIPBUILD LLC
	87	1508 GANO ST	BANOWSKY BRITTON B
	88	1513 MCKEE ST	SHIPBUILD PARTNERS LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1608 BROWDER ST	RA TOWNHOMES INC
	90	1609 DURANT ST	RE SOURCE PROFESSIONALS
	91	1600 DURANT ST	LEONG CRAIG S
	92	1627 S ERVAY ST	SALVATO SARAH A
	93	1519 MCKEE ST	VIDALES JUAN
	94	1601 MCKEE ST	SALVATO SARAH A
X	95	1621 S ERVAY ST	1621 ERVAY LTD
O	96	1610 S ERVAY ST	GANO HOLDINGS LLC
	97	1700 S ERVAY ST	WILLIAMS C D BLDG ACCT
	98	912 S ERVAY ST	Dallas ISD
O	99	1805 PARK AVE	MAJESTIC CAST INC
O	100	1813 PARK AVE	HICKORY CDR LLC
	101	1825 PARK AVE	PATEL DHAVAL I
O	102	1901 PARK AVE	GANO15 LLC
O	103	1905 PARK AVE	GANO15 LLC
	104	1917 PARK AVE	PAGANELLA HOLDINGS LLC
	105	2003 PARK AVE	CORINTH PARK JV
	106	1900 PARK AVE	KHAN ESTHER J &
O	107	1904 PARK AVE	MAVERICK CDR LLC
O	108	1908 PARK AVE	MAVERICK CDR LLC
O	109	1918 PARK AVE	PARK CDR LLC
	110	2009 S HARWOOD ST	MCNEELY MILINDA L &
	111	2001 S HARWOOD ST	IRA HARDWOOD LLC
O	112	1905 CORINTH ST	HARWOOD LW LLC
	113	1821 S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
	114	1835 S HARWOOD ST	TOMAINO PPTIES LP
	115	1800 PARK AVE	1621 ERVAY LTD
	116	1804 PARK AVE	HICKORY WEST LLC
	117	1605 S PEARL EXPY	KJM 5X5 PROPERTY HOLDINGS LLC
	118	1601 S PEARL EXPY	PRICE HARRY & SONS INC
	119	2012 GANO ST	TAYLOR ALVIN O

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1702 S HARWOOD ST	PRICE HARRY H & SON INC
	121	1705 S PEARL EXPY	PRICE HARRY H & SO INC
	122	1709 S PEARL EXPY	HARRY H PRICE & SON INC
X	123	1715 S PEARL EXPY	ROSIE APARTMENTS LTD
	124	1710 S HARWOOD ST	ECHOLS JULIAN B
	125	1900 S HARWOOD ST	CLAMS CASINO LLC
	126	1910 S HARWOOD ST	1910 HARWOOD LLC
	127	1912 S HARWOOD ST	1910 HARWOOD LLC
	128	1916 S HARWOOD ST	BOUCHER DANIEL D
O	129	1920 S HARWOOD ST	HICKORY CDR EAST LLC
O	130	2010 SEEGAR ST	2000 HARWOOD LLC
	131	2025 CORINTH ST	TITANINIS LLC
	132	2015 CORINTH ST	SOLIS JONATHAN
	133	2019 S CESAR CHAVEZ BLVD	HOPKINS CESAR CHAVEZ LTD
	134	1702 S CESAR CHAVEZ BLVD	OURCALLING INC
	135	1600 S CESAR CHAVEZ BLVD	CEDAR EAST PHASE I LLC
	136	2401 HICKORY ST	WELLS B B
	137	2415 HICKORY ST	PARK PLACE REALTY & PROPERTY MANAGEMENT
	138	1825 S GOOD LATIMER EXPY	PARK PLACE REALTY & PPTY MGMT LLC
	139	1829 S GOOD LATIMER EXPY	PARK PLACE REALTY & PROPERTY MANAGEMENT &
	140	1816 LINCOLN ST	GAY LOUIS
	141	1812 LINCOLN ST	CEDAR EAST PH I LLC
	142	1810 LINCOLN ST	CEDAR EAST PHASE I LLC
	143	1800 LINCOLN ST	DUARTE ALFREDO & JESSE MENDOZA PT
	144	1801 S GOOD LATIMER EXPY	DUARTE ALFREDO &
	145	1805 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
	146	1815 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP &
	147	1732 LINCOLN ST	ENNA JOELLA &
	148	1526 S GOOD LATIMER EXPY	A LITTLE GOOD LLC
	150	2506 LOUISE AVE	DUARTE ALFREDO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2528 LOUISE AVE	DUARTE ALFREDO &
	152	2503 HICKORY ST	1808 PARTNERS LP
	153	2511 HICKORY ST	STEGER T P JR ETAL
	154	2500 HICKORY ST	CHILDRESS FURNITURE &
	155	2526 HICKORY ST	HICKORY STREET PROP LLC
	156	2010 S GOOD LATIMER EXPY	COMMERCIAL METALS
	157	2520 FERRIS ST	COMMERCIAL METALS COMPANY
	158	2528 FERRIS ST	SMITH MIKE
	159	2116 S GOOD LATIMER EXPY	COMMERCIAL METALS CO
	160	2200 S CESAR CHAVEZ BLVD	COMMERCIAL METALS CO
	161	2102 S CESAR CHAVEZ BLVD	RININI LLC
	162	1505 SEEGAR ST	FRIEDMAN BRADLEY H
	163	2200 PARNELL ST	DALLAS TERM RY & UN DEPOT
	164	1115 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
	165	2107 PARNELL ST	BENTON SUE
	166	2117 PARNELL ST	CLAXTON MARION E
	167	1110 CORINTH ST	BENTON SUE
	168	2106 S LAMAR ST	CLAXTON SUE
	169	2131 S ERVAY ST	INTERRANTE FRANK J
	170	1516 CORINTH ST	RUIZ DANIEL
	171	1520 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
	172	2109 HOLMES ST	JIMENEZ ANA
	173	2105 HOLMES ST	RUIZ DANIEL &
	174	2121 HOLMES ST	BRIGHT TRUCK LEASING LP
	175	2125 HOLMES ST	CHRYSLER S A
	176	1515 PARKER RD	FORTY THREE ONE CORP
	177	2120 BROWDER ST	BRIGHT TRUCK LEASING LP
	178	2017 S ERVAY ST	2017 S ERVAY LLC
	179	1607 CORINTH ST	2017 S ERVAY LLC
	180	2007 S ERVAY ST	CEDARS PARK LOFTS LP
	181	1602 SEEGAR ST	CEDARS PARK LOFTS LP
	182	2008 BROWDER ST	JAMAICA HENRIETTA GARZA &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	183	1502 SEEGAR ST	ADC SEEGAR 2 LLC
	184	1503 CORINTH ST	1200 AKARD LLC
	185	1506 SEEGAR ST	JAMAICA LUZ MARIA
	186	1529 CORINTH ST	SCHWARTZ JERRY TRUSTEE &
	187	1518 SEEGAR ST	CEDARS HOLDINGS 18 LLC
X	188	1513 CORINTH ST	FRESH REALTY INVESTMENTS
	189	2012 BROWDER ST	MARTINEZ VICTORIA MARGARITA &
	190	1508 SEEGAR ST	SEEGAR DEVELOPMENT LLC
X	191	1418 SEEGAR ST	WOOD PRINTING COMPANY
	192	2009 BROWDER ST	RAMIREZ OPHELIA RODRIQUEZ M &
	193	2004 WALL ST	CITY INDUSTRIES INC
	194	1206 BEAUMONT ST	LONCAR FRANK
	195	1813 S AKARD ST	STAY ON THE MARK LLC
	196	1809 S AKARD ST	LONCAR FRANK
	197	1805 S AKARD ST	CITY INDUSTRIES INC
	198	1928 S AKARD ST	JLK IRREVOCABLE TRUST &
X	199	1917 GOULD ST	BAKER WILLIAM HURT III
X	200	1917 GOULD ST	HURT OLSON ENTERPRISES LLC
X	201	1922 S AKARD ST	HURT OLSON ENTERPRISES
X	202	1903 GOULD ST	HURT OLSEN ENTERPRISES
X	203	1914 S AKARD ST	HURST OLSON ENTERPRISES L
	204	1910 S AKARD ST	BROCK CHRISTOPHER
	205	1904 S AKARD ST	BROCK CHRIS
	206	1800 S AKARD ST	JOHNSON VERTA MAE &
	207	1801 GOULD ST	SMITH SETH A
	208	1414 HICKORY ST	LUNA SALVADOR LEPE &
	209	1416 HICKORY ST	TAYLOR LILY
	210	1909 BROWDER ST	DEVNATH INVESTMENTS LLC
	211	1403 SEEGAR ST	DANIEL DAVID O
	212	1401 SEEGAR ST	HESS CARL F II &
	213	1817 BROWDER ST	WATKINS GREGORY

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	214	1819 BROWDER ST	SITARZEWSKI MICHAEL & HEATHER
	215	1815 BROWDER ST	ZARA TOWNHOMES INVESTMENT LLC
	216	1815 BROWDER ST	NACN LLC
	217	1815 BROWDER ST	GLASGOW ROANLD ALLEN II
	218	1815 BROWDER ST	GOLLIDAY DANIEL T &
	219	1811 BROWDER ST	KVALE J NOEL &
	220	1805 BROWDER ST	STEPHANIE REID COMPANY LLC &
	221	1418 BEAUMONT ST	TAYLOR NAKALAH
	222	1416 BEAUMONT ST	WILLIAMS AUSTIN BEAU
	223	1420 BEAUMONT ST	HENDERSON WILLIAM L
	224	1802 GOULD ST	SMITH SETH
X	225	1804 GOULD ST	BLACKLAND LAND & PROPERTY
	226	1808 GOULD ST	FOSTER ROY
	227	1820 GOULD ST	DANIEL CRUZ
	228	1719 S AKARD ST	LONCAR FRANK & CHAROLETTE
X	229	1721 S AKARD ST	ADDIE MARREO LP
	230	1713 S AKARD ST	FUENTES ERNEST JR
	231	1208 MCKEE ST	KAPLAN HARRY L TR
X	232	1717 GOULD ST	MARTINEK MARK K
	233	1612 S AKARD ST	GALINET DAVID BRUCE
X	234	1601 S AKARD ST	HURT OLSON ENTERPRISES LLC
	235	1200 GANO ST	CROY H E
	236	1315 BEAUMONT ST	SMITH KATELIN BURTON
	237	1730 S AKARD ST	LLOYD SCOTT
X	238	1722 S AKARD ST	LLOYD SCOTT
	239	1309 BEAUMONT ST	SMITH SETH AUSTIN
	240	1716 S AKARD ST	SOUTHPAW 1712 LLC
X	241	1715 GOULD ST	BLACKLAND LAND & PPTY MGMT LLC
	242	1719 GOULD ST	BLACKLAND LAND AND PROPERTY
	243	1718 S AKARD ST	SOUTHPAW 1712 LLC
	244	1709 GOULD ST	SHIPBUILD LLC

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	245	1308 MCKEE ST	MENDOZA JOSEFINA
	246	1312 MCKEE ST	RITETRACK BUILDER INC
	247	1704 S AKARD ST	AMORY STREET PPTIES LLC SERIES A
	248	1621 WALL ST	KAPLAN LEON J
	249	1207 GANO ST	RESOURCE ONE CREDIT UNION
	250	1201 GANO ST	DONSKY CAL TRUSTEE
	251	1200 SULLIVAN DR	RESOURCE ONE CREDIT UNION
	252	1206 SULLIVAN DR	SEARS EMPL FED CR UN
	253	1401 S AKARD ST	DODD EDUC & SUPPORT INC
	254	1500 S AKARD ST	KAPLAN HARRY L
	255	1400 S AKARD ST	MATTHEWS CCH PARTNERS LP
	256	1404 S AKARD ST	CHRYSLER S A
	257	1701 BROWDER ST	ZOHA INVESTMENTS LLC
	258	1409 BEAUMONT ST	SMITH KATELIN BURTON
X	259	1419 BEAUMONT ST	ROSENFELD HISTORIC
X	260	1712 GOULD ST	TORRES SAUL & JENNIFER LEA
	261	1411 BEAUMONT ST	PINA EDELIA
	262	1415 BEAUMONT ST	CRAFT KEN & CAROLYN
X	263	1708 GOULD ST	FEIGENSON JEFFREY &
	264	1704 GOULD ST	DIJKMAN CELIA MARIA TRUST
	265	1400 MCKEE ST	VELA STEVEN
X	266	1703 S ERVAY ST	CITY PARK ASSOCIATES LTD
	267	1524 MCKEE ST	VIDALES SILVESTER G
	268	1522 MCKEE ST	VIDALES SILVESTRE &
	269	1518 MCKEE ST	JONES OWEN
	270	1505 BEAUMONT ST	GO URBAN 1 INC
	271	1501 BEAUMONT ST	GO URBAN 1 INC
	272	1520 BEAUMONT ST	PULLMAN TILLIE
	273	1518 BEAUMONT ST	WAYSIDE MISSIONARY BAPTIST CHURCH
	274	1514 BEAUMONT ST	LOVELADY ENTERPRISES INC
	275	1510 BEAUMONT ST	AZN DESTINATION LLC

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	276	1508 BEAUMONT ST	DELAFUENTE LUIS EST OF
	277	1802 BROWDER ST	RESOURCE PROFESSIONALS
	278	1804 BROWDER ST	MATAMORAS ESTABAN
	279	1531 HICKORY ST	1531 HICKORY LLC
	280	1527 HICKORY ST	1525 HICKORY LLC
	281	1529 HICKORY ST	DUBLE KENNETH B &
	282	1523 HICKORY ST	MOON RICHARD STEVEN
	283	1517 HICKORY ST	GALLERIES ON HICKORY LLC
	284	1818 BROWDER ST	MCBRIDE JOHN &
	285	1814 BROWDER ST	RA TOWNHOMES INC
	286	1820 BROWDER ST	THOMAS JEFFREY BROOKS &
	287	1615 SEEGAR ST	CASTILLO CARL &
	288	1509 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
	289	1515 SEEGAR ST	GARTNER MANAGEMENT TRUST THE
	290	1900 BROWDER ST	HUERTA ESTANISLAO
	291	1818 S ERVAY ST	GMR SPECIAL TRUST THE
	292	1810 S ERVAY ST	FOX BRIAN E
	293	1806 S ERVAY ST	UNDERWOOD JEFFREY &
X	294	1800 S ERVAY ST	BUTLER L F
	295	1922 S ERVAY ST	CEDARS DEVELOPMENT LLC
	296	1815 LEAR ST	VASQUEZ JOSE P
O	297	1908 S ERVAY ST	ERVAY PLATE LLC
X	298	1823 LEAR ST	CHESTNUT HILL HOLDINGS LLC
	299	1829 LEAR ST	ZAMORA JOSE
	300	1831 LEAR ST	YBARRA THERESA R
	301	1719 CORINTH ST	COMUNE DI REVO LP
	302	1809 CORINTH ST	ROMALLO LP
	303	1812 LEAR ST	WEISFELD HERSCHEL ALAN
	304	1808 LEAR ST	WEISFELD HERSCHEL A
	305	2100 ERVAY ST	BAKER JAY ELDRED II
X	306	2116 S ERVAY ST	MARREO ADDIE LP

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	307	1812 CORINTH ST	SCOBEE FOODS INC
	308	1824 CORINTH ST	SCOBEE FOODS
X	309	2107 PARK AVE	CHESTNUT HILL HOLDINGS
	310	1833 RICHARDSON AVE	GOOD SHEPHERD PRIMITIVE
	311	1827 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
	312	1819 RICHARDSON AVE	MERINO ROCIO
	313	1815 RICHARDSON AVE	HANSEL VON QUENZER LLC
	314	1811 RICHARDSON AVE	GO URBAN 2 INC
	315	1803 RICHARDSON AVE	ADC AMERICAN LLC
	316	1711 KELLY AVE	GALINET DAVID B &
	317	2208 S ERVAY ST	RE/SOURCE PROFESSIONALS
	318	2212 S ERVAY ST	TOPLETZ INVESTMENTS
	319	1802 RICHARDSON AVE	SOUTHWESTERN BELL
	320	1814 RICHARDSON AVE	GALINET DAVID B
	321	1818 RICHARDSON AVE	GALLINET DAVID BRUCE
	322	1820 RICHARDSON AVE	GO URBAN 2 INC
	323	1830 RICHARDSON AVE	LATIN AMERICAN COUNCIL OF CHRISTIAN CHURCHES
	324	2209 PARK AVE	TOPLETZ DENNIS D
	325	1900 CORINTH ST	RAYAS MARIA GUADALUPE
	326	2110 PARK AVE	2131 SOUTH HARWOOD LLC
	327	2116 PARK AVE	WAUGH JERRY W & CHARLSEY A
	328	2111 S HARWOOD ST	2111 HARWOOD LAND TRUST
	329	1916 CORINTH ST	PREFER REALTY ADVISORS INC
	330	1902 RICHARDSON AVE	SCHIERA RICHARD &
	331	2206 PARK AVE	SCHIERA RICHARD &
	332	2218 PARK AVE	MANNION TIFFANY
	333	2201 S HARWOOD ST	SCHIERA RICHARD &
	334	1714 KELLY AVE	KELLY STREET LAND LTD
X	335	1810 KELLY AVE	1810 KELLY STREET PPTIES LLC
	336	1818 KELLY AVE	PARKEL LLC

Z167-311(VP)

11/04/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	2108 S HARWOOD ST	LENOVITZ J MARSHALL
	338	2112 S HARWOOD ST	LENOVITZ MARSHALL
	339	2013 RICHARDSON AVE	GUERRA MARIA
	340	2223 S CESAR CHAVEZ BLVD	PREMIER LEVEL HOMES CORPORATION
	341	701 BELLEVIEW ST	1600 ROE STREET LLC
	342	1221 S LAMAR ST	BOSSON LLC
	343	1111 S LAMAR ST	DESIGN & PRODUCTION INC
	344	1135 S LAMAR ST	SCHEPPS LIBBIE LLC
	345	702 BELLEVIEW ST	DALLAS TERM RY & UN DEPOT
	346	1803 WALL ST	BLACKSTONE MINERALS
	347	710 BELLEVIEW ST	1600 ROE STREET LLC
	348	900 ARNOLD ST	SOUTH SIDE PLAZA 455 LTD
	349	1409 S LAMAR ST	SOUTH SIDE PLAZA 455 LTD
	350	1401 S LAMAR ST	TERMINAL FREIGHT HANDLING
	351	1409 S LAMAR ST	SOUTHSIDE PLAZA 455 LTD
	352	1000 BELLEVIEW ST	ADVANTIS
	353	1601 S LAMAR ST	DALLAS COUNTY COMMUNITY
	354	1728 S AUSTIN ST	COMPANY ONE PARTNERS LLC
	355	808 MCKEE ST	COMPANY ONE
	356	1700 COCKRELL AVE	TEXAS INTOWNHOMES LLC
	357	1812 S LAMAR ST	COMPANY ONE PARTNERS LLC
	358	1724 COCKRELL AVE	EDDIE DEEN & COMPANY INC
	359	1800 COCKRELL AVE	DEEN EDDIE
X	360	2015 WALL ST	TONY COLLINS ART INC
X	361	1916 S LAMAR ST	COLLINS TONY ART INC
X	362	1910 S LAMAR ST	KEATON R E SR &
	363	2011 S LAMAR ST	EUN DO LLC
	364	1011 CORINTH ST	1011 SOUTH CORINTH I LP
	365	2021 COCKRELL AVE	FIESTA ENTERTAINMENT LLC
	366	2125 N AUSTIN ST	DALLAS TERM RY & UN DEPOT
	367	1900 S AUSTIN ST	1600 ROE STREET LLC
	368	2121 COCKRELL AVE	1600 ROE STREET LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	369	7010 HENNING AVE	DALLAS TERM RY & UN DEPOT
	370	700 HENNING ST	1600 ROE STREET LLC
	371	816 MONTGOMERY ST	GALINE DAVID BRUCE
	372	817 HENNING AVE	TWIN G 2 LLC
	373	800 HENNING AVE	TWIN G 2 LLC
	374	2229 COCKRELL AVE	EVERGREEN PLAZA PARTNERS LLC
	375	900 ALMA ST	VLH VENTURES LLC
	376	1114 ALMA ST	MAGNOLIA GOODSON ROAD LTD &
	377	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	378	9999 NO NAME ST	UNION PACIFIC RR CO
	379	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	380	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	381	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	382	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	383	1300 S ERVAY ST	AMBASSADOR HOTEL PARTNERS LP
X	384	1601 S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP
	385	1010 CADIZ ST	B H DALLAS PORTFOLIO LLC
	386	1210 S LAMAR ST	WRPV XIII SOUTHSIDE FLATS DALLAS
	387	1290 S LAMAR ST	7 ELEVEN INC
	388	1355 FITTS PL	CND SOUTHSIDE LLC
	389	1012 BELLEVIEW ST	CND-SOUTHSIDE LLC
	390	1310 BRANCHWOOD PL	REDDY SREERAM M &
	391	1324 BRANCHWOOD PL	SAX CHRISTIAN & AMELIA HAYES
	392	1352 BRANCHWOOD PL	HEARNE CHARLES &
	393	1366 BRANCHWOOD PL	DHILLON MANPREET
	394	1380 BRANCHWOOD PL	FLORIO DANIEL
	395	1394 BRANCHWOOD PL	JOHNSON SOPHIA ROSE &
	396	1395 BRANCHWOOD PL	ARCHIN MARC A & JULIE T
	397	1381 BRANCHWOOD PL	WOODS THOMAS FRANCIS III
	398	1367 BRANCHWOOD PL	THIRA MARTIN
	399	1353 BRANCHWOOD PL	SORORIAN ROZBEH

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	400	1339 BRANCHWOOD PL	STAN JOSHUA
	401	1325 BRANCHWOOD PL	DUBOSE MODEL HOME INVESTORS
	402	1311 BRANCHWOOD PL	WEEKLEY HOMES LLC
	403	1310 FITTS PL	MULDER HINDRIK & JENNIFER
	404	1324 FITTS PL	NABULSI NADIA WALID
	405	1338 FITTS PL	BENTLEY ELIZABETH
	406	1352 FITTS PL	HAWKINS ZACHARY K & KAREN
	407	1366 FITTS PL	GIBBS AIGNER &
	408	1380 FITTS PL	BRODY CHERI LYNNE & STEPHAN
	409	1394 FITTS PL	CARLSON KEVIN R
	410	1304 ROMANO PL	MORGAN JENNIFER CHO &
	411	1314 ROMANO PL	CHAMBERLIN BLAKE BARRETT
	412	1324 ROMANO PL	KNOWLES MATTHEW &
	413	1334 ROMANO PL	DALTON ERIC ALEXANDER
	414	1344 ROMANO PL	PETTY JEREMY S & ELISABETH G
	415	1354 ROMANO PL	BOSWELL PAUL W & PAULA C
	416	1334 ARCH PL	THOMAS FRED DENNIS &
	417	1362 ARCH PL	BOST DARRELL & JENNIFER
	418	1376 ARCH PL	MCELVEEN LYMAN E JR & JONI E
	419	1390 ARCH PL	ASIRVADAM SHANT &
	420	1393 ARCH PL	MACKAY CLIFFORD R & MELISSA
	421	1379 ARCH PL	ETUK MFON IBANGA
	422	1365 ARCH PL	JOWELL AMY L
	423	1351 ARCH PL	ZASADZINSKI JAMES R &
	424	1337 ARCH PL	ORR PATRICE A
	425	1309 ARCH PL	SATTAR WASIF
	426	1364 ROMANO PL	JAGERS SHEILA M
	427	1374 ROMANO PL	HENDERSON RICHARD
	428	1315 S AKARD ST	THOMAS CLIFTON WADE
	429	1412 SULLIVAN DR	HAU HA & HUYNH
	430	1400 BELLEVIEW ST	1400 BELLEVIEW LP

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	431	1501 S ERVAY ST	NORTH CEDARS THIRTY LLC
	432	1601 S ERVAY ST	NORTH CEDARS THIRTY LLC
	433	1605 MCKEE ST	TOLLEN ALEXANDER G
	434	1804 S HARWOOD ST	POLA LTD
	435	1400 PARKER ST	STANDARD FRUIT & VEG CO
	436	2112 S LAMAR ST	BENTON SUE
	437	1500 CORINTH ST	MKLM PROPERTIES LLC
	438	1400 CORINTH ST	DALLAS COUNTY COMMUNITY
	439	1403 CORINTH ST	LAMAR SCHOOL RESIDENCES LLC
	440	1919 S AKARD ST	PPX INC &
	441	1213 SILVER MILL DR	GRASSMUCK GREGORY A & TIFFANY
	442	1209 SILVER MILL DR	ROEBUCK ADAM
	443	1207 SILVER MILL DR	REYNOLDS DEAN & CATHERINE
	444	1205 SILVER MILL DR	RUI TORMOD
	445	1203 SILVER MILL DR	MASINELLI JEFFRY P
	446	1211 SILVER MILL DR	ARNOLD TRAVIS DANIEL
	447	1205 HYDE CT	HYKKONEN PATRICK & HEATHER L
	448	1215 HYDE CT	TURNER KIMBERLY I
X	449	1225 HYDE CT	CALLOWAY CUSTIS DAVIS
	450	1235 HYDE CT	MANSOOR MARIE
	451	1234 HYDE CT	RIOS RAYMOND & DEEANNA M
	452	1224 HYDE CT	LAMONTE KIRK & JENNIFER
	453	1214 HYDE CT	URBAN LOFTS PARTNERS INC
	454	1204 HYDE CT	POWELL KARLA P & LINDEL B
	455	1203 URBAN LOFTS DR	GNK INVESTMENTS LLC
	456	1205 URBAN LOFTS DR	RYAN J. SOLIZ
	457	1207 URBAN LOFTS DR	BURKLUND JANIS G
	458	1209 URBAN LOFTS DR	KING JOHN PATRICK
	459	1204 URBAN LOFTS DR	BURKE TYLER A
	460	1213 URBAN LOFTS DR	BINDER JENNIFER R
	461	1215 URBAN LOFTS DR	MALLOW MICHAEELEN MARIE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	462	1210 URBAN LOFTS DR	WITKOWSKI SHAUN CHARLES
	463	1217 URBAN LOFTS DR	RESNICK M W &
	464	1219 URBAN LOFTS DR	ZHOU NING
	465	1221 URBAN LOFTS DR	WILKINSON JOSEPH S
	466	1223 URBAN LOFTS DR	RUDY MASON
	467	1214 URBAN LOFTS DR	ROBERTS DANIELLE & ANDREW G
	468	1218 URBAN LOFTS DR	KELLY KEVIN
	469	1509 S AKARD ST	PLUTUS GROUP LLC
	470	1245 GANO ST	PLUTUS GROUP INC
X	471	1711 S ERVAY ST	CITY PARK ASSOC LTD
	472	1516 MCKEE ST	CARROLL KEYUNA
	473	1514 MCKEE ST	NUGENT MICHAEL B
	474	1512 MCKEE ST	RIPPY DARRAH
	475	1510 MCKEE ST	FREEMAN RICHARD H SR &
	476	1508 MCKEE ST	REMUS MICHAEL &
	477	1506 MCKEE ST	PARKER AMANDA
	478	1504 MCKEE ST	WALLACE MICHAEL
	479	1502 MCKEE ST	KIM SANGHYUN D & HYEREE
O	480	1500 MCKEE ST	ROBINSON PHILLIP T & STEPHANIE
	481	1803 S ERVAY ST	THOMAS JEFFREY B &
	482	1805 S ERVAY ST	STEPHENS MARK R
O	483	1602 BEAUMONT ST	BARRETT MICHAEL
	484	1807 S ERVAY ST	SIMMONS VERONICA
	485	1809 S ERVAY ST	DAVIS KENNETH E
	486	1811 S ERVAY ST	RAMICK R BLAKE & KENDRA
	487	1813 S ERVAY ST	NOVACK TAYLOR A
	488	1815 S ERVAY ST	BADIR NADER
	489	1817 MILLERS FERRY ROW	DELGADO DAMIAN G
	490	1817 S ERVAY ST	KILGORE BRAD
	491	1819 S ERVAY ST	GARNER LINDA A
	492	1821 S ERVAY ST	ACCOMMODATION SERVICES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	493	1823 S ERVAY ST	FAIRES HEATHER
	494	1525 SEEGAR ST	MARTINSON STACEY
	495	1525 SEEGAR ST	AMATE STEPHANIE
	496	1527 SEEGAR ST	REICHENBACH FAMILY TR
	497	1529 SEEGAR ST	LAGER JAMES
	498	1531 SEEGAR ST	HILL DAVID & NAIMA
	499	1533 SEEGAR ST	ORIHUELAGONZALES LAURIE &
	500	1535 SEEGAR ST	VEGA REBECCA M
	501	1603 SEEGAR ST	HARTZLER STEPHEN M
X	502	2206 S HARWOOD ST	FRESH REALTY INVESTMENTS
	503	1005 S LAMAR ST	CCH ALAMO LP
	504	1325 S LAMAR ST	1325 SOUTH LAMAR HOTEL LP
	505	1709 COCKRELL AVE	IRON MOUNTAIN RECORDS
	506	1717 COCKRELL AVE	IRON MOUNTAIN RECORDS MGT
	507	1819 S LAMAR ST	IRON MOUNTAIN MORTGAGE
	508	2011 COCKRELL AVE	LEAL DAVID
	509	2204 LAMESA ST	TWIN G 2 LLC
	510	2220 LAMESA ST	ROGERS JAMES F & MARGARET W
	511	2400 COCKRELL AVE	CANDLER D B &
	512	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	513	401 S BUCKNER BLVD	DART
	514	401 S BUCKNER BLVD	DART
	515	555 2ND AVE	DART
	516	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	517	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	518	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	519	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
	520	1529 SULLIVAN ST	LJUNGAR KENNETH ROGER
	521	1529 SULLIVAN ST	LJUNGAR KENNETH R
	522	1529 SULLIVAN ST	PRITCHARD LESLIE
	523	1529 SULLIVAN ST	CAUDILL DOUGLAS W &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	524	1408 S AKARD ST	DPC CEDARS LLC
	525	1001 BELLEVIEW ST	JOHNSON WILLIS &
	526	1001 BELLEVIEW ST	CORN HUGH
	527	1001 BELLEVIEW ST	MATTHEWS SHANNON E
	528	1001 BELLEVIEW ST	PANDYA PARIMAL & NICOLE
	529	1001 BELLEVIEW ST	HAYES JILL BETH
	530	1001 BELLEVIEW ST	MJL III FAMILY TRUST THE
	531	1001 BELLEVIEW ST	KITLAND INC
	532	1001 BELLEVIEW ST	KASTIEL ELIZABETH M
	533	1001 BELLEVIEW ST	RANSOM INTERESTS LLC
	534	1001 BELLEVIEW ST	VANZANDT MARGIE JANE & CURTIS JOE
	535	1001 BELLEVIEW ST	SMITH DANIEL &
	536	1001 BELLEVIEW ST	ENTRUST ADMINISTRATION INC
	537	1001 BELLEVIEW ST	MCBURNETT JONMICHAEL
	538	1001 BELLEVIEW ST	VOLPE GERARD S
	539	1001 BELLEVIEW ST	HENRY RICK
	540	1001 BELLEVIEW ST	GLASGOW RONALD ALLEN II & TRISHA
	541	1001 BELLEVIEW ST	VOLPE GERARD S
	542	1001 BELLEVIEW ST	GILIOTTI MATTHEW
	543	1001 BELLEVIEW ST	BARNARD KYLE A
	544	1001 BELLEVIEW ST	MOTOMOCHI AMANDA &
	545	1001 BELLEVIEW ST	CROOK KEVYN R
	546	1001 BELLEVIEW ST	HARRIS ASHLEY
	547	1001 BELLEVIEW ST	ACS REAL ESTATE LLC
	548	1001 BELLEVIEW ST	BENTEL JONATHAN P & KELLY M
	549	1001 BELLEVIEW ST	KOOHBANANI POOYA MALCOLM
	550	1001 BELLEVIEW ST	GRIESBACH KURT C
	551	1001 BELLEVIEW ST	ASIRVADAM SHANT
	552	1001 BELLEVIEW ST	MESSER ROBERT K
	553	1001 BELLEVIEW ST	HENRY RICHARD
	554	1001 BELLEVIEW ST	MATTHEWS JOHN H

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	555	1001 BELLEVIEW ST	LORMAND LEE E
	556	1001 BELLEVIEW ST	FLORES JOHN P
	557	1001 BELLEVIEW ST	SCHULZE TRAVIS
	558	1001 BELLEVIEW ST	RODEN RUSSELL H & JANE E
	559	1001 BELLEVIEW ST	MILLS RANDY A
	560	1001 BELLEVIEW ST	JACKSON KENNETH E
	561	1001 BELLEVIEW ST	ROSE JOHN
	562	1001 BELLEVIEW ST	DORITY JOHN T & JANET L
	563	1001 BELLEVIEW ST	MITCHELL DONALD R JR
	564	1001 BELLEVIEW ST	ADKINS DANA & TERRY LYN
	565	1001 BELLEVIEW ST	CARTER G JACK III
	566	1001 BELLEVIEW ST	MORALES OSCAR III
	567	1001 BELLEVIEW ST	STACHURSKI TONY M
	568	1001 BELLEVIEW ST	LIM PRECIOUS & GARY CHAME COX II
	569	1001 BELLEVIEW ST	WILLIAMS ENISHA
	570	1001 BELLEVIEW ST	STURGESS LARRY B
	571	1001 BELLEVIEW ST	STANSELL ANDREW C
	572	1001 BELLEVIEW ST	RUSSO ANTHONY M
	573	1001 BELLEVIEW ST	VOLPE GERARD
	574	1001 BELLEVIEW ST	KENNEDY JORDAN S
	575	1001 BELLEVIEW ST	TURNER PHILLIP M & ALYSSA M
	576	1001 BELLEVIEW ST	DAVENPORT LEE MORRIS
	577	1001 BELLEVIEW ST	VAZQUEZ JULIE &
	578	1001 BELLEVIEW ST	SORGE JOE & ANGELA
	579	1001 BELLEVIEW ST	MONTEMAYOR ROMAN
	580	1001 BELLEVIEW ST	WALTON KERRY
	581	1001 BELLEVIEW ST	BROWN JIMMY CHRIS
	582	1001 BELLEVIEW ST	TORRES ELIZA
	583	1001 BELLEVIEW ST	SAMUEL DEXTER
	584	1001 BELLEVIEW ST	CROWDER KIMBERLY & KEITH
	585	1001 BELLEVIEW ST	JOE CHUPEE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	586	1001 BELLEVIEW ST	ECHOLS BRADLEY R & VICKIE F
	587	1001 BELLEVIEW ST	SHAW STEVEN R
	588	1001 BELLEVIEW ST	JACKS RUTH
	589	1001 BELLEVIEW ST	THOMPSON TERRY L
	590	1001 BELLEVIEW ST	HUNTER SUNNY LYN
	591	1001 BELLEVIEW ST	KIM ERNEST YOON
	592	1001 BELLEVIEW ST	YEARY CHESTER II
	593	1001 BELLEVIEW ST	VOLPE GERARD
	594	1001 BELLEVIEW ST	MONTAGUE AMI MICHELLE
	595	1001 BELLEVIEW ST	RAYMOND RICHARD
	596	1001 BELLEVIEW ST	RA SESSION II
	597	1519 BEAUMONT ST	GARZA ANTHONY
	598	1519 BEAUMONT ST	CHESTNUT ROBERT
	599	1519 BEAUMONT ST	WADDELL ZACHARY C
	600	1519 BEAUMONT ST	BAKER JAY E II
	601	1519 BEAUMONT ST	SHIELDS MELISSA
	602	1519 BEAUMONT ST	FORD MARK C
	603	1111 S AKARD ST	JM1111 LLC
	604	1111 S AKARD ST	BAINES ROBERT E
	605	1111 S AKARD ST	REED THOMAS MARK
	606	1111 S AKARD ST	HYMAN TIMOTHY
	607	1111 S AKARD ST	KIM SUNG SIK
	608	1111 S AKARD ST	DIFONZO THOMAS TIMOTHY
	609	1111 S AKARD ST	AHMAD SYED M &
	610	1111 S AKARD ST	COTTER VICTORIA ANN
	611	1111 S AKARD ST	BAYER CHRISTOPHER
	612	1111 S AKARD ST	CHOW WINSTON
	613	1111 S AKARD ST	DUBLE KENNETH BRYAN &
	614	1111 S AKARD ST	CORTEZ EMILIO
	615	1111 S AKARD ST	MARINO FERNANDO L
	616	1111 S AKARD ST	DUKE DAVID A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	617	1111 S AKARD ST	RIVERA JOSE &
	618	1111 S AKARD ST	REISMAN MARK L
	619	1111 S AKARD ST	EMORY JULIE A
	620	1111 S AKARD ST	BASS PAUL R
	621	1111 S AKARD ST	ANDERSON THOMAS I
	622	1111 S AKARD ST	MENDEZ ROBERT G
	623	1111 S AKARD ST	WATSON RICHARD D
	624	1111 S AKARD ST	OGOR JESSE SR
	625	1111 S AKARD ST	BELL FREDERICK M &
	626	1111 S AKARD ST	TEA HOUSE COACHING LLC
	627	1111 S AKARD ST	PHILIP SIMI SUSAN & BINOJ K PETER
	628	1111 S AKARD ST	KELLY PATRICK J
	629	1111 S AKARD ST	DESSOUKY SHIMAA Y
	630	1111 S AKARD ST	SEYLER ALLISON JOY
	631	1111 S AKARD ST	BLAZIN MICHAEL J
	632	1111 S AKARD ST	SANCHEZ JAY P &
	633	1111 S AKARD ST	DONNELLY ELIZABETH SAUNDERS &
	634	1111 S AKARD ST	WEN HOWARD
	635	1111 S AKARD ST	CASTANEDA ERIK
	636	1111 S AKARD ST	ACOSTA RAUL A
	637	1111 S AKARD ST	KLEIN ROBERT &
	638	1111 S AKARD ST	RODRIGUEZ ALANA
	639	1111 S AKARD ST	MILLER PAUL
	640	1111 S AKARD ST	FOSTER GREGORY R & DEANN
	641	1111 S AKARD ST	MIRHOSSEINI NASRIN &
	642	1111 S AKARD ST	TOWNSEL MELODY
	643	1111 S AKARD ST	RAZI RAMIN
	644	1111 S AKARD ST	PAKZAD MINA
	645	1111 S AKARD ST	BARNES SARA ELIZABETH &
	646	1111 S AKARD ST	JAMES JEFFREY
	647	1111 S AKARD ST	ESPINOZA ANABELLE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	648	1111 S AKARD ST	RLMK WOLF FINANCIAL SVCS LLC
	649	1111 S AKARD ST	CURRY KEVIN
	650	1111 S AKARD ST	MONUS KATHERINE
	651	1111 S AKARD ST	REED THOMAS M
	652	1615 S ERVAY ST	MALONE CINDY S & TONY LYNN
	653	1615 S ERVAY ST	
	654	1615 S ERVAY ST	CRISWELL RYAN ALEXANDER
	655	1615 S ERVAY ST	MILLER SEAN A &
	656	1615 S ERVAY ST	MACELHOSE BRIAN &
	657	1615 S ERVAY ST	UNDERWOOD JEFFREY L
	658	1615 S ERVAY ST	CLAPNER KATHERINE LEE
	659	1615 S ERVAY ST	DUNHAM JOE BRENT JR &
	660	1419 E GRIFFIN ST	MAXWELL RICHARD A
	661	1419 E GRIFFIN ST	SCRUBY ROGER &
	662	1419 E GRIFFIN ST	BOWMAN JAMES E &
	663	1419 E GRIFFIN ST	EDWARDS JOE
	664	1419 E GRIFFIN ST	HALL ERIC
	665	1625 HICKORY ST	TAJANI AZEEM
	666	1625 HICKORY ST	DIETRICH KYLE &
	667	1625 HICKORY ST	JOHNSON DUSTIN
	668	1625 HICKORY ST	CRITCHLEY DAVID
	669	1625 HICKORY ST	BANDYOPADHAYA MONALISA
	670	1625 HICKORY ST	MUTUKU KENNEDY
	671	1625 HICKORY ST	ROZIER ANTONIO REEVES
	672	2220 S HARWOOD ST	FORD MERLE D
	673	2220 S HARWOOD ST	HODGES DON
	674	2220 S HARWOOD ST	MADRID JORGE
	675	2220 S HARWOOD ST	MORTENSEN AMBER
	676	2220 S HARWOOD ST	PETERSON BRYAN &
	677	2220 S HARWOOD ST	WYNNE AUSTIN J & LINDSEY A
	678	2220 S HARWOOD ST	LEVINTHAL DAVID

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	679	2220 S HARWOOD ST	MULLIN GARRETT &
	680	2220 S HARWOOD ST	LITT ALAN
	681	2220 S HARWOOD ST	FRAZIER DEBBIE
	682	2220 S HARWOOD ST	BELLAVER GUY J II
	683	2220 S HARWOOD ST	DIGUETTE JOHN
	684	1319 S LAMAR ST	CARD DAVID
	685	1313 S LAMAR ST	CCH LAMAR PARTNERS I LP
	686	904 S ERVAY ST	MILLET HOLDINGS LP
	687	944 S LAMAR ST	944 SOUTH LAMAR LLC
	688	2617 DAWSON ST	TAXCO INVESTMENTS INC
	689	2621 HICKORY ST	PRENGLER HERSCHEL
	690	2612 DAWSON ST	ARMSTRONG BERGER
	691	2614 HICKORY ST	ESQUEDA AMY
	692	2010 BOURBON ST	ESPINOZA RAFAELA
	693	2608 FERRIS ST	WAGLIARDO ERIC
	694	2612 FERRIS ST	ANGUIANO JOSE ESTATE OF
	695	2616 FERRIS ST	BORREGO MARY DOLLY MONTEZ
	696	2619 SANTA FE AVE	TORRES HILARIO
	697	2014 BOURBON ST	ARIFUDDIN M
	698	2016 BOURBON ST	KUNOFSKY MORRIS &
	699	2609 SANTA FE AVE	COOMBES MRS BERTHA
	700	2609 SANTA FE AVE	COOMBES ZACHARIAH ELLIS III &
	701	2611 SANTA FE AVE	SPRADLIN DON E
	702	2611 SANTA FE AVE	F&S PROPERTIES LLC
	703	2022 BOURBON ST	LARA MARIA
	704	2020 BOURBON ST	SEGURA RICHARD
	705	2601 LOGAN ST	ENSERCH CORP
	706	2315 HARRISON ST	KUNOFSKY WILLIAM TRUST ASSETS &
	707	2401 LOGAN ST	TITA BECKY LLC
	708	2407 K ST	GILMORE PRODUCE LTD
	709	2424 S CESAR CHAVEZ BLVD	FARMERS MARKET PLACE LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	710	2425 S CESAR CHAVEZ BLVD	CITY POCKET LTD
	711	2405 S HARWOOD ST	TOWNSEND MURRELL
	712	2400 S ERVAY ST	AMERICAN BEAUTY LOFTS LTD
	713	318 CADIZ ST	TEXAS CENTRAL REAL ESTATE
	714	2601 COCKRELL AVE	WILLOW DISTRIBUTORS INC
	715	2510 COCKRELL AVE	FREWOOD JOSEY LTD
	716	503 CORINTH ST	TEASLEY DOLORES LIFE ESTATE
	717	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	718	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	719	1000 S ERVAY ST	MILLET THE PRINTER INC
	720	605 S GRIFFIN ST	944 SOUTH LAMAR
	721	3101 OAK LN	DALLAS AREA RAPID TRANSIT
	722	1815 COOMBS ST	WAUGH JERRY W
	723	555 2ND AVE	DART
	724	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
	725	2401 S ERVAY ST	COHEN STEWART
	726	2401 S ERVAY ST	JACOBSONSANDERS KIRSTAN LEIGH
	727	2401 S ERVAY ST	COHEN STEWART
	728	2401 S ERVAY ST	JACKSON JONATHAN W
	729	2401 S ERVAY ST	LEATHERS LARRY F
	730	2401 S ERVAY ST	COHEN STEWART CHARLES
	731	2401 S ERVAY ST	COHEN STEWART
	732	2401 S ERVAY ST	COHEN STEWART
	733	2401 S ERVAY ST	COHEN STEWART
	734	2401 S ERVAY ST	ELTING KIMBERLEY A &
	735	2401 S ERVAY ST	COHEN STEWART CHARLES
	736	2401 S ERVAY ST	COHEN STEWART CHARLES
	737	2401 S ERVAY ST	THOMAS PHILLIP
	738	2401 S ERVAY ST	COHEN STEWART
	739	2401 S ERVAY ST	NUNNELEY BARBARA D
	740	2401 S ERVAY ST	COHEN STEWART

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	741	2401 S ERVAY ST	COHEN STEWART
X	A1	2525 LOUISE AVE	BRIDGFORD DISTRIBUTING CO