

FILE NUMBER: Z201-159(RM) **DATE FILED:** December 23, 2020
LOCATION: West side of North Westmoreland Road, south of Canyon Bluff Boulevard
COUNCIL DISTRICT: 3 **MAPSCO:** 43 T
SIZE OF REQUEST: Approx. 10.1 acres **CENSUS TRACT:** 107.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Metrocare

REQUEST: An application for 1) a Planned Development District for MU-1 Mixed Use District uses; and 2) the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to setbacks, height, and parking to redevelop the site with a five-story office building and one-story medical office building.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 1057.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 1057.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-2(A) Multifamily District and has Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients. The site is currently being used as a medical clinic.
- The applicant proposes to redevelop the site with a five-story office building and a one-story medical office building.
- The current MF-2(A) District does not allow for office or medical office uses. The applicant is requesting a PD for MU-1 District uses to allow for more permitted uses on the property, to apply business district sign standards, and to eliminate the urban form and tower spacing setbacks that would be required under the MU-1 District.
- The applicant received a determination from Engineering staff that the site has Geologically Similar Area (GSA) on the western half of the property. This determination restricts development due to the potential for escarpment or similar soil instability.
- The applicant is requesting a PD to provide relief from the urban form and tower spacing setbacks that would otherwise apply to the property. The applicant is also requesting to increase the maximum allowable height from 80 feet to 85 feet, and to have remote parking by lease that will allow for the use of parking on the property surrounding the nearby radio tower.
- The request also includes the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients. This SUP was approved on July 11, 1990 with no expiration date and does not apply to the applicant's proposed redevelopment of the site.

Zoning History:

There have been two zoning changes in the area in the past five years.

1. **Z167-173:** On August 9, 2017, City Council approved a repeal of a portion of Specific Use Permit No. 98, approved a CR Community Retail District, and created Planned Development District No. 986 on property zoned NO(A) Neighborhood Office District and IR Industrial/Research District located at the southeast corner of Interstate 30 and North Westmoreland Road.
2. **Z190-337:** On February 24, 2021, City Council approved an amendment to Planned Development District No. 986 for CR Community Retail uses on property zoned Planned Development District No. 986 located on the south side on Interstate Highway 30 and the east side of North Westmoreland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Westmoreland Road	Principal Arterial	100 feet
Remond Drive	Local Street	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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 complimentary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial, and business operations.

ENVIRONMENT ELEMENT**GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE**

Policy 6.4.1 Identify and prioritize ecologically sensitive areas.

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District SUP No. 1057 for an Establishment for the Care of Alcoholic, Narcotic, and Psychiatric Patients	Medical Clinic
North	IR Industrial/Research District Planned Development District No. 811	Radio Station Restaurant, Hotel
East	IR Industrial/Research District NS(A) Neighborhood Services District	Radio Station Medical Clinic
South	Planned Development District No. 811	Undeveloped
West	Planned Development District No. 811	Undeveloped

Land Use Compatibility:

The area of request is currently the site of a medical clinic. Directly north of the area of request is a vacant radio station use, plus restaurant and hotel uses. Directly east of the area of request is the vacant radio station use and a medical clinic. South and west of the area of request is undeveloped.

The request generally complies with the regulations of the MU-1 Mixed Used District. Rather than requesting an office base district for the proposed PD, the applicant is requesting an MU-1 District to allow for more uses on the property than would be permitted under an office district. Should the property be redeveloped in the future, it will already have entitlements in place that allow for a wider range of uses.

Having a PD for MU-1 District uses would also qualify the property for the business district sign standards listed in Article VII of the Dallas Development Code. Business zoning districts are any zoning district designated by Chapter 51A as CR, RR, CS, industrial, central area, mixed use, or multiple commercial. Any PD district is also included in this list, unless specifically exclude by its provisions. Any other zoning district not on this list is designated a non-business zoning district.

The regulations for non-business districts are less nuanced and therefore do not provide the same flexibility as the regulations for business districts. Non-business districts are limited to

three sign types: attached, attached projecting, and detached. These sign types are generally limited to one sign per façade or street frontage. Attached and attached projecting signs are generally limited to 40 square feet and 20 square feet, respectively. Allowable height and area of detached signs is generally defined by a sign's setback, and there are a limited number of setbacks that these signs can have. A ten-foot minimum setback is required for signs exceeding ten square feet in area or 15 feet in height, and a 20-foot minimum is required for signs exceeding 20 square feet in area or 20 feet in height. All detached signs must generally have a five-foot minimum setback, and signs cannot exceed 50 square feet in area or 25 feet in height.

Conversely, business districts have a wider variety of allowable sign types and greater flexibility in the number of signs allowed per façade or premise. The allowed sign types in business districts include attached, attached projecting, attached projecting with trademark, monument, non-monument, expressway, and unity-agreement expressway. Rather than limit the number of attached signs to one per façade, business districts allow all signs on a primary façade up to 25% of the façade area, and all signs on a secondary façade up to 15% of the façade area.

Regarding detached signs, business districts allow multiple signs on a premise, provided that there is only one sign per street frontage and that these signs are spaced at least 200 feet apart. These signs are also allowed greater flexibility in their height and area, which are calculated based on a greater number of allowable setbacks. For example, detached monument signs start with a zero-foot minimum setback, an allowable height up to 7.5 feet, and an allowable area up to 60 square feet. From this starting point, this sign type follows a 2:1 setback-to-height ratio, plus an 8:1 area-to-height ratio. For example, a detached monument sign set back 15 feet is allowed up to 15 feet in height and up to 120 square feet in area. A detached monument sign set back 40 feet is allowed up to 27.5 feet in height and 200 square feet in area.

Because a large portion of the property is set back from the North Westmoreland Road street frontage, the applicant is requesting the flexibility allowed by the business district sign standards to ensure the site has adequate signage.

Development Standards

Following is a comparison table showing differences between the current MF-2(A) District, the MU-1 base district, and the applicant's proposed PD for MU-1 District uses.

District	Setback		Density	Height	Lot Coverage	Parking	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: MF-2(A)	15'	15'	Min. lot 1,000 sf 800 sf – E 1,000 sf – 1 BR 1,200 sf – 2BR +150 sf each add. BR	36'	60%		Proximity Slope	Multifamily, duplex, single family
Base: MU-1	<ul style="list-style-type: none"> • 15' • Urban form setback 	<ul style="list-style-type: none"> • 20' adj. to residential • Other: No minimum • Tower spacing 	0.8 FAR base 1.0 FAR maximum + bonus for residential	80' max (No MUP)	80%	<ul style="list-style-type: none"> • Medical clinic: 1/200 sf • Office: 1/333 sf 	<ul style="list-style-type: none"> • Proximity Slope • U-form setback • Tower spacing • Visual Intrusion 	Retail, office, and/or multifamily
Proposed: PD	15'	15'	0.8 FAR base 1.0 FAR maximum + bonus for residential	85' max (No MUP)	80%	<ul style="list-style-type: none"> • Medical clinic: 1/200 sf • Office: 1/333 sf • Remote parking by lease 	<ul style="list-style-type: none"> • Proximity Slope • Visual Intrusion 	Retail, office, and/or multifamily

Setbacks

The applicant is requesting relief from the urban form setback that would apply to the front yard along Remond Drive and North Westmoreland Road. They are also requesting relief from the tower spacing setback that would apply along the side and rear yard of the property.

In the MU-1 District, the urban form setback requires an additional 20-foot front yard setback for any portion of a structure above 45 feet in height. The tower spacing setback requires an additional side and rear setback of one foot for each two feet in height above 45 feet for any portion of a structure above 45 feet in height, up to a total setback of 30 feet.

The applicant received a determination from engineering that the site has Geologically Similar Area (GSA) at the western half of the property. This determination restricts development due to the potential for escarpment or similar soil instability. Per the applicant, if the urban form and tower spacing setbacks were required, development of the site may be further restricted.

Height

Per Sec. 51A-4.125(d)(4)(E)(ii) of the Dallas Development Code, the maximum height of structures in the MU-1 District that are not part of a mixed-use project is 80 feet. The applicant is proposing a five-story office building with maximum allowable height of structures to be increased to 85 feet. Additionally, the applicant is proposing that ordinary height projections listed in Sec. 51A-4.408(a)(2)(A) may exceed this maximum height by 12 feet. Under code, these additional projections would normally be prohibited from exceed the maximum allowable height.

Design Standards

The applicant is proposing design standards in the PD conditions. These standards include pedestrian amenities for the street frontage along North Westmoreland Road. Also included are standards for pedestrian driveway crossings, plus screening of roof-mounted equipment.

In addition to these requirements, staff is recommending that several enhancements also apply to the site. These standards are primarily related to activation of the pedestrian realm, measures to provide variety in building facades, and screening of structured parking. They are written to ensure an enhanced standard of development, while giving the applicant flexibility in how they meet this standard. The City Plan Commission has recommended these design standards as well.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. In their conditions, the applicant has included language providing for screening of surface parking. Because this is already an option for meeting the requirements of Article X, staff recommends removing this language from the PD conditions.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a medical clinic use is 1 space per 200 square feet of floor area. The off-street parking requirement for an office use is one space per 333 square feet of floor area. The applicant is proposing 52,000 square feet of medical office and 113,000 square feet of office. Therefore, the total number of required spaces is 599.

To meet this requirement, the applicant proposes to have surface parking in front of the medical office building. Additionally, the basement level and first three above-grade stories of the five-story office building will provide structured parking. The applicant is also proposing to have remote parking by lease that will allow for the use of parking on the property surrounding the nearby radio tower.

Market Value Analysis:

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

List of Partners/Principals/Officers

Metrocare

John W. Burrus MD, Chief Executive Officer
Linda Thompson, Chief Operating Officer
Rich Buckley, Chief Administrative Officer
Judith Hunter MD, Chief Medical Officer
Ken Medlock, Vice President
Kelli Laos, Vice President

Board of Trustees:

- Terry James, Chair
- Kenneth R. Bernstein
- Dee Salinas Gutierrez
- Jill Martinez
- Dr. Leslie Secrest, Vice Chair

Z201-159(RM)

**CPC ACTION
APRIL 22, 2021**

Z201-159(RM)

Motion: It was moved to recommend **approval** of 1) a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and staff recommended conditions; and 2) **approval** of the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District, on the west side of North Westmoreland Road, south of Canyon Bluff Boulevard.

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

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

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

Notices: Area: 500 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Todd Howard, 1506 Griffin West St., Dallas, TX, 75215
Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

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

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at the southwest corner of North Westmoreland Road and Remond Drive. The size of PD ____ is approximately 9.9 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article:

- (1) Exhibit ____A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR in this district; etc.

SEC. 51P- _____.107. ACCESSORY USES.

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

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(b) Front yard. Minimum front yard is 15 feet.

(c) Side and rear yard. Minimum side and rear yard is 15 feet.

(d) Height.

(1) Maximum height is 85 feet.

(2) The following may project a maximum of 12 feet above the maximum structure height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

- (F) Skylights.
- (G) Clerestory.
- (H) Visual screens which surround roof mounted mechanical equipment.
- (I) Chimney and vent stacks.
- (J) Amateur communications tower.
- (K) Parapet wall.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

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

(b) Remote parking.

(1) Except as provided in this subsection, remote parking must be in accordance with Section 51A-4.320. In lieu of filing a parking agreement in the deed records, an agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;
- (C) specifies the special parking being provided and the hours of operation of any use involved;
- (D) is governed by the laws of the state of Texas;
- (E) is signed by all owners of the properties affected;
- (F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;
- (G) is for a minimum term of three years; and
- (H) provides both the owner of the lot occupied by the nonresidential use or mixed use development 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.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- _____.113. DESIGN STANDARDS.

- (a) Applicability. The following design standards apply to new construction.

CPC Recommendation

- (b) Public realm design.

(1) Sidewalks. A minimum six-foot-wide sidewalk with a six-foot-wide buffer is required along Remond Drive. The six-foot-wide sidewalk must be unobstructed, except for tree grates, pedestrian streetlamps, and street furnishings. Sidewalks are encouraged to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the Director.

(2) Pedestrian amenities. The following amenities are required along the street frontage of North Westmoreland Road and Remond Drive.

- (A) Two benches, per street frontage.
- (B) One trash can, per street frontage.
- (C) Bicycle rack for at least five bicycles, per street frontage. This bicycle rack may count towards the minimum bicycle parking requirements.

Applicant's Request

(b) Public realm design.

(1) ~~— Sidewalks. A minimum six-foot wide sidewalk with a six-foot wide buffer is required along Remond Drive. The six-foot wide sidewalk must be unobstructed, except for tree grates, pedestrian streetlamps, and street furnishings. Sidewalks are encouraged to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the Director.~~

(2) Pedestrian amenities. The following pedestrian amenities are required along the street frontage of North Westmoreland Road and Remond Drive.

(A) Two benches, ~~per street frontage.~~

(B) One trash can, ~~per street frontage.~~

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

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

CPC Recommendation

(4) Pedestrian amenity spaces. The following pedestrian amenities are required along the street frontage for Remond Drive.

(A) Five-story office building. A pedestrian amenity space a minimum contiguous area of 5,000 square feet must be provided between any parking garage exterior wall facing Remond Drive and the sidewalk along Remond Drive to encourage activation of the corridor for pedestrians.

(B) One-story office building. In addition to the space provided pursuant to Section ___-113(g)(4)(A), a second pedestrian amenity space a minimum contiguous area of 3,000 square feet must be provided in the area designated on the development plan for the one-story medical office building.

(C) Pedestrian amenities. Pedestrian amenities located within the areas described in Section ___-113(g)(4)(A)-(B) may include water features, trees, shade structures, street furnishings, a plaza, seating areas, and a pocket park, and may be located between the exterior wall facing Remond Drive and the sidewalk along Remond Drive to encourage activation of the corridor for pedestrians.

(5) Lighting.

(A) Lighting must be provided at regular intervals with a spacing of no greater than 60 feet along Remond Drive, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks and walkways to enhance pedestrian safety.

(c) Design standards for architectural elements.

(1) Definitions.

(A) BLANK WALL means a portion of the exterior of a building that fronts on a street that does not include material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank Wall area is measured horizontally.

(B) GREEN WALL means a wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular “green wall” planting or artificial planting systems.

(2) Design standards.

(A) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

- (1) Arcade,
- (2) Arch,
- (3) Canopy,
- (4) Awning,
- (5) Turret,
- (6) Portal,
- (7) Cantilevered building above the entrance, or
- (8) Similar architectural feature.

(B) Façade variation.

(1) A minimum of every 50 feet of building facade length must provide variation within the vertical plane of a minimum of 5 feet.

(2) A minimum of every 400 feet of building facade length must provide a minimum of 25 feet of variation within the vertical plane.

(3) Blank walls longer than 30 feet are prohibited.

Applicant's Request

____ (4) Pedestrian amenity spaces. The following pedestrian amenities are required along the street frontage for Remond Drive.

____ (A) Five-story office building. A pedestrian amenity space a minimum contiguous area of 5,000 square feet must be provided between any parking garage exterior wall facing Remond Drive and the sidewalk along Remond Drive to encourage activation of the corridor for pedestrians.

____ (B) One-story office building. In addition to the space provided pursuant to Section ____ 113(g)(4)(A), a second pedestrian amenity space a minimum contiguous area of 3,000 square feet must be provided in the area designated on the development plan for the one-story medical office building.

____ (C) Pedestrian amenities. Pedestrian amenities located within the areas described in Section ____ 113(g)(4)(A) (B) may include water features, trees, shade structures, street furnishings, a plaza, seating areas, and a pocket park, and may be located between the exterior wall facing Remond Drive and the sidewalk along Remond Drive to encourage activation of the corridor for pedestrians.

____ (5) Lighting.

____ (A) Lighting must be provided at regular intervals with a spacing of no greater than 60 feet along North Westmoreland Road and Remond Drive, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks and walkways to enhance pedestrian safety.

____ (c) Design standards for architectural elements.

____ (1) Definitions.

____ (A) BLANK WALL means a portion of the exterior of a building that fronts on a street that does not include material change, windows, doors, columns, pilaster, or other articulation greater than 12 inches in depth. Blank Wall area is measured horizontally.

____ (B) GREEN WALL means a wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular "green wall" planting or artificial planting systems.

____ (2) Design standards.

____ (A) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

____ (1) Arcade,

- ~~_____ (2) Arch,~~
- ~~_____ (3) Canopy,~~
- ~~_____ (4) Awning,~~
- ~~_____ (5) Turret,~~
- ~~_____ (6) Portal,~~
- ~~_____ (7) Cantilevered building above the entrance, or~~
- ~~_____ (8) Similar architectural feature.~~

~~_____ (B) Façade variation.~~

- ~~_____ (1) A minimum of every 50 feet of building facade length must provide variation within the vertical plane of a minimum of 5 feet.~~
- ~~_____ (2) A minimum of every 400 feet of building facade length must provide a minimum of 25 feet of variation within the vertical plane.~~
- ~~_____ (3) Blank walls longer than 30 feet are prohibited.~~

(C) Roofs. Roof-mounted mechanical equipment must be screened or set back so that they are not visible from a point six feet above grade at the front property line. Screening materials must match the colors used on the main building. Chain linked fences may not be used as a screening method.

CPC Recommendation

(3) Architectural elements for parking structures.

(A) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.

(B) All non-entry openings in aboveground parking structure facades must be screened, except for vehicle access. Screening may include vegetation, panels, solid walls, architectural grillwork, or other architectural elements that provide ventilation. This required screening must not prohibit the garage from being considered “open air” for ventilation purposes.

(C) Garage ramps that are expressed in the exterior façade must be concealed through façade screening.

(D) Murals or similar artistic elements may be utilized on exposed portions of a parking structure to enhance visual appeal and compliment the pedestrian experience.

(E) Green walls are permitted and may be used as screening for aboveground parking structure facades. Plant material must be maintained in a living condition at all times. Drainage over public property is not permitted.

Applicant's Request

~~————— (3) Architectural elements for parking structures.~~

~~————— (A) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent streets and diffuse vehicle headlights from shining onto adjacent properties.~~

~~————— (B) All non entry openings in aboveground parking structure facades must be screened, except for vehicle access. Screening may include vegetation, panels, solid walls, architectural grillwork, or other architectural elements that provide ventilation. This required screening must not prohibit the garage from being considered “open air” for ventilation purposes.~~

~~————— (C) Garage ramps that are expressed in the exterior façade must be concealed through façade screening.~~

~~————— (D) Murals or similar artistic elements may be utilized on exposed portions of a parking structure to enhance visual appeal and compliment the pedestrian experience.~~

~~————— (E) Green walls are permitted and may be used as screening for aboveground parking structure facades. Plant material must be maintained in a living condition at all times. Drainage over public property is not permitted.~~

CPC Recommendation

~~————— (e) Surface parking screening. Surface parking must be screened from the right-of-way by landscaping in accordance with Article X. This requirement may count towards Article X design points.~~

~~————— (f) Surface parking setback. Surface parking must be setback a minimum of 15 feet from the front property line.~~

Applicant's Request

(e) Surface parking screening. Surface parking must be screened from the right-of-way by landscaping in accordance with Article X. This requirement may count towards Article X design points.

(f) Surface parking setback. Surface parking must be setback a minimum of 15 feet from the front property line.

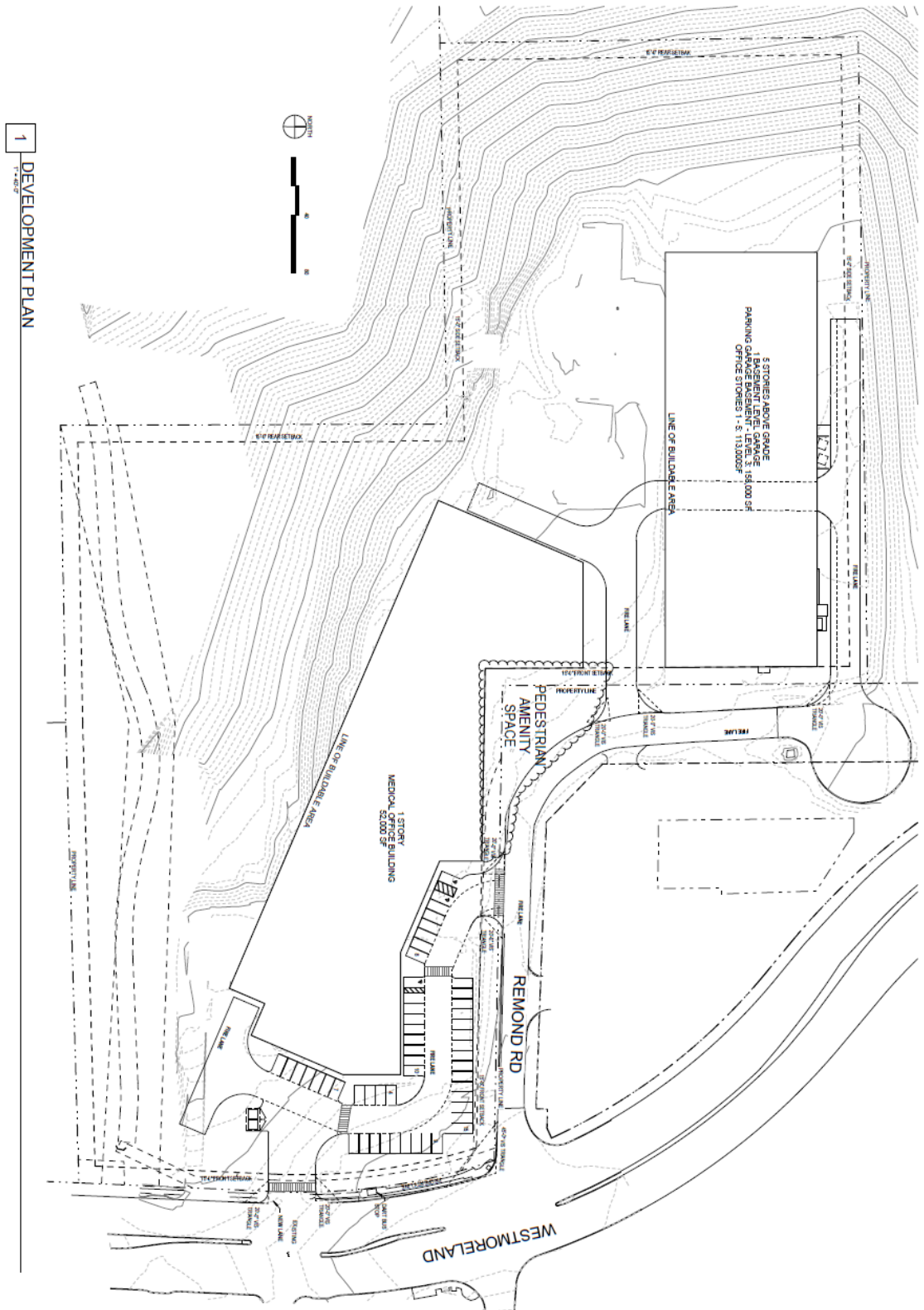
SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

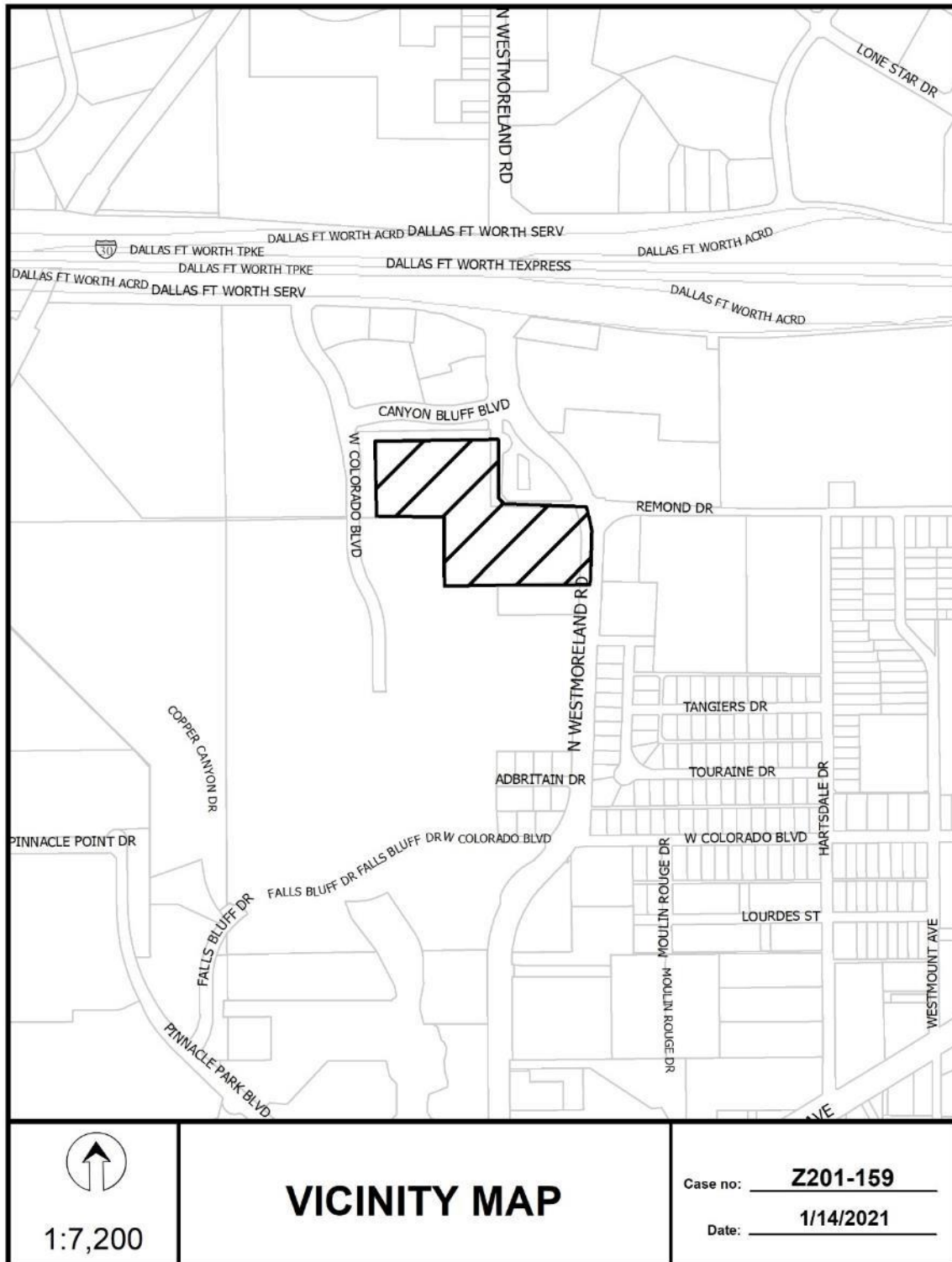
SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

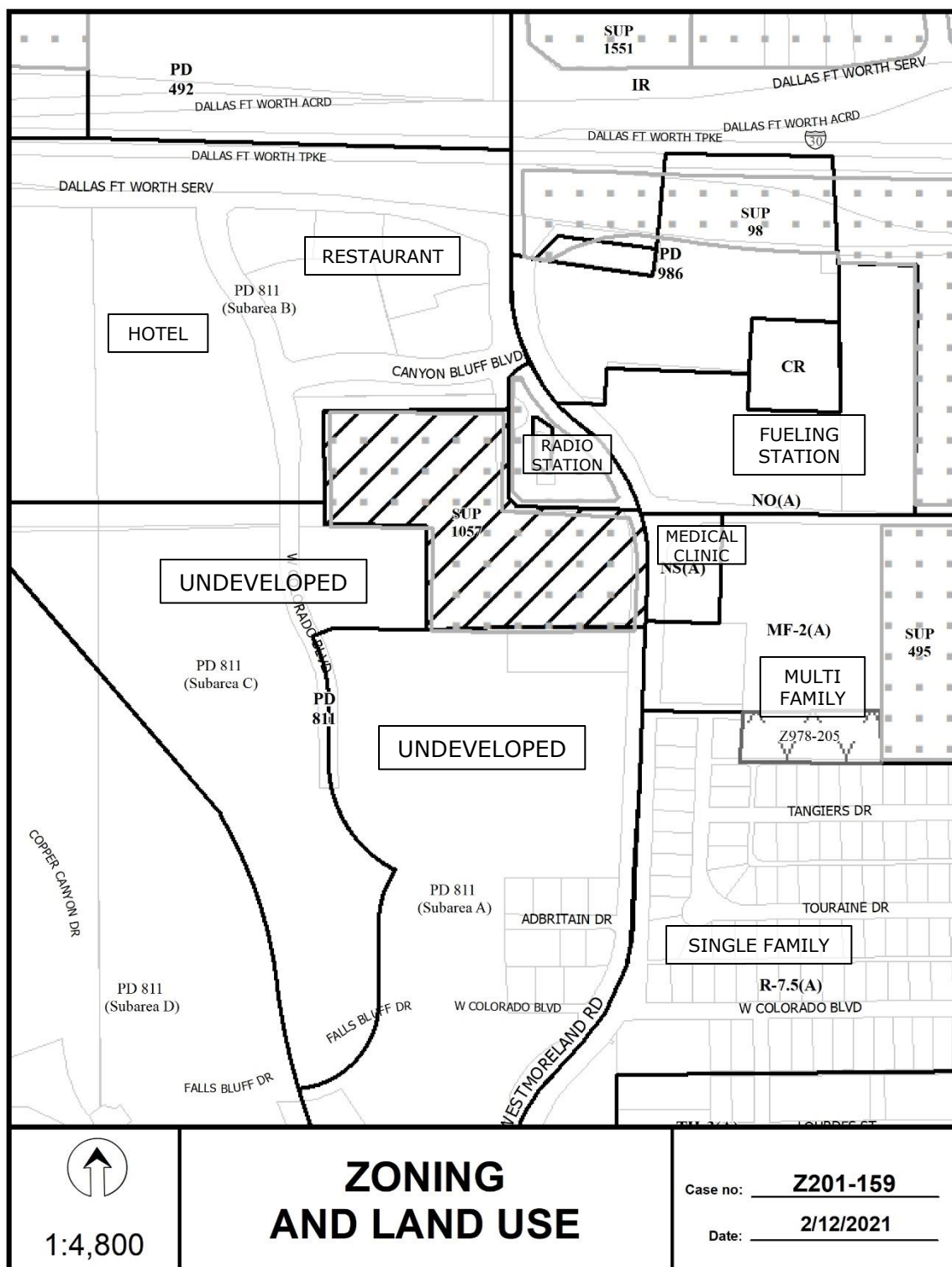
CPC RECOMMENDED DEVELOPMENT PLAN

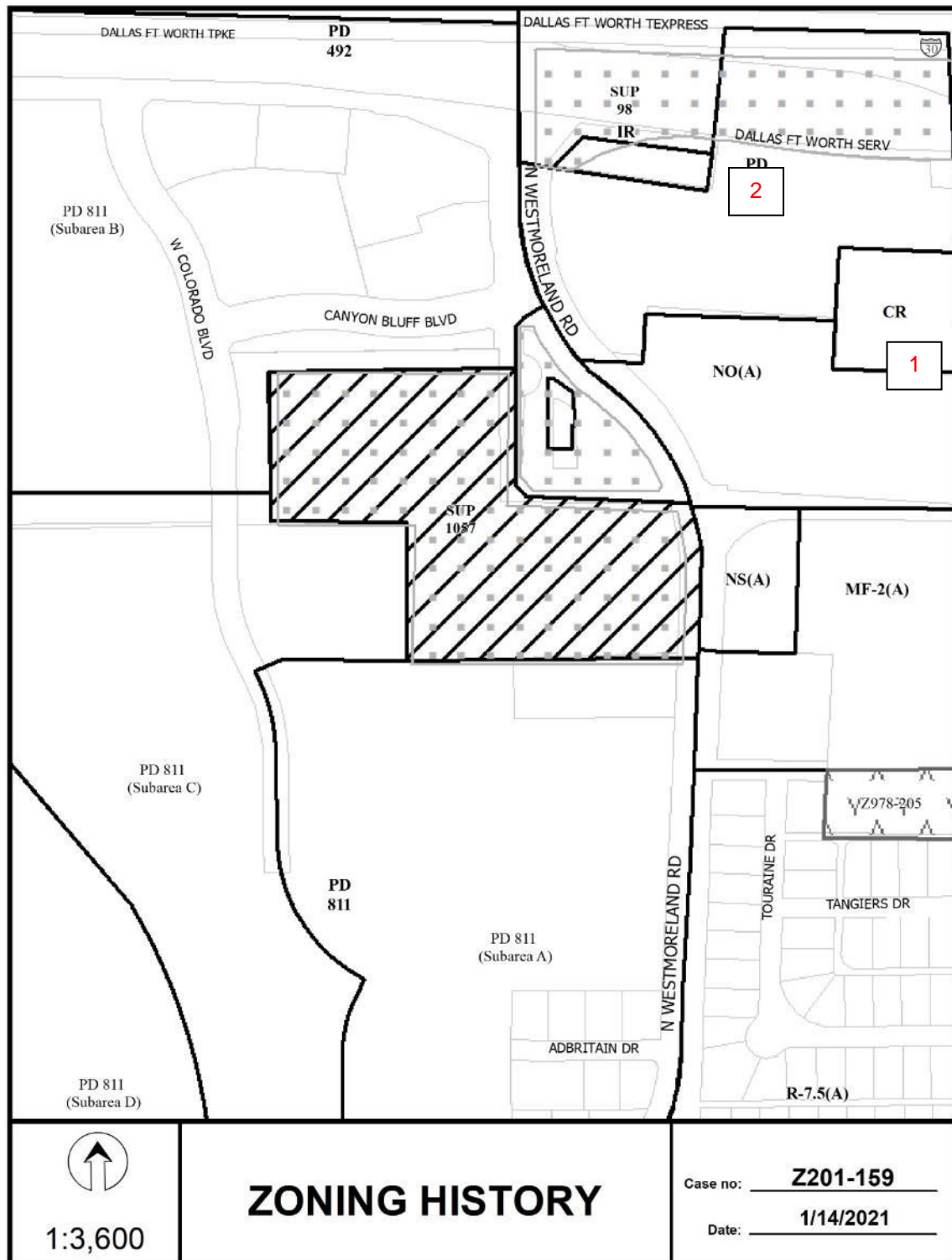


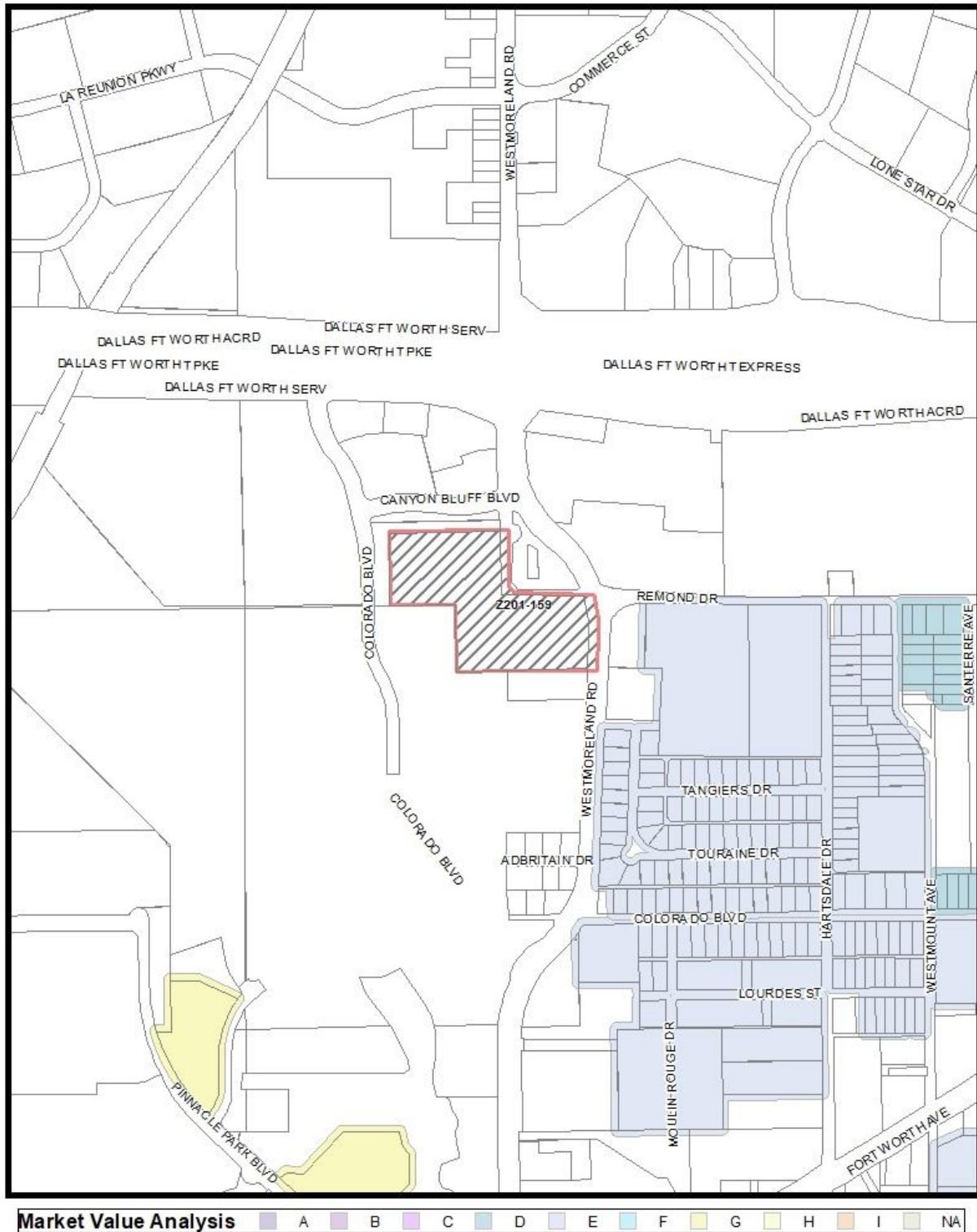
1 DEVELOPMENT PLAN







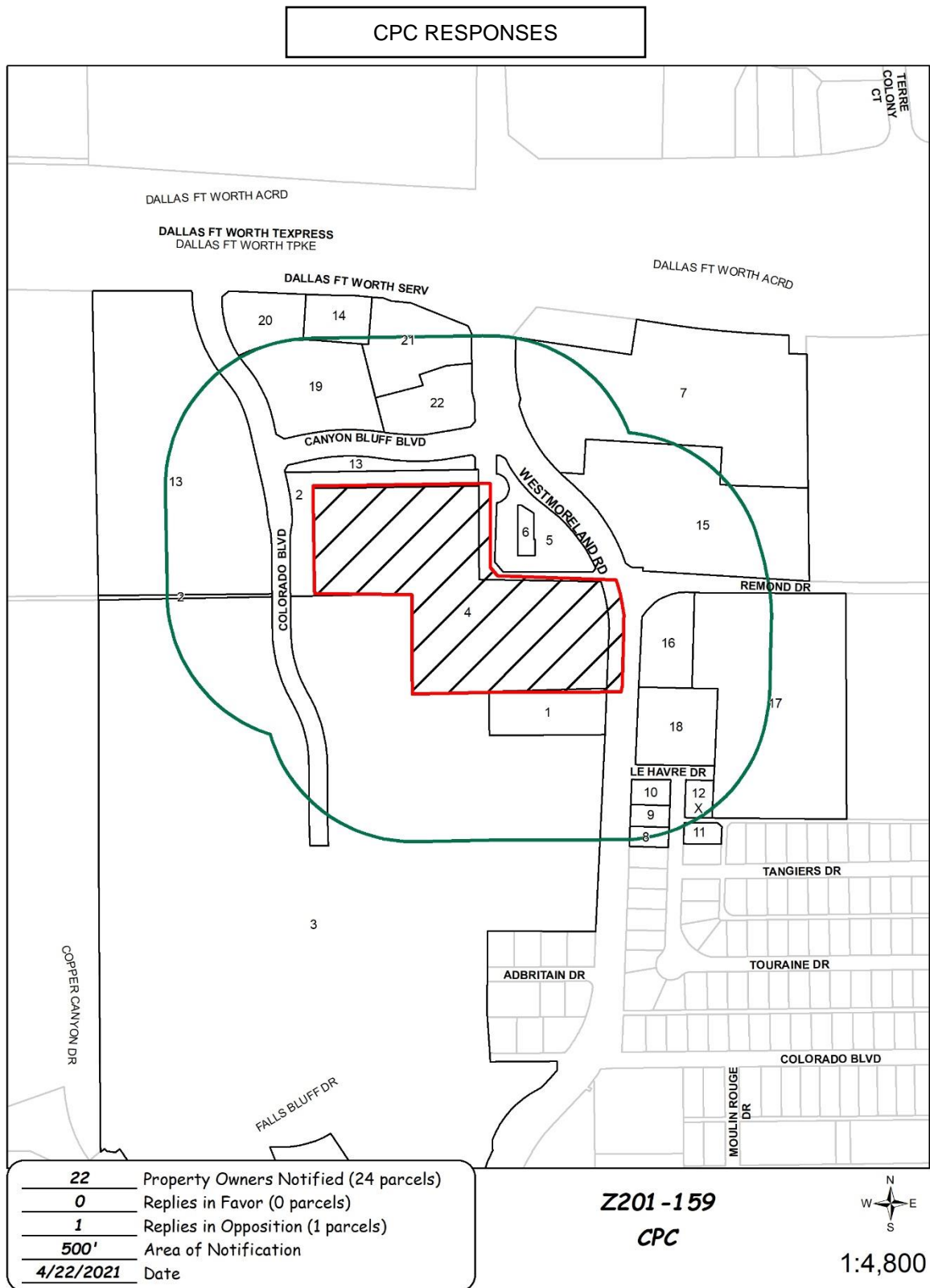




1:7,200

Market Value Analysis

Printed Date: 1/14/2021



04/21/2021

Reply List of Property Owners***Z201-159******22 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1333 N WESTMORELAND RD	Taxpayer at
	2	1419 N WESTMORELAND RD	Taxpayer at
	3	1300 N WESTMORELAND RD	Taxpayer at
	4	1353 N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
	5	1433 N WESTMORELAND RD	SLF THE CANYOUN IN OAK CLIFF LP
	6	1433 N WESTMORELAND RD	CROWN COMMUNICATION INC
	7	2841 REMOND DR	QT SOUTH LLC
	8	3138 TOURAINE DR	ACOSTA MINERVA
	9	3144 TOURAINE DR	WOMACK DEMAYA N
	10	3148 TOURAINE DR	KIESCHNICK AUDIE
	11	3139 TOURAINE DR	CASTILLO PAUL A
	12	3036 LE HAVRE DR	HERNANDEZ ABRAHAM NAVA
	13	1600 N WESTMORELAND RD	Taxpayer at
	14	1600 N WESTMORELAND RD	KAIZEN REAL ESTATE INC
	15	1400 N WESTMORELAND RD	DALLAS COUNTY HOSPITAL DISTRICT
	16	1350 N WESTMORELAND RD	SAM WEST PARTNERS LLC
	17	3050 REMOND DR	MHMR SENIOR HOUSING LP
	18	3111 LE HAVRE DR	RF HOLDING LLC
	19	3425 CANYON BLUFF BLVD	CANYONS HOTEL VENTURE
	20	3413 CANYON BLUFF BLVD	Taxpayer at
	21	3351 CANYON BLUFF BLVD	T&W INVESTMENTS LLC
	22	3333 CANYON BLUFF BLVD	Taxpayer at