
FILE NUMBER: Z201-139(NN) **DATE FILED:** November 25, 2020

LOCATION: Southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 37 X

SIZE OF REQUEST: ± 3.878 acres **CENSUS TRACT:** 12.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Mill Creek Residential

OWNER: WRSM No. 1, LP

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District

SUMMARY: The purpose of the request is to allow for a mixed-use development with multifamily and commercial uses onsite.

CPC RECOMMENDATION: **Denial without prejudice**

STAFF RECOMMENDATION: **Approval**, subject to a development plan and staff's recommended conditions; and **approval** of the termination of the deed restrictions [Z990-137]

BACKGROUND INFORMATION:

- The subject site is currently zoned MU-1 Mixed Use District and CR Community Retail District with deed restrictions executed on April 26, 2000 that limits the maximum height to 54 feet, maximum lot coverage to 60 percent, and maximum number of stories to four.
- The site is currently developed with two one-story structures and associated parking. The structures were previously occupied by restaurant uses. The applicant is proposing mixed-use development onsite consisting of multifamily and commercial uses.
- The applicant is proposing to terminate the deed restrictions to be able to exceed the restrictions related to height and number of stories. The applicant is proposing mixed-income housing bonuses for additional height and density. With the proposed PD, the applicant is also requesting to deviate from the setback requirement but provide enhanced design standards.

Zoning History: There has been no recent zoning requests within the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Grand Avenue	Principal Arterial	100 feet
Garland Road	Principal Arterial	100 feet
Gaston Ave	Community Collector	60 feet

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential vehicular traffic-related impacts on the local street system. Traffic operations were analyzed at study intersections for existing volumes and project buildout in 2023. The study includes recent traffic counts but concluded that adjusted historical counts provide a better representation of actual post-pandemic traffic conditions. The analysis indicates that the proposed development can be successfully incorporated into the surrounding roadway network. Although the site-generated traffic will have a disproportionate effect on the existing driveway operations, the proposed design of the 3G intersection will provide the appropriate level of access for the development. Site-generated traffic will also have a disproportionate effect on both

existing and proposed pedestrian operations within the study area. Site is proposed to generated pedestrian traffic visiting commercial sites located within walking distance.

The Engineering Division of the Sustainable Development and Construction Department reviewed the original traffic study submitted with the application. In coordination with other City departments and agencies including the Texas Department of Transportation, staff determined that the proposed development would have a significant impact to the adjacent roadways the following improvements should be considered a condition at permitting to reduce the impact of this development:

- Redesign shared West Drive access with adjacent property must be aligned with existing median opening—requires Mutual Access Agreement with adjacent property owner.
- Restrict proposed East Drive access to ingress traffic only.
- Include a modification of median opening width at shared West Drive to meet City standards.
- Provide adequate storage length for left turn access into proposed shared West Drive.
- Provide a minimum sidewalk width of six feet, including five-foot buffer
- Include platform to install a Type A bus shelter without encroaching on required sidewalk.
- Upgrade 3G design to add pedestrian enhancements considered roughly proportional to this development's impact to construct a wider median with a wider median opening matching the width of the pedestrian crosswalk and push buttons to be installed south of median opening with detectable warnings.

Staff also recommends the following regarding fire access:

- The upper drive aisle is not navigable by DFR apparatus per the Development Plan; therefore, the 15 foot drive aisle will need to be widened to 20 ft.
- Staff has requested an auto-turn analysis for navigation of the fire lane bend along the northern drive/trail access easement.
- The separation between the proposed structure and the fire lane is eight feet in the southern drive area. With a long expanse of approximately 430 feet, Staff recommends a 10 foot separation distance.

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 goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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 5.1.3 Encourage complementary building height, scale, design, and character. (with staff's recommended conditions)

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

GOAL 4.3 ENHANCE NEIGHBORHOOD DESIRABILITY BY IMPROVING INFRASTRUCTURE, HOUSING STOCK, RECREATION, AND SAFETY

GOAL 6.1 RAISE THE QUALITY OF RENTAL PROPERTY THROUGH BETTER DESIGN STANDARDS, PROACTIVE AND SYSTEMATIC CODE ENFORCEMENT, AND ZERO TOLERANCE TOWARDS CHRONIC OFFENDERS.

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION.

Area Plans:

The site falls under the Garland Road Vision Study Plan. The plan calls this area out for mixed-use, which is consistent with the proposal. The vision also includes the creation of housing on Garland Road that offers new choices to residents. These new housing choices include housing in mixed use developments, single family urban density, active seniors housing and live-work housing.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	MU-1 Mixed Use District and CR Community Retail District	Vacant structures
North	CR Community Retail	Retail and personal services
East	R-10(A) Single Family District	Santa Fe Trail; Undeveloped
South	MF-2(A) Multifamily District	Multifamily
West	PDD No. 808 and SUP No. 2119	Restaurant and Retail and personal services

Land Use Compatibility:

The subject site is surrounded by a variety of uses, majority of which are retail and personal service uses, with a two-story multifamily use to the south and the Santa Fe Trail area to the east. The proposed mixed-use development use would be an appropriate addition to the area that can support the surrounding retail uses and enhance access to the Santa Fe Trail area.

Staff recognizes that the height requested with mixed-income housing bonus (80 feet with seven stories) is tall, compared to the existing surrounding uses and recommends 70 feet with six stories.

The proposed Development Plan demonstrates some consideration of additional setback in relation to height and proximity to the roadways and to the trail. For example, the portion of the proposed building along East Grand Avenue limits the maximum number of stories to three for commercial and five for multifamily. It then gradually proposes six stories to the east and then eventually proposes seven stories. Staff agrees with this effort to soften the effect of the development; however, staff recommends limiting the maximum number of stories to four for multifamily along East Grand Avenue, which is also consistent with the existing restrictions. Staff recommends gradually placing five stories instead of six to the east and then eventually proposing six stories instead of seven stories, limiting the maximum height to 70 feet.

Staff also recommends increasing the proposed front yard setback to 15 feet for the commercial use and to 25 feet for the portion of the building exceeding 45 feet in height, whereas the applicant is proposing 10 feet for commercial structure and 15 feet for the

multifamily structure. For rear and side yard setbacks, which would be applicable to the north and south of the site, the applicant proposes 30 feet setback for the portion of building exceeding 45 feet and staff agrees with this approach.

Staff also recognizes the opportunity to leverage additional development rights to gain affordable housing. Overall, staff supports the request to redevelop the site with the mixed-use project, subject to staff's recommendations on the development plan and conditions.

Development Standards:

The table below shows a comparison between the existing zoning districts, the proposed request per the applicant, and staff recommendation for the development standards. The proposed is considered an MUP (Mixed-Use Project) with two use categories.

DISTRICT	SETBACKS		DENSITY	FAR	Max. Height	Lot Coverage
	Front	Side/Rear				
MU-1 Mixed Use District with mixed-use project with two uses including retail	15 feet. Additional 20 feet for height exceeding 45 feet	20 feet adjacent to residential districts. No minimum for others	20 units per acre; additional 65 units per acre for 5% MH at 51-60% AMFI	0.95 (retail and personal service) 1.0 (Total)	120 feet (9 stories)	60%
CR Community Retail District	15 feet	20 feet adjacent to residential districts. No minimum for others	No maximum	0.5 (office) 0.75 (combined)	54 feet (4 stories) RPS applies	60%
Proposed PD (Applicant's Request)	10 feet for commercial use. 15 feet for multifamily use	No minimum for less than 45' building height. 30 feet for the portion of the building exceeding 45 feet	20 units per acre 305 total units or 79 units per acre with 5% MIH at 61-80% AMFI	N/A	54 feet (4 stories) 80 feet with 5% MIH at 61-80% AMFI. RPS applies	60%
Proposed PD (Staff recommendation)	15 feet. Additional 10 feet for height exceeding 45 feet	No minimum for less than 45' building height. 30 feet for the portion of the building exceeding 45 feet	20 units per acre 305 total units or 79 units per acre with 5% MIH at 51-60% AMFI	N/A	54 feet (4 stories) 70 feet with 5% MIH at 51-60% AMFI. RPS applies	60%

Mixed-Income Housing:

The proposed conditions and staff's recommended conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income (AMI):

Percentage of units	Height (maximum)	Density (maximum)
Base	54 feet	20 units/acre
Applicant Request: 5% of the units at 61-80% AMFI	80 feet	305 total unit (79 units/acre)
Staff Recommendation: 5% of the units at 51-60% AMFI	70 feet	305 total unit (79 units/acre)

Staff uses the Market Value Analysis (MVA) category to guide staff recommendation, and consistently recommends that developments start at **51-60%** AMI in all A, B, or C MVA category, in close proximity to those categories, or that are in rapidly gentrifying areas. Staff recommends the same for this proposed project as well.

Open Space, Amenities, and Urban Design Elements:

The applicant is proposing a minimum of 22,500 sq. ft. (approximately 13% of the site) open space and a minimum of 5,000 sq. ft. of which to be publicly accessible. The Development Plan demonstrates a proposed plaza or open space along East Grand Avenue. The Development Plan also proposes a 10 feet public access easement to trail connection and an approximate location for a pedestrian plaza. Other urban design elements provided with the conditions include sidewalk connection and visual division for street-facing and trail-facing facades, transparency, and articulation.

Staff recommends demonstrating the approximate location of all open space and courtyards on the development plan.

Parking:

The applicant proposes to meet the parking requirements as set forth in Section 51A-4.200. If mixed-income housing is provided as proposed, the applicant intends to meet the code for a minimum of one and one-quarter space per dwelling unit required for multifamily uses, as set forth in 51A-4.1100.

Staff recommends demonstrating the surface parking spaces, and the approximate location of the structured/underground parking on the Development Plan.

Landscaping:

The applicant proposes to meet the landscape requirements set forth in Article X, as amended.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). A sliver of the subject site falls within “C” MVA category and it immediately adjacent to the same category to the south and further to the east. Immediate adjacent to the west and further northwest is MVA category “B”.

LISTS OF OFFICERS

WRSM No. 1, LP

SMWR No. 1, LLC

- Jeffrey Burrow, Member
- Stan Vlasimsky, Member
- Terry Syler, Member

Mill Creek Residential

- William C. MacDonald, CEO and President
- Charles Bay, Chief Construction Officer
- Charles R. Brindell, Jr., Executive Chairman
- Sheryl A. Brown, Executive Managing Director
- Sean Caldwell, Executive Managing Director
- Ashvani Chuchra, Executive Managing Director
- Wesley H. Dickerson, Senior Managing Director
- Michael M. Hefley, Chief Operations Officer
- Kellie Hughes, Senior Vice President
- Jim Keeley, Chief Financial Officer
- Jeffery D. Kok, Chief Innovation and Information Officer
- Alan Kolar, President
- Michael Melaugh, Executive Managing Director
- Callum Parrot, Executive Managing Director
- Michael Payton, Vice President
- Stephen Prochnow, Senior Vice President
- David Reynolds, Executive Managing Director
- Maria Rigopoulos, Senior Vice President
- Darren Schackman, Executive Managing Director
- Shari Steinhardt, Vice President
- Jerry Williams, Vice President
- Andrew Beach, Vice President
- Michael Blackwell, Senior Managing Director
- Meghan Caviness, Vice President

Z201-139(NN)

**CPC ACTION
APRIL 22, 2021**

Z201-139(NN)

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District, at the southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue.

Maker: Jung
Second: Garcia
Result: Carried: 9 to 4

For: 9 - MacGregor, Stinson, Johnson, Carpenter, Blair,
Jung, Suhler, Schwope, Garcia

Against: 4 - Shidid, Jackson, Murphy, Rubin
Absent: 0
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 53
Replies: For: 33 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Kevin Hickman, 5910 N. Central Expy., Dallas, TX, 75206
Michael Blackwell, 8845 Fenchurch Rd., Dallas, TX, 75238
Mark Mayer, 2001 Bryan St., Dallas, TX, 75201
Jonathan Wood, 8543 Eustis Ave., Dallas, TX, 75218
Sarah Scott, 1824 Euclid Ave., Dallas, TX, 75206
Jake Halter, 13455 Noel Rd., Dallas, TX, 75240
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Cody Edge, 7413 E. Grand Ave., Dallas, TX, 75214
Jeff Burrow, 3030 McKinney Ave., Dallas, TX, 75204
Alex Winslow, 6661 Avalon Ave., Dallas, TX, 75214
Stephen Lohr, 8522 San Benito Way, Dallas, TX, 75218
Robert Westerberg, 8311 Forest Hills Blvd., Dallas, TX, 75218
Samuel Montimer, 1623 Main St., Dallas, TX, 75201
Gerald Worrall, 6704 Velasco Ave., Dallas, TX, 75214
William Gietema, 8142 Garland Rd., Dallas, TX, 75218
Warren Melton, 613 Mt. Auburn Ave., Dallas, TX, 75223
Adam Howells, 8334 Forest Hills Blvd., Dallas, TX, 75218
John McBride, 6411 Lavendale Ave., Dallas, TX, 75230

Brad Grist, 8523 San Pedro Pkwy., Dallas, TX, 75218
For (Did not speak): Scott Lacina, 9907 Losa Dr., Dallas, TX, 75218
Kate White, 7128 Hillgreen Dr., Dallas, TX, 75214
Thomas White, 7128 Hillgreen Dr., Dallas, TX, 75214
Against: Price Johnson, 8416 Santa Clara Dr., Dallas, TX, 75218
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Rosanne Mills, 6906 Casa Loma Ave., Dallas, TX, 75214
Thomas Sheshene, 1251 Waterside Cir., Dallas, TX, 75218
C. Jones, 1234 San Rafael Dr., Dallas, TX, 75218
Li Bruni, 6871 Loma Ln., Dallas, TX, 75214
Bob Jones, 1234 San Rafael Dr., Dallas, TX, 75218
Preethi Pillaipakkam, 7419 Coronado Ave., Dallas, TX, 75214
Karen Dyer, 1704 Glenlivet Dr., Dallas, TX, 75218
Sandy Hargrove, 1247 Waterside Cir., Dallas, TX, 75218
Jenni Tittle, 1455 Waterside Dr., Dallas, TX, 75218
Glenna Taite, 1555 Waterside Ct., Dallas, TX, 75218
Toni Burt, 7970 Xavier Ct., Waterside Dr., Dallas, TX, 75218
Melinda Fagin, 7138 Wildgrove Ave., Dallas, TX, 75214
Angie Clarke, 7132 Wildgrove Ave., Dallas, TX, 75214
Blake Gillespie, 1423 Waterside Dr., Dallas, TX, 75218
Mary Wuertz, 1567 Waterside Ct., Dallas, TX, 75218
Diane Gollhofer, 1445 Waterside Dr., Dallas, TX, 75218
Vickers Cunningham, Gaston Ave., Dallas, TX, 75214
Mark Hearn, 1519 Waterside Ct., Dallas, TX, 75218
Alex Henvey, 12032 Valley Springs Dr., Dallas, TX, 75218
Mike DeGroot, 7014 Coronado Ave., Dallas, TX, 75214
Gay Casey, 1559 Waterside Ct., Dallas, TX, 75218
Leslie Hearn, 1519 Waterside Ct., Dallas, TX, 75218
Against (Did not speak): Ronnie Elchler, 4502 Capitol Ave., Dallas, TX, 75204
Blake Kresl, 1531 Waterside Ct., Dallas, TX, 75218
Melissa Oosterhof, 7010 Hammond Ave., Dallas, TX, 75223
Andrea Pedigo, 6812 Casa Loma Ave., Dallas, TX, 75214
Cary Broussard, 1115 Valencia St., Dallas, TX, 75223
Adam LeCours, 7004 Hammond Ave., Dallas, TX, 75223
Susan Stephens, 1535 Waterside Ct., Dallas, TX, 75218
Robert Hogue, 7126 La Vista Dr., Dallas, TX, 75214
Caitlin Hobley, 8438 San Benito Way, Dallas, TX, 75218
Anthony Hobley, 8438 San Benito Way, Dallas, TX, 75218
Chris Shafer, 7003 Casa Loma Ave., Dallas, TX, 75214
Arthur Willcox, 1539 Waterside Ct., Dallas, TX, 75218
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Proposed PD 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 on the east side of East Grand Avenue, southeast of Gaston Avenue. The size of PD ____ is approximately 3.8776 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

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

(2) LATE HOURS ESTABLISHMENT means a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m.

(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.

(a) Except as provided, 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.

(b) Drive-through restaurants, drive-through financial institutions, and general merchandise uses are prohibited.

(c) Late hours establishments are prohibited.

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.

Staff Recommendations:

(b) Front yard.

(1) Except as provided, minimum front yard setback requirement is 15 feet.

(2) Minimum front yard setback requirement is 25 feet for portions of a building over 45 feet in height along East Grand Avenue.

Applicant's Request:

(b) Front yard.

(1) Except as provided, minimum front yard setback requirement is 10 feet.

(2) Minimum front yard setback requirement is 15 feet for portions of a structure containing multifamily uses.

(3) Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed a maximum of five feet into the required front yard and do not need to be shown on the development plan.

(c) Side and rear yard. No minimum side or rear yard for portions of a building less than 45 feet in height. For portions of a building over 45 feet in height, a minimum side and rear yard of 30 feet is required.

(d) Density. Maximum allowed density is 20 units per acre. If compliant with SEC. 51P-____-112, the maximum number of dwelling units is 305.

(e) Maximum floor area. Maximum non-residential floor area is 20,000 square feet.

Staff Recommendation:

(f) Height. Maximum allowed height is 54 feet. If compliant with SEC. 51P-____-112, maximum height is 70 feet. Ordinary projections listed in 51A-4.408(a)(2) may exceed the maximum height by 12 feet. Residential Proximity Slope applies.

Applicant's Request:

(f) Height. Maximum allowed height is 54 feet. If compliant with SEC. 51P-____-112, maximum height is 80 feet. Ordinary projections listed in 51A-4.408(a)(2) may exceed the maximum height by 12 feet. Residential Proximity Slope applies.

(g) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations. Surface parking lots and underground parking structures are not included in lot coverage.

Staff Recommendation:

(h) Stories. Maximum number of stories is six. Basements and parking garages are exempt from this requirement but must comply with the height regulations.

Applicant's Request:

(h) Stories. Maximum number of stories is seven. Basements and parking garages are exempt from this requirement but must comply with the height regulations.

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

(a) Except as provided, consult the use regulations in Division 51A-4.200, as amended, for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

(b) If compliant with SEC. 51P-____-112, a minimum of one and one-quarter space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) Except as provided, landscaping must be provided in accordance with Article X.
- (b) Street trees may be small trees due to the conflict with utilities.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Sections 51P-_____.108 and 51P-_____.109.

Staff Recommendation:

- (b) The density, height, and off-street parking development bonuses set forth in Sections 51P-_____.108 and 51P-_____.109 apply if a minimum of five percent of the total number of units are available to households earning between 51 and 60 percent of area median family income.

Applicant's Request:

- (b) The density, height, and off-street parking development bonuses set forth in Sections 51P-_____.108 and 51P-_____.109 apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of area median family income.

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

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

(a) Applicability. The following design standards apply to new construction. In this section, TRAIL FACING and TRAIL-FACING FACADE means that portion of the building facing the Santa Fe Trail as shown on the development plan.

- (b) Above-grade parking structures.

(1) The street-facing ground-level facade of any multi-floor parking facility must be screened by at least one or a combination of the following methods:

- (A) have an active use other than parking of a minimum depth of 25 feet;

(B) have an exterior facade that is similar in, architecture, and appearance to the facade of the main structure;

(C) be screened from the street by another building; or

(D) be setback a minimum of 30 feet with a pedestrian plaza between the parking facility and the street. The pedestrian plaza shall contain hardscape, planters, and seating areas.

(2) Parking structures with openings facing the street or Santa Fe Trail must have solid screening walls, or similar screening materials to screen headlights, of a minimum height of 42 inches.

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

(c) Surface parking location.

(1) Surface parking is prohibited between the street-facing facade and the property line.

(2) Surface parking is prohibited along the public access easement that connects to the Santa Fe Trail as shown on the development plan.

(3) For the purposes of this paragraph, surface parking means at grade parking not within or under a structure.

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

(e) Street facing and trail facing facades.

(1) Entrances. A minimum of one public entrance is required for each building and the entrance must face the street.

(2) Individual entries for dwelling units.

(A) A minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual entries that access the street with an improved path connecting to the sidewalk.

(B) A minimum of 60 percent of the trail-facing, trail-level dwelling units in each building must have individual entries that face the trail.

(3) Transparency.

(A) The following minimum transparency is required for street-facing and trail-facing facades.

(i) Ground story. 30 percent.

(ii) Upper story transparency. 20 percent.

(B) This subsection applies to the building, or portion of a building, containing non-residential uses at ground level. Street-fronting, and trail-fronting windows must:

(i) be clear, unpainted, or made of similarly treated glass allowing visibility within street-level uses;

(ii) cover 50 percent or more of the facade facing the street or trail;

(iii) not have a bottom edge higher than three feet above the base of the building; and

(iv) extend upward to at least eight feet above the base of the building.

(v) All street-facing and trail-facing facades must have no more than 10 continuous linear feet without a transparent surface (e.g., a window or a transparent door or opening).

(5) Visual division. The street facing and trail facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top.

(A) The base must be at least two feet above grade and distinguished from the middle by a change of horizontal banding, change of color, or change of plane.

(B) The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, change in window

patterning, change in balcony expression, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(6) The trail facing ground-level facade must have an active use other than parking of a minimum depth of 25 feet for a minimum of 80 percent of the length of the trail-facing facade.

(f) Open space. A minimum of 22,500 square feet of open space (13 percent of the lot area) must be provided for active or passive recreation, playground activity, plaza, groundwater recharge, or landscaping. A minimum of 5,000 square feet of the open space provided must be at grade and publicly accessible.

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

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

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

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

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

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

(g) Pedestrian amenities. The following pedestrian amenities are required along the street frontage and trail facing facade. Required pedestrian amenities may be located within a right-of-way with a license.

Staff Recommendation:

(1) Two benches, per 300 linear feet.

(2) Two trash cans, per 300 linear feet.

(3) a minimum of two Bicycle racks for at least 10 bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

Applicant's Request:

- (1) Two benches.
- (2) Two trash cans.
- (3) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(h) 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.

(i) Pedestrian connection to Santa Fe Trail. A public access easement and sidewalk of a minimum ten foot width must be provided to connect Garland Road and the access to the Santa Fe Trail.

Staff Recommendation:

(j) Non-required fences. Except for required screening, all fences along a street or trail must be of ornamental wrought-iron or similar material with masonry column.

Applicant's Request:

(j) Non-required fences. Except for required screening, all fences along a street or trail must have a surface area that is a minimum of 50 percent open.

(k) Upper level lighting. Exterior lighting on a building is prohibited above 45 feet.

(l) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

SEC. 51P- _____.115. SIGNS.

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

SEC. 51P- _____.114. STREETS AND SIDEWALKS.

Staff Recommendation:

- (a) Sidewalks shall be provided per City Standards, except as provided herein:
 - (1) Sidewalk width shall be a minimum of ten feet and an additional five-foot buffer shall be provided along East Grand Avenue.
 - (2) Sidewalk width shall be a minimum of six feet and an additional five-foot buffer shall be provided along the sidewalks.

(b) A platform shall be installed for a Type A Bus Shelter, as defined Dallas Area Rapid Transit standards, without encroaching on required sidewalks.

Applicant's Request:

(a) Except as provided, minimum sidewalk widths must comply with the Street Design manual.

(b) Minimum sidewalk width of 10 feet must be provided along the East Grand Avenue frontage, with a minimum five foot parkway.

(c) A platform for a Type A Bus Shelter shall not obstruct minimum sidewalk widths. Final location and design are subject to approval by DART.

SEC. 51P- ____.116. 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.

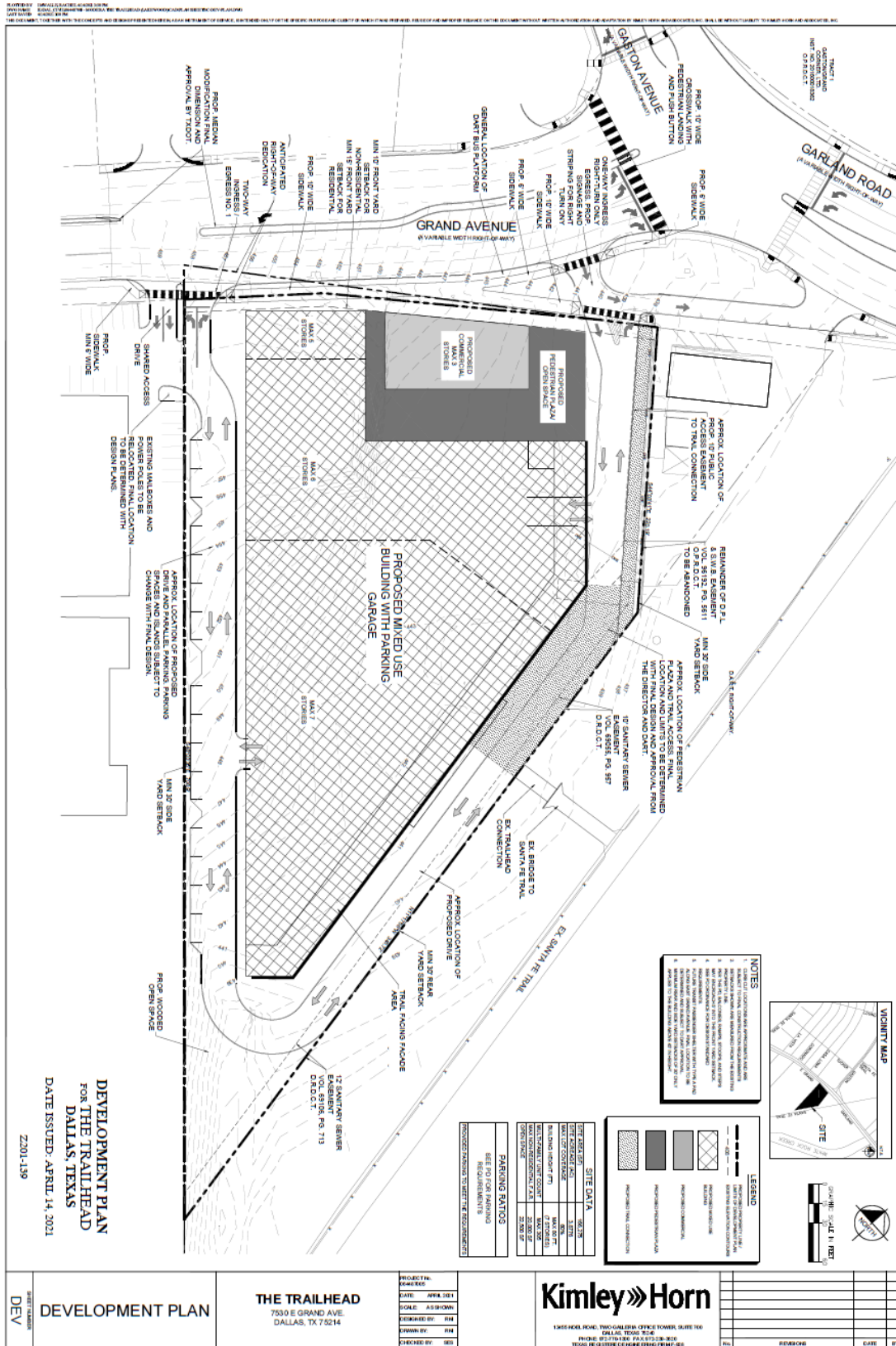
(c) Use of loudspeakers outdoors is prohibited between the hours of 10:00 p.m. and 6:00 a.m.

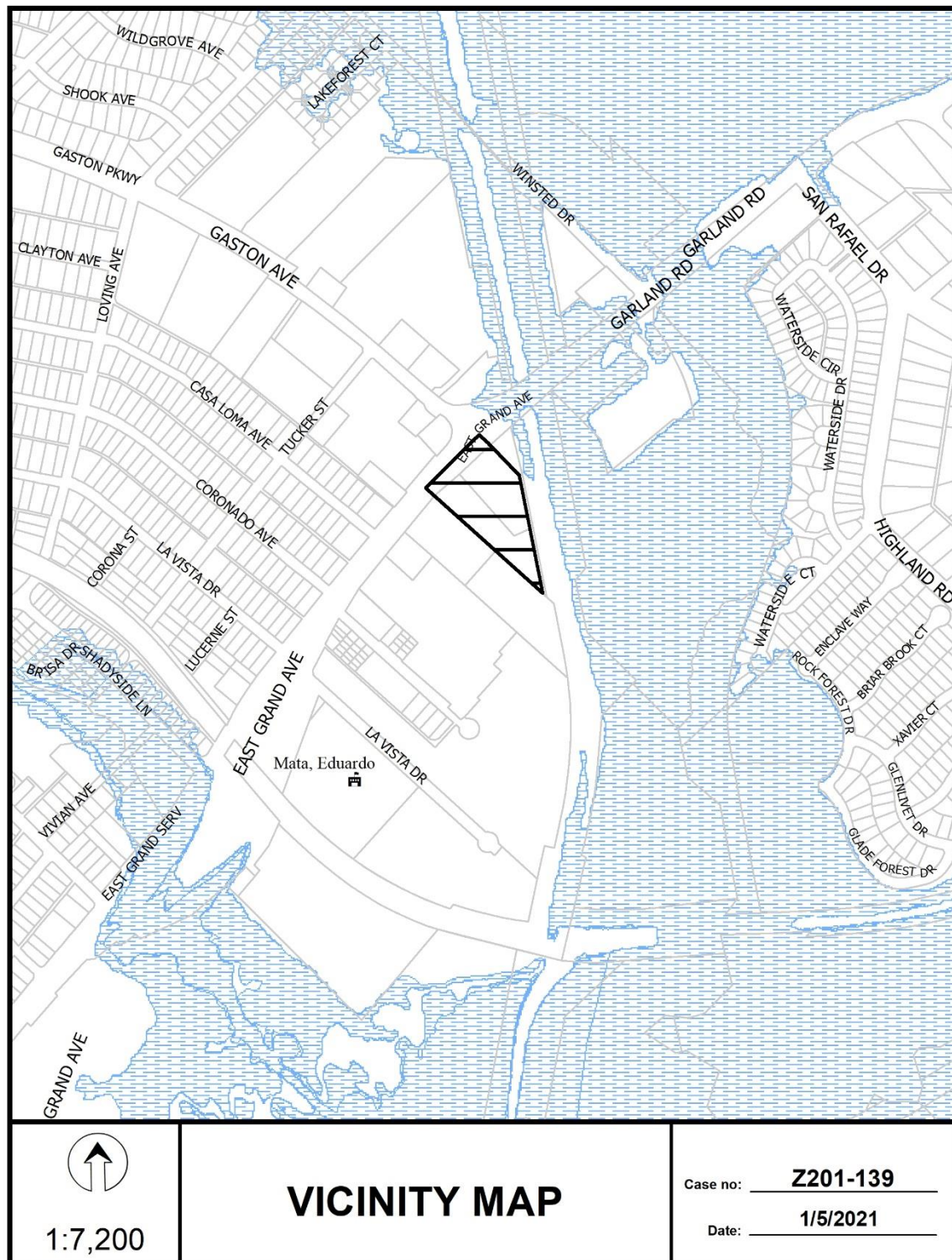
SEC. 51P- ____.117. COMPLIANCE WITH CONDITIONS.

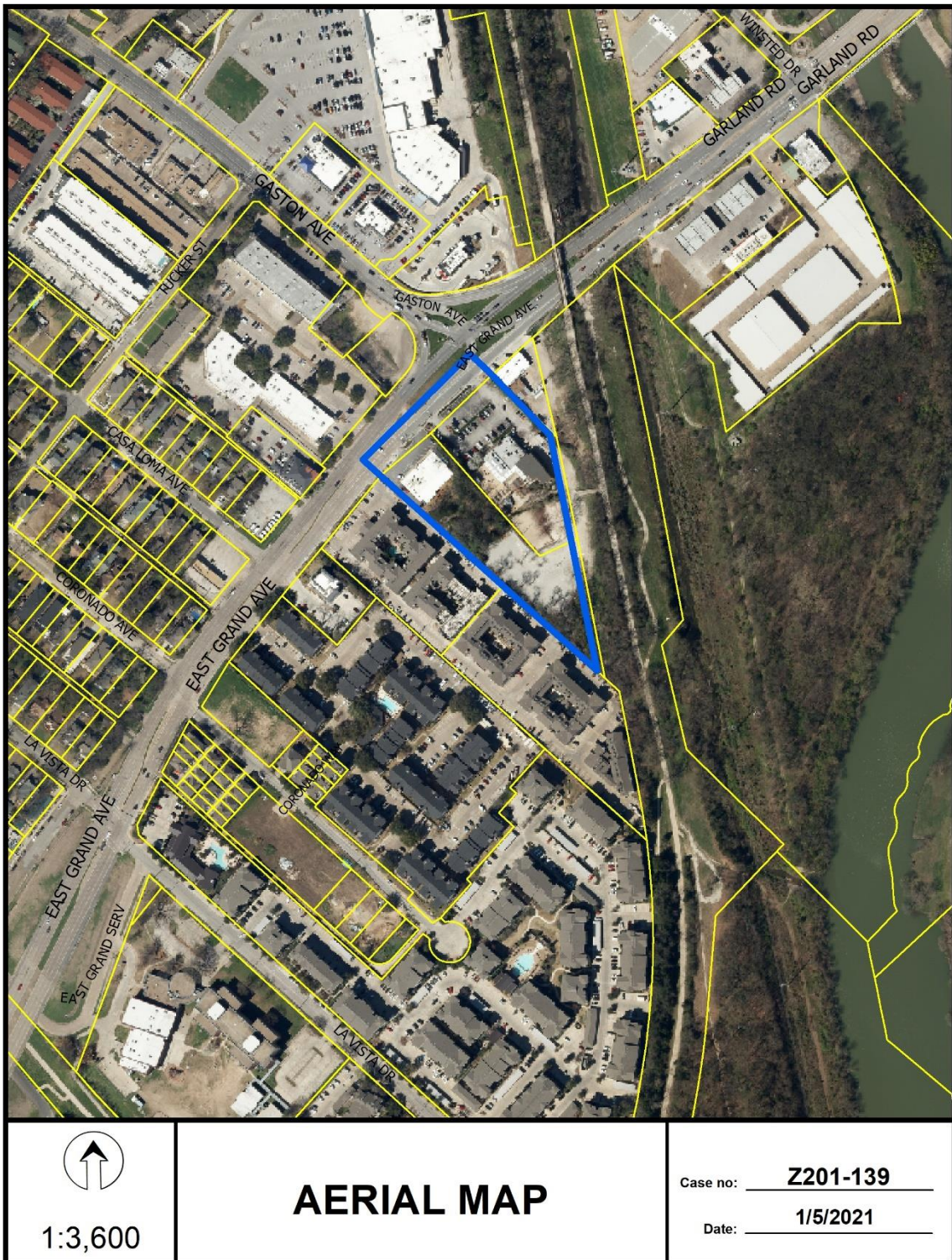
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

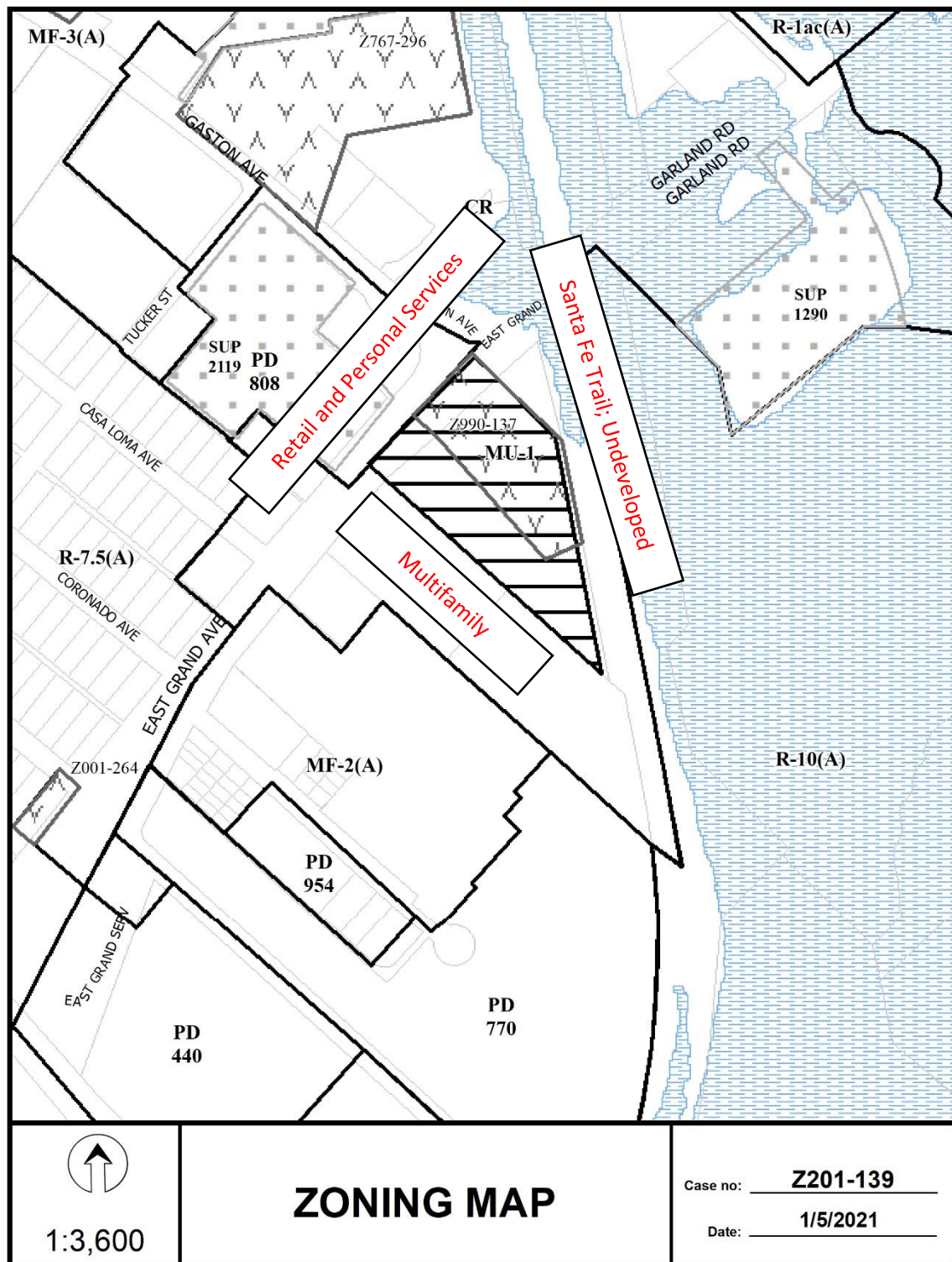
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED DEVELOPMENT PLAN

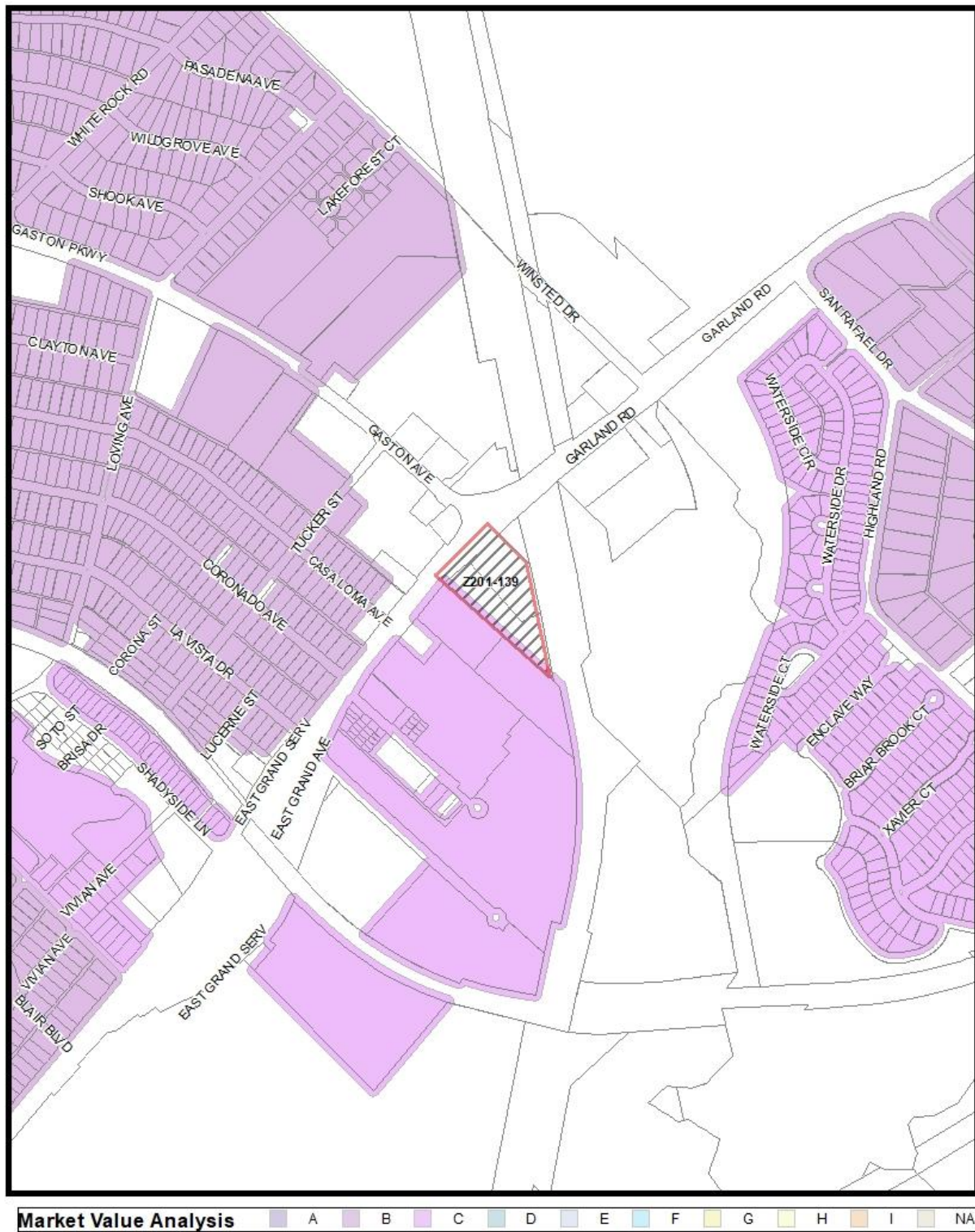








Z201-139(NN)

 1:7,200

Market Value Analysis

Printed Date: 1/5/2021



04/03/2020

04/21/2021

Reply List of Property Owners

Z201-139

53 Property Owners Notified***33 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	4	7510 EAST GRAND AVE	7510 E GRAND LLC
O	5	7510 EAST GRAND AVE	ALVAREZ BEATRICE
O	6	7510 EAST GRAND AVE	7510 E GRAND LLC
O	7	7510 EAST GRAND AVE	HATCHETT JANAE
O	8	7510 EAST GRAND AVE	WATSON LAWRENCE E
O	9	7510 EAST GRAND AVE	BURKHARDT BARBARA
O	10	7510 EAST GRAND AVE	SUREFIRE PROPERTIES 1RE LLC
O	11	7510 EAST GRAND AVE	7510 E GRAND LLC
O	12	7510 EAST GRAND AVE	ROHRMAN ELIZABETH
O	13	7510 EAST GRAND AVE	CHUA AY HUA
O	14	7510 EAST GRAND AVE	BOGAN TRUST
O	15	7510 EAST GRAND AVE	HILDRETH ALLEN
O	16	7510 EAST GRAND AVE	ZUNIGA FILIBERTO
O	17	7510 EAST GRAND AVE	BERRY MARK
O	18	7510 EAST GRAND AVE	MUSMAR MAJED
O	19	7510 EAST GRAND AVE	MEDINA ERIN
O	20	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE B
O	21	7510 EAST GRAND AVE	MORENO NICOLE CHRILDRENS TRUST
O	22	7510 EAST GRAND AVE	GRAY NANCY E
O	23	7510 EAST GRAND AVE	HERNANDEZ EDELMIRO C &
O	24	7510 EAST GRAND AVE	GALENBIA LLC
O	25	7510 EAST GRAND AVE	MEYERS KAREN
O	26	7510 EAST GRAND AVE	KLS INVESTMENTS LLC
O	27	7510 EAST GRAND AVE	CHUA AY HUA
O	28	7510 EAST GRAND AVE	SILVA MICHAEL R
	29	7414 EAST GRAND AVE	WHITE ROCK CORONADO

04/21/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	30	7540 EAST GRAND AVE	FAIREY JEFF
	32	7330 CASA LOMA AVE	CHAPMAN JONATHAN &
	33	7326 CASA LOMA AVE	CAMPAGNA ANTHONY J
	34	7322 CASA LOMA AVE	MORRIS ALAN W
	35	7318 CASA LOMA AVE	MBA LESLIE OBINEGBO & OBI
	36	7311 CASA LOMA AVE	RATCLIFF KIMBERLY SUE
	37	7315 CASA LOMA AVE	MCCAIN FRANCES E & JOSEPH Y
	38	7319 CASA LOMA AVE	CULLIVAN MARISSA T
	39	7323 CASA LOMA AVE	FUERTE ASHLYN
O	40	7327 CASA LOMA AVE	GRANDE ERIK
	41	7331 CASA LOMA AVE	MITROFF TWILA J
	42	7340 GASTON AVE	7324 GASTON AVENUE LTD
	43	7425 LA VISTA DR	LAKEWOOD FLATS OWNER LP
	44	7515 EAST GRAND AVE	SALES MEXICO LINDO
	45	7500 E GRAND AVE	SALES MEXICO LINDO
	46	7330 GASTON AVE	7324 GASTON AVE LTD
	47	7317 GASTON AVE	CH REALTY VII R DALLAS ARBORETUM VILLAGE LP
	48	7820 GARLAND RD	WHITE ROCK SELF STORAGE LTD
	49	7818 GARLAND RD	GOLDEN KING PROPERTIES
	50	401 S BUCKNER BLVD	DART
	51	401 S BUCKNER BLVD	DART
	52	7446 EAST GRAND AVE	Taxpayer at
	53	7345 GASTON AVE	Taxpayer at
O	A2	7522 EAST GRAND AVE	WRSM NO 1 LP
O	A3	7530 EAST GRAND AVE	WRSM NO 1 LP
O	A4	7530 EAST GRAND AVE	WRSM NO 1 LP
O	A5	7413 E GRAND AVE	Taxpayer at
O	A6	7510 EAST GRAND AVE	7510 E GRAND LLC
O	A7	7510 EAST GRAND AVE	7510 E GRAND LLC