



Legislation Text

File #: 23-100, Version: 1

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: January 11, 2023
COUNCIL DISTRICT(S): All
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance correcting **(1)** Specific Use Permit No. 472, amended by Ordinance No. 32030; **(2)** Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, amended by Ordinance No. 32104; and **(3)** Chapter 51A Dallas Development Code, Division 51A-4.1100 Mixed-Income Housing, amended by Ordinance No. 32210 - Financing: No cost consideration to the City

BACKGROUND

On October 13, 2021, the City Council approved Ordinance No. 32030 for an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college [Dallas College Mountain View Campus], on property zoned R-7.5(A) Single Family District, located on southeast corner of Keeneland Parkway and Duncanville Road. The request was to replace the SUP site plan, with a new one indicating four additional buildings on the site.

Subsequent to the passage of the ordinance it was determined that it was inadvertently omitted a change in the SUP conditions to reflect the change in maximum allowable square footage, per the newly amended SUP site plan. The change in the SUP conditions is just a clarification to ensure the correct intent of the approved site plan is reflected in the SUP conditions.

Language to be corrected:

6. FLOOR AREA: The maximum total floor area is **589,308** **733,468** square feet.

On January 12, 2022, the City Council approved Ordinance No. 32104 for an amendment to Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, to create a new subdistrict 1E, located on both sides of Main Street, between Herbert Street and Sylvan Avenue, north of West Commerce Street, west of Guest Street and east of Beaver Street, and at the terminus of Yuma Street, Topeka Avenue, and Evanston Avenue, to allow the development of the property with mixed uses to include single-family and multifamily, retail, and office uses with

modified standards primarily related to mixed-use projects, permitted uses, setbacks, lot coverage, height, and parking. The request was approved subject to conditions, a conceptual plan, and revised Exhibits 714B, 714 D, 714E, and Exhibit 714F Street Diagram to include the new proposed street cross-sections for the new subdistrict.

Subsequent to the passage of the ordinance it was determined that Exhibit 714F - Street Diagram of Ordinance No. 32104 inadvertently omitted to include all the existing street cross-sections for the other subdistricts in the PD No. 714.

The proposed correction includes the revised Exhibit 714F - Street Diagram with all street cross-sections for all subdistricts in PD No. 714.

On May 11, 2022, the City Council approved Ordinance No. 32210 amending Chapter 51A Dallas Development Code, Division 51A-4.1100, providing new definitions; modifying eligibility standards; clarifying floor area measurements; clarifying phasing and dispersal plan requirements; providing additional development bonuses; reducing minimum parking requirements.

Subsequently to the passage of the ordinance it was determined that an error occurred in the Section 51A-4.1106(f)(4).

(4) Stories bonus. This bonus applies to all uses. Any story bonus leading to a fraction of an additional story is rounded to the next higher story. Except as provided in this subsection the following bonuses apply:

<u>MVA Category</u>	<u>Tier 1</u> <u>(<= 50% of AMFI)</u> <u>Minimum 3% of units</u>	<u>Tier 2</u> <u>(51 – 80% of AMFI)</u> <u>Minimum 5% of</u> <u>units</u>	<u>Tier 3</u> <u>(81 – 100% of AMFI)</u> <u>Minimum 10% of</u> <u>units</u>
<u>MVA A – F</u>	<u>Greater of 25% or an</u> <u>additional four stories</u>	<u>Greater of 15% or an</u> <u>additional three</u> <u>stories</u>	<u>Greater of 10% or an</u> <u>additional two stories</u>
<u>MVA G - I</u>	<u>Greater of 45% or an</u> <u>additional four stories</u>	<u>Greater of 35% or an</u> <u>additional three</u> <u>stories</u>	<u>Greater of 2% or an</u> <u>additional two stories</u>

Language to be corrected:

The yellow highlight: The bonus for MVA G-I, for Tier 3 (81-100% of AMFI) Minimum 10% of units, should be greater of **2% 20%** or an additional two stories.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached