

Item	Ord. Page	Description [FOR CIRCULATON TO CPC ]
1	5	<p><i>In "EXHIBITS" subsection, insert an additional exhibit proposed by Cienda Partners: Exhibit 468I: (i) WMU-20 Subdistrict map; (ii) Highrise floorplate proportion and diagram; (iii) Mixed use development parking chart; (iv) Master parking plan and floor area supplement; (v) Site plan development table." For reference, see page 5 of Cienda Partners document.</i></p>
2	7	<p><u>Delete:</u> (e) "DARYING" as allowed use (rejecting Staff rec.)</p>
3	8	<p>Subsection (3). <b>Remote parking:</b> <i>Accepting Steering Committee boxed item recommendation with the following modifications:</i></p> <ul style="list-style-type: none"> <li>➤ In (A) change 1000 feet to <b>500</b> feet.</li> <li>➤ In (B) the introductory phrase is reworded as follows: "<b>(B) The building official shall extend the walking distance for remote parking to as much as 1,000 feet for up to 50% of the parking spaces required for the main use, unless the extension would ...</b>".</li> <li>➤ incorporate rest of Sec. 51A-13.404(g) but make paragraph (g)(3) conform to <b>1000-foot</b> distance</li> <li>➤ Add item (C) "<b>For a main use located within the Gateway area, no remote parking may be located outside the Gateway area.</b>"</li> </ul>
4	8	<p><i>Subsection (4) regarding required parking exemption for covered outdoor dining. Generally accepting Steering Committee recommendation with the following modified wording:</i></p> <p><b>"(4) Parking for restaurant outdoor dining patios. A restaurant's covered outdoor dining area is not included in the calculations of its required parking for an area of up to 25% of the indoor floor area of the restaurant. The combined area of a restaurant's parking-exempted covered and uncovered outdoor dining area may not exceed 50% of the indoor dining area of the restaurant. Outdoor dining area in excess of these maximums must be parked in accordance with Article XIII." [See Sec. 51A-13.401(d) for reference to uncovered outdoor dining parking exemption].</b></p>

5	8, 9	<p><b>(5) Legacy Parking Reductions.</b> <i>Accepting Steering Committee's recommendation on paragraph (5)(B), but with the following modified wording at the top of page 9 in draft ordinance.</i></p> <p>"(B) For <b>office</b> uses within a legacy building, required off-street parking may be reduced by up to 50 percent.</p> <p><i>And adding a new subparagraph (C) worded as follows:</i> "(C) For <b>retail uses</b> within a legacy building, required off-street parking may be reduced by up to <b>35</b> percent, except that for <b>restaurants uses</b> the reduction shall be limited to <b>25</b> percent."</p>
6	9	<p>Insert new paragraph <b>(8): Packed Parking.</b> Off-street packed parking may satisfy no more than 50% of the required off-street parking for any use.</p>
7	9	<p><i>Insert new paragraph (9) Adopting and incorporating by reference: Steering Committee charts entitled "Required Parking in WR and WMU Districts" and "Development Types" [City Attorney to clarify that this adopted Development Type chart supercedes any conflicting provisions in Sec. 51A-13.304 parts (b) through (k) of Article XIII. ]</i></p>
8	9	<p><b>Fences and Walls.</b> <i>Accepting Steering Committee recommendation allowing a 4-foot height</i></p>
9	9	<p><i>Insert new subparagraph (h)(3) worded as follows:</i> "<b>Original nonconforming uses:</b> Original nonconforming uses are defined as those single family and duplex <u>residential</u> and <u>office</u> uses made nonconforming by the passage of this article. Original nonconforming uses do not include residential or office uses made nonconforming by future amendments to this article. Otherwise applicable ordinances specifying the procedures for establishing compliance dates for nonconforming uses do not apply to original nonconforming uses within the subdistricts defined in this article (the Oak Cliff Gateway). The Board of Adjustments shall not provide a compliance date for such original nonconforming uses or the structures they occupy.</p>

10	11	<p><i>Subparagraph (i): Accepting STEERING COMMITTEE recommendation for subparagraph (i), <u>except rejecting both (i)(2) regarding indirect lighting, and (i)(3) regarding sign illumination ... and rewording subsection (1)(5) as follows:</u></i> "For single-family structures located south of Colorado, east of Beckley and west of Marsalis, accessory dwelling units are permitted in the rear 50 percent of the lot, and single family garages are not required to have vehicular access from an alley."</p>
11	11	<p><b>EAST KESSLER OVERLAY</b> [ Subsection (j) ]</p> <p><i>Accept Steering Committee recommended language for East Kessler Overlay, and add the following provisions:</i></p> <ul style="list-style-type: none"> <li>➤ 6. Uses prohibited in East Kessler Overlay: restaurant use, drive-through use, car wash, gas station, indoor recreation hall, animal care facility, commercial parking lot, bar-tavern-lounge, tattoo or body piercing studio, massage parlor, taxidermist.</li> <li>➤ 7. No off-street parking reductions of any kind for any use within this overlay, contrary provisions in this article notwithstanding.</li> <li>➤ 8. No outside speakers of any kind.</li> <li>➤ 9. <u>Special provisions for lots adjacent to Handley:</u> Uses are limited to multifamily, duplex, single family, office and medical office (and any mixed use comprising two or more of those listed uses); structure height is limited to 30 feet; lot coverage is limited to no more than 80%; front yard minimum setback is 15 feet; side and rear yard minimum setback is 5 feet where adjacent to single family residence; detached signs are prohibited; attached premises signs are limited to no more than 4 square feet in area.</li> </ul>
12	57	<p style="text-align: center;"><b>/// MEDICAL DISTRICT OVERLAY ///</b></p> <p><i>Part (e)(2) <b>Activating</b> uses: Reword the first sentence as follows: "Along Beckley and Colorado, the only uses permitted on street level, <b>in combination with a parking structure</b>, are the following <b>activating</b> uses:"</i> <i>Strike second sentence.</i></p>

13	57	<i>Part (e)(1), after "Pedestrian sky bridge (SUP. See Section 51A-4.217(b)(12))" ... add: "No traffic impact analysis is required."</i>
14	58	<i>Part (f)(1) Front Yard. Add the following provisions: "There is no maximum front yard requirement on service streets. A pedestrian sky bridge may be located above a front yard."</i>
15	59	<i>Part (i) Single Story Shop-front Development. Strike the words "on building sites" and replace with "in buildings."</i>
16	59	<i>Add new subsection below subsection (i): "(j) A façade containing spandrel glass is not to be considered a blank wall."</i>
		<b>/// GENERAL PROVISIONS ///</b>
17	62	Sec. 51P-468.110. Approve staff recommended wording on Transitional Uses, with the following provision inserted as the third and fourth sentences in subpart (b): "Transitional uses are intended to allow underutilized or vacant properties to have value between the date this article becomes effective and the time that full implementation of these zoning changes become practical and feasible with strict compliance. Accordingly, the allowed "Transitional Uses" (as provided in Sec. 51A-13.306(e)) may be newly permitted, after the effective date of this article, on such properties for a stated period of time even though they would not be strictly in compliance with the zoning standards and provisions generally in effect for that property at the time of the permitting."
18	64	<b>Part (b) Tower Separation.</b> Accept Staff recommendation of <b>100-foot separation</b> between towers in all applicable subdistricts, but specify that the separation is required only for those portions of a tower higher than <b>75 feet</b> above grade.
19	64	<i>Parts (c)(2): Strike subparts (A) and (B) and replace them with the following (applicable to all subdistricts adjacent to the Trinity):</i> <b>(A) The longest dimension of a floorplate for a tower greater than 75 feet in height must be oriented to be perpendicular to the nearest Trinity River axis, with a permitted variation of up to 10 degrees from that axis.</b>

		(B) Variations in the building shape and architectural facade are permitted but the primary mass of the building tower must be as compact as possible to maintain the perpendicular tower orientation as described above.
20	65	Strike subpart (d) of Sec. 51P-468.111 as redundant.
21		<b>Adopt Cienda Partners' SUBDISTRICT "J" ZONING TERMS, except: (1) For Alternate Energy Plant" use term "Accessory Energy Generation," (2) Make tower separation and orientation standards that are applicable for other subdistricts in this article also applicable to Subdistrict "J".</b>
22		<b>Adopt revised Gateway zoning map.</b>
23		With the adoption of the revised Gateway zoning map, it is understood that City Attorney will revise references to subdistricts in this article to correlate to the revised map.