

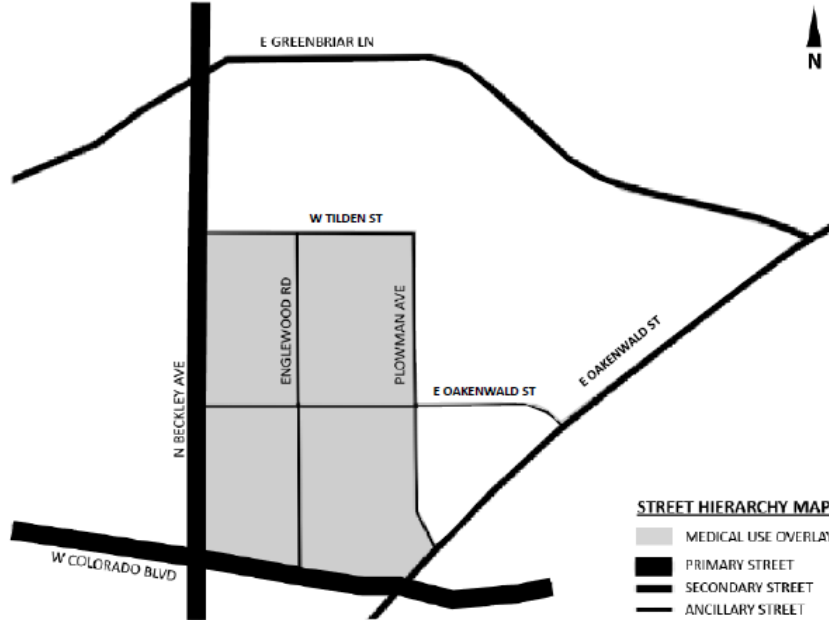
HOSPITAL DISTRICT OVERLAY (METHODIST)

Exhibit 468C Street Hierarchy Plan

Staff
Recommendation

PROPOSED GATEWAY ZONING

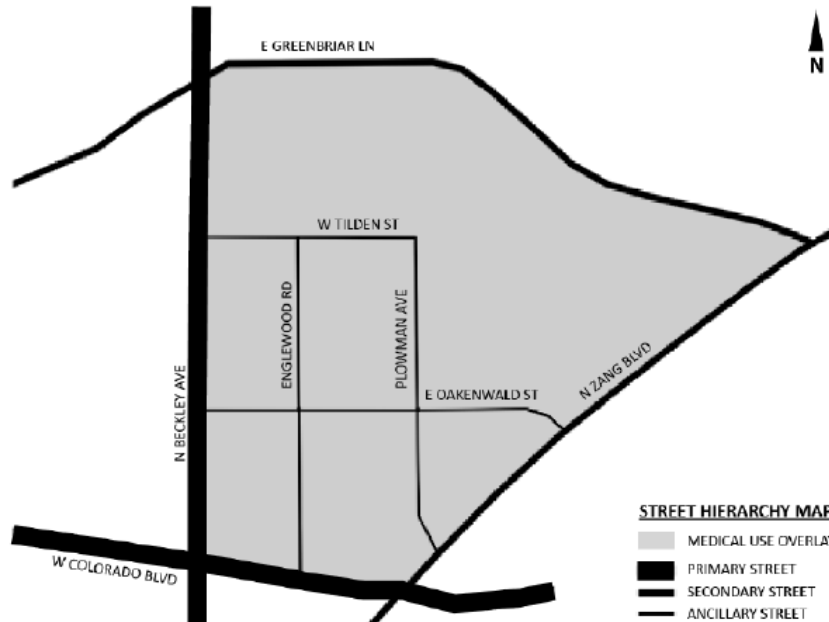
MEDICAL USE OVERLAY



Methodist
Hospital
Recommendation

PROPOSED GATEWAY ZONING

MEDICAL USE OVERLAY



HOSPITAL DISTRICT OVERLAY (METHODIST)

- (1) Methodist prefers boundaries of the 468C Hierarch Plan (page 1).
 - a. If the boundaries follow staff proposed street hierarchy plan, Methodist would like to expand the boundaries through a non-discretionary CPC approval process.

* Note: Texas Local Government Code requires City Council to make final decision for zoning changes, Director cannot take powers away from City Council.

- (2) Medical uses should not be the only main uses allowed in the overlay. Rather, they should be allowed in addition to those uses otherwise allowed.

* Staff Comment: Medical District overlay allows for additional uses, and modifications to Yard, Lot, Space regulations for defined Medical uses; all other uses and regulations are allowed under base zoning of WMU-20.

- (3) Methodist prefers that maximum front yards are applicable only along Beckley and Colorado.

* Staff Comment: As shown in street hierarchy plan and in ordinance, max front yards for primary streets (Colorado and Beckley) follow WMU-20 primary streets (dependent on development type), and secondary street max is 30', and parking setback along non-primary streets (all streets except Colorado and Beckley) is 10' min.

- (4) Along Beckley and Colorado, no more than one row of surface parking may be located between a building and the street.

* Staff Comment: Staff recommends no change from WMU-20 setback regulations along Beckley and Colorado, which does not allow parking between building face and street.

- (5) Methodist prefers the language read that it may charge for "off-street parking" rather than "required off-street parking." Prior to receipt of this draft, it was our understanding that city staff was in agreement with this change.

*Staff Comment: City regulations allow non-required parking to be a charge to user, staff added wording to allow required parking to also charge.

- (6) Methodist prefers that spandrel glass may be used to satisfy maximum blank wall requirements.

*Staff Comment: Article XIII 51A-13.304(b)(6) Mixed-use Shopfront and (c)(6) Single-story Shopfront Ground-story Shopfront Windows requires a minimum of 60% transparency and views/visibility into the first 4 feet of store area. Remaining TRANSPARENCY is defined as the total area of window and door opening filled with glass, expressed as a percentage of the total façade area by story.

- (7) We are still seeking to have a discussion with the CAO on the SUP for a pedestrian skybridge. As you are aware, the city used an approach for the Arboretum PD (PD 287) that may work in this instance as well. So, our position on this point is still correctly stated, but we may refine it in response to discussions with the CAO.

HOSPITAL DISTRICT OVERLAY (METHODIST)

* Staff Comment: PD 287 requires an SUP for Skybridge or tunnel, and currently has an SUP for Underground Walkway (Z123-319, approved by Council 10/8/2013)

* Staff Comment: Pedestrian sky bridges are allowed to span rights-of-way between medical uses or between a medical use and a parking structure. By SUP only.

*****Section 51A-4.217(b)(12)(C) states that “an SUP is required for pedestrian skybridges in planned development (PD) districts.” This provision may not be waived in a PD.*****

- (8) Methodist is in agreement with the prohibition on single story shopfront building types along Beckley on Colorado. However, as drafted, the language in the ordinance could be too broad because it refers to the “building site.” Methodist may plat a much larger lot that has frontage on Beckley and Colorado. The lot may contain single story buildings, but they would be “behind” multiple story buildings that front onto Beckley or Colorado. We would suggest that the frontage relate to “building” rather than “building site.”

* Staff Comment: Staff supports WMU-20 site development regulations, looking at relationship of building location on site and proximity to street and allowing development within a predefined area, based on development type.

- (9) No minimum or maximum structure height.

* Staff Comment: Except along Colorado and Beckley, no minimum structure height. Along Colorado and Beckley, structure height must comply with WMU-20 regulations in Article XIII.

- (10) We believe it should be clarified that the 20% transparency requirement for stories 2+ is in the aggregate (i.e. each story itself does not have to satisfy the 20% requirement, but all stories taken together reach this amount).

* Staff Comment: Along Beckley and Colorado, minimum facade transparency at street-level is 30 percent. Minimum facade transparency above street-level is 20 percent. Article XIII defines transparency at street level, and then for the remainder of the building. Staff followed this format for Methodist proposal.

Information still needed from Methodist:

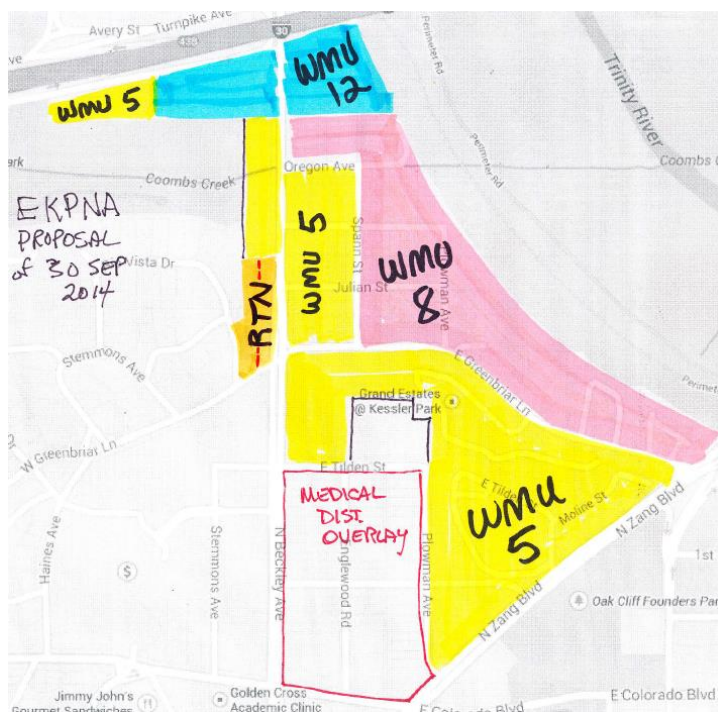
- (a) Definitions for MEDICAL OFFICE and REHABILITATION FACILITY. Proposed parking ratios:

Medical office. One off-street parking space per 200 square feet of floor area is required.
Rehabilitation facilities. One off-street parking space per 375 square feet of floor area is required.

* Staff Comment: Uses already fall under Medical, so additional definitions not necessary, parking ratio of 1 per 222 square feet in Article XIII should apply.

East Kessler Park Neighborhood Association

- (11) Supports Staff request for Article XIII remote parking distance of 300' from main use.
- (12) Opposes Steering Committee request for exempting parking requirements for covered and uncovered patio along Beckley.
- (13) Supports Steering Committee request for removing 'A light source must be concealed and not visible from the street.
- (14) Supports Steering Committee request for removing 'no sign may be illuminated by an independent external light sources (such as an external floodlight).
- (15) Opposes restaurant or bar along Zang and Beckley.
- (16) EKP requests the following for the Zoning Map (see spreadsheet).
 - a. Zoning for Marsalis, east & west side between Colorado & 7th – WMU-5
 - b. Zoning south of Lake Cliff Historic – No opinion
 - c. Zoning for 'The Hill' – No opinion
 - d. Zoning for north of Colorado, west of Marsalis – No Opinion
 - e. **Zoning for west side of Beckley as Residential Transition** from Greenbriar & Beckley to the northside of Morgan & Beckley and adjacent to the residential property at 1612 Rio Vista* and **WMU-5 (minimum 3 stories) for remaining Beckley Avenue properties** between Greenbriar & I-30.
 - f. **Zoning for I-30 service road as WMU 5 (minimum 3 stories) becoming WMU-12 (minimum 8 stories)** at west property line of Lone Star Donut.
 - g. **Absolutely opposed to following uses along Beckley:** drive-thru restaurants, car washes and gas stations; restaurants with bars; indoor recreation halls; animal care facilities; commercial parking lots.
 - h. Zoning for East of Plowman, SOUTH of Morgan, North of Greenbriar to Trinity River – WMU-8 (minimum 5 stories)
 - i. Zoning for East of Marsalis, north of Colorado, west of Lancaster – No Opinion.



Lake Cliff Neighborhood Association

Staff's DRAFT with LCNA Recommendations - July 2014

- (17) Add new uses: Limited (scaled to typical lot size) office, neighborhood and professional services and bed & breakfast along Beckley Avenue beginning at Zang Blvd. and extending south to 5th Street and on the east and west side of Marsalis Avenue from Colorado Blvd and extending south to 8th Street and Crawford Street, from Zang Blvd to 5th Street.

* Staff Comment: Revisions to base zoning should be looked at in connection with historic overlay. If new uses are allowed, only able to be contained within existing structures or new structures build to represent single-family and apartment buildings, per historic overlay

- (18) Would like ACCESSORY DWELLING UNIT to include garage apartments.

* Staff Comment: ACCESSORY DWELLING UNIT proposed definition means a residential structure accessory to a single family or duplex use located in the rear 50% of a lot. If the ACCESSORY DWELLING UNIT is above an attached garage, main structure requirements apply, and if the structure is detach, the proposed definition would apply.

- (19) ~~West of Marsalis, within the Historic Overlay District No. 84: Blaylock, south of Sabine, 5th Street, between Marsalis Avenue and Beckley Blvd, and 6th Street, between Marsalis Avenue and Beckley Blvd,~~ single family is the only permitted residential use.

* Staff Comment: LCNA proposed changes removes both sides of Marsalis, between south of Colorado to south of 6th street. Revisions to base zoning should be looked at in connection with historic overlay.

- (20) ~~West of Marsalis, within the Historic Overlay District No. 84: Blaylock, south of Sabine, 5th Street, between Marsalis Avenue and Beckley Blvd, and 6th Street, between Marsalis Avenue and Beckley Blvd,~~ the number of dwelling units on a lot may not be increased. If the number of dwelling units on a lot is reduced, the lot is thereafter to the lesser number of dwelling units.

* Staff Comment: LCNA proposed changes removes both sides of Marsalis, between south of Colorado to south of 6th street. Revisions to base zoning should be looked at in connection with historic overlay.

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- (21) ALTERNATIVE ENERGY PLANT means a plant creating power from alternative energy sources using solar panels, turbines, and other power creating means which then returns the newly created power to the energy grid off-site

* Staff Comment: ACCESSORY ENERGY GENERATION means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly created power to the energy grid.

- (22) BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space.

* Staff Comment: This is already referenced in Article XIII, 51A-13.502(c) 'Bump Outs Required'. (1) Except for MS-2B and MS-3A streets, all streets must include bump-outs at intersections to shorten the distance that pedestrians are required to cross. No bump-outs are required on alleys. (2) The width and depth of the bump-out will be determined by the director of public works and transportation by balancing the needs for vehicular access with those of pedestrian accessibility.

- (23) FACADE means the exterior wall of a building, facing or oriented to a public street, park, or public open space.

* Staff Comment: Chapter 51A defines FAÇADE: any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space, chimneys, roof-mounted equipment, mounted antennas, or water towers. Where separate faces are oriented in the same direction or in directions within 45° of one another, they are to be considered as part of a single façade. Multiple buildings on the same lot will each be deemed to have separate facades.

- (24) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use

* Staff Comment: The use would be considered a RETAIL USE, which is allowed in the WMU-20 district.

- (25) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a frontage on a public street or public space

* Staff Comment: 51A-13.304(a)(4) Development Type Regulations requires mixed-use shopfront, single-story shopfront, general commercial, apartment, townhouse stacked, and townhouse to be behind the first 30 feet of building façade, and 20 feet behind façade for civic development type, and no minimum regulations for manor house and single-family house.

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- (26) MEWS means the public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking

* Staff Comment: Article XIII 51A-13.502 'New Minor Streets' has regulations for primary, side street, and service streets.

- (27) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

* Staff Comment: MOBILE FOOD ESTABLISHMENT is not a CO use, and is regulated by Chapter 14, and allowed throughout the City. Not necessary to add use.

- (28) NEW CONSTRUCTION means an application for a building permit to expand floor area, excluding uncovered porches and uncovered patios, if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects.

* Staff Comment: Staff proposing MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on [date of passage] by 50 percent or more.
(1) Additional square footage totals less than or equal to 50 percent permitted square footage. Floor area, building height, and any new construction must be developed according to the height regulations defined by each development type. The additional floor area, building height, and new construction is not required to fill the entire height regulations, but must be contained wholly within the area.
(2) Additional square footage totals 51 percent or more permitted square footage. Site must come into complete compliance with Article XIII regulations.

- (29) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

* Staff Comment: Article XIII 51A-13.603 'Signs' allows for Attached Signs (Arcade and Awning). Article XIII defines allowed sign size, proposed 'Project Announcement Sign' does not define allowed size.

- (30) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards and other elements.

* Staff Comment: Article XIII defines STREETSCAPE as the area between back of curb and the face of building, including planting zone, sidewalk, and door yard.

- (31) STREETWALL means a building facade or collection of building facades that faces the street.

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* Staff Comment: Article XIII 51A-13.201 Defined Terms has STREET FRONTAGE means that portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(32) HIGH-RISE TOWER FLOOR PROPORTION AND ORIENTATION.

(1) Tower separation. No minimum tower separation is required.

(2) Tower Floor Proportion. Tower floor plate, dimension, and orientation restrictions.

To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must comply with the following:

(A) There are no tower dimension or orientation restrictions for a tower with an average floor plate of 12,500 square feet or less.

(B) Towers with an average floor plate greater than 12,500 square feet must comply with the following:

(i) For office uses, the longest tower dimension may not exceed three times the shortest tower dimension.

(ii) For all other uses, the longest tower dimension may not exceed four times the shortest tower dimension.

(iii) In no case may floor plate dimensions exceed 130 feet in width or 300 feet in length.

(C) Towers may not have floor plates greater than 30,000 square feet.

(3) Tower Orientation. The longest dimension of a high-rise floor plate of any tower must be oriented to be perpendicular to the Trinity River axis, as illustrated in Exhibit ____, with a permitted variation of up to 10 degrees from that axis. 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.

*Staff Comment: HIGH-RISE TOWER FLOOR PROPORTION AND ORIENTATION REQUIREMENTS.

(a) Tower separation. No minimum tower separation is required.

(b) Tower Floor Proportion. To prevent a wall effect along the Trinity River, any portion of a building greater than 75 feet in height must comply with the following:

(1) For a tower with an average floor plate of 12,500 square feet or less, tower dimension or orientation restrictions are not required.

(2) Towers with an average floor plate greater than 12,500 square feet must comply with the following:

(A) For office uses, tower dimension perpendicular to the levee may not exceed three times tower dimension parallel to the levee.

(B) For all other uses, tower dimension perpendicular to the levee may not exceed four times tower dimension parallel to the levee.

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(c) Tower Orientation. The high-rise floor plate is permitted variation of up to 10 degrees from perpendicular axis. 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 and as shown on Exhibit ____.

(33) Site Plan regulations

- a. A conceptual plan is not required for this Subdistrict.
- b. A site plan must accompany any application for a building permit that provides for new floor area within the district.
- c. Each site plan must comply with the requirements for a development plan listed in Section 51A-4.702(e)(1) and (e)(2), and must include:
 - i. tabulation box consisting of the proposed floor area, number of dwelling units, structure height, lot coverage, and number of required and provided off-street parking associated with the building permit;
 - ii. existing floor area or number of dwelling units, if applicable;
 - iii. existing floor area for the district; and
 - iv. cumulative floor area for the district.
 - v. An example of the format for the requirements of Subsection (a)(3) may be found on the site plan development table (Exhibit 468I).

*Staff Comment: Article XIII 51A-13.702(c) Regulating Plan. Items needed include district boundaries, overlay locations, thoroughfare locations, public space locations, transit locations, streetscape standards, and development types.

(34) Creation of building site

- a. In general. In addition to Subsection (b), the provisions of Section 51A-4.601 apply.
- b. Combined building site. A building site may be established by agreement between two adjacent lots or building sites if:
 - i. the area of the combined building site may not exceed one acre;
 - ii. only one combined building site may be created per block (for purposes of this section, block is an area surrounded on all sides by a street, alley, or railroad right-of-way);
 - iii. the proposed work is an addition to an existing structure for which a building permit was authorized for development of the existing structure;
 - iv. the proposed work does not increase the floor area of the existing structure by more than 50 percent; and
 - v. the proposed work is for a ground level addition of no greater than one story.

*Staff Comment: 51A-4.602 'Creation of building site'. (vi) 51A allows for increase of floor area, up to 35%, for a total square footage of 10,000 or less, and (v) WMU-20 districts requires minimum height is 4 stories.

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(35) Added Uses

- a. The "Residential" Principal Uses are also permitted on the "Ground Story", in addition to the "Upper Stories", all as set forth in Article XIII.
- b. The "Retail" Principal Uses are also permitted in the "Upper Stories", in addition to the "Ground Story", all as set forth in Article XIII.
- c. Alternative energy plant [SUP]
- d. Gourmet marketplace
- e. Mobile food establishment

*Staff Comment: Article XIII 51A-13.300 (a) Definition in Article XIII, (b) definition in Article XIII, (c) staff suggests ACCESSORY ENERGY GENERATION, (d) use falls under restaurant and general merchandise, both allowed in WMU-20. (e) definition in Article XIII

(36) Accessory Uses

- a. 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, see Section 51A-4.217.
- b. The following accessory uses are permitted as accessory uses only to an office use or mixed use development-project:
 - i. Alternative energy plant.
 - ii. Radio, television, or microwave tower. [SUP]
 - iii. Tower/antenna for cellular communication. [SUP]
 - iv. Heliport. [SUP]
 - v. Helistop. [SUP]

*Staff Comment: (a) Stated in Article XIII 51A-13.306(a)(5) 'Accessory Uses', (b) Article XIII allows uses as accessory in WMU-20.

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(37) Yard, Lot, Space Regulations

	Mixed Use Shopfront	General Commercial	Apartment	Civic Building	Open Space Lot	Ciendra Proposal
	Mu	Gc	Apt	Civ	O	WMU-20
LOT						Lot
Area per unit or building (min sf)	none	none	none	3,000	2,000	no change
Area per building (max sf)	none	none	none	none	none	none
Width (min ft)	none	none	none	30	20	16'
Width (max ft)	none	none	none	none	none	100%
Lot coverage (max)	100%	80%	80%	60%	5%	Front Setback Area
FRONT SETBACK AREA						5'/15'
Primary street (min/max ft)	5/15	5/15	5/15	20/none	10/none	5 min, no max
Side street (min/max ft)	5/15	5/15	5/15	10/none	10/none	none
Service street (min/max ft)	none	none	none	none	10/none	Required Street Frontage
REQUIRED STREET FRONTAGE						50%
Primary street (min/max ft)	90%	70%	70%	none	none	no change
Side street (min/max ft)	40%	40%	40%	none	none	Parking Setback
Service street (min/max ft)	none	none	none	none	none	no change
PARKING SETBACK						Side Setback
From primary street (min ft)	30	30	30	20	none	15' min
From side street (min ft)	5	5	5	5	none	none
From service street (min ft)	5	5	5	5	none	5' min
Abutting single-family district (min ft)	10	10	10	10	none	Rear Setback
Abutting multifamily, nonresidential district, alley (min ft)	5	5	5	5	none	15' min
SIDE SETBACK						5' min
Abutting single-family district (min ft)	15	15	15	10	10	Height
Abutting multifamily, nonresidential district (min ft)	0 or 5	0 or 5	0 or 5	10	10	no change
Abutting alley (min ft)	5	5	5	10	10	20
REAR SETBACK						Story Height
Abutting single-family district (min ft)	15	15	15	10	10	15'/30'
Abutting multifamily, nonresidential district (min ft)	5	5	5	10	10	10'/15'
Abutting alley (ft)	5	5	5	10	10	Ground Story Transparency
Abutting service street (ft)	10	10	10	10	10	no change
HEIGHT						Upper Story Transparency
Building height (min stories)	District dependent	District dependent	District dependent	1	none	no change
Building height (max stories/ft)				District dependent	35	20
STORY HEIGHT						Entrance
Ground story (min/max ft)	15/30	11/22	10/15	none	none	required
Upper story (min/max ft)	10/15	10/15	10/15	none	none	100
GROUND STORY TRANSPARENCY						none
Primary street facade (min)	50%	30%	30%	none	none	allowed
Side street facade (min)	25%	25%	25%	none	none	allowed
Service street facade (min)	none	none	none	none	none	allowed
UPPER STORY TRANSPARENCY						Blank Wall
Primary street facade (min)	20%	20%	20%	none	none	20
Side street facade (min)	20%	20%	20%	none	none	30
Service street facade (min)	none	none	none	none	none	none
ENTRANCE						no change
Primary street entrance	required	required	required	none	none	no change
Entrance spacing (max linear ft)	100	none	none	none	none	30'
Side street entrance	allowed	allowed	allowed	none	none	no change
Service street entrance	allowed	allowed	allowed	none	none	no change
BLANK WALL AREA						Blank Wall
Primary street (max linear ft)	20	30	30	none	none	30'
Side street (max linear ft)	none	none	none	none	none	no change
Service street (max linear ft)	none	none	none	none	none	no change

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(38) YARD, LOT, AND SPACE REGULATIONS.

- a. Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios, unenclosed stairs, unenclosed ingress-egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project a maximum of six feet into a required front, side, or rear yard.
- b. Except as provided in this paragraph, if any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

*Staff Comment: Article XIII references RPS: Except as provided in this subsection, no portion of building or structure over 26 feet in height may be located above the residential proximity slope as established in 51A-4.412; Form districts are not sites of origin in the application of the residential proximity slope regulations of Section 51A-4.412

- c. The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 25 percent of the roof area:
 - i. Elevator penthouse or bulkhead.
 - ii. Mechanical equipment room.
 - iii. Cooling tower.
 - iv. Tank designed to hold liquids.
 - v. Ornamental cupola or dome.
 - vi. Skylights.
 - vii. Clerestory.
 - viii. Visual screens that surround roof mounted mechanical equipment.
 - ix. Chimney and vent stacks.

*Staff Comment: Article XIII 51A-13.302(e) 'Height Exceptions allow 12' height above structure, and does not limit percentage of roof area. Article XIII also allows additional structures in height exception for: Amateur communications tower, Flagpoles, Parapet wall (limited to 4 feet), Stairway access to roof, Roof top deck, Spires and belfries, solar panels, wind turbines and other integrated renewable energy systems.

(39) PARKING REGULATIONS AND PARKING MANAGEMENT.

In general.

- i. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- ii. Except for residential uses, required off-street parking may be located anywhere on the Property, even another building site or lot, without regard to distance. The minimum front yard setback for surface parking lots is ten feet. If the required off-street parking is not provided on the Property, a parking agreement in accordance with Division 51A-4.320 is required.

Off-street parking ratios. Off-street parking must be provided at the following ratios:

- b. Alternative energy plant. The parking requirement must be set by SUP conditions.
- c. Antique shop. One space per 600 square feet of floor area.
 - i. **Article XIII: Retail Sales: 1 per 250 SF, significantly reducing ratio**
- d. Aquarium. One space per 600 square feet of floor area.
 - i. **Article XIII: Commercial Amusement Inside: 1 per 200 SF, significantly reducing ratio**
- e. Art gallery. One space per 600 square feet of floor area.

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- i. **Article XIII: Office (Art Studio/Gallery): 1 per 500 SF, reducing ratio**
- f. Art or craft production facility. One space per 1,000 square feet of floor area.
 - i. **Article XIII: Light Manufacturing: 1 per 600 SF, significantly reducing ratio**
- g. Custom vehicle shop. One space per 500 square feet of floor area and outdoor area, exclusive of parking area.
 - i. **Article XIII: Vehicle Service: 1 per 500 SF, min 5 spaces**
- h. Entertainment complex. One space for each four seats.
 - i. **Article XIII: Vehicle Service: 1 per 4 seats**
- i. Gourmet marketplace. One space per 220 square feet of floor area.
 - i. **Article XIII: Restaurant 1 per 100 SF and Retail Sales: 1 per 250 SF**
- j. Live/work unit. One space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use.
 - i. **Article XIII: dependent on uses**
- k. Massage establishment. One space per 200 square feet of floor area.
 - i. **Not an allowed used in Article XIII**
- l. Mobile food establishment. No required parking. A mobile food establishment may not occupy a required parking space for another main use.
 - i. **Article XIII: Restaurant 1 per 100 SF**
- m. For Restaurant uses, the area of any covered or uncovered outdoor dining (not to exceed 50 percent of the indoor dining area) is exempt from the calculation of required parking spaces.
 - i. **Article XIII: Restaurant: requires all covered dining, including covered patio, in parking ratio**

(40) On-street parking.

- a. Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.
 - i. An on-street parking space may not be used to reduce the required parking for more than one 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 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 ($8/24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.
- b. All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

*Staff Comment: Article XIII 51A-13.404(e) 'On-Street Parking' (1) A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site where the use is located. (2) Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project. (3) 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 ($8 \div 24 = 1/3$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

- (41) Master parking plan and floor area plan.
- a. Purpose. Because required off-street parking may be provided in remote locations on the Property without a parking agreement, the master parking plan and floor area plan supplement (Exhibit 4681) calculates the amount of required off-street parking, identifies available off-street parking, and ensures that each use within the district meets the off-street parking requirements.
 - b. Master parking plan and floor area plan supplement.
 - i. To maintain adequate required off-street parking, a master parking plan and floor area plan supplement must be submitted to and approved by the building official when:
 1. a site plan is submitted;
 2. required off-street parking spaces are relocated; or
 3. required off-street parking spaces are added or removed.
 - ii. A master parking plan and floor area plan supplement must include:
 1. the number of existing required off-street parking spaces;
 2. the number and location of required off-street parking spaces added, removed, or relocated;
 3. the number and location of all parking spaces; and
 4. a revised master parking plan and floor area plan that shows:
 - a. changes to a site plan; and
 - b. other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.
 - iii. The building official shall maintain a copy of each approved master parking plan and floor area supplement.
 - iv. The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director within five days after the building official's approval of each supplement.

*Staff Comment: Article XIII allows for 51A-13.410 'Parking Management Overlay', applicant must submit site plan and determine public entity to regulate plan. Could meet alternative parking regulations through the ULI Shared Parking Model.

- (42) Public transit parking reduction.
- a. The off-street parking requirement for all uses except restaurant uses and alcoholic beverage establishment uses may be reduced by 10 percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday), or a DART

bus stop at which DART bus service is available with bus headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

- b. The off-street parking requirement for an office use may be reduced by three percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART commuter rail station at which DART commuter rail service is available or a DART bus stop where DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).
- c. The total public transit parking reduction for an office use may not exceed 10 percent.

*Staff Comment: Article XIII 51A-13.403 'Parking Reductions' allows 15% reduction within 1,200 feet of train/rail, and 5% within 600 feet for bus or trolley. Article XIII does not allow reduction of parking for restaurant or bar within 600 feet of a single-family district.

(43) Mixed use development parking reduction.

- a. In general.
- b. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 4681).
 - i. This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.
- c. Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:
 - i. The parking requirements for each of the uses in the mixed use development must be ascertained.
 - ii. The parking demand for each use is determined for each of the six times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.
 - iii. 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 six sums is the adjusted off-street parking requirement for the development.
 - iv. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.
- d. Fees for required parking. Fees may be charged for required parking if the required parking is located within a parking structure.
- e. Below-grade parking structures. Below-grade parking structures may extend to the lot line and across lot lines within this district.

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- f. Special exception. The board of adjustment may grant a special exception to reduce the number of required off-street parking spaces required in accordance with Section 51A-4.311.
- g. Screening of surface parking from the street. All surface parking must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:
 - i. Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.
 - ii. Solid wood or masonry fence or wall.
 - iii. Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.
- h. Surface parking landscaping.
 - i. Parking spaces in a surface parking lot may not be more than 100 feet from a large canopy tree planted in a median or island.
 - ii. Each tree must have a caliper of at least two inches and may not be planted closer than two feet to the paved portion of the parking lot.
 - iii. A median or island in a surface parking lot must be a minimum of 25 square feet in area.
- i. Screening of surface parking from single-family or duplex adjacency. One or more of the three screening methods listed in Subsection (b) must be used to provide screening to separate a surface parking area from an adjacent single family or duplex zoned property. The screening must separately or collectively attain a minimum height of six feet above the parking surface.
- j. Off-street loading and garbage storage area screening.
 - i. Off-street loading spaces and garbage storage areas for all uses except single family and duplex uses must be screened from:
 - 1. a public street that is adjacent to the lot; and
 - 2. property in a single family or duplex zoned district that is adjacent to or directly across an alley from the lot.
 - ii. Screening required by this paragraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.
- k. Required screening must be constructed of:
 - i. for off-street loading spaces, any of the materials described in Subsection (b) to separately or collectively attain the minimum height of six feet above the parking surface; and
 - ii. for garbage storage areas, a solid wood or masonry fence or wall.

- I. Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

*Staff Comment: Article XIII does not provide parking reductions for mixed-use projects, but does allow for parking reductions (except in RTN districts), up to 50%, in 51A-13.403 'Parking Reductions' based on vicinity to mass transit, affordable housing, employer transportation demand management, and site amenities.

(44) SITE DESIGN REQUIREMENTS.

- a. Above-grade off-street parking in general. Parking is permitted on any level of a building. Except for the portions of an above-grade parking structure facing a mews or an alley, parking structures must comply with the following:
 - i. parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or
 - ii. parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade; and
 - iii. Linear development must be provided along the street level of the garage, only when fronting on a Primary Street, in accordance with the table of development standards (Exhibit 468I).

*Staff Response: Article XIII Section 51A-13.405 Design and Maintenance

SEC. 51A-13.405. DESIGN AND MAINTENANCE.

(a) Parking Handbook Applies.

All off-street parking spaces and areas must comply with the guidelines established in the city of Dallas, *Off-Street Parking and Driveways Handbook (latest edition)*. The director shall keep a true and correct copy of the handbook on file for public inspection upon request.

(b) Location of Parking.

Parking must comply with the parking setback standards as set forth for each development type in Section 51A-13.304, "Development Types."

(c) Dimensional Standards.

Except as provided in this division, each off-street parking space must be provided in accordance with the dimensional standards as set out in Section 51A-4.301(d)(1) and the *Off-Street Parking and Driveways Handbook (latest edition)*.

(d) Parking Surface.

Permeable paving such as pervious asphalt or concrete is permitted.

(e) Residential Alley Access Restrictions.

Residential alley restrictions in Section 51A-4.301(h), "Residential Alley Access Restrictions for Nonresidential Uses," apply in the WMU, WR and RTN districts.

(45) **Highly reflective glass.**

- a. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

*Staff Comment: Article XIII 51A-13.304(b)(6) Mixed-use Shopfront and (c)(6) Single-story Shopfront Ground-story Shopfront Windows requires a minimum of 60% transparency into the first 4 feet of store area. Remaining TRANSPARENCY is defined as the total area of window and door opening filled with glass, expressed as a percentage of the total façade area by story.

(46) **Block standards.**

- a. Block layouts must generally conform as shown on the area regulating plan. Additional streets not shown on the regulating plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the streetscape standards.
- b. Block standards apply during the platting process if the existing parcel of land or block is greater than the block perimeters described in this section.
- c. Except as provided in this paragraph, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way, private street, mews, or designated fire lane which is accompanied by a pedestrian sidewalk on at least one side and available at all times to the general public. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:
 1. the block has at least one block face on a street not considered a minor street.
 2. The block has a mid-block mews constructed in accordance with this article that connects to another street.
 3. The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:
 - a. The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide;
 - b. The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and
 - c. The passage may be partially covered by a structure only if the following conditions are met:
 - i. the total covered portion of each pedestrian passage is not longer than 70 feet;

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- ii. the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;
 - iii. the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);
 - iv. the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and
 - v. the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.
- d. Street standards. Streets and mews must comply with cross-sections in the streetscape standards.
- i. Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.
 - ii. Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.
 - iii. Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.
- e. Sidewalk standards for new construction.
- i. In general.
 - 1. Sidewalks complying with the standards of this subsection must be provided for all new construction.
 - 2. If a sidewalk is located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian use.
 - ii. Location.
 - 1. For all new construction, sidewalks must be located along the entire length of the street frontage.
 - 2. Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show in the streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.
 - iii. Width.
 - 1. Sidewalks must comply with the streetscape standards.
 - 2. For any required sidewalks not illustrated in the street standards, sidewalks must have a minimum width of four feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes.
 - iv. Screening of outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot-high solid

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screening fence, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official.

*Staff Comment: Regulations in Article XIII 51A-13.500 'Minor Streets', except c-3(a-c).

(47) Signs.

- a. In addition to signs which must comply with the provisions for business zoning districts in Article VII, the following signs are permitted.
 - i. The use of neon signage is permitted.
 - ii. No license is required for an arcade sign or awning sign which encroaches into the public right of way; however, no sign may project beyond the street curb line.
- b. Signs may be illuminated by an independent external light source (such as an external floodlight).
- c. Additional attached premise signs. The following attached premise signs are allowed.
 - i. Identification signs.
 1. An SUP is required. In addition to the provisions of Section 51A-4.219 in determining whether or not to grant a specific use permit, the following factors must be considered:
 - a. Effect on view corridors into and out of the Property.
 - b. Effect on views to and from area parks and landmarks, including the Trinity River Park.
 - c. Effect on public open space and parks.
 - d. Effect on residential uses within the Property.
 - e. A maximum of two are allowed.
 - f. May project 50 feet above the roof.
 - g. Maximum effective area is 5,000 square feet.
 - h. May contain a changeable message. ²³³
 - ii. (ii) Project announcement signs.
 1. A maximum of ten are allowed.
 2. Maximum effective area is 1,500 square feet.
 3. May contain a changeable message.
 4. May be displayed no more than 90 days before the project or activity in the district commences or the tenant moves in.
 5. Must be removed no more than 90 days after the project or activity in the district is completed or the tenant moves in.

*Staff Comment: Sign regulations in Article XIII, 51A-13.603 'Signs'. Any item within public right-of-way- must have a license with the city (a.ii.)

East Kessler Park Neighborhood Association

(48) No outside speakers or amplified sound within 1500 feet of residential.