

PROPOSED AMENDMENTS TO PD 621 CONCERNING COMMERCIAL AMUSEMENTS (INSIDE)

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

...

(10) Retail and personal service uses.

...

-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in Subdistricts 1E and 1J ~~[this subdistrict]~~ subject to the same requirements as if located in an MU-3 Mixed Use District. SUP required in all other subdistricts. Class E dancehalls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only. In Subdistrict 1I, see Section 51P-621.117(c) for use with a seating capacity of 10,000 or more.]*

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

...

(b) Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

...

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Commercial amusement (inside). In Subdistricts 1E and 1J.

(G) Dance hall. One space per 25 square feet of floor area.

...

(2) Parking reductions.

...

(E) No parking reduction under this subsection is available for a commercial amusement (inside) in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, and 1I.

...

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. Except for a commercial amusement (inside) use in Subdistrict 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I, ~~the~~ building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(v) No more than 50 percent of the off-street parking required for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I may be provided by remote parking.

(vi) If a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I uses remote parking to provide any of its required off-street parking, it must provide a valet parking service licensed by the city in accordance with Division 3 of Chapter 43 of this code at all times that the commercial amusement (inside) is operating, plus at least 15 minutes before it begins operation and after it ceases operation. Before a certificate of occupancy may be issued for a commercial amusement (inside) in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I, the applicant must obtain the approval of the director of a valet parking plan submitted by the applicant. The plan must require at least one valet attendant for every 50 parking spaces provided by remote parking. Within 30 days of the date the plan was submitted, the director shall determine whether the valet parking plan complies with this section and Division 3 of Chapter 43 of this code and shall approve it only if it does; otherwise, he shall deny it. The operator of the commercial amusement (inside) must comply with an approved valet parking plan at all times while the use is in operation. If the director determines that the operator of the commercial amusement (inside) fails to comply with the valet parking plan three or more times within a 12-month period, he shall report these failures to the building official, who shall suspend the certificate of occupancy for the commercial amusement (inside) for 30 days. If the director determines that the operator of the commercial amusement (inside) fails to comply with the valet parking plan three or more times within a 12-month period after the building official has suspended the certificate of occupancy in accordance with this paragraph, he shall report these failures to the building official, who shall revoke the certificate of occupancy.

(D) Shared parking. Except for residential uses in Subdistrict 1 and a commercial amusement (inside) use in Subdistrict 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

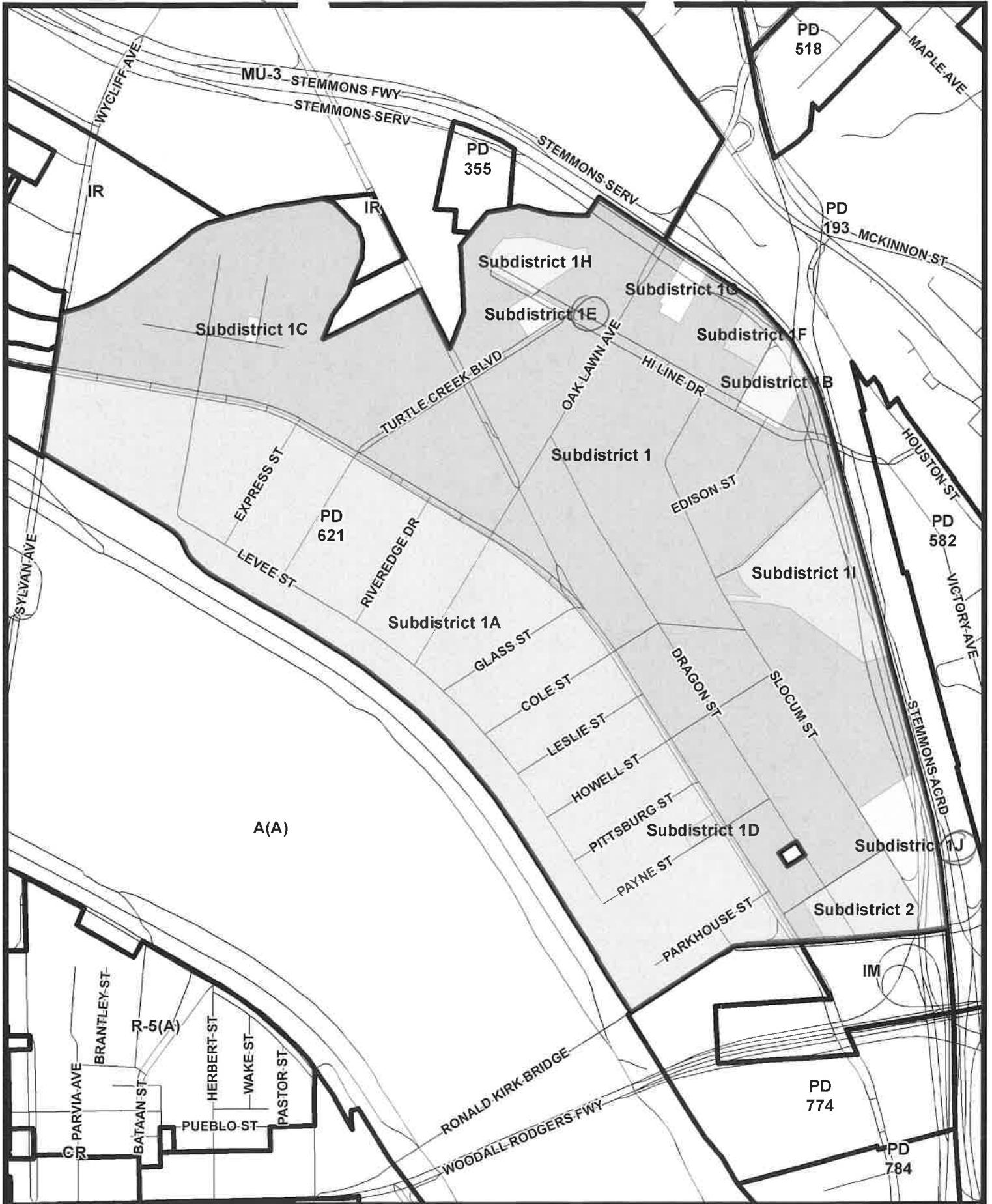
Use Category	% Morning	% Noon	% Afternoon	% Late Afternoon	% Evening
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

“(5) Cash in lieu of required parking. Except for a commercial amusement (inside) use in Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, 1H, or 1I, a[A] property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where "national median cost per square foot" is the national median cost per square foot of a parking space in a parking garage. Both the "national median cost per square foot" and the "Dallas cost index" must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, and 1J. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

except subdistricts 1E & 1F per motion



1:11,000

Authorized Hearing Request Area

Date: November 7, 2019

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