



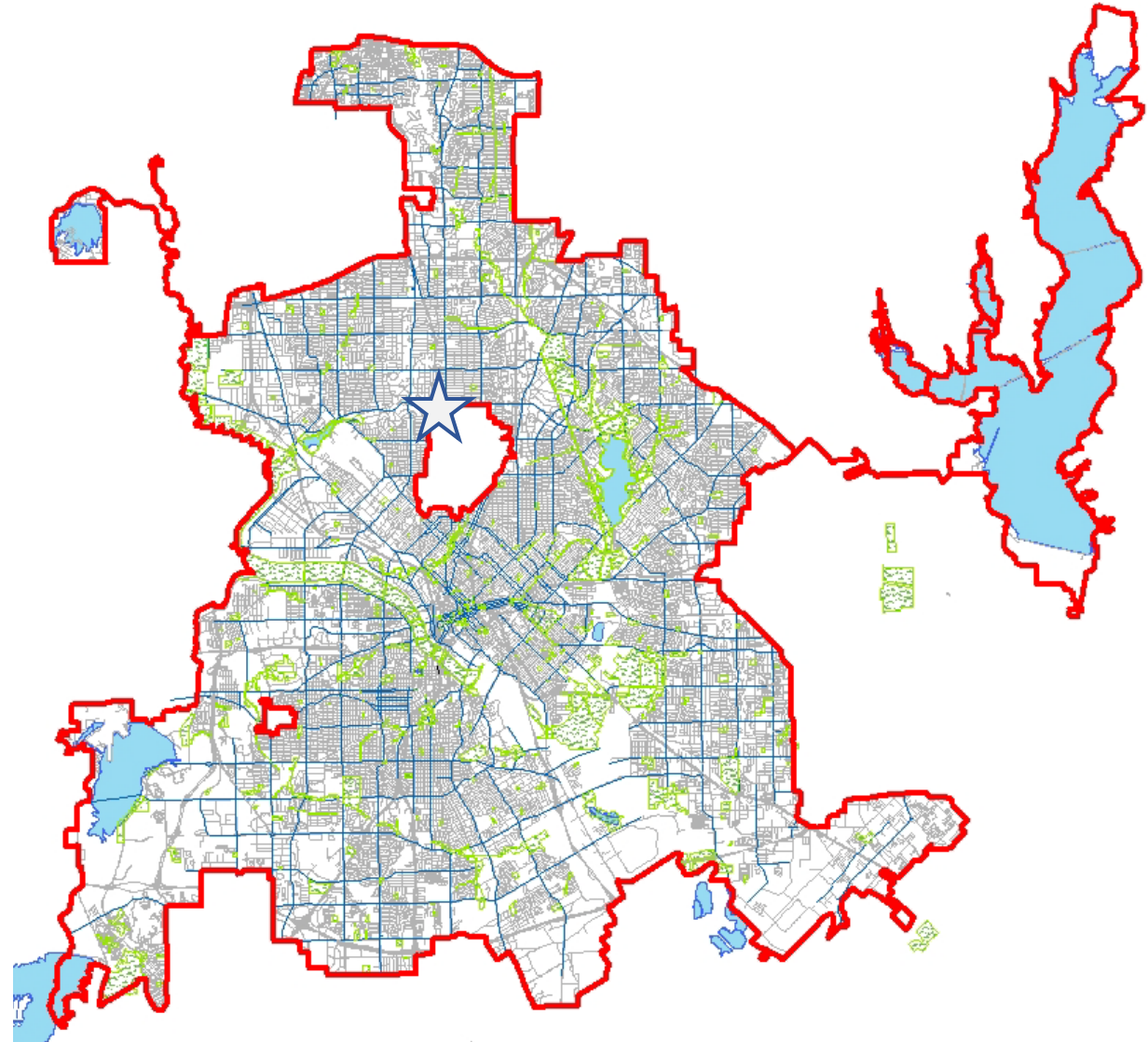
**City of Dallas**

**Z223-141**

**City Plan Commission**

Michael V. Pepe  
Planning and Urban Design  
City of Dallas

# Location



# Request



- An application for a new subarea on property zoned Tract III within Planned Development District No. 317, the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.
- Area of Request: 4.51 acres



# Purpose

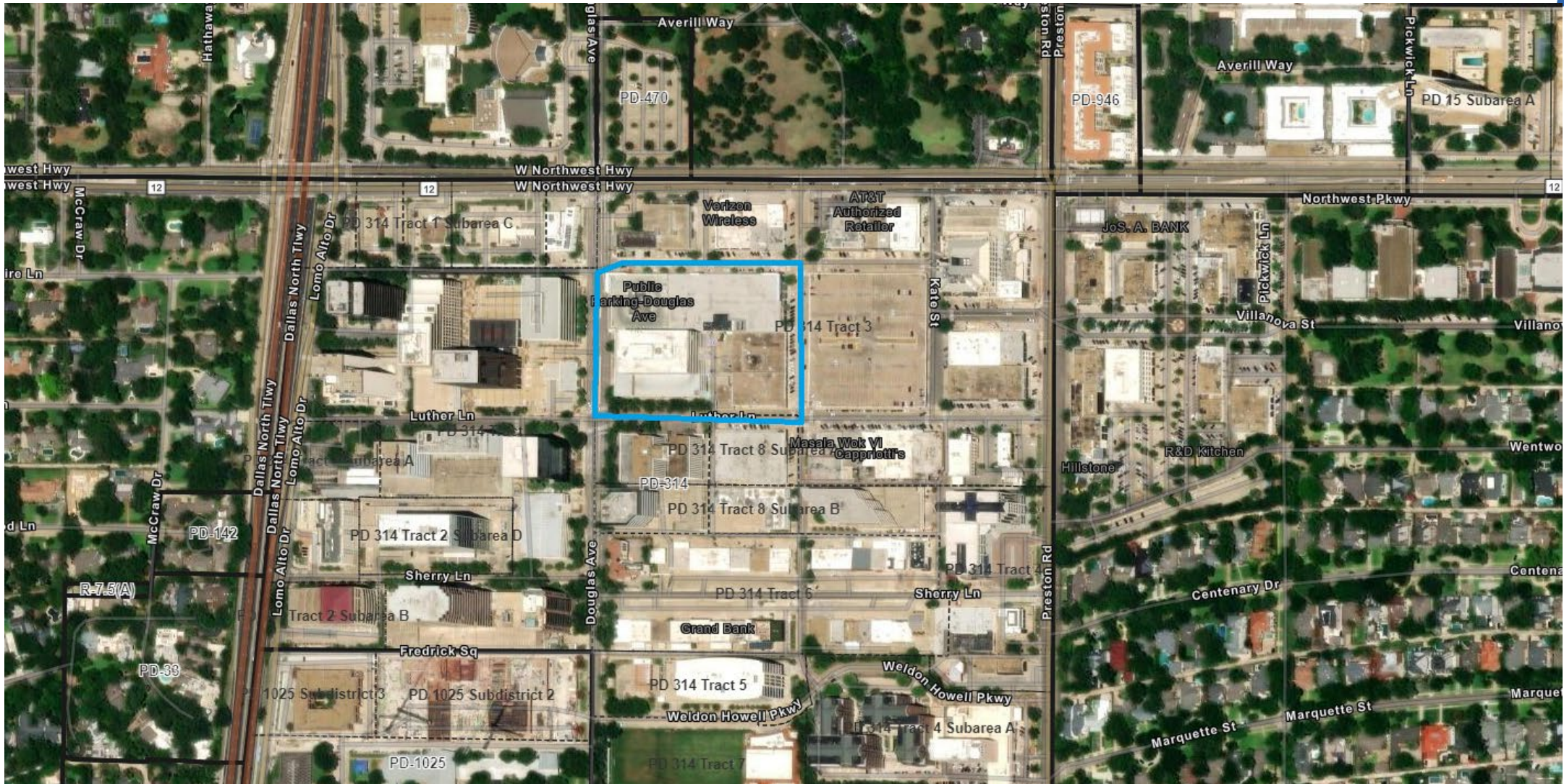


- The purpose of the request is to allow for modified development standards primarily related to floor area ratio, height, design standards, and mixed income housing to develop the site with residential, retail, and office uses.





# Aerial Map





# Aerial (Oblique)



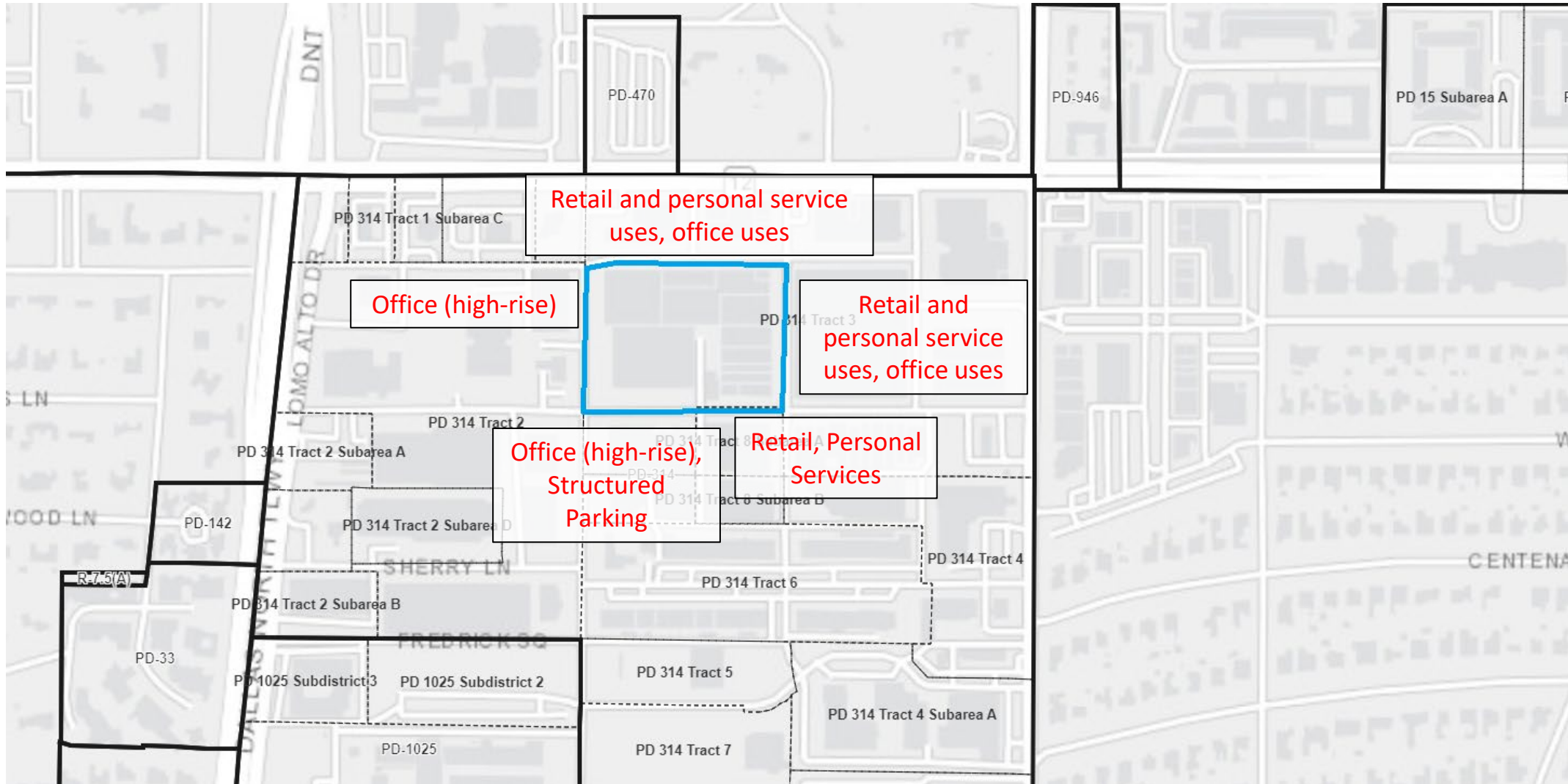


# Aerial (Oblique)





# Zoning and Land Use





# Background



- On July 26, 1989, City Council approved Planned Development District No. 314, Preston Center Special Purpose District. The PD is comprised of approximately 68.534 acres. PD No. 314 is divided into seven tracts.
- The area of request is currently developed with a multilevel retail center with an associated parking garage, several restaurants without drive through, and a roughly 10 story office building with an associated parking garage. The applicant intends to replace the retail and office building on the southern part of the parcel in the near term. Since the area of request includes both the northern and southern halves of the parcel, the proposed conditions and analysis include consideration of potential redevelopment of the northern retail building.
- The development plan depicts an office tower and a multifamily tower with ground floor retail, located on the southern portion of the site.



# Background

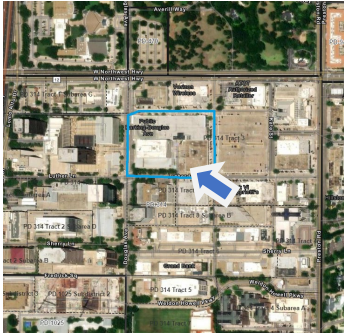


- To build to the desired development plan, the applicant requests additional floor area ratio and height. To accomplish this, they are requesting a new subarea within Tract III with a mixed income housing development bonus tied to an increase in floor area ratio. Staff recommends the requirement for additional unit percentages of MIH rather than the applicant's request.
- The public realm will be enhanced by design standards that increase transparency, ensure safe and activated sidewalks, reduce driveway sizes, and hide or reduce parking.

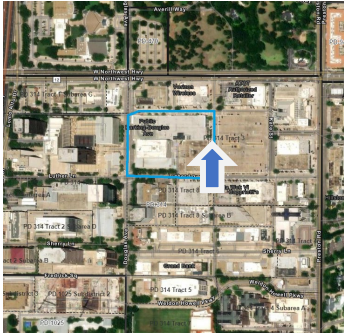




# Site from Westchester – looking west

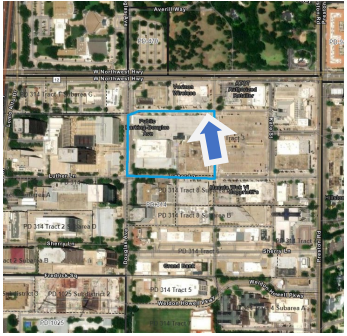


# Site from Westchester – looking north

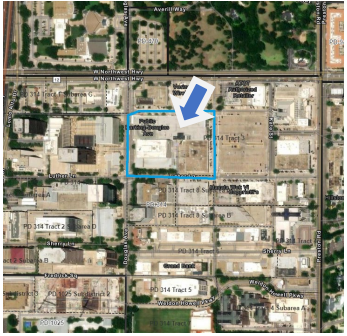




# Site from Westchester – looking north

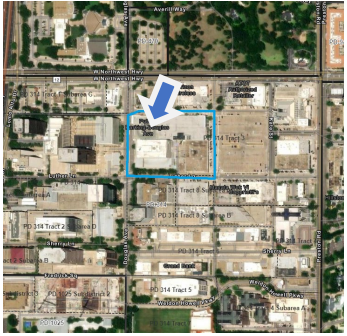


# Site from Berkshire – looking south

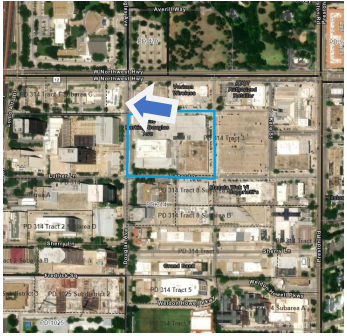




# Site from Berkshire – looking south

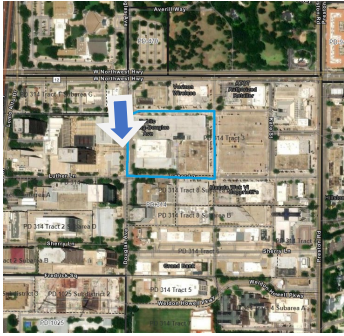


# Site from Berkshire – looking west

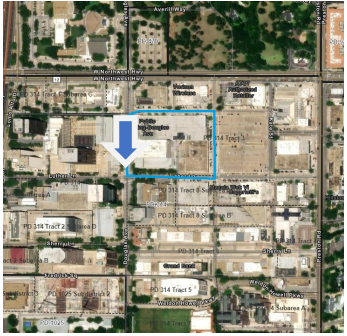




# Site from Douglas – looking south

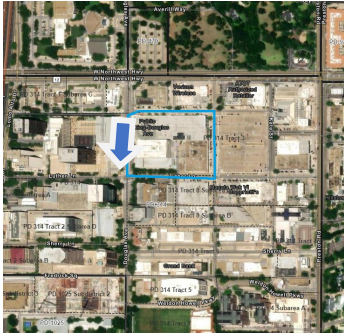


# Site from Douglas – looking south

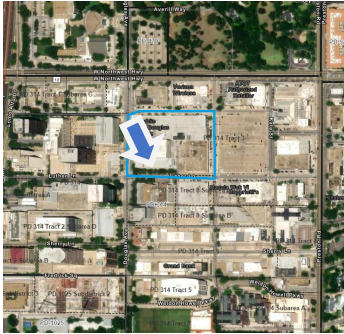




# Site from Douglas – looking south

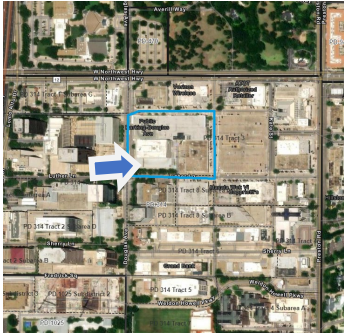


# Site from Douglas – looking south





# Site from Douglas – looking east



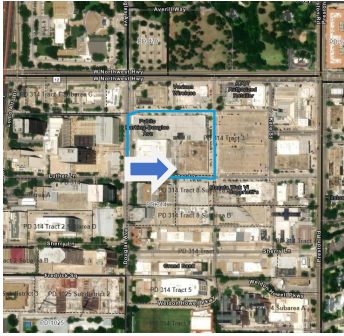


# Site from Luther – looking east

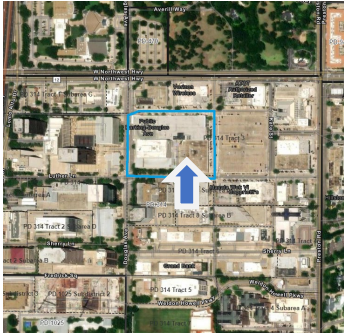




# Site from Luther – looking east

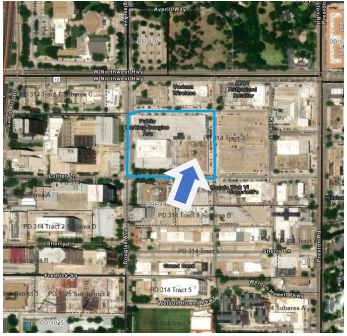


# Site from Luther – looking north

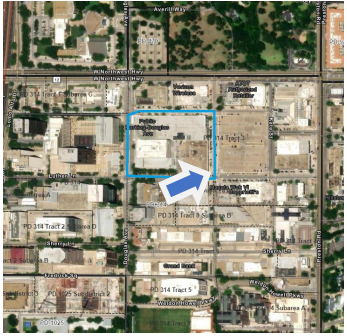




# Site from Luther – looking north

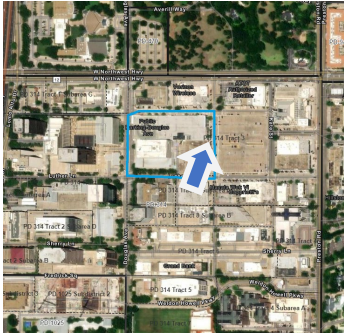


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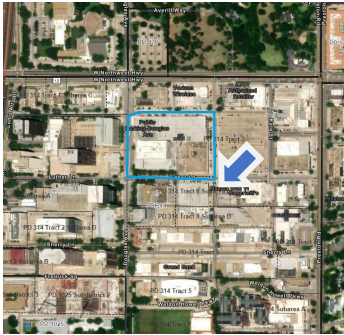




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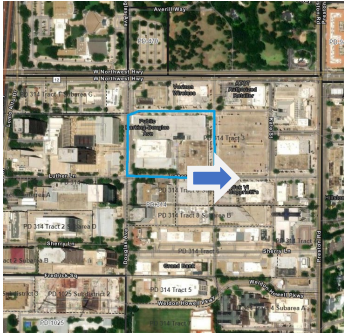


# Surrounding uses – looking southwest





# Surrounding uses – looking east



# Surrounding uses – looking east

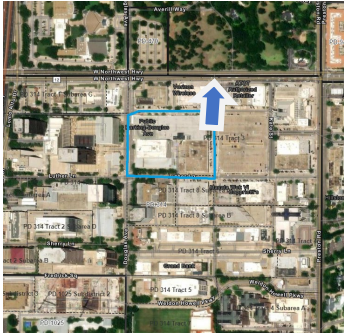




# Surrounding uses – looking northeast

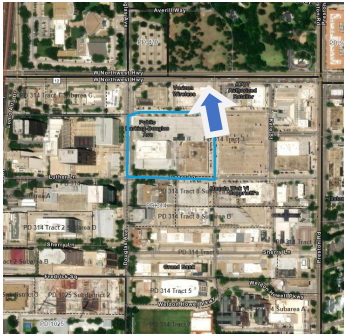


# Surrounding uses – looking north

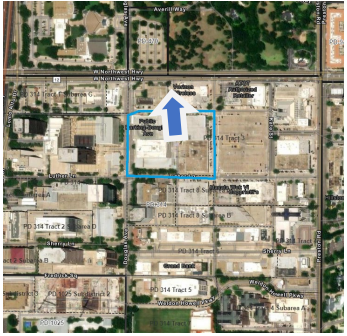




# Surrounding uses – looking north

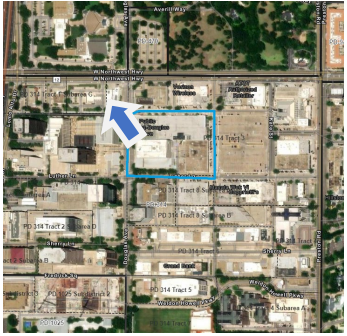


# Surrounding uses – looking north





# Surrounding uses – looking northwest

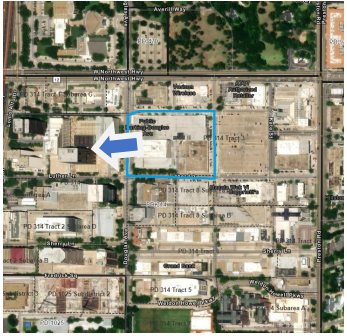


# Surrounding uses – looking west

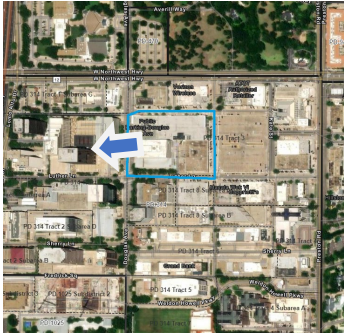




# Surrounding uses – looking west

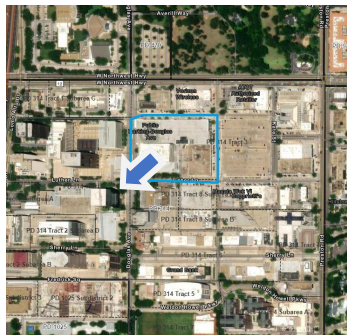


# Surrounding uses – looking west



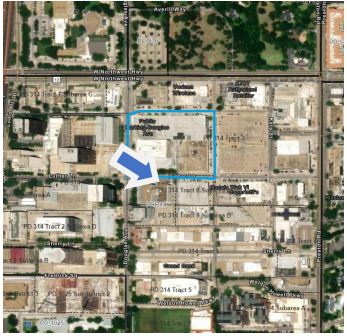


# Surrounding uses – looking southwest



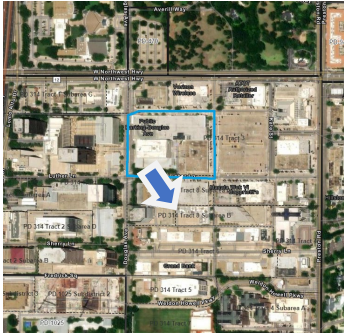


# Surrounding uses – looking east

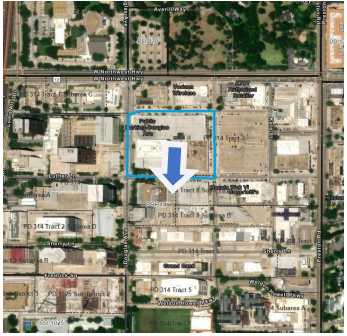




# Surrounding uses – looking southeast

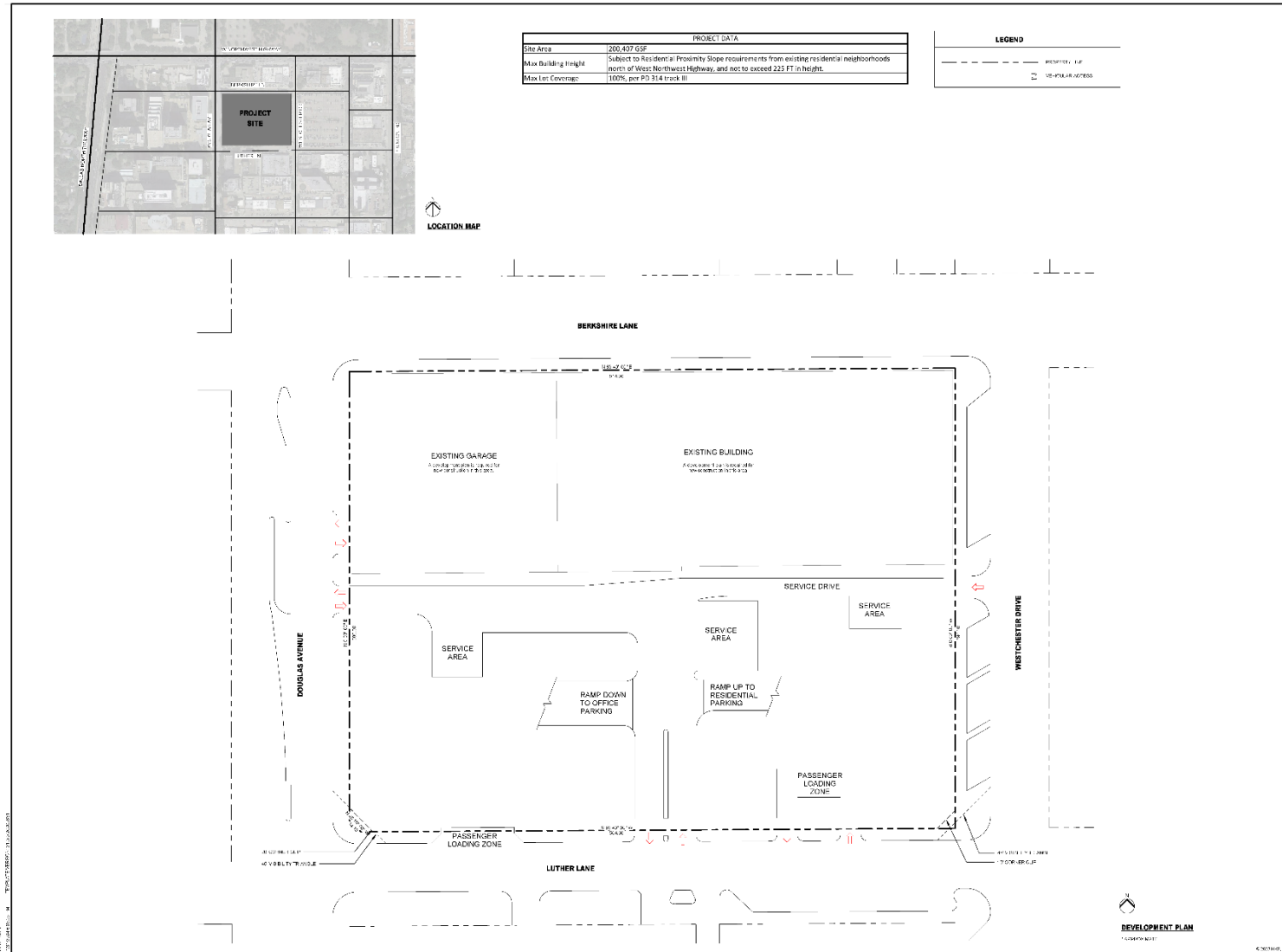


# Surrounding uses – looking south





# Development Plan



**HKS**

**APPLICANT**  
PUBLIC RECORDS SECTION  
CITY OF DALLAS  
DALLAS, TX 75201

**ARCHITECT**  
HKS INC.  
2000 WEST WILSON AVENUE  
SUITE 1000  
DALLAS, TX 75201

**CIVIL ENGINEER**  
HKS INC.  
2000 WEST WILSON AVENUE  
SUITE 1000  
DALLAS, TX 75201

**LANDSCAPE ARCHITECT**  
HKS INC.  
2000 WEST WILSON AVENUE  
SUITE 1000  
DALLAS, TX 75201

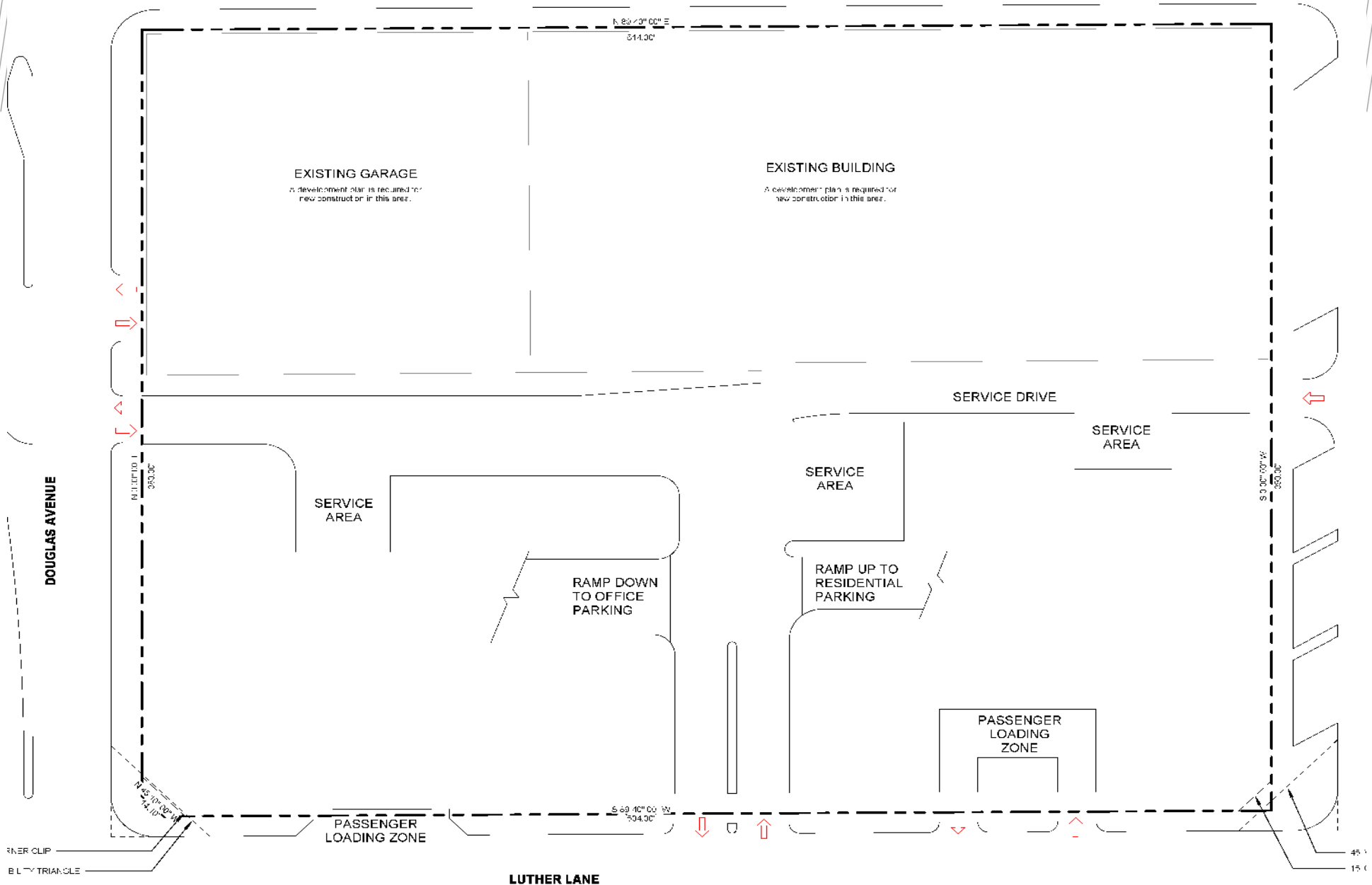
**8300 DOUGLAS**

PROJECT NUMBER:  
**25218.000**  
DATE:  
**01/31/2024**  
REVISION:  
**PD - SUBMITTAL**

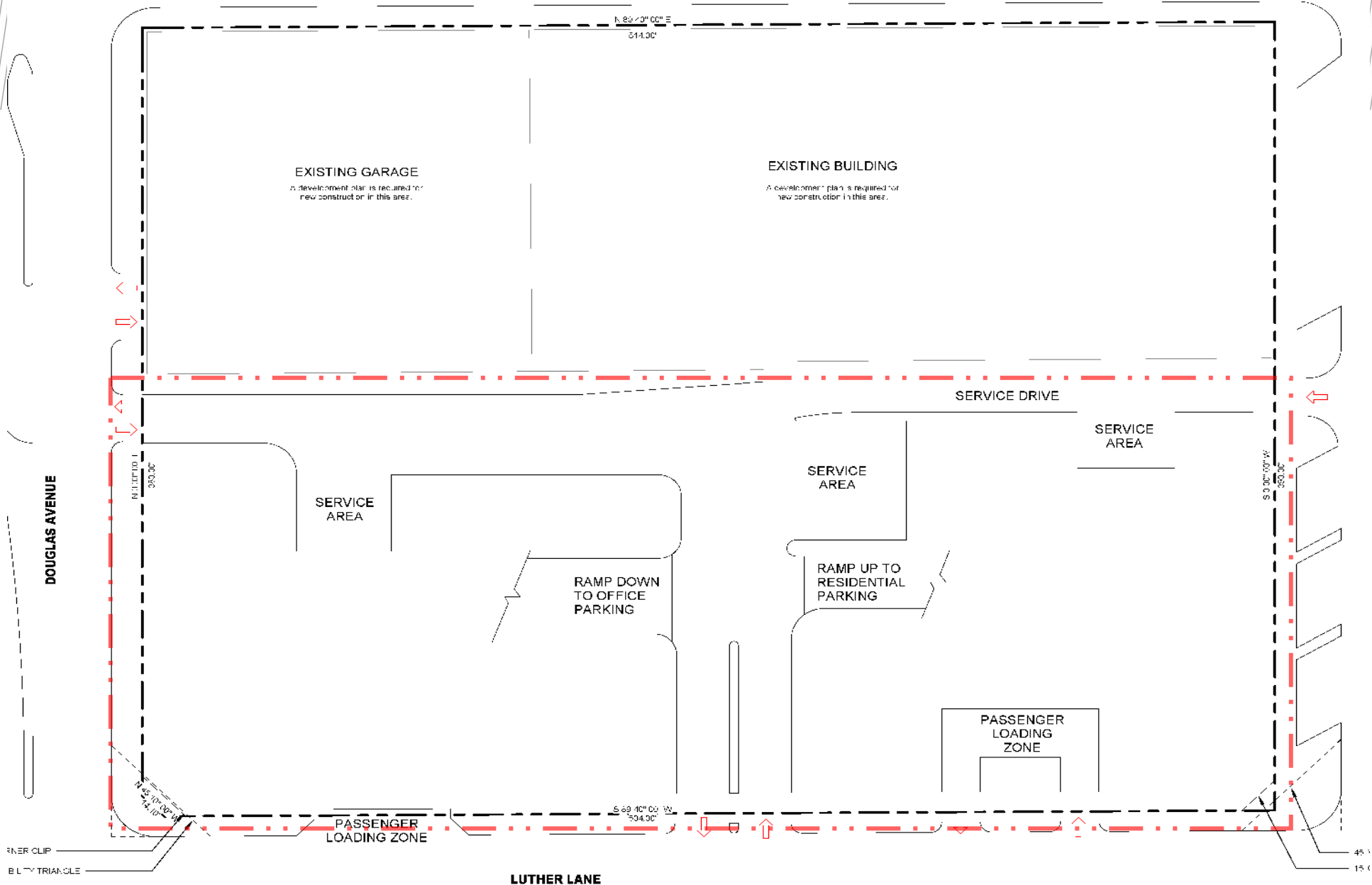
**DEVELOPMENT PLAN**

SHEET 05  
**PD**









# Development Standards



	Existing Tract III	Proposed Tract III Subarea A
Front yard	No min	No min
Side yard	MU-2 (No min) Tower spacing	MU-2 (No min) Tower spacing
Rear yard	MU-2 (No min) Tower spacing	MU-2 (No min) Tower spacing
Tower spacing	50 feet between the portion of building over 60 feet in height	50 feet between the portion of building over 60 feet in height
FAR	2.0	2.0 4.5 with MIH, Minimum Res 1.0 FAR
Height	85' RPS for portions over 26'	85' RPS for portions over 26' 225' with MIH
Lot coverage	100%	100%
Stories	6 (not including garages)	No maximum
DU Density	Base 50 DUAC Up to 100 DUAC for MUP	Base 50 DUAC Up to 100 DUAC for MUP





# Design Standards



- Sidewalks: Sidewalks must be a minimum of seven unobstructed feet, with an average width of 10 feet.
  - Vertical delineation between drive areas and sidewalks, distinct crossings
- Parking: No surface parking, Building or screening around garages, 4.1107 parking minimums
- Open space: A 2,000 contiguous square feet of open space adjacent to public right of way, minimum depth of 10 feet.
- Fencing: Fences above four feet are prohibited between facades and the property line.
- Individual entries: 60% individual access to the sidewalk
- Transparency: Transparency is required to be evenly spaced along the structure on each street facing façade, 50% min



# Design Standards



- Driveways: Driveway widths and numbers are limited
- Primary building entries: Clearly visible from the street
- Street furniture.
- Pedestrian scale lighting
- Landscape islands: Headed landscaping islands for every 10 parking spaces.
- Street trees: The underlying PD requires street trees within the special amenities zone.
- Outdoor lighting: Shielded, less than 24'

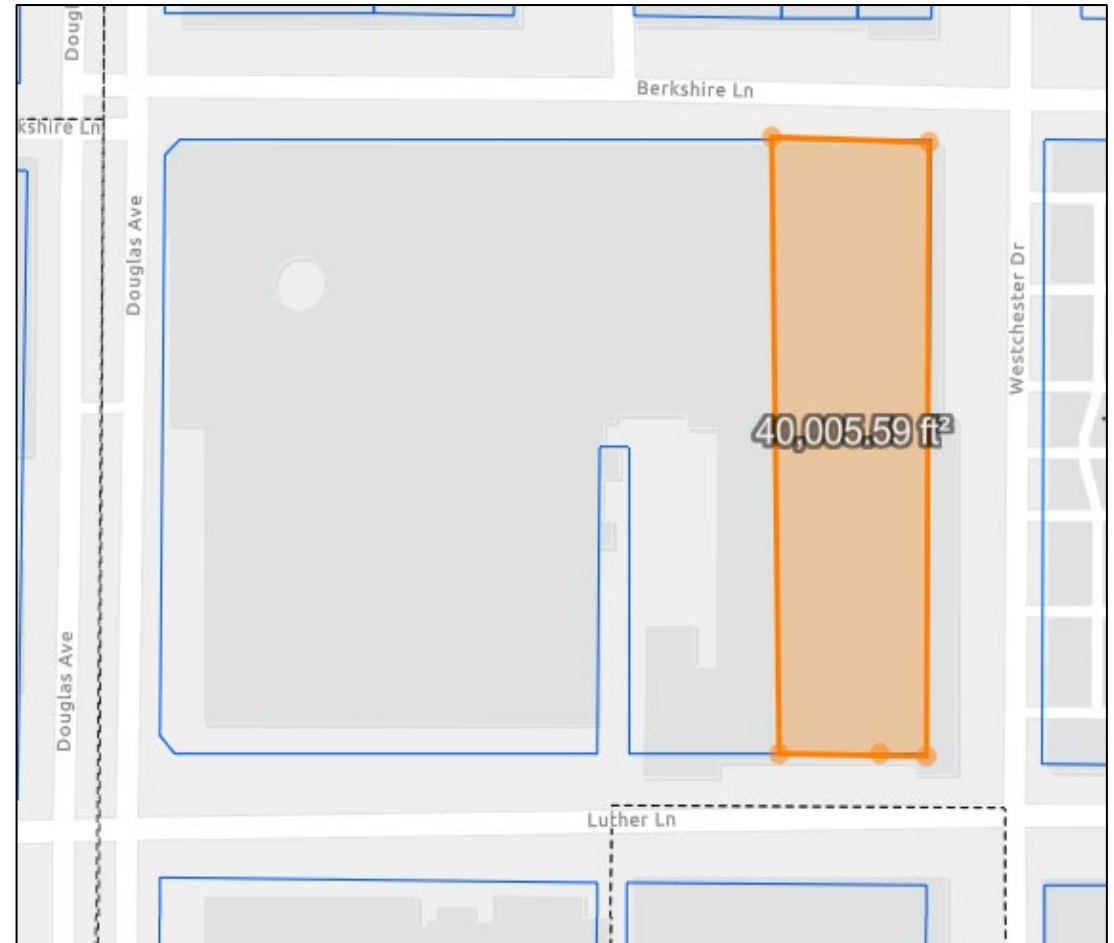




# Design Standards



- 40,000 sqft of retail required to front Westchester





- Streetscape improvements
- Healthy mix of uses
- Established ground floor retail
- Open space
- Dynamic parking strategies





# Bonus to Floor area ratio and height



## Applicant request:

5% at 81%-100% AMI

85 feet to 225 feet

2.0:1 to 4.5:1

## Typical ordinance bonuses for MU-3

MVA "A"	Additional FAR
5% at 51%-60% AMI	1.0
5% at 51%-60% AMI; and 5% at 61%-80% AMI	2.0
<u>Staff recommendation:</u> 5% at 51%-60% AMI; and 5% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0



# Notes about Bonus



- Min 1.0 residential FAR: 196,500 sqft
- Base 2.0 FAR: 393,000 sqft
- 4.5 bonus FAR: 884,000 sqft
- Height greater than 85' also requires use of bonus





# Staff Recommendation



**Approval** subject to a development plan and staff's recommended conditions.





**City of Dallas**

**Z223-141**

**City Plan Commission**

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Planning and Urban Design  
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