

5-13-15

ORDINANCE NO. 29743

An ordinance changing the zoning classification on the following property:

BEING an area of land generally bounded by Elsbeth Avenue, Ballard Avenue, the alley between Crawford Street and Beckley Avenue, Sixth Street, Crawford Street, Seventh Street, Marsalis Avenue, Eighth Street, Beckley Avenue, Davis Street, Zang Boulevard, and an alley between Elsbeth Avenue and Zang Boulevard; and containing approximately 95.348 acres,

from an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, a TH-2(A) Townhouse District, a CH Clustered Housing District, an LO-1 Limited Office District, a CR Community Retail District, a CS Commercial Service District, and Planned Development District No. 160 to Planned Development District No. 468;

BEING an area of land generally bounded by Comal Street, R.L. Thornton ACRD, Marsalis Avenue, Eighth Street, and Jefferson Boulevard; and containing approximately 111.955 acres,

from an MF-2(A) Multifamily District, an RR Regional Retail District, a CS Commercial Service District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, and a P(A) Parking District to Planned Development District No. 468;

BEING an area of land generally bounded by Marsalis Avenue, Jefferson Boulevard., Colorado Boulevard, Lancaster Avenue, and Addison Street; and containing approximately 16.21 acres,

from Planned Development District No. 364 to Planned Development District No. 468;

BEING an area of land on the south side of Interstate 30, between Hardwick Street and the alley east of Beckley Avenue; and containing approximately 9.955 acres,

from an IR Industrial/Research District to Planned Development District No. 468; amending the property location and size in Section 51P-160.102 to reflect the change of zoning; amending Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development

District Regulations,” of the Dallas City Code; amending Article 364, “PD 364,” of Chapter 51P to reflect the repeal of PD 364; providing a new subdistrict map; providing a medical use overlay street hierarchy plan; providing a Subdistricts A-G regulations chart; providing a Subdistricts B-G required parking chart; providing a Subdistrict H master parking and floor area plan supplement; providing a Subdistrict H mixed use development parking chart; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Section 51P-160.102, Article 468, and Article 364 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from an R-5(A) Single Family District, an R-7.5(A) Single Family District, a CH Clustered Housing District, an LO-1 Limited Office District, a CR Community Retail District, a CS Commercial Service District, an MF-2(A) Multifamily District, an RR Regional Retail District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, a P(A) Parking District, an IR Industrial/Research District, Planned Development District No. 160, and Planned Development District No. 364 to Planned Development District No. 468 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Section 51P-160.102, "Property Location and Size," of Article 160, "PD 160," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-160.102. PROPERTY LOCATION AND SIZE.

PD 160 is established on property generally located south of Colorado Boulevard [~~Avenue~~], west of Zang Boulevard, and north of Davis Street. The size of PD 160 is approximately 133.513 [~~177.43~~] acres."

SECTION 3. That Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005.

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue [~~Jefferson Boulevard~~], Eighth Street, Elsbeth Avenue [~~a line midway between Beckley Avenue and Crawford Street~~], Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 [~~608.86~~] acres.

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:

- (A) Polar Bear Ice Cream Stand.
- (B) Mayor William Sergeant Home.
- (C) Grace Presbyterian Church.
- (D) Lee Harvey Oswald Boarding House.

- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically review proper zoning of the Property.

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) ACCESSORY DWELLING UNIT means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
 - (2) ALTERNATIVE ENERGY PLANT 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.

(3) ANTIQUÉ SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(4) AQUARIUM means an establishment where aquatic animals and plants are kept and exhibited.

(5) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

~~(2) ARTISAN AND SPECIALTY GOODS SHOP means a small scale business that manufactures artisan goods or specialty goods for sale on or off premise. This use does not include other uses that are specifically listed in Section 51A-4.200.]~~

~~(6[3]) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.~~

~~(7[4]) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal-entry. [BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.]~~

(8) BULB-OUT means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) 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 that 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.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

- (i) all original street-facing facades remaining;
- (ii) a primary street-facing facade located within 15 feet of a right-of-way line;
- (iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eighth Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;
- (iv) window and door openings that total at least 20 percent of the street-facing facades; and
- (v) off-street parking located 100 percent outside of the required front yard; or

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16[5]) LIVE/WORK UNIT means an interior space that combines a single occupancy residential [and nonresidential] use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

~~[(6) LUMINOUS REFLECTANCE means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.]~~

(17) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) MEWS means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means a combination of any two categories of permitted main uses on a building site.

(20) 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.

(21) NEW CONSTRUCTION means construction of a main structure that did not exist on May 13, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) 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.

(23) 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.

~~[(7) TATTOO OR BODY PIERCING STUDIO means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.]~~

(c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context ~~[clearly]~~ indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: [~~Beckley Industrial Area I: non~~]residential.
- (2) Subdistrict B: [~~A-1 Beckley Residential Area:~~] residential.
- (3) Subdistrict C: [~~A-2 Greenbriar Residential Area:~~] nonresidential.
- (4) Subdistrict D: [~~A-3 Trinity Townhome Multifamily Residential Area:~~] nonresidential.
- (5) Subdistrict E: [~~A-4 Beckley Industrial Area II:~~] nonresidential.
- (6) Subdistrict F: [~~B Oak Farms Commercial Area:~~] nonresidential.
- (7) Subdistrict G: [~~C Lake Cliff Residential Area:~~] nonresidential.
- (8) Subdistrict H: [~~C-1 Lake Cliff Neighborhood Service Area:~~] nonresidential.
- (9) Subdistrict I: [~~D Founders Park Mixed Area:~~] nonresidential.
- (10) Subdistrict J: [~~D-1, Tracts 1 and 3 Founders Park Retail: nonresidential; Tract 2 Founders Park Residential:~~] nonresidential.
- [(11) Subdistrict D-2 Founders Park Mixed Area 2: nonresidential.]
- (12) Subdistrict E Hospital Area: nonresidential.]

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan. [~~Tract 1 and 3 conceptual plan/tract 2 development plan.~~]

(3) Exhibit 468C: Subdistricts B-G required parking chart. [~~Subdistrict A-1 development plan.~~]

(4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement. [~~Subdistrict A-2 conceptual plan.~~]

(5) Exhibit 468E: Subdistrict H mixed use development parking chart. [~~Subdistrict A-3 development plan.~~]

(6) Exhibit 468F: Subdistrict H site plan development table.

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 10 [~~12~~] subdistricts, as described in Exhibit A of Ordinance No. 23057, as amended, and as shown on the map labelled Exhibit 468A:

(1) Subdistrict A – Residential Transition (RTN) [~~Beckley Industrial Area I~~].

(2) Subdistrict B – Walkable Urban Residential 3 (WR-3) [~~A-1 – Beckley Residential Area~~].

(3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3) [~~A-2 – Greenbriar Residential Area~~].

(4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5) [~~A-3 – Trinity Townhome Multifamily Residential Area~~].

(5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8) [~~A-4 – Beckley Industrial Area II~~].

(6) Subdistrict F – Walkable Urban Mixed Use 12 [~~B – Oak Farms Commercial Area~~].

(7) Subdistrict G – Walkable Urban Mixed Use 20 [~~C – Lake Cliff Residential Area~~].

(8) Subdistrict H [~~C-1 – Lake Cliff Neighborhood Service Area~~].

(9) Subdistrict I [~~D – Founders Park Mixed Area~~].

(10) Subdistrict J. [~~D-1, Founders Park Retail (Tracts 1 and 3) and Founders Park (Tract 2)~~].

(11) ~~Subdistrict D-2 – Founders Park Mixed Area 2.~~

(12) ~~Subdistrict E – Hospital Area.]~~

(b) ~~If there is [In the event of]~~ a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below.

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, AND G [GENERAL DEVELOPMENT STANDARDS].

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(1) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage. The site must come into complete compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(b) District regulations. Except as provided in this section, Division 51A-13.300, “District Regulations,” applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistrict C. Except as provided in this section, Subdistrict C must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistrict E. Except as provided in this section, Subdistrict E must comply with the WMU-8 regulations and development standards in Article XIII.

(6) Subdistrict F. Except as provided in this section, Subdistrict F must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.

(J) Stairway access to roof.

(K) Roof top deck.

(L) Skylights.

(M) Spires and belfries.

(N) Solar panels.

(O) Tank designed to hold liquids.

(P) Visual screens surrounding roof-mounted mechanical equipment.

(Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

(A) Subdistrict A, Tract 3.

(B) Subdistrict A, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, "Mechanized Parking," for mechanized parking regulations.

(6) 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 ($8 \div 24 = \text{one-third}$). 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. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless the extension would:

(i) significantly discourage patrons of the use from using the remote parking;

(ii) unreasonable endanger the safety of persons or property; or

(iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

(i) be in writing on a form obtained from the building official;

(ii) contain legal descriptions of the properties affected;

(iii) specify the special parking being provided and the hours of operation of any use involved;

(iv) be governed by the laws of the state of Texas;

(v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;

(vi) be for a minimum of three years; and

(vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, "Existing Streets," the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Division 51A-13.700, "Administration," applies.

~~[(a) Except as provided in this section, the provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.~~

~~(b) In Subdistrict A 1, development and use of the Property must comply with the Subdistrict A 1 development plan (Exhibit 468C). If there is a conflict between the text of this article and the Subdistrict A 1 development plan, the text of this article controls.~~

~~(c) In Subdistrict A 1, for development and use of the Property as shown in the Subdistrict A 1 development plan, a preliminary plat is not required to be submitted at the same time that the development plan is submitted. For any other development or use of the Property that deviates from the Subdistrict A 1 development plan, a preliminary plat must be submitted with the development plan.~~

~~(d) In Subdistrict A 2, development and use of the Property must comply with the Subdistrict A 2 conceptual plan (Exhibit 468D). If there is a conflict between the text of this article and the Subdistrict A 2 conceptual plan, the text of this article controls. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.~~

~~(e) In Subdistrict A 3, development and use of the Property must comply with the Subdistrict A 3 development plan (Exhibit 468E). If there is a conflict between the text of this article and the Subdistrict A 3 development plan, the text of this article controls.~~

~~(f) For Tract 1 in Subdistrict D 1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 1. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.~~

~~(g) For Tract 2 in Subdistrict D 1, development and use of the Property must comply with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan (Exhibit 468B). If there is a conflict between the text of this article and the development plan, the text of this article controls.~~

(h) ~~For Tract 3 in Subdistrict D-1, a development plan that complies with the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan and this article must be approved by the city plan commission prior to the issuance of a building permit to authorize work in Tract 3. If there is a conflict between the text of this article and the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, the text of this article controls.~~

(i) ~~The provisions of Section 51A-4.702(h) and (i) apply to Subdistrict D-1.]~~

**SEC. 51P-468.107. SUBDISTRICT H. [~~SUBDISTRICTS A AND A-4~~ -
~~BECKLEY INDUSTRIAL AREAS.~~]**

(a) Conceptual and development plans. No conceptual plan or development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a conceptual plan or development plan, site analysis plan, and development schedule do not apply.

(b) Site plan.

(1) Development and use of the Property must comply with an approved site plan.

(2) A site plan that complies with the requirements of this article must be submitted with an application for a building permit that adds new floor area.

(3) A site plan must comply with the development plan requirements in Sections 51A-4.702(e)(1) and (e)(2), and must include:

(A) a tabulation box that includes the floor area being added, number of dwelling units, if applicable, structure height, lot coverage, and number of required and provided off-street parking spaces;

(B) existing floor area or existing dwelling units, if applicable;

(C) existing floor area for the district; and

(D) cumulative floor area for the district.

(c) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production [*Limited to urban garden.*]

(2) Commercial and business service uses.

-- Catering service.

- Custom business services.
- Medical or scientific laboratory.
- Technical school.

(3) Industrial uses.

- Alcoholic beverage manufacturing.
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convent or monastery.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Public school. [SUP]
- Open-enrollment charter school. [SUP]
- Private school. [SUP]

(5) Lodging uses.

- Extended stay hotel or motel [SUP. Limited to internal entry guest rooms only, including interior courtyard-entry guest rooms.]
- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(6) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Identification sign. [SUP]
- Live/work unit.
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.
- Group residential facility. [SUP required if the spacing component of Section 51A-4.209(b)(3) is not met. Treat as if located in an MU-3 Mixed Use District.]
- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Treat as if located in an MU-3 Mixed Use District.]
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other alcoholic beverage establishments with a maximum floor area of 6,000 square feet. Otherwise, by SUP.]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Antique shop.
- Aquarium.
- Art gallery. [May include outside display.]
- Art or craft production facility. [May include outside display.]
- Auto service center. [SUP]
- Business school.
- Car wash. [Tunnel-type only.]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, treat as if located in an MU-3 Mixed Use District. Billiard hall by SUP only. Bingo parlor by SUP only. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not allowed.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [SUP required for commercial parking lot.]

- Convenience store with drive-through. [SUP]
- Custom vehicle shop.
- Dry cleaning or laundry store.
- Entertainment complex. [By right up to 500 seats; otherwise, by SUP only.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [May include outside display.]
- General merchandise or food store greater than 3,500 square feet.
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard. [By SUP only if greater than 10,000 square feet; otherwise, by right.]
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Mobile food establishment.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Private street or alley. [SUP]
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Alternative energy plant. [SUP]
- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [SUP]
- Mini-warehouse. [SUP]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied. Treat as if located in an MU-3 Mixed Use District.]
- Trade center.
- Warehouse. [SUP]

(d) Accessory uses.

(1) 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.

(2) The following accessory uses are permitted in conjunction with an office use or mixed use development only:

- Alternative energy plant.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Heliport. [SUP]
- Helistop. [SUP]

(e) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(1) Front yard.

(A) Primary streets. Minimum front yard is five feet, maximum front yard is 15 feet. For a structure housing local utilities, no minimum or maximum front yard is required.

(B) Side streets. Minimum front yard is five feet, no maximum.

(C) Service streets. No required setback.

(D) Surface parking lots. Minimum front yard is 10 feet.

(2) Side yard.

(A) Abutting single family subdistricts. Minimum side yard is 15 feet.

(B) Abutting all other districts. No required setback.

(C) Abutting alleys. Minimum side yard is five feet.

(3) Rear yard.

(A) Abutting single family subdistricts. Minimum rear yard is 15 feet.

(B) Abutting all other districts. Minimum rear yard is five feet.

(C) Abutting alleys. Minimum rear yard is five feet.

(4) Projections.

(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 up to six feet into a required front, side, or rear yard.

(B) Porte cocheres, awnings, canopies, signs, and entryways affixed to the building or part of the foundation may project into the front yard up to the property line. These projections must provide a clearance of eight feet above the sidewalk.

(C) Walls, fences, and railings up to four feet in height may project into the required front yard, subject to minimum sidewalk requirements.

(5) Density. No minimum or maximum density.

(6) Height/stories.

(A) Maximum structure height is 300 feet. Maximum number of stories above grade is 20.

(B) Minimum street-level story height is 15 feet. Maximum street-level story height is 30 feet.

(C) Minimum upper story height is 10 feet. Maximum upper story height is 15 feet.

(D) Except as provided in this paragraph, any portion of a structure over 26 feet in height may not be located above a residential proximity slope.

(E) The following structures may project a maximum of eight feet above the residential proximity slope if combined 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.

(7) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size. Minimum lot width is 16 feet.

(9) Street frontage. Along primary streets, minimum required building street frontage is 50 percent. For structures housing local utilities, no minimum street frontage is required.

(10) Blank wall area. Along primary streets, maximum continuous blank wall area is 30 feet. No maximum continuous blank wall area along side streets or service streets. For structures housing local utilities, no maximum blank wall area.

(g) Open space. This subdistrict must comply with the open space regulations in Section 51A-13.303.

(h) Off-street parking and loading.

(1) In general.

(A) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(B) Except for residential uses other than multifamily uses, this subdistrict is considered one lot for purposes of off-street parking requirements, and required off-street parking may be located anywhere within the subdistrict.

(C) If required off-street parking is not provided within this subdistrict, a parking agreement that complies with Division 51A-4.320 is required.

(2) Off-street parking and loading.

(A) Alternative energy plant. Parking requirement must be established by specific use permit conditions. One off-street loading space is required.

(B) Antique shop. One space per 600 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(C) Aquarium. One space per 600 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(D) Art gallery. One space per 600 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(E) Art or craft production facility. One space per 1,000 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(F) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area is required, excluding parking area. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(G) Entertainment complex. One space for each four seats is required. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 10,000</u>	<u>None</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(H) Gourmet marketplace. One space per 220 square feet of floor area is required. Off-street loading must be provided as follows:

SQUARE FEET
FLOOR AREA IN STRUCTURE

TOTAL REQUIRED
SPACES OR BERTHS

0 to 60,000

1

Each additional 60,000
or fraction thereof

1 additional

(I) Live/work unit. One space per live/work unit is required. 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. Off-street loading is not required.

(J) Massage establishment. One space per 200 square feet of floor area is required. Off-street loading is not required.

(K) Mobile food establishment. No required off-street parking. A mobile food establishment may not occupy a required parking space at another main use. Off-street loading is not required.

(3) Outdoor dining areas. For restaurant uses, the area of any covered or uncovered outdoor dining area, not to exceed 50 percent of the indoor dining area, is not included in parking requirement calculations.

(4) 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 ($8 \div 24 = \text{one-third}$). 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. On-street parking must be striped in accordance with standard city specifications.

(5) Master parking plan and floor area plan.

(A) Purpose. Because required off-street parking may be provided in remote locations within this subdistrict without a parking agreement, the Subdistrict H master parking and floor area plan supplement (Exhibit 468D) is required to calculate the amount of required off-street parking, identify available off-street parking, and ensure that each use within the subdistrict 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:

(aa) a site plan is submitted;

(bb) required off-street parking spaces are relocated; or

(cc) required off-street parking spaces are added or removed.

(ii) A master parking plan and floor area plan supplement must include:

(aa) the number of existing required off-street parking spaces;

(bb) the number and location of required off-street parking spaces added, removed, or relocated;

(cc) the number and location of all parking spaces; and

(dd) a revised master parking plan and floor area plan that shows:

(1) changes to a site plan; and

(2) 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.

(6) Public transit parking reduction.

(A) The off-street parking requirements for all uses except office, restaurant, and alcoholic beverage establishments may be reduced by up to 10 percent if the use is within 1,200 feet, measured as a pedestrian would walk, of 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 or trolley stop at which DART bus service or trolley service is available with bus or trolley 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 or trolley stop where DART bus service or trolley 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).

(7) Mixed use development parking reduction.

(A) In general.

(i) The off-street parking requirement for a mixed use development may be reduced in accordance with the Subdistrict H mixed use development parking chart (Exhibit 468E).

(ii) This reduction may be used in combination with other parking reductions, except that the parking requirement for a mixed use development may not be reduced by more than 30 percent.

(B) Calculation of adjusted off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) The off-street 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.

(8) Fees for required parking. Fees may be charged for required off-street parking if the required off-street parking is located within a parking structure.

(9) Below-grade parking structures. Below-grade parking structures may extend to the lot line and across lot lines within this subdistrict subject to compliance with the construction codes.

(10) Special exception. The board of adjustment may grant a special exception to reduce the number of required off-street parking spaces in accordance with Section 51A-4.311.

(i) Site design requirements.

(1) Surface parking screening. All surface parking must be screened from the street using one or more of the following methods to separately or collectively provide a minimum height of three and one-half feet above the parking surface:

(A) 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 in height for each three feet of width.

(B) Solid wood or masonry fence or wall.

(C) 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.

(2) Surface parking screening from single-family or duplex adjacency. One or more of the screening methods listed in Paragraph (1) must be used to provide screening to separate a surface parking area from an adjacent single family or duplex district. The screening must separately or collectively provide a minimum height of six feet above the parking surface.

(3) Off-street loading and garbage storage area screening.

(A) Off-street loading spaces and garbage storage areas for all uses except single family and duplex uses must be visually screened from:

(i) an abutting street; and

(ii) a single family or duplex district that is adjacent to or directly across an alley from the use.

(B) Screening 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.

(C) Required screening must be constructed of:

(i) for off-street loading spaces, any of the materials described in Paragraph (1); and

(ii) for garbage storage areas, a solid wood or masonry fence or wall.

(D) 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 use.

(4) 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 screening fence, vegetation consisting of evergreen plant materials, or other alternatives deemed appropriate by the building official.

(5) Aboveground parking structures.

(A) Parking is permitted on any level of a structure. Except the portions of an aboveground parking structure facing a mews or an alley, aboveground parking structures must comply with the following standards:

(i) Parking levels must be screened using 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.

(B) When fronting on a primary street, liner development must be provided along the street level of the aboveground parking structure.

(6) Highly reflective glass. 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.)

(7) Block standards.

(A) 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.

(B) 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:

(i) The block has at least one block face on a street not considered a minor street.

(ii) The block has a mid-block mews constructed in accordance with this article that connects to another street.

(iii) The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:

(aa) The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide;

(bb) 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

(cc) 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;

(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 passage and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

(8) Street standards. Except as otherwise provided in this paragraph, streets and mews must comply with the minor streets and streetscape standards in 51P-468-106(d).

(A) Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

(B) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.

(C) Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.

(9) Sidewalk standards for new construction.

(A) In general.

(i) Except as provided in this paragraph, sidewalks must comply with the minor streets and streetscape standards in Section 51P-468.106(d).

(ii) If a sidewalk is located in a front yard, a sidewalk easement must be provided to assure its availability to the public for pedestrian use.

(B) Location.

(i) Sidewalks must be located along the entire length of the street frontage.

(ii) 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.

(C) Width.

(i) Sidewalks must comply with the streetscape standards.

(ii) For any required sidewalks not shown 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.

(j) Landscaping.

(1) In general.

(A) Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(B) All site trees must be a minimum of two caliper inches at the time of planting and may not be located closer than four feet to any paved surface, measured from the center of the tree trunk.

(C) All site tree in-ground planting areas must be a minimum of 100 square feet for a large tree and 50 square feet for a small tree. Planters for large or small trees must be a minimum of 25 square feet.

(D) Small tree species may be substituted at a rate of two small trees for one required large tree.

(E) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(F) Site trees must be evenly distributed throughout the Property.

(G) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."

(2) Surface parking landscaping.

(A) 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.

(B) 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.

(C) A median or island in a surface parking lot must be a minimum of 25 square feet in area.

(3) Shared access development.

(A) One site tree must be provided for every 4,000 square feet, or portion thereof, within a shared access development, or a minimum of one site tree must be provided for each individual dwelling unit in a shared access development, whichever is greater.

(B) Site trees must be evenly distributed throughout a shared access development.

(k) Signs.

(1) Except as provided in this subsection, signs must comply the provisions for business zoning districts in Article VII.

(2) The following additional attached premise signs are permitted:

(A) Identification signs.

(i) An identification sign is only allowed on a building that is a minimum of 200 feet in height.

(ii) A maximum of two identification signs are allowed.

(iii) An identification sign may project up to 50 feet above the roof.

(iv) Maximum effective area is 5,000 square feet.

(v) An identification sign may contain a changeable message.

(vi) In addition to the provisions in Section 51A-4.219 in determining whether or not to grant a specific use permit, the following factors must be considered:

(aa) Effect on view corridors into and out of the Property.

(bb) Effect on views to and from area parks and landmarks, including the Trinity River Park.

(cc) Effect on public open space and parks.

(dd) Effect on residential uses within the Property.

(B) Project announcement signs.

allowed.

(i) A maximum of ten project announcement signs are

(ii) Maximum effective area is 1,500 square feet.

message.

(iii) A project announcement sign may contain a changeable

than 90 days before the project or activity in the subdistrict commences or the tenant moves in.

(iv) A project announcement sign may not be displayed more

than 90 days after the project or activity in the subdistrict is completed or the tenant moves in.

(v) A project announcement sign must be removed not later

(3) Neon and internal illumination are permitted.

an external floodlight).

(4) Signs may be illuminated by an independent external light source (such as

(5) Signs may not project beyond the street curb line.

[(a) Main uses permitted.

(1) Commercial and business service uses.

- ~~— Building repair and maintenance shop.~~
- ~~— Catering service.~~
- ~~— Commercial cleaning or laundry plant.~~
- ~~— Custom business services.~~
- ~~— Custom woodworking, furniture construction or repair.~~
- ~~— Electronics service center.~~
- ~~— Job or lithographic printing.~~
- ~~— Medical or scientific laboratory.~~
- ~~— Technical school.~~
- ~~— Tool or equipment rental.~~

(2) Industrial uses.

- ~~— Alcoholic beverage manufacturing. [Subdistrict A-4 only.] [RAR]~~
- ~~— Industrial (inside) not potentially incompatible.~~
- ~~— Industrial (inside) light manufacturing.~~

- ~~Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(3) Institutional and community service uses.

- ~~Child care facility.~~
- ~~Church.~~
- ~~Public or private school.~~

(4) Lodging uses.

- ~~Hotel or motel. [SUP required if less than 80 rooms.]~~

(5) Miscellaneous uses.

- ~~Temporary construction or sales office.~~

(6) Office uses.

- ~~Financial institution without drive-in window.~~
- ~~Financial institution with drive-in window.~~
- ~~Medical clinic or ambulatory surgical center.~~
- ~~Office.~~

(7) Recreation uses.

- ~~Public park, playground, or golf course.~~

(8) Residential uses. The following residential uses are permitted only as a use category within a mixed use project:

- ~~Duplex.~~
- ~~Handicapped group dwelling unit. [SUP required if spacing component of Section 51A 4.209(3.1) is not met.]~~
- ~~Multifamily.~~
- ~~Single family.~~
- ~~Retirement housing.~~

~~To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:~~

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
---------------------	---------------------------------------

Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(9) Retail and personal service uses.

- ~~— Ambulance service.~~
- ~~— Auto service center.~~
- ~~— Car wash. [Tunnel unit type only.]~~
- ~~— Commercial amusement (outside). [SUP]~~
- ~~— Dry cleaning or laundry store.~~
- ~~— Furniture store.~~
- ~~— General merchandise or food store 3,500 square feet or less.~~
- ~~— General merchandise or food store greater than 3,500 square feet.~~
- ~~— Home improvement center, lumber, brick, or building materials sales yard.~~
- ~~— Household equipment and appliance repair. [No outside storage permitted.]~~
- ~~— Microbrewery, microdistillery, or winery. [Subdistrict A-4 only.] [RAR]~~
- ~~— Mortuary, funeral home, or commercial wedding chapel.~~
- ~~— Motor vehicle fueling station.~~
- ~~— Nursery, garden shop, or plant sales.~~
- ~~— Personal service uses.~~
- ~~— Restaurant without drive in or drive through service.~~
- ~~— Restaurant with drive in or drive through service.~~
- ~~— Theater.~~

(10) Transportation uses.

- ~~— Transit passenger shelter.~~

(11) Utility and public service uses.

- ~~— Electrical substation.~~
- ~~— Local utilities.~~
- ~~— Police or fire station.~~
- ~~— Post office.~~
- ~~— Tower/antenna for cellular communication.~~
- ~~— Utility or government installation other than listed. [SUP]~~

(12) Wholesale, distribution, and storage uses.

- ~~— Contractor's maintenance yard.~~

- Mini-warehouse.
- Office showroom/warehouse.
- Warehouse.

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts A and A-4 except as provided in the urban design guidelines for properties fronting on specific streets.

(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. If there is a conflict between this subsection and Division 51A 4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. No maximum density.

(6) Floor area ratio. Maximum floor area ratio is 3:1.

(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 110 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is eight.

(d) Off street parking and loading. Consult the use regulations contained in Division 51A 4.200 for the specific off street parking and loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) ~~Plant material must be maintained in a healthy, growing condition.~~

(g) ~~Signs. Signs must comply with the provisions for business zoning districts in Article VII.~~

(h) ~~Additional provisions.~~

(1) ~~Properties must be maintained in a state of good repair and neat appearance.~~

(2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

(i) ~~Urban design guidelines for properties fronting on Beckley Avenue, East Colorado Boulevard, Jefferson Boulevard, and Greenbriar Lane.~~

(1) ~~Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.~~

(2) ~~CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

(3) ~~Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.~~

(4) ~~Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

(5) ~~Parking lots.~~

(A) ~~Screening methods. All off street surface parking lots, excluding driveways used for ingress or egress 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 feet above the parking surface:~~

(i) ~~Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

(ii) ~~Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(iii) Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(B) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A 4.602(e). Any screening placed in a visibility triangle must be two and one half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

~~(7) Screening of outside storage. Outside storage must be screened as provided by Section 51A 4.602(b).~~

~~(8) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

~~(j) Urban design guidelines for properties fronting on Julian Street, Spann Street, Oregon Street, Dealey Street, and Morgan Street.~~

~~(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities, and to preserve the historic character of Old Oak Cliff.~~

~~(2) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(3) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(4) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the~~

building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(5) Screening of outdoor storage. Outside storage must be screened as provided by Section 51A 4.602(b).

(6) Sidewalks. Buildings must be set back at least six feet from the required sidewalk.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.]

SEC. 51P-468.108[7.1]. SUBDISTRICT I. [~~SUBDISTRICT A-1~~ **BECKLEY RESIDENTIAL AREA.]**

(a) Main uses permitted. The only main use permitted is surface parking.

(b) Yard, lot, and space regulations.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard. Minimum side and rear yard is 20 feet.

(3) Lot coverage. No maximum lot coverage.

(4) Lot size. No minimum lot size.

(c) Landscaping.

(1) Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(2) Canopy trees are required in the required front and side yards.

(3) Plant materials must be maintained in a healthy, growing condition.

(d) Screening.

(1) All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.

(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(C) Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(2) The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(e) Signs. Signs must comply with the provisions for business zoning districts in Article VII.

~~[(1) Residential uses.~~

- ~~— Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*~~
- ~~— Multifamily.~~
- ~~— Residential hotel.~~
- ~~— Single family.~~

~~(2) Transportation uses.~~

- ~~— Transit passenger shelter.~~

~~(3) Utility and public service uses.~~

- ~~— Electrical substation.~~
- ~~— Local utilities.~~
- ~~— Police or fire station.~~
- ~~— Post office.~~
- ~~— Tower/antenna for cellular communication.~~
- ~~— Utility or government installation other than listed. *[SUP]*~~

(b) ~~Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.~~

(c) ~~Yard, lot, and space regulations.~~

(1) ~~Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict A 1.~~

(2) ~~In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A 4.400. In the event of a conflict between this section and Division 51A 4.400, this subsection controls.)~~

(3) ~~Front yard. Minimum front yard is 15 feet.~~

(4) ~~Side and rear yard. No minimum side or rear yard.~~

(5) ~~Density. Maximum number of dwelling units is 23.~~

(6) ~~Floor area ratio. Maximum floor area ratio is 3:1.~~

(7) ~~Height. Maximum structure height is 50 feet.~~

(8) ~~Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

(9) ~~Lot size. No minimum lot size.~~

(10) ~~Stories. No maximum number of stories.~~

(d) ~~Off street parking and loading. Consult the use regulations contained in Division 51A 4.200 for the specific off street parking/loading requirements for each use.~~

(e) ~~Environmental performance standards. See Article VI.~~

(f) ~~Landscaping.~~

(1) ~~For a shared access development, landscaping must be provided in accordance with all provisions set forth in this paragraph.~~

(A) ~~Treatment as a single lot. For purposes of landscape regulations, a shared access development is treated as a single lot.~~

(B) ~~Landscape site area designation.~~ A minimum of 20 percent of the shared access development must be designated as landscape site area. Permeable pavement for motor vehicles does not count as a part of the landscape site area.

(C) Trees.

(i) ~~Site trees.~~ One tree must be provided for every 4,000 square feet within the shared access development. A minimum of 50 percent of these site trees must be planted within the rear 50 percent of the shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located more than two and one half feet from any pavement.

(ii) ~~Street trees.~~ All street trees must be large canopy trees. One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees required. These trees must be located within the public right of way.

(2) ~~For all other uses, landscaping must be provided in accordance with Article X.~~

(3) ~~All plant materials must be maintained in a healthy, growing condition.~~

(g) ~~Signs.~~ Signs must comply with the provisions for non-business zoning districts in Article VII.

(h) Additional provisions.

(1) ~~Property in this subdistrict must be properly maintained in a state of good repair and neat appearance.~~

(2) ~~Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.109[7.2]. **SUBDISTRICT J. [SUBDISTRICT A-2 — GREENBRIAR RESIDENTIAL AREA.]**

(a) Development plan.

(1) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(2) Each development plan must comply with the requirements for a development plan listed in Section 51A-4.702(e)(1) and (e)(2) and must include:

(A) a 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;

(B) existing floor area or number of dwelling units, if applicable;

(C) existing floor area for the subdistrict; and

(D) cumulative floor area for the subdistrict.

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production *[Limited to urban gardens.]*

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None.

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- Convent or monastery.

-- Library, art gallery, or museum.

(5) Lodging uses.

-- Boutique hotel

-- Extended stay hotel or motel *[SUP. Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are permitted. Guest rooms with direct access to the street or parking area are prohibited.]*

-- Hotel or motel.

(6) Miscellaneous uses.

-- Live/work unit.

-- Temporary construction or sales office.

- (7) Office uses.
- Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Public park, playground, or golf course.
- (9) Residential uses.
- Duplex.
 - Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. [By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]
 - Antique shop.
 - Art gallery. [May include outside display.]
 - Art or craft production facility. [May include outside display.]
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mobile food establishment.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. [Must be located within a legacy building.]
 - Temporary retail use.
- (11) Transportation uses.
- Heliport. [SUP]
 - Helistop. [SUP]
 - Private street or alley. [SUP]
 - Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

None.

(14) Multifamily and nonresidential uses. Multifamily and nonresidential uses are only allowed as part of a legacy building mixed use development. For purposes of a legacy building mixed use development, this subdistrict may be treated as one lot.

(15) Property abutting Elsbeth Avenue. Residential uses are the only uses allowed on property abutting Elsbeth Avenue and extending 100 feet to the east.

(c) Accessory uses. 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.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(1) Setbacks.

(A) Zang Boulevard. For the northernmost 100 feet, minimum setback is 20 feet. For the remainder, minimum setback is 5 feet and maximum setback is 15 feet.

(B) Fifth Street. Minimum setback is 15 feet.

(C) Sixth Street. Minimum setback is five feet, and maximum setback is 15 feet.

(D) Elsbeth Street. Minimum setback is 20 feet.

(E) Encroachments. Encroachments that enhance the pedestrian environment, such as stairs, steps, stoops, ADA ramps, railings, unenclosed balconies and porches, awnings, canopies, and ordinary architectural projections, may encroach into the minimum setbacks as long as the structure is set back a minimum of 10 feet.

- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. Maximum dwelling unit density is 50 units per acre.
- (4) Floor area ratio. No maximum floor area ratio.
- (5) Height. Maximum structure height is 50 feet. Structures must comply with residential proximity slope requirements in Section 51A-4.412.
- (6) Stories. Maximum number of stories above grade is 3.5.
- (7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For purposes of lot coverage, this subdistrict may be treated as one lot.
- (8) Lot size. No minimum lot size.
- (9) Maximum blank wall area. Maximum contiguous blank wall area along Elsbeth Street is 30 feet. No maximum contiguous blank wall area along any other street.

(e) Off-street parking and loading.

(1) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For purposes of off-street parking and loading requirements, this subdistrict may be treated as one lot.

(2) Antique shop. One space per 600 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(3) Art gallery. One space per 600 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(4) Art or craft production facility. One space per 1,000 square feet of floor area is required. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(5) Boutique hotel. One space is required for each unit. Off-street loading must be provided as follows:

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
--	--

<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(6) Live/work unit. One space per live/work unit is required. 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. Off-street loading is not required.

(7) Legacy building parking reduction. The legacy building parking reduction described in Section 51P-468.106(c)(4) applies to uses located in a legacy building.

(8) Remote parking. Remote parking may be based on a lease for the remote parking space in lieu of a remote parking agreement required in Section 51A-4.328. The lease must:

- (A) be in writing on a form obtained from the building official;
- (B) contain legal descriptions of the properties affected;

(C) specify the special parking being provided and the hours of operation of any use involved;

(D) be governed by the laws of the state of Texas;

(E) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;

(F) be for a minimum of three years; and

(G) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(f) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.

(A) All street trees must meet the requirements of Section 51A-10.125(b)(4).

(B) All site trees must be a minimum of two inches in caliper at time of planting and may not be located closer than four feet to any paved surface (measured from the center of the tree trunk).

(C) All site tree in-ground planting areas must be a minimum of 100 square feet for a large tree and 50 square feet for a small tree. Planters for large or small trees must be a minimum of 25 square feet.

(D) Site trees must be large tree species listed in Section 51A-10.134.

(E) Small tree species may be substituted at a rate of two small trees for one required large tree.

(F) Existing healthy site trees may be used to satisfy the site tree requirements in accordance with Section 51A-10.125(b)(3)(B). Whether a site tree is healthy is a determination made by the building official.

(G) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(H) For purposes of this paragraph, this subdistrict may be treated as one lot.

(2) Surface parking landscaping.

(A) 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.

(B) 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.

(C) A median or island in a surface parking lot must be a minimum of 25 square feet in area.

(g) Open space. This subdistrict must comply with the open space regulations for the WMU-5 Walkable Mixed Use District in Article XIII, "Form District."

(h) Signs. Signs must comply with the provisions for business zoning districts in Article VII.

(i) Streetscapes. Streets and sidewalks must comply with the minor streets and streetscape standards in Section 51P-468.106(d).

[(a) Main uses permitted.

(1) In general. Except for transit passenger shelter and local utilities, nonresidential uses must be part of a live/work unit and located in buildable area 2 as shown on the Subdistrict A-2 conceptual plan.

(2) Commercial and business service uses.

- Artisan and specialty goods shop.
- Art or craft production facility.
- Catering service.
- Live/work unit.

(3) Industrial uses.

- Industrial (inside) for light manufacturing. [Limited to 1,000 square feet. Street level only.]

(4) Office uses.

- Office.

(5) Residential uses.

- Multifamily.

(6) Retail and personal service uses.

- Art gallery.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses.
- Restaurant without drive in or drive through service.

(7) Transportation uses.

- Transit passenger shelter.

(8) Utility and public service uses.

- Local utilities.

(b) Accessory uses. 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, consult Section 51A 4.217.

(c) Yard, lot, and space regulations.

(1) In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A 4.400. If there is a conflict between this section and Division 51A 4.400, this section controls.

(2) Front yard.(A) Minimum front yard.

- (i) Greenbriar Lane. Minimum front yard is five feet.
- (ii) Dealey Avenue. No front yard is required.

(B) Buildable area 1.

(i) A minimum of 65 percent of the easement frontage must have a building facade located within 0 and 15 feet of the wastewater easement.

(ii) The required setback from the wastewater easement is measured from the northernmost line of the easement shown on the Subdistrict A 2 conceptual plan.

(iii) A permit must be issued for a building in buildable area 2 that meets the minimum frontage requirement in Subparagraph (C) before the issuance of a permit to construct a building in buildable area 1.

(C) Buildable area 2.(i) ~~Maximum front yard is 15 feet.~~(ii) ~~A minimum of 65 percent of the lot frontage must have a building facade located between the minimum and maximum front yard.~~(3) ~~Side and rear yard. No minimum side or rear yard.~~(4) ~~Density. Minimum density is 55 dwelling units per acre. No maximum dwelling unit density.~~(5) ~~Floor area ratio. No maximum floor area ratio.~~(6) ~~Height. Maximum structure height is 78 feet.~~(7) ~~Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~(8) ~~Lot size. No minimum lot size.~~(9) ~~Stories. Minimum number of stories above grade is two. Maximum number of stories above grade is five.~~(d) Off street parking and loading.(1) ~~In general. Except as provided in this subsection, consult the use regulations in Division 51A 4.200 for the specific off street parking and loading requirements for each use.~~(2) Multifamily.(A) ~~On street parking reduction. 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 for 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 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 ($8 \div 24 =$ 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) Bicycle parking. One bicycle parking space per 10 dwelling units is required. A minimum of 25 percent of the required bicycle parking spaces must be unassigned and available for guest parking. The remaining required bicycle parking spaces must be secure and located within an enclosed structure.~~

~~(C) Street car parking reduction. If a street car stop is located within a walking distance of 1,500 feet, the off street parking requirement is 1.1 spaces per dwelling unit.~~

~~(3) Live/work units. Live/work units must comply with the parking requirements for multifamily uses. The nonresidential portion of a live/work unit does not require additional parking or loading above the minimum requirement for a multifamily use; however, the minimum parking requirement in Division 51A 4.200 or this section must be available and unassigned and must be located on site or within the adjacent public right of way.~~

~~(4) Artisan and specialty goods shop or art or craft production facility. One space per 500 square feet of floor area is required.~~

~~(5) Art gallery. One space per 200 square feet of floor area is required.~~

~~(e) Environmental performance standards. See Article VI.~~

~~(f) Landscaping.~~

~~(1) Landscaping must be provided in accordance with Article X.~~

~~(2) Plant material must be maintained in a healthy, growing condition.~~

~~(g) Landscaping in the parkway.~~

~~(1) Private license granted.~~

~~(i) The city council hereby grants a revocable, non exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right of way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right of way or when~~

~~the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights of way to the satisfaction of the city.~~

~~(ii) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.~~

~~(iii) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights of way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.~~

~~(iv) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right of way.~~

~~(2) Parkway landscape permit.~~

~~(i) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

~~(ii) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right of way, the building official~~

shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

~~(iii) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.~~

~~(iv) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right of way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.~~

~~(v) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right of way.~~

~~(h) Signs.~~

~~(1) Signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(2) For the purpose of projecting signs, a live/work unit is considered a nonresidential premise. Projecting signs are limited to a maximum of 10 square feet of effective area.~~

~~(i) Urban design guidelines.~~

~~(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares. For the purpose of these urban design guidelines, a live/work unit is considered a dwelling unit.~~

~~(2) Street facing ground floor dwelling units.~~

~~(A) A minimum of 80 percent of the street facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk.~~

~~(B) Individual entries may be gated and private yards or patios may be fenced if the fencing is a minimum 70 percent open, such as wrought iron.~~

~~(C) A minimum of 60 percent of the street facing, ground floor dwelling units must have an individual entrance or patio within six to 30 inches above the finished sidewalk grade.~~

~~(D) Construction of stoops or porches at each street facing, ground-floor dwelling unit is encouraged.~~

~~(E) For a live/work unit, the second floor shall be the maximum height allowed above the finished floor without the requirement of a mid-stair landing.~~

~~(F) The street-facing facade of a live/work unit must provide the following fenestration for the portions of the ground floor that has floor area. If an enclosed parking area within a live/work unit is converted to floor area, the entire street-facing facade of the ground level must comply with the following fenestration requirements.~~

~~(i) Windows and doors must contain clear and unpainted or similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited).~~

~~(ii) Windows and doors are required at a minimum of 50 percent of the street fronting, street-level facade.~~

~~(iii) Windows must be located a maximum of three feet above the base of the structure.~~

~~(iv) Windows must be at least 10 feet in height.~~

~~(3) Architectural elements.~~

~~(A) Maximum permitted luminous reflectance of glass used as an exterior building material above the first two stories of the building may not exceed 27 percent.~~

~~(B) To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street-facing facade.~~

~~(C) A minimum of two different facade materials or colors is required on each street-facing facade.~~

~~(D) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, or an attached tower or turret, are required at building public entry points. A minimum of two elements are required for buildable area 1 and a minimum of one element is required for buildable area 2.~~

~~(4) Parking structures. Parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not~~

~~exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area. Solid screening that is a minimum of 42 inches in height from the floor level within the parking structure is required to screen vehicles and vehicle headlights. Other openings must be screened with architectural grill work or other visual screening materials that provide ventilation. Cable guard strands must not be visible from the exterior of the parking structure.~~

~~(5) Pedestrian amenities.~~

~~(A) A minimum of two benches and two trash receptacles are required along each street frontage.~~

~~(B) Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of street frontage. Lighting fixtures may be attached or detached.~~

~~(C) A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are sidewalk obstructions.~~

~~(D) Pedestrian crossings at driveways must be distinguished by a change in surface materials such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.~~

~~(6) Open space. A minimum of eight percent of the lot area must be provided as open space. Open space may be provided at or below grade or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked on or driven upon.~~

~~(7) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(8) Street trees.~~

~~(A) In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line or within the parkway at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the Property.~~

~~(B) The following small trees may be provided to comply with this requirement in areas where a conflict exists due to above or below ground utilities:~~

~~(i) Crepe Myrtle (*Lagerstroemia indica*)~~

~~(ii) Redbud (*Cercis canadensis*)~~

(iii) ~~Desert Willow (*Chilopsis linearis*)~~

(iv) ~~Yaupon Holly (*Ilex vomitoria*)~~

(v) ~~Mexican Plum (*Prunus mexicana*)~~

(9) ~~Paving.~~—Architecturally enhanced paving is encouraged adjacent to Greenbriar Lane and for parking areas visible from an improved public street.

(j) ~~Additional provisions.~~

(1) ~~A live/work unit may:~~

(A) ~~only have customers on the premises between 7:00 a.m. and 9:00 p.m., Monday through Sunday;~~

(B) ~~only have material deliveries and pick ups twice per week or less;~~

(C) ~~not allow work related activities to occur outside;~~

(D) ~~not have outdoor displays; and~~

(E) ~~not generate loud and raucous noise that renders enjoyment of life or property uncomfortable or interferes with public peace and comfort.~~

(2) ~~A stucco system used as a facade material must have a minimum thickness of a half inch.~~

(3) ~~Property in this subdistrict must be properly maintained in a state of good repair and neat appearance.~~

(4) ~~Development and use of the Property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

SEC. 51P-468.107.3

**SUBDISTRICT A-3 TRINITY TOWNHOME
MULTIFAMILY RESIDENTIAL AREA.**

(a) ~~Main uses permitted.~~ The following are the only main uses permitted:

- ~~— Local utilities.~~
- ~~— Multifamily.~~

(b) ~~Accessory uses.~~ 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, consult Section 51A 4.217.

(c) Yard, lot, and space regulations.

(1) In general. The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A 4.400. If there is a conflict between this subsection and Division 51A 4.400, this subsection controls.

(2) Front yard.

(A) Dealey Avenue. Along Dealey Avenue, minimum front yard is five feet.

(B) Greenbriar Lane.

(i) Except as provided in this subparagraph, along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan,

(aa) minimum front yard is 5 feet; and

(bb) maximum front yard is 15 feet.

(ii) For dwelling units along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, stoops and stairs may encroach up to five feet into the minimum front yard setback.

(iii) A portion of the front facade equal to at least 25 percent of the length of the Property along Greenbriar Lane, including pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade must comply only with the minimum front yard setback.

(C) Urban form. Urban form setbacks are not required.

(3) Side and rear yard. No minimum side or rear yard.

(4) Density. Minimum density is 60 dwelling units. No maximum density.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph, maximum height is 75 feet.

(B) ~~In the area shown on the development plan, maximum height is 38 feet.~~

~~(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

~~(8) Lot size. No minimum lot size.~~

~~(9) Stories. Maximum number of stories is five.~~

~~(d) Off street parking and loading.~~

~~(1) Except as provided in this subsection, consult the use regulations in Division 51A 4.200 for the specific off street parking/loading requirements for each use.~~

~~(2) Tandem parking is permitted in garages attached to individual dwelling units.~~

~~(3) For a multifamily use, a minimum of 1.50 off street parking spaces per dwelling unit must be provided. For visitor parking, an additional minimum of 0.25 off street parking spaces per dwelling unit must be provided. Required visitor parking must be available and unassigned.~~

~~(4) On street parking spaces adjacent to the multifamily use may be counted toward the off street visitor parking requirements.~~

~~(e) Environmental performance standards. See Article VI.~~

~~(f) Landscaping.~~

~~(1) Landscaping must be provided in accordance with Article X.~~

~~(2) Plant materials must be maintained in a healthy, growing condition.~~

~~(g) Signs. Signs must comply with the provisions for non business zoning districts in Article VII.~~

~~(h) Urban design guidelines.~~

~~(1) In general.~~

~~(A) The purpose of these urban design guidelines is to:~~

~~(i) enhance the pedestrian environment by increasing safety measures and providing amenities;~~

(ii) preserve the historic character of Old Oak Cliff; and

~~(iii) enhance the safety factors for heavily traveled major thoroughfares.~~

~~(B) For purposes of the urban design guidelines, internal driveways are considered streets.~~

~~(C) The urban design guidelines do not apply to the existing dwelling units constructed before January 1, 2013 and shown on the development plan.~~

(2) Street facing facades.

~~(A) Except as provided in this paragraph, a minimum of 80 percent of the street facing street level dwelling units must have an:~~

~~(i) individual entry with access to the street; and~~

~~(ii) improved path that connects to a sidewalk.~~

~~(B) Along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, 100 percent of the street facing street level dwelling units must have an:~~

~~(i) individual entry with access to the street; and~~

~~(ii) improved path that connects to a sidewalk.~~

~~(C) Along Greenbriar Lane and south of the sanitary sewer easement shown on the development plan, at least 30 percent of the area of street facing street level dwelling unit facades, including windows and doors, must be transparent.~~

(3) Architectural elements.

~~(A) To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street facing facade.~~

~~(B) A minimum of two different facade materials or colors is required on each street facing facade.~~

(4) Off street parking structures.

~~(A) Except as provided in this paragraph, parking structures must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of~~

~~the main structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.~~

~~(B) Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area.~~

~~(C) Solid screening of a minimum of 42 inches in height from the floor level within the parking structure to screen vehicles and vehicle headlights.~~

~~(D) Other openings must be screened with architectural grill work or other visual screening materials that provide ventilation and minimize glare and noise.~~

~~(E) The off street parking structure requirements do not apply to garages attached to individual dwelling units.~~

(5) Pedestrian amenities along Greenbriar Lane.

~~(A) Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of Greenbriar Lane street frontage, including ingress and egress points.~~

~~(B) A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are considered sidewalk obstructions. Internal sidewalks along the driveways must be a minimum width of three feet.~~

~~(C) Pedestrian crossings at driveways that connect to Greenbriar Lane must be distinguished by a change in surface materials, such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.~~

~~(6) CPTED review. Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~

~~(7) Fencing. The following fencing requirements apply when the seventh dwelling unit is completed on the Property:~~

~~(A) All fencing existing on November 12, 2013 must be removed, except the fencing for existing dwelling units constructed before January 1, 2013 and shown on the development plan.~~

~~(B) Except as provided in this paragraph, fencing for street facing dwelling units may not exceed four feet in height.~~

~~(C) Side yard perimeter fencing may not exceed nine feet in height.~~

~~(D) Vehicular security gates may not exceed six feet in height and must be located at least 15 feet from the street right of way as shown on the development plan.~~

~~(E) Fencing in the area between a street facing facade and the street that is not part of an individual dwelling unit's private yard or patio must have one pedestrian gate for every 150 feet of fencing length.~~

~~(F) Fencing and gates for individual dwelling unit entries, private yards, and patios must be a minimum of 70 percent open.~~

(i) Additional provisions.

~~(1) To ensure compliance with the standards of this article, before the issuance of a building permit to construct a building north of the sanitary sewer easement shown on the development plan, a building permit must be issued for a building that meets the facade location requirements in Section 51P-107.3(e)(2).~~

~~(2) Dumpsters are not permitted.~~

~~(3) The Property must be properly maintained in a state of good repair and neat appearance.~~

~~(4) Development and use of property in this subdistrict must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.110[8]. MEDICAL USE OVERLAY. [SUBDISTRICT B -- OAK FARMS COMMERCIAL AREA.]

(a) Applicability. The provisions in this section apply only in the medical use overlay as shown on the subdistrict map (Exhibit 468A) and only when occupied by a medical use as defined in Section 51A-13.306(d)(4).

(b) Purpose. The medical use overlay is intended to provide flexibility to meet the unique requirements of medical uses including accessibility, building infrastructure, and structure design standards.

(c) Conflict. If there is a conflict between the text of this section and the text of other sections in this article, this section controls. If there is a conflict between the text of this section and Chapter 51A, the text of this section controls.

(d) Street hierarchy plan. The medical use overlay must comply with the medical use overlay street hierarchy plan (Exhibit 468B). Amendments to the hierarchy plan must follow the procedures for the minor amendment process in Section 51A-4.702(h).

(e) Main uses permitted.

(1) In general. Except as provided in this subsection, the following uses are the only main uses permitted:

- Commercial parking lot.
- Medical uses. [See Section 51A-13.306(d)(4).]
- Pedestrian sky bridge. [SUP. See Section 51A-4.217(b)(12). Traffic impact analysis is not required.]

(2) Active uses. Along Beckley Avenue and Colorado Boulevard, the only uses permitted on street level and as part of a parking structure are active uses as defined in Article XIII.

(f) Yard, lot, and space regulations.

(1) Front yard. Along secondary streets, maximum front yard is 30 feet. Along service streets, no maximum front yard. Pedestrian skybridges may be located in a required front yard.

(2) Side yard. Maximum side yard is 50 feet.

(3) Parking setback. Along non-primary streets, minimum setback for surface parking is 10 feet.

(4) Height. Except along Beckley Avenue and Colorado Boulevard, no minimum structure height is required. Along Colorado Boulevard and Beckley Avenue, structure height must comply with the WMU-20 regulations in Article XIII.

(5) Story height. No minimum or maximum story height.

(6) Block length. Maximum block lengths required by Article XIII may be measured from intervening fire lanes, driveways, pedestrian or bicycle passages, or alleys that serve to divide blockfaces.

(g) Off-street parking regulations.

(1) In general. Except as provided in this subsection, consult the parking regulations in Section 51A-13.402 for the specific off-street parking and loading requirements for medical uses.

(2) Hospital. One space per bed is required.

(3) Pedestrian sky bridge. No parking spaces required.

(4) Parking lots and parking garages.

(A) Required off-street parking for uses in the medical use overlay may be located on any lot within the medical use overlay.

(B) Any parking lot or parking garage located in the medical use overlay must be accessed from any public street in or adjacent to the medical use overlay. New parking garage access from Beckley Avenue or Colorado Boulevard must comply with this article.

(5) Parking fees. Medical uses may charge a fee for required off-street parking.

(h) Facade transparency. Along Beckley Avenue and Colorado Boulevard, minimum facade transparency at street level is 30 percent. Minimum facade transparency above street level is 20 percent.

(i) Single story shopfront development. Single story shopfront development is allowed for medical uses in buildings that do not front on Beckley Avenue or Colorado Boulevard.

(j) Blank walls. Blank walls may be constructed of spandrel glass.

~~[(a) Main uses permitted.~~

~~(1) Commercial and business service uses.~~

- ~~— Building repair and maintenance shop.~~
- ~~— Catering service.~~
- ~~— Commercial cleaning or laundry plant.~~
- ~~— Custom business services.~~
- ~~— Custom woodworking, furniture construction or repair.~~
- ~~— Electronics service center.~~
- ~~— Job or lithographic printing.~~
- ~~— Medical or scientific laboratory.~~
- ~~— Technical school.~~
- ~~— Tool or equipment rental. *[No outside display or storage.]*~~

~~(2) Industrial uses.~~

- ~~— Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*~~

~~(3) Institutional and community service uses.~~

- ~~— Child care facility.~~
- ~~— Church.~~

- ~~— Convalescent and nursing homes, hospice care, and related institutions. [SUP]~~
 - ~~— Public or private school.~~
 - ~~— Library, art gallery, or museum.~~
- (4) Lodging uses.
- ~~— Hotel or motel. [SUP required if less than 80 rooms.]~~
- (5) Miscellaneous uses.
- ~~— Temporary construction or sales office.~~
- (6) Office uses.
- ~~— Financial institution without drive-in window.~~
 - ~~— Financial institution with drive-in window.~~
 - ~~— Medical clinic or ambulatory surgical center.~~
 - ~~— Office.~~
- (7) Recreation uses.
- ~~— Private recreation center, club, or area.~~
 - ~~— Public park, playground, or golf course.~~
- (8) Residential uses.
- ~~— Duplex.~~
 - ~~— Handicapped group dwelling unit. [SUP required if spacing component of Section 51A 4.209(3.1) is not met.]~~
 - ~~— Multifamily.~~
 - ~~— Single family.~~
 - ~~— Retirement housing.~~
 - ~~— The residential uses listed above are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:~~

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal	

service

5-percent

(9) Retail and personal service uses.

- Ambulance service.
- Animal shelter or clinic without outside run.
- Auto service center.
- Car wash. *[Tunnel unit type only.]*
- Commercial amusement (outside). *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive in or drive through service.
- Restaurant with drive in or drive through service.
- Temporary retail store.
- Theater.
- Vehicle display, sales, and service.

(10) Transportation uses.

- Transit passenger shelter.

(11) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.

(c) Yard, lot, and space regulations.

(1) ~~Application of subsection.~~ The following yard, lot, and space regulations apply to all properties within Subdistrict B except as provided in the urban design guidelines for properties fronting on specific streets.

(2) ~~In general.~~ The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this subsection and Division 51A 4.400, this subsection controls.

(3) ~~Front yard.~~ Minimum front yard is 15 feet.

(4) ~~Side and rear yard.~~ No minimum side or rear yard.

(5) ~~Density.~~ No maximum density.

(6) ~~Floor area.~~ Maximum floor area ratio is 1.5:1.

(7) ~~Height.~~ Maximum structure height to the south of Colorado Boulevard is 54 feet. Maximum structure height to the north of Colorado Boulevard is 95 feet.

(8) ~~Lot coverage.~~ Maximum lot coverage is 80 percent.

(9) ~~Lot size.~~ No minimum lot size.

(10) ~~Stories.~~ Maximum number of stories above grade to the south of Colorado Boulevard is four. Maximum number of stories above grade to the north of Colorado Boulevard is seven.

(d) ~~Off street parking and loading.~~ Consult the use regulations contained in Division 51A 4.200 for the specific off street parking and loading requirements for each use.

(e) ~~Environmental performance standards.~~ See Article VI.

(f) ~~Landscaping.~~

(1) ~~All landscaping must be provided in accordance with Article X.~~

(2) ~~Plant material must be maintained in a healthy, growing condition.~~

(g) ~~Signs.~~ Signs must comply with the provisions for business zoning districts contained in Article VII.

(h) ~~Additional provisions.~~

(1) ~~Properties must be maintained in a state of good repair and neat appearance.~~

(2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

(i) ~~Urban design guidelines for properties fronting on Jefferson Boulevard from the Trinity River to Eighth Street; Lancaster Boulevard north of Colorado Boulevard; and Marsalis Street north of Colorado Boulevard.~~

(1) ~~Purpose.~~ The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; preserve the historic character of Old Oak Cliff; and enhance the safety factors for heavily traveled major thoroughfares.

(2) ~~CPTED review.~~ Compliance with CPTED review is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) ~~Front yard.~~ Minimum front yard is 15 feet. Maximum front yard is 30 feet.

(4) ~~Lighting.~~ Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.

(5) ~~Parking lots.~~

(A) ~~Screening methods.~~ All off street surface parking lots, excluding driveways used for ingress or egress, 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 feet above the parking surface:

(i) ~~Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

(ii) ~~Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

(iii) ~~Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

(B) ~~Measuring the height of screening.~~ The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the

parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(e). Any screening placed in a visibility triangle must be two and one half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

(6) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.]

SEC. 51P-468.111[09]. **TRANSITIONAL USES.** **[SUBDISTRICT C -- LAKE CLIFF RESIDENTIAL AREA.]**

(a) Application. This section applies to Subdistricts B, C, D, E, F, and G only.

(b) Purpose. When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their Property during the interim period as the district develops. Transitional uses are intended to allow underused or vacant properties to have value between the effective date of this article and the time that full implementation of the zoning changes become practical and feasible with strict compliance.

(c) Specific use permit.

(1) The uses listed in Subsection (d) below are allowed as transitional uses by a specific use permit only.

(2) A specific use permit approved for a transitional use must provided a time limit that may not exceed five years. A specific use permit for a transitional use is not subject to automatic renewal. No off-street parking reductions are allowed.

(3) A specific use permit approved for a transitional use may modify the following regulations if the city council determines that no adverse impact on surrounding properties will result:

(A) Section 51A-13.302, "Height."

(B) Section 51A-13.304, "Development Types."

(C) Section 51A-13.305, "Building Elements."

(4) A specific use permit for a transitional use does not create nonconforming rights in the use, structure, or any modifications to the regulations. Upon expiration of the specific use permit, immediate compliance with all regulations of this article is required.

(5) No expiration for a specific use permit may occur while an application for renewal of the specific use permit is pending before the city plan commission or city council. If an application is pending at the end of the current time limit stated in the specific use permit ordinance, the time limit shall be extended:

(A) until the day following the next succeeding official agenda meeting of the city council after the council makes a final decision to deny the application; or

(B) if the city council votes to create a new time limit, until the effective date of the amending ordinance establishing the new time limit.

(d) List of transitional uses.

(1) All uses permitted in Section 51A-13.306, regardless of the subdistrict in which the use is located.

(2) Crop production.

(3) Building repair and maintenance shop.

(4) Catering service, large scale.

(5) Electronics service center.

(6) Tool or equipment rental.

(7) Lumber, brick, or building materials sales yard.

(8) Recycling collection center.

(9) Outdoor recreation, including, but not limited to, country club with private membership, private recreation center, club, or area (outside), public golf course, and commercial amusement (outside).

(10) Nursery or plant sales on an open lot.

[(a) Main uses permitted.

(1) Institutional and community service uses.

- ~~— Child care facility.~~
- ~~— Church.~~
- ~~— Convalescent and nursing homes, hospice care, and related institutions.~~
- ~~— Public or private school.~~

(2) Recreation uses.

- ~~— Public park, playground, or golf course.~~

(3) Residential uses.

- ~~— Duplex.~~
- ~~— Handicapped group dwelling unit. [SUP required if spacing component of Section 51A 4.209(3.1) is not met.]~~
- ~~— Multifamily.~~
- ~~— Single family.~~
- ~~— West of Marsalis Avenue, single family is the only permitted residential use on the following lots:~~

(i) Lots that were vacant on March 12, 1997.

(ii) Lots on which structures are removed, demolished, or destroyed by the intentional act of the owner or his agent.

- ~~— West of Marsalis Avenue, 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 limited to the lesser number of dwelling units.~~

(4) Transportation uses.

- ~~— Transit passenger shelter.~~

(5) Utility and public service uses.

- ~~— Local utilities.~~

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.

(c) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C.

(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this subsection and Division 51A 4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet, except that west of Marsalis Avenue minimum front yard for the R 7.5(A) Single Family District applies.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

(7) Height. Maximum structure height is 36 feet.

(8) Lot coverage. Maximum lot coverage is 45 percent.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A 4.200 for the specific off-street parking and loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(g) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(h) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official/plans examiner for information on CPTED review standards.

(i) Additional provisions.

(1) ~~Properties must be maintained in a state of good repair and neat appearance.~~

(2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

SEC. 51P-468.112[0]. HIGH-RISE TOWER CONFIGURATION AND ORIENTATION REQUIREMENTS. ~~[SUBDISTRICT C-1-LAKE CLIFF NEIGHBORHOOD SERVICE AREA.~~

(a) Applicability. This section applies to building sites in Subdistrict G north of Greenbriar Lane and Subdistrict H that are adjacent to or abutting the Trinity River levee.

(b) Tower separation. A minimum tower separation of 100 feet is required.

(c) 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) The longest floorplate dimension for a tower greater than 75 feet in height must be oriented to be perpendicular to the nearest Trinity River axis. The perpendicular tower orientation is permitted a variation up to 10 degrees from perpendicular axis.

(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.

(C) Floor plate dimensions may not exceed 130 feet in width and 300 feet in length.

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

~~[(a) Main uses permitted. The uses permitted in this district are those uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in the Dallas Development Code. For example, a use permitted in the NS(A) Neighborhood Service District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the NS(A) Neighborhood Service District is subject to DIR in this subdistrict; etc.~~

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict C-1.

(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this subsection and Division 51A 4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. No minimum side or rear yard.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. No maximum floor area ratio.

(7) Height. Maximum structure height is 36 feet.

(8) Lot coverage. Maximum lot coverage is 45 percent.

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

(c) Off street parking and loading. Consult the use regulations contained in Division 51A 4.200 for the specific off street parking and loading requirements for each use.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(g) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official/plans examiner for information on CPTED review standards.

(h) Additional provisions.

(1) ~~Properties must be maintained in a state of good repair and neat appearance.~~

(2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.]~~

**SEC. 51P-468.113[1]. ENVIRONMENTAL PERFORMANCE STANDARDS.
~~[SUBDISTRICTS D AND D-2 -- FOUNDERS PARK MIXED
 AREA AND FOUNDERS PARK MIXED AREA 2.]~~**

See Article VI.

[(a) Main uses permitted.(1) Commercial and business service uses.

- ~~— Catering service.~~
- ~~— Custom business services.~~
- ~~— Electronics service center.~~
- ~~— Medical or scientific laboratory. [SUP]~~
- ~~— Tool or equipment rental. [No outside display or storage.]~~

(2) Industrial uses.

- ~~— Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(3) Institutional and community service uses.

- ~~— Adult day care facility.~~
- ~~— Child care facility.~~
- ~~— Church.~~
- ~~— College, university, or seminary.~~
- ~~— Convalescent and nursing homes, hospice care, and related institutions. [SUP]~~
- ~~— Hospital. [SUP]~~
- ~~— Library, art gallery, or museum.~~
- ~~— Public or private school.~~

(4) Lodging uses.

- ~~— Hotel or motel. [SUP required if less than 80 rooms.]~~

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center.
- Office.

(7) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(8) Residential uses.

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A 4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- Single family and duplex uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(9) Retail and personal service uses.

- Auto service center.
- Commercial parking lot or garage.

- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses.
- Restaurant without drive in or drive through service.
- Restaurant with drive in or drive through service. *[SUP]*
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Helistop. *[SUP]*
- Transit passenger shelter.

(11) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistricts D and D-2 except as provided in the urban design guidelines for all nonresidential uses.

(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.

(3) Front yard. For Subdistrict D and for nonresidential uses in Subdistrict D-2, minimum front yard is 25 feet, and maximum front yard is 30 feet. For residential uses in Subdistrict D-2, minimum front yard is 15 feet.

(4) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(5) Density. Maximum dwelling unit density is 50 units per acre provided, however, that if the dwelling unit density is 35 units per acre or more, development impact

~~review pursuant to Section 51A 4.800, with review and approval by the director pursuant to Section 51A 4.803(e), is required. Appeals from decisions on development impact review will be made pursuant to Section 51A 4.803(i).~~

~~(6) Floor area ratio. Maximum floor area ratio is 1.6:1, except that maximum floor area ratio for office uses is 3.0:1.~~

~~(7) Height. Maximum structure height to the east of Plowman Avenue is 270 feet. Maximum structure height to the west of Plowman Avenue is 135 feet.~~

~~(8) Lot coverage. Maximum lot coverage is 80 percent.~~

~~(9) Lot size. No minimum lot size.~~

~~(10) Stories. Maximum number of stories to the east of Plowman Avenue is 20. Maximum number of stories to the west of Plowman Avenue is 10.~~

~~(c) Off street parking and loading.~~

~~(1) In general. Consult the use regulations contained in Division 51A 4.200 for the specific off street parking and loading requirements for each use.~~

~~(2) Screening. All off street surface parking lots, excluding driveways used for ingress or egress, 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 feet above the parking surface.~~

~~(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(C) Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(3) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A 4.602(e). Any screening placed in a visibility triangle must be two and one half feet~~

in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

- (d) ~~Environmental performance standards. See Article VI.~~
- (e) ~~Landscaping.~~
- (1) ~~All landscaping must be provided in accordance with Article X.~~
 - (2) ~~Plant material must be maintained in a healthy, growing condition.~~
- (f) ~~Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.~~
- (g) ~~Urban design guidelines for all nonresidential uses.~~
- (1) ~~Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities and to preserve the historic character of Old Oak Cliff.~~
 - (2) ~~Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~
 - (3) ~~Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~
 - (4) ~~CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.~~
 - (5) ~~Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~
- (h) ~~Additional provisions.~~
- (1) ~~Properties must be maintained in a state of good repair and neat appearance.~~
 - (2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

SEC. 51P-468.112.

~~SUBDISTRICT D-1 - FOUNDERS PARK RETAIL (TRACTS 1 AND 3) AND FOUNDERS PARK RESIDENTIAL (TRACT 2).~~(a) Main uses permitted.(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*

(2) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child care facility. *[SUP]*
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[By right in Tract 1; otherwise, by SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Financial institution without drive in window.
- Financial institution with drive in window. *[SUP]*
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Private and public recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses:

- College dormitory, fraternity or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A 4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.
- Single family and duplex residential uses are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain single family or duplex residential uses and one or more of the other use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>Percentage of Total Floor Area</u>
Lodging	10 percent
Office	15 percent
Residential	10 percent
Retail and personal service	5 percent

(8) Retail and personal service uses:

- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Maximum of eight pumps.]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[Bail bond office, and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive in or drive through service.
- Restaurant with drive in or drive through service. *[By right in Tract 1; otherwise, by SUP.]*
- Temporary retail use.
- Theater.

(9) Transportation uses:

- Helistop. *[SUP]*

- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[By right as an accessory use when located on a tract serving a main use; otherwise, by SUP.]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217.

(c) Yard, lot, and space regulations. The following yard, lot, and space regulations apply to all properties within Subdistrict D-1, except as provided in the urban design guidelines for all nonresidential uses. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this subsection and Division 51A 4.400, this subsection controls.

(1) Front yard.

(A) Minimum front yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, fences, carports, and security gates may be located in a required front yard.

(2) Side and rear yard. Minimum side and rear yard is as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(3) Density.

(A) Except as provided below, maximum dwelling unit density is 50 units per acre, provided, however that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A 4.803(e) is required. Appeals from decisions on development impact review will be made pursuant to Section 51A 4.803(i).

(B) For Tract 1, maximum number of dwelling units is 400. A development impact review under Section 51A 4.803(e) is not required.

(C) For Tract 2, maximum number of dwelling units is 57 and dwelling units must be located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(4) Floor area.

(A) Except as provided below, maximum floor area ratio is 1.6, except that maximum floor area ratio for office uses is 3.0.

(B) For Tract 1, maximum floor area is 30,000 square feet for nonresidential uses and 400,000 square feet for residential uses. The floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum floor area is 10,500 square feet and the floor area must be located within the building setbacks as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(5) Height.

(A) For Tract 1, maximum structure height is 156 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(B) For Tract 2, maximum structure is 153 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(C) For Tract 3, maximum structure height is 35 feet as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.

(6) Lot coverage.

(A) For Tract 1, except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures do not count toward lot coverage if at least 50 percent of their off-street parking spaces are dedicated to residential uses and at least 60 percent the roof surface is a landscape area as defined in Article X. Any portion of a building that is above 75 feet in height, measured along the west boundary of Tract 1 (Plowman right-of-way) may not have a floor plate greater than 60 percent of the lot.

(B) For Tract 2, maximum lot coverage is 32 percent.

(C) For Tract 3, maximum lot coverage is 80 percent.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) For Tract 1, maximum number of stories is 15.

~~(B) For Tract 2, maximum number of stories is 12.~~

~~(C) For Tract 3, maximum number of stories is two.~~

~~(d) Off street parking and loading.~~

~~(1) Except as provided below, consult the use regulations contained in Division 51A 4.200 for the specific off street parking/loading requirements for each use.~~

~~(A) For any permitted nonresidential use developed on Tract 1, no more than one head in parking space may be credited for each nine feet of frontage along Plowman Avenue, with no more than 21 head in parking spaces being provided as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan. The head in or parallel parking on Plowman Avenue or Oakenwald Street as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan is not required.~~

~~(B) The property owner must stripe the head in parking spaces in accordance with city striping standards up to a distance of eight feet from the curb.~~

~~(C) The following off street parking requirements apply for an accessory community center (private) use on Tract 1: A minimum of one space per 500 square feet of floor area.~~

~~(D) The following off street parking requirements apply for a multifamily use on Tract 1: A minimum of one and one half spaces are required for each dwelling unit.~~

~~(E) The following off street parking requirements apply for a multifamily use on Tract 2:~~

~~(i) A minimum of one and one half spaces are required for each dwelling unit in the building.~~

~~(ii) In addition, a minimum of three visitor spaces must be provided in the location shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(F) Aboveground parking structures located on Tract 1 must be constructed of materials similar to the materials used for any main structure located on Tract 1.~~

~~(2) All off street surface parking lots, excluding driveways used for ingress or egress, 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 feet above the parking surface:~~

~~(A) Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

~~(B) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

~~(C) Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(D) The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A 4.602(c). Any screening placed in a visibility triangle must be two and one half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

~~(e) Environmental performance standards. See Article VI.~~

~~(f) Landscaping.~~

~~(1) For Tracts 1 and 2, landscaping must be provided and located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan prior to the issuance of a certificate of occupancy.~~

~~(2) For Tract 3, in addition to the street trees located as shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan, landscaping must be provided in accordance with Article X.~~

~~(3) Plant material must be maintained in a healthy, growing condition.~~

~~(g) Landscaping in the parkway. In this section, parkway means the portion of a street right of way between the projected street curb and the lot line of the Property.~~

~~(1) Private license granted.~~

~~(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (2) of this section. This private license shall not terminate at the end of any specific time period, however, the city~~

~~council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right of way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights of way in a manner satisfactory to the director of public works and transportation.~~

~~(B) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.~~

~~(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights of way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.~~

~~(D) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right of way.~~

~~(2) Parkway landscape permit.~~

~~(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

~~(B) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right of way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.~~

~~(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.~~

~~(D) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right of way. The property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's revocation of a parkway landscape permit.~~

~~(E) The issuance of a parkway landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right of way.~~

~~(h) Signs.~~

~~(1) Except as provided below, signs must comply with the provisions for business zoning districts contained in Article VII.~~

~~(2) A maximum of three monument signs are permitted at the locations shown on the Tract 1 and 3 Conceptual Plan/Tract 2 Development Plan.~~

~~(i) Urban design guidelines for all nonresidential uses.~~

~~(1) Purpose. The purpose of these urban design guidelines is to enhance the pedestrian environment by increasing safety measures and providing amenities; and to preserve the historic character of Old Oak Cliff.~~

~~(2) Lighting. Exterior lighting of the front yard and parking areas must be directed away from adjoining properties.~~

~~(3) Street trees. In addition to any landscaping required by Article X, trees must be planted within 10 feet of the front property line at a density of one tree for each 30 linear feet of frontage, excluding visibility triangles, driveways, and points of ingress and egress to and from the property.~~

(4) CPTED review. Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(j) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) Development and use of properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-468.113. SUBDISTRICT E—HOSPITAL AREA.

(a) Main uses permitted.

(1) Commercial and business service uses.

- Catering service.
- Custom business services.
- Medical or scientific laboratory.
- Technical school.

(2) Institutional and community service uses.

- Child care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions.
- Public or private school.

(3) Lodging uses.

- Hotel or motel. *[SUP required if less than 80 rooms.]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

- (5) Office uses.
- Medical clinic or ambulatory surgical center.
 - Office.
- (6) Recreation uses.
- Public park, playground, or golf course.
- (7) Residential uses.
- Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A 4.209(3.1) is not met.]*
 - Multifamily. *[SUP required if the density is greater than 30 dwelling units per acre.]*
 - Single family.
- (8) Retail and personal service uses.
- Ambulance service.
 - Dry cleaning or laundry store.
 - General merchandise or food store 3,500 square feet or less.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive in or drive through service.
 - Restaurant with drive in or drive through service.
 - Surface parking.
- (9) Transportation uses.
- Helistop. *[SUP]*
 - Transit passenger shelter.
- (10) Utility and public service uses.
- Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed. *[SUP]*

(b) Yard, lot, and space regulations.

(1) Application of subsection. The following yard, lot, and space regulations apply to all properties within Subdistrict E except as provided in the urban design guidelines for properties fronting on specific streets.

(2) In general. The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A 4.400. In the event of a conflict between this subsection and Division 51A 4.400, this subsection controls.

(3) Front yard. Minimum front yard is 15 feet.

(4) Side and rear yard. Minimum side yard is 20 feet.

(5) Density. Maximum dwelling unit density is 30 units per acre.

(6) Floor area ratio. Maximum floor area ratio is 1.5:1.

(7) Height. Maximum structure height is 115 feet.

(8) Lot coverage. Maximum lot coverage is 80 percent.

(9) Lot size. No maximum lot size.

(10) Stories. Maximum number of stories is nine.

(c) Off street parking and loading. Consult the use regulations contained in Division 51A 4.200 for the specific off street parking and loading requirements for each use.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) All landscaping must be provided in accordance with Article X.

(2) Plant material must be maintained in a healthy, growing condition.

(f) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(g) Additional provisions.

(1) Properties must be maintained in a state of good repair and neat appearance.

(2) ~~Development and use of the properties must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

(h) ~~Urban design guidelines for properties fronting on Colorado Boulevard across from Methodist Medical Center Complex.~~

(1) ~~Canopy trees.~~ Front yards and side yards must contain canopy trees.

(2) ~~CPTED review.~~ Compliance with CPTED review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

(3) ~~Parking lots.~~

(A) ~~Screening methods.~~ All off street surface parking lots, excluding driveways used for ingress or egress, 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 feet above the parking surface:

(i) ~~Brick, stone, or concrete masonry; stucco; concrete; or wood wall or fence.~~

(ii) ~~Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.~~

(iii) ~~Evergreen plant materials recommended for local area use by the director of parks 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 a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

(B) ~~Measuring the height of screening.~~ The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A 4.602(e). Any screening placed in a visibility triangle must be two and one half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.]

SEC. 51P-468.114. ADDITIONAL PROVISIONS [PAVING].

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

~~[All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.]~~

SEC. 51P-468.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of [for] a use, [in this PD] until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 4. That Article 364, “PD 364,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“ARTICLE 364.**PD 364.****SEC. 51P-364.101. LEGISLATIVE HISTORY.**

PD 364 was established by Ordinance No. 21164, passed by the Dallas City Council on January 8, 1992. Ordinance No. 21164 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21164 was amended by Ordinance No. 22229, passed by the Dallas City Council on October 26, 1994; Ordinance No. 23058, passed by the Dallas City Council on March 12, 1997; Ordinance No. 23867, passed by the Dallas City Council on April 28, 1999; and Ordinance No. 25249, passed by the Dallas City Council on May 14, 2003. PD 364 no longer exists. See Section 51P-364.103 for information regarding the rezoning of PD 364.

SEC. 51P-364.102. PROPERTY LOCATION AND SIZE.

PD 364 ~~was~~ [is] established on property generally bounded by Lancaster Avenue, Addison Street, Marsalis Avenue, and Jefferson Boulevard. The size of PD 364 ~~was~~ [is] approximately 16.21 acres.

SEC. 51P-364.103. REZONING OF PD 364.

Ordinance No. _____, passed by Dallas City Council on May 13, 2015, rezoned the Property from PD 364 to PD 468.

[DEFINITIONS AND INTERPRETATIONS.]

(a) ~~Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:~~

(1) ~~ATTACHED SIGN means any sign attached to, applied on, or supported by, any part of a building or structure that encloses or covers usable space.~~

(2) ~~DAIRY means a facility primarily for the processing and delivery of milk and milk products.~~

(3) ~~DAIRY VEHICLE PARKING means a facility for the parking of dairy vehicles.~~

(4) ~~ROOF SIGN means sign erected on any part of the roof of a building.~~

(b) ~~Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.~~

(c) ~~This district is considered to be a nonresidential zoning district.~~

SEC. 51P-364.104. DEVELOPMENT/LANDSCAPE PLAN.

~~Development and use of Tract I, Tract II, and Tract III must comply with the development/landscape plan (Exhibit 364A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. Property within Tract II is subject to residential adjacency or development impact reviews as required by the Dallas Development Code. [Note: A development/landscape plan (Exhibit 364B) is attached to Ordinance No. 25249.]~~

SEC. 51P-364.105. MAIN USES PERMITTED.

(a) ~~The following main uses are permitted in Tract I and Tract II:~~

(1) ~~Dairy.~~

(2) ~~Dairy vehicle parking.~~

- (3) ~~Outside storage (with visual screening).~~
- (4) ~~Outside storage (without visual screening) in areas indicated on the development/landscape plan.~~
- (5) ~~Warehouse.~~
- (6) ~~All uses permitted in the MU-3 district, subject to the same conditions applicable in the MU-3 district, as set out in the Dallas Development Code. For example, a use permitted in the MU-3 district only by specific use permit (SUP) is permitted in this PD only by SUP; a use subject to development impact review (DIR) in the MU-3 district is subject to DIR in this PD, etc.~~

(b) The following main uses are permitted in Tract III:

- (1) ~~Dairy vehicle parking.~~
- (2) ~~Surface parking.~~

SEC. 51P-364.106. ACCESSORY USES.

~~As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.~~

SEC. 51P-364.107. YARD, LOT, AND SPACE REGULATIONS.

~~(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)~~

- (a) ~~Front yard. No minimum front yard.~~
- (b) ~~Side and rear yard. No minimum side or rear yard.~~
- (c) ~~Dwelling unit density. No maximum dwelling unit density.~~
- (d) ~~Floor area ratio. Maximum floor area ratio is 3.2 for Tract I. Maximum floor area ratio is 1.6 for Tract II. No maximum floor area ratio for Tract III.~~
- (e) ~~Height. Maximum structure height is 270 feet for Tract I. Maximum structure height is 135 feet for Tract II. No maximum structure height for Tract III.~~
- (f) ~~Lot coverage. Maximum lot coverage is 100 percent for Tract I. Maximum lot coverage is 80 percent for Tract II. No maximum lot coverage for Tract III.~~
- (g) ~~Lot size. No minimum lot size.~~

~~(h) Stories. Maximum number of stories above grade is 20 for Tract I. Maximum number of stories above grade is 10 for Tract II. No maximum number of stories for Tract III.~~

~~SEC. 51P-364.108.~~

~~OFF-STREET PARKING AND LOADING.~~

~~(a) Off street parking for Tract I and Tract III must be provided in accordance with the development/landscape plan. In Tract III, a dairy vehicle parking use is only allowed as surface parking and is not allowed within structures.~~

~~(b) Unless used solely for dairy related trucks, parking on Tract II must be provided in accordance with the Dallas Development Code except for the following uses:~~

- ~~(1) Auto service center: one space per 500 square feet of floor area.~~
- ~~(2) Dairy: one space per 500 square feet of floor area.~~
- ~~(3) Office: one space per 333 square feet of floor area.~~
- ~~(4) Retail: one space per 200 square feet of floor area.~~
- ~~(5) Warehouse: one space per 1,000 square feet of floor area.~~

~~(c) If Tract II is used solely for dairy related truck parking, no spaces are required.~~

~~(d) Off-street loading must be provided in accordance with the Dallas Development Code.~~

~~SEC. 51P-364.109.~~

~~ENVIRONMENTAL PERFORMANCE STANDARDS.~~

~~See Article VI. Exterior lighting on Tract II and Tract III must be directed away from surrounding properties.~~

~~SEC. 51P-364.110.~~

~~SIGNS.~~

~~Except as otherwise provided, all signs on Tract I must comply with the provisions for business zoning districts contained in Article VII. All signs on Tract II and Tract III must comply with the provisions for non business zoning districts. Attached signs are permitted on smokestacks and silos. Existing roof signs may remain and may be repainted or maintained as needed, but may not be expanded or enlarged.~~

~~SEC. 51P-364.111.~~

~~SCREENING AND LANDSCAPING.~~

~~(a) Landscaping on Tract I, Tract II, and Tract III must comply with the development/landscape plan.~~

~~(b) Surface parking on Tract II and Tract III must be screened from view from the street by fencing and landscaping as shown on the development/landscape plan.~~

~~(c) Shrubs must be planted so as to achieve six feet in height and a solid appearance within three years following planting.~~

~~(d) Shrubs must be placed a maximum of two feet on center over the entire length of the bed. Trees must be four inch caliper evergreen trees placed 30 feet on center.~~

~~(e) Fencing must be provided and/or maintained in the locations shown on the development/landscape plan. Fencing must be a minimum of six feet in height or a greater height as specified on the development/landscape plan. Fencing must be installed within one year after passage of this article.~~

~~(f) Landscaping must be installed within six months of October 26, 1994.~~

~~(g) Plant materials must be maintained in a healthy, growing condition.~~

~~(h) A retaining wall must be provided along the southeastern boundary of Tract II as shown on the development/landscape plan.~~

SEC. 51P-364.112. ADDITIONAL PROVISIONS.

~~(a) The entire Property must be maintained in a state of good repair and neat appearance.~~

~~(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.~~

SEC. 51P-364.113. PAVING.

~~All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.~~

SEC. 51P-364.114. COMPLIANCE WITH CONDITIONS.

~~The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.~~

SEC. 51P-364.115. ZONING MAP.

~~PD 364 is located on Zoning Map No. K-7.]”~~

SECTION 5. That the Exhibit A property description attached to Ordinance No. 23057 and the Exhibit A property description attached to Ordinance No. 29200 are replaced by the Exhibit B overall and subdistrict property descriptions attached to this ordinance.

SECTION 6. That the Exhibit A property description attached to Ordinance No. 27948 is replaced by the Exhibit D property description attached to this ordinance.

SECTION 7. That the subdistrict map, Exhibit 468A of Article 468, "PD 468," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468A attached to this ordinance.

SECTION 8. That the Tract 1 and 3 conceptual plan/tract 2 development plan, Exhibit 468B of Article 468, "PD 468," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468B attached to this ordinance.

SECTION 9. That development of this district must comply with the full-scale version of Exhibit 468A (subdistrict map) attached to this ordinance. A reduced-sized version of this map shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the map.

SECTION 10. That the two year limitation in Section 51A-4.701(d) is waived for applications for specific use permits for any permitted use and for applications for the rezoning of any subdistrict until May 13, 2017.

SECTION 11. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 12. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 364 in Chapter 51P.

SECTION 13. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

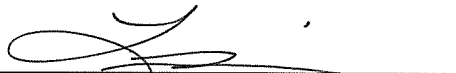
SECTION 14. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 15. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed MAY 13 2015

EXHIBIT A**(4) Tract areas of approximately 233.475 acres
being rezoned to PD 468 expansion****Tract 1**

Rezoning of the following zoning districts: R-7.5(A), LO-1, CH, CR, CS, MF-2(A), TH-2(A), PD 160 Tract 1C and 2B to PD 468 expansion, being an area comprised of approximately 4,153,365.77 square feet or 95.348 acres of land, more or less and being further described as follows:

BEGINNING at the intersection of the centerline of 8th Street and the centerline of Lansing Street;

THENCE South 58° 05' 07" West, a distance of 1910.31

THENCE North 32° 40' 40" West, a distance of 214.32

THENCE along a curve to the right having a Radius of 800.26, an Angle of 12° 41' 27" and a Chord Direction of South 79° 34' 58" West;

THENCE North 02° 26' 13" West, a distance of 194.32 feet;

THENCE South 88° 32' 53" West, a distance of 370.94 feet;

THENCE North 00° 19' 55" West, a distance of 330.32 feet;

THENCE South 89° 33' 44" West, a distance of 213.15 feet;

THENCE South 01° 22' 09" East, a distance of 201.28 feet;

THENCE South 89° 21' 17" West, a distance of 158.21 feet;

THENCE North 00° 58' 05" West, a distance of 325.05 feet;

THENCE North 00° 49' 59" West, a distance of 130.71 feet;

THENCE North 88° 13' 18" East, a distance of 152.86 feet;

THENCE North 01° 30' 19" West, a distance of 436.63 feet;

THENCE South 89° 15' 02" West, a distance of 155.40 feet;

THENCE North 01° 51' 56" West, a distance of 122.97 feet;

THENCE North 88° 06' 17" East, a distance of 159.45 feet;
THENCE North 01° 12' 15" West, a distance of 298.85 feet;
THENCE South 89° 22' 46" West, a distance of 164.90 feet;
THENCE North 00° 58' 02" West, a distance of 131.84 feet;
THENCE North 01° 07' 02" West, a distance of 306.24 feet;
THENCE North 89° 07' 15" East, a distance of 128.21 feet;
THENCE North 00° 46' 04" West, a distance of 164.05 feet;
THENCE North 59° 21' 51" West, a distance of 116.49 feet;
THENCE North 55° 38' 03" East, a distance of 632.84 feet;
THENCE South 60° 43' 34" East, a distance of 153.46 feet;
THENCE South 89° 27' 18" East, a distance of 247.70 feet;
THENCE South 00° 40' 52" East, a distance of 797.20 feet;
THENCE North 88° 41' 42" East, a distance of 169.06 feet;
THENCE South 00° 42' 14" East, a distance of 330.65 feet;
THENCE North 89° 54' 31" East, a distance of 153.31 feet;
THENCE North 00° 43' 31" West, a distance of 157.99 feet;
THENCE North 88° 30' 45" East, a distance of 196.07 feet;
THENCE South 00° 51' 53" East, a distance of 160.35 feet;
THENCE North 88° 29' 24" East, a distance of 134.89 feet;
THENCE South 00° 43' 05" East, a distance of 35.55 feet;
THENCE North 88° 56' 50" East, a distance of 1392.65 feet;
THENCE South 01° 16' 00" East, a distance of 567.99 feet;
THENCE South 86° 44' 02" West, a distance of 298.49 feet;

Tract 2

Rezoning of the following zoning districts: CS, MU-1, RR, MU-2, MF-2(A) and P(A) to PD 468 expansion, being an area comprised of approximately 111.955 acres of land, more or less and being further described as follows:

BEGINNING at the intersection of the centerline of 8th Street with the centerline of Marsalis Avenue;

THENCE North 89° 28' 06" East, a distance of 1217.50 feet;

THENCE North 19° 35' 32" East, a distance of 614.46 feet;

THENCE North 13° 38' 06" East, a distance of 107.34 feet;

THENCE North 02° 19' 18" East, a distance of 267.72 feet;

THENCE North 00° 53' 35" East, a distance of 231.89 feet;

THENCE North 05° 27' 17" West, a distance of 586.71 feet;

THENCE North 09° 12' 36" West, a distance of 177.57 feet;

THENCE North 13° 47' 05" West, a distance of 282.55 feet;

THENCE North 88° 52' 09" East, a distance of 427.43 feet;

THENCE South 10° 42' 14" East, a distance of 418.56;

THENCE South 08° 41' 06" East, a distance of 499.95;

THENCE South 03° 41' 29" East, a distance of 357.24;

THENCE South 01° 05' 41" East, a distance of 942.17;

THENCE along a curve to the right having a Radius of 2320.95 feet, an Angle of 59° 16' 29" and a Chord Direction of South 23° 31' 07" West;

THENCE South 57° 13' 11" West, a distance of 1162.59;

THENCE North 00° 46' 54" West, a distance of 2702.47 feet;

Tract 3

Rezoning of PD 364 to PD 468 expansion, being an area comprised of approximately 16.216 acres of land, more or less, note that PD 364 is repealed and no longer exists.

Tract 4

Rezoning of the following zoning district: an IR to PD 468 expansion, being an area comprised of approximately 9.955 acres of land, more or less.

BEGINNING at the intersection of the centerline of the northerly projection of the centerline of Hardwick Street and the centerline of IH-30 (Dallas Fort Worth Turnpike);

THENCE North 76° 22' 03" East, a distance of 1157.67 feet;

THENCE South 01° 21' 55" East, a distance of 502.49 feet;

THENCE South 88° 18' 08" West, a distance of 1135.99 feet;

THENCE North 00° 20' 03" West, a distance of 263.15 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B**OAK CLIFF GATEWAY
PERIMETER**

WHEREAS being various parcels within the City of Dallas, Dallas County, Texas covering an area of approximately 842.168 acres, generally bounded by the Trinity River Levee, R.L. Thornton Freeway, Marsalis Avenue, 9th Street, Davis Street, Elsbeth Street, Neches Street, Madison Street, Colorado Boulevard, Beckley Avenue, Hardwick Street and the IH-30/Dallas Fort Worth Turnpike and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway 30/Dallas Fort Worth Turnpike and the northeastern line of the Trinity River levee;

THENCE South 12° 31' 32" East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of 33° 44' 39" and a Chord Direction of South 42° 37' 01" East;

THENCE South 54° 45' 43" East, a distance of 573.12 feet;

THENCE South 64° 58' 41" East, a distance of 344.76 feet;

THENCE South 61° 16' 16" East, a distance of 199.45 feet;

THENCE South 53° 32' 01" East, a distance of 454.83 feet;

THENCE South 56° 40' 04" East, a distance of 530.02 feet;

THENCE South 22° 08' 50" West, a distance of 2311.28 feet;

THENCE South 15° 53' 14" West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.05 feet, an Angle of 31° 45' 16" and a Chord Direction of South 03° 48' 57" West;

THENCE South 10° 42' 14" East, a distance of 418.56 feet;

THENCE South 08° 41' 06" East, a distance of 499.95 feet;

THENCE South 03° 41' 29" East, a distance of 357.24 feet;

THENCE South 01° 05' 41" East, a distance of 942.17 feet;

THENCE along a curve to the right having a Radius of 2320.95 feet, an Angle of 59° 16' 29" and a Chord Direction of South 23° 31' 07" West;

THENCE South 57° 13' 11" West, a distance of 1162.59 feet;

THENCE North 00° 43' 38" West, a distance of 2702.45 feet;

THENCE South 86° 44' 06" West, a distance of 298.49 feet;

THENCE South 58° 05' 07" West, a distance of 1910.31 feet;

THENCE North 32° 40' 40" West, a distance of 214.32 feet;

THENCE along a curve to the right having a Radius of 800.26 feet, an Angle of 12° 41' 27" and a Chord Direction of South 79°34'58" West;

THENCE North 02° 26' 13" West, a distance of 194.32 feet;

THENCE South 88° 32' 53" West, a distance of 370.94 feet;

THENCE North 00° 22' 8" West, a distance of 330.32 feet;

THENCE South 89° 33' 42" West, a distance of 212.94 feet;

THENCE South 01° 22' 18" East, a distance of 201.27 feet;

THENCE South 89° 21' 17" West, a distance of 158.21 feet;

THENCE North 00° 55' 49" West, a distance of 455.75 feet;

THENCE North 88° 42' 28" East, a distance of 152.91 feet;

THENCE North 01° 30' 45" West, a distance of 437.92 feet;

THENCE South 89° 15' 02" West, a distance of 155.40 feet;

THENCE North 01° 51' 56" West, a distance of 122.97 feet;

THENCE North 88° 06' 17" East, a distance of 159.45 feet;

THENCE North 01° 12' 15" West, a distance of 298.85 feet;

THENCE South 89° 22' 46" West, a distance of 164.90 feet;

THENCE North 00° 58' 02" West, a distance of 131.84 feet;

THENCE North 01° 07' 02" West, a distance of 306.24 feet;

THENCE North 89° 07' 15" East, a distance of 128.21 feet;

THENCE North 00° 46' 04" West, a distance of 164.05 feet;

THENCE North 59° 21' 51" West, a distance of 116.49 feet;

THENCE North 55° 38' 03" East, a distance of 632.84 feet;

THENCE North 51° 41' 13" East, a distance of 19.94 feet;

THENCE North 27° 26' 38" West, a distance of 351.06 feet;

THENCE South 41° 15' 13" West, a distance of 478.85 feet;

THENCE South 89° 43' 33" East, a distance of 104.50 feet;

THENCE South 89° 08' 56" West, a distance of 370.29 feet;

THENCE North 39° 42' 41" East, a distance of 835.87 feet;

THENCE North 49° 12' 21" West, a distance of 207.57 feet;

THENCE North 49° 55' 27" West, a distance of 70.27 feet;

THENCE North 33° 20' 56" East, a distance of 209.99 feet;

THENCE North 28° 29' 09" West, a distance of 104.80 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 50° 52' 11", and a Chord Direction of North 89° 46' 10" West;

THENCE South 53° 24' 35" West, a distance of 118.66 feet;

THENCE South 39° 42' 35" West, a distance of 104.87 feet;

THENCE South 89° 44' 58" West, a distance of 252.48 feet;

THENCE North 26° 07' 02" East, a distance of 263.10 feet;

THENCE South 89° 04' 06" East, a distance of 225.08 feet;

THENCE South 80° 58' 42" East, a distance of 947.24 feet;

THENCE North 00° 37' 24" West, a distance of 1834.15 feet;

THENCE South 59° 42' 54" West, a distance of 269.69 feet;

THENCE North 03° 58' 53" East, a distance of 174.75 feet;

THENCE along a curve to the left having a Radius of 294.8 feet, an Angle of 40° 39' 22", and a Chord Direction of North 19° 27' 35" West;

THENCE North 00° 00' 00" East, a distance of 73.75 feet;

THENCE North 90° 00' 00" East, a distance of 0.27 feet;

THENCE North 89° 31' 12" East, a distance of 85.25 feet;
THENCE North 00° 32' 12" West, a distance of 1064.55 feet;
THENCE South 88° 16' 31" West, a distance of 1084.49 feet;
THENCE North 00° 20' 03" West, a distance of 263.15 feet;
THENCE North 76° 22' 03" East, a distance of 4076.34 feet;

**OAK CLIFF GATEWAY
SUBDISTRICTS**

SUBDISTRICT A - TRACT 1
RTN

BEGINNING at the intersection of the centerline of Neches Street and the centerline of Elsbeth Avenue;

THENCE South 89° 08' 56" West, a distance of 370.29 feet;
THENCE North 39° 42' 41" East, a distance of 835.87 feet;
THENCE North 49° 12' 21" West, a distance of 127.77 feet;
THENCE North 36° 53' 20" East, a distance of 143.52 feet;
THENCE South 28° 42' 14" East, a distance of 167.69 feet;
THENCE South 30° 32' 19" East, a distance of 263.73 feet;
THENCE North 61° 37' 35" East, a distance of 192.77 feet;
THENCE South 15° 45' 46" East, a distance of 155.16 feet;
THENCE South 62° 15' 40" West, a distance of 161.33 feet;
THENCE North 27° 26' 38" West, a distance of 35.80 feet;
THENCE South 41° 15' 13" West, a distance of 478.85 feet;
THENCE South 89° 43' 33" West, a distance of 104.50 feet;

SUBDISTRICT A - TRACT 2
RTN

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE South 84° 02' 56" East, a distance of 216.56 feet;

THENCE along a curve to the left having a Radius of 783.2, an Angle of 13° 58' 16" and a Chord Direction of North 89° 53' 10" East;

THENCE North 79° 17' 13" East, a distance of 142.62 feet;

THENCE North 77° 16' 42" East, a distance of 294.36 feet;

THENCE along a curve to the right having a Radius of 830.91, an Angle of 13° 33' 49" and a Chord Direction of North 83° 23' 52" East;

THENCE North 89° 05' 23" East, a distance of 85.63 feet;

THENCE South 01° 05' 05" East, a distance of 547.03 feet;

THENCE North 89° 48' 34" East, a distance of 92.80 feet;

THENCE South 01° 01' 36" East, a distance of 320.61 feet;

THENCE North 89° 08' 32" East, a distance of 61.46 feet;

THENCE South 00° 03' 29" East, a distance of 127.19 feet;

THENCE North 84° 46' 34" East, a distance of 5.09 feet;

THENCE South 00° 56' 27" East, a distance of 447.81 feet;

THENCE South 87° 22' 52" West, a distance of 55.46 feet;

THENCE South 00° 29' 30" East, a distance of 365.90 feet;

THENCE South 89° 53' 31" East, a distance of 53.25 feet;

THENCE South 01° 47' 48" East, a distance of 186.91 feet;

THENCE South 88° 12' 13" West, a distance of 10.41 feet;

THENCE South 00° 00' 16" East, a distance of 51.67 feet;

THENCE North 88° 56' 54" East, a distance of 200.64 feet;

THENCE South 01° 16' 45" East, a distance of 458.23 feet;

THENCE South 89° 23' 38" West, a distance of 186.79 feet;

THENCE North 00° 38' 42" East, a distance of 50.63 feet;

THENCE South 88° 16' 53" West, a distance of 117.20 feet;

THENCE North 00° 44' 04" West, a distance of 31.03 feet;

THENCE South 57° 12' 09" West, a distance of 336.50 feet;

THENCE North 00° 41' 57" West, a distance of 28.41 feet;

THENCE South 88° 59' 27" West, a distance of 229.57 feet;

THENCE South 00° 01' 33" East, a distance of 178.93 feet;

THENCE South 89° 08' 34" West, a distance of 235.70 feet;

THENCE South 00° 11' 23" East, a distance of 163.44 feet;

THENCE South 89° 55' 27" West, a distance of 180.02 feet;

THENCE South 00° 00' 00" West, a distance of 58.89 feet;

THENCE South 89° 43' 28" West, a distance of 160.22 feet;

THENCE South 00° 21' 16" East, a distance of 135.06 feet;

THENCE South 88° 14' 50" West, a distance of 158.46 feet;

THENCE North 00° 44' 17" West, a distance of 112.08 feet;

THENCE South 89° 02' 21" West, a distance of 199.25 feet;

THENCE North 00° 38' 15" West, a distance of 21.2 feet;

THENCE South 88° 23' 48" West, a distance of 123.93 feet;

THENCE North 89° 35' 07" West, a distance of 114.04 feet;

THENCE North 00° 03' 28" West, a distance of 139.58 feet;

THENCE South 90° 00' 00" West, a distance of 232.17 feet;
THENCE North 00° 50' 09" West, a distance of 1480.40 feet;
THENCE North 88° 02' 10" East, a distance of 357.68 feet;
THENCE North 00° 28' 16" West, a distance of 963.83 feet;
THENCE North 43° 07' 42" East, a distance of 568.44 feet;

SUBDISTRICT A - TRACT 3

RTN

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 to the point of intersection with the centerline of Beckley Avenue;

THENCE South 89° 15' 08" West, a distance of 198.54 feet
THENCE South 89° 12' 28" West, a distance of 22.97 feet;
THENCE North 00° 32' 14" West, a distance of 1053.07 feet;
THENCE North 87° 02' 51" East, a distance of 215.38 feet;
THENCE South 00° 52' 41" East, a distance of 1061.33 feet;

SUBDISTRICT A - TRACT 4

RTN

BEGINNING at the intersection of the centerline of Handley Drive with the centerline of Greenbriar Lane;

THENCE North 03° 58' 53" East, a distance of 174.75 feet;
THENCE along a curve to the left having a Radius of 294.80 feet, an Angle of 40° 39' 22" and a Chord Direction of North 19° 27' 35" West;
THENCE North 00° 00' 00" East, a distance of 73.75 feet;
THENCE North 89° 31' 12" East, a distance of 85.25 feet;
THENCE North 00° 32' 14" West, a distance of 7.27 feet;

THENCE North 89° 12' 02" East, a distance of 22.97 feet;

THENCE South 00° 56' 42" East, a distance of 7.73 feet;

THENCE South 00° 18' 43" East, a distance of 73.99 feet;

THENCE South 89° 41' 17" West, a distance of 7.71 feet;

THENCE South 00° 18' 46" East, a distance of 82.30 feet;

THENCE North 89° 41' 15" East, a distance of 145.38 feet;

THENCE South 62° 16' 52" West, a distance of 115.03 feet;

THENCE South 00° 00' 32" East, a distance of 180.82 feet;

THENCE South 59° 42' 55" West, a distance of 102.93 feet;

SUBDISTRICT A - TRACT 5
RTN

BEGINNING at the intersection of the southwesterly projection of the common line between Lots 4 and 5 of City Block 17/3339 with the centerline of Ballard Avenue;

THENCE North 61° 55' 28" East, a distance of 152.09 feet;

THENCE South 16° 41' 13" East, a distance of 154.31 feet;

THENCE South 61° 44' 35" West, a distance of 123.29 feet;

THENCE North 27° 26' 38" West, a distance of 151.67 feet;

SUBDISTRICT A - TRACT 6
RTN

BEGINNING at the intersection of the centerline Zang Boulevard and the centerline of 5TH Street;

THENCE South 88° 47' 34" West, a distance of 276.78 feet;

THENCE North 00° 46' 04" West, a distance of 164.05 feet;

THENCE South 61° 21' 53" East, a distance of 58.55 feet;

THENCE North 88° 19' 46" East, a distance of 8.56 feet;

THENCE North 25° 25' 24" East, a distance of 46.00 feet;

THENCE South 60° 06' 37" East, a distance of 32.77 feet;

THENCE South 58° 04' 20" East, a distance of 47.54 feet;

THENCE South 59° 01' 38" East, a distance of 6.43 feet;

THENCE South 60° 44' 12" East, a distance of 26.98 feet;

THENCE South 62° 25' 46" East, a distance of 26.98 feet;

THENCE South 64° 08' 12" East, a distance of 26.98 feet;

THENCE South 65° 41' 35" East, a distance of 22.93 feet;

THENCE South 62° 31' 09" East, a distance of 61.05 feet;

THENCE South 29° 36' 01" West, a distance of 6.84 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of 08° 55' 35" and a Chord Direction of South 21° 48' 38" West;

SUBDISTRICT A - TRACT 7

RTN

BEGINNING at the intersection of the centerline Elsbeth Avenue and the centerline of Neely Street;

THENCE North 88° 23' 04" East, a distance of 156.41 feet;

THENCE South 01° 02' 54" East, a distance of 126.18 feet;

THENCE South 01° 22' 18" East, a distance of 201.27 feet;

THENCE South 89° 21' 20" West, a distance of 158.21 feet;

THENCE North 00° 55' 49" West, a distance of 324.78 feet;

SUBDISTRICT B - TRACT 1**WR-3_ (with Shop Front Overlay 10 (SH-10) per Z067-203)**

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 to the point of intersection with the centerline of Beckley Avenue;

THENCE South 00° 53' 35" East, a distance of 229.35 feet;

THENCE South 00° 54' 06" East, a distance of 72.17 feet;

THENCE South 56° 54' 50" West, a distance of 27.10 feet;

THENCE South 59° 42' 55" West, a distance of 166.76 feet;

THENCE North 00° 00' 32" West, a distance of 180.82 feet;

THENCE North 62° 16' 52" East, a distance of 115.03 feet;

THENCE South 89° 41' 15" West, a distance of 145.38 feet

THENCE North 00° 18' 46" West, a distance of 82.30 feet;

THENCE North 89° 41' 17" East, a distance of 7.71 feet;

THENCE North 00° 18' 43" West, a distance of 73.99 feet;

THENCE North 00° 56' 42" West, a distance of 7.73 feet;

THENCE North 89° 12' 02" East, a distance of 198.86 feet;

SUBDISTRICT B - TRACT 2**WR-3**

BEGINNING at the intersection of the centerline of Blaylock Drive and the centerline of Colorado Boulevard;

THENCE North 89° 05' 23" East, a distance of 161.40 feet;

THENCE South 01° 20' 11" East, a distance of 359.31 feet;

THENCE South 01° 04' 07" East, a distance of 157.64 feet;

THENCE South 00° 07' 22" West, a distance of 32.48 feet;

THENCE North 89° 53' 53" West, a distance of 69.50 feet;

THENCE South 89° 48' 46" West, a distance of 92.78 feet;

THENCE North 01° 05' 05" West, a distance of 547.02 feet

SUBDISTRICT B - TRACT 3
WR-3

BEGINNING at the intersection of the southwesterly projection of the common line between Lots 5 and 6 in City Block 17/3339 with the intersection of the centerline of Ballard Avenue;

THENCE North 61° 54' 37" East, a distance of 161.44 feet;

THENCE South 16° 53' 44" East, a distance of 51.07 feet;

THENCE South 61° 55' 28" West, a distance of 152.09 feet

THENCE North 27° 26' 38" West, a distance of 50.07 feet;

SUBDISTRICT B - TRACT 4
WR-3

BEGINNING at the intersection of the centerline of Zang Boulevard and the centerline of Neeley Street;

THENCE South 88° 25' 41" West, a distance of 371.49 feet;

THENCE North 00° 47' 29" West, a distance of 130.84 feet;

THENCE North 88° 13' 18" East, a distance of 152.86 feet;

THENCE North 01° 30' 19" West, a distance of 436.63 feet;

THENCE South 89° 15' 02" West, a distance of 155.40 feet;

THENCE North 01° 51' 56" West, a distance of 122.97 feet;

THENCE North 88° 06' 17" East, a distance of 159.45 feet;

THENCE North 01° 12' 15" West, a distance of 298.85 feet;

THENCE South 89° 22' 46" West, a distance of 164.90 feet;

THENCE North 00° 58' 02" West, a distance of 131.84 feet;

THENCE North 89° 43' 44" East, a distance of 386.48 feet;

THENCE South 00° 57' 44" East, a distance of 1118.81 feet

SUBDISTRICT B - TRACT 5
WR-3

BEGINNING at the intersection of the centerline Ballard Avenue and the centerline of Eldorado Avenue;

THENCE North 49° 54' 38" East, a distance of 194.21 feet;

THENCE South 31° 45' 27" East, a distance of 88.26 feet;

THENCE South 29° 57' 11" West, a distance of 27.48 feet;

THENCE South 29° 33' 41" West, a distance of 645.26 feet;

THENCE North 62° 31' 09" West, a distance of 61.05 feet;

THENCE North 65° 41' 35" West, a distance of 22.93 feet;

THENCE North 64° 08' 12" West, a distance of 26.98 feet;

THENCE North 62° 25' 46" West, a distance of 26.98 feet;

THENCE North 60° 44' 12" West, a distance of 26.98 feet;

THENCE North 59° 01' 38" West, a distance of 6.43 feet;

THENCE North 58° 04' 20" West, a distance of 47.54 feet;

THENCE North 60° 06' 37" West, a distance of 32.77 feet;

THENCE South 25° 25' 24" West, a distance of 46.00 feet;

THENCE South 88° 19' 46" West, a distance of 8.56 feet;

THENCE North 61° 21' 53" West, a distance of 58.55 feet;

THENCE North 59° 21' 51" West, a distance of 116.49 feet;

THENCE North 55° 38' 03" East, a distance of 632.84 feet;

THENCE North 51° 39' 32" East, a distance of 19.94 feet;

SUBDISTRICT B – TRACT 6

WR-3 (with additional (SH-5) Shop Front Overlay 5)

BEGINNING the centerline of Ballard Avenue at the point of intersection with the northeasterly projection of the common line between the most southeastern line of Lot 1A and the north line of the remainder of Lot 1 in Block M/3363;

THENCE North 49° 55' 27" West, a distance of 70.27;

THENCE North 33° 20' 56" East, a distance of 209.99;

THENCE South 28° 14' 55" East, a distance of 179.37 feet;

THENCE South 36° 53' 20" West, a distance of 143.52 feet;

THENCE North 49° 12' 21" West, a distance of 79.80;

SUBDISTRICT C - TRACT 1

WMU-3

BEGINNING at the intersection of the centerline of Neely Street with the centerline of Zang Boulevard;

THENCE South 00° 14' 32" East, a distance of 130.43 feet;

THENCE South 89° 33' 42" West, a distance of 212.94 feet;

THENCE North 01° 02' 48" West, a distance of 126.18 feet;

THENCE North 88° 25' 31" East, a distance of 214.77;

SUBDISTRICT C-TRACT 2

WMU-3 (with additional (SH-9) Shop Front Overlay 9)

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of 10th Street;

THENCE North 88° 58' 59" East, a distance of 574.32 feet;

THENCE along a curve to the right having a Radius of 2136.60 feet, an Angle of 05° 03' 46" and a Chord Direction of South 49° 32' 08" West;

THENCE South 57° 10' 51" West, a distance of 506.58 feet;

THENCE North 00° 43' 41" West, a distance of 386.88 feet;

SUBDISTRICT D - TRACT 1

WMU-5

BEGINNING at the intersection of the centerline of the northerly projection of the centerline of Hardwick Street and the centerline of IH-30 (Dallas Fort Worth Turnpike);

THENCE North 76° 22' 3" East, a distance of 1329.80 feet;

THENCE South 00° 51' 17" East, a distance of 537.30 feet;

THENCE South 87° 05' 33" West, a distance of 215.06 feet

THENCE North 00° 32' 14" West, a distance of 4.22 feet;

THENCE South 88° 16' 31" West, a distance of 1084.49 feet;

THENCE North 00° 20' 03" West, a distance of 263.15 feet;

SUBDISTRICT D TRACT 2

WMU-5

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE South 89° 05' 23" West, a distance of 428.91 feet;

THENCE along a curve to the left having a Radius of 830.91 feet, an Angle of 13° 33' 49" and a Chord Direction of South 83° 23' 52" West;

THENCE South 77° 16' 42" West, a distance of 294.36 feet;

THENCE North 00° 27' 55" West, a distance of 40.06 feet;

THENCE North 41° 02' 30" East, a distance of 59.34 feet;

THENCE North 07° 57' 15" West, a distance of 154.98 feet;

THENCE North 43° 45' 52" East, a distance of 59.98 feet;

THENCE North 45° 39' 50" West, a distance of 227.3 feet;

THENCE South 46° 09' 51" West, a distance of 191.51 feet;

THENCE South 44° 12' 09" West, a distance of 210.03 feet;

THENCE North 45° 44' 43" West, a distance of 54.18 feet;

THENCE along a curve to the right having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of North 24° 36' 50" West;

THENCE North 00° 57' 44" West, a distance of 1076.3 feet;

THENCE North 00° 20' 41" West, a distance of 289.83 feet;

THENCE North 89° 36' 17" West, a distance of 104.65 feet;

THENCE North 02° 00' 59" West, a distance of 156.8 feet;

THENCE South 89° 26' 58" West, a distance of 307.85 feet;

THENCE South 00° 31' 57" East, a distance of 449.44 feet;

THENCE South 89° 17' 34" West, a distance of 434.79 feet;

THENCE North 00° 37' 24" West, a distance of 567.82 feet;

THENCE North 56° 54' 42" East, a distance of 27.10 feet;

THENCE North 00° 54' 06" West, a distance of 72.16 feet;

THENCE North 88° 58' 44" East, a distance of 97.29 feet;

THENCE North 88° 52' 21" East, a distance of 727.48 feet;

THENCE along a curve to the left having a Radius of 1618.71 feet, an Angle of 03° 56' 33" and a Chord Direction of South 84° 41' 51" East;

THENCE along a curve to the right having a Radius of 487.41 feet, an Angle of 26° 40' 36" and a Chord Direction of South 61° 36' 26" East;

THENCE South 46° 19' 26" East, a distance of 378.43 feet;

THENCE along a curve to the left having a Radius of 602.47 feet, an Angle of 25° 58' 18" and a Chord Direction of South 64° 55' 49" East;

THENCE South 78° 56' 15" East, a distance of 404.07 feet;

THENCE along a curve to the right having a Radius of 701.61 feet, an Angle of 14° 57' 33" and a Chord Direction of South 73° 32' 53" East;

THENCE South 61° 24' 19" East, a distance of 160.43 feet;

THENCE along a curve to the right having a Radius of 756.71 feet, an Angle of 28° 32' 52" and a Chord Direction of North 71° 04' 56" East;

THENCE along a curve to the left having a Radius of 1043.49 feet, an Angle of 27° 02' 36" and a Chord Direction of South 50° 18' 22" West;

THENCE along a curve to the left having a Radius of 607.18 feet, an Angle of 34° 57' 31" and a Chord Direction of South 19° 13' 39" West;

THENCE South 01° 24' 39" East, a distance of 252.80 feet;

THENCE South 88° 12' 43" West, a distance of 50.83 feet;

THENCE South 89° 08' 09" West, a distance of 227.91 feet;

THENCE South 00° 44' 31" East, a distance of 229.30 feet;

THENCE North 89° 44' 59" East, a distance of 227.02 feet;

THENCE South 89° 56' 18" East, a distance of 54.42 feet;

THENCE South 01° 24' 24" East, a distance of 223.02 feet;

SUBDISTRICT D - TRACT 3

WMU-5

BEGINNING at the intersection of the centerline of 7th Street and the centerline of Jefferson Boulevard;

THENCE South 19° 35' 32" West, a distance of 932.21 feet;

THENCE along a curve to the right having a Radius of 1660.67, an Angle of 17° 24' 05" and a Chord Direction of South 27° 27' 40" West;

THENCE along a curve to the right having a Radius of 2162.66, an Angle of 11° 30' 16" and a Chord Direction of South 41° 17' 28" West;

THENCE South 88° 58' 59" West, a distance of 574.32 feet;

THENCE North 00° 43' 38" West, a distance of 1070.86 feet;
THENCE North 00° 53' 29" West, a distance of 239.94 feet;
THENCE North 01° 17' 23" West, a distance of 458.25 feet;
THENCE South 88° 56' 54" West, a distance of 200.64 feet;
THENCE North 00° 00' 50" West, a distance of 51.66 feet;
THENCE North 88° 08' 41" East, a distance of 10.42 feet;
THENCE North 01° 47' 48" West, a distance of 186.91 feet;
THENCE North 89° 54' 14" West, a distance of 53.26 feet;
THENCE North 00° 29' 30" West, a distance of 365.90 feet;
THENCE North 87° 22' 12" East, a distance of 55.47 feet;
THENCE North 00° 56' 27" West, a distance of 447.81 feet;
THENCE South 84° 39' 42" West, a distance of 5.10 feet;
THENCE North 00° 03' 29" West, a distance of 127.19 feet;
THENCE South 89° 08' 32" West, a distance of 61.46 feet;
THENCE North 01° 01' 36" West, a distance of 320.61 feet;
THENCE South 89° 53' 53" East, a distance of 69.50 feet;
THENCE North 00° 07' 22" East, a distance of 32.48 feet;
THENCE North 01° 04' 07" West, a distance of 157.64 feet;
THENCE North 01° 20' 13" West, a distance of 359.32 feet;
THENCE North 89° 05' 23" East, a distance of 181.86 feet;
THENCE South 00° 49' 46" East, a distance of 179.51 feet;
THENCE North 89° 36' 17" East, a distance of 238.90 feet;
THENCE South 00° 48' 46" East, a distance of 1819.10 feet;

THENCE North 89° 11' 14" East, a distance of 225.57 feet;

THENCE South 00° 48' 46" East, a distance of 180.49 feet;

THENCE North 89° 11' 14" East, a distance of 682.03 feet;

THENCE South 00° 48' 46" West, a distance of 1633.29 feet;

THENCE North 89° 20' 11" West, a distance of 243.46 feet;

THENCE North 00° 34' 39" West, a distance of 533.10 feet;

THENCE North 88° 57' 37" East, a distance of 208.36 feet;

THENCE South 32° 05' 29" East, a distance of 266.87 feet;

THENCE along a curve to the right having a Radius of 546.77, an Angle of 20° 00' 13" and a Chord Direction of South 23° 59' 01" East;

THENCE South 09° 42' 11" East, a distance of 92.16 feet;

THENCE along a curve to the left having a Radius of 1438.82, an Angle of 03° 04' 20" and a Chord Direction of South 10° 50' 04" East;

THENCE along a curve to the left having a Radius of 1438.82, an Angle of 05° 33' 48" and a Chord Direction of South 15° 09' 08" East;

THENCE South 13° 47' 05" East, a distance of 106.12 feet;

THENCE South 9° 12' 36" East, a distance of 177.57 feet;

THENCE South 05° 27' 17" East, a distance of 586.71 feet;

THENCE South 00° 53' 35" West, a distance of 231.89 feet;

THENCE South 02° 19' 18" West, a distance of 267.72 feet;

THENCE South 13° 38' 06" West, a distance of 107.34 feet;

SUBDISTRICT D - TRACT 4

WMU-5 (with additional Shop Front Overlay 6 (SH-6))

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 00° 50' 31" West, a distance of 462.47 feet;
THENCE North 90° 00' 00" East, a distance of 232.17 feet;
THENCE South 00° 02' 53" East, a distance of 139.58 feet;
THENCE North 89° 51' 36" East, a distance of 113.85 feet;
THENCE North 88° 54' 31" East, a distance of 124.10 feet;
THENCE South 00° 38' 15" East, a distance of 21.20 feet;
THENCE North 89° 02' 21" East, a distance of 199.25 feet;
THENCE South 00° 44' 17" East, a distance of 112.08 feet;
THENCE North 88° 14' 50" East, a distance of 158.46 feet;
THENCE North 00° 21' 16" West, a distance of 135.06 feet;
THENCE North 89° 43' 28" East, a distance of 160.22 feet;
THENCE North 00° 00' 00" East, a distance of 58.89 feet;
THENCE North 89° 55' 30" East, a distance of 180.05 feet;
THENCE North 00° 11' 53" West, a distance of 163.44 feet;
THENCE North 89° 08' 34" East, a distance of 235.70 feet;
THENCE North 00° 01' 33" West, a distance of 178.93 feet;
THENCE North 88° 59' 27" East, a distance of 229.57 feet;
THENCE South 00° 41' 57" East, a distance of 28.41 feet;
THENCE North 57° 12' 18" East, a distance of 336.52 feet;
THENCE South 00° 41' 27" East, a distance of 31.03 feet;
THENCE North 88° 16' 53" East, a distance of 117.20 feet;
THENCE North 00° 38' 42" West, a distance of 50.63 feet;
THENCE North 89° 23' 38" East, a distance of 186.79 feet;

THENCE South 00° 55' 03" East, a distance of 239.95 feet;
THENCE South 86° 44' 06" West, a distance of 298.49 feet;
THENCE South 58° 05' 07" West, a distance of 1255.21 feet;
THENCE South 89° 44' 51" West, a distance of 854.03 feet;

SUBDISTRICT D - TRACT 5
WMU-5

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE South 01° 36' 25" East, a distance of 392.64 feet;
THENCE South 81° 35' 02" East, a distance of 447.09 feet;
THENCE South 43° 07' 42" West, a distance of 84.41 feet;
THENCE South 00° 28' 16" East, a distance of 963.83 feet;
THENCE South 88° 05' 46" West, a distance of 357.78 feet;
THENCE North 01° 08' 13" West, a distance of 552.45 feet;
THENCE North 29° 30' 12" East, a distance of 27.53 feet;
THENCE North 31° 45' 27" West, a distance of 88.26 feet;
THENCE South 49° 46' 09" West, a distance of 89.42 feet;
THENCE South 49° 54' 38" West, a distance of 104.77 feet;
THENCE North 27° 26' 38" West, a distance of 113.52 feet;
THENCE North 61° 44' 35" East, a distance of 123.29 feet;
THENCE North 16° 41' 13" West, a distance of 154.31 feet;
THENCE North 16° 53' 44" West, a distance of 51.07 feet;
THENCE North 15° 43' 34" West, a distance of 154.17 feet;
THENCE South 61° 37' 35" West, a distance of 192.77 feet;

THENCE North 30° 32' 19" West, a distance of 263.73 feet;

THENCE North 28° 42' 14" West, a distance of 167.69 feet;

THENCE North 28° 14' 55" West, a distance of 179.37 feet;

THENCE North 28° 32' 16" West, a distance of 104.99 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 23° 04' 47" and a Chord Direction of North 75° 52' 28" West;

THENCE North 00° 31' 32" East, a distance of 38.46 feet;

THENCE South 80° 58' 19" East, a distance of 788.10 feet;

SUBDISTRICT E -TRACT 1

WMU-8

BEGINNING at the intersection of the centerline of IH-30 (Dallas Fort Worth Turnpike) and the centerline Beckley Avenue;

THENCE North 76° 22' 3" East, a distance of 439.61;

THENCE South 20° 10' 48" East, a distance of 211.03 feet;

THENCE South 20° 09' 38" East, a distance of 337.92 feet;

THENCE South 31° 04' 27" East, a distance of 442.45 feet;

THENCE South 38° 10' 29" East, a distance of 9.25 feet;

THENCE North 90° 00' 00" East, a distance of 90.36;

THENCE South 00° 57' 31" East, a distance of 327.70 feet;

THENCE South 01° 25' 14" East, a distance of 696.26 feet;

THENCE along a curve to the right having a Radius of 1618.71 feet, an Angle of 03° 56' 33" and a Chord Direction of North 84° 41' 51" West;

THENCE South 88° 53' 06" West, a distance of 824.76 feet;

THENCE North 00° 58' 49" West, a distance of 229.10;

THENCE North 00° 52' 41" West, a distance of 1061.33;

THENCE North 00° 51' 14" West, a distance of 537.15;

SUBDISTRICT E - TRACT 2

WMU-8

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE North 88° 09' 58" East, a distance of 771.92 feet;

THENCE South 81° 29' 06" East, a distance of 135.26 feet;

THENCE South 00° 35' 06" East, a distance of 533.12 feet;

THENCE South 89° 20' 11" East, a distance of 243.46 feet;

THENCE South 00° 48' 46" East, a distance of 1633.29 feet;

THENCE South 89° 11' 14" West, a distance of 682.03 feet;

THENCE North 00° 48' 46" West, a distance of 180.49 feet;

THENCE South 89° 11' 14" West, a distance of 225.57 feet;

THENCE North 00° 48' 46" West, a distance of 1819.10 feet;

THENCE South 89° 36' 17" West, a distance of 238.90 feet;

THENCE North 00° 49' 46" West, a distance of 179.52 feet;

SUBDISTRICT E - TRACT 3

WMU-8

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 89° 44' 51" East, a distance of 854.03 feet;

THENCE South 58° 05' 07" West, a distance of 655.10 feet;

THENCE North 32° 40' 40" West, a distance of 214.32 feet;

THENCE along a curve to the right having a Radius of 800.26, an Angle of 12° 41' 27" and a Chord Direction of South 79° 34' 58" West;

THENCE North 02° 26' 13" West, a distance of 194.32 feet;

SUBDISTRICT E - TRACT 4

WMU-8

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of the northeast offset of 5th Street;

THENCE South 00° 50' 24" East, a distance of 1943.20 feet;

THENCE South 88° 32' 53" West, a distance of 370.94 feet;

THENCE North 00° 19' 55" West, a distance of 330.30 feet;

THENCE North 00° 20' 10" West, a distance of 130.41 feet;

THENCE North 00° 57' 46" West, a distance of 1264.68 feet;

THENCE North 01° 06' 44" East, a distance of 103.02 feet;

THENCE along a curve to the right having a Radius of 319.48 feet, an Angle of 20° 32' 00" and a Chord Direction of North 16° 00' 26" East;

THENCE North 29° 36' 01" East, a distance of 521.66 feet;

THENCE North 29° 30' 12" East, a distance of 130.38 feet

THENCE South 01° 08' 13" East, a distance of 552.45 feet;

SUBDISTRICT E - TRACT 5

WMU-8

BEGINNING at the intersection of the centerline of Zang Boulevard and the centerline of Madison Avenue;

THENCE North 81° 35' 02" West, a distance of 447.09 feet;

THENCE North 01° 36' 25" West, a distance of 392.64 feet;

THENCE South 82° 23' 47" East, a distance of 791.13 feet;

THENCE South 43° 07' 42" West, a distance of 484.01 feet;

SUBDISTRICT E TRACT 6

WMU-8_additional Height Management Overlay (HM-2)

COMMENCING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard; THENCE North 01° 24' 24" West, a distance of 223.02 feet along the centerline of Marsalis Avenue to a point that is the intersection of the easterly projection of the common point between the northeast corner of Lot 1A and the southeast corner of Lot 3 in City Block 21/3002 and the POINT OF BEGINNING, and being more particularly described as follows:

THENCE North 89° 56' 18" West, a distance of 54.42 feet;

THENCE North 89° 44' 59" West, a distance of 227.02 feet;

THENCE North 00° 44' 31" West, a distance of 229.03 feet;

THENCE North 89° 08' 09" East, a distance of 227.91 feet;

THENCE North 88° 12' 43" East, a distance of 50.83 feet;

THENCE South 01° 24' 15" East, a distance of 233.17 feet;

SUBDISTRICT F - TRACT 1

WMU-12

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Jefferson Boulevard;

THENCE North 57° 10' 44" East, a distance of 506.59 feet;

THENCE along a curve to the left having a Radius of 2164.05, an Angle of 16° 29' 45" and a Chord Direction of North 43° 47' 13" East;

THENCE along a curve to the left having a Radius of 1660.67, an Angle of 17° 24' 05" and a Chord Direction of North 27° 27' 40" East;

THENCE North 19° 35' 32" East, a distance of 932.21 feet;

THENCE North 13° 38' 06" East, a distance of 107.34 feet;

THENCE North 02° 19' 18" East, a distance of 267.72 feet;

THENCE North 00° 53' 35" East, a distance of 231.89 feet;

THENCE North 05° 27' 17" West, a distance of 586.71 feet;

THENCE North 09° 12' 36" West, a distance of 177.57 feet;

THENCE North 13° 47' 05" West, a distance of 106.12 feet;

THENCE along a curve to the right having a Radius of 1438.82, an Angle of 05° 33' 48" and a Chord Direction of North 15° 09' 08" West;

THENCE along a curve to the right having a Radius of 1438.82, an Angle of 03° 04' 20" and a Chord Direction of North 10° 50' 04" West;

THENCE along a curve to the left having a Radius of 1652.87, an Angle of 03° 11' 42" and a Chord Direction of North 09° 42' 11" West;

THENCE North 89° 12' 03" East, a distance of 431.50 feet;

THENCE along a curve to the left having a Radius of 1210.41, an Angle of 06° 04' 32" and a Chord Direction of South 09° 02' 10" East;

THENCE South 10° 42' 14" East, a distance of 418.56 feet;

THENCE South 08° 41' 06" East, a distance of 499.95 feet;

THENCE South 03° 41' 29" East, a distance of 357.24 feet;

THENCE South 01° 05' 41" East, a distance of 942.17 feet;

THENCE along a curve to the right having a Radius of 2320.95, an Angle of 59° 16' 29" and a Chord Direction of South 23° 31' 07" West;

THENCE South 57° 13' 11" West, a distance of 1162.59 feet;

THENCE North 00° 43' 38" West, a distance of 1244.65 feet;

SUBDISTRICT F - TRACT 2

WMU-12

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE North 44° 15' 17" East, a distance of 225.77 feet;

THENCE North 44° 12' 09" East, a distance of 210.03 feet;

THENCE North 46° 09' 51" East, a distance of 191.51 feet;

THENCE South 45° 39' 50" East, a distance of 227.30 feet;

THENCE South 43° 45' 52" West, a distance of 59.98 feet;

THENCE South 07° 57' 15" East, a distance of 154.98 feet;

THENCE South 41° 02' 30" West, a distance of 59.34 feet;

THENCE South 00° 27' 55" East, a distance of 40.06 feet;

THENCE South 79° 17' 13" West, a distance of 142.62 feet;

THENCE along a curve to the right having a Radius of 783.2 feet, an Angle of 13° 58' 16" and a Chord Direction of South 89° 53' 10" West;

THENCE North 84° 02' 56" West, a distance of 216.56 feet;

SUBDISTRICT G - TRACT 1
WMU-20

BEGINNING at the intersection of the centerline of Interstate Highway 30/Dallas Fort Worth Turnpike and the northeastern line of the Trinity River levee;

THENCE South 12° 31' 32" East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of 33° 44' 39" and a Chord Direction of South 42° 37' 01" East;

THENCE South 54° 45' 43" East, a distance of 573.12;

THENCE South 64° 58' 41" East, a distance of 344.76;

THENCE South 61° 16' 16" East, a distance of 199.45;

THENCE South 53° 32' 01" East, a distance of 454.83;

THENCE South 56° 40' 04" East, a distance of 530.02;

THENCE South 22° 08' 50" West, a distance of 2205.32;

THENCE North 46° 13' 08" West, a distance of 531.52;

THENCE along a curve to the left having a Radius of 3250.24 feet, an Angle of 09° 02' 39" and a Chord Direction of North 54° 47' 07" West;

THENCE North 61° 41' 54" West, a distance of 583.17;

THENCE South 71° 04' 56" West, a distance of 145.71;

THENCE along a curve to the left having a Radius of 756.71 feet, an Angle of 28° 32' 52" and a Chord Direction of South 71° 04' 56" West;

THENCE North 61° 24' 19" West, a distance of 160.43;

THENCE along a curve to the left having a Radius of 701.61 feet, an Angle of 14° 57' 33" and a Chord Direction of North 73° 32' 53" West;

THENCE North 78° 56' 15" West, a distance of 404.07;

THENCE along a curve to the right having a Radius of 602.47 feet, an Angle of 25° 58' 18" and a Chord Direction of North 64° 55' 49" West;

THENCE North 46° 19' 26" West, a distance of 378.43;

THENCE along a curve to the left having a Radius of 487.41 feet, an Angle of 26° 40' 36" and a Chord Direction of North 61° 36' 26" West;

THENCE North 01° 25' 14" West, a distance of 696.26;

THENCE North 00° 57' 31" West, a distance of 327.70;

THENCE South 90° 00' 00" West, a distance of 90.36;

THENCE North 38° 10' 29" West, a distance of 9.25;

THENCE North 31° 04' 27" West, a distance of 442.45;

THENCE North 20° 09' 38" West, a distance of 337.92;

THENCE North 20° 10' 48" West, a distance of 211.03;

THENCE North 76° 22' 03" East, a distance of 2306.90;

SUBDISTRICT G- TRACT 2
WMU-20

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;

THENCE North 89° 17' 34" East, a distance of 434.79 feet;

THENCE North 00° 31' 57" West, a distance of 449.44 feet;

THENCE North 89° 26' 58" East, a distance of 307.85 feet;

THENCE South 02° 00' 59" East, a distance of 156.80 feet;

THENCE South 89° 36' 17" East, a distance of 104.65 feet;

THENCE South 00° 20' 41" East, a distance of 289.83 feet;

THENCE South 00° 57' 44" East, a distance of 1076.30 feet;

THENCE along a curve to the left having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of South 24° 36' 50" East;

THENCE South 45° 44' 43" East, a distance of 54.18 feet;

THENCE South 44° 15' 17" West, a distance of 225.77 feet;

THENCE North 82° 23' 23" West, a distance of 791.35 feet;

SUBDISTRICT H
MIXED USE

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE North 01° 24' 24" West, a distance of 223.01;

THENCE North 01° 24' 15" West, a distance of 233.17;

THENCE North 01° 24' 39" West, a distance of 252.80;

THENCE along a curve to the right having a Radius of 607.18 feet, an Angle of 34° 57' 31" and a Chord Direction of North 19° 13' 39" East;

THENCE along a curve to the right having a Radius of 1043.49 feet, an Angle of 27° 02' 36" and a Chord Direction of North 50° 18' 22" East;

THENCE North 71° 04' 56" East, a distance of 145.71 feet;

THENCE South 61° 41' 54" East, a distance of 583.17 feet;

THENCE along a curve to the right having a Radius of 3250.24 feet, an Angle of 09° 02' 39" and a Chord Direction of South 54° 47' 07" East;

THENCE South 46° 13' 08" East, a distance of 531.52 feet;

THENCE South 22° 08' 50" West, a distance of 105.96 feet;

THENCE South 15° 53' 14" West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.00 feet, an Angle of 25° 41' 51" and a Chord Direction of South 06° 50' 39" West;

THENCE South 89° 12' 03" West, a distance of 431.50 feet;

THENCE North 10° 25' 15" West, a distance of 100.33 feet;

THENCE along a curve to the left having a Radius of 547.05 feet, an Angle of 19° 59' 39" and a Chord Direction of North 23° 59' 18" West;

THENCE North 32° 05' 29" West, a distance of 266.87 feet;

THENCE South 88° 57' 37" West, a distance of 208.36 feet;

THENCE North 81° 29' 06" West, a distance of 135.33 feet;

THENCE South 88° 09' 58" West, a distance of 771.91 feet;

SUBDISTRICT I **PARKING**

BEGINNING at the intersection of the centerline of the northeasterly projection of the centerline of the alley running through City Block 40/3360, between Haines Avenue and Bishop Avenue and the centerline of Colorado Boulevard;

THENCE South 89° 04' 06" East, a distance of 225.08 feet;

THENCE South 80° 58' 42" East, a distance of 159.32 feet;

THENCE South 00° 31' 32" West, a distance of 38.46 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 27° 47' 24" and a Chord Direction of South 78° 41' 27" West;

THENCE South 53° 24' 35" West, a distance of 118.66 feet;

THENCE South 39° 42' 35" West, a distance of 104.87 feet;

THENCE South 89° 44' 58" West, a distance of 252.48 feet;

THENCE North 26° 07' 02" East, a distance of 263.10 feet;

SUBDISTRICT J
MIXED USE

BEGINNING at the intersection of the centerline Elsbeth Avenue and the centerline of southwest offset of 5TH Street;

THENCE North 89° 07' 15" East, a distance of 128.21 feet;

THENCE North 88° 47' 30" East, a distance of 276.80 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of 11° 36' 25" and a Chord Direction of South 11° 32' 38" West;

THENCE South 01° 06' 44" West, a distance of 103.02 feet;

THENCE South 00° 57' 46" East, a distance of 145.88 feet;

THENCE South 89° 43' 46" West, a distance of 386.48 feet;

THENCE North 01° 07' 02" West, a distance of 306.24 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

29743
Exhibit C

150883
GIS_Approved

MEDICAL USE OVERLAY DISTRICT

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;

THENCE North 89° 17' 34" East, a distance of 434.79 feet;

THENCE North 00° 31' 57" West, a distance of 449.44 feet;

THENCE North 89° 26' 58" East, a distance of 307.85 feet;

THENCE South 02° 00' 59" East, a distance of 156.80 feet;

THENCE South 89° 36' 17" East, a distance of 104.65 feet;

THENCE South 00° 20' 41" East, a distance of 289.83 feet;

THENCE South 00° 57' 44" East, a distance of 1076.30 feet;

THENCE along a curve to the left having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of South 24° 36' 50" East;

THENCE South 45° 44' 43" East, a distance of 54.18 feet;

THENCE South 44° 15' 17" West, a distance of 225.77 feet;

THENCE North 82° 23' 23" West, a distance of 791.35 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

HEIGHT MAP OVERLAY**Height Map Overlay 2 (HM-2)**

COMMENCING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard; THENCE North 01° 24' 24" West, a distance of 223.02 feet along the centerline of Marsalis Avenue to a point that is the intersection of the easterly projection of the common point between the northeast corner of Lot 1A and the southeast corner of Lot 3 in City Block 21/3002 and the POINT OF BEGINNING, and being more particularly described as follows:

THENCE North 89° 56' 18" West, a distance of 54.42 feet;

THENCE North 89° 44' 59" West, a distance of 227.02 feet;

THENCE North 00° 44' 31" West, a distance of 229.03 feet;

THENCE North 89° 08' 09" East, a distance of 227.91 feet;

THENCE North 88° 12' 43" East, a distance of 50.83 feet;

THENCE South 01° 24' 15" East, a distance of 233.17 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

SHOP FRONT OVERLAYS**Shop Front 5 (SH-5)**

(per Z067-203 in PD 468 Subdistrict B-Tract 6-WR-3)

BEGINNING the centerline of Ballard Avenue at the point of intersection with the northeasterly projection of the common line between the most southeastern line of Lot 1A and the north line of the remainder of Lot 1 in Block M/3363;

THENCE North 49° 55' 27" West, a distance of 70.27;

THENCE North 33° 20' 56" East, a distance of 209.99;

THENCE South 28° 14' 55" East, a distance of 179.37 feet;

THENCE South 36° 53' 20" West, a distance of 143.52 feet;

THENCE North 49° 12' 21" West, a distance of 79.80;

Shop Front 6 (SH-6)

(per Z067-203 in PD 468 Subdistrict D-Tract 4-WMU-5)

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 00° 50' 31" West, a distance of 462.47 feet;

THENCE North 90° 00' 00" East, a distance of 232.17 feet;

THENCE South 00° 02' 53" East, a distance of 139.58 feet;

THENCE North 89° 51' 36" East, a distance of 113.85 feet;

THENCE North 88° 54' 31" East, a distance of 124.10 feet;

THENCE South 00° 38' 15" East, a distance of 21.20 feet;

THENCE North 89° 02' 21" East, a distance of 199.25 feet;

THENCE South 00° 44' 17" East, a distance of 112.08 feet;

THENCE North 88° 14' 50" East, a distance of 158.46 feet;

THENCE North 00° 21' 16" West, a distance of 135.06 feet;

THENCE North 89° 43' 28" East, a distance of 160.22 feet;
THENCE North 00° 00' 00" East, a distance of 58.89 feet;
THENCE North 89° 55' 30" East, a distance of 180.05 feet;
THENCE North 00° 11' 53" West, a distance of 163.44 feet;
THENCE North 89° 08' 34" East, a distance of 235.70 feet;
THENCE North 00° 01' 33" West, a distance of 178.93 feet;
THENCE North 88° 59' 27" East, a distance of 229.57 feet;
THENCE South 00° 41' 57" East, a distance of 28.41 feet;
THENCE North 57° 12' 18" East, a distance of 336.52 feet;
THENCE South 00° 41' 27" East, a distance of 31.03 feet;
THENCE North 88° 16' 53" East, a distance of 117.20 feet;
THENCE North 00° 38' 42" West, a distance of 50.63 feet;
THENCE North 89° 23' 38" East, a distance of 186.79 feet;
THENCE South 00° 55' 03" East, a distance of 239.95 feet;
THENCE South 86° 44' 06" West, a distance of 298.49 feet;
THENCE South 58° 05' 07" West, a distance of 1255.21 feet;
THENCE South 89° 44' 51" West, a distance of 854.03 feet;

Shop Front 7 (SH-7)

(per Z067-203 in PD 468 Subdistrict E-Tract 4-WMU-8)

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE South 00° 50' 24" East, a distance of 1943.20 feet;
THENCE South 88° 32' 53" West, a distance of 370.94 feet;
THENCE North 00° 19' 55" West, a distance of 330.30 feet;

THENCE North 00° 20' 10" West, a distance of 130.41 feet;

THENCE North 00° 57' 46" West, a distance of 1264.68 feet;

THENCE North 01° 06' 44" East, a distance of 103.02 feet;

THENCE along a curve to the right having a Radius of 319.48 feet, an Angle of 20° 32' 00" and a Chord Direction of North 16° 00' 26" East;

THENCE North 29° 36' 01" East, a distance of 521.66 feet;

THENCE North 29° 30' 12" East, a distance of 130.38 feet

THENCE South 01° 08' 13" East, a distance of 552.45 feet;

Shop Front 8 (SH-8)

(per Z067-203 in PD 468 portion of Subdistrict E-Tract 5-WMU-8)

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE South 43° 07' 49" West, a distance of 484.01 feet;

THENCE North 81° 35' 02" West, a distance of 154.33 feet;

THENCE North 43° 43' 24" East, a distance of 484.85 feet

THENCE South 82° 25' 24" East, a distance of 149.76 feet;

Shop Front 9 (SH-9)

(per Z067-203 in PD 468 Subdistrict C-Tract 2-WMU-3)

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of 10th Street;

THENCE North 88° 58' 59" East, a distance of 574.32 feet;

THENCE along a curve to the right having a Radius of 2136.60 feet, an Angle of 05° 03' 46" and a Chord Direction of South 49° 32' 08" West;

THENCE South 57° 10' 51" West, a distance of 506.58 feet;

THENCE North 00° 43' 41" West, a distance of 386.88 feet;

Shop Front 10 (SH-10)

(per Z067-203 in PD 468 Subdistrict B-Tract 1-WR-3)

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 at the point of intersection with the centerline of Beckley Avenue;

THENCE South 00° 53' 35" East, a distance of 229.35 feet;

THENCE South 00° 54' 06" East, a distance of 72.17 feet;

THENCE South 56° 54' 50" West, a distance of 27.10 feet;

THENCE South 59° 42' 55" West, a distance of 166.76 feet;

THENCE North 00° 00' 32" West, a distance of 180.82 feet;

THENCE North 62° 16' 52" East, a distance of 115.03 feet;

THENCE South 89° 41' 15" West, a distance of 145.38 feet;

THENCE North 00° 18' 46" West, a distance of 82.30 feet;

THENCE North 89° 41' 17" East, a distance of 7.71 feet;

THENCE North 00° 18' 43" West, a distance of 73.99 feet;

THENCE North 00° 56' 42" West, a distance of 7.73 feet;

THENCE North 89° 12' 02" East, a distance of 198.86 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT D

*Perimeter consists of (3) Non-Contiguous Areas
(Tracts 2A and 2B no longer exist)*

PERIMETER

Consists of (3) Non-Contiguous Areas covering an area of 133.513 acres

AREA 1

(contains Tract 1A)

BEGINNING at the centerline of Canty Street with the southwestern offset of Van Buren Street and being more particularly described as follows:

THENCE South 11° 56' 30" West, a distance of 414.89 feet;

THENCE North 82° 52' 30" East, a distance of 7.52 feet;

THENCE South 12° 16' 56" West, a distance of 258.80 feet;

THENCE South 25° 44' 20" West, a distance of 161.92 feet;

THENCE South 88° 29' 03" West, a distance of 1085.68 feet;

THENCE North 00° 17' 56" West, a distance of 816.58 feet;

THENCE North 89° 17' 50" East, a distance of 1293.41 feet;

AREA 2

(contains Tracts 1B and 2C)

BEGINNING at the centerline of Wickford Street with the centerline of Cedar Hill Avenue and being more particularly described as follows:

THENCE North 37° 56' 21" East, a distance of 677.83 feet;

THENCE along a curve to the Right having a Radius of 224.04, an Angle of 62° 04' 18" and a Chord Direction of North 60° 21' 28" East

THENCE South 89° 54' 23" East, a distance of 817.07 feet;

THENCE South 26° 07' 02" West, a distance of 263.1 feet;

THENCE North 89° 44' 58" East, a distance of 252.49 feet;

THENCE South 28° 31' 05" West, a distance of 200.56 feet;

THENCE South 89° 25' 04" West, a distance of 238.42 feet;

THENCE South 26° 16' 46" West, a distance of 458.39 feet;

THENCE South 25° 12' 03" West, a distance of 41.74 feet;

THENCE South 24° 26' 39" West, a distance of 53.69 feet;

THENCE South 27° 35' 50" West, a distance of 55.15 feet;

THENCE along a curve to the left having a Radius of 887.97, an Angle of 11° 07' 50" and a Chord Direction of South 20° 41' 52" West;

THENCE South 12° 42' 55" West, a distance of 66.29 feet;

THENCE South 89° 27' 38" East, a distance of 8.72 feet;

THENCE South 05° 36' 49" West, a distance of 101.22 feet;

THENCE South 01° 19' 56" West, a distance of 47.78 feet;

THENCE South 00° 56' 45" East, a distance of 400.48 feet;

THENCE South 88° 54' 27" West, a distance of 9.97 feet;

THENCE South 01° 06' 36" East, a distance of 1428.50 feet;

THENCE South 00° 33' 38" East, a distance of 362.01 feet;

THENCE South 89° 55' 00" West, a distance of 182.67 feet;

THENCE South 00° 21' 09" West, a distance of 11.48 feet;

THENCE South 89° 16' 16" West, a distance of 352.46 feet;

THENCE North 00° 00' 00" East, a distance of 14.00 feet;

THENCE South 89° 41' 00" West, a distance of 199.97 feet;

THENCE North 00° 53' 41" West, a distance of 28.08 feet;

THENCE South 89° 01' 21" West, a distance of 184.33 feet;

THENCE North 00° 49' 33" West, a distance of 1695.51 feet;

THENCE along a curve to the Left having a Radius of 1196.69, an Angle of 06° 49' 54" and a Chord Direction of North 09° 45' 05" East;

THENCE along a curve to the Left having a Radius of 1196.69, an Angle of 06° 56' 46" and a Chord Direction of North 02° 51' 46" East;

THENCE North 00° 22' 42" West, a distance of 875.75 feet;

AREA 3

(contains Tract 1C)

BEGINNING at the centerline of Neches Street with the southwestern offset of Elsbeth Avenue and being more particularly described as follows:

THENCE South 01° 54' 54" East, a distance of 546.31 feet;

THENCE South 01° 04' 19" East, a distance of 438.08 feet;

THENCE North 89° 22' 46" East, a distance of 164.90 feet;

THENCE South 01° 12' 15" East, a distance of 298.85 feet;

THENCE South 88° 06' 17" West, a distance of 159.45 feet;

THENCE South 01° 51' 56" East, a distance of 122.97 feet;

THENCE North 89° 15' 02" East, a distance of 155.40 feet;

THENCE South 01° 30' 45" East, a distance of 437.92 feet;

THENCE South 88° 42' 28" West, a distance of 152.91 feet;

THENCE South 01° 08' 25" East, a distance of 455.87 feet;

THENCE South 88° 52' 49" West, a distance of 603.33 feet;

THENCE North 00° 44' 27" West, a distance of 330.14 feet;

THENCE North 80° 15' 05" East, a distance of 4.82 feet;

THENCE North 01° 01' 32" West, a distance of 556.69 feet;

THENCE North 01° 01' 43" West, a distance of 561.34 feet;

THENCE North 00° 41' 07" West, a distance of 311.39 feet;

THENCE North 83° 25' 28" East, a distance of 6.24 feet;

THENCE North 00° 45' 02" West, a distance of 550.93 feet;

THENCE South 89° 36' 21" East, a distance of 191.86 feet;

THENCE North 89° 08' 56" East, a distance of 370.29 feet;

PD 160 TRACTS

TRACT 1A

Being all of City Blocks A/3388 and B/3479 bounded by Canty Street, Vernon Avenue, Winston Street and Tyler Street;

Being all of City Block B/3388 bounded by Canty Street, Van Buren Avenue, Winston Street and Vernon Avenue;

Being all of City, Block A/3196 bounded by Winston Street, Strong Street, Fouraker Street and Tyler Street;

Being all of City Block B/3196 bounded by Winston Street, Vernon Avenue, Fouraker Street and Strong Street

Being all of City Block C/3196 bounded by Winston Street, Van Buren Avenue, Fouraker Street and Vernon Avenue:

TRACT 1B

Being all of City Block 38/3358 bounded by Colorado Boulevard, Woodlawn Avenue, Wickford Street and Cedar Hill Avenue;

Being all of City Block 39/3359 bounded by Colorado Boulevard, Haines Avenue, Wickford Street and Woodlawn Avenue;

Being all of Lots 1 through 8 and all of Lots 9A, 10A and. 11A in City Block 40/3360 bounded by Colorado Boulevard, the alley between Haines Avenue and Bishop Avenue, Wickford Street and Haines Avenue;

Being all of City Block 37/3357 bounded by Wickford Street, Woodlawn Avenue, Neches Street and Cedar Hill Avenue;

Being all of City Block 36/3356 bounded by Wickford Street, Haines Avenue, Neches Street and Woodlawn Avenue;

Being all of Lots 1 through 10 in City Block 35/3355 bounded by Wickford Street, the alley between Haines Avenue and Bishop Avenue, Neches Street and Haines Avenue;

Being all of City Block 33/3353 bounded by Neches Street, Woodlawn Avenue, Fifth Street and Cedar Hill Avenue;

Being all of City Block 34/3354 bounded by Neches Street, Haines Avenue, Fifth Street and Woodlawn Avenue;

Being all of Lots 1 through 5 in City Block 13/3335 bounded by Neches Street, the alley between Haines Avenue and Bishop Avenue, Fifth Street and Haines Avenue;

Being all of City Block G/3382 bounded by Fifth Street, Woodlawn Avenue, Sixth Street and Cedar Hill Avenue;

Being all of City Block A/3382 bounded by Fifth Street, Haines Avenue, Sixth Street and Woodlawn Avenue;

Being all of Lots 1, 2 and 3 in City, Block 12/3334 bounded by Fifth Street, the alley between Haines Avenue and Bishop Avenue, Sixth Street and Haines Avenue;

Being all of City Block F/3383 bounded by Sixth Street, Woodlawn Avenue, Canty Street and Cedar Hill Avenue;

Being all of City Block B/3383 bounded by Sixth Street, Haines Avenue, Canty Street and Woodlawn Avenue;

Being all of Lots 1 through 5 in City Block 7/3329 bounded by Sixth Street, the alley between Haines Avenue and Bishop Avenue, Canty Street and Haines Avenue;

Being all of City Block E/3436 bounded by Canty Street, Woodlawn Avenue, Neely Street and Cedar Hill Avenue;

Being all of Lots 1 through 8, all of Lots 10 through 19 and (2) unplatted parcels (per DCAD called Tracts 20 and 21) located approximately 200 south of Canty Street further described as follows: a 50 x 138 foot parcel fronting on Woodlawn Avenue and a 50 x 145 parcel fronting on Haines Avenue in City Block C/3436 and all of Lots 2 through 9 and all of Lots 20 through 27 in City Block 3437 area bounded by Canty Street, Haines Avenue, the common line between the southern boundary of Lots 2 and 20 with northern boundary of Lots 1 and 28 in City Block 3437 and Woodlawn Avenue;

Being all of Lots 1 through 5 in City Block 6/3328 bounded by Canty Street, the alley between Haines Avenue and Bishop Avenue, Neely Street and Haines Avenue;

Being all of Lots 1 through 6 and all of Lots 9 through 14 in City Block D/3437 bounded by Neely Street, Woodlawn Avenue, the southern boundary line of Lots 6 and 9 in City Block D/3437 and Cedar Hill Avenue;

Being all of Lots 2, 3 and 4 and the northern 36 feet of Lot 1 in City Block 1/3323 bounded by Neely Street, the alley between Haines Avenue and Bishop Avenue, a line 50 feet north of and parallel to the north line of Davis Street, said line being the southern half of Lot 1, and Haines Avenue;

TRACT 1C

Being all of Lots 6 through 10 in City Block 14/3336 bounded by Neches Street, Madison Avenue, Fifth Street and the alley between Bishop Avenue and Madison Avenue;

Being all of City Block 15/3337 bounded by Neches Street, Elsbeth Avenue, Fifth Street and Madison Avenue;

Being all of Lots 4, 5 and 6 in City Block 11/3333 bounded by Fifth Street, Madison Avenue, Sixth Street and the alley between Bishop Avenue and Madison Avenue;

Being all of City Block 10/3332 bounded by Fifth Street, Elsbeth Avenue, Sixth Street and Madison Avenue;

Being all of Lots 6 through 10 in City Block 8/3330 bounded by Sixth Street, Madison Avenue, Canty Street and the alley between Bishop Avenue and Madison Avenue;

Being all of City Block 9/3331 bounded by Sixth Street, Elsbeth Avenue, Canty Street and Madison Avenue;

Being all of Lots 2 through 4 in City Block E/3371 located south of Sixth Street, bounded by the common line the is the rear lot line of Lots 6 through 10 and the rear line of Lots 2 through 4 in City Block E/3371, located north of Canty Street and fronting on Elsbeth Avenue;

Being all of Lots 6 through 10 in City Block 5/3327 bounded by Canty Street, Madison Avenue, Neely Street and the alley between Bishop Avenue and Madison Avenue;

Being all of City Block 4/3326 bounded by Canty Street, Elsbeth Avenue, Neely Street and Madison Avenue;

Being all of Lots 2 through 5 in City Block D/3370 bounded by Canty Street, the rear lot lines of Lots 6 through 9 in City Block D/3370, Neely Street and Elsbeth Avenue;

Being all of Lot 5, 6 and 7 in City Block 2/3324 bounded by Neely Street, Madison Avenue, the common line between Lots 7 and 8 in City Block 2/3324 and the alley between Bishop Avenue and Madison Avenue;

29743

150883

GIS_Approved

Being and all of Lots 2 through 7 in City Block 3/3325 bounded by Neeley Street, Elsbeth Avenue, the common line between Lots 7 and 8 and the common line between Lots 1 and 2 in City Block 3/3325 and Madison Avenue;

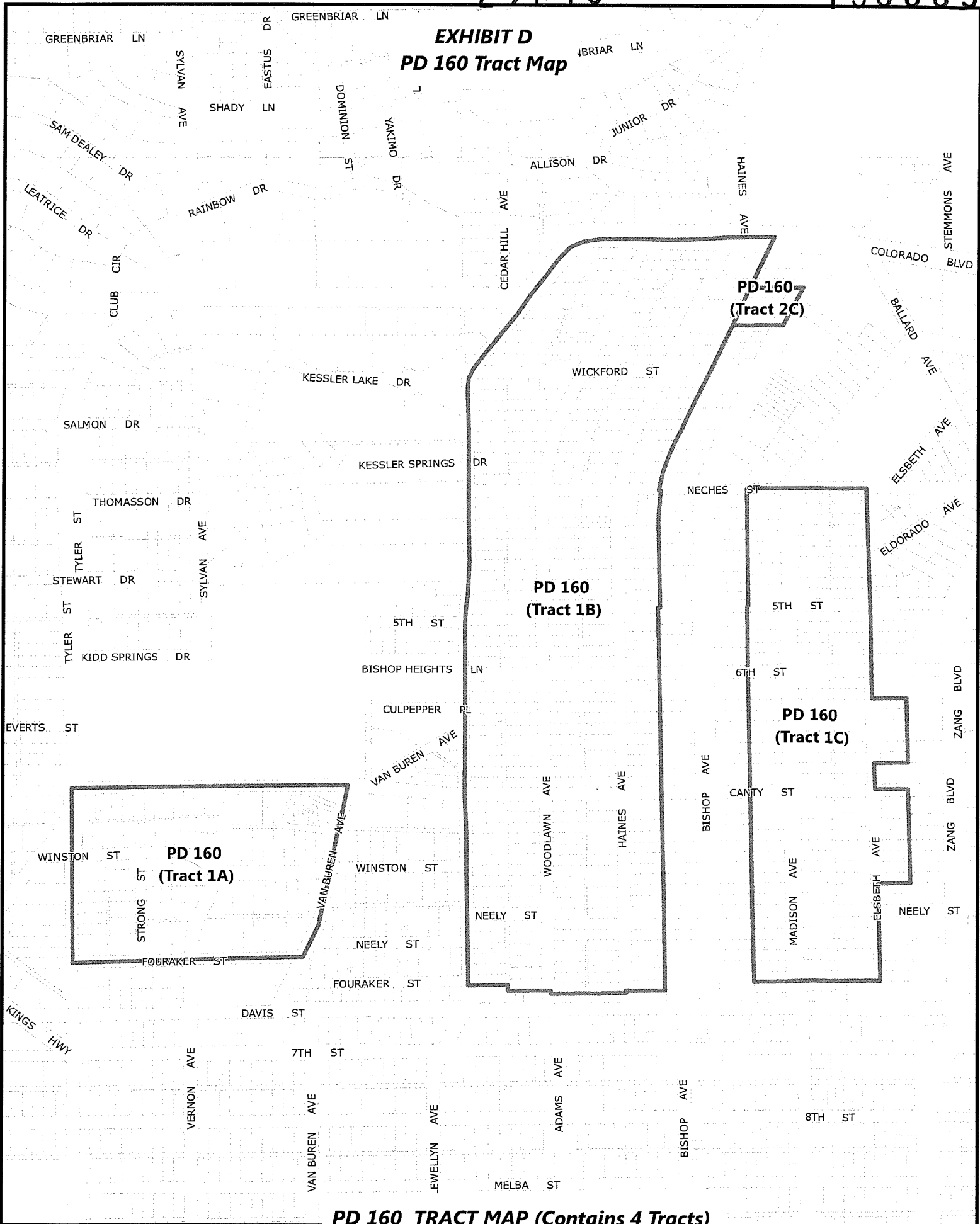
TRACT 2C

BEING all of Lots 15, 16, 17 and 18 in City Block 40/3360 in the G.S.C. Leonard Survey, Abstract No.780, in the City of Dallas, Dallas County, Texas, fronting approximately 200 feet on the northwest line of Bishop Avenue, beginning at a point 191.81 feet northeast of the most easterly end of a corner clip at the northwest corner of Bishop Avenue and Wickford Street, and containing approximately 1.83 acres of land.

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT D
PD 160 Tract Map



PD 160 TRACT MAP (Contains 4 Tracts)
Tracts 1A, 1B, 1C, 2C

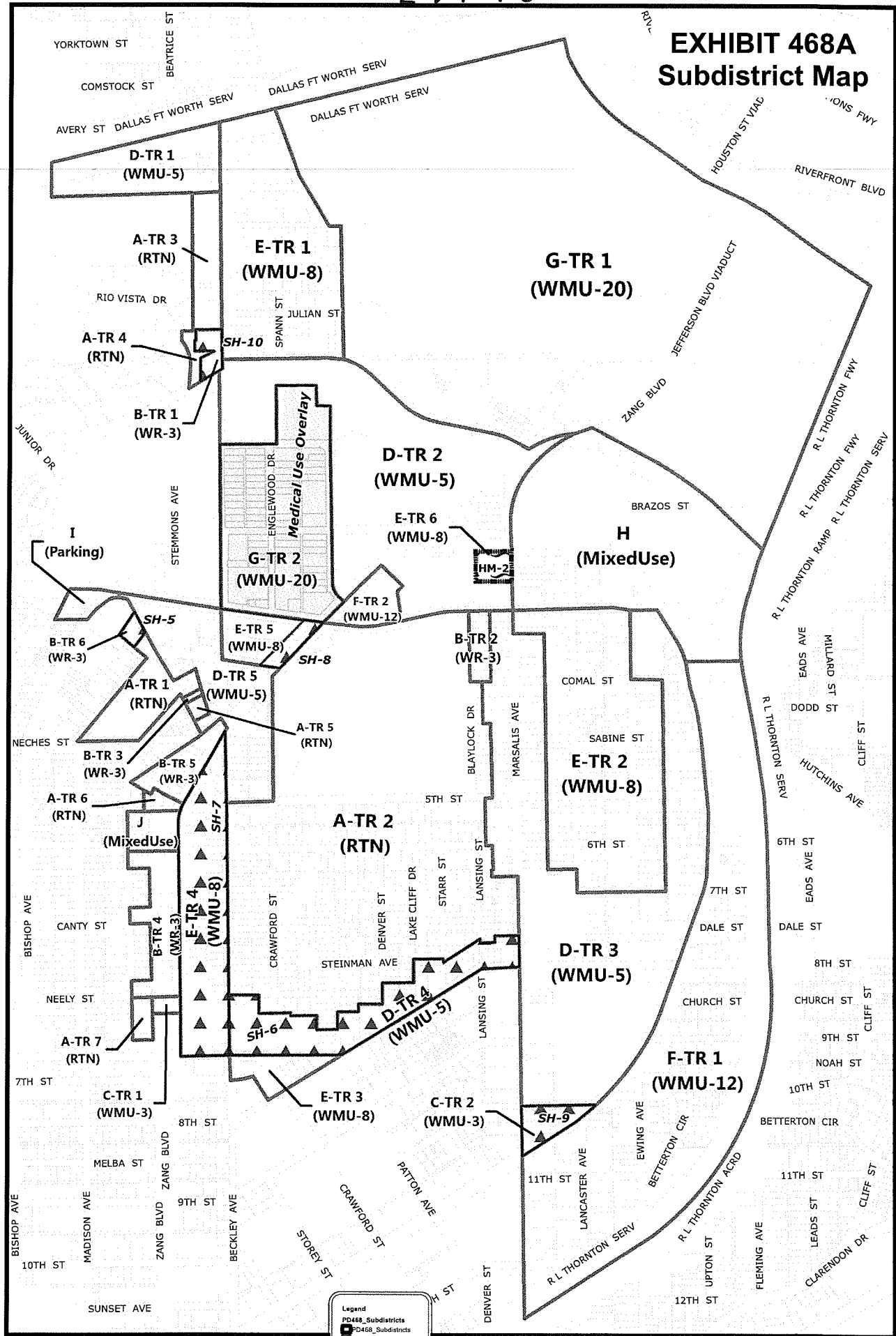


1:6,800

Printed Date: 5/12/2015

Z067-203_PD 160 to PD 468

EXHIBIT 468A Subdistrict Map



Legend

- PD468_Subdistricts
- PD468_Subdistricts
- Shop_Front_Overlays
- Shop_Front_Overlays
- MedicalUseOverlay
- CertifiedParcel13
- Streets

1:7,800

Printed Date: 5/11/2015

2067-203; PD 468 Expansion
Establishing New Subdistricts
and Overlays

EXHIBIT 468B

Medical Use Overlay Street Hierarchy Plan

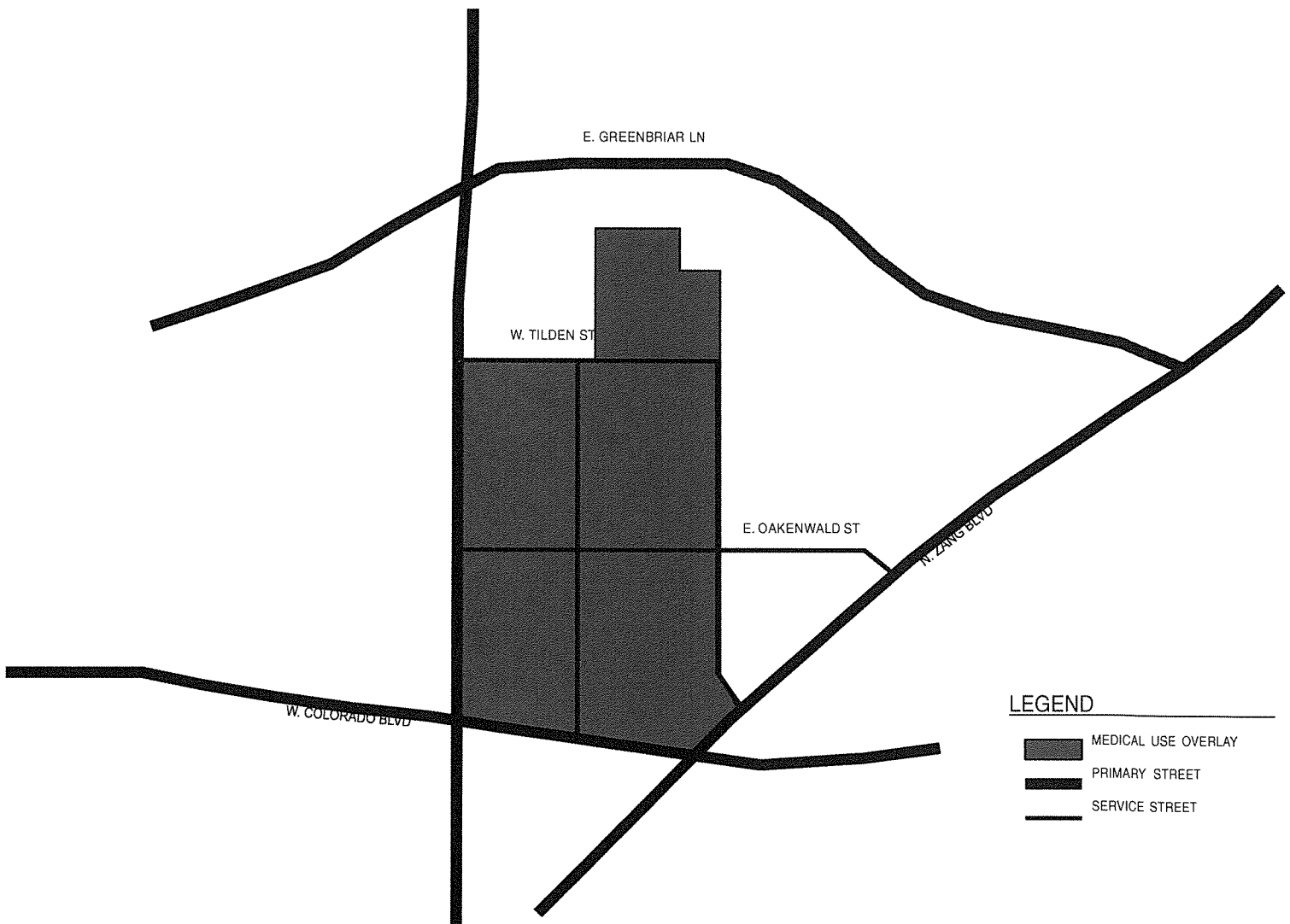


EXHIBIT 468C**Subdistrict B-G Required Parking Chart**

	Use Category	Number of Spaces Required
Residential	Household Living	2.00 per single family living unit
		1.00 per one-bedroom or smaller multifamily living unit
		2.00 per two-bedroom or larger multifamily living unit
		0.70 per retirement housing living unit
	Group Living	0.25 spaces per bed PLUS 1 per 200 SF office, min. 4 spaces
Civic	Community Service	1 per 200 SF
	Day Care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.5 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Government Service	1 per 200 SF
	Park/Open Space	None
	Place of Worship	1.00 per 4 fixed seats or per 8-foot length of bench or pew. OR 1 per 28 SF floor area without seating
Social Service	See Group Living	
Utilities	Building official to apply similar use	
Office	Medical	1 per 200 SF
	Office except:	1 per 366 SF
	Art Studio, Gallery	1 per 500 SF
	Financial Services	1 per 300 SF
	Bank Call Center	1 per 167 SF
Retail	Restaurants, Bar, Private Club	1 per 125 SF
	Retail Sales	1 per 250 SF
	Indoor Recreation except:	1 per 250 SF
	Health Club or Spa	1 per 143 SF
	Movie Theater	1 per 4 seats
	Performing Arts Theater	0.40 per seat
	Personal Service	1 per 250 SF
Lodging	Overnight Lodging	1 per guest room

EXHIBIT 468D

Subdistrict H - Master Parking and Floor Area Plan Supplement

Date: _____
Number: _____

Before processing this supplement, the building inspection file for PDD No. 468 must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. _____.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building inspection office if: (i) a site plan is approved that adds or removes floor area in the district; (ii) the location of required parking spaces are relocated; or, (iii) special parking spaces are added or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filing with PDD No. 468 in the offices of the building official.

Parking Calculation

1. Required Parking

- A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) _____
 - i. Existing shared parking spaces _____
 - ii. Existing remote parking spaces (outside of PDD No. __) _____
 - iii. Existing packed parking spaces _____

- B. Increase or reduction in required parking spaces by a site plan or minor Amendment (Date approved: _____) _____
 - i. Shared parking spaces _____
 - ii. Remote parking spaces (outside of PDD No. __) _____
 - iii. Packed parking spaces _____

- C. New total required parking _____

2. Provided Parking

- A. Existing provided parking (as of last Master Parking and Floor Area Plan supplement) _____

- B. Increase or reduction in provided parking spaces _____

C. New total provided parking _____

3. Required parking spaces to be related

A. Current location and number of spaces _____

B. New location and number of spaces _____

4. New or relocated special parking

A. Shared parking spaces*

i. New shared parking spaces _____

Recipient use A _____
Floor area _____
Required parking _____

Provider Use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of shared parking spaces _____

Recipient use A _____
Location _____
Floor area _____
Required parking _____

Provider Use B _____
Location _____
Floor area _____
Required parking _____
Location of required parking _____

* Excludes residential uses if not located on the same lot as the residential use

B. Remote parking spaces (Excludes residential uses)

i. New remote parking spaces _____

Location of remote parking _____

Location of use _____
Number of spaces _____

Walking distance _____

Provider Use B _____

Floor area _____

Required parking _____

Location of required parking _____

ii. Revised location of remote parking spaces

Existing location of remote parking

New location of remote parking

Location of use

Number of spaces

Walking distance

C. Packed parking spaces

i. New packed parking spaces
(Operational plan must be approved by the building official) _____

ii. Revised location of packed parking spaces
(Operational plan must be approved by the building official)

Received by: _____

Comments: _____

Date: _____

EXHIBIT 468E**Subdistrict H - Mixed Use Development Parking Chart**

(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After- noon	Late After Noon	Evening
<u>Residential Uses</u> (excluding multi-family)	<u>Per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Multifamily Uses</u>	<u>1 space/unit</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office Uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail & Personal Services Uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar & Restaurant Uses</u>	<u>per Code</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The adjusted standard off-street parking requirements for the development are the largest of the five "time of day" column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the "time of day" columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

EXHIBIT 468F

Subdistrict H - Site Plan Development Table

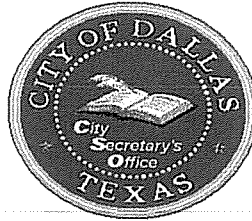
<u>Provision</u>	<u>Proposed Development</u>	<u>Existing Development (if applicable)</u>	<u>Cumulative Development (District-wide)</u>	<u>Remaining Development Rights</u>
Floor area (sf)				
Density (no. of dwelling units)				
Lot coverage (total for site)				
Structure height				

Off-Street Parking for Proposed Development

<u>Use(s)**</u>	<u>Floor Area/Dwelling Units</u>	<u>Parking Ratio</u>	<u>Required Parking</u>	<u>Provided Parking</u>

*Each site plan must include a Master Parking and Floor Area Plan Supplement (Exhibit 468E)

**All proposed and existing on site



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAY 13 2015

ORDINANCE NUMBER 29743

DATE PUBLISHED MAY 16 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".