

2-10-21

ORDINANCE NO. 31773

An ordinance amending Article 317, “PD 317,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code; amending the regulations in Article 317 to provide for appropriate land use and development standards; providing new property descriptions of the district and subdistricts; providing a new subdistrict map; providing property descriptions for designated legacy building areas; providing a designated legacy building areas location map; providing a height overlay map illustration; providing a primary street map illustration; providing a streetscape sections illustration; deleting the land use and development 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 Article 317 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 317, “PD 317,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

## "ARTICLE 317.

## PD 317.

## Cedars Area Special Purpose District

**SEC. 51P-317.101. LEGISLATIVE HISTORY.**

PD 317 was established by Ordinance No. 20395, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001.

**SEC. 51P-317.102. PROPERTY SIZE AND LOCATION.**

PD 317 is established on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C. & S.F. Railroad right-of-way on the south, and the M.K. & T. Railroad right-of-way on the west. The size of PD 317 is approximately 580.328 acres.

**SEC. 51P-317.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless the context clearly indicates otherwise, in this article:

(1) AREA means one of the areas referred to in Section 51P-317.106[5] of this article.

(2) ACTIVE USE means any use other than parking, mini-warehouse and warehouse.

(3) ARCADE SIGN means an attached sign suspended below an arcade, gallery, or awning.

(4) AWNING SIGN means any sign on the sides or top of an awning (excluding awnings over gas pumps).

(5) 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 on-site; and more than 50 percent of the guest rooms are internal-entry.

(6) BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7~~[1-1]~~) CHANGEABLE MESSAGE means the portion of a sign composed of Light Emitting Diode (LED)/Liquid Crystal Display (LCD) elements, "Diamond Vision" technology, slide lettering, slated rotation surfaces, or other changeable message technology that displays different designs or messages.

(8~~[2]~~) DIR means development impact review pursuant to Division 51A-4.800.

(9~~[2-1]~~) ENHANCED PEDESTRIAN AMENITIES means improvements located in the enhanced pedestrian amenities area that are designed to encourage pedestrian traffic, and that meet all of the standards set forth in Section 51P-317.129~~[112-1]~~(c).

(10~~[2-2]~~) ENHANCED PEDESTRIAN AMENITIES AREA means an area used by pedestrians adjacent to a street, and that meets all of the standards set forth in Section 51P-317.129~~[112-1]~~(c).

~~(3) LARGE TREE means a tree of a species which normally reaches a height of 30 feet or more upon maturity.~~

(11~~[3-1]~~) LEGACY BUILDING means:

(A) a building constructed on or before January 1, 1960 within Designated Legacy Building Area 1, Designated Legacy Building Area 2, or Designated Legacy Building Area 3 as shown on Exhibit 317K; or

(B) a building constructed before January 1, 1971.

(12) MAJOR MODIFICATION means renovation, reconstruction, alteration, of any building that:

(A) increases by 35 percent or 10,000 square feet, whichever is less, the floor area of the structure, or

(B) increases the height of the building.

(13~~[3-2]~~) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, changeable messages, or characters.

(14) NEW CONSTRUCTION means construction of a main structure, street, or sidewalk that did not exist prior to February 10, 2021.

(15) OPEN SPACE means the land that is partly or completely covered with grass, trees, shrubs, or other vegetation and used for activity such as active or passive recreation, groundwater recharge, or landscaping.

(16[4]) OWNER means the owner or owners, from time to time, of property in this district.

(17) PRIMARY STREET means the following streets within the District:

- (A) Akard Street.
- (B) Cesar Chavez Boulevard.
- (C) Corinth Street.
- (D) Ervay Street.
- (E) Harwood Street.
- (F) Good Latimer Expressway.
- (G) Botham Jean Boulevard
- (H) Belleview Street.
- (I) East Griffin Street.
- (J) West Griffin Street.
- (K) Sullivan Street.

(18) PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation.

(19[5]) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(20[6]) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(21[7]) PROJECTED STREET CURB means the future location of the street curb consistent with the city's thoroughfare plan, as determined by the director of public works[~~and transportation~~].

(22[8]) RAR means residential adjacency review pursuant to Division 51A-4.800.

(23[8-1]) RECYCLABLE MATERIALS means clothing, aluminum cans, steel cans, glass, paper, plastics, and household and industrial metals.

(24[8-2]) RIDESHARE PARKING means a parking space dedicated for the short term pick up and drop off of patrons or employees of a main use.

(25[9]) SECTION means a section of this article.

(26) STOOP means a small staircase ending in a platform and leading to the entrance of a building.

(27[10]) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)."

(28[11]) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(29[12]) SUP means specific use permit.

(30) TANDEM PARKING means off-street parking space (other than guest parking) placed behind another parking space, such that only one of both parking spaces has unobstructed access to the drive aisle. Tandem parking is governed by parking design standards in section 51A-4.329(c).

(31) TRANSPARENCY means the total area of windows and door openings or other openings, expressed as a percentage of the total facade area, excluding facade openings for garage entrances and service area access, by street frontage.

(32[13]) THIS DISTRICT means the entire planned development district created by Ordinance No. 20395, as amended.

(33) VISIBILITY TRIANGLE means:

(A) where a primary street intersects with another street or another primary street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(B) where other streets (nonprimary streets) within the district intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(b) Unless otherwise stated, the definitions and interpretations [~~eontained~~] in Chapter 51A apply to this article. In the event of a conflict, this article controls.

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

(d) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) Section 51A-2.101, "Interpretations," applies to this article.

(f) 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 *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

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

(4) 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.)

(5) 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.)

(g) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800:

(1) this district and each subdistrict within this district except Subdistrict 1 is considered to be a "nonresidential zoning district"; and

(2) Subdistrict 1 is considered to be a residential district.

**SEC. 51P-317.104[103-4]. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 317A: property descriptions of the district and subdistricts.
- (2) Exhibit 317B: subdistrict map.
- (3) Exhibit 317C: site and landscape plan for the shelter property in Subdistrict 3.
- (4) ~~[Exhibit 317D: land use and development standards chart.~~
- (5) Exhibit 317E: conceptual plan for Subdistrict 3B.
- (6) Exhibit 317F: development/landscape plan for Tract 1 in Subdistrict 3B.
- (7) Exhibit 317G: development plan for Tract 2 in Subdistrict 3B.
- (8) Exhibit 317H: typical street section for Subdistrict 3B.
- (9) Exhibit 317I: conceptual plan for Subdistrict 2D.
- (10) Exhibit 317J: mixed use development parking chart.
- (11) Exhibit 317K: property descriptions for designated legacy building areas.
- (12) Exhibit 317L: designated legacy building areas location map.
- (13) Exhibit 317M: height overlay map illustration.
- (14) Exhibit 317N: primary street map illustration.
- (15) Exhibit 317O: primary streetscape sections illustration.

**SEC. 51P-317.105[104]. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.**

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 20395 to Planned Development District No. 317, to be known as the Cedars Area Special Purpose District.

**SEC. 51P-317.106[105].****CREATION OF SEPARATE SUBDISTRICTS.**

This district is divided into 7 [14] subdistricts: 1 (Tract 1 and Tract 2), 2, [~~2A, 2B, 2C,~~ 2D, 3, [~~3A,~~ 3B (Tract 1 and Tract 2), [~~3C,~~ 4, [~~4A,~~ and 5[and 6]. The boundaries of all subdistricts are verbally described in Exhibit 317A. A map showing the boundaries of the subdistricts is labeled Exhibit 317B. If there is a conflict, the verbal descriptions in Exhibit 317A control over the graphic description in Exhibit 317B.

**SEC. 51P-317.107[105.1].****CONCEPTUAL PLAN.**

(a) Development and use of the Property in Subdistrict 2D must comply with the conceptual plan for Subdistrict 2D (Exhibit 317I). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 2D, the text of this article controls.

(b) Development and use of the Property in Subdistrict 3B must comply with the conceptual plan for Subdistrict 3B (Exhibit 317E). If there is a conflict between the text of this article and the conceptual plan for Subdistrict 3B, the text of this article controls.

**SEC. 51P-317.108[105.2].****DEVELOPMENT PLAN.**

(a) Subdistrict 2D. 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. Open spaces and associated amenities must be shown on the development plan.

(b) Tract 1 in Subdistrict 3B. Development and use of the Property for Tract 1 in Subdistrict 3B must comply with development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F). If there is a conflict between the text of this article and the development/landscape plan for Tract 1 in Subdistrict 3B, the text of this article controls.

(c) Tract 2 in Subdistrict 3B. Development and use of the Property for Tract 2 in Subdistrict 3B must comply with the development plan for Tract 2 in Subdistrict 3B (Exhibit 317G). If there is a conflict between the text of this article and the development plan for Tract 2 in Subdistrict 3B, the text of this article controls.

**SEC. 51P-317.109[106].****PRESERVATION INCENTIVES.**

(a) The provisions of Article XI [~~Section 51A-4.501~~] relating to the transfer of development rights, the transfer process, and the historic landmark tax freeze apply to buildings in this district except as those provisions may be expressly modified in this article. (Note: The term “development rights” is defined in Section 51A-11.302[~~51A-4.501~~].) If Article XI[~~Section 51A-4.501~~] is amended in the future, such amendments shall apply in this district to the extent that they do not conflict with this article. In the event of a conflict, this article controls.

(b) Development rights in a building may be transferred if:



- (1) the building is a designated historic landmark in this district;
- (2) the building is a contributing structure listed in the National Register of Historic Places; and
- (3) the building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.

(c) Development rights may only be transferred to building sites in Subdistricts 2, ~~2A, 2B, 2C,~~ 2D, 3, and Designated Legacy Building Area 1 and 2~~3A~~.

(d) The ability to transfer development rights does not authorize a setback violation on the building site to which the rights are transferred. The maximum floor area ratio of a building site may be increased by no more than 20 percent through the transfer of development rights, and the maximum structure height may not be increased.

**SEC. 51P-317.110~~107~~.**

**ADDITIONAL PROVISIONS.**

(a) The "additional provisions" in Division 51A-4.200 apply to all uses in this district. In addition, the following "additional provision" supplements and is cumulative of the "additional provisions" in that division applicable to the "Commercial radio or television transmitting station" use: A structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum must not be visible from the street.

(b) Height overlay (HO) is a 100 foot buffer, generated from the boundary line of the Subdistrict 1 (residential subdistrict) and Subdistrict 5 (Dallas Heritage Village). The maximum height in the HO buffer is 120 feet. If there are changes in the subdistricts, the origin of the HO is from the boundary line of the residential subdistrict and Dallas Heritage Village. The 100 foot buffer is measured outward from the Subdistrict 1 and Subdistrict 5 boundary lines.

(c) Solid screening is required along residential adjacency on lots containing uses permitted with RAR.

(d) Except as provided in this section, any portion of a structure over 54 feet in height must have an additional 20 foot urban form front yard setback at primary streets. Where both street frontages of a corner lot are primary streets, urban form setback is required along both street frontages.

(e) Structures located in Subdistricts 2D or 3B are not required to provide an urban form setback.

SEC. 51P-317.111.DESIGN ELEMENTS FOR BUILDINGS FACING  
PRIMARY STREETS.

(a) A minimum of two design elements listed below are required for primary street facing facades for any new construction or major modification of a building.

(1) Arcades are permitted in all uses except agricultural uses, industrial uses and wholesale, distribution, and storage uses, are subject to the following requirements:

(A) An arcade must have a clear depth from the support columns to the building facade of at least eight feet and a clear height above the sidewalk of at least 10 feet;

(B) An arcade must be contiguous and extend over at least 50 percent of the width of the building facade.

(C) No arcade may encroach into the door yard or the public right-of-way.

(2) Galleries are permitted in all uses subject to the following requirements:

(A) A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least 10 feet. A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.

(B) A gallery may encroach into the door yard.

(C) No gallery may encroach into the public right-of-way without a license for the use of that right-of-way.

(3) An awning is allowed in all uses subject to the following requirements:

(A) A ground-story awning must have a minimum clearance of 10 feet above the sidewalk and must have a minimum depth of six feet.

(B) An awning may encroach into the door yard.

(C) No awning may encroach into the public right-of-way without a Awnings license for the use of that right-of-way.

(4) Balconies are permitted in all uses except agricultural uses, industrial uses, office uses, and wholesale, distribution, and storage uses, subject to the following requirements:

(A) No balcony may project within five feet of a common lot line.

(B) A balcony may encroach into the door yard.

(C) No balcony may encroach into the public right-of-way without a license for the use of that right-of-way.

(5) Stoops are permitted in all residential uses, subject to the following requirements:

(A) A stoop must be no more than five feet deep (including the steps) and six feet wide.

(B) A stoop may be roofed, but not enclosed.

(C) Partial walls and railings on a stoop may be no higher than 3.5 feet.

(D) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

(6) Front porches are permitted in all residential uses subject to the following requirements:

(A) A front porch must be a minimum of six feet deep (not including the steps).

(B) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.

(C) A front porch may be roofed, but not enclosed. Partial walls and railings on a porch may be no higher than 3.5 feet.

(D) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way.

(7) Dormers are permitted in an attic story. Dormers must not break the primary eave line. Dormers must be individually more than 15 feet wide, and collectively be more than 60 percent of the facade length.

(8) The ground level of a building must provide 70 percent transparency.

(9) Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(10) For any use greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets.

(b) If the director determines that the above listed design elements are not appropriate on a building, the director may suggest an alternative design element to meet the requirements.

**SEC. 51P-317.112[408]. UTILITY OR GOVERNMENT SERVICE CENTER.**

(a) Definition. UTILITY OR GOVERNMENT SERVICE CENTER means a public or private facility for the storage of supplies, and the repair and maintenance of operational equipment.

(b) Required off-street parking. The off-street parking requirement for a utility or government service center is one space per 2,000 square feet of site area; a minimum of four spaces is required.

(c) Required off-street loading. The off-street loading requirement for a utility or government service center is as follows:

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

(d) Additional provisions. The following additional provisions apply to a utility or government service center:

(1) The outside storage portion of this use must be screened by a solid visual screen of at least nine feet in height.

(2) Outside storage may not be stacked higher than nine feet.

(3) Paragraphs (1) and (2) and the area restrictions in Section 51A-4.217 do not apply to the outside storage of vehicles. (Ord. Nos. 20395; 24826)

**SEC. 51P-317.113[409]. GROUP HOME OR SHELTER PERMITTED, SUBJECT TO RESTRICTIONS, IN SUBDISTRICT 3.**

(a) Subject to the restrictions in Subsection (c), a group home or shelter for indigent or abused persons is permitted on the property described in Subsection (b) ("the Shelter Property").

(b) The Shelter Property is described as follows, to wit:

Being a tract of land located in Block 439, Official City Number, in the City of Dallas, Texas, being part of the John Neely Bryan Survey, Abstract 495, Dallas County, Texas, being the property conveyed to Pure Ice and Cold Storage Company by deeds recorded in Volume 65692, Page 264, Volume 65693, Page 16, and Volume 6577, Page 404 of the Deed Records of Dallas County, Texas, and being described more particularly as follows:

BEGINNING at the intersection of the southwest line of Griffin Street with the southeast line, as widened, of Cadiz Street, said beginning point being the east corner of the strip of land conveyed to the City of Dallas for widening Cadiz Street described in Volume 17, Page 311 of the Minutes of County Court No. 2 of Dallas County;

Thence S 43°18' E along the southwest line of Griffin Street, a distance of 391.29 feet to a point at the east corner of said tract described in Volume 65717, Page 404;

Thence S 44°55'40" W along the southeast line of said tract, a distance of 91.87 feet to a point for corner on the northeasterly line of the 50.0 foot wide Gulf, Colorado & Santa Fe Railroad Right-of-Way;

Thence N 56°27' W along said Railroad Right-of-Way line, a distance of 399.94 feet to a point for corner on the southeast line of Cadiz Street at the south corner of said City of Dallas tract;

Thence N 45°14' E along the southeast line of Cadiz Street, a distance of 182.87 feet to the PLACE OF BEGINNING; and containing 53,776 square feet of land.

(c) The following restrictions apply to the group home or shelter use authorized under Subsection (a):

(1) Development on the Shelter Property must comply with the site and landscape plan (Exhibit 317C).

(2) The maximum number of overnight guests permitted on the Shelter Property is 500. Single-bed sleeping quarters must have a minimum usable floor area of 125 square feet. Sleeping quarters containing two or more beds must have a minimum usable floor area that is equal to or greater than 60 square feet times the number of beds in the room. This paragraph does not apply during extreme weather conditions. For purposes of this paragraph, the term "bed" means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep; and the term "extreme weather conditions" means any day during which at any time the wind chill factor is 32 degrees Fahrenheit or less.

(3) No less than seven professionally-trained security guards must be on duty to secure the building and ground at all times.

(4) Ingress and egress to and from the facility through its main entrance is prohibited between the hours of 10:00 p.m. and 5:30 a.m. each day, and at least one professionally-trained security guard must be stationed at any other entrance to the facility used for ingress or egress during this time period.

(5) Required off-street parking is one space per 3,000 square feet of residential area, plus one space per 500 square feet of office area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(6) Required off-street loading must be provided as follows:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

0 to 50,000  
50,000 to 150,000  
Each additional 100,000  
or fraction thereof

NONE  
1  
1 additional

(7) Landscaping must be provided on the Shelter Property as shown on the site and landscape plan. All landscaping must be installed within six months after the passage of Ordinance No. 20822. All plant materials must be maintained in a healthy, growing condition at all times.

(8) Use of the Shelter Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. At least once every two years, the city staff shall:

(A) inspect the Shelter Property to confirm adherence to all applicable codes relating to operations; and

(B) ascertain general neighborhood conditions surrounding the Shelter Property, including housing conditions and crime statistics for the area.

**SEC. 51P-317.114[440].**

**SEAFOOD PROCESSING FACILITY.**

(a) Definition. SEAFOOD PROCESSING FACILITY means an industrial facility where the processing of edible fish, edible shellfish, and edible seafood related products, including but not limited to seafood salads and sauces, takes place wholly within an enclosed building. Notwithstanding anything contained herein to the contrary, the processing of beef, pork, and poultry is prohibited.

(b) Required off-street parking. The off-street parking requirement for a seafood processing facility is one space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(c) Required off-street loading. The off-street loading requirement for a seafood processing facility is as follows:

**SQUARE FEET OF FLOOR AREA IN STRUCTURE**

**TOTAL REQUIRED SPACES OR BERTHS**

0 to 50,000  
50,000 to 100,000  
Each additional 100,000  
or fraction thereof

1  
2  
1 additional

(d) Screening requirements. All outside storage and dumpsters must be fully enclosed and screened from the public right-of-way.

**SEC. 51P-317.115[110.1].****ART OR CRAFT PRODUCTION FACILITY.**

(a) Definition. ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products on a small scale, involving processes including, but not limited to, kiln-firing, glass-blowing, welding, or woodworking. In order to qualify as an art or craft production facility, a facility must meet all of the following requirements:

(1) ~~[It must have a floor area of 5,000 square feet or less.~~

(2)] It must limit the delivery and pick-up of materials to twice a week or less.

(2[3]) It must not conduct business, including producing art or craft products, between 7:00 p.m. and 7:00 a.m.

(b) Required off-street parking. The off-street parking requirement for an art or craft production facility is one space per 1,000 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

(c) Required off-street loading. The off-street loading requirement for an art or craft production facility is one space.

**SEC. 51P-317.116[110.2].****COMMERCIAL  
FACILITY.****ENGRAVING/ETCHING**

(a) Definition. COMMERCIAL ENGRAVING/ETCHING FACILITY means a facility for making engraved, etched, or silk-screened items or laminating paper, plastic, or metal.

(b) Required off-street parking. The off-street parking requirement for a commercial engraving/etching facility is one space per 1,000 square feet of floor area. ~~[If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

(c) Required off-street loading. The off-street loading requirement for a commercial engraving/etching facility is one space.

(d) Floor area. Maximum floor area for a commercial engraving/etching facility is 45,000 square feet. The building containing the commercial engraving/etching facility use must be wholly enclosed.

**SEC. 51P-317.117[110.3].****RECYCLING CENTER.**

(a) Definition. RECYCLING CENTER means a facility wholly enclosed within a building used for the collection and temporary storage of recyclable materials.

(b) Receiving recyclable materials. The recycling center shall not purchase any recyclable materials from a person who does not deliver the recyclable materials to the recycling center in a motor vehicle or in a trailer attached to a motor vehicle.

(c) Required off-street parking. The minimum off-street parking requirement is one space per 1,000 square feet of floor area.

(d) Additional provisions:

(1) Mechanical processing of permitted recyclable materials is limited to crushing, bailing, and shredding.

(2) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(3) The maximum floor area may be established in the ordinance granting the SUP.

(4) No more than one recycling use is permitted on a building site.

(5) This use must be located at least 1,000 feet from another recycling use. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building sites where recycling uses are located. This use is considered a recycling use for spacing requirements.

(6) The collection of hazardous waste, as defined in Section 51A-4.206(4)(A)(iii), is prohibited.

(7) An SUP for this use may not be granted for more than a two-year period.

#### **SEC. 51P-317.118.**

#### **ACCESSORY DWELLING UNIT (ADU).**

(a) Definition. ACCESSORY DWELLING UNIT (ADU) means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use. An accessory dwelling unit may not be sold separately from the main building.

(b) Yard, lot, and space regulations.

(1) In general. Except as provided in this subsection, the yard, lot, and space regulations of the underlying zoning remain in effect.

(2) Side and rear yard.

(A) If the structure containing the accessory dwelling unit is less than 15 feet in height and is located in the rear 30 percent of the lot, minimum side yard is three feet.



(B) If the structure containing the accessory dwelling unit is less than 15 feet in height, minimum rear yard is three feet.

(C) Structures 15 feet or more in height containing accessory dwelling units must comply with the side and rear yard setbacks of the base zoning.

(3) Floor area.

(A) Detached accessory dwelling unit.

(i) Minimum floor area is 200 square feet.

(ii) Maximum floor area is the greater of 700 square feet or 25 percent of the main structure.

(B) Attached accessory dwelling unit. Maximum floor area is the greater of 700 square feet or 25 percent of the main use.

(4) Height.

(A) Except as provided in this paragraph, the maximum height of a structure containing an accessory dwelling unit may not exceed the height of the main dwelling unit.

(B) For a detached garage containing an accessory dwelling unit above the structure, the maximum structure height may not exceed the maximum structure height allowed in the subdistrict.

(5) Location.

(A) An accessory dwelling unit may not be located in front of a main structure.

(B) The board of adjustment may grant a special exception to authorize the placement of an accessory dwelling unit in front of a structure when, in the opinion of the board, the accessory dwelling unit:

(i) will not adversely affect neighboring properties;

(ii) will not be contrary to the public interest; and

(iii) denial of the special exception will unduly burden the property.

(6) Off-street parking.

(A) Except as provided in this paragraph, a minimum of one space is required.

(B) Off-street parking is not required for an accessory dwelling unit located within 1,200 feet of a DART bus or transit stop.

(7) Stories. Maximum number of stories above grade is one.

(8) Utility meters. A lot with an accessory dwelling unit may be supplied by not more than two electrical utility services, and metered by not more than two electrical meters.

(9) Single family rental program. The rental unit must be registered in the city single family rental program.

(c) Conflict. If there is a conflict between this section and the single-family use regulations in Section 51A-4.209, this section controls.

(d) Owner occupancy.

(1) The property owner must reside in the main structure or the accessory dwelling unit during the tenancy.

(2) The owner may be absent for one year with director approval.

**SEC.51P-317.119.****DESIGNATED LEGACY BUILDING AREAS**

(a) In general. Except as provided in this section, the provisions of Sections 51P-317.122, 51P-317.125, and 51P-317.127 apply.

(b) Designated Legacy Building Area 1.

(1) In general. Except as provided in this subsection, Designated Legacy Building Area 1 follows the regulations in Section 51P-317.120(b).

(2) Off-street parking and loading.

(A) The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:

(i) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing Legacy Building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and

(ii) The site with the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.

(B) This provision may not be combined with the pedestrian amenities parking reduction in Section 51P-317.123(b).

(3) Outside amplification. Outside amplification is limited to the hours of 8:00 a.m. through 10:00 p.m., Monday through Sunday.

(c) Designated Legacy Building Area 2.

(1) In general. Except as provided in this subsection, Designated Legacy Building Area 2 follows the regulations in Section 51P-317.120(b).

(2) Off-street parking and loading.

(A) For parking purposes, Designated Legacy Building Area 2 is considered one lot.

(B) The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if, except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work.

(3) Landscape regulations.

(A) For legacy buildings, the following improvements may count as a design standard:

(i) A minimum of 30 percent transparency.

(ii) A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.

(4) Rooftop uses. The following uses are permitted by SUP when operated on a roof:

(A) Commercial amusement (inside).

(B) Restaurant with drive-in or drive-through service.

(C) Restaurant without drive-in or drive-through service.

(5) Hours of operation for commercial amusement (inside). A commercial amusement (inside) use may only be open to the public between the hours of 6:00 a.m. and 12:00 a.m. (midnight the next morning), Monday through Saturday.

(6) Signs. Except as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:

(A) No single face of a marquee sign may exceed 75 square feet in effective area.

(B) Marquee signs may project up to nine feet from a vertical building plane of a legacy building.

(C) One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.

(D) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.

(d) Designated Legacy Building Area 3.

(1) In general. Except as provided in this subsection, Designated Legacy Building Area 3 follows the regulations found in Section 51P-317.120(c).

(2) Off-street parking and loading.

(A) If an alcoholic beverage manufacturing use is located in a legacy building, off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.

(B) A legacy building does not have a limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.

(C) Uses within a legacy building located in this area may share loading docks.

(3) Pedestrian amenities. For a legacy building, the following enhanced pedestrian amenities are the only pedestrian amenities that must be provided in order to qualify for 100 percent lot coverage, a 40 percent parking reduction when located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station, and the 1,300 foot extension of the walking distance for remote parking.

(A) Planter boxes must be installed and maintained along the Botham Jean Boulevard curb having a minimum width of 12 inches and a minimum soil depth of 14 inches and planted with evergreen and seasonal plantings. The linear distance of the adjacent street frontage occupied by planter boxes must be between 40 percent and 50 percent of the street frontage length. Planter boxes must be constructed of fiberglass, concrete, or metal and not exceed 24 inches in height.

(B) Screening meeting the requirements of Section 51A-4.602 must be provided for the length of the loading dock area along Austin Street, except for visibility triangles.

(C) Windows must be provided within the Austin Street facade.

(D) The sidewalk along Austin Street to the northwest of the property must be extended along the Austin Street side of the property, and a pedestrian scaled light fixture must be installed adjacent to the sidewalk, if permitted by the director of mobility and street services.

(E) Trash receptacles must be provided along the Botham Jean Boulevard and Austin Street sidewalk areas.

(4) Alcoholic beverage manufacturing. Alcoholic beverage manufacturing is permitted by right in a Legacy Building. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.

(5) Side yard. For a legacy building, if a side yard is provided, no minimum setback is required.

**SEC. 51P-317.120[144].**

**USE REGULATIONS AND DEVELOPMENT STANDARDS.**

The following use regulations and development standards apply in the various subdistricts [and are summarized in the chart attached as Exhibit 317D]. [~~In the event of a conflict, the text in this section controls over the graphic representations and text in Exhibit 317D.~~]

(a) Subdistrict 1 (Moderate Density Residential) Tract 1 and Tract 2.

(1) Purpose. To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban garden[None permitted].

(B) Commercial and business service uses.

None permitted.

(C) Industrial uses.

- Art or craft production facility.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Library, art gallery, or museum. ~~Convalescent and nursing homes and related institutions.~~ *[SUP]*
- ~~Convent or monastery.]~~

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast ~~[None permitted].~~

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Office. *[L]*

(H) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Bar, lounge, or tavern. *[SUP]*
- Dry cleaning or laundry store. *[L]*

- General merchandise or food store 3,500 square feet or less. *[L]*
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[L]*
- Restaurant without drive-in or drive-through service. *[Limited to 3,500 square feet or less][SUP]*

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Office showroom/warehouse. *[RAR][None permitted.]*

(3) Accessory uses.

(A) Except as provided in this paragraph, a[A]s a general rule, an accessory use is permitted in any subdistrict 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.

(B) The only accessory uses permitted in this subdistrict are:

- Amateur communications tower. *[SUP]*
- Accessory dwelling unit.
- Home occupation.
- Occasional sales (garage sales).
- Pedestrian skybridges. *[SUP]*
- Swimming pool (private).
- Live unit.

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Accessory helistop.~~
- ~~-- Accessory medical/infectious waste incinerator.~~
- ~~-- Accessory outside display of merchandise.~~
- ~~-- Accessory outside sales.~~

- ~~— Accessory outside storage.~~
- ~~— Accessory pathological waste incinerator.~~
- ~~— Day home.~~
- ~~— General waste incinerator.~~
- ~~— Private stable.~~

SUP-only: (B) ~~In this subdistrict, the following accessory uses are permitted by~~

- ~~— Amateur communications tower.~~
- ~~— Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations [~~contained~~] in Division 51A-4.400. ~~If there is~~ [In the event of] a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard.

(i) In general. Minimum front yard is five feet. Maximum front yard is eight feet.

(ii) Primary street. Minimum front yard is five feet. Maximum front yard is 10 feet. Seventy percent of street facing frontage to be located within required front yard.

(iii) Legacy building. No front yard is required.

(iv) Administrative waiver for front yard requirements.

(aa) The director may grant a deviation from the front yard requirements if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under this romanette, the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(a)(1);



(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(a)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(B) Side and rear yard.

(i) No side or rear yard is required[;however, if a side or rear yard is provided, it must be a minimum of 10feet].

(ii) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback is greater than 30 feet.

(C) Dwelling unit density. Maximum dwelling unit density is 160 dwelling units per acre.

(D) Floor area ratio.

(i) Except as provided in this subsection, m[M]aximum floor area ratio is 2.0.

(ii) If five percent of the building site is reserved for open space, the floor area ratio is 3.0. See section 51P-317.126 for open space regulations.

(E) Height. Maximum structure height is 90 feet.

(F) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in [the] lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(B) Tandem parking. For single-family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a 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 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.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.128.

~~[(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the following list of trees as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees:~~

~~(i) Bald cypress.~~

~~(ii) Caddo maple.~~

~~(iii) Cedar elm.~~

~~(iv) Cercis canadensis, Redbud.~~

~~(v) Cercis canadensis, Eastern redbud.~~

~~(vi) Chilopsis linearis, Desert willow.~~

- (vii) ~~Chinquapin oak.~~
- (viii) ~~Diospyros texana, Texas persimmon.~~
- (ix) ~~Gleditsia triacanthos 'inermis', Thornless honeylocust.~~
- (x) ~~Hex decidua, Possumhaw.~~
- (xi) ~~Hex vomitoria, Yaupon holly.~~
- (xii) ~~Lacebark elm.~~
- (xiii) ~~Lagerstroemia indica, Crape myrtle.~~
- (xiv) ~~Pistachia chinensis, Chinese pistachio.~~
- (xv) ~~Prunus mexicana, Mexican plum.~~
- (xvi) ~~Quercus virginiana 'Highrise', 'Highrise' live oak.~~
- (xvii) ~~Sapindus drumondii, Western soapberry.~~
- (xviii) ~~Sophora affinis, Eve's necklace.~~
- (xix) ~~Sweetgum.~~
- (xx) ~~Taxodium ascendens, Pond cypress.~~

~~It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.~~

~~(C) Maximum nonpermeable coverage of a lot is 85 percent.]~~

~~(8) Signs. See Section 51P-317.125. This subdistrict is considered a nonbusiness zoning district.~~

~~(9) Sidewalks. See Section 51P-317.123.~~

~~(10) Open space. See Section 51P-317.126.~~

~~(11[8]) Additional provisions. Maximum nonpermeable coverage of a lot is 85 percent. [All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]~~

(b) Subdistrict 2 [~~2A, 2B, 2C,~~] and 2D (Moderate Density Mixed Use Corridors).

(1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

(2) Main uses permitted.(A) Agricultural uses.

- Crop production. [*Only in Subdistrict 2D*]
- Urban garden.

(B) Commercial and business service uses.

- Building repair and maintenance shop. [*RAR*]
- Catering service. [*RAR*]
- Custom business services. [*RAR*]
- Commercial engraving/etching facility. [~~*Only in Subdistrict 2A by*~~] *SUP. See Section 51P-317.116[110.2].*
- Custom woodworking, furniture construction, or repair. [*RAR*]
- Electronics service center.
- Job or lithographic printing. [*RAR*]
- Medical or scientific laboratory. [*SUP*]
- Technical school. [*RAR*]

(C) Industrial uses.

- Alcoholic beverage manufacturing. [~~*Only in Subdistricts 2B and 2D by*~~] *SUP.*
- Art or craft production facility.
- Temporary concrete or asphalt batching plant. [*By special authorization of the building official.*]

(D) Institutional and community service uses.

- Child-care facility. [*SUP*]
- Church.
- College, university, or seminary. [*SUP*]
- Community service center. [*SUP*]
- Convalescent and nursing homes and related institutions. [*SUP*]
- Convent or monastery.
- [~~-- Foster home.~~
- ~~-- Institution for special education.~~]

- Library, art gallery, or museum.
  - Public or private school.
- (E) Lodging uses.
- Boutique hotel.
  - Bed and breakfast.
  - Hotel or motel.
  - Lodging or boarding house.
- (F) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (G) Office uses.
- Financial institution without drive-in window.
  - Financial institution with drive-in window. *[SUP[DIR]]*
  - Medical clinic or ambulatory surgical center. *[SUP]*
  - Office.
- (H) Recreation uses.
- Private recreation center, club, or area.
  - Public park, playground, or golf course.
- (I) Residential uses.
- Duplex.
  - Handicapped group dwelling.
  - Multifamily.
  - Retirement housing.
  - Single family.
- (J) Retail and personal service uses.
- Animal shelter or clinic without outside run. *[RAR]*
  - Auto service center *[Limited to 20,000 square feet or less].*  
*[SUP[RAR]]*
  - Bar, lounge, or tavern. *[SUP]*
  - Business school.
  - Car wash. *[SUP[RAR]]*
  - Commercial amusement (inside). *[SUP[~~may be required.~~*  
*See Section 51A 4.210(b)(7)(B). SUP in Subdistrict 2C*  
*when operated on a roof.]]*
  - Commercial parking lot or garage. *[RAR]*

- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less. *[RAR]*
- General merchandise or food store greater than 3,500 square feet. *[RAR]*
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Microbrewery, microdistillery, and winery. *[[~~Only in Subdistricts 2B and 2D by~~]SUP]*
- Motor vehicle fueling station. *[SUP][RAR]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through services. *[DIR[-SUP in Subdistrict 2C when operated on a roof.]]*
- Restaurant without drive-in or drive-through service. *[~~RAR. SUP in Subdistrict 2C when operated on a roof.~~]*
- Surface parking. *[RAR]*
- Temporary retail use.
- Theater. *[RAR]*

(K) Transportation uses.

- Helistop. *[Only in Subdistrict 2D by SUP.]*
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or TV transmitting station. *[RAR]*
- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station. *[RAR]*
- Post office. *[RAR]*
- Utility or government installation other than listed. *[SUP]*
- Utility or government service center. *[See Section 51P-317.112[~~108~~].]*

(M) Wholesale, distribution, and storage uses.

- ~~[-~~ Mini-warehouse. *[RAR]*
- Office showroom/warehouse. *[RAR]*
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Warehouse. *[RAR]*

(3) Accessory uses.

(A) Except as provided in this paragraph, a[A]s a general rule, an accessory use is permitted in any subdistrict 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.

(B) The only accessory uses permitted in this subdistrict are:

- Accessory dwelling unit.
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [Permitted in Subdistrict 2D only.]
- Amateur communication tower. [SUP]
- Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. [SUP]

~~[(A) Except as provided in this subparagraph, the following accessory uses are not permitted:~~

- ~~-- Accessory helistop. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory medical/infectious waste incinerator.~~
- ~~-- Accessory outside display of merchandise. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory outside sales. [Permitted in Subdistrict 2D only.]~~
- ~~-- Accessory outside storage.~~
- ~~-- Accessory pathological waste incinerator.~~
- ~~-- Day home.~~
- ~~-- General waste incinerator.~~
- ~~-- Private stable.~~

~~[(B) In these subdistricts, the following accessory use is permitted by SUP only:~~

- ~~-- Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

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



(A) Front yard.

(i) In general. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is eight feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.~~[Except as provided in this subparagraph, no minimum front yard is required].~~

(ii) Primary street. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is 10 feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.~~[Frontage on Akard Street. If a structure is located on a lot having frontage on Akard Street, an additional 15-foot "urban form" front yard setback is required for that portion of the structure above 54 feet in height.]~~

(iii) Legacy building. No front yard is required.

(iv) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under this romanette, the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(b)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(b)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(vi) Subdistrict 2D.

(aa) Structures adjacent to Good Latimer Expressway and Cesar Chavez Boulevard must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of a facade adjacent to these streets and a maximum of 20 feet for the remaining facade.

(bb) For a legacy building, if a front yard is provided, no maximum setback is required.

(cc) Structures adjacent to all other streets must have a minimum setback of zero feet and a maximum setback of 10 feet for no less than 50 percent of the facade adjacent to these streets and a maximum of 15 feet for the remaining facade.

(B) Side and rear yard.(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases. [In general, Except as provided in this subparagraph, no side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.]

- (ii) Minimum rear yard is:
- (aa) 10 feet for duplex structures;
- (bb) 15 feet for multifamily structures 36 feet or less in height; and
- (cc) no minimum in all other cases.
- (iii) For a legacy building, if a side yard or rear yard is provided no minimum setback is required;
- (iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required with a maximum setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.
- (v) Subdistrict 2D.
- (aa) In general. Except as provided in this romanette, no minimum side or rear yard is required.
- (bb) Minimum side yard is 10 feet for multifamily structures that are 36 feet or less in height.
- (cc) Minimum rear yard is 15 feet for multifamily structures that are 36 feet or less in height.
- (C) Dwelling unit density. No maximum dwelling unit density.
- (D) Floor area ratio.
- (i) Except as provided in this subparagraph and subparagraph (G), maximum floor area ratio is 3.0. If five percent of the building site is reserved for open space, floor area ratio is 4.0. See Section 51P-317.126 for open space requirement.[:
- (aa) ~~2.5 in a structure with 50 percent or more of its total floor area restricted to residential use and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~
- (bb) ~~2.0 in all other structures.]~~
- (ii) Subdistrict 2D.
- (aa) For purposes of floor area ratio, Subdistrict 2D is considered one lot.

(bb) Except as provided in this romanette, maximum floor area ratio is 6.0.

(cc) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124~~[112.2]~~, the proposed maximum floor area ratio may be increased to a maximum of 7.0 if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(dd) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124~~[112.2]~~, the proposed maximum floor area ratio may be increased to a maximum of 8.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(ee) When a multifamily use complies with the mixed-income housing requirements in Section 51P-317.124~~[112.2]~~, the proposed maximum floor area ratio may be increased to a maximum of 10.0 if:

(I) two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

(II) two-and-a-half percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; and

(III) 12 percent of the units are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(E) Height.

(i) ~~[Except as provided in this subparagraph,]~~ M~~[m]~~aximum structure height is~~[:]~~ 180 feet.

~~[(aa) 90 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to retail and personal services uses; and~~

~~(bb) 54 feet for all other structures.]~~

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(ii) Subdistrict 2D. Maximum structure height is:

(aa) 200 feet for a structure with at least 50 percent of its total floor area restricted to residential uses and 50 percent or more of its ground floor area restricted to nonresidential uses; and

(bb) 90 feet for all other structures.

(F) Lot coverage.

(i) In general. Except as provided in this subparagraph and subparagraph (G), maximum lot coverage is 80 percent. [~~Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~]

(ii) Subdistrict 2D.

(aa) Maximum lot coverage is 80 percent except when a multifamily use complies with the requirements in Section 51P-317.124[412.2], the proposed lot coverage may be increased to a maximum of 85 percent if two-and-a-half percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(bb) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

(cc) For purposes of lot coverage, Subdistrict 2D is considered one lot.

(G) Mixed income housing development bonus:

(i) In addition to the provisions of this subsection, if the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 4.0. Except, if five percent of the building site is reserved for open space maximum, maximum floor area ratio is 5.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 5.0. Except, if five percent of the building site is reserved for open space, maximum floor area ratio is 6.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Maximum floor area ratio is 6.0. Except, if five percent of the building site is reserved for open space, maximum floor area ratio is 7.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H[G]) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>  No separate bedroom</u>	<u>50 sq. ft.</u>
<u>  One bedroom</u>	<u>65 sq. ft.</u>
<u>  Two bedrooms</u>	<u>75 sq. ft.</u>
<u>  More than two bedrooms</u> <u>(Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(J[H]) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(B) Tandem parking. For single family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily.~~

~~(i) Except as provided in this subparagraph, one off-street parking space per bedroom per dwelling unit is required; not less than one space nor more than two spaces are required for each dwelling unit.~~

~~(ii) In Subdistrict 2D, one off-street parking space per dwelling unit is required.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a 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 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.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

~~(F) Subdistrict 2B.~~

~~(i) The off-street parking requirements for a lot with a legacy building may be reduced by 20 percent if the following standards are met:~~

~~(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7);~~

~~(bb) Except as provided in this subparagraph, each street facing facade that is within 15 feet of a right of way or a future right of way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work; and~~

~~(cc) The site with the legacy building or the legacy building is located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station.~~

~~(ii) This provision may not be combined with the pedestrian amenities parking reduction of Subparagraph (E).~~

~~(iii) For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

~~(G) Subdistrict 2C.~~

~~(i) For parking purposes, Subdistrict 2C is considered one lot.~~



(ii) ~~A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:~~

- ~~(aa) illustrate or describe the rideshare space and location of the main use;~~
- ~~(bb) be constructed of weather resistant material;~~
- ~~(cc) be less than 30 inches wide and 24 inches long; and~~
- ~~(dd) contain clearly legible letters in a color that contrasts with the background material of the sign.~~

(iii) ~~The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:~~

~~(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(7); and~~

~~(bb) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.~~

(iv) ~~Except as provided in this paragraph, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:~~

- ~~(aa) is in writing;~~
- ~~(bb) contains legal descriptions of the properties affected;~~
- ~~(cc) specifies the special parking being provided and the hours of operation of any use involved;~~
- ~~(dd) is governed by the laws of the state of Texas;~~
- ~~(ee) is signed by all owners of the properties affected;~~
- ~~(ff) is for a minimum term of three years; and~~

~~(gg) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.~~

~~(v) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.]~~

(A) Subdistrict 2D.

(i) For parking purposes, Subdistrict 2D is considered one lot.

(ii) One off-street parking space required per dwelling unit for multifamily use.~~[A five percent parking reduction not to exceed 20 parking spaces, may be applied when a minimum of three off-street parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:~~

~~(aa) illustrate or describe the rideshare space and location of the main use;~~

~~(bb) be constructed of weather resistant material;~~

~~(cc) be less than 12 inches wide and 18 inches long; and~~

~~(dd) contain clearly legible letters in a color that contrasts with the background material of the sign.]~~

(iii) [Subdistrict 2D with] M[m]ixed use development parking reductions.

(aa) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 317J), to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with any other reduction options available under this article and the Dallas Development Code. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

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

(I) The standard 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 five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(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 five sums is the adjusted standard off-street parking requirement for the development.

(cc) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail-related 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-related uses in the development.

(dd) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(iv) A minimum of 90 percent of the required parking must be structured parking. Temporary surface parking is permitted during construction of parking structures. ~~The off-street parking requirements for a lot with a legacy building may be reduced by 50 percent if the following standards are met:~~

~~(aa) Additional landscaping, including site trees, street trees, and other plantings are provided that meet the spirit and intent of the landscaping regulations of Section 51P-317.111(b)(8); and~~

~~(bb) Except as provided in this subparagraph, each street-facing facade that is within 15 feet of a right-of-way or a future right-of-way has a minimum of 30 percent transparency for the first 15 feet above the adjacent ground surface. If an existing legacy building facade has less than 30 percent transparency, a minimum of 50 percent of the facade may be enhanced with murals, sculptures, or other art work. For purposes of this this subparagraph, TRANSPARENCY means the total area of window and door opening, expressed as a percentage of the total facade area by story.]~~

(v) Parking garages along Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard must contain commercial uses (retail/restaurant/office/lobby space) on no less than 70 percent of the first floor. The remaining facades of a garage facing Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard, other than vehicular access, must be screened. Vehicular access to a parking garage is permitted from Good Latimer Expressway, Hickory Street, and Cesar Chavez Boulevard. ~~Except as provided in this paragraph, remote parking distance up to 1,300 feet is permitted by providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and if the requirements of Division 51A-4.320, “Special Parking Regulations,” are met. An agreement authorizing remote parking~~

may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:

- (aa) is in writing;
- (bb) contains legal descriptions of the properties affected;
- (cc) specifies the special parking being provided and the hours of operation of any use involved;
- (dd) is governed by the laws of the state of Texas;
- (ee) is signed by all owners of the properties affected;
- (ff) is for a minimum term of three years; and
- (gg) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.]

(B) Parking reductions in Subdistrict 2D.

(i) Rideshare parking reductions.

(aa) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

- (I) illustrate or describe the rideshare space and the location of the main use;
- (II) be constructed of weather resistant material;
- (III) be no less than 30 inches wide and 24 inches long; and
- (IV) contain clearly legible letters in a color that contrasts with the background material of the sign.

(6) Developer report. Once the multifamily portion of the project has been reached 80 percent occupancy, or within one year of issuance of its final certificate of occupancy, whichever occurs first, the property owner or operator must submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine if any infrastructure improvements are needed following the procedure set forth in Section 51A-1.109.

(7) Environmental performance standards. See Article VI.

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(8) Landscape regulations. See Section 51P-317.127. For Legacy Buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.

~~[(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening, apply in this subdistrict, as modified in this paragraph.~~

~~(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]~~

~~(A[C]) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.~~

~~(D) Site trees.~~

~~(i) Alternate methods of compliance. The site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in this subdistrict cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:~~

~~(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.~~

~~(bb) Make a payment into the Cedars Open Space Fund.~~

~~(ii) Cedars open space fund. The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.~~

~~(E) Subdistrict 2C. For legacy buildings, the following improvements may count as a design standard:~~

~~(i) A minimum of 30 percent transparency.~~

(ii) ~~A minimum of 50 percent of the structure facade is enhanced with murals, sculptures, or other art work.~~

(F) ~~Subdistrict 2D. For legacy buildings, the following improvement may count as a design standard: a minimum of 30 percent transparency on the ground floor adjacent to public streets.]~~

(9) Additional provisions.

(A) Screening from residential. Lots containing uses permitted with RAR must have solid screening on the sides of the property that have residential adjacency.

(B) Single family structure spacing. A minimum of 15 feet between each group of eight single family structures must be provided by plat. ~~[Minimum sidewalk width. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

(C) Outside amplification in Subdistrict 2B. Outside amplification is limited to the hours of 8:00a.m. and 10:00 p.m., Monday through Sunday.

(D) Hours of operation of commercial amusement (inside) in Subdistrict 2C. A commercial amusement (inside) use may only be open to the public between the hours of 6:00 a.m. and 12:00 p.m. (midnight), Monday through Saturday.]

(10) Signs[in Subdistrict 2C]. [Except as provided in this paragraph, signs must comply with the provisions for business zoning districts in Article VII. When located on a legacy building, the following modifications to attached signs apply:]

(A) See Section 51P-317.127.[No single face of a marquee sign may exceed 75 square feet in effective area.]

(B) This subdistrict is considered a business zoning district.[Marquee signs may project up to nine feet from a vertical building plane of a legacy building.]

(C) Signs must comply with the provisions for business zoning districts in Article VII. [One attached premise sign projecting no more than nine feet from the vertical facade of a legacy building is allowed.

(D) No single face of a sign projecting more than 18 inches from the vertical facade of a legacy building may exceed 90 square feet in effective area.]

(11) Sidewalks. See Section 51P-317.123, except in Subdistrict 2D, all lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet. ~~[Signs in Subdistrict 2D. Signs must comply with the provisions for business zoning districts in Article VII.]~~

(12) Open space. See Section 51P-317.126.

(A) ~~[Open space in]~~Subdistrict 2D.

considered one lot.

(i[A]) For purposes of open space requirements, Subdistrict 2D is

space.

(ii[B]) A minimum of five percent of Subdistrict 2D must be open

open space areas:

(iii[C]) At least two of the following amenities must be provided in

- Benches, tables, and other miscellaneous furniture.
- Bioswales.
- Covered or uncovered event spaces.
- Dark-sky friendly site lighting.
- Lawn areas.
- Monumental stairs or bleachers.
- Murals and artwork.
- Paved or decked plazas.
- Pedestrian bridges.
- Pedestrian pathways.
- Planters.
- Pocket parks;
- Sculptural elements.
- Shading devices.
- Urban playgrounds.
- Similar amenities approved by the director of the park and recreation department or his designee.

(c) Subdistrict 3 and 3B (Tract 1 and Tract 2) (Freeway-oriented High Density Mixed Use).

(1) Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

(2) Main uses permitted.

(A) Agricultural uses.

- Urban garden.~~[None permitted.]~~

(B) Commercial and business service uses.

- ~~[— Building repair and maintenance shop.]~~
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service. ~~[RAR]~~

- Commercial engraving and etching facility. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.

(C) Industrial uses.

- Art or craft production facility. *[See Section 51P-317.115]*
- Alcohol beverage manufacturing. [SUP]
- Industrial (inside) light manufacturing.
- Seafood processing plant. *[See Section 51P-317.114[110]]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes and related institutions. [SUP]
- Convent or monastery. [SUP]
- ~~[- Foster home.]~~
- Group home or shelter for indigent or abused persons. *[This use is only allowed as specifically provided in Section 51P-317.113[109] of this article.]*
- ~~[- Hospital.]~~
- Library, art gallery, or museum.
- Public or private school.

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.



(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center. [SUP and limited to 20,000 square feet]
- Bar, lounge, or tavern. [SUP]
- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). [SUP] [~~may be required. See Section 51A-4.210(b)(7)(B).]~~]
- 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.
- Household equipment and appliance repair.
- Home improvement center, lumber, brick, or building materials sales yard [Limited to 20,000 square feet.]
- Liquor store. [SUP]
- [~~Mortuary, funeral home, or commercial wedding chapel.~~]
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. [DIR]
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.

- Theater.
- Vehicle display, sales, and service [Limited to 20,000 square feet.]

(K) Transportation uses.

- Heliport.
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(L) Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation. [SUP]
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP. See Section 51A-4.212(10.1).]
- Utility or government service center
- Utility or government installation other than listed. [SUP. See Section 51P-317.112[108].]

(M) Wholesale, distribution, and storage uses.

- [– Mini-warehouse.]
- Office showroom/warehouse.
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]

(3) Accessory uses.

(A) Except as provided in this paragraph, a[A]s a general rule, an accessory use is permitted in any subdistrict 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.

(B) The only accessory uses permitted in this subdistrict are:

- Accessory community center. (private)
- Accessory dwelling unit.
- Accessory electric vehicle charging station.

- Accessory game court. (private)
- Accessory helistop. [SUP]
- Accessory outside display of merchandise.
- Accessory outside storage.
- Amateur communication tower. [SUP]
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. [SUP]

~~[(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Accessory helistop.~~
- ~~-- Accessory outside sales.~~
- ~~-- Day home.~~
- ~~-- General waste incinerator.~~
- ~~-- Private stable.~~

SUP only:

~~[(B) In this subdistrict, the following accessory uses are permitted by~~

- ~~-- Pedestrian skybridges.~~

accessory use:

~~[(C) In this subdistrict, an SUP may be required for the following~~

- ~~-- Accessory medical waste/infectious waste incinerator. [See Section 51A-4.217(3.1).]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations [contained] in Division 51A-4.400. If there is[~~In the event of~~] a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. [~~No minimum front yard.~~]

(i) In general. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is eight feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(ii) Primary streets. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is 10 feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(iii) Legacy building. No setback is required.

(iv) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under romonette (iv), the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(c)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(c)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(vi) For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.

(B) Side and rear yard. [No side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.]

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(iii) For a legacy building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

(C) Dwelling unit density.

(i) No maximum dwelling unit density.

(ii) In Subdistrict 3B the maximum number of dwelling units is 90.

(D) Floor area ratio. Except as provided in Subparagraph (G), maximum floor area ratio is 6.0[4.0].

(E) Height.

(i) Except as provided in this subparagraph and in Subparagraph (G), maximum structure height is 300[270]feet.

(ii) Maximum structure height is, 55 feet for a residential development in Tract 1 of Subdistrict 3B.

(F) Lot coverage.

(i) Except as provided in this subparagraph and in Subparagraph (G), maximum lot coverage is 80 percent. [Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.]

(ii) In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.

(G) Mixed income housing development bonus.

(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 7.0

(bb) Height. Except as provided in this subparagraph, maximum structure height is 300 feet.

(cc) Lot coverage. Except as provided in this subparagraph, maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Maximum floor area ratio is 8.0

(bb) Height. Maximum structure height is 400 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional

five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

- (aa) Floor area ratio. Maximum floor area ratio is 9.0
- (bb) Height. Maximum structure height is 400 feet.
- (cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Open space. Any new construction or major modification over 20,000 square feet of floor area is required to reserve five percent of the building site for open space and meet the regulations listed in Section 51P-317.126. This requirement is not applicable for major modification for Legacy Buildings or Designated Legacy Buildings Areas.

(I) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>  No separate bedroom</u>	<u>50 sq. ft.</u>
<u>  One bedroom</u>	<u>65 sq. ft.</u>
<u>  Two bedrooms</u>	<u>75 sq. ft.</u>
<u>  More than two bedrooms</u> <u>(Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(J[H]) Stories. No maximum number of stories.

(5) Off-street parking and loading.

(A) In general. See Section 51P-317.122. [~~Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~]

(B) Subdistrict 3B shared access developments. [~~Tandem parking. For multifamily uses, tandem parking is permitted.~~]

(i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.

(ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.

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(iii) On-street parking. A minimum of five guest parking spaces must be provided in the shared access area as shown on the development/landscape plan for Tract 1 in Subdistrict 3B.

(iv) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private), or fitness center, provided the accessory use is principally for the use of residents.

(v) Office showroom/warehouse. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the floor area.

~~[(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a 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 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.~~

~~(iii) If the director of public works and transportation determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(E) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~



~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. See section 51P-317.127.

(B) Subdistrict 3B.

(i[A]) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off-street loading screening~~], apply in this subdistrict,~~ as modified in this paragraph.

(ii[B]) Street trees. For a shared access development in Tract 1:

(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line.

(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts.

(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four-foot wide planting area that is adjacent to the curb and planted between one-and-a-half and three feet from the back of the projected street curb.

(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase. [The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]

(iii) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

(iv) Site trees.

(aa) In general. Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Botham Jean Boulevard or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.129(c)) along the frontage of the lot.

(bb) Shared access development in Tract 1 of Subdistrict 3B. One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.

(cc) Alternate methods of compliance. In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(I) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(II) Make a payment into the reforestation fund in accordance with Section 51A-10.135(i).

(v) Additional landscaping requirements for a shared access development in Tract 1.

(aa) In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.

(bb) Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.

(cc) A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.

(dd) Tree grates are prohibited.

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~~[(C) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 90 percent.]~~

(8) Signs. Except for Subdistrict 3B, see Section 51P-317.125.[Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]

(9) Sidewalks.

(A) In general. See Section 51P-317.123.

(B) Subdistrict 3B.

(i) All lots with frontage on Botham Jean Boulevard or Belleview Street must have a sidewalk along the Botham Jean Boulevard or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.

(ii) All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.

(10) Open space. See Section 51P-317.126.

(11) Additional provisions.

(A) Nonpermeable coverage.

(i) Maximum nonpermeable coverage of a lot is 85 percent.

(ii) Subdistrict 3B.

(aa) A lot in this area with frontage on Botham Jean Boulevard or Belleview Street may have a maximum of 100 percent non-permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.129(c) regarding enhanced pedestrian amenities.

(bb) Maximum nonpermeable coverage of a lot is 90 percent in all other cases.

(B) Single family structure spacing. A minimum of 15 feet between each group of eight single family structures must be provided by plat.

(C) Shared access development in Tract 1 of Subdistrict 3B.

(i) Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).

(ii) All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(iii) Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).

(iv) Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.

(v) A minimum of six feet must be provided by plat between each group of single-family structures. No more than eight single-family structures are permitted per group.

(vi) Lots may have frontage on two opposite sides.

(vii) Mailboxes are allowed in common areas.

[(d) Subdistrict 3A, 3B, and 3C (Transit-oriented High Density Mixed Use).

(1) Purpose: ~~To encourage high-density residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light rail stations; and to encourage development that supports day and night time activity, use of mass transit, increased pedestrian and bicycle use, and more efficient use of parking spaces.~~

(2) Main uses permitted:

(A) Agricultural uses:

~~None permitted.~~

(B) Commercial and business service uses:

- ~~— Building repair and maintenance shop.~~
- ~~— Custom business services.~~
- ~~— Custom woodworking, furniture construction, or repair.~~
- ~~— Electronics service center.~~
- ~~— Job or lithographic printing.~~
- ~~— Machinery, heavy equipment, or truck sales and services.~~
- ~~— Medical or scientific laboratory.~~
- ~~— Technical school.~~

(C) Industrial uses:

- ~~— Alcoholic beverage manufacturing. [Permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event space are permitted with this use.]~~
- ~~— Art or craft production facility.~~
- ~~— Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(D) Institutional and community service uses:

- ~~— Child-care facility.~~
- ~~— Church.~~
- ~~— College, university, or seminary.~~
- ~~— Community service center.~~
- ~~— Convalescent and nursing homes and related institutions.~~
- ~~— Convent or monastery.~~
- ~~— Foster home.~~
- ~~— Hospital.~~
- ~~— Library, art gallery, or museum.~~
- ~~— Public or private school.~~

(E) Lodging uses:

- ~~— Hotel or motel.~~
- ~~— Lodging or boarding house.~~

(F) Miscellaneous uses:

- ~~— Carnival or circus (temporary). [By special authorization of the building official.]~~
- ~~— Temporary construction or sales office.~~

(G) Office uses:

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

(H) Recreation uses:

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

(I) Residential uses:

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Single family.

(J) Retail and personal service uses:

- Animal shelter or clinic without outside run.
- Auto service center.
- Bar, lounge, or tavern.
- Business school.
- Commercial amusement (inside).
- 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 more than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(K) Transportation uses:

- Heliport.
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses:

- Commercial radio or TV transmitting station.
- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[SUP. See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed.

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~~(M) Wholesale, distribution, and storage uses:~~

- ~~– Mini-warehouse.~~
- ~~– Office showroom/warehouse.~~
- ~~– Recycling drop-off container. [See Section 51A-4.213(11.2).]~~
- ~~– Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]~~
- ~~– Warehouse.~~

~~(3) Accessory uses. As a general rule, an accessory use is permitted in any subdistrict 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.~~

~~(A) The following accessory uses are not permitted:~~

- ~~– Accessory outside sales.~~
- ~~– Accessory pathological waste incinerator.~~
- ~~– Day home.~~
- ~~– General waste incinerator.~~
- ~~– Private stable.~~

SUP only:

~~(B) In these subdistricts, the following accessory use is permitted by~~

- ~~– Pedestrian skybridges.~~

accessory use:

~~(C) In these subdistricts, an SUP may be required for the following~~

- ~~– Accessory medical waste/infectious waste incinerator. [See Section 51A-4.217(3.1).]~~

~~(4) Yard, lot, and space regulations:~~

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

~~(A) Front yard. No minimum front yard.~~

yard:

- ~~(i) Except as provided in this subparagraph, no minimum front~~

(ii) ~~For a shared access development in Subdistrict 3B, minimum front yard is five feet. Cantilevered roof eaves, steps, stoops, and balconies may project up to five feet into required front yards.~~

(B) Side and rear yard.

(i) ~~Except as provided in this subparagraph, no side or rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.~~

(ii) ~~For a shared access development in Subdistrict 3B, if a side or rear yard is provided, the 10 foot minimum setback is not required.~~

(iii) ~~For a legacy building in Subdistrict 3C, if a side yard is provided, no minimum setback is required.~~

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is:

(i) ~~4.5 for a structure with at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses; and~~

(ii) ~~4.0 for all other structures.~~

(E) Height. Maximum structure height is:

(i) ~~270 feet for a structure where at least 50 percent of its total floor area devoted to residential uses and 50 percent or more of the ground floor area is restricted to retail and personal services uses;~~

(ii) ~~55 feet for a residential development in Tract 1 of Subdistrict 3B; and~~

(iii) ~~90 feet for all other structures.~~

(F) Lot coverage.

(i) ~~In Subdistrict 3A, a lot in this subdistrict with frontage on Lamar Street or Belleview Street is permitted 100 percent lot coverage if the owner of the lot provides and maintains enhanced pedestrian amenities in the enhanced pedestrian amenities area for that lot. See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.~~

(ii) ~~In Tract 1 of Subdistrict 3B, a shared access development is considered one lot for the purposes of determining lot coverage. The maximum lot coverage for Tract 1 of Subdistrict 3B is 85 percent.~~

(iii) ~~Maximum lot coverage is 80 percent in all other cases.~~



~~(iv) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.~~

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

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

~~(5) Off-street parking and loading.~~

~~(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

~~(B) Tandem parking. For single-family, duplex, and multifamily uses, tandem parking is permitted.~~

~~(C) Multifamily. One off-street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.~~

~~(D) Shared access developments in Subdistrict 3B.~~

~~(i) In general. Except as provided in this subparagraph, two off-street parking spaces are required per dwelling unit.~~

~~(ii) Guest parking. A 0.25 parking space is required per dwelling unit. These spaces may cross lot lines.~~

~~(iii) On-street parking. A minimum of 23 on-street parking spaces must be provided in the shared access area as shown on the development plan for Tract 1.~~

~~(iv) Accessory uses. No parking is required for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.~~

~~(E) Office showroom/warehouse use. In Tract 2 of Subdistrict 3B, one parking space is required for each 3,160 square feet of the use.~~

~~(F) Alcoholic beverage manufacturing in Subdistrict 3C. Off-street parking for food service preparation and seating areas must be provided at a ratio of one space per 100 square feet of floor area.~~

~~(G) On-street parking credit. Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of mobility and street services.~~

~~(i) An on-street parking space may not be used to reduce the required parking for more than one use (i.e., it cannot be counted more than once as a space for a 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 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.~~

~~(iii) If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (5)(G), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

~~(H) Pedestrian amenities parking reduction.~~

~~(i) Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

~~(ii) To qualify,~~

~~(aa) the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

~~(bb) the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

~~(iii) See Section 51P-317.112.1(e) for enhanced pedestrian amenities regulations.~~

~~(I) Remote parking.~~

~~(i) Remote parking may be located within a maximum walking distance of 1,300 feet from the use served by the remote parking if there are enhanced pedestrian amenities in the enhanced pedestrian amenities area connecting the lot to the remote parking lot. See Section 51P-317.112.1(e) regarding enhanced pedestrian amenities.~~

~~(ii) For a legacy building in Subdistrict 3C, there is no limitation on the percentage of required parking spaces that can be provided by remote parking or other special parking.~~

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(J) Loading docks. For a legacy building in Subdistrict 3C, uses may share loading docks.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. This subdistrict is exempt from compliance with Article X of Chapter 51A, except that Article X requirements for street trees, site trees, parking lot trees, parking lot screening, garbage storage screening, and off street loading screening, apply in this subdistrict, as modified in this paragraph.

(B) Street trees.

(i) In general. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.

(ii) Shared access development in Tract 1 of Subdistrict 3B.

(aa) One large canopy street tree must be provided for each 25 feet of street frontage, excluding points of ingress and egress, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right of way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(bb) Except as provided in this item, street trees must be provided in accordance with the requirements for street trees in a shared access development in districts other than single family districts. If the director determines that a large canopy tree would interfere with utility lines, a small street tree from the list in Section 51P-317.111(a)(7)(B) may be provided.

(cc) On Cockrell Avenue, McKee Street, Wall Street, and Beaumont Street, all street trees must be planted within a four foot wide planting area that is adjacent to the curb and planted between one and a half and three feet from the back of the projected street curb.

(dd) All street trees must be planted within 12 months of issuance of the first building permit for each phase.

(C) Parking lot trees. A parking lot may not contain more than 60,000 square feet of paved area uninterrupted by a row or cluster of trees.

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(D) Site trees.

(i) ~~In general.~~ Except as provided in this subparagraph, no site trees are required in these subdistricts for a lot with frontage on Lamar Street or Belleview Street or if the lot has 100 percent lot coverage and the owner of the lot provides and maintains enhanced pedestrian amenities (see Section 51P-317.112.1(e)) along the frontage of the lot.

(ii) ~~Shared access development in Tract 1 of Subdistrict 3B.~~ One site tree must be provided for every 4,000 square feet within the shared access development. Site trees must be evenly distributed throughout the shared access development. The trunk of any site tree must be located at least two and one half feet from any pavement. Site trees must be a species listed in Section 51A-10.134.

(iii) ~~Alternate methods of compliance.~~ In all other cases, the site tree requirements of Division 51A-10.125, "Mandatory Provisions," of Article X apply with the following additional provisions. If a property owner in these subdistricts cannot plant all of the required site trees on the lot, the property owner may comply with one of the following two requirements for up to a maximum of 50 percent of the required site trees:

(aa) Plant the trees in the parkway along the frontage of the lot, in addition to required street trees, with the written permission of the building official.

(bb) Make a payment into the Cedars Open Space Fund.

(iv) ~~Cedars open space fund.~~ The department of sustainable development and construction shall administer a city account to be known as the Cedars Open Space Fund. Funds from the Cedars Open Space Fund must be used only for acquiring park and open space property, and for the purchase, planting, and maintenance of landscaping on public property in Subdistrict 3A. The amount of the payment required for each site tree not planted is calculated by using the formula for appraising the value of a two-inch tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree & Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(E) Nonpermeable coverage.

(i) ~~A lot in this area with frontage on Lamar Street or Belleview Street may have a maximum of 100 percent non permeable coverage if the owner of the lot provides and maintains enhanced pedestrian amenities along the frontage of the lot. See Section 51P-317.112.1(e) regarding enhanced pedestrian amenities.~~

(ii) ~~Maximum nonpermeable coverage of a lot is 90 percent in all other cases.~~

(F) Additional landscaping requirements for a shared access development in Tract 1 of Subdistrict 3B.

(i) ~~In Subdistrict 3B, all of Tract 1, including both sides of Beaumont Street, are considered one lot with regard to landscape requirements.~~

(ii) ~~Landscaping may be completed in phases. Each phase must be indicated on a landscape plan submitted with the construction documents. All landscaping in a phase must be complete prior to final inspection of the last structure built in that phase.~~

(iii) ~~A minimum of 15 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.~~

(iv) ~~Tree grates are prohibited.~~

(8) Additional provisions:

(A) Minimum sidewalk width:

(i) ~~All lots with frontage on Lamar Street or Belleview Street must have a sidewalk along the Lamar Street or Belleview Street frontage with a minimum unobstructed width of seven and one-half feet.~~

(ii) ~~All other lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.~~

(B) Shared access development in Tract 1 of Subdistrict 3B:

(i) ~~Shared access easement drives must be provided as shown on the conceptual plan for Subdistrict 3B (Exhibit 317E) and the development/landscape plan for Tract 1 in Subdistrict 3B (Exhibit 317F).~~

(ii) ~~All street and drive pavement widths must be measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.~~

(iii) ~~Beaumont Street must have a minimum right-of-way width of 50 feet with a minimum pavement width of 33 feet. On Cockrell Avenue and McKee Street, minimum pavement width is 20 feet and minimum right-of-way width is 59 feet as shown on the typical street section for Subdistrict 3B (Exhibit 317H).~~

(iv) ~~Minimum visibility triangles are required at all driveways and intersections with public streets. At all driveways and intersections, visibility triangles must be 10 feet by 10 feet for interior intersections of shared access easement drives, 20 feet by 20 feet for shared access easement drives at street intersections; 30 feet by 30 feet at the intersection of Wall Street and Beaumont Street and at the intersection of Beaumont Street and Cockrell Avenue; and 45 feet by 45 feet at the intersection of Cockrell Avenue and McKee Street.~~

(v) ~~A minimum of six feet must be provided by plat between each group of single-family structures. No more than eight single-family structures are permitted per group.~~

- (vi) ~~Maximum number of dwelling units is 90.~~
- (vii) ~~Lots may have frontage on two opposite sides.~~
- (viii) ~~Mailboxes are allowed in common areas.]~~

(d) Subdistrict 4 (Warehouse/Residential Transition).

(1) Purpose. To accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

(2) Main uses permitted.

(A) Agricultural uses.

-- Urban garden[None permitted].

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor hall.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. [Limited to 20,000 square feet.]

(C) Industrial uses.

- Alcoholic beverage manufacturing. [SUP]
- Art or craft production facility. [*See Section 51P-317.115[110.5].*]
- Industrial (inside). [*If this is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a)*]
- Industrial (inside) light manufacturing.
- Metal salvage facility. [SUP]
- Temporary concrete or asphalt batching plant. [*By special authorization of the building official.*]

(D) Institutional and community service uses.

- ~~[- Cemetery or mausoleum. *[SUP]*]~~
- Child-care facility.
- Church.
- ~~[- Convent or monastery.~~
- ~~- Hospital.]~~
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

- Multifamily.
- Retirement housing.

(J) Retail and personal service uses.

- ~~[- Ambulance service.]~~
- Animal shelter or clinic without outside run.
- Auto service center. *[SUP and limited to 20,000 square feet]*
- Bar, lounge, or tavern. *[SUP]*

- Business school.
- Car wash. *[SUP]*
- Commercial amusement (inside). *[SUP[~~may be required. See Section 51A-4.210(b)(7)(B).~~]]*
- Commercial motor vehicle parking. *[SUP]*
- 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.
- Home improvement center, lumber, brick, or building materials sales yard. *[Limited to 20,000 square feet]*
- Household equipment and appliance repair.
- Liquor store.
- Microbrewery, microdistillery, and winery. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to 20,000 square feet.]*

(K) Transportation uses.

- ~~[— Commercial bus station and terminal.]~~
- Heliport.
- Helistop. *[SUP]*
- Transit passenger shelter.

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower antenna for cellular communication. *[SUP]*
- Utility or government service center. *[See Section 51P-317.112[~~108~~].]*
- Utility or government installation other than listed. *[SUP]*



(M) Wholesale, distribution, and storage uses.

- ~~[- Auto auction. *[SUP]*~~
- ~~[- Contractor's maintenance yard.]~~
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Recycling center. *[SUP[Subdistrict 4A only.]]*
- Recycling collection center.
- Warehouse.

(3) Accessory uses.

(A) Except as provided in this paragraph, a[A]s a general rule, an accessory use is permitted in any subdistrict 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.

(B) The only accessory uses permitted in this subdistrict are:

- Accessory dwelling unit.
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. *[SUP]*
- Accessory outside display of merchandise.
- Accessory outside storage.
- Amateur communication tower. *[SUP]*
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges. *[SUP]*

~~[(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Day home.~~
- ~~-- Private stable.~~

~~(B) In this subdistrict, the following accessory uses are permitted by~~

SUP only:

- ~~-- Accessory helistop.~~
- ~~-- Pedestrian skybridges.~~

(C) ~~In this subdistrict, an SUP may be required for the following accessory use:~~

- ~~— Accessory medical waste/infectious waste incinerator. [See Section 51A-4.217(3.1).]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations [contained] in Division 51A-4.400. ~~If there is~~[In the event of] a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard.

(i) In general. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is eight feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(ii) Primary streets. Except as provided in this subparagraph, minimum front yard is five feet and maximum front yard is 10 feet. A portion of the street facing facade must be located within the required front yard for 70 percent of the lot width.

(iii) Legacy building. No minimum front yard.

(iv) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under romonette (iv), the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(d)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

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(V) will conform in all other respects to all applicable zoning regulations and standards.

(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(d)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(B) Side and rear yard.

(i) Minimum side yard is:

(aa) five feet for duplex structures;

(bb) 10 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(ii) Minimum rear yard is:

(aa) 10 feet for duplex structures;

(bb) 15 feet for multifamily structures 36 feet or less in height; and

(cc) no minimum in all other cases.

(iii) For a legacy building, if a side yard or rear yard is provided no minimum setback is required;

(iv) For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback is greater than 30 feet. [No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.]

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio.

(i) Except as provided in this paragraph, m[M]aximum floor area ratio is 3.0[4.0].

(ii) If five percent of the building site is reserved for open space, the floor area ratio is 4.0. See Section 51P-317.126 for open space regulations.

(E) Height. Except as provided in this paragraph, m[M]aximum structure height is 180[70] feet.

(F) Lot coverage. Except as provided in this paragraph, m[M]aximum lot coverage is 80 percent. [Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.]

(G) Mixed income housing development bonus.

(i) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Except as provided in this romanette, maximum floor area ratio is 4.0. If five percent of the building site is reserved for the open space, floor area ratio is 5.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 180 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(ii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then:

(aa) Floor area ratio. Except as provided in this romanette, maximum floor area ratio is 5.0. If five percent of the building site is reserved for the open space, floor area ratio is 6.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 240 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(iii) If the provisions of Section 51P-317.124 are met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices; then

(aa) Floor area ratio. Except as provided in this romanette, maximum floor area ratio is 6.0. If five percent of the building site is reserved for the open space, floor area ratio is 7.0. See Section 51P-317.126 for open space requirements.

(bb) Height. Maximum structure height is 300 feet.

(cc) Lot coverage. Maximum lot coverage is 85 percent.

(H) Lot size. No minimum lot size. Minimum lot area per dwelling unit is as follows:

<u>TYPE OF STRUCTURE</u>	<u>MINIMUM LOT AREA PER DWELLING UNIT</u>
<u>Single family</u>	<u>1000 sq. ft.</u>
<u>Duplex</u>	<u>2500 sq. ft.</u>
<u>Multifamily:</u>	
<u>    No separate bedroom</u>	<u>50 sq. ft.</u>
<u>    One bedroom</u>	<u>65 sq. ft.</u>
<u>    Two bedrooms</u>	<u>75 sq. ft.</u>
<u>    More than two bedrooms (Add this amount for each bedroom over two)</u>	<u>10 sq. ft.</u>

(IH) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.

~~[(A) In general. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off-street parking and loading generally.~~

(B) ~~Tandem parking.~~ For multifamily uses, tandem parking is permitted.

(C) ~~Multifamily.~~ One off street parking space per bedroom per dwelling unit is required; not less than one space or more than two spaces are required for each dwelling unit.

(D) ~~On-street parking credit.~~ Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works and transportation.

(i) ~~An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a 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 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.~~

(iii) ~~If the director of public works and transportation determines that on-street parking in the street right of way abutting the use, approved in accordance with Paragraph (5)(D), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.~~

(E) ~~Pedestrian amenities parking reduction.~~

(i) ~~Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.~~

(ii) ~~To qualify,~~

(aa) ~~the enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and~~

(bb) ~~the enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.~~

(iii) ~~See Section 51P-317.112.1(c) for enhanced pedestrian amenities regulations.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. ~~See Section 51P-317.127. [Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.]~~

(8) Signs. ~~See Section 51P-317.125.~~

(9) Sidewalks. ~~See Section 51P-317.123.~~

(10) Open space. ~~See Section 51P-317.126.~~

(11) Additional provisions.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Single family structure spacing. A minimum of 15 feet between each group of eight single family structures must be provided by plat. ~~[Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]~~

(8) Additional provisions. ~~All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.~~

(f) Subdistrict 5 (Industrial).

(1) Purpose. ~~To consolidate and concentrate industrial, warehouse, distribution, and commercial business service land uses in a contiguous area; and to minimize negative impacts on residential areas.~~

(2) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.

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- Labor hall.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(C) Industrial uses:

- Art or craft production facility. *[See Section 51P-317.110.5.]*
- Industrial (inside). *[If this use is potentially incompatible, it is permitted by SUP only. See Section 51A-4.203(a).]*
- Industrial (inside) for light manufacturing.
- Industrial (outside). *[Potentially incompatible uses are not permitted. See Section 51A-4.203(a).]*
- Metal salvage facility. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses:

- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- Hospital.
- Public or private school. *[SUP]*

(E) Lodging uses:

- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses:

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses:

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



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(H) Recreation uses:

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

(I) Residential uses:

None permitted.

(J) Retail and personal service uses:

- Auto service center.
- Bar, lounge, or tavern.
- Business school.
- Car wash.
- 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.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive in or drive through service. *[DIR]*
- Restaurant without drive in or drive through service.
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(K) Transportation uses:

- Commercial bus station and terminal.
- Heliport.
- Transit passenger shelter.

(L) Utility and public service uses:

- Commercial radio or television transmitting station.
- Electrical substation.

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- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Utility or government service center. *[See Section 51P-317.108.]*
- Utility or government installation other than listed. *[SUP required.]*

(M) Wholesale, distribution, and storage uses:

- Auto auction. *[SUP]*
- Contractor's maintenance yard.
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Petroleum product storage and wholesale. *[SUP]*
- Recycling collection center.
- Trade center.
- Warehouse.

(3) Accessory uses: As a general rule, an accessory use is permitted in any subdistrict 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.

(A) The following accessory uses are not permitted in this subdistrict:

- Day home.
- Home occupation.
- Private stable.
- Swimming pool (private).

SUP only:

(B) In this subdistrict, the following accessory uses are permitted by

- Accessory helistop.
- Pedestrian skybridges.

accessory use:

(C) In this subdistrict, an SUP may be required for the following

- Accessory medical waste/infectious waste incinerator. *[See Section 51A-4.217(3.1).]*

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph 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 paragraph and Division 51A 4.400, Division 51A 4.400 controls.)

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

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 1.0.

(E) Height. Maximum structure height is 70 feet.

(F) 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.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.

(A) Nonpermeable coverage. Maximum nonpermeable coverage of a lot is 85 percent.

(B) Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P 317.112 of this article.

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of four feet.]

(e[~~g~~]) Subdistrict 5[6] (Dallas Heritage Village[Old City Park Institutional]).

(1) Purpose. To encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Dallas Heritage Village[Old City Park].

(2) Main uses permitted.

(A) Agricultural uses.

- Crop production.
- Urban garden.

(B) Commercial and business service uses.

- Custom woodworking, furniture construction, or repair.
- Machine or welding shop.

(C) Industrial uses.

- Art or craft production facility.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Church.
- Community service center. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(E) Lodging uses.

- Boutique hotel.
- Bed and breakfast.
- Hotel or motel.
- Lodging or boarding house.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Office.

(H) Recreation uses.

- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Handicapped group dwelling.
- Multifamily.
- Retirement housing.
- Single family[None permitted].

(J) Retail and personal service uses.

- Commercial amusement (inside). [*SUP*[-*may be required. See Section 51A-4.210(b)(7)(B).*].]
- Commercial parking lot or garage.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Surface parking.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.

(L) Utility and public service uses.

- Local utilities. [*SUP or RAR may be required. See Section 51A-4.212(4).*]
- Police or fire station.
- Post office.
- Utility or government installation other than listed. [*SUP*]

(M) Wholesale, distribution, and storage uses.

None permitted.

(3) Accessory uses.

(A) Except as provided in this paragraph, a[A]s a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific [~~types of~~] accessory uses, however, due to their unique nature, are subject to additional regulations

[eontained] in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The only accessory uses allowed in this subdistrict are:

- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Amateur communication tower [SUP]
- General waste incinerator
- Pedestrian skybridges. [SUP]

~~(A) The following accessory uses are not permitted in this subdistrict:~~

- ~~-- Accessory helistop.~~
- ~~-- Accessory medical/infectious waste incinerator~~
- ~~-- Accessory outside sales.~~
- ~~-- Accessory pathological waste incinerator.~~
- ~~-- Day home.~~
- ~~-- Home occupation.~~
- ~~-- Private stable.~~
- ~~-- Swimming pool (private).~~

~~(B) In this subdistrict, the following accessory use is permitted by SUP only:~~

- ~~-- Pedestrian skybridges.]~~

(4) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations [eontained] in Division 51A-4.400. If there is~~[In the event of]~~ a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard.

- (i) Minimum front yard is 15 feet.
- (ii) Administrative waiver.

(aa) The director may grant a deviation from the front yard regulations if:

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(I) the front yard requirement cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(II) the front yard requirement cannot be met due to street easements.

(bb) In determining whether to grant a deviation under romonette (iv), the director shall consider whether or not the result of the requested relief:

(I) is consistent with the purpose in Section 51P-317.120(e)(1);

(II) will complement or be compatible with the surrounding uses and community facilities;

(III) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(IV) will not be detrimental to the public health, safety, or general welfare; and

(V) will conform in all other respects to all applicable zoning regulations and standards.

(iii) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(e)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

(B) Side and rear yard. No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. Maximum floor area ratio is 0.5.

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(E) Height. Maximum structure height is 70 feet.

(F) Lot coverage. Maximum lot coverage is 50[80] percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. See Section 51P-317.122.~~[Except as provided in this article, consult the use regulations (Division 51A 4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A 4.300 et seq.) for information regarding off-street parking and loading generally.]~~

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations. See Section 51P-317.127.~~[Landscaping must be provided on all property in accordance with Article X of Chapter 51A and this paragraph.]~~

(8) Signs. See Section 51P-317.125.

(9) Sidewalks. See Section 51P-317.123.

(10) Open space. See Section 51P-317.126.

(11) Additional provisions.

(A) ~~[Nonpermeable coverage.]~~Maximum nonpermeable coverage of a lot is 60[85] percent.

(B) A minimum of 20 percent of each building site must be reserved for open space and meet the regulations listed in Section 51P-317.126.~~[Street trees. The city arborist recommends the list of trees set forth in the street tree subparagraph of the landscaping regulations for Subdistrict 1 as being most suitable for planting in this subdistrict, and the city strongly encourages the use of these trees as street trees. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-317.112 of this article.]~~

(8) Additional provisions. All lots must have a sidewalk along the street frontage with a minimum unobstructed width of six feet.]



**SEC. 51P-317.121.****HIGH-SPEED RAIL BONUS.**

(a) Purpose. This bonus is provided to encourage high density mixed-use development near the high-speed rail.

(b) High-speed rail bonus.

(1) The bonus is given to the properties within 1/2 a mile radius of the high-speed rail station, if the property is a mixed used project ("MUP").

(2) To be considered a MUP for the purpose of this section, a development must contain uses in three or more of the lodging, office, residential, or retail and personal service use categories.

(3) Except for residential uses, 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:

(A) 10 percent or more for lodging use

(B) 15 percent or more for office use

(C) five percent or more of retail and personal service uses

(4) residential uses may not exceed 50 percent of the total floor area except if residential uses exceed 50 percent of the total floor area of the project, the provisions of 51P-317.124 must be met and a minimum of five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and a minimum of five percent of the units are available to households earning between 61 percent and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices and an additional five percent of the units are available to households earning between 81 percent and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(5) An MUP must provide enhanced pedestrian amenities as per Section 51P-317.129(c); and

(6) An MUP must provide active uses on the ground and upper floor.

(7) The following bonuses apply to properties meeting the above criteria:

(A) Floor area ratio. Maximum floor area ratio is 20.0.

(B) Height. Maximum structure height is 500 feet.

(C) Lot coverage. Maximum lot coverage is 85 percent.

SEC. 51P-317.122.OFF-STREET PARKING, LOADING, AND BICYCLE PARKING.(a) Off-street parking and loading.

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

(2) Tandem parking is permitted for multifamily uses.

(3) One off-street parking space per bedroom per dwelling unit is required for multifamily uses; not less than one space or more than two spaces are required for each multifamily dwelling unit.

(4) Required parking for nonresidential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of public works.

(A) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) 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 ( $8 \div 24 = \text{one-third}$ ). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(C) If the director of public works determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Paragraph (a)(4), has become a traffic hazard and prohibits the on-street parking, the on-street parking credit will be treated as a delta credit.

(5) Parking is not allowed in front yard setback.

(6) Screening of off-street parking must be provided in accordance with 51A.4.602(b).

(7) Loading spaces must be provided for multifamily uses in accordance with this paragraph:

(A) No loading spaces required for multifamily uses with five dwelling units or less.

(B) A small or medium size loading space is required for multifamily uses with six units but less than 100,000 square feet in floor area.

(C) A minimum two small or medium size loading spaces are required for a multifamily use greater than 100,000 square feet in floor area.

(8) Boutique hotel. 0.75 space is required for each unit. No required off-street loading.

(9) Bed and breakfast. 0.75 space is required for each unit. No required off-street loading.

(b) Bicycle parking. Consult the bicycle parking regulations in Division 51A-4.330 for the bicycle parking requirements.

(c) Parking reductions.

(1) Legacy building parking reduction.

(A) As of February 10, 2021, a legacy building may utilize the parking reductions found in this subsection. In the event of a modification to a legacy building, these parking reductions may be retained if the following conditions are met:

(i) a minimum of 50 percent of each original street-facing facade remains; and with at least 90 percent of re-purposed facade is transparent; and no significant architectural feature or element may be removed or screened, and

(ii) re-cladding of an existing façade per original construction, or with material recommended to be stone, brick, glass block, tile, cast metal, cast stone, concrete masonry (split or polished face only; no unfinished units or cinder block), or a combination of those materials, and

(iii) the floor area of the structure has not increased by more than:

(aa) 150 percent if the increase is 5,000 square feet or less; or

(bb) 100 percent if the increase is greater than 5,000 square feet.

(B) No off-street parking is required for the first 5,000 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a legacy building, except for the following uses:

(i) Multifamily uses. For a legacy building used or converted to a multifamily use, off-street parking may be reduced by 40 percent.

(ii) Bar uses. No off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a Legacy Building.

(iii) Commercial amusement(inside). For a commercial amusement (inside) use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in a legacy building.

(C) The above provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.122(c)(2).

(D) If enhanced pedestrian amenities are provided in accordance with 51P-317.129(c) a five percent reduction of required parking is allowed.

(2) Pedestrian amenities parking reduction.

(A) Parking for uses on a lot that is located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided.

(B) Amenity requirements:

(i) Enhanced pedestrian amenities must be located within the pedestrian amenities area on the lot or on the parkway abutting the lot receiving the reduction, and

(ii) Enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(C) See Section 51P-317.129(c) for enhanced pedestrian amenities regulations.

(3) Rideshare parking reductions.

(A) A five percent parking reduction may be applied when a minimum of three parking spaces are designated as rideshare parking. Signs must be prominently displayed at each rideshare space. Each rideshare sign must:

(i) illustrate or describe the rideshare space and the location of the main use;

(ii) be constructed of weather resistant material;

(iii) be no less than 30 inches wide and 24 inches long; and

(iv) contain clearly legible letters in a color that contrasts with the background material of the sign.

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(4) Tree preservation parking reduction.

(A) Required parking may be reduced by one space for each protected tree retained that otherwise would have been removed to provide required parking is allowed.

(B) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Section 51A-10.104

(C) The maximum reduction allowed is five percent or one space, whichever is greater.

(c) Remote parking.

(1) Remote parking is allowed to a maximum of 1,300 feet providing enhanced pedestrian amenities along pathways connecting remote parking to the site served and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. An agreement authorizing remote parking may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease is in writing and meets the following requirements:

(A) contains legal descriptions of the properties affected;

(B) specifies the special parking being provided and the hours of operation of any use involved;

(C) is governed by the laws of the state of Texas;

(D) is signed by all owners of the properties affected;

(E) is for a minimum term of three years; and

(F) provides both the owner of the lot occupied by the main use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(2) An agreement authorizing remote parking based on a lease is not required to be filed in the deed records.

**SEC. 51P-317.123.****SIDEWALK STANDARDS.**

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(4) The minimum width for a new sidewalk is six feet.

**SEC. 51P-317.124. MIXED-INCOME HOUSING.**

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the development bonuses in Sections 51P-317.120(b)(4)(G), 51P-317.120(c)(4)(G), 51P-317.120(d)(4)(G).

(b) Compliance with Section 51A-4.1107 is not required.

**SEC. 51P-317.125. SIGNS.**

(a) In general. Signs must comply with the provisions in Article VII. For purposes of complying with this section, the premise is the Property.

(1) The use of neon lighting is permitted, except in the Subdistrict 4.

(2) Only the wording on a sign can be illuminated by back-lighting.

(3) No sign may be illuminated by an independent, external light source (such as an external floodlight).

(4) Attached and detached signs are allowed in all subdistricts

(A) The provisions of Section 51A-(A) 7.304 apply.

(B) Attached signs.

(i) Arcade signs.

(aa) Minimum linear distance between arcade signs is 15 feet.

(bb) Must be located a minimum of 10 feet above the sidewalk.

which it is attached.

(cc) May project above the arcade, gallery, or awning to

address.

(dd) May only identify the premise or occupant or an

(ii) Awning signs.

(aa) May exceed six square feet in effective area.

facade is 150 square feet.

(bb) Maximum combined effective area on a building

second story.

(cc) Not permitted on an awning located above the

(iii) Marquee signs.

(aa) Only allowed on a theater, commercial amusement (inside), or entertainment facility use.

(bb) May not exceed 1,000 square feet of effective area.

(cc) May not exceed two-thirds of the length building frontage of the building to which the marquee is attached.

(dd) The message area may utilize LED, LCD, or other changeable message technology and may not exceed 60 percent of the effective area of the sign.

(ee) Limited to one per lot for each street frontage.

in a 24 hour period.

(ff) The message may alternate no more than three times

(gg) A maximum of two marquee signs are allowed.

(5) Signs located at a legacy building must be placed so that no significant architectural feature is screened. Sign attachment must be integrated with the existing facade materials.

**SEC. 51P-317.126.**

**OPEN SPACE.**

(a) Open space must be located between the exterior structure facade and the property line.

(b) Structures that are not fully enclosed such as pergolas and gazebos, window projections, architectural features, and pedestrian amenities are allowed in open spaces.

(c) Parking spaces, drive aisles and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(d) Except for emergency and grounds maintenance vehicles, operation or parking of vehicles is prohibited on open space.

**SEC. 51P-317.127.**

**LANDSCAPING.**

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

(b) Major modifications. Sections 51A-10.125(b)(4)(B) and 51A-10.126 do not apply.

(c) Surface parking lots.

(1) Section 51A-10.126 does not apply.

(2) Except for driveways and accessways at points of ingress and egress, off-street parking for newly constructed buildings that is adjacent to sidewalks, public rights-of-way, or other public areas must be screened. Service areas for newly constructed buildings that are adjacent to sidewalks or open areas intended for pedestrians must be screened, except where the director determines that such screening would: (i) not reasonably accomplish any useful purpose; or (ii) create a safety hazard.

**SEC. 51P-317.128[442].**

**LANDSCAPING IN THE PARKWAY.**

(a) Private license granted.

(1) 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 Subsection (b) 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.



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

(3) Upon the installation of landscaping 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 ~~that~~ \$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.

(4) Each property owner shall be responsible for maintaining the landscaping 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. The granting of a license for landscaping under this section does not release the property owner from liability in the installation or maintenance of trees or landscaping in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees or other 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.

(2) 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.

(3) 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.

(4) 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 section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section 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.

**SEC. 51P-317.129[142.4].**

**PEDESTRIAN AMENITIES IN THE PARKWAY.**

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owners, to the tenants ("property owner") of all parkway property in Subdistrict 1, 2, 3, [~~3A, 3C,~~] and 4 (the "premises") for the exclusive purpose of authorizing compliance with the enhanced pedestrian amenities provisions 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 amenities permit in accordance with the Dallas Building Code, or Subsection (b) 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 mobility and street services

(2) A property owner is not required to comply with any enhanced pedestrian amenities requirement if compliance is made impossible due to the property management director's revocation of a parkway amenities permit or the revocation of the license granted herein affecting enhanced pedestrian amenities.

(3) Upon the installation of enhanced pedestrian amenities in the parkway, 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 [~~that~~] \$1,000,000 for each occurrence, with a \$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 waived to the extent same are covered by the liability insurance policy.

(4) Each property owner shall be responsible for maintaining the enhanced pedestrian 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 enhanced pedestrian amenities. The granting of a license for enhanced pedestrian amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and enhanced pedestrian amenities in the parkway.

(b) Parkway pedestrian amenities permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway pedestrian amenities permit before locating trees or other amenities in the parkway. An application for a parkway pedestrian amenities 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.

(2) 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 pedestrian amenities permit to the property owner; otherwise, the director shall deny the permit.

(3) A parkway pedestrian amenities 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.

(4) A property owner is not required to comply with any enhanced pedestrian amenities requirement of this section if compliance is made impossible due to the director's denial or revocation of a parkway pedestrian amenities permit.

(5) The issuance of a parkway pedestrian amenities permit under this section 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.

(c) Enhanced pedestrian amenities. Enhanced pedestrian amenities refer to a higher standard of improvements in the enhanced pedestrian amenities area, aimed at increasing the attractiveness of the street for pedestrians. These amenities may be provided by property owners in order to take advantage of such incentives as increased ground coverage, reduced parking requirements, increased remote parking distance, and exemption from minimum permeable surface and site tree requirements.

(1) An enhanced pedestrian amenities area may not extend more than 30 feet from the curb, and must be accessible to the public at all times.

(2) To qualify, enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.

(3) The following minimum amenity standards must be provided in order to qualify for the enhanced pedestrian amenity incentives provided in this article:

(A) Street trees. A minimum of one street tree per 25 feet of frontage in the pedestrian amenities area.

(B) Enhanced sidewalks.

(i) Enhanced sidewalks must be located within the pedestrian amenities area. (See Section 51P-317.123~~[444]~~ and Section 51P-317.120(a) through (e) for minimum unobstructed sidewalk requirements for each subdistrict.)

(ii) For lots with frontage on a primary street~~[fronting on Akard Street, Belleview Street, East Griffin Street, West Griffin Street, and Lamar Street,]~~ a minimum sidewalk width of 10 feet must be provided.

(iii) For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.

(iv) For lots with a structure constructed before March 27, 2002 (effective date of Ordinance No. 24872 that established the pedestrian amenities regulations), if the building official determines that a structure's location makes the required minimum sidewalk width regulations unenforceable,

(aa) a minimum sidewalk width of six feet must be provided if the sidewalk is abutting an existing curb, or

(bb) a minimum sidewalk width of five feet must be provided if the sidewalk is not abutting the existing curb.

(C) Canopies and awnings. A minimum of 20 percent of the street facing facade width.

(4) The following optional amenities are encouraged and may be provided in addition to the minimum requirements specified above. These optional amenities are considered to be enhanced pedestrian amenities for the purpose of Subsections 51P-317.129~~[442.1]~~(a) and (b), and are subject to the conditions in ~~Paragraph~~ Section 51P-317.129~~[442.1]~~(c)(5~~[4]~~):

(A) Flag poles.

(B) Public art.

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- (C) Tree or shrub planters.
- (D) Water fountains.
- (E) Newspaper racks.
- (F) Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.
- (G) Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.
- (H) Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.
- (I) Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

(5) The following conditions must be met for provision of enhanced pedestrian amenities:

- (A) All amenities must be placed in a manner that does not impede the movements of pedestrians on the sidewalk and automobiles on the street.
- (B) All amenities must be placed in a manner that does not obstruct visibility triangles at street intersections.

~~[(6) For a legacy building in Subdistrict 3C, the following enhanced pedestrian amenities are the only pedestrian amenities that must be provided in order to qualify for 100 percent lot coverage under Section 51P-317.111(d)(4)(F), the 40 percent parking reduction under Section 51P-317.111(d)(5)(H), and the 1,300-foot extension of the walking distance for remote parking under Section 51P-317.111(d)(5)(I):~~

~~(A) Planter boxes must be installed and maintained along the Lamar Street curb having a minimum width of 12 inches and a minimum soil depth of 14 inches and planted with evergreen and seasonal plantings. The linear distance of the adjacent street frontage occupied by planter boxes must be between 40 percent and 50 percent of the street frontage length. Planter boxes must be constructed of fiberglass, concrete, or metal and not exceed 24 inches in height.~~

~~(B) Screening meeting the requirements of Section 51A-4.602 must be provided for the length of the loading dock area along Austin Street, except for visibility triangles.~~

~~(C) Windows must be provided within the Austin Street facade.~~

~~(D) The sidewalk along Austin Street to the northwest of the property must be extended along the Austin Street side of the property, and a pedestrian scaled light fixture~~

must be installed adjacent to the sidewalk, if permitted by the director of mobility and street services.

(E) ~~Trash receptacles must be provided along the Lamar Street and Austin Street sidewalk areas.~~

**~~SEC. 51P-317.112.2. MIXED-INCOME HOUSING.~~**

(a) ~~Except as provided in this section, compliance with Division 51A 4.1100 is required to obtain the lot coverage and height development bonuses in Section 51P-317.111.~~

(b) ~~Compliance with Section 51A 4.1107 is not required.~~

**~~SEC. 51P-317.113. NONCONFORMING USES AND STRUCTURES.~~**

(a) ~~The provisions of Section 51A 4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except as provided in this section.~~

(b) ~~The right to operate a nonconforming use in this district shall automatically terminate on January 21, 2013, or ten years after the date the use became nonconforming, whichever is later.~~

(c) ~~An owner of a nonconforming use in this district may request an extension of the compliance deadline in Subsection (b) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 180 days before the deadline in Subsection (b). If a fee is required, the application shall not be considered filed until the fee is paid. Failure to timely file a complete application for extension shall constitute a waiver of the right to contest the reasonableness of the deadline in Subsection (b).~~

(d) ~~Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A 4.704(a)(1)(D) in determining whether to grant the request for extension.~~

(e) ~~If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use shall automatically terminate on the deadline in Subsection (b), or 30 days after the date of the board's decision to deny, whichever is later.]~~

**SEC. 51P-317.130[44]. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.**

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city.”

SECTION 2. That the property descriptions of the district and subdistricts, Exhibit 317A of Article 317, “PD 317,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317A attached to this ordinance.

SECTION 3. That the subdistrict map, Exhibit 317B of Article 317, “PD 317,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317B attached to this ordinance.

SECTION 4. That development of this district must comply with the full-scale versions of Exhibit 317A (property descriptions of the district and subdistricts), Exhibit 317B (subdistrict map), Exhibit 317M (height overlay map illustration), Exhibit 317N (primary street map illustration), an Exhibit 317O (primary streetscape sections illustration) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. 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 7. 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.

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SECTION 8. 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:

CHRISTOPHER J. CASO, City Attorney

By Casey Byers  
Assistant City Attorney

Passed FEB 10 2021



**Exhibit 317A – Property Descriptions  
THE CEDARS SPECIAL PURPOSE DISTRICT**

**PERIMETER**

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of the M.K. & T. Railroad R.O.W;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway, to the point of intersection with the centerline of Julius Schepps Freeway to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway (IH-45), to the point of intersection with the centerline of the G. C. & S.F. Railroad R.O.W to a point for corner;

THENCE in a southwesterly direction along the centerline of the G. C. & S.F. Railroad R.O.W, to the point of intersection with the centerline of the M.K. & T. Railroad R.O.W to a point for corner;

THENCE in a northwesterly direction, along the centerline of the M.K. & T. Railroad R.O.W, to the point of intersection with the centerline of R.L. Thornton Freeway to the POINT OF BEGINNING, and containing approximately 25,658,704 square feet or 589.04 acres of land;

**SUBDISTRICT 1 – MODERATE DENSITY RESIDENTIAL  
TRACT 1:**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Beaumont Street and the northwestern prolongation of the centerline of the alley in block A/459 between Harwood Street and Park Avenue;

THENCE in a southeasterly direction along the centerline of said alley between Harwood Street and Park Avenue passing at a distance its intersection with the centerline of Hickory Street, and continuing along said alley to the point of intersection with the centerline of the alley in block B/458 between Hickory Street and Corinth Street to a point for corner;

THENCE in a southwesterly direction along said centerline of the alley between Hickory Street and Corinth Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in northwesterly direction along the centerline of Park Avenue, to the point of intersection with the center line of Lear Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Lear Street, to the southeastern projection of the common line between Lot 5 and Lot 6 in Block A/917, to a point for corner;

THENCE in a northwesterly direction along the prolongation of said lot line, to the north corner of Lot 5, Block A/917 to a point for corner;

THENCE in a southwesterly direction along the northwest line of Lot 5 a distance of 1.00 foot to the point of intersection with the common line between Lot 30 and Lot 31, Block A/917 to a point for corner;

THENCE in a northwesterly direction along said common line and continuing along the prolongation of said line to the point of intersection with the centerline of the alley between Hickory Street and Lear Street to a point for corner;

THENCE in a northeasterly direction along said centerline, to the point of intersection with the southeasterly prolongation of the eastern lot line of Lot 5, Block C/917 to a point for corner;

THENCE in a northwesterly direction along the prolongation of said lot line, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street, to the southeasterly projection of the centerline of the abandoned alleyway between lots 1 and 29 in Block B/916 to a point for corner;

THENCE in a northwesterly direction along the prolongation of said alleyway centerline, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Park Avenue, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction, along the centerline of the Beaumont Street, to the point of intersection with the northwestern prolongation of the centerline of the alley in Block A/459 between Harwood Street and Park Avenue to the POINT OF BEGINNING, and containing approximately 659,250.806 square feet or 15.134 acres of land;

**TRACT 2:**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Gano Street and the centerline of Gould Street;

THENCE in a northeasterly direction along the centerline of Gano Street, to the point of intersection with the northwesterly prolongation of the centerline of the Lytle Street alley between Ervay Street and Durant Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the Lytle Street alley between Ervay Street and Durant Street, to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a northcasterly direction along the centerline of McKee Street, to the point of intersection with the centerline of the alley through Block A/913 between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of said alley between Ervay Street and Browder Street, to the point of intersection with the centerline of an alley in Block A/913 between McKee Street and Beaumont Street to a point for corner;

THENCE in a southwesterly direction along centerline of said alley to the point of intersection with the northwesterly prolongation of the common line between Lot 3A and Lot 14 A in Block A/913 to a point for corner;

THENCE in a southeasterly direction along said common line between Lot 3A and Lot 14A in Block A/913 continuing along the prolongation of said line to the point of intersection with the centerline of Beaumont Street;

THENCE in a northeasterly direction along the centerline of Beaumont Street to the point of intersection with a 25' wide alley in Block B/914 between Ervay Street and Browder Street;

THENCE in a southeasterly direction along the centerline of said alley to its intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the northwesterly prolongation of the northeast line of Common Area A, Block C/915 to a point for corner;

THENCE in a southeasterly direction along said lot line to the point of intersection with the centerline of Seegar Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Seegar Street, to the point of intersection with the centerline of Boren Alley between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Boren Alley between Ervay Street and Browder Street, to the point of intersection with the centerline of Savannah Street/Alley to a point for corner;

THENCE in a southwesterly direction along the centerline of Savannah Street/Alley, to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street, to the point of intersection with the centerline of an alley running through City block G/906, between Gould Street and Browder Street to a point for corner;

THENCE in a northwesterly direction along said alley centerline, passing the point of intersection with the centerline of Beaumont Street and continuing along the prolongation of said alley centerline to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a southwesterly direction along the centerline of McKee Street, to the point of intersection with centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction, along the centerline of Gould Street, to the point of intersection with the centerline of Gano Street to the POINT OF BEGINNING, and containing approximately 832,672 square feet or 19.116 acres of land;

## **SUBDISTRICT 2 – MODERATE DENSITY MIXED USE CORRIDORS**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Blakeney Street and the centerline of Browder Street;

THENCE in a northeasterly direction along the centerline of Blakeney Street to its point of intersection with the southeastern projection of the centerline of the alleyway between Ervay Street and Browder Street, to a point for corner;

THENCE in a northwesterly direction along said centerline to its point of intersection with the projection of the northwestern lot line of Tract 9, Block A/93, to a point for corner;

THENCE in a northeasterly direction along the projection of said lot line to its intersection with the centerline of Ervay Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to its intersection with the centerline of R. L. Thornton Freeway, to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of St. Paul Street to a point for corner;

THENCE in a southeasterly direction along the centerline of St. Paul Street to its intersection with the centerline of Ervay Street and continuing along Ervay Street centerline to its intersection with centerline of Gano Street;

THENCE, N 45° 00' 00" E, with the centerline of Gano Street, a distance of approximately 325.00 feet to a point for a corner;

THENCE, S 52° 52' 40" E, departing the centerline of Gano Street, and with the southwest line of the Block 453 a distance of approximately 327.78 feet to a fence corner for a corner, said point being the north corner of Block 452;

THENCE, S 32° 58' 45" W a distance of 12.02 feet to a point for corner;

THENCE in a southeasterly and northeasterly direction along the said common line between Blocks 453 and A/452 the following three calls:

S 73° 29' 20" E, for a distance of 181.32 feet

N 42° 30' 07" E, for a distance of 21.25 feet

N 85° 17' 43" E, for a distance of 69.25 feet, to the point of intersection with the northeast corner of Lot 9, Block A/452 at the south line of Lot 11, Block 453 to a point for corner;

THENCE in a southeasterly direction along said common lot line between Lot 9 in Block A/452 and Lot 11 in Block 453 a distance of approximately 22.69 feet to the southwest corner of Lot 12 in Block 453 to a point for corner;

THENCE in a southeasterly direction along the common line between Lot 9 in Block A/452 and Lot 12 in Block 453 and continuing along the prolongation of said line to the point of intersection with Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the projected centerline of an alleyway between Lots 5 and 6, Block B/916 to a point for corner;

THENCE in a southeasterly direction along alleyway centerline to the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to its intersection with the northwestern projection of the east line of Lot 5, Block C/917 to a point for corner;

THENCE in a southeasterly direction along said lot line to the intersection of its southeastern projection with the centerline of the alleyway between Hickory Street and Lear Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the alleyway to its intersection with the northwesterly projected common line ~~that is the eastern line of Lot 20 and the western line of Lot 21, Block 917~~ between Lot 30 and Lot 31 in Block A/917 to a point for corner;

THENCE in a southeasterly direction along the said common line ~~to its intersection with the centerline of Lear Street~~, to its intersection with the northwestern lot line of Lot 5 Block A/917 to a point for corner;

THENCE in a northeasterly direction along said lot line a distance of 1.00 foot to a point being the most northern corner of Lot 5 Block A/917, to a point for corner;

THENCE in a southeasterly direction along the common line between Lot 5 and Lot 6 in Block A/917, continuing along the projection of said line to its intersection with the centerline of Lear Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Lear Street to its intersection with the centerline of Park Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Avenue to its intersection with the westerly projected centerline of alleyway between Hickory Street and Corinth Street to a point for corner;

THENCE in a northeasterly direction along the centerline of alleyway to its intersection with the centerline of an alleyway between Harwood Street and Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of the alleyway running through City Block B/458 and crossing Hickory Street and continuing along the centerline of the alleyway running through City block A/459 to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to the point of intersection with the southwesterly prolongation of the west line of a tract of land, said tract being a portion of Lots 6, 7, 8 and 9 in Block B/464 and an abandoned portion of Beaumont Street described in a Special Warranty Deed as recorded by instrument number 201600031062 Deed Records of Dallas County, Texas, to a point for corner;

THENCE following along said projected line and tract line for the following calls:

North 43° 37' 52" East, 182.00 feet

North 59° 22' 08" West, 6.15 feet

North 26° 07' 52" East, 147.00 feet, to its intersection with east line of Block B/464 and projecting said line 120.00 feet to a point in the southern right of way of Cesar Chavez Boulevard to a point for corner;

THENCE in a northwesterly direction along the right of way line of Cesar Chavez Boulevard approximately 56 feet to its intersection with the northeasterly projection of the common line between Lots 5 and 6 of Block B/464 to a point for corner;

THENCE in a southwesterly direction along said common Lot lines between Lots 5 and 6, Block B/464 and continuing along the common line between Lots 4 and 7 in same Block, projected to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to its intersection with the centerline of R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to the point of intersection with the centerline of the alleyway between South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alleyway through Blocks 466 and 4/925, between South Cesar Chavez Blvd and Harwood Street to the point of intersection with the centerline of Richardson Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Richardson Street to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W./DART RAIL to a point for corner;

THENCE in a southwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to the point of intersection with the centerline of Kelly Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Kelly Avenue to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the southeasterly projection of the centerline of Gilks Court (a 15 foot alley) running through City Block A/895, a distance of approximately 479 feet to a point for corner;

THENCE in a northwesterly direction along the centerline of said Gilks Court (a 15 foot alley) a distance of approximately 59.35 feet to the point of intersection with the southwesterly projection of the common line between the north line of Lot 6 and the south line of Lot 5A of City Block A/895;

THENCE in a northeasterly direction along the southeastern property line of Lot 5A a distance of 146.86 feet to the southeastern corner of Lot 5A, continuing a total distance of approximately 174.37 feet, to the centerline of Holmes Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Holmes Street a distance of 86.30 feet to the point of intersection with the northeasterly prolongation of the northwest line of Lot 5A;

THENCE in a southwesterly direction along said prolongation line, continuing along the northern property line of Lot 5A a distance of 143.94 feet to the west corner of Lot 5A and continuing to the centerline of Gilks Court (a 15 foot alley), in all a distance of approximately 175.21 feet to a point for corner;

THENCE in a northwesterly direction along centerline of Gilks Court (a 15 foot alley) a distance of approximately 101.32 feet to the point of intersection with the northeasterly projection of the southern property line of Lot 7A of Block A/895;

THENCE southwesterly along said prolongation line, continuing along the southern property line of Lot 7A of Block A/895 and continuing to the centerline of Browder Street, in all a distance of approximately 187.27 feet;

THENCE southeasterly along the centerline of Browder Street approximately 249.27 feet to the point of intersection with the centerline of Parker Street;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street to the point of intersection with the northeasterly prolongation of the most westerly line of Lot 1 Block A/887, to a point for corner;



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THENCE in a southwesterly direction along the said prolongation line, continuing along the west line of Lot 1 Block A/887 to the point of intersection with the east DART Railroad R.O.W. line, in all a total distance of approximately 290.57 to a point for corner;

THENCE in a southeasterly direction along said DART Railroad R.O.W. line approximately 191.00 feet to the point of intersection with the northeasterly extension of the centerline of Parker Street to a point for corner;

THENCE along the southwesterly projection of the said Parker Street centerline to the point of intersection with the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the DART Railroad R.O.W. passing at a distance of approximately 1422.81 feet the centerline of Beaumont Street, continuing to the point of intersection with the southeasterly projection of the centerline of Wall Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Wall Street to the point of intersection with the centerline of the alley between McKee Street and Gano Street through Block 907 1/4 to a point for corner;

THENCE in a northeasterly direction along the centerline of said alley between McKee Street and Gano Street to the point of intersection with the southeasterly projection of a line dividing in half Lot 3, Block 907 1/4, said line being a common line between a tract of land described in a Warranty Deed as recorded in Volume 68050, Page 845 of the Deed Records of Dallas County Texas and a tract of land as described in a Warranty Deed as recorded in Volume 94243, Page 1848 of the Deed Records of Dallas County, Texas, to a point for corner;

THENCE in a northwesterly direction along said dividing line in Block 907 1/4 to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Gano Street to the point of intersection with the southeasterly projection of the centerline of the alley between Wall Street and Akard Street in Block 909 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of the Sullivan Drive to a point for corner;

THENCE in a northeasterly direction along the centerline of Sullivan Drive to the point of intersection with southerly projection of the centerline of the alley between Wall Street and Akard Street running through City Block G/910 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of Belleview Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Belleview Street to its intersection with the centerline of Browder Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Browder Street to the point of intersection with the centerline of Blakeney Street, the PLACE OF BEGINNING; SAVE AND EXCEPT the 19.116 acres contained within Subdistrict 1 Tract 2 (described above) thus the total area of Subdistrict 2 now being 6,014,127.88 square feet more or less, or 138.065 acres.

## **SUBDISTRICT 2D**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of South Cesar Chavez Blvd and the centerline of Corinth Street;

THENCE in a northwesterly direction along the centerline of said South Cesar Chavez Blvd, to a point approximately 200 feet northwest of the centerline of Hickory Street, to a point for corner;

THENCE in a northeasterly direction, approximately 200 feet northwest of the centerline of Hickory Street, with a tract line to the point of intersection with the Dallas Area Rapid Transit right-of-way (formerly T. & N.O. Railroad R.O.W.), to a point for corner;

THENCE in a northwesterly direction along said centerline of the Dallas Area Rapid Transit right-of-way to its intersection with the projected centerline of Dawson Street, to a point for corner;

THENCE in a northeasterly direction, along the projected centerline and along the centerline of Dawson Street to its intersection with the centerline of Lincoln Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Lincoln Street, to its intersection with the centerline of said Hickory Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street, to its intersection with the centerline of Good Latimer Expressway, to a point for corner;

THENCE in a southeasterly direction along the centerline of said Good Latimer Expressway, to its intersection with the projected southeast line of Lot 1B, Block A/472, Pilgrim's Prepared Food Addition, to a point for corner;

THENCE in a southwesterly direction along the projected southeast line and the southeast line of Lot 1B, Block A/472, to its intersection with the centerline of the Dallas Area Rapid Transit right-of-way, to a point for corner;

THENCE in a southeasterly direction with the centerline of the Dallas Area Rapid Transit right-of-way, to its intersection with the centerline of Corinth Street, to a point for corner;

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THENCE southwesterly with said centerline of Corinth Street, to its intersection with the centerline of South Cesar Chavez Blvd to the POINT OF BEGINNING and containing approximately 621,195 square feet or 14.26 acres.

### **SUBDISTRICT 3 – FREEWAY-ORIENTED HIGH DENSITY MIXED USE**

BEING an area described as:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of the G.C. & S.F. Railroad R.O.W.;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with Ervay Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street to the point of intersection with the northeastern projection of the northwestern lot line of Tract 9, Block A/93, to a point for corner;

THENCE in a southwesterly direction along the projection of said lot line to its point of intersection with the centerline of the alleyway between Ervay Street and Browder Street, to a point for corner;

THENCE in a southeasterly direction along said centerline to its point of intersection with the centerline of Blakeney Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Blakeney Street to its intersection with the centerline of Browder Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Browder Street to its intersection with the centerline of Belleview Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Belleview Street to its intersection with the northwesterly projection of the centerline of the alleyway between Akard Street and Wall Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of said alleyway to the point of intersection with the centerline of Sullivan street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Sullivan Street to the point of intersection with the centerline of the alley in Block 909 between Wall Street and Akard Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Gano Street to the point of intersection with the northwesterly projection of a line dividing Lot 3 in half in Block 907 ¼, said line being a common line between a tract of land described in a Warranty Deed as recorded in Volume 68050, Page 845 of the Deed Records of Dallas County Texas and a tract of land as described in a Warranty Deed as recorded in Volume 94243, Page 1848 of the Deed Records of Dallas County, Texas, to a point for corner;

THENCE in a southeasterly direction along said dividing line through Lot 3 in Block 907 1/4 to the point of intersection with the centerline of the alley between McKee Street and Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the alley between McKee Street and Gano Street to the point of intersection with the centerline of Wall Street to a point for corner;

THENCE in a southeasterly direction, along the centerline of Wall Street and continuing along the southeasterly prolongation of said centerline a total distance of approximately 480 feet to the point of intersection with the centerline line of DART Railroad ROW adjacent to Block 1090½, to a point for corner;

THENCE in a southeasterly direction along the said centerline of DART Railroad ROW to its intersection with the northeasterly extension of the centerline of Parker Street, to a point for corner;

THENCE N 45 0' 0" E a distance of approximately 14 feet to the east line of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the said east DART Railroad R.O.W. line to a point for corner, said point being the most westerly corner of Lot 1 Block A/887;

THENCE in a northeasterly direction along the westerly line of Lot 1 Block A/887 and its northeasterly projection to its intersection with the centerline of Gould Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Gould Street to its intersection with the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Parker Street to its intersection with the centerline of Browder Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Browder Street a distance of 249.27 feet to the point of intersection with the southwesterly projection of the south line of Lot 7A, from the southwest corner of Lot 7A of City Block A/895;

THENCE in a northeasterly direction along the prolongation line of said Lot 7A a distance of 180 feet to the southeastern corner of Lot 7A, and continuing to the point of intersection with the centerline of Gilks Court (a 15 foot alley) for a total distance of approximately 187.27 feet from the centerline of Browder Street;

THENCE in a southeasterly direction along the said centerline of the Gilks Court (a 15 foot alley) a distance of 101.32 feet to the point of intersection with the southwesterly projection of the northwest line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a northeasterly direction along the said projected northwest property line of Lot 5A a distance of 155.76 feet to the northeast corner of Lot 5A and continuing in all a distance of approximately 175.21 feet to the centerline of Holmes Street;

THENCE in a southeasterly direction along the centerline of Holmes Street approximately 86.30 feet to the point of intersection with the northeasterly projection of the southeast line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a southwesterly direction the along the projected southeastern property line of Lot 5A a distance of approximately 174.37 feet to the point of intersection with the centerline of the Gilks Court (a 15 foot alley) to a point for corner;

THENCE in a southeasterly direction along the centerline of the Gilks Court (a 15 foot alley) approximately 59.35 feet to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Parker Street to its intersection with the centerline of Ervay Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street to its intersection with the centerline of Kelly Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Kelly Avenue to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the centerline of the G.C. & S.F. Railroad R.O.W. to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W. to its intersection with the centerline of the M.K.T. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W., to the point of intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, SAVE AND EXCEPT the acres contained within Subdistrict 3B Tract 1 (described below) and Subdistrict 3B Tract 2 (described below); thus the total area of Subdistrict 3 now being 12,476,781.48 square feet more or less, or 286.427 acres more or less.

### **SUBDISTRICT 3B (Perimeter)**

BEING a 276,262 square feet or a 6.342 acre tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all of Lots 1 through 6 and Lots 21 through 28 in Block 1090½ of Alex Cockrell, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 604, Page 235, Deed Records of Dallas County, Texas, and various tracts of land in City Block 1094, and part of Beaumont Street right of way as abandoned by City Ordinance Number 8691, and a called 255 square feet tract of land out of McKee Street right of way as abandoned by City Ordinance Number 19018 and recorded in Volume 86073, Page 3226, Deed Records of Dallas County, Texas, said tract conveyed to Iron Mountain Records Management, Inc. by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 10A, Block 2/1090 of Security Archives Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 91151, Page 2072, Dced Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 13A, Block 2/1090 of Cockrell's Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 86017, Page 1229, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3910, Deed Records of Dallas County, Texas, and parts of the right of way of McKee Street, Cockrell Avenue, Alexander Avenue and Wall Street, and being more particularly described as follows:

BEGINNING at a point for a corner at the intersection of the centerline of Cockrell Avenue (a 60 foot right of way) with the centerline of McKee Street (a variable width right of way);

THENCE, N 39°35'20" E, with the centerline of McKee Street, a distance of 330.19 feet to a point for a corner;

THENCE, S 50°16'08" E, departing the centerline of McKee Street, passing at a distance of 29.10 feet the intersection of the southeast line of McKee Street with the southwest line of Dallas Area Rapid Transit (DART - a variable width right of way), continuing in all a distance of 30.00 feet to a point for a corner;

THENCE, S 39°34'11" W, continuing with the southwest line of DART, a distance of 0.20 feet to a point for a corner;

THENCE, S 57°58'40" E, continuing with the southwest line of DART, a distance of 312.72 feet to a point for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of DART, a distance of 36.00 feet to a point for a corner;

THENCE, S 71°20'00" E, continuing with the southwest line of DART, passing at a distance of 26.65 feet the southwest line of Wall Street ( a 40 foot right of way), continuing in all a distance of 67.39 feet to a point for a corner in the centerline of Wall Street;

THENCE, S 41°56'00" E, with the centerline of Wall Street, a distance of 197.61 feet to a point for a corner;

THENCE, S 48°04'00" W, departing the centerline of Wall Street, passing at a distance of 20.00 feet the southwest line of Wall Street, continuing in all a distance of 211.62 feet to a point for a corner;

THENCE, N 42°27'40" W, a distance of 223.94 feet to a point for a corner;

THENCE, S 39°58'00" W, passing at a distance of 153.39 feet a found 5/8 inch iron rod in the northeast line of Cockrell Avenue, continuing in all a distance of 183.39 feet to a point for a corner in the centerline of Cockrell Avenue;

THENCE, S 50°15'40" E, with the centerline of Cockrell Avenue, a distance of 140.89 feet to a point for a corner at the intersection of the centerline of Cockrell Avenue with the centerline of Alexander Avenue (a 60 foot right of way;

THENCE, S 44°29'20" W, with the centerline of Alexander Avenue, a distance of 180.62 feet to a point for a corner at the intersection of the centerline of Alexander Avenue with the centerline of a 20 foot Alley right of way;

THENCE, N 50°15'40" W, departing the centerline of Alexander Avenue and with the centerline of the Alley right of way, a distance of 505.74 feet to a point for a corner at the intersection of the centerline of the Alley right of way with the centerline of McKee Street;

THENCE, N 39°44'20" E, with the centerline of McKee Street, a distance of 180.00 feet to the POINT OF BEGINNING and Containing 276,262 square feet or 6.342 acres of land.

**TRACT 1:**

BEING a 159,432 square feet or a 3.660 acre tract of land situated in the MJ. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all of Lots 1 through 6 and Lots 21 through 28 in Block 1090½ of Alex Cockrell, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 604, Page 235, Deed Records of Dallas County, Texas, and various tracts of land in City Block 1094, and part of Beaumont Street right of way as abandoned by City Ordinance Number 8691, and a called 255 square feet tract of land out of McKee Street right of way as abandoned by City Ordinance Number 19018 and recorded in Volume 86073, Page 3226, Deed Records of Dallas County, Texas, said tract conveyed to Iron Mountain Records Management, Inc. by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the west corner of said Lot 1, said point being within a one story brick building and at the intersection of the northeast line of Cockrell Avenue (a 60 foot right of way) with the abandoned southeast line of McKee Street (a former 50 foot right of way, as partially abandoned by the above said City Ordinance Number 19018);

THENCE, S 39°35'20" W, with the projected southeast line of abandoned McKee Street, a distance of 0.34 feet to a point for a corner at the wall of the said building, said point being the south corner of the said 255 square feet tract;

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THENCE, N 50°19'10" W, with the southwest line of the said 255 square feet tract and the southwest wall of the said building, a distance of 0.80 feet to the corner of the said building, said point being the west corner of the said 255 square feet tract;

THENCE, N 39°34'11" E, with the northwest line of the said 255 square feet tract, the northwest wall of the said building and the now southeast line of McKee Street, a distance of 300.54 feet to the corner of the said building, said point being the north corner of the said 255 square feet tract;

THENCE, S 50°16'08" E, with the northeast line of the said 255 square feet tract and the northeast wall of the said building, a distance of 0.90 feet to a point for a corner, said point being the east corner of the said 255 square feet tract;

THENCE, S 39°35'20" W, with the southeast line of the said 255 square feet tract and into the wall of the said building, a distance of 0.20 feet to a point for a corner, said point being the intersection of the southwest line of Pitt Street with the former southeast line of McKee Street, both abandoned by the said City Ordinance Number 19018, said point being the north corner of said Lot 25, said Pitt Street abandoned right of way conveyed to Dallas Area Rapid Transit (DART) by deed recorded in 94117, Page 1764, Deed Records of Dallas County, Texas;

THENCE, S 57°58'40" E, with the southwest line of the DART tract, a distance of 312.72 feet to a set "x" cut on concrete pavement for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of the said DART tract, a distance of 36.00 feet to a set 5/8 inch iron rod for a corner in the southwest line of Wall Street (a variable width right of way);

THENCE, S 71°20'00" E, with the southwest line of Wall Street, a distance of 26.65 feet to a set "x" cut on concrete pavement for a corner;

THENCE, S 41°56'00" E, continuing with the southwest line of Wall Street, a distance of 233.10 feet to a set 5/8 inch iron rod for a corner, said point being the north corner of a tract of land conveyed to Brian Loncar by deed recorded in Volume 78186, Page 2923, Deed Records of Dallas County, Texas;

THENCE, S48°04'00" W, departing the southwest line of Wall Street and with the northwest line of the said Loncar tract, passing the north corner of a tract of land conveyed to Company One by deed recorded in Instrument Number 200600128600, Official Public Records of Dallas County, Texas, continuing in all a distance of 191.62 feet to a point for a corner in the northeast line of a tract of land conveyed to Eddie Deen by deed recorded in Instrument Number 20070258735, Official Public Records of Dallas County, Texas;

THENCE, N 42°27'40" W, with the southwest line of the herein described tract, passing the east corner of a tract of land conveyed to Eddie Deen & Company by deed recorded in Instrument Number 20070258738, Official Public Records of Dallas County, Texas, continuing in all a distance of 223.94 feet to a set Mag nail for a corner;



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THENCE, S 39°58'00" W, with the southeast line of the herein described tract, a distance of 153.39 feet to a found 5/8 inch iron rod for a corner in the northeast line of Cockrell Avenue;

THENCE, N 50°15'40" W, with the northeast line of Cockrell Avenue, a distance of 350.00 feet to the POINT OF BEGINNING.

**TRACT 2:**

BEING a 63,628 square feet or a 1.452 acre tract of land situated in the J. N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, said tract being all Lot 10A, Block 2/1090 of Security Archives Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 91151, Page 2072, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3903, Deed Records of Dallas County, Texas, all of Lot 13A, Block 2/1090 of Cockrell's Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 86017, Page 1229, Deed Records of Dallas County, Texas, as conveyed to Iron Mountain Records by deed recorded in Volume 2001127, Page 3910, Deed Records of Dallas County, Texas, and parts of the right of way of McKee Street, Cockrell Avenue and Alexander Avenue, and being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod for a corner at the intersection of the southwest line of Cockrell Avenue (a 60 foot right of way) with the southeast line of McKee Street (a variable width right of way), said point being the north corner of said Lot 10A;

THENCE, S 50°15'40" E, with the southwest line of Cockrell Avenue, a distance of 448.10 feet to a point for a corner at the north corner of a right of way corner clip at the intersection of the southwest line of Cockrell Avenue with the northwest line of Alexander Avenue (a 60 foot right of way);

THENCE, S 02°53'10" E, with the said right of way corner clip, a distance of 13.54 feet to a point for a corner in the northwest line of Alexander Avenue;

THENCE, S 44°29'20" W, with the northwest line of Alexander Avenue, a distance of 130.48 feet to a found Hilti nail with a washer for a corner at the intersection of the northwest line of Alexander Avenue with the northeast line of a 20 foot Alley right of way, said point being the south corner of said Lot 13A;

THENCE, N 50°15'40" W, with the northeast line of the said Alley right of way, a distance of 446.47 feet to a found 5/8 inch iron rod for a corner at the intersection of the northeast line of the said Alley right of way with the southeast line of McKee Street, said point being the west corner of said Lot 10A;

THENCE, N 39°44'20" E, with the southeast line of McKee Street, a distance of 140.00 feet to the POINT OF BEGINNING.

**SUBDISTRICT 4 – WAREHOUSE / RESIDENTIAL TRANSITION**

BEING an area described as:

BEGINNING at the intersection of the centerline of South Cesar Chavez Blvd and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of Julius Schepps Freeway, to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W., to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W to the point of intersection with the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a northwesterly direction along the centerline of South Cesar Chavez Blvd to its intersection with the centerline of Richardson Road to a point for corner;

THENCE in a southwesterly direction along the centerline of Richardson Road to its intersection with the centerline of the alley in Block 4/925 between South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of the said alley between South Cesar Chavez Blvd and Harwood Street to its intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to its intersection with the centerline of Corinth Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Corinth Street to its intersection with the centerline of the T.& N.O. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. Railroad R.O.W. to the point of intersection with the prolongation of the southeast line of Lot 1B, Block A/472, Pilgrim's Prepared Food Addition, to a point for corner;

THENCE in a northeasterly direction along said southeast line of Lot 1B, Block A/472 to the point of intersection with the centerline of Good Latimer Expressway, to a point for corner;

THENCE in a northwesterly direction along the centerline of Good Latimer Expressway to the point of intersection with the centerline of Hickory Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to the point of intersection with the centerline of Lincoln Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Lincoln Street to the point of intersection with the centerline of Dawson Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Dawson Street to the point of intersection with the centerline of the T. & N.O. Railroad R.O.W.;

THENCE in a southeasterly direction along the centerline of the T. & N.O. Railroad R.O.W. to a point approximately 200 feet northwest of the centerline of Hickory Street, to a point for corner;

THENCE in a southwesterly direction, approximately 200 feet northwest of the centerline of Hickory Street, with a tract line to the centerline of South Cesar Chavez Blvd, to a point for corner;

THENCE in a northwesterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, and containing approximately 3,094,818 square feet of land or 71.047 acres.

## **SUBDISTRICT 5 – OLD CITY PARK INSTITUTIONAL**

BEING an area described as:

BEGINNING at the intersection of the centerline of St. Paul Street and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of the R.L. Thornton Freeway to the point of intersection with the centerline of Harwood Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the southwesterly projection of the common lot line between Lots 4 and 7, Block B/464 to a point for corner;

THENCE in a northeasterly direction along said common line and continuing along the common line between Lots 5 and 6 in said same Block projected to the point of intersection with the centerline of Pearl Expressway to a point for corner;

THENCE in a southeasterly direction along the centerline of Pearl Expressway approximately 56 feet to its intersection with the northeasterly projection of the east line of a tract of land being the northwest portion of Lot 6 in Block B/464 as described in a Warranty Deed in Volume 84218, Page 258, Deed Records of Dallas County, Texas to a point for corner;

THENCE in a southwesterly direction along said projected Lot line, approximately 120.00 feet to its intersection with east line of Block B/464 and along the Lot lines the following (3) calls:

South 26° 07' 52" West, 147.00 feet

South 59° 22' 08" East, 6.15 feet

South 43° 37' 52" West, 150.00 feet, continuing 32.00 feet to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the centerline of Park Ave to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Ave a distance of approximately 125.00 feet to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to the point of intersection with the southeasterly projection of the common line between Lot 9, Block A/452 and Lot 12, Block 453 to a point for corner;

THENCE in a northwesterly direction along said common line to a point being the southwest corner of Lot 12 in Block 453 for a point for corner;

THENCE in a northwesterly direction along the common line between Lot 9 in Block A/452 and Lot 11 in Block 453 a distance of approximately 22.69 feet to a point for corner;

THENCE in a southwesterly and northwesterly direction along said common line between Blocks 453 and A/452 the following three calls:

S 85° 17' 43" W, for a distance of 69.25 feet

S 42° 30' 07" W, for a distance of 21.25 feet

N 73° 29' 20" W, for a distance of 181.32 feet

to the point of intersection with the common line between unplatted Tracts in Block A/452 to a point for corner;

THENCE, N 32° 58' 45 E a distance of 12.02 feet to a point for corner;

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THENCE, N 52° 52' 40" W, to the centerline of Gano Street, and with the southwest line of a Tract in Block 453, a distance of 327.78 feet from a fence corner for a corner, said point being the north corner of Block 452.

THENCE, S 45° 00' 00 W", with the centerline of Gano Street, a distance of 325.00 feet to the point of intersection with the centerline of Ervay Street, to a point for corner;

THENCE in a northeasterly direction along the centerline St. Paul Street to its intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, and containing approximately 1,524,262.94 square feet of land or 34.99 acres.

**EXHIBIT 317B**

**31773**

**210343**

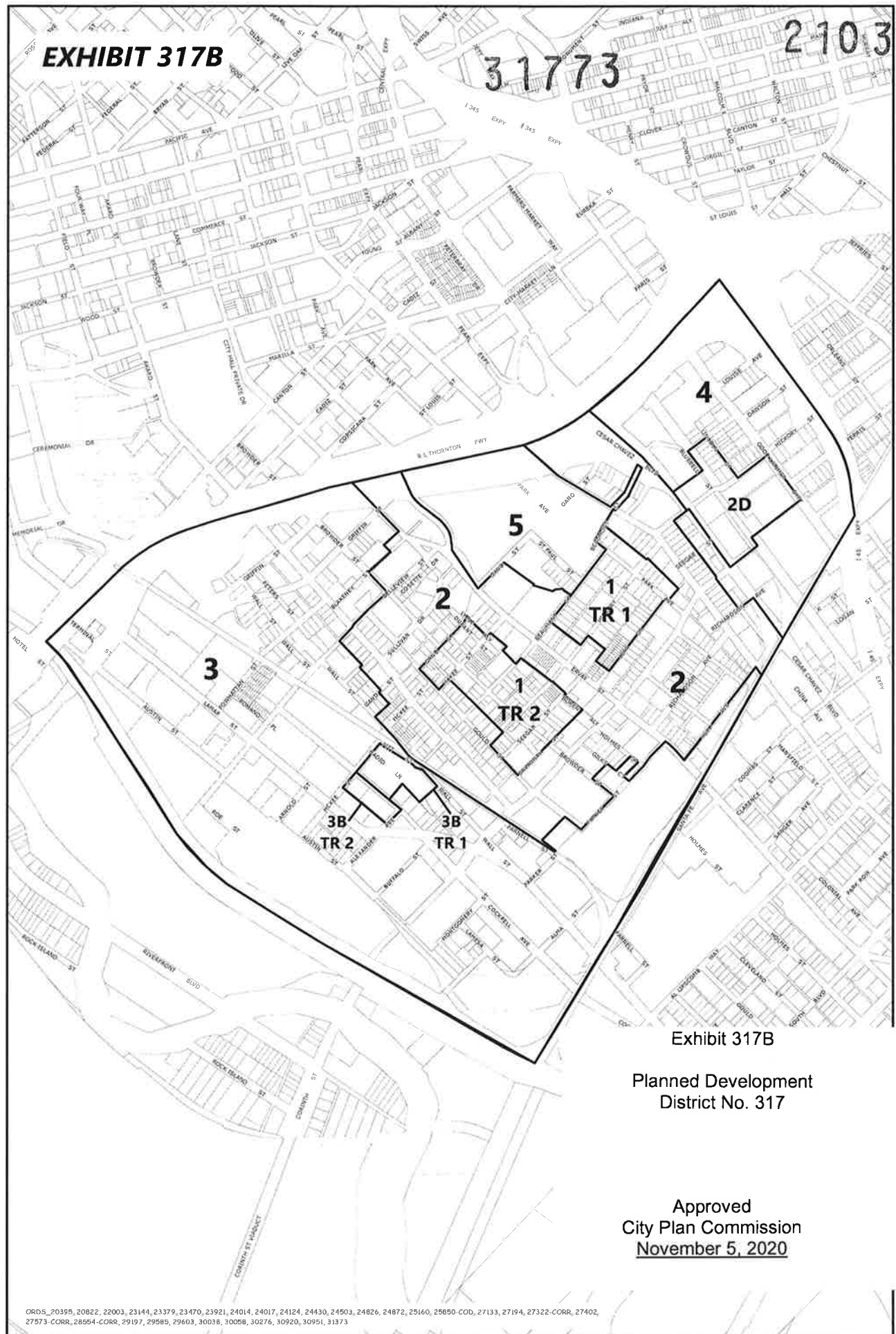


Exhibit 317B

Planned Development  
District No. 317

Approved  
City Plan Commission  
November 5, 2020

ORDS\_20395, 20822, 22003, 23144, 23379, 23470, 23921, 24014, 24017, 24124, 24430, 24503, 24826, 24872, 25160, 25690-COD, 27133, 27194, 27322-CORR, 27402, 27573-CORR, 28564-CORR, 29197, 29585, 29603, 30038, 30008, 30276, 30920, 30951, 31373

**Exhibit 317K**  
**Property Descriptions for**  
**DESIGNATED LEGACY BUILDING AREAS**

**DESIGNATED LEGACY BUILDING AREA 1**

BEING a 1.97 acre tract of land situated in the John Grisby Survey, Abstract No. 495, in the City of Dallas Block No. B/93, and No. 448, Dallas County, Texas, and being a portion of tracts of land conveyed to WINRS, LTD., a Texas limited partnership by deed recorded in Volume 2002250, Page 07268, of the Deed Records of Dallas, County, Texas, and being a portion of that certain tract of land to Matthews CCH Partners, LP, by Special Warranty Deed dated March 11, 2013, and recorded in Instrument No. 201300075811, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the North corner of said Matthews CCH Partners tract, same being in the South intersection of Blakeney Street and Orr Street;

THENCE South 47 deg. 11 min. 39 sec. East, along the common line of said Matthews CCH Partners tract and said Orr Street, a distance of 207.96 feet to a City of Dallas mag nail found for the East corner of the herein described tract, same being the North corner of Belleview Street Extension (57.5 foot right-of-way per Instrument Number 201400312061), same being the beginning of a non-tangent curve to the right, having a radius of 221.28 feet, a central angle of 11 deg. 19 min. 24 sec., and a chord bearing and distance of South 39 deg. 47 min. 58 sec. West, 43.65 feet;

THENCE along the Northwest line of said Belleview Street Extension as follows:

Along said non-tangent curve to the right, an arc distance of 43.73 feet to a point in a building for angle point; South 45 deg. 27 min. 38 sec. West, a distance of 123.28 feet to a City of Dallas mag nail found for angle point, same being the beginning of a curve to the right, having a radius of 5550.66 feet, a central angle of 02 deg. 03 min. 14 sec., and a chord bearing and distance of South 46 deg. 29 min. 15 sec. West, 198.97 feet;

Along said curve to the right, an arc distance of 198.98 feet to a City of Dallas mag nail found for angle point; South 47 deg. 30 min. 52 sec. West, a distance of 43.08 feet to a City of Dallas mag nail found for the South corner of the herein described tract, same being the West corner of said Belleview Street Extension, same being in the Northeast right-of-way line of Browder Street;

THENCE North 45 deg. 16 min. 24 sec. West, along the Northeast right-of-way line of said Browder Street, a distance of 209.09 feet to a mag nail found for the West corner of the herein described tract, same being in the Northwest line of said Matthews CCH Partners tract, same being in the East intersection of said Browder Street and aforesaid Blakeney Street;

THENCE North 45 deg. 45 min. 59 sec. East, along the common line of said Matthews CCH Partners tract and said Blakeney Street, a distance of 401.77 feet to the POINT OF BEGINNING and containing 118,535.290 square feet or 2.721 acres, more or less.

**DESIGNATED LEGACY BUILDING AREA 2**

BEGINNING at the southwest line of South Ervay Street with the northwest line of Beaumont Street;

THENCE South 38° 50' 11" West, a distance of 165 feet;

THENCE North 50° 41' 20" West, a distance of 10.10 feet;

THENCE South 45° 48' 10" West, a distance of 25.16 feet;

THENCE South 50° 41' 20" East, a distance of 8.05 feet;

THENCE South 45° 47' 40" West, a distance of 52.88 feet;

THENCE North 43° 02' 00" West, a distance of 145.86 feet;

THENCE North 44° 31' 35" East, a distance of 33.25 feet;

THENCE South 50° 41' 20" East, a distance of 10.05 feet;

THENCE North 44° 32' 15" East, a distance of 25.10 feet;

THENCE North 50° 41' 20" West, a distance of 171.93 feet;

THENCE North 42° 59' 46" East, a distance of 165.34 feet;

THENCE South 50° 41' 20" East, a distance of 300 feet to the POINT OF BEGINNING, and containing approximately 1.3780 acres of land more or less. *(Containing a total calculated area of 83,470.6566 square feet or 1,9162 acres.)*

**DESIGNATED LEGACY BUILDING AREA 3**

BEING a 40,583 square feet or 0.9317 acre tract of land situated in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron pipe for a corner in the Southwest line of S. Lamar Street (an 80 foot right of way), said point being South 49 degrees 30 minutes 00 seconds East, a distance of 302.40 feet from a found 1 inch iron rod at the intersection of the Southwest line of S. Lamar Street with the Southeast line of Cadiz Place (a 166 foot right of way at this location),

THENCE South 49 degrees 30 minutes 00 seconds East, with the Southwest line of S. Lamar Street, a distance of 115.00 feet a found 1/2 inch iron pipe found a corner;

THENCE South 40 degrees 30 minutes 00 seconds West, departing the Southwest line of S. Lamar Street, a distance of 50.00 feet to a set 1/2 inch iron rod for a corner;

THENCE North 49 degrees 30 minutes 00 seconds West, a distance of 1.50 feet to a point for a corner;

THENCE South 40 degrees 30 minutes 00 seconds West, a distance of 50.00 feet to a set 1/2 inch iron rod at the beginning of a tangent curve to the left with a central angle of 57 degrees 23 minutes 49 seconds, a radius of 237.41 feet, a chord bearing of South 11 degrees 48 minutes 05 seconds West and a chord distance of 228.01 feet;



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210343  
GIS\_Approved

THENCE Southeasterly, along said curve, an arc distance of 237.83 feet to a set PK nail for a corner in the Northeast line of Austin Street (a 60 foot right of way);

THENCE North 49 degrees 30 minutes 00 seconds West, with the Northeast line of Austin Street, a distance of 222.99 feet to a set 1/2 inch iron rod for a corner, said point being the South corner of the above said Tract 10;

THENCE North 40 degrees 30 minutes 00 seconds East, departing the Northeast line of Austin Street, a distance of 300.00 feet to the POINT OF BEGINNING.

**EXHIBIT 317L**

**31773**

**210343**

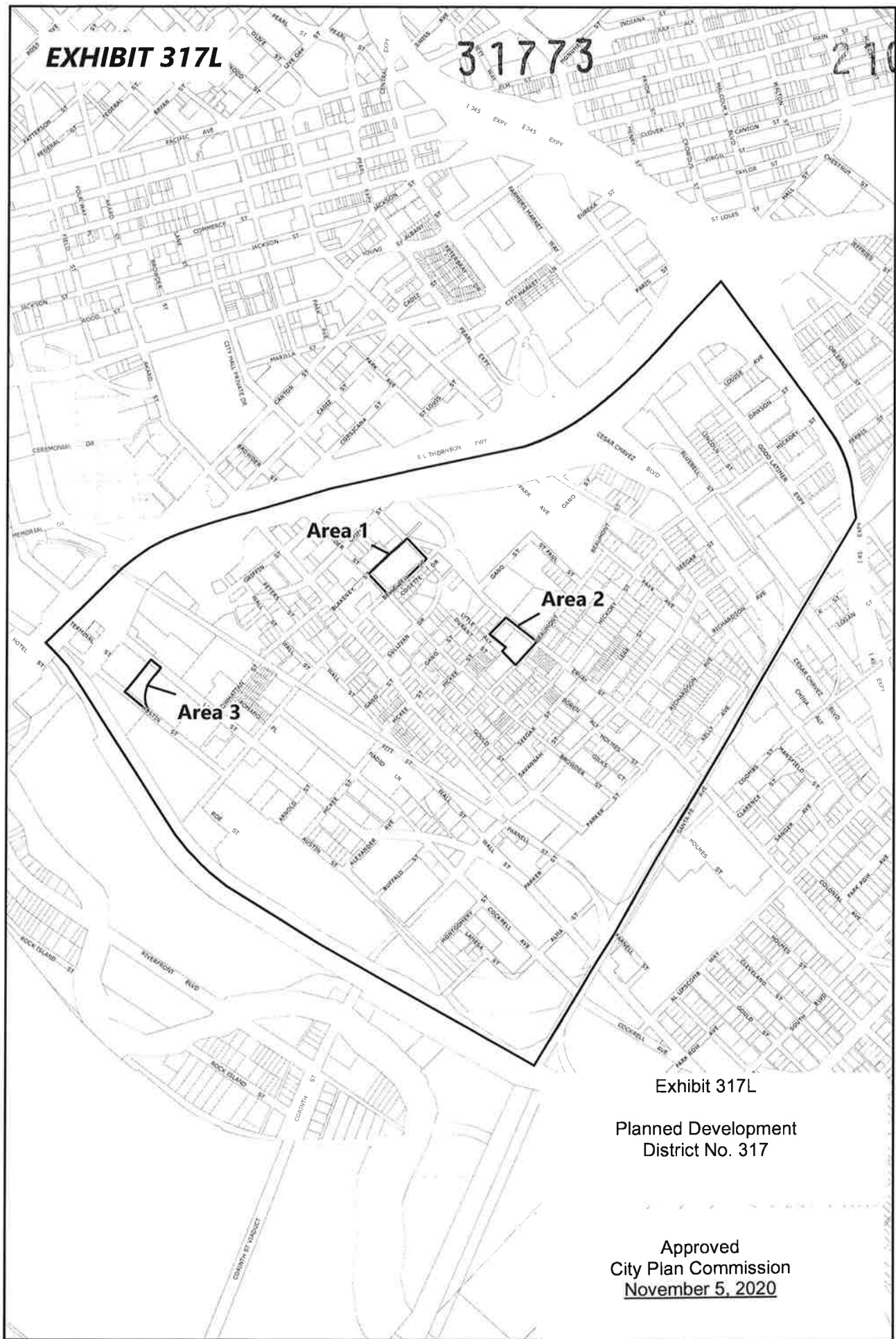


Exhibit 317L

Planned Development  
District No. 317

Approved  
City Plan Commission  
November 5, 2020

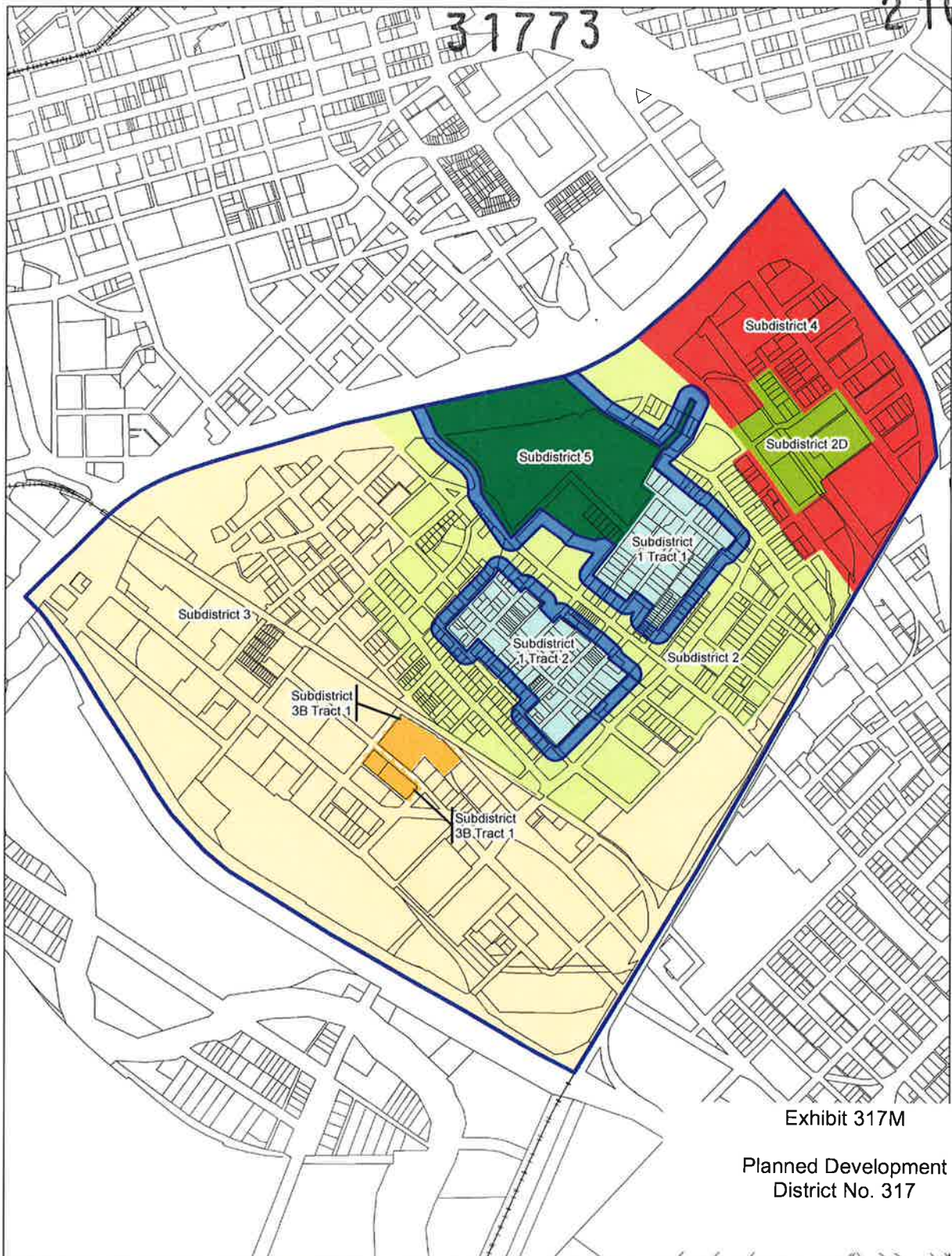
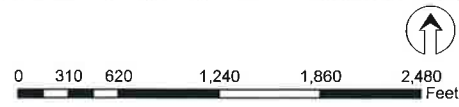


Exhibit 317M

Planned Development District No. 317

- PD 317 Boundary
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 2D
- Subdistrict 3B
- Subdistrict 4
- Subdistrict 5
- Height Management Overlay (100')



Note: For illustration purposes only. Refer to the text of this Article for the regulations.

### Exhibit 317M

Height Overlay Map Illustration

Approved  
City Plan Commission  
November 5, 2020

3 1 7 7 3

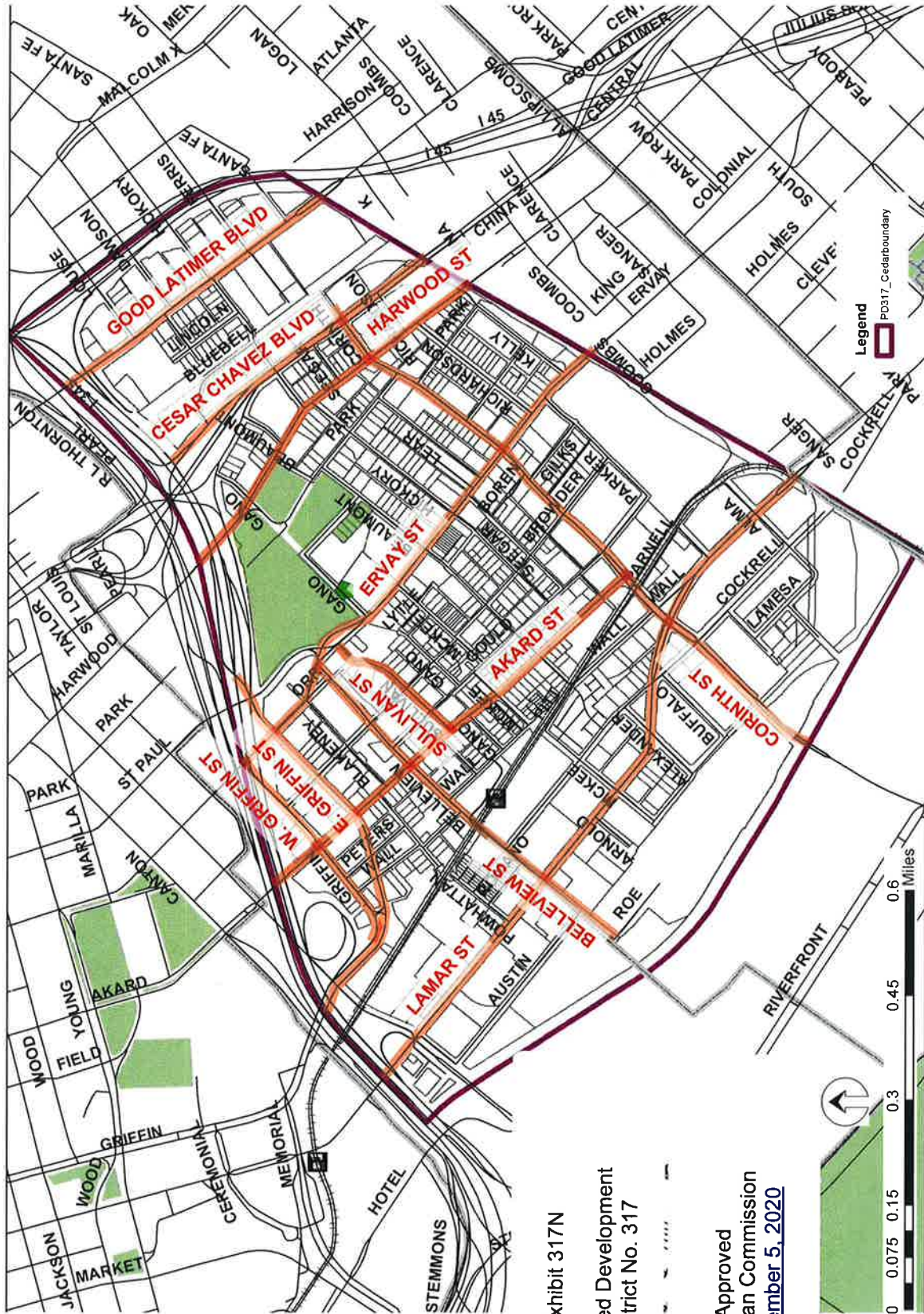


Exhibit 317N  
 Planned Development  
 District No. 317

Approved  
 City Plan Commission  
November 5, 2020

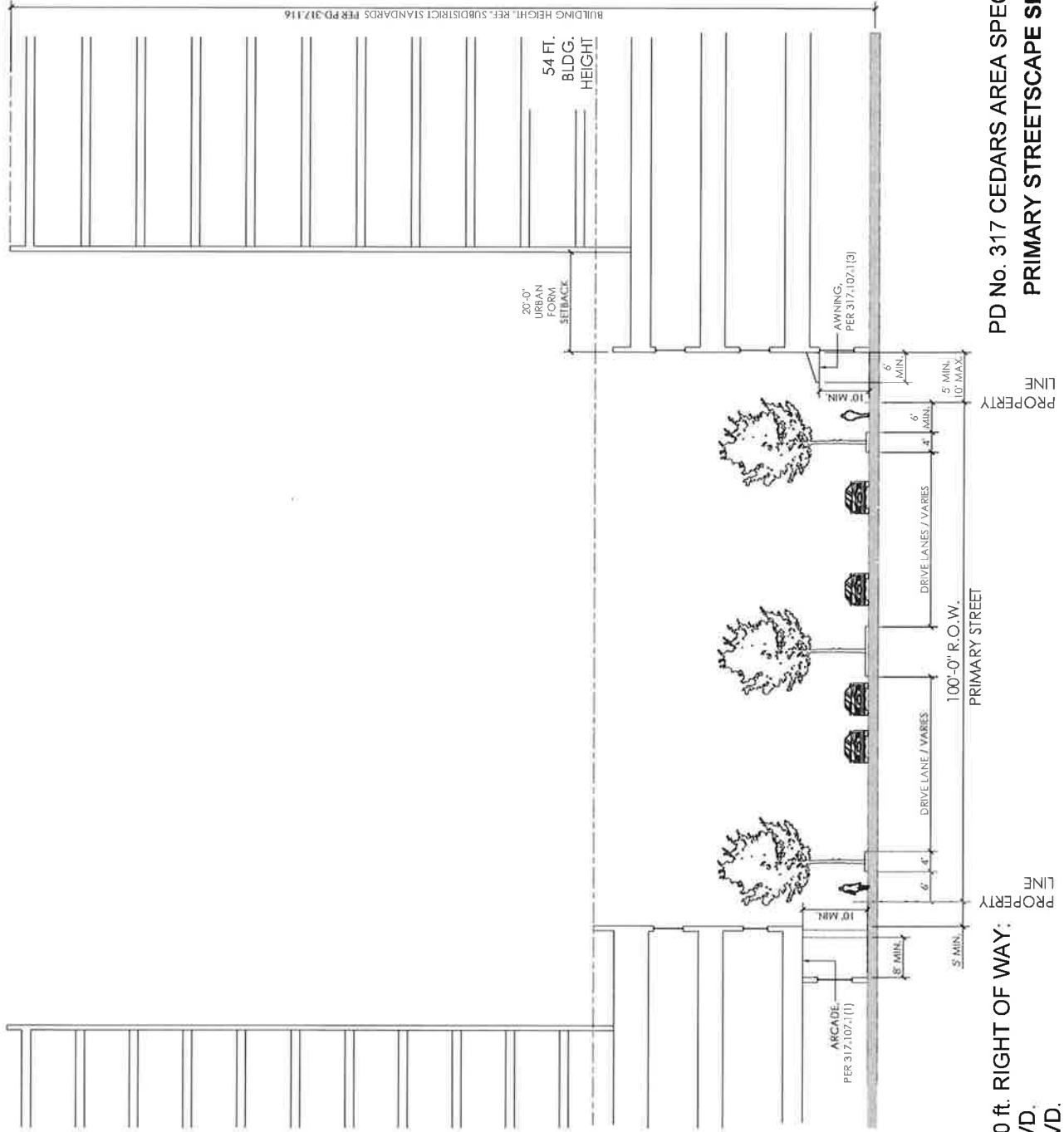
LEGEND:  
 **STREET NAME**

PD No. 317 CEDARS AREA SPECIAL PURPOSE  
 DISTRICT PRIMARY STREETS MAP ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

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2 10 4 3



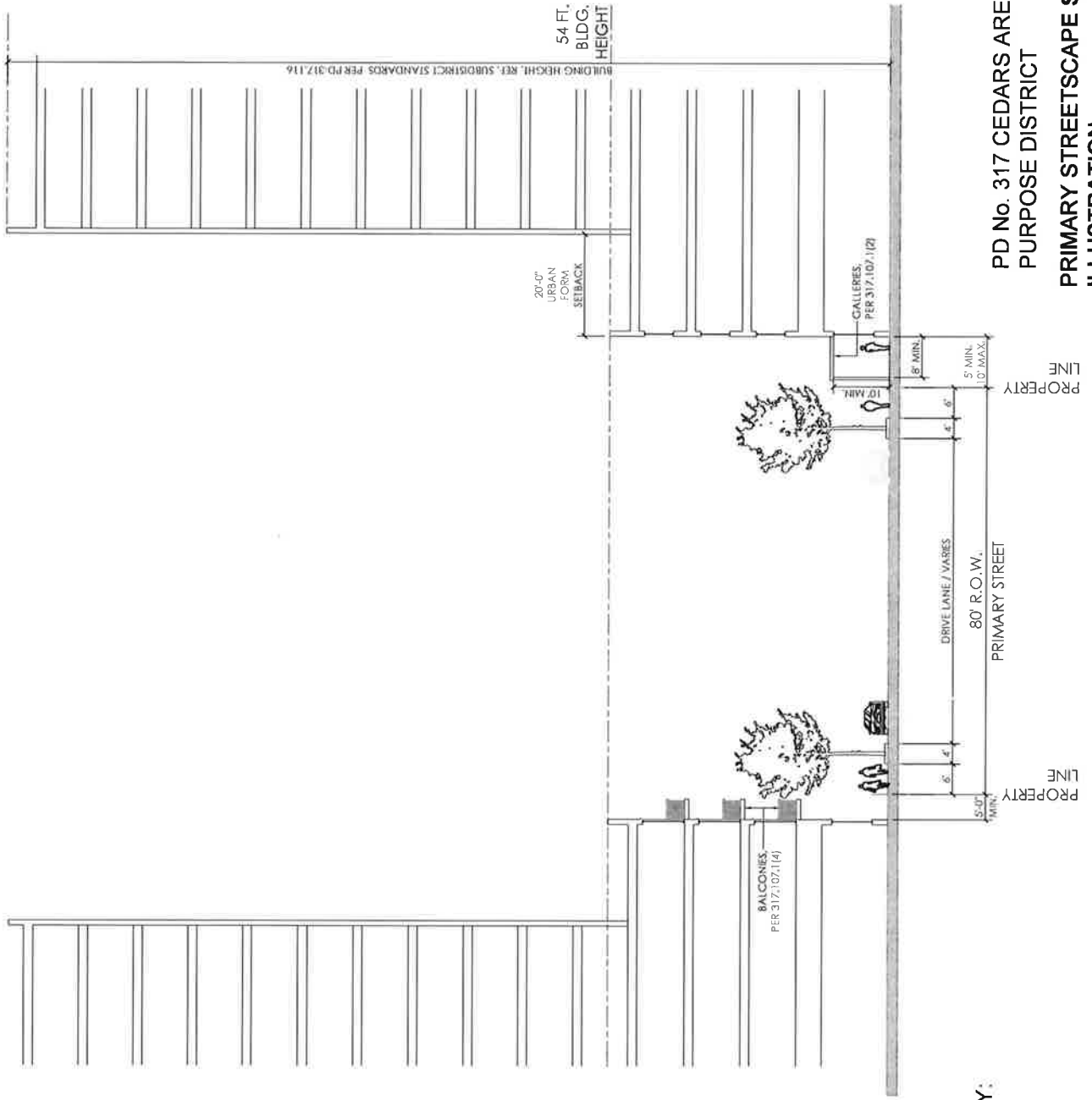
PRIMARY STREETS 100 ft. RIGHT OF WAY:  
 GOOD LATIMER BLVD.  
 CESAR CHAVEZ BLVD.

PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT  
 PRIMARY STREETScape SECTIONS ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

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2 10 3 4 3

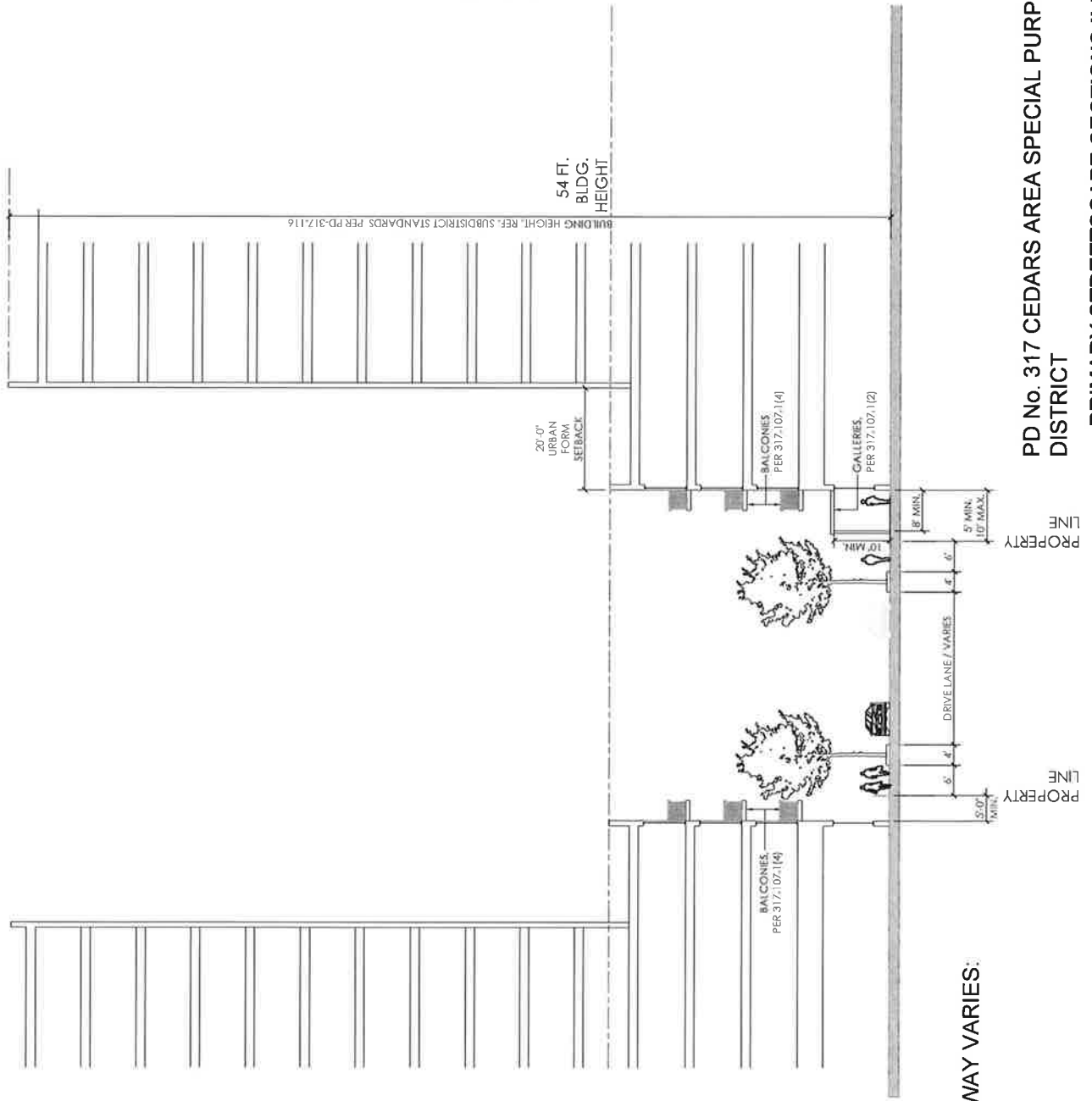


PRIMARY STREETS 80 ft. RIGHT OF WAY:  
CORINTH STREET  
LAMAR STREET

PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT  
PRIMARY STREETSCAPE SECTIONS ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

3 1 7 7 3



PRIMARY STREETS  
 NON-THROUGHFARE PLAN, RIGHT OF WAY VARIES:  
 EAST GRIFFIN STREET  
 WEST GRIFFIN STREET  
 SULLIVAN STREET

PD No. 317 CEDARS AREA SPECIAL PURPOSE DISTRICT

PRIMARY STREETSCAPE SECTIONS ILLUSTRATION

Note: For illustration purposes only. Refer to the text of this Article for the regulations.

3 1 7 7 3

2 1 0 3 4 3



1:15,600

# ZONING MAP

Case no: Z167-311  
 Date: 1/21/2021





## 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 FEB 10 2021

ORDINANCE NUMBER 31773

DATE PUBLISHED FEB 13 2021

ATTESTED BY: