

Memorandum



CITY OF DALLAS

DATE April 17, 2015
TO Honorable Mayor and Members of the City Council
SUBJECT **April 22, 2015 Council Agenda Item # 51 – Z067-203**

Attached is the revised draft ordinance for the Oak Cliff Gateway authorized hearing case which is Item No. 51 on the April 22, 2015 Council agenda. The attached ordinance includes proposed changes to the City Plan Commission recommendation including amendments to the conditions and amendments to the sub-district map.

A handwritten signature in black ink, appearing to read 'Ry - S. E'.

Ryan S. Evans
First Assistant City Manager

C: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Jill A. Jordan, P.E. Assistant City Manager
Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager - Mayor & Council

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING an area of land generally bounded by Elsbeth Avenue, Ballard Avenue, the alley between Crawford Street and Beckley Avenue, Sixth Street, Crawford Street, Seventh Street, Marsalis Avenue, Eight Street, Beckley Avenue, Davis Street, Zang Boulevard, and an alley between Elsbeth Avenue and Zang Boulevard; and containing approximately 97.381 acres,

from an R-5(A) Single Family District, an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, a TH-2(A) Townhouse District, a CH Clustered Housing District, an LO-1 Limited Office District, a CR Community Retail District, a CS Commercial Service District, and Planned Development District No. 160 to Planned Development District No. 468;

BEING an area of land generally bounded by Comal Street, RL Thornton ACRD, Marsalis Avenue, Eight Street, and Jefferson Boulevard; and containing approximately 111.955 acres,

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

BEING an area of land generally bounded by Marsalis Avenue, Jefferson Boulevard., Colorado Boulevard, Lancaster Avenue, and Addison Street; and containing approximately 13.294 acres,

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

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

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

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

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

WHEREAS, the city council finds that it is in the public interest to amend Article 468 as specified in this ordinance; Now, Therefore,

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

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

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

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

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

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

“ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

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

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

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Jefferson Boulevard, Eighth Street, a line midway between Beckley Avenue and Crawford Street, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 853.55 [~~608.86~~] acres.

SEC. 51P-468.103. PURPOSE.

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

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

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

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

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) ACCESSORY DWELLING UNIT means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
 - (2) ALTERNATIVE ENERGY PLANT means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.
 - (3) ANTIQUUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

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

(5) AREA REGULATING PLAN means a planning document that sets forth policies and programs regulating development in a local area.

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

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

(7~~[3]~~) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

~~(8[4]) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal-entry. BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.]~~

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

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

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

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

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

(14) LEGACY BUILDING means:

- (A) a building constructed before 1957 that has:
- (i) all original street-facing facades remaining;
 - (ii) a primary street-facing facade located within 15 feet of a right-of-way line;
 - (iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eighth Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or Ballard Avenue;
 - (iv) window and door openings that total at least 20 percent of the street-facing facades; and
 - (v) off-street parking located 100 percent outside of the required front yard; or

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

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

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

(17[5]) LIVE/WORK UNIT means an interior space that combines a single occupancy residential [and nonresidential] use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

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

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

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

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

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

(22) NEW CONSTRUCTION means construction of a main structure that did not exist on April 22, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

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

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

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

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

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

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

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

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

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

adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

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

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

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

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

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

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

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

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on April 22, 2015 by 50 percent or more.

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

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

(2) Amortization of nonconforming uses. Uses that become nonconforming due to the ordinance amending this article passed by city council on April 22, 2015 may not be brought before the board of adjustment for amortization.

(b) District regulations. Except as provided in this subsection, Division 51A-13.300, "District Regulations," applies.

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

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

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

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

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

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

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

(A) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed in the rear 50 percent of a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

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

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

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

- (i) Amateur communications tower.
- (ii) Cooling tower.
- (iii) Clerestory.
- (iv) Chimney and vent stack.
- (v) Elevator penthouse or bulkhead.
- (vi) Flagpoles.
- (vii) Mechanical equipment room.
- (viii) Ornamental cupola or dome.
- (ix) Parapet wall, limited to a height of four feet.
- (x) Stairway access to roof.

- (xi) Roof top deck.
- (xii) Skylights.
- (xiii) Spires and belfries.
- (xiv) Solar panels.
- (xv) Tank designed to hold liquids.
- (xvi) Visual screens surrounding roof-mounted mechanical equipment.
- (xvii) Wind turbines and other integrated renewable energy systems.

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

(F) Retail uses over 50,000 square feet. For retail uses over 50,000 square feet in floor area, a specific use permit is required.

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

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

(2) Bicycle parking. Consult Division 51A-4.330 for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-1.704(b)(4)(A). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

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

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

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

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

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

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

(6) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

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

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

(8) Remote parking.

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

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

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

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

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

(iii) not otherwise be in the public interest.

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

(d) Minor streets and streetscapes.

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

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

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

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

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

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting

zoning next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

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

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

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

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

(e) Site development regulations. Except as provided in this subsection, Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Except as provided in this subsection, Division 51A-13.700, "Administration," applies.

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

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

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

~~(d) In Subdistrict A-2, development and use of the Property must comply with the Subdistrict A-2 conceptual plan (Exhibit 468D). If there is a conflict between the text of this~~

~~article and the Subdistrict A-2 conceptual plan, the text of this article controls. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.~~

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

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

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

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

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

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

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

(b) Site plan.

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

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

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

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

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

(C) existing floor area for the district; and

(D) cumulative floor area for the district.

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

(1) Agricultural uses.

-- Crop production [Limited to urban garden.]

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Medical or scientific laboratory.

-- Technical school.

(3) Industrial uses.

-- Alcoholic beverage manufacturing.

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

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convent or monastery.

-- Halfway house. [SUP]

-- Hospital. [RAR]

-- Library, art gallery, or museum.

-- Public school. [SUP]

-- Open-enrollment charter school. [SUP]

-- Private school. [SUP]

(5) Lodging uses.

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

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

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

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other alcoholic beverage establishments]

with a maximum floor area of 6,000 square feet. Otherwise, by SUP.]

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Antique shop.
- Aquarium.
- Art gallery. [May include outside display.]
- Art or craft production facility. [May include outside display.]
- Auto service center. [SUP]
- Business school.
- Car wash. [Tunnel-type only.]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, treat as if located in an MU-3 Mixed Use District. Billiard hall by SUP only. Bingo parlor by SUP only. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [SUP required for commercial parking lot.]
- Convenience store with drive-through. [SUP]
- Custom vehicle shop.
- Dry cleaning or laundry store.
- Entertainment complex. [By right up to 500 seats; otherwise, by SUP only.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less. [May include outside display.]
- General merchandise or food store greater than 3,500 square feet.
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard. [By SUP only if greater than 10,000 square feet; otherwise, by right.]
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Mobile food establishment.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Temporary retail use.

- Theater.
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

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

(12) Utility and public service uses.

- Alternative energy plant. [SUP]
- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

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

(d) Accessory uses.

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

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

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

(e) Yard, lot, and space regulations.

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

(1) Front yard.

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

(B) Side streets: Minimum five feet, no maximum.

(C) Service streets: No required setback.

(D) Surface parking lots: Minimum 10 feet.

(2) Side yard.

(A) Abutting single family subdistricts: Minimum 15 feet.

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

(C) Abutting alleys: Minimum five feet.

(3) Rear yard.

(A) Abutting single family subdistricts: Minimum 15 feet.

(B) Abutting all other districts: Minimum five feet.

(C) Abutting alleys: Minimum five feet.

(4) Projections.

(A) Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios, unenclosed stairs, unenclosed ingress-egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project up to six feet into a required front, side, or rear yard.

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

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

(5) Density. No minimum or maximum density.

(6) Height/stories.

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

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

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

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

(E) The following structures may project a maximum of eight feet above the residential proximity slope if combined they do not exceed 25 percent of the roof area:

(i) elevator penthouse or bulkhead.

(ii) mechanical equipment room.

(iii) cooling tower.

(iv) tank designed to hold liquids.

(v) ornamental cupola or dome.

(vi) skylights.

(vii) clerestory.

(viii) visual screens that surround roof mounted mechanical equipment.

(ix) chimney and vent stacks.

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

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

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

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

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

(h) Off-street parking and loading.

(1) In general.

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

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

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

(2) Off-street parking and loading.

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

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

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

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

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

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

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

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

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

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

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

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

<u>SQUARE FEET FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>None</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

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

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

(I) Live/work unit. One off-street parking space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

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

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

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

(4) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space (8÷24 = one-third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(5) Master parking plan and floor area plan.

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

(B) Master parking plan and floor area plan supplement.

(i) To maintain adequate required off-street parking, a master parking plan and floor area plan supplement must be submitted to and approved by the building official when:

(aa) a site plan is submitted;

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

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

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

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

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

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

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

(1) changes to a site plan; and

(2) other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(iii) The building official shall maintain a copy of each approved master parking plan and floor area supplement.

(iv) The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director within five days after the building official's approval of each supplement.

(6) Public transit parking reduction.

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

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

(7) Mixed use development parking reduction.

(A) In general.

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

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

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

(i) The off-street parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the six times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

(iii) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these six sums is the adjusted off-street parking requirement for the development.

(iv) If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

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

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

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

(i) Site design requirements.

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

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

(B) Solid wood or masonry fence or wall.

(C) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

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

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

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

(i) an abutting street; and

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

(B) Screening must be at least six feet in height, measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(C) Required screening must be constructed of:

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

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

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

(4) Screening of outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot-high solid screening fence, vegetation consisting of evergreen plant materials, or other alternatives deemed appropriate by the building official.

(5) Aboveground parking structures.

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

(i) Parking levels must be screened using vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or

(ii) Parking levels must be concealed in a structure with facade building materials similar in appearance to the main structure's facade.

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

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

(7) Block standards.

(A) Block layouts must generally conform as shown on the area regulating plan. Streets not shown on the regulating plan are allowed if they are needed to meet minimum block standards or create blocks with a block perimeter of less than 1,600 feet. Additional streets must be developed in accordance with one of the street sections identified in the streetscape standards.

(B) Block standards apply during the platting process if the existing parcel of land or block is greater than the block perimeters described in this section.

(C) Except as provided in this paragraph, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way, private street, mews, or designated fire lane which is accompanied by a pedestrian sidewalk on at least one side and available at all times to the general public. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space is at least 50 feet wide and provides perpetual pedestrian access through the block. Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:

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

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

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

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

(bb) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than one-half footcandle; and

(cc) The passage may be partially covered by a structure only if the following conditions are met:

(I) the total covered portion of each pedestrian passage is not longer than 70 feet;

(II) the portions of the facade of the structure are treated architecturally the same as the adjoining building through the use of materials, colors and architectural style;

(III) the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet (the portion of the passage within the setback must comply with the mews cross section as shown in the streetscape standards);

(IV) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passageway; and

(V) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

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

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

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

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

(9) Sidewalk standards for new construction.

(A) In general.

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

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

(B) Location.

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

(ii) Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show in the streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(C) Width.

(i) Sidewalks must comply with the streetscape standards.

(ii) For any required sidewalks not illustrated in the street standards, sidewalks must have a minimum width of four feet, unobstructed by any structures or landscaping except tree grates, utility poles, and service boxes.

(j) Landscaping.

(1) In general.

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

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

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

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

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

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

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

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may not be more than 100 feet from a large canopy tree planted in a median or island.

(B) Each tree must have a caliper of at least two inches and may not be planted closer than two feet to the paved portion of the parking lot.

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

(3) Shared access developments.

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

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

(k) Signs.

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

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

(A) Identification signs.

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

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

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

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

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

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

Property.

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

landmarks, including the Trinity River Park.

(cc) Effect on public open space and parks.

(dd) Effect on residential uses within the Property.

(B) Project announcement signs.

allowed.

(i) A maximum of ten project announcement signs are

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

message.

(iii) A project announcement sign may contain a changeable

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

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

(3) The use of neon and internal illumination of signs are permitted.

(4) No sign may project beyond the street curb line.

(5) Signs may be illuminated by an independent external light source (such as an external floodlight).

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

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

- ~~— Building repair and maintenance shop.~~
- ~~— Catering service.~~

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

(2) Industrial uses.

- ~~– Alcoholic beverage manufacturing. *[Subdistrict A-4 only.] [RAR]*~~
- ~~– Industrial (inside) not potentially incompatible.~~
- ~~– Industrial (inside) light manufacturing.~~
- ~~– Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*~~

(3) Institutional and community service uses.

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

(4) Lodging uses.

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

(5) Miscellaneous uses.

- ~~– Temporary construction or sales office.~~

(6) Office uses.

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

(7) Recreation uses.

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

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

- ~~– Duplex.~~

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

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

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

(9) Retail and personal service uses.

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

(10) Transportation uses.

~~— Transit passenger shelter.~~

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

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

(12) ~~Wholesale, distribution, and storage uses.~~

- ~~— Contractor's maintenance yard.~~
- ~~— Mini warehouse.~~
- ~~— Office showroom/warehouse.~~
- ~~— Warehouse.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) ~~Landscaping.~~

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

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

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

(h) ~~Additional provisions.~~

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

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

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

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

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

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

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

(5) Parking lots.

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

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

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

(iii) ~~Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

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

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

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

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

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

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

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

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

~~(4) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The luminous reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.~~

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

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

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

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

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

(b) Yard, lot, and space regulations.

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

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

(3) Lot coverage. No maximum lot coverage.

(4) Lot size. No minimum lot size.

(c) Landscaping.

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

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

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

(d) Screening.

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

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

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

(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

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

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

~~[(1) Residential uses.~~

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

(2) Transportation uses.

- Transit passenger shelter.

(3) Utility and public service uses.

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

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

(c) Yard, lot, and space regulations.

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

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

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

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

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

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

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

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

(9) Lot size. No minimum lot size.

(10) Stories. No maximum number of stories.

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

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

~~(f) Landscaping.~~

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

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

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

~~(C) Trees.~~

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

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

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

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

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

~~(h) Additional provisions.~~

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

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

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

(a) Development plan.

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

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

(A) a tabulation box consisting of the proposed floor area, number of dwelling units, structure height, lot coverage, and number of required and provided off-street parking associated with the building permit;

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

(C) existing floor area for the subdistrict; and

(D) cumulative floor area for the subdistrict.

(b) Main uses permitted.

(1) Agricultural uses.

-- Crop production [Limited to urban gardens.]

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None.

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- Convent or monastery.

-- Library, art gallery, or museum.

(5) Lodging uses.

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

(6) Miscellaneous uses.

- Live/work unit.
- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this district subject to the same requirements as if located in an MU-3 Mixed Use District.]
- Multifamily. [Only as part of a legacy building mixed-use development.]
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [By right for a microbrewery, microdistillery, or winery with a maximum of 10,000 square feet of floor area. By right for all other uses with a maximum floor area of 6,000 square feet. Otherwise by SUP.]
- Antique shop.
- Art gallery. [May include outside display.]
- Art or craft production facility. [May include outside display.]
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.

- Mobile food establishment.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[Must be located within a legacy building.]*
- Temporary retail use.

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley. *[SUP]*
- Transit passenger shelter.

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

None.

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

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

(d) Yard, lot, and space regulations.

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

(1) Setbacks.

- (A) Zang Boulevard. Minimum setback is 20 feet.
- (B) Fifth Street. Minimum setback is 15 feet
- (C) Sixth Street. Minimum setback is 15 feet

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

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

(2) Side and rear yard. No minimum setback.

(3) Density. Maximum number of multifamily dwelling units is 50.

(4) Height. Maximum structure height is 50 feet. Structures must comply with residential proximity slope.

(5) Stories. Maximum number of stories is 3.5.

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

(7) Lot size. No minimum lot size.

(8) Maximum blank wall area. Maximum contiguous blank wall area along Elsbeth Street is 30 feet. No maximum contiguous blank wall area along any other street.

(e) Off-street parking and loading.

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

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

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

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

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

Each additional 60,000 1 additional
or fraction thereof

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

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

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

<u>SQUARE FEET</u> <u>FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED</u> <u>SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000</u> <u>or fraction thereof</u>	<u>1 additional</u>

(6) Live/work unit. One off-street parking space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

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

(f) Landscaping.

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

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

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

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

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

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

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

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

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may not be more than 100 feet from a large canopy tree planted in a median or island.

(B) Each tree must have a caliper of at least two inches and may not be planted closer than two feet to the paved portion of the parking lot.

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

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

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

(i) Streetscapes. Streets and sidewalks must comply with the minor streets and streetscape standards in 51P-468-106(d).

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

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

~~(2) Commercial and business service uses.~~

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

(3) Industrial uses.

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

(4) Office uses.

- ~~Office.~~

(5) Residential uses.

- ~~Multifamily.~~

(6) Retail and personal service uses.

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

(7) Transportation uses.

- ~~Transit passenger shelter.~~

(8) Utility and public service uses.

- ~~Local utilities.~~

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

(c) Yard, lot, and space regulations.

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

(2) Front yard.

(A) Minimum front yard.

- (i) Greenbriar Lane. Minimum front yard is five feet.

~~(ii) Dealey Avenue. No front yard is required.~~

~~(B) Buildable area 1.~~

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

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

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

~~(C) Buildable area 2.~~

~~(i) Maximum front yard is 15 feet.~~

~~(ii) A minimum of 65 percent of the lot frontage must have a building facade located between the minimum and maximum front yard.~~

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

~~(4) Density. Minimum density is 55 dwelling units per acre. No maximum dwelling unit density.~~

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

~~(6) Height. Maximum structure height is 78 feet.~~

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

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

~~(9) Stories. Minimum number of stories above grade is two. Maximum number of stories above grade is five.~~

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

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

(2) Multifamily.

(A) On-street parking reduction. Any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(B) Bicycle parking. One bicycle parking space per 10 dwelling units is required. A minimum of 25 percent of the required bicycle parking spaces must be unassigned and available for guest parking. The remaining required bicycle parking spaces must be secure and located within an enclosed structure.

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

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

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

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

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

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

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

(g) Landscaping in the parkway.

(1) Private license granted.

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

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

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

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

(2) Parkway landscape permit.

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

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

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

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

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

~~(h) Signs.~~

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

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

~~(i) Urban design guidelines.~~

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

thoroughfares. For the purpose of these urban design guidelines, a live/work unit is considered a dwelling unit.

(2) Street facing ground floor dwelling units.

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

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

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

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

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

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

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

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

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

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

(3) Architectural elements.

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

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

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

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

~~(4) Parking structures. Parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area. Solid screening that is a minimum of 42 inches in height from the floor level within the parking structure is required to screen vehicles and vehicle headlights. Other openings must be screened with architectural grill work or other visual screening materials that provide ventilation. Cable guard strands must not be visible from the exterior of the parking structure.~~

~~(5) Pedestrian amenities.~~

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

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

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

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

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

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

~~(8) Street trees.~~

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

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

- ~~(i) Crepe Myrtle (*Lagerstroemia indica*)~~
- ~~(ii) Redbud (*Cercis canadensis*)~~
- ~~(iii) Desert Willow (*Chilopsis linearis*)~~
- ~~(iv) Yaupon Holly (*Ilex vomitoria*)~~
- ~~(v) Mexican Plum (*Prunus mexicana*)~~

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

~~(j) Additional provisions:~~

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

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

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

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

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

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

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

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

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

SEC. 51P-468.107.3

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

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

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

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

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

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

(2) ~~Front yard:~~

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

(B) ~~Greenbriar Lane:~~

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

(aa) ~~minimum front yard is 5 feet; and~~

(bb) ~~maximum front yard is 15 feet.~~

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

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

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

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

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

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

(6) ~~Height.~~

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

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

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

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

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

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

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

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

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

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

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

(f) ~~Landscaping.~~

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

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

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

~~(h) Urban design guidelines.~~

~~(1) In general.~~

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

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

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

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

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

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

~~(2) Street facing facades.~~

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

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

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

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

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

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

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

~~(3) Architectural elements.~~

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

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

~~(4) Off-street parking structures.~~

~~(A) Except as provided in this paragraph, parking structures must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.~~

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

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

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

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

~~(5) Pedestrian amenities along Greenbriar Lane.~~

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

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

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

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

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

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

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

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

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

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

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

(i) Additional provisions:

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

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

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

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

SEC. 51P-468.110[8].

**MEDICAL USE OVERLAY. [SUBDISTRICT B-
OAK FARMS COMMERCIAL AREA.]**

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

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

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

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

(e) Main uses permitted.

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

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

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

(f) Yard, lot, and space regulations.

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

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

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

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

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

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

(g) Off-street parking regulations.

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

(A) Hospital. One off-street parking space per bed is required.

(B) Pedestrian sky bridge. None required.

(2) Parking lots and parking garages.

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

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

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

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

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

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

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

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

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

(2) Industrial uses.

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

(3) Institutional and community service uses.

- Child care facility.
- Church.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Public or private school.
- Library, art gallery, or museum.

(4) Lodging uses.

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

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

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

(7) Recreation uses.

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

(8) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A 4.209(3.1) is not met.]*
- Multifamily.
- Single family.
- Retirement housing.
- The residential uses listed above are also permitted as a use category within a mixed use project. To qualify as a mixed use project, a development must contain residential uses and one or more of the other use categories, and the combined floor areas of

the uses in each category must equal or exceed the following percentages of the total floor area of the project:

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

(9) Retail and personal service uses.

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

(10) Transportation uses.

- ~~— Transit passenger shelter.~~

(11) Utility and public service uses.

- ~~— Electrical substation.~~
- ~~— Local utilities.~~
- ~~— Police or fire station.~~
- ~~— Post office.~~
- ~~— Tower/antenna for cellular communication.~~

-- ~~Utility or government installation other than listed. [SUP]~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(f) Landscaping.~~

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

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

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

(h) Additional provisions.

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

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

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

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

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

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

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

(5) Parking lots.

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

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

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

(iii) ~~Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

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

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

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

SEC. 51P-468.11[9]. TRANSITIONAL USES. [~~SUBDISTRICT C -- LAKE CLIFF RESIDENTIAL AREA.~~

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

(b) Purpose. When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their Property during the interim period as the district develops. Transitional uses are intended to allow underutilized or vacant properties to have value between the effective date of this article and the time that full implementation of the zoning changes become practical and feasible with strict compliance. No transitional use is allowed without a specific use permit, which must contain a specific duration and which may, if necessary, provide regulations from this section to ensure compatibility of the use with surrounding uses.

(c) Specific use permit.

(1) The uses listed in Subsection (d) below are permitted as transitional uses subject to a specific use permit.

(2) A specific use permit approved for a transitional use must contain a specified duration, which may not exceed five years. A specific use permit for a transitional use is not subject to automatic renewal. No off-street parking reductions are permitted.

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

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

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

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

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

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

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

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

(d) List of transitional uses.

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

(2) Crop production.

(3) Building repair and maintenance shop.

(4) Catering service, large scale.

(5) Electronics service center.

(6) Tool or equipment rental.

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

(8) Recycling collection center.

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

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

[(a) Main uses permitted:

(1) Institutional and community service uses:

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

(2) Recreation uses:

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

(3) Residential uses:

- ~~— Duplex.~~
- ~~— Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]~~
- ~~— Multifamily.~~
- ~~— Single family.~~
- ~~— West of Marsalis Avenue, single family is the only permitted residential use on the following lots:~~
 - ~~(i) Lots that were vacant on March 12, 1997.~~
 - ~~(ii) Lots on which structures are removed, demolished, or destroyed by the intentional act of the owner or his agent.~~
- ~~— West of Marsalis Avenue, the number of dwelling units on a lot may not be increased. If the number of dwelling units on a lot is reduced, the lot is thereafter limited to the lesser number of dwelling units.~~

(4) Transportation uses:

-- ~~Transit passenger shelter.~~

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

-- ~~Local utilities.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(f) ~~Landscaping.~~

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

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

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

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

(i) ~~Additional provisions.~~

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

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

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

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

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

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

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

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

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

(B) Variations in the building shape and architectural facade are permitted, but the primary mass of the building tower must be as compact as possible to maintain the perpendicular tower orientation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(e) Landscaping.~~

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

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

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

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

(h) Additional provisions.

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

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

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

See Article VI.

[(a) Main uses permitted.

(1) Commercial and business service uses.

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

(2) Industrial uses.

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

(3) Institutional and community service uses.

- ~~— Adult day care facility.~~
- ~~— Child care facility.~~
- ~~— Church.~~
- ~~— College, university, or seminary.~~

- ~~— Convalescent and nursing homes, hospice care, and related institutions. [SUP]~~
- ~~— Hospital. [SUP]~~
- ~~— Library, art gallery, or museum.~~
- ~~— Public or private school.~~

(4) Lodging uses.

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

(5) Miscellaneous uses.

- ~~— Temporary construction or sales office.~~

(6) Office uses.

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

(7) Recreation uses.

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

(8) Residential uses.

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

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

Residential

10 percent

**Retail and personal
service**

5 percent

(9) Retail and personal service uses.

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

(10) Transportation uses.

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

(11) Utility and public service uses.

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

(b) Yard, lot, and space regulations.

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

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

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

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

(5) ~~Density.~~ Maximum dwelling unit density is 50 units per acre provided, however, that if the dwelling unit density is 35 units per acre or more, development impact review pursuant to Section 51A-4.800, with review and approval by the director pursuant to Section 51A-4.803(e), is required. Appeals from decisions on development impact review will be made pursuant to Section 51A-4.803(i).

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

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

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

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

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

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

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

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

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

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

(C) ~~Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three~~

~~feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

~~(3) Measuring the height of screening. The height of screening is measured from the horizontal plane passing through the nearest point of the surface of the parking lot. Screening may be placed in a visibility triangle as defined in the visual obstruction regulations in Section 51A-4.602(c). Any screening placed in a visibility triangle must be two and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.~~

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

~~(e) Landscaping.~~

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

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

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

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

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

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

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

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

~~(5) Reflective glass. Maximum permitted luminous reflectance of glass used as an exterior building material varies depending on where the reflective glass is used on the building. The luminous reflectance of glass used on the exterior of the first two stories of a~~

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

(h) Additional provisions.

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

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

SEC. 51P-468.112. SUBDISTRICT D-1 – FOUNDERS PARK RETAIL (TRACTS 1 AND 3) AND FOUNDERS PARK RESIDENTIAL (TRACT 2).

(a) Main uses permitted.

(1) Commercial and business service uses.

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

(2) Institutional and community service uses.

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

(3) Lodging uses.

- Hotel or motel. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

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

(6) Recreation uses.

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

(7) Residential uses.

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

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

(8) Retail and personal service uses.

- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Maximum of eight pumps.]*

- ~~– Nursery, garden shop, or plant sales. [SUP]~~
- ~~– Personal service uses. [Bail bond office, and tattoo or body piercing studio uses are prohibited.]~~
- ~~– Restaurant without drive in or drive through service.~~
- ~~– Restaurant with drive in or drive through service. [By right in Tract 1; otherwise, by SUP.]~~
- ~~– Temporary retail use.~~
- ~~– Theater.~~

(9) Transportation uses.

- ~~– Helistop. [SUP]~~
- ~~– Transit passenger shelter.~~

(10) Utility and public service uses.

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

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

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

(1) Front yard.

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

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

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

(3) ~~Density.~~

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

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

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

(4) ~~Floor area.~~

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

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

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

(5) ~~Height.~~

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

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

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

(6) ~~Lot coverage.~~

(A) ~~For Tract 1, except as provided in this subparagraph, maximum lot coverage is 80 percent. Aboveground parking structures do not count toward lot coverage if at least 50 percent of their off street parking spaces are dedicated to residential uses and at least 60~~

~~percent the roof surface is a landscape area as defined in Article X. Any portion of a building that is above 75 feet in height, measured along the west boundary of Tract 1 (Plowman right-of-way) may not have a floor plate greater than 60 percent of the lot.~~

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

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

~~(7) Lot size. No minimum lot size.~~

~~(8) Stories.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(2) All off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:~~

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

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

~~(C) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

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

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

~~(f) Landscaping.~~

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

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

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

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

~~(1) Private license granted.~~

~~(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (2) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right of way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights of way in a manner satisfactory to the director of public works and transportation.~~

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

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

~~(D) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does~~

~~not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.~~

~~(2) Parkway landscape permit.~~

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

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

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

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

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

~~(h) Signs.~~

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

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

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

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

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

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

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

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

(j) ~~Additional provisions.~~

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

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

SEC. 51P-468.113.

~~SUBDISTRICT E — HOSPITAL AREA.~~

(a) ~~Main uses permitted.~~

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

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

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

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

- ~~— Convalescent and nursing homes, hospice care, and related institutions.~~
 - ~~— Public or private school.~~
- (3) Lodging uses.
- ~~— Hotel or motel. [SUP required if less than 80 rooms.]~~
- (4) Miscellaneous uses.
- ~~— Temporary construction or sales office.~~
- (5) Office uses.
- ~~— Medical clinic or ambulatory surgical center.~~
 - ~~— Office.~~
- (6) Recreation uses.
- ~~— Public park, playground, or golf course.~~
- (7) Residential uses.
- ~~— Duplex.~~
 - ~~— Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]~~
 - ~~— Multifamily. [SUP required if the density is greater than 30 dwelling units per acre.]~~
 - ~~— Single family.~~
- (8) Retail and personal service uses.
- ~~— Ambulance service.~~
 - ~~— Dry cleaning or laundry store.~~
 - ~~— General merchandise or food store 3,500 square feet or less.~~
 - ~~— Motor vehicle fueling station.~~
 - ~~— Personal service uses.~~
 - ~~— Restaurant without drive-in or drive-through service.~~
 - ~~— Restaurant with drive-in or drive-through service.~~
 - ~~— Surface parking.~~
- (9) Transportation uses.
- ~~— Helistop. [SUP]~~
 - ~~— Transit passenger shelter.~~

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

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

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

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

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

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

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

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

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

(7) ~~Height.~~ Maximum structure height is 115 feet.

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

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

(10) ~~Stories.~~ Maximum number of stories is nine.

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

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

(e) ~~Landscaping.~~

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

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

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

~~(g) Additional provisions.~~

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

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

~~(h) Urban design guidelines for properties fronting on Colorado Boulevard across from Methodist Medical Center Complex.~~

~~(1) Canopy trees. Front yards and side yards must contain canopy trees.~~

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

~~(3) Parking lots.~~

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

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

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

~~(iii) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.~~

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

~~and one-half feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.]~~

SEC. 51P-468.114. ADDITIONAL PROVISIONS [PAVING].

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

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

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

~~[All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.]~~

SEC. 51P-468.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of [for] a use, [in this PD] until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 4. That Article 364, “PD 364,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“ARTICLE 364.

PD 364.

SEC. 51P-364.101. LEGISLATIVE HISTORY.

PD 364 was established by Ordinance No. 21164, passed by the Dallas City Council on January 8, 1992. Ordinance No. 21164 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as

amended. Ordinance No. 21164 was amended by Ordinance No. 22229, passed by the Dallas City Council on October 26, 1994; Ordinance No. 23058, passed by the Dallas City Council on March 12, 1997; Ordinance No. 23867, passed by the Dallas City Council on April 28, 1999; and Ordinance No. 25249, passed by the Dallas City Council on May 14, 2003. PD 364 no longer exists. See Section 51P-364.103 for information regarding the rezoning of PD 364.

SEC. 51P-364.102. PROPERTY LOCATION AND SIZE.

PD 364 ~~was~~ is established on property generally bounded by Lancaster Avenue, Addison Street, Marsalis Avenue, and Jefferson Boulevard. The size of PD 364 ~~was~~ is approximately 16.21 acres.

SEC. 51P-364.103. REZONING OF PD 364.

Ordinance No. _____, passed by Dallas City Council on February 25, 2015, rezoned the Property from PD 364 to PD 468.

~~[DEFINITIONS AND INTERPRETATIONS.~~

~~(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:~~

~~(1) ATTACHED SIGN means any sign attached to, applied on, or supported by, any part of a building or structure that encloses or covers usable space.~~

~~(2) DAIRY means a facility primarily for the processing and delivery of milk and milk products.~~

~~(3) DAIRY VEHICLE PARKING means a facility for the parking of dairy vehicles.~~

~~(4) ROOF SIGN means sign erected on any part of the roof of a building.~~

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

~~(c) This district is considered to be a nonresidential zoning district.~~

SEC. 51P-364.104. DEVELOPMENT/LANDSCAPE PLAN.

~~Development and use of Tract I, Tract II, and Tract III must comply with the development/landscape plan (Exhibit 364A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. Property within Tract II is subject to residential adjacency or development impact reviews as required by the Dallas Development Code. [Note: A development/landscape plan (Exhibit 364B) is attached to Ordinance No. 25249.]~~

SEC. 51P-364.105. MAIN USES PERMITTED.

- (a) ~~The following main uses are permitted in Tract I and Tract II:~~
- (1) Dairy.
 - (2) Dairy vehicle parking.
 - (3) Outside storage (with visual screening).
 - (4) ~~Outside storage (without visual screening) in areas indicated on the development/landscape plan.~~
 - (5) Warehouse.
 - (6) All uses permitted in the MU 3 district, subject to the same conditions applicable in the MU 3 district, as set out in the Dallas Development Code. For example, a use permitted in the MU 3 district only by specific use permit (SUP) is permitted in this PD only by SUP; a use subject to development impact review (DIR) in the MU 3 district is subject to DIR in this PD, etc.
- (b) ~~The following main uses are permitted in Tract III:~~
- (1) Dairy vehicle parking.
 - (2) Surface parking.

SEC. 51P-364.106. ACCESSORY USES.

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

SEC. 51P-364.107. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) ~~Front yard.~~ No minimum front yard.
- (b) ~~Side and rear yard.~~ No minimum side or rear yard.
- (c) ~~Dwelling unit density.~~ No maximum dwelling unit density.
- (d) ~~Floor area ratio.~~ Maximum floor area ratio is 3.2 for Tract I. Maximum floor area ratio is 1.6 for Tract II. No maximum floor area ratio for Tract III.
- (e) ~~Height.~~ Maximum structure height is 270 feet for Tract I. Maximum structure height is 135 feet for Tract II. No maximum structure height for Tract III.

(f) ~~Lot coverage.~~ Maximum lot coverage is 100 percent for Tract I. Maximum lot coverage is 80 percent for Tract II. No maximum lot coverage for Tract III.

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

(h) ~~Stories.~~ Maximum number of stories above grade is 20 for Tract I. Maximum number of stories above grade is 10 for Tract II. No maximum number of stories for Tract III.

SEC. 51P-364.108. OFF-STREET PARKING AND LOADING.

(a) ~~Off-street parking for Tract I and Tract III must be provided in accordance with the development/landscape plan. In Tract III, a dairy vehicle parking use is only allowed as surface parking and is not allowed within structures.~~

(b) ~~Unless used solely for dairy related trucks, parking on Tract II must be provided in accordance with the Dallas Development Code except for the following uses:~~

(1) ~~Auto service center: one space per 500 square feet of floor area.~~

(2) ~~Dairy: one space per 500 square feet of floor area.~~

(3) ~~Office: one space per 333 square feet of floor area.~~

(4) ~~Retail: one space per 200 square feet of floor area.~~

(5) ~~Warehouse: one space per 1,000 square feet of floor area.~~

(c) ~~If Tract II is used solely for dairy related truck parking, no spaces are required.~~

(d) ~~Off-street loading must be provided in accordance with the Dallas Development Code.~~

SEC. 51P-364.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

~~See Article VI. Exterior lighting on Tract II and Tract III must be directed away from surrounding properties.~~

SEC. 51P-364.110. SIGNS.

~~Except as otherwise provided, all signs on Tract I must comply with the provisions for business zoning districts contained in Article VII. All signs on Tract II and Tract III must comply with the provisions for non-business zoning districts. Attached signs are permitted on smokestacks and silos. Existing roof signs may remain and may be repainted or maintained as needed, but may not be expanded or enlarged.~~

SEC. 51P-364.111. SCREENING AND LANDSCAPING.

~~(a) Landscaping on Tract I, Tract II, and Tract III must comply with the development/landscape plan.~~

~~(b) Surface parking on Tract II and Tract III must be screened from view from the street by fencing and landscaping as shown on the development/landscape plan.~~

~~(c) Shrubs must be planted so as to achieve six feet in height and a solid appearance within three years following planting.~~

~~(d) Shrubs must be placed a maximum of two feet on center over the entire length of the bed. Trees must be four inch caliper evergreen trees placed 30 feet on center.~~

~~(e) Fencing must be provided and/or maintained in the locations shown on the development/landscape plan. Fencing must be a minimum of six feet in height or a greater height as specified on the development/landscape plan. Fencing must be installed within one year after passage of this article.~~

~~(f) Landscaping must be installed within six months of October 26, 1994.~~

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

~~(h) A retaining wall must be provided along the southeastern boundary of Tract II as shown on the development/landscape plan.~~

~~SEC. 51P-364.112. ADDITIONAL PROVISIONS.~~

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

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

~~SEC. 51P-364.113. PAVING.~~

~~All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.~~

~~SEC. 51P-364.114. COMPLIANCE WITH CONDITIONS.~~

~~The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.~~

~~SEC. 51P-364.115. ZONING MAP.~~

~~PD 364 is located on Zoning Map No. K-7.]'~~

SECTION 5. That the Exhibit A property description attached to Ordinance No. 23057 and the Exhibit A property description attached to Ordinance No. 29200 are replaced by the Exhibit B property description attached to this ordinance.

SECTION 6. That the Exhibit A property description attached to Ordinance No. 27948 is replaced by the Exhibit C attached to this ordinance.

SECTION 7. That the subdistrict map, Exhibit 468A of Article 468, "PD 468," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468A attached to this ordinance.

SECTION 8. That the Tract 1 and 3 conceptual plan/tract 2 development plan, Exhibit 468B of Article 468, "PD 468," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468B attached to this ordinance.

SECTION 9. That the two year limitation in Section 51A-4.701(d) is waived for applications for specific use permits for any permitted use and for applications for the rezoning of any subdistrict until April 22, 2017.

SECTION 10. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 11. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 364 in Chapter 51P.

SECTION 12. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 13. 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 12. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

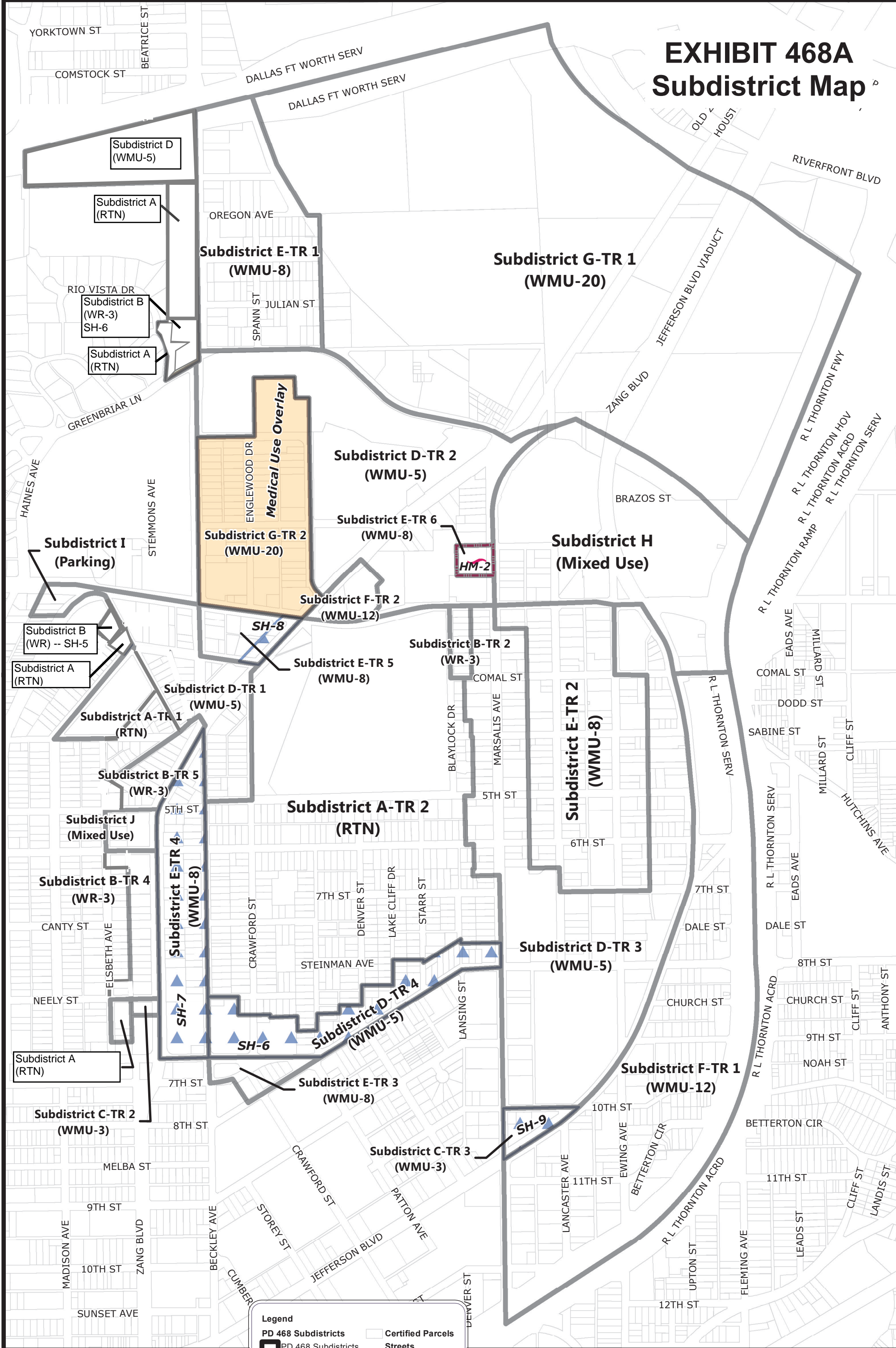
APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT 468A Subdistrict Map



Legend

PD 468 Subdistricts	Certified Parcels
East Kessler Overlay	Streets
Medical Use Overlay	
Height Map Overlay	
Shop Front Overlays	

1:7,800
Printed Date: 4-17-15

Z067-203: PD 468 Expansion
Establishing new Subdistricts
and Overlays

EXHIBIT 468B

Medical Use Overlay Street Hierarchy Plan

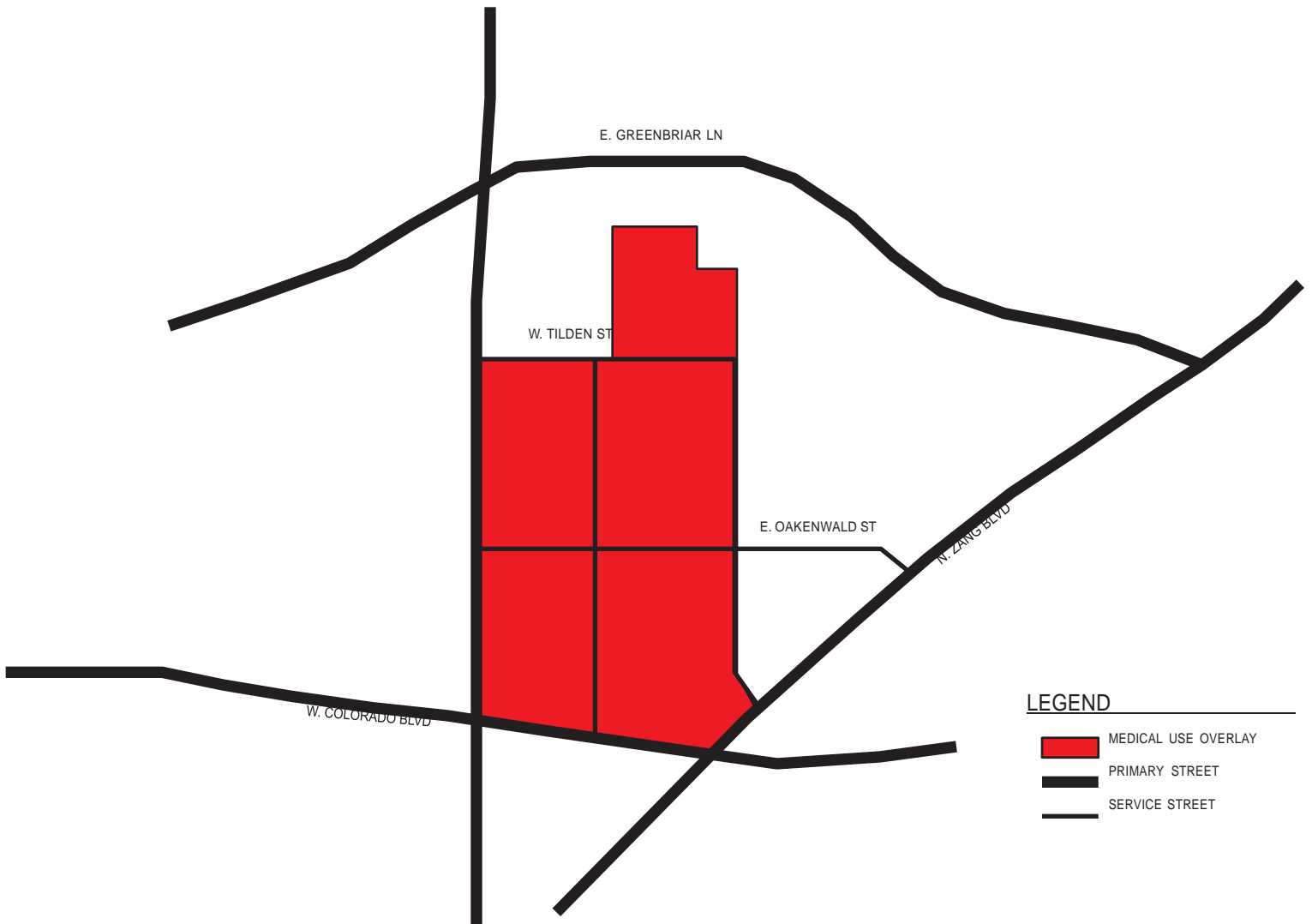


EXHIBIT 468C

Subdistrict B-G Required Parking Chart

	Use Category	Number of Spaces Required
Residential	Household Living	2.00 per single family living unit
		1.00 per one-bedroom or smaller multifamily living unit
		2.00 per two-bedroom or larger multifamily living unit
		0.70 per retirement housing living unit
	Group Living	0.25 spaces per bed PLUS 1 per 200 SF office, min. 4 spaces
Civic	Community Service	1 per 200 SF
	Day Care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.5 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Government Service	1 per 200 SF
	Park/Open Space	None
	Place of Worship	1.00 per 4 fixed seats or per 8-foot length of bench or pew. OR 1 per 28 SF floor area without seating
	Social Service	See Group Living
Utilities	Building official to apply similar use	
Office	Medical	1 per 200 SF
	Office except:	1 per 366 SF
	Art Studio, Gallery	1 per 500 SF
	Financial Services	1 per 300 SF
	Bank Call Center	1 per 167 SF
Retail	Restaurants, Bar, Private Club	1 per 125 SF
	Retail Sales	1 per 250 SF
	Indoor Recreation except:	1 per 250 SF
	Health Club or Spa	1 per 143 SF
	Movie Theater	1 per 4 seats
	Performing Arts Theater	0.40 per seat
	Personal Service	1 per 250 SF
Lodging	Overnight Lodging	1 per guest room

EXHIBIT 468D

Subdistrict H - Master Parking and Floor Area Plan Supplement

Date: _____

Number: _____

Before processing this supplement, the building inspection file for PDD No. 468 must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. _____.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building inspection office if: (i) a site plan is approved that adds or removes floor area in the district; (ii) the location of required parking spaces are relocated; or, (iii) special parking spaces are added or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filing with PDD No. 468 in the offices of the building official.

Parking Calculation

1. Required Parking

A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) _____

i. Existing shared parking spaces _____

ii. Existing remote parking spaces
(outside of PDD No. __) _____

iii. Existing packed parking spaces _____

B. Increase or reduction in required parking spaces by a site plan or minor Amendment (Date approved: _____) _____

i. Shared parking spaces _____

ii. Remote parking spaces (outside of PDD No. __) _____

iii. Packed parking spaces _____

C. New total required parking _____

2. Provided Parking

A. Existing provided parking (as of last Master Parking and Floor Area Plan supplement) _____

B. Increase or reduction in provided parking spaces _____

C. New total provided parking _____

3. Required parking spaces to be related _____

A. Current location and number of spaces _____

B. New location and number of spaces _____

4. New or relocated special parking

A. Shared parking spaces*

i. New shared parking spaces _____

Recipient use A _____
Floor area _____
Required parking _____

Provider Use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of shared parking spaces

Recipient use A _____
Location _____
Floor area _____
Required parking _____

Provider Use B _____
Location _____
Floor area _____
Required parking _____
Location of required parking _____

* Excludes residential uses if not located on the same lot as the residential use

B. Remote parking spaces (Excludes residential uses)

i. New remote parking spaces _____

Location of remote parking _____

Location of use _____
Number of spaces _____

Walking distance _____
Provider Use B _____
Floor area _____
Required parking _____
Location of required parking _____

ii. Revised location of remote parking spaces

Existing location of remote parking _____
New location of remote parking _____
Location of use _____
Number of spaces _____
Walking distance _____

C. Packed parking spaces

i. New packed parking spaces
(Operational plan must be approved by the building official) _____

ii. Revised location of packed parking spaces
(Operational plan must be approved by the building official)

Received by: _____

Comments: _____

Date: _____

EXHIBIT 468E

Subdistrict H - Mixed Use Development Parking Chart

(for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
<u>Residential Uses</u> (excluding multi-family)	<u>Per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Multifamily Uses</u>	<u>1 space/unit</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office Uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail & Personal Services Uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar & Restaurant Uses</u>	<u>per Code</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

EXHIBIT 468F

Subdistrict H - Site Plan Development Table

<u>Provision</u>	<u>Proposed Development</u>	<u>Existing Development (if applicable)</u>	<u>Cumulative Development (District-wide)</u>	<u>Remaining Development Rights</u>
Floor area (sf)				
Density (no. of dwelling units)				
Lot coverage (total for site)				
Structure height				

Off-Street Parking for Proposed Development

<u>Use(s)**</u>	<u>Floor Area/Dwelling Units</u>	<u>Parking Ratio</u>	<u>Required Parking</u>	<u>Provided Parking</u>

*Each site plan must include a Master Parking and Floor Area Plan Supplement (Exhibit 468E)

**All proposed and existing on site

Memorandum



CITY OF DALLAS

DATE April 17, 2015

TO Honorable Mayor and Members of the City Council

SUBJECT Environmental Impact and Public Acquisition Report
Agenda Item #53, April 22, 2015 – Fill Permit 15-01

Fill Permit 15-01 involves reclamation of 0.15 acres of the current 1.43 acres of floodplain on this 15.10-acre tract near Mountain Creek. The purpose of the floodplain removal is for warehouse development.

A neighborhood meeting was held March 25, 2015. There were no other property owners or interested citizens present, and there has been no objection to the fill permit.

An environmental impact study is not required for this site. Since there is no impact to wetlands or waters of the United States, a Section 404 permit is not required.

Park and Recreation and Sustainable Development and Construction departments reviewed the application for public acquisition. Neither department objected to the proposed fill permit.

This application meets the engineering requirements outlined in the Dallas Development Code, Section 51A-5.105(h), floodplain regulations; as such, the City Council should approve the fill permit application, or in the alternative, it may resolve to acquire the property under the laws of eminent domain and may then deny the application.

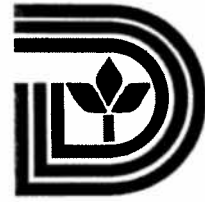
Please let me know if you need additional information.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E.
Assistant City Manager

C: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

Memorandum



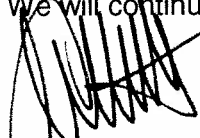
CITY OF DALLAS

DATE April 17, 2015
TO The Honorable Mayor and Members of the City Council
SUBJECT Financial Forecast Report

The FY 2014-15 Financial Forecast Report based on information through February 2015 is attached and provided for your information. This report reflects an amended General Fund budget based on Council's approved use of contingency reserve funds on December 10, 2014 by CR# 14-2194.

For FY 2014-15, General Fund revenues are projected to be \$312,000 above budget and General Fund expenditures are projected to be \$2,035,000 below budget. This results in forecast revenue being in excess of forecast expenditures by \$2,347,000. Details related to budget variances may be found on page 15 of the Financial Forecast Report.

We will continue to closely monitor revenues and expenditures and keep you informed.



A.C. Gonzalez
City Manager

Attachment

c: Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jack Ireland, Director, Office of Financial Services



FY 2014-15

Financial Forecast Report

Information as of February 28, 2015

All Dollars in Thousands

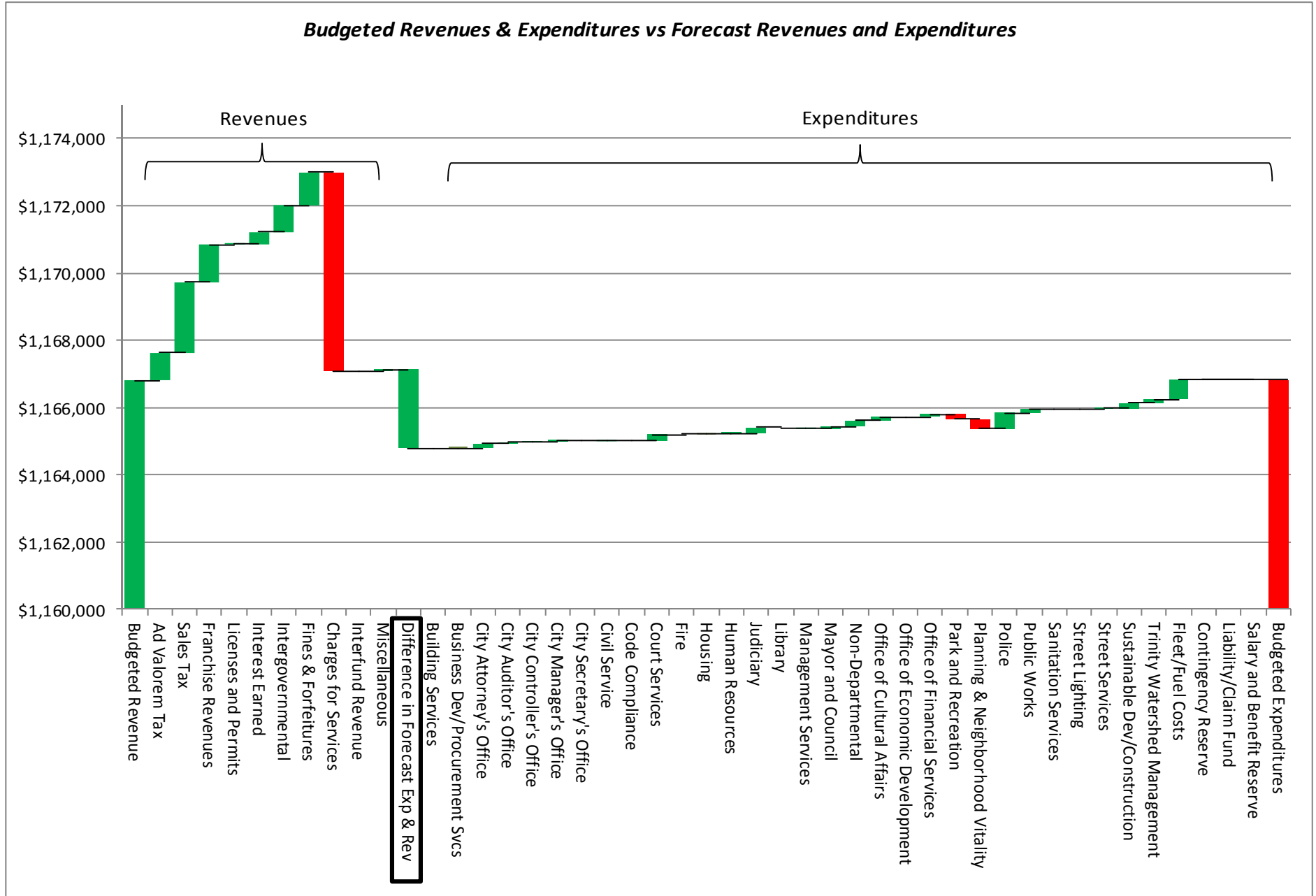


GENERAL FUND

As of February 28, 2015

<u>ITEM</u>	<u>AMENDED BUDGET ¹</u>	<u>YEAR TO DATE</u>	<u>YEAR-END FORECAST</u>	<u>BUDGET VS FORECAST VARIANCE</u>
Revenues	\$1,166,814	\$753,671	\$1,167,126	\$312
Expenditures	1,166,814	470,097	1,164,779	(2,035)
Net Excess of Revenues Over Expenditures/Transfers	<u>\$0</u>	<u>\$283,575</u>	<u>\$2,347</u>	<u>\$2,347</u>

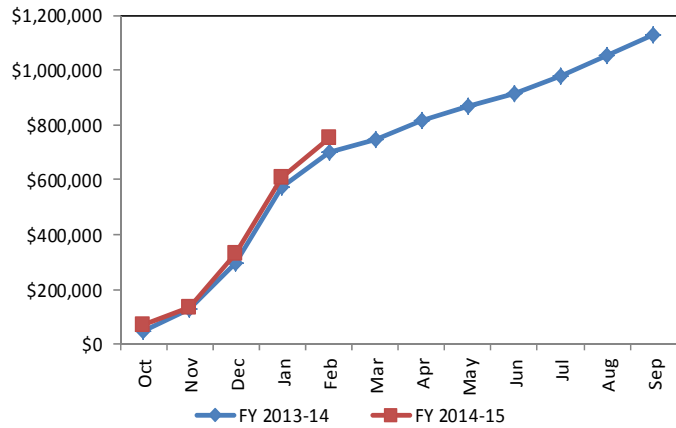
GENERAL FUND



GENERAL FUND REVENUES

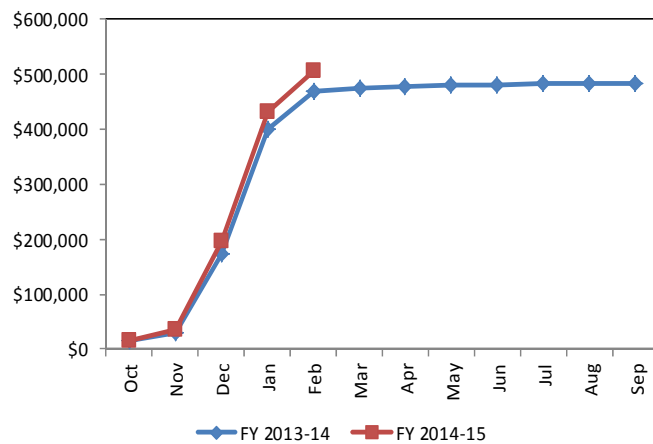
All SOURCES

	FY 2013-14	FY 2014-15	Variance
Oct	\$49,412	\$69,308	\$19,896
Nov	78,405	65,871	(12,534)
Dec	169,703	194,702	24,999
Jan	278,416	278,998	582
Feb	122,583	144,793	22,210
Mar	51,002		
Apr	65,815		
May	54,518		
Jun	45,290		
Jul	60,934		
Aug	79,531		
Sep	72,532		
Total	\$1,128,141	\$753,671	\$55,152



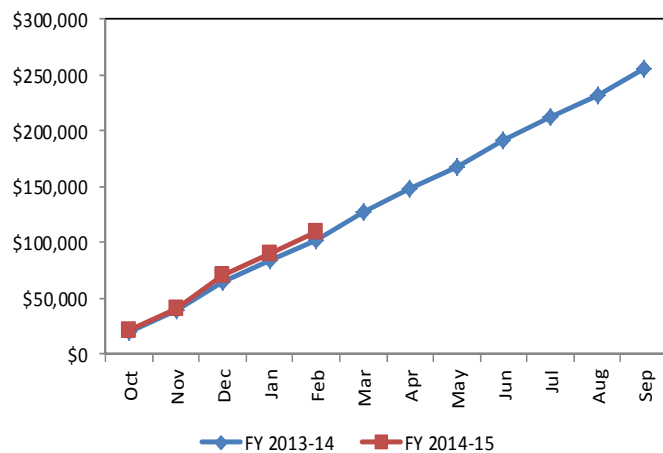
PROPERTY TAX

	FY 2013-14	FY 2014-15	Variance
Oct	\$14,962	\$16,175	\$1,213
Nov	15,512	18,472	2,960
Dec	142,039	160,305	18,266
Jan	227,269	235,891	8,622
Feb	69,688	74,439	4,751
Mar	5,696		
Apr	2,724		
May	1,464		
Jun	2,032		
Jul	523		
Aug	654		
Sep	677		
Total	\$483,240	\$505,281	\$35,812



SALES TAX

	FY 2013-14	FY 2014-15	Variance
Oct	\$20,062	\$21,933	\$1,872
Nov	18,853	19,220	368
Dec	26,482	29,690	3,208
Jan	18,272	20,009	1,737
Feb	18,878	18,928	50
Mar	24,697		
Apr	20,532		
May	19,772		
Jun	23,682		
Jul	20,546		
Aug	19,665		
Sep	24,276		
Total	\$255,716	\$109,780	\$7,235



GENERAL FUND REVENUES

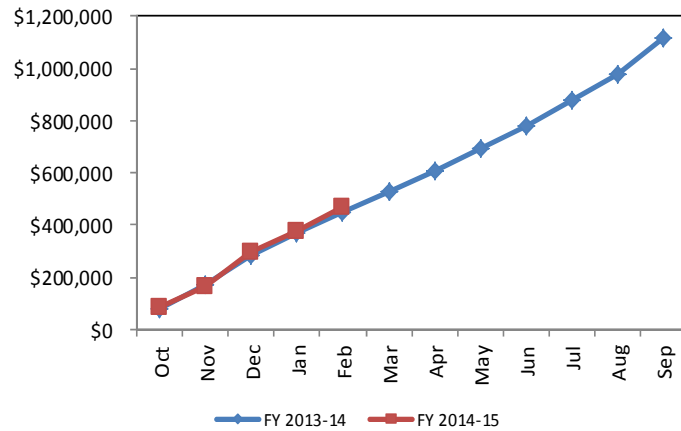
As of February 28, 2015

	AMENDED BUDGET ¹	REVENUES YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
TAXES				
Ad Valorem Tax	\$520,321	\$505,281	\$521,137	\$815
Sales Tax ²	268,666	109,780	270,765	2,100
TOTAL TAXES	788,987	615,062	791,902	2,915
FRANCHISE REVENUES				
Oncor Electric	50,014	26,796	50,498	484
AT&T	12,064	3,213	12,119	56
Atmos Energy	12,178	3,566	12,179	1
Time Warner Cable	5,768	1,467	5,795	27
Other	22,336	5,053	22,873	537
TOTAL FRANCHISE REVENUES	102,360	40,095	103,464	1,104
LICENSES AND PERMITS	9,857	4,829	9,887	30
INTEREST EARNED³	591	831	950	359
INTERGOVERNMENTAL⁴	6,638	500	7,432	793
FINES AND FORFEITURES				
Municipal Court ⁵	12,214	5,316	14,051	1,837
Vehicle Towing & Storage	6,978	2,836	6,972	(6)
Parking Fines ⁶	4,419	811	3,586	(833)
Red Light Camera Fines	7,335	0	7,335	0
Public Library	500	173	494	(6)
TOTAL FINES	31,446	9,136	32,438	992
CHARGES FOR SERVICE				
Sanitation Service	63,530	26,595	63,732	203
Parks ⁷	9,814	3,822	10,426	612
Private Disposal Fees	17,509	8,657	18,301	793
Emergency Ambulance ⁸	33,626	7,099	26,917	(6,709)
Security Alarm	4,510	1,852	4,450	(60)
Street Lighting ⁹	743	113	648	(96)
Vital Statistics	1,470	587	1,510	40
Other	21,754	10,262	21,041	(712)
TOTAL CHARGES	152,954	58,988	147,024	(5,930)
INTERFUND REVENUE	61,842	19,486	61,842	0
MISCELLANEOUS	12,140	4,745	12,188	48
TOTAL REVENUES	\$1,166,814	\$753,671	\$1,167,126	\$312

GENERAL FUND EXPENDITURES

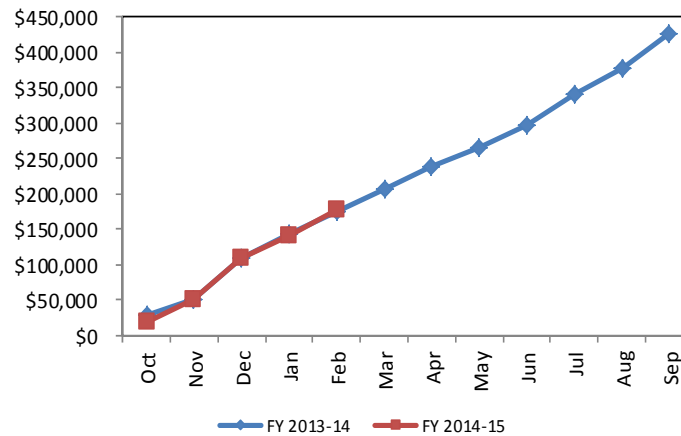
ALL EXPENSES

	FY 2013-14	FY 2014-15	Variance
Oct	\$79,179	\$83,596	\$4,417
Nov	88,876	83,285	(5,591)
Dec	118,448	128,938	10,490
Jan	84,834	82,954	(1,880)
Feb	75,046	91,324	16,278
Mar	81,882		
Apr	78,188		
May	89,869		
Jun	83,353		
Jul	99,016		
Aug	98,277		
Sep	140,563		
Total	\$1,117,530	\$470,097	\$23,714



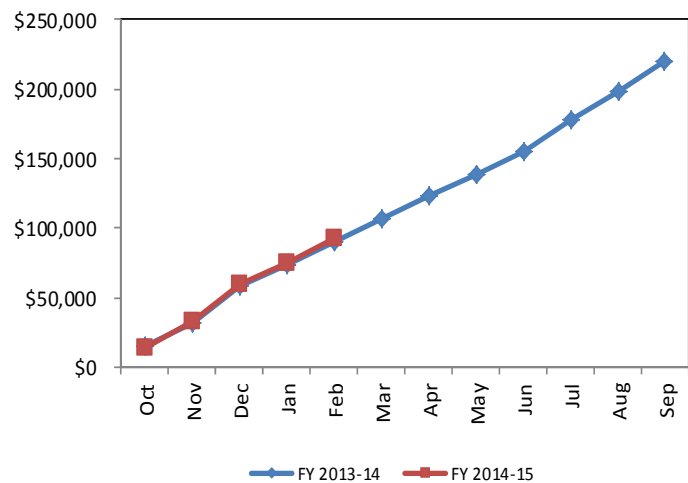
POLICE

	FY 2013-14	FY 2014-15	Variance
Oct	\$29,227	\$19,262	(\$9,965)
Nov	21,557	31,339	9,782
Dec	58,095	57,789	(306)
Jan	35,212	32,898	(2,314)
Feb	31,340	36,864	5,524
Mar	31,152		
Apr	31,437		
May	27,178		
Jun	32,164		
Jul	42,757		
Aug	36,838		
Sep	49,275		
Total	\$426,231	\$178,152	\$2,721



FIRE

	FY 2013-14	FY 2014-15	Variance
Oct	\$14,775	\$13,502	(\$1,273)
Nov	17,133	19,557	2,424
Dec	26,151	26,055	(96)
Jan	15,708	16,078	370
Feb	16,476	17,117	641
Mar	16,859		
Apr	15,798		
May	15,816		
Jun	16,850		
Jul	22,240		
Aug	20,946		
Sep	21,365		
Total	\$220,117	\$92,309	\$2,066



GENERAL FUND EXPENDITURES

As of February 28, 2015

DEPARTMENT	AMENDED BUDGET ¹	EXPENDITURES YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
Building Services	\$23,896	\$10,727	\$23,896	\$0
Business Dev/Procurement Svcs	2,855	1,070	2,854	(1)
City Attorney's Office	15,147	5,659	14,995	(152)
City Auditor's Office	2,844	976	2,800	(45)
City Controller's Office	5,603	1,633	5,582	(21)
City Manager's Office	1,829	881	1,820	(10)
City Secretary's Office	3,028	1,405	3,028	0
Civil Service	2,345	783	2,349	4
Code Compliance	35,383	14,082	35,383	0
Court Services	20,185	12,410	19,979	(206)
Fire	228,009	92,309	228,009	0
Housing	11,628	7,386	11,614	(14)
Human Resources	4,638	1,918	4,624	(14)
Judiciary ¹⁰	3,695	1,070	3,517	(178)
Library	26,144	9,476	26,144	0
Management Services	5,650	3,846	5,690	40
Mayor and Council	3,923	1,427	3,866	(57)
Non-Departmental	49,342	11,212	49,160	(182)
Office of Cultural Affairs	17,288	7,740	17,195	(93)
Office of Economic Development	1,577	1,577	1,577	0
Office of Financial Services	3,643	1,198	3,563	(80)
Park and Recreation	81,877	34,609	82,014	137
Planning & Neighborhood Vitality ¹¹	2,527	996	2,807	280
Police	438,060	178,152	437,604	(456)
Public Works	6,861	5,237	6,728	(133)
Sanitation Services	75,694	26,739	75,694	0
Street Lighting	17,923	6,267	17,923	0
Street Services	65,914	23,756	65,898	(16)
Sustainable Dev/Construction ¹²	1,540	1,009	1,380	(160)
Trinity Watershed Management ¹³	1,351	377	1,243	(108)
OTHER				
Fuel and Fleet Cost (to be allocated) ¹⁴	0	0	(572)	(572)
RESERVES AND TRANSFERS				
Contingency Reserve	450	0	450	0
Liability/Claim Fund	4,170	4,170	4,170	0
Salary & Benefit Reserve	1,800	0	1,800	0
TOTAL EXPENDITURES	\$1,166,814	\$470,097	\$1,164,779	(\$2,035)

PROPRIETARY FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
AVIATION				
BEGINNING FUND BALANCE	\$12,043	\$ -	\$12,043	\$ -
REVENUES:				
Parking	24,283	10,084	24,803	519
Terminal Concessions	18,543	7,049	18,554	11
Landing Fees	17,784	6,415	17,784	0
Rental on Airport - Terminal	13,831	4,319	13,831	0
Rental on Airport - Field	8,864	5,113	8,805	(59)
Fuel Flow Fees	1,236	435	1,225	(10)
All Other	2,004	730	2,176	173
TOTAL REVENUES	86,545	34,145	87,178	634
TOTAL EXPENDITURES	86,545	29,065	87,074	530
ENDING FUND BALANCE	\$12,043	\$ -	\$12,147	\$104

CONVENTION AND EVENT SERVICES

BEGINNING FUND BALANCE	\$15,621	\$ -	\$15,621	\$ -
REVENUES:				
Hotel Occupancy Tax	50,263	13,839	50,263	0
Alcoholic Beverage Tax	9,650	2,703	9,650	0
Contract Services	7,883	3,054	8,684	801
All Remaining Revenues	9,595	4,215	9,815	220
TOTAL REVENUES	77,392	23,812	78,413	1,021
TOTAL EXPENDITURES	77,345	24,555	77,917	572
ENDING FUND BALANCE	\$15,667	\$ -	\$16,117	\$450

PROPRIETARY FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
SUSTAINABLE DEVELOPMENT AND CONSTRUCTION				
BEGINNING FUND BALANCE	\$29,798	\$ -	\$29,798	\$ -
REVENUES:				
Building Permits	16,973	8,517	17,199	226
Certificate of Occupancy	1,324	541	1,345	21
Plan Review	3,562	1,655	3,596	34
Registration/License	1,018	363	1,018	0
Special Plats	878	374	878	0
Private Development	998	503	1,000	2
Zoning	1,172	407	1,172	0
Interest Earnings	116	99	116	0
All Remaining Revenues	1,464	744	1,464	0
TOTAL REVENUES	27,505	13,202	27,787	282
TOTAL EXPENDITURES	26,839	9,057	26,059	(779)
ENDING FUND BALANCE	\$30,465	\$ -	\$31,526	\$1,061
MUNICIPAL RADIO				
BEGINNING FUND BALANCE	\$1,234	\$ -	\$1,234	\$ -
REVENUES:				
Local Sales	2,003	727	1,777	(226)
National Sales	8	34	52	44
Local Political	4	0	4	0
Local New Sales	100	141	282	182
Interest Earned	7	3	7	0
All Remaining Revenues	5	0	5	0
TOTAL REVENUES	2,126	906	2,126	0
TOTAL EXPENDITURES	2,062	918	2,043	(18)
ENDING FUND BALANCE	\$1,298	\$ -	\$1,317	\$18

PROPRIETARY FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
WATER UTILITIES				
BEGINNING FUND BALANCE	\$71,876	\$ -	\$71,876	\$ -
REVENUES:				
Treated Water - Retail	271,965	94,387	262,934	(9,032)
Treated Water - Wholesale	72,565	27,522	69,291	(3,274)
Wastewater - Retail	219,098	83,118	215,182	(3,915)
Wastewater - Wholesale	10,217	3,318	9,278	(939)
All Remaining Revenues	40,676	13,714	37,821	(2,855)
TOTAL REVENUES	614,521	222,058	594,506	(20,015)
TOTAL EXPENDITURES	614,521	193,594	594,506	(20,015)
ENDING FUND BALANCE	\$71,876	\$ -	\$71,876	\$0

COMMUNICATION & INFORMATION SERVICES

BEGINNING FUND BALANCE	\$9,991	\$ -	\$9,991	\$ -
REVENUES:				
Interdepartmental Charges	51,934	21,637	51,934	0
Telephones Leased	7,971	1,664	7,971	0
Circuits	1,501	211	1,501	0
Desktop Services	1,060	427	1,060	0
Interest	102	58	105	0
Equipment Rental	4,957	2,055	4,957	0
Miscellaneous	77	120	120	43
TOTAL REVENUES	67,603	26,173	67,648	45
TOTAL EXPENDITURES	70,446	31,009	70,238	(208)
ENDING FUND BALANCE	\$7,148	\$ -	\$7,401	\$253

PROPRIETARY FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
EQUIPMENT SERVICES				
BEGINNING FUND BALANCE	\$3,165	\$ -	\$3,165	\$ -
REVENUES:				
Rental/Wreck	31,486	10,086	32,396	910
Fuel	22,597	6,183	20,923	(1,674)
Auto Auction	328	22	398	70
Miscellaneous Revenue	16	95	105	89
Interest and Other	5	0	5	0
TOTAL REVENUES	54,432	16,386	53,826	(605)
TOTAL EXPENDITURES	54,432	18,585	53,826	(605)
ENDING FUND BALANCE	\$3,165	\$ -	\$3,165	\$0

EXPRESS BUSINESS CENTER

BEGINNING FUND BALANCE	\$1,888	\$ -	\$1,888	\$ -
REVENUES:				
Postage Sales	2,703	902	2,703	0
All Other Revenues	1,278	661	1,394	116
TOTAL REVENUES	3,981	1,563	4,097	116
TOTAL EXPENDITURES	4,812	1,489	4,870	59
ENDING FUND BALANCE	\$1,058	\$ -	\$1,115	\$57

OTHER FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
9-1-1 SYSTEM OPERATIONS				
BEGINNING FUND BALANCE	\$5,837	\$ -	\$5,837	\$ -
REVENUES:				
9-1-1 Service Receipts - Wireless	5,968	2,414	6,235	267
9-1-1 Service Receipts - Wireline	6,909	2,941	6,909	0
Interest and Other	41	24	39	(1)
TOTAL REVENUES	12,918	5,378	13,183	266
TOTAL EXPENDITURES	17,239	3,366	17,237	(2)
ENDING FUND BALANCE	\$1,515	\$ -	\$1,783	\$268
STORM DRAINAGE MANAGEMENT				
BEGINNING FUND BALANCE	\$4,620	\$ -	\$4,620	\$ -
REVENUES:				
Storm Water Fees	51,079	20,647	51,079	0
TOTAL REVENUES	51,079	20,647	51,079	0
TOTAL EXPENDITURES	53,599	10,110	53,488	(110)
ENDING FUND BALANCE	\$2,099	\$ -	\$2,210	\$110

OTHER FUNDS

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
EMPLOYEE BENEFITS				
TOTAL EXPENDITURES	\$1,370	\$280	\$1,362	(\$8)
RISK MANAGEMENT				
TOTAL EXPENDITURES ¹⁵	\$2,525	\$872	\$2,303	(\$222)
LIABILITY/CLAIMS FUND				
Beginning Balance October 1, 2014				\$5,464
Budgeted Revenue				5,634
FY 2014-15 Available Funds				11,097
Paid October 2014				(155)
Paid November 2014				(382)
Paid December 2014				(523)
Paid January 2015				(550)
Paid February 2015				(484)
Balance as of January 31, 2015				\$9,004

DEBT SERVICE FUND

As of February 28, 2015

DEPARTMENT	BUDGET	YEAR TO DATE	YEAR-END FORECAST	BUDGET VS FORECAST VARIANCE
DEBT SERVICE FUND				
BEGINNING FUND BALANCE	\$2,012	\$ -	\$2,012	\$ -
REVENUES:				
Ad Valorem	214,354	207,996	214,894	540
Interest/Transfers/Other	20,842	433	20,842	0
TOTAL REVENUES	235,197	208,429	235,737	540
TOTAL EXPENDITURES	229,908	173,223	226,719	(3,190)
ENDING FUND BALANCE	\$7,300	\$ -	\$11,030	\$3,730

NOTES

(Dollars in 000s)

1. The General Fund Budget was amended/increased by \$129 based on Council's approved use of contingency reserve funds on December 10, 2014 by CR# 14-2194.
2. Sales tax revenue is projected to be \$2,100 above budget due to the improved economy.
3. Interest Earned is projected to be \$359 above budget due to higher interest allocation as a result of an increased General Fund cash balance.
4. Intergovernmental revenue is projected to be \$793 above budget due to higher than expected payments from Euless and Irving as part of the DFW Airport revenue sharing agreement.
5. Municipal Court revenue is projected to be \$1,837 above budget based on analysis of year end collection revenues of the previous two fiscal years.
6. Parking Fine revenues are projected to be \$833 below budget due in part to reduced ticket issuance as a result of increased compliance with the introduction of pay by phone meters.
7. Parks revenue is projected to be \$612 above budget primarily due to higher than anticipated demand for contract classes and an increase in special events at Gexa Energy Pavilion.
8. Emergency Ambulance revenue is projected to be \$6,709 below budget due to a reduction in the reimbursement from the State as a result of the increased number of ambulance service providers requesting reimbursement.
9. Street Lighting revenue is projected to be \$96 below budget due to a reduction in expenses that are reimbursable by TxDOT.
10. Judiciary is projected to be \$178 below budget due to vacancies.
11. Planning and Neighborhood Vitality is projected to be \$280 above budget due to previously grant funded employees being moved to the general fund.
12. Sustainable Development and Construction is projected to be \$160 below budget due to vacancies.
13. Trinity Watershed Management is projected to be \$108 below budget due to vacancies.
14. General fund fuel and fleet expenses are projected to be \$572 below budget due to a decline in fuel prices which is partially offset by an increase in work orders and parts usage as a result of inclement weather.
15. Risk Management is projected to be \$222 below budget due to vacancies.

**GENERAL FUND
HISTORICAL REVENUE COMPARISON
AS OF FEBRUARY
(000s)**

	FY 2012-13			FY 2013-14			FY 2014-15					
	FINAL BUDGET	YEAR TO DATE	YEAR-END ACTUAL*	AMENDED BUDGET	YEAR TO DATE	YEAR-END FORECAST**	AMENDED BUDGET	YEAR TO DATE	YEAR-END FORECAST***			
TAXES												
Ad Valorem Tax	\$451,489	\$437,125	\$450,752	97%	\$483,898	\$469,469	\$484,244	97%	\$520,321	\$505,281	\$521,137	97%
Sales Tax	231,463	79,618	241,946	33%	255,519	102,546	255,519	40%	268,666	109,780	270,765	41%
TOTAL TAXES	682,952	516,743	692,698	75%	739,417	572,015	739,763	77%	788,987	615,062	791,902	78%
FRANCHISE REVENUES												
Oncor Electric	49,323	27,368	51,139	54%	51,110	27,775	52,472	53%	50,014	26,796	50,498	53%
AT&T	14,875	3,913	15,132	26%	13,422	3,587	13,640	26%	12,064	3,213	12,119	27%
Atmos Energy	11,174	2,569	11,736	22%	12,228	3,428	15,102	23%	12,178	3,566	12,179	29%
Time Warner Cable	6,170	1,580	6,362	25%	6,376	1,437	5,969	24%	5,768	1,467	5,795	25%
Other	18,096	4,720	20,012	24%	20,773	5,370	21,301	25%	22,336	5,053	22,873	22%
TOTAL FRANCHISE REVENUES	99,638	40,150	104,381	38%	103,908	41,597	108,484	38%	102,360	40,095	103,464	39%
LICENSES AND PERMITS	9,808	4,624	9,786	47%	9,090	4,361	9,774	45%	9,857	4,829	9,887	49%
INTEREST EARNED	755	221	455	49%	632	173	675	26%	591	831	950	87%
INTERGOVERNMENTAL	5,589	0	6,715	0%	6,203	0	6,887	0%	6,638	500	7,432	7%
FINES AND FORFEITURES												
Municipal Court	16,540	5,315	14,754	36%	13,779	5,965	14,824	40%	12,214	5,316	14,051	38%
Vehicle Towing & Storage	7,678	2,782	6,881	40%	6,957	2,950	6,941	43%	6,978	2,836	6,972	41%
Parking Fines	5,962	957	4,342	22%	5,070	686	3,989	17%	4,419	811	3,586	23%
Red Light Camera Fines	6,867	0	7,719	0%	6,867	0	7,391	0%	7,335	0	7,335	0%
Public Library	603	211	522	40%	553	184	471	39%	500	173	494	35%
TOTAL FINES	37,650	9,265	34,218	27%	33,227	9,785	33,616	29%	31,446	9,136	32,438	28%
CHARGES FOR SERVICE												
Sanitation Service	59,838	26,122	60,860	43%	62,010	25,577	62,148	41%	63,530	26,595	63,732	42%
Parks	8,629	3,657	9,943	37%	9,716	3,785	10,767	35%	9,814	3,822	10,426	37%
Private Disposal Fees	18,864	7,057	18,574	38%	17,694	6,217	19,289	32%	17,509	8,657	18,301	47%
Emergency Ambulance	20,207	4,352	20,507	21%	42,982	5,734	43,367	13%	33,626	7,099	26,917	26%
Security Alarm	4,231	1,871	4,361	43%	4,500	1,806	4,570	40%	4,510	1,852	4,450	42%
Street Lighting	1,200	130	1,450	9%	1,000	112	665	17%	743	113	648	17%
Vital Statistics	1,492	596	1,562	38%	1,581	552	1,530	36%	1,470	587	1,510	39%
Other	17,729	10,001	18,815	53%	20,182	8,949	20,242	44%	21,754	10,262	21,041	49%
TOTAL CHARGES	132,190	53,785	136,071	40%	159,665	52,732	162,579	32%	152,954	58,988	147,024	40%
INTERFUND REVENUE	60,410	7,687	46,552	17%	67,330	13,987	60,748	23%	61,842	19,486	61,842	32%
MISCELLANEOUS	12,311	4,908	11,192	44%	11,109	3,869	11,321	34%	12,140	4,745	12,188	39%
TOTAL REVENUES	\$1,041,303	\$637,382	\$1,042,069	61%	\$1,130,581	\$698,519	\$1,133,847	62%	\$1,166,814	\$753,671	\$1,167,126	65%

* Based on Actual FY 2012-13 year end revenues

** Estimates based on revenues through August 2014

*** Estimates based on revenues through February 2015

**GENERAL FUND
HISTORICAL EXPENDITURE COMPARISON
AS OF FEBRUARY
(000s)**

DEPARTMENT	FY 2012-13				FY 2013-14				FY 2014-15			
	FINAL BUDGET	YEAR TO DATE	YEAR-END ACTUAL*		AMENDED BUDGET	YEAR TO DATE	YEAR-END FORECAST**		AMENDED BUDGET	YEAR TO DATE	YEAR-END FORECAST***	
Building Services	\$22,602	\$9,316	\$22,042	42%	\$25,709	\$12,591	\$25,682	49%	\$23,896	\$10,727	\$23,896	45%
Business Dev/Procurement Svcs	2,410	901	2,229	40%	2,654	945	2,644	36%	2,855	1,070	2,854	37%
City Attorney's Office	12,915	4,848	12,913	38%	14,456	5,731	14,427	40%	15,147	5,659	14,995	38%
City Auditor's Office	2,180	778	2,087	37%	2,391	878	2,376	37%	2,844	976	2,800	35%
City Controller's Office	4,969	1,533	4,781	32%	5,391	1,729	5,378	32%	5,603	1,633	5,582	29%
City Manager's Office	1,509	793	1,503	53%	1,596	940	1,596	59%	1,829	881	1,820	48%
City Secretary's Office	2,877	689	3,015	23%	2,944	665	2,930	23%	3,028	1,405	3,028	46%
Civil Service	1,829	641	1,735	37%	2,126	689	2,076	33%	2,345	783	2,349	33%
Code Compliance	30,663	11,350	30,096	38%	33,720	11,893	33,042	36%	35,383	14,082	35,383	40%
Court Services	19,083	3,873	19,008	20%	20,039	4,064	19,930	20%	20,185	12,410	19,979	62%
Fire	207,275	89,452	207,212	43%	221,718	90,243	221,263	41%	228,009	92,309	228,009	40%
Housing	9,516	5,829	9,516	61%	11,373	6,683	11,360	59%	11,628	7,386	11,614	64%
Human Resources	3,752	1,766	3,237	55%	4,121	1,780	4,121	43%	4,638	1,918	4,624	41%
Judiciary	3,286	1,289	2,980	43%	3,528	1,258	3,406	37%	3,695	1,070	3,517	30%
Library	20,295	7,818	19,845	39%	22,370	8,900	22,365	40%	26,144	9,476	26,144	36%
Management Services	4,646	2,374	4,478	53%	5,568	3,035	5,320	57%	5,650	3,846	5,690	68%
Mayor and Council	3,864	1,410	3,706	38%	3,911	1,456	3,878	38%	3,923	1,427	3,866	37%
Non-Departmental	33,239	8,271	31,482	26%	38,455	9,283	37,836	25%	49,342	11,212	49,160	23%
Office of Cultural Affairs	16,025	8,738	15,083	58%	16,916	7,233	16,914	43%	17,288	7,740	17,195	45%
Office of Economic Development	760	737	756	98%	1,122	836	1,122	74%	1,577	1,577	1,577	100%
Office of Financial Services	2,147	601	1,757	34%	2,826	815	2,753	30%	3,643	1,198	3,563	34%
Park and Recreation	73,442	30,197	73,292	41%	78,764	32,381	78,764	41%	81,877	34,609	82,014	42%
Planning and Neighborhood Vitality									2,527	996	2,807	
Police	402,252	158,975	401,874	40%	428,943	175,431	428,416	41%	438,060	178,152	437,604	41%
Public Works	5,279	4,047	5,053	80%	7,121	4,082	6,803	60%	6,861	5,237	6,728	78%
Sanitation Services	73,596	24,195	73,350	33%	74,797	25,470	74,797	34%	75,694	26,739	75,694	35%
Street Lighting	18,318	6,455	18,029	36%	18,201	7,018	18,118	39%	17,923	6,267	17,923	35%
Street Services	57,262	20,438	55,620	37%	61,742	20,321	61,732	33%	65,914	23,756	65,898	36%
Sustainable Dev/Construction	1,238	850	463	183%	1,613	1,079	1,498	72%	1,540	1,009	1,380	73%
Trinity Watershed Management	244	330	205	161%	641	208	559	37%	1,351	377	1,243	30%
OTHER												
Fuel and Fleet Cost (to be allocated)												(572)
RESERVES AND TRANSFERS												
Contingency Reserve	200	0	200	0%	3,248	0	3,248	0%	450	0	450	0%
Liability/Claim Fund	3,630	0	3,630	0%	11,531	0	11,531	0%	4,170	4,170	4,170	100%
Salary and Benefit Reserve	0	0	0		1,045	0	1,045	0%	1,800	0	1,800	0%
EXPENDITURES	\$1,041,303	\$416,053	\$1,031,177	40%	\$1,130,581	\$446,383	\$1,126,929	40%	\$1,166,814	\$470,097	\$1,164,779	40%

* Based on Actual FY 2012-13 year end expenditures

**Estimates based on expenditures through August 2014

*** Estimates based on expenditures through February 2015

Memorandum



CITY OF DALLAS

DATE April 17, 2015

TO Honorable Mayor and Members of the City Council

SUBJECT **Noise Monitors for Dallas Executive Airport - Update**

At the direction of the City Council, the Department of Aviation was able to select a vendor for the procurement, installation and maintenance of noise monitoring terminals (NMTs) for Dallas Executive Airport.

On the April 22, 2015 City Council Addendum, Item #2 will recommend awarding the contract for the installation and maintenance for the Noise Monitors to ITT Exelis, Inc.

The Department of Aviation will be installing the monitors near the departure end of the airport's four (4) runways. The monitors will provide the data necessary to integrate with the Noise Monitoring and Flight Tracking System (NMFTS) currently in use by the Department.

After contract execution, installation will begin immediately with a projected completion date of June 26, 2015.

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
First Assistant City Manager

- c:
- A.C. Gonzalez, City Manager
 - Warren M.S. Ernst, City Attorney
 - Craig D. Kinton, City Auditor
 - Rosa A. Rios, City Secretary
 - Daniel F. Solis, Administrative Judge
 - Jill A. Jordan, P.E., Assistant City Manager
 - Mark McDaniel, Assistant City Manager
 - Eric D. Campbell, Assistant City Manager
 - Joey Zapata, Assistant City Manager
 - Jeanne Chipperfield, Chief Financial Officer
 - Sana Syed, Public Information Officer
 - Elsa Cantu, Assistant to the City Manager – Mayor & Council
 - Mark Duebner, Director of Aviation

Memorandum



CITY OF DALLAS

DATE April 17, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT John P. Ivey Higher Standards Award

The City of Dallas was awarded the John P. Ivey Higher Standards Award from the Texas Floodplain Management Association (TFMA) as a part of the Community Awards given at the Annual TFMA Conference held in Dallas, Texas. This new award is provided to the community that shows consistent leadership with respect to promoting sound flood management policy through implementation of flood protection strategies above and beyond the minimum Federal Emergency Management Agency (FEMA) requirements. The City of Dallas is a Cooperating Technical Partner with FEMA, and employs a comprehensive floodplain management program within FEMA's Community Rating System (CRS). The City is currently one of a few cities in the state with a CRS rating of 5, which allows community residences and businesses to realize a 25-percent reduction in flood insurance premiums.

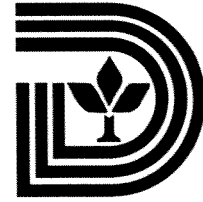
The Texas Floodplain Management Association (TFMA) is an organization of professionals involved in floodplain management, flood hazard mitigation, the National Flood Insurance Program (NFIP), flood preparedness, warning and disaster recovery. With over 1,950 members, the Association has become a respected voice in floodplain management practice and policy in Texas. The Association includes flood hazard specialists from local, state and federal governments, the mortgage, insurance and research communities, and the associated fields of flood zone determination, engineering, hydraulic forecasting, emergency response, water resources, geographic information systems, and others. Over 500 people attended the Spring Conference held in Dallas from April 13 through 16, 2015.

for 
Jill A. Jordan, P.E.
Assistant City Manager

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE April 17, 2014

TO Honorable Mayor and Members of the City Council

SUBJECT **Revised Agenda Items # 30, 31 –Alamo Drafthouse Cinema Project
April 22, 2015 Council Agenda**

Attached is the revised Agenda Information Sheet (AIS) and Resolution for Agenda Items # 31, Alamo Drafthouse Cinema Project.

Should you have any questions or concerns, please contact me at (214) 671-9837.

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Karl Zavitkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

REVISED AGENDA ITEM # 30,31

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 22, 2015
COUNCIL DISTRICT(S): 2, 3, 4, 8, 14
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45 T

SUBJECT

TOD TIF District

- * Authorize a development agreement with CCH Alamo, LP in an amount not to exceed \$1,405,000, payable from future TOD TIF District funds in consideration of the development of the Alamo Draffhouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District) - Not to exceed \$1,405,000 - Financing: TOD TIF District Funds (subject to appropriations)
- * Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$450,000 with CCH Alamo, LP related to the development of the Alamo Draffhouse Cinema project on property generally south of the corner of Cadiz and Lamar Streets pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$450,000 - Financing: 2012 Bond Funds (~~subject to appropriations~~)

BACKGROUND

The proposed project includes approximately 38,000 square feet of movie theater and restaurant space and 330 surface parking spaces on parcels currently addressed at 800 Cadiz Street, 1005 South Lamar Street, and 1000 South Austin Street.

CCH Alamo, LP ("CCH" or "Owner") formed by members of Matthews Southwest (MSW) that have undertaken several major projects in the Cedars and downtown Dallas areas. The proposed tenant is Alamo Draffhouse, a recognized operator with existing locations in Austin, Richardson and other Texas cities. The proposed venue would complement the residential and other entertainment venues in the Cedars/South Side areas and is in close proximity to the downtown convention center area. This would be the first TIF project in the Cedars West Sub-District of the TOD TIF District.

BACKGROUND (Continued)

The total private investment for this project is estimated at approximately \$16.8 million which includes property acquisition, hard construction and soft costs. The Owner's project scope as it relates to the proposed TIF agreement includes a minimum private investment of \$11 million for acquisition costs, site preparation, and construction hard costs.

On March 6, 2015, the TOD TIF Board recommended that TIF reimburse, if and when funds are available, up to \$1,405,000 from future TOD TIF District revenues and that funds be dedicated or pledged to the proposed development. The requested TIF funding will be from the "Cedars (West) Sub-District" TIF budget category which allows reimbursement for eligible costs including: demolition, environmental remediation; utilities; streetscape improvements; and a portion as an economic development grant, once the project is complete and all contingencies are satisfied.

In addition, a Public/Private Partnership grant in the amount of \$450,000 will be payable upon the issuance of a certificate of occupancy for the Project and completing all requirements required to be performed prior to payment of the TIF subsidy (not including ongoing obligations).

The Owner will fund TIF-eligible improvements up front and will be reimbursed solely from the TOD TIF District Fund, and/or Tax Increment Bonds, not City general funds or other City bond funds, only to the extent TOD TIF District funds are available. Funding of these TIF-eligible project costs will be made from TOD TIF District funds.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2015
Complete Construction	June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2008, City Council authorized the establishment of Tax Increment Financing Reinvestment Zone Number Seventeen, the TOD TIF District by Ordinance No. 27432, as amended.

On April 14, 2010, City Council authorized the Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854, as amended.

On March 6, 2015, the TOD TIF District Board of Directors reviewed and recommended approval of a development agreement with CCH Alamo, LP and TIF funding for the Alamo Drafthouse Cinema project not to exceed \$1,405,000, to reimburse TIF-eligible project costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On April 6, 2015, a briefing was submitted to the Economic Development Committee to consider a development agreement with CCH Alamo, LP.

FISCAL INFORMATION

\$1,405,000 - TOD TIF District Funds
\$ 450,000 - 2012 Bond Funds

PROJECT COUNCIL DISTRICT

2

OWNER

**CCH Alamo, LP
A Texas limited partnership**

Jack Matthews, President

DEVELOPER

**CCH Alamo, LP
A Texas limited partnership**

Jack Matthews, President

MAP

Attached.

April 22, 2015

WHEREAS, the City recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Seventeen, ("TOD TIF District" or "District") and established a Board of Directors for the District to promote development or redevelopment of Transit-Oriented Development (TOD) sites pursuant to Ordinance No. 27432, as amended, authorized by the City Council on December 10, 2008, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on April 14, 2010, the City Council authorized the Final Project Plan and Reinvestment Zone Financing Plan for the TOD TIF District by Ordinance No. 27854; as amended and

WHEREAS, on April 14, 2010, the City Council authorized the establishment of the TOD TIF District Grant Program to implement the Project Plan and Reinvestment Zone Financing Plan by Resolution No. 10-0916; and

WHEREAS, on March 6, 2015, the TOD TIF District Board of Directors reviewed and recommended approval of a development agreement with CCH Alamo, LP, and TIF funding for the Alamo Drafthouse Cinema project not to exceed \$1,405,000, to reimburse TIF-eligible project costs; and

WHEREAS, on April 6, 2015, a briefing was submitted to the Economic Development Committee to consider a development agreement with CCH Alamo, LP; and

WHEREAS, in furtherance of the TOD TIF District Project Plan and Reinvestment Zone Financing Plan, the City desires to provide economic incentives to the Owner for the construction of the Alamo Drafthouse Cinema at a site with parcels currently addressed at 800 Cadiz Street, 1005 South Lamar Street, and 1000 South Austin Street in the TOD TIF District as described in the conceptual site plan, preliminary conceptual renderings, and building materials attached hereto as **Exhibits A1-A4**.

NOW, THEREFORE,

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

Section 1. That the City Manager, upon approval as to form by the City Attorney is hereby authorized to execute a development agreement with CCH Alamo, LP and the City of Dallas for the Alamo Drafthouse Cinema project and that future TOD TIF revenues in an amount not to exceed \$1,405,000 are hereby dedicated to TIF-eligible project costs associated with the project, shown in the TIF Funded Project Budget attached hereto as **Exhibit B**.

April 22, 2015

Section 1. (Continued)

This project includes demolition, environmental remediation, infrastructure improvements, façade and an economic development grant as part of the implementation of the TOD TIF District Project Plan and Reinvestment Zone Financing Plan.

Section 2. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That ~~subject to appropriations~~ the Chief Financial Officer is hereby authorized to encumber and disburse funds from:

TOD TIF District Fund - Fund 0062, Department ECO, Unit P948, Activity TODD, Object 4510, Program No. TODTIF0003, CT ECOP948F325-01 Vendor No. VS87777, in an amount not to exceed \$496,488;

TOD TIF District Fund - Fund 0062, Department ECO, Unit P948, Activity TODD, Object 3072, Program No. TODTIF0003, CT ECOP948F325-02 Vendor No. VS87777, in an amount not to exceed \$396,000;

TOD TIF District Fund - Fund 0062, Department ECO, Unit P948, Activity TODD, Object 3016, Program No. TODTIF0003, CT ECOP948F325-04 Vendor No. VS87777, in an amount not to exceed \$512,512; and

For a total amount not to exceed \$1,405,000.

Section 4. That the Owner shall fund demolition, environmental remediation, infrastructure improvements, and other eligible costs to support the development of Alamo Draffhouse Cinema at a site with parcels currently addressed at 800 Cadiz Street, 1005 South Lamar Street, and 1000 South Austin Street in the TOD TIF District, in an amount not to exceed \$1,405,000 for the costs of TIF-eligible improvements in the TOD TIF District. Owner will be paid solely from the TOD TIF District Funds in accordance with the terms of the development agreement described in hereof, but only to the extent such TOD TIF District funds are available for such purpose.

Section 5. That nothing in the resolution shall be construed to require the City to approve payment from any source of City funds other than the TOD TIF District Fund and/or Tax Increment Bonds. Any funds expended under the development agreement that remain unpaid upon termination of the TOD TIF District, due to lack or unavailability of TOD TIF District Funds shall no longer be considered project costs of the TOD TIF District or the City and the obligation of the TOD TIF District to pay the Owner shall automatically expire.

April 22, 2015

Section 6. That in addition to the conditions set out in the Sections above, the Development Agreement is hereby expressly made subject to all of the following contingencies which must be performed or occur:

- A. Owner shall invest and document a minimum of \$11 million in private improvements in the Project, including all land and building acquisition, site preparation, and construction hard costs.
- B. Development of a minimum of 35,000 square feet of theater, restaurant, or retail space.
- C. Owner will obtain a building permit for the construction of the Project by December 31, 2015.
- D. Owner will provide public access easements, deed restrictions, or another instrument acceptable to the Director of the Office of Economic Development if any street and utility improvements as part of the Project remain privately owned in order to be considered for TIF reimbursement.
- E. Owner will obtain a letter of acceptance or similar documentation issued by the City signifying acceptance of the TIF-eligible street and infrastructure improvements by June 30, 2017.
- F. Owner shall complete construction and pass final building inspection for the building shell of the Project by June 30, 2017.
- G. Owner will execute and fund an Operating and Maintenance Agreement for all non-standard TIF eligible improvements by the earlier of Project completion or June 30, 2017. Compliance with the executed operating and maintenance agreement shall be required of all future owners for the entire period of the Operating and Maintenance Agreement.
- H. In addition to complying with a Business Inclusion and Development ("BID") goal of 25% for the TIF reimbursable improvements (hard construction costs only), the Owner shall make a good faith effort to achieve a goal of certified minority/women-owned business enterprise (M/WBE) participation for the private improvement construction of 10% of total private expenditures and meet all reporting requirements for each.
- I. Until the Project has passed final building inspection for the building shell and all required paperwork for TIF reimbursement has been submitted, Owner shall submit to the Office of Economic Development a quarterly status report for ongoing work on the Project beginning at the end of the first calendar quarter after the authorization of this agreement.

April 22, 2015

Section 6. (Continued)

- J. Owner shall construct public and private improvements that conform in design and materials to images and site plans approved by the TOD TIF Board of Directors and the Urban Design Peer Review Panel as shown in **Exhibit A1-A4** - site plan, preliminary conceptual renderings, and building materials unless modifications are approved by the Director.
- K. Owner shall instruct the tenant(s) to provide commercially best efforts to provide evidence that reasonable efforts were made to promote the hiring of neighborhood residents for any new jobs created.

Section 7. That upon completion of the project and satisfaction of all project requirements, and subject to the availability of TOD TIF funds, the Project shall be eligible for total TIF reimbursements in an amount not to exceed \$1,405,000 in accordance with the adopted **Exhibit C – TOD TIF District Increment Allocation Policy**.

Section 8. That the Director of the Office of Economic Development, after approval and recommendation of the TIF Board, may authorize minor modifications to the project including development mix and/or an extension of the project deadlines up to 6 months.

Section 9. That this resolution shall take effect immediately from and after its passage In accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.