

Zoning Case Number Z067-288(JH)

Trinity River Corridor Project
Committee
December 4, 2007



Purpose

- To provide background information regarding an upcoming zoning case located on either side of Industrial Boulevard, south of Continental Avenue

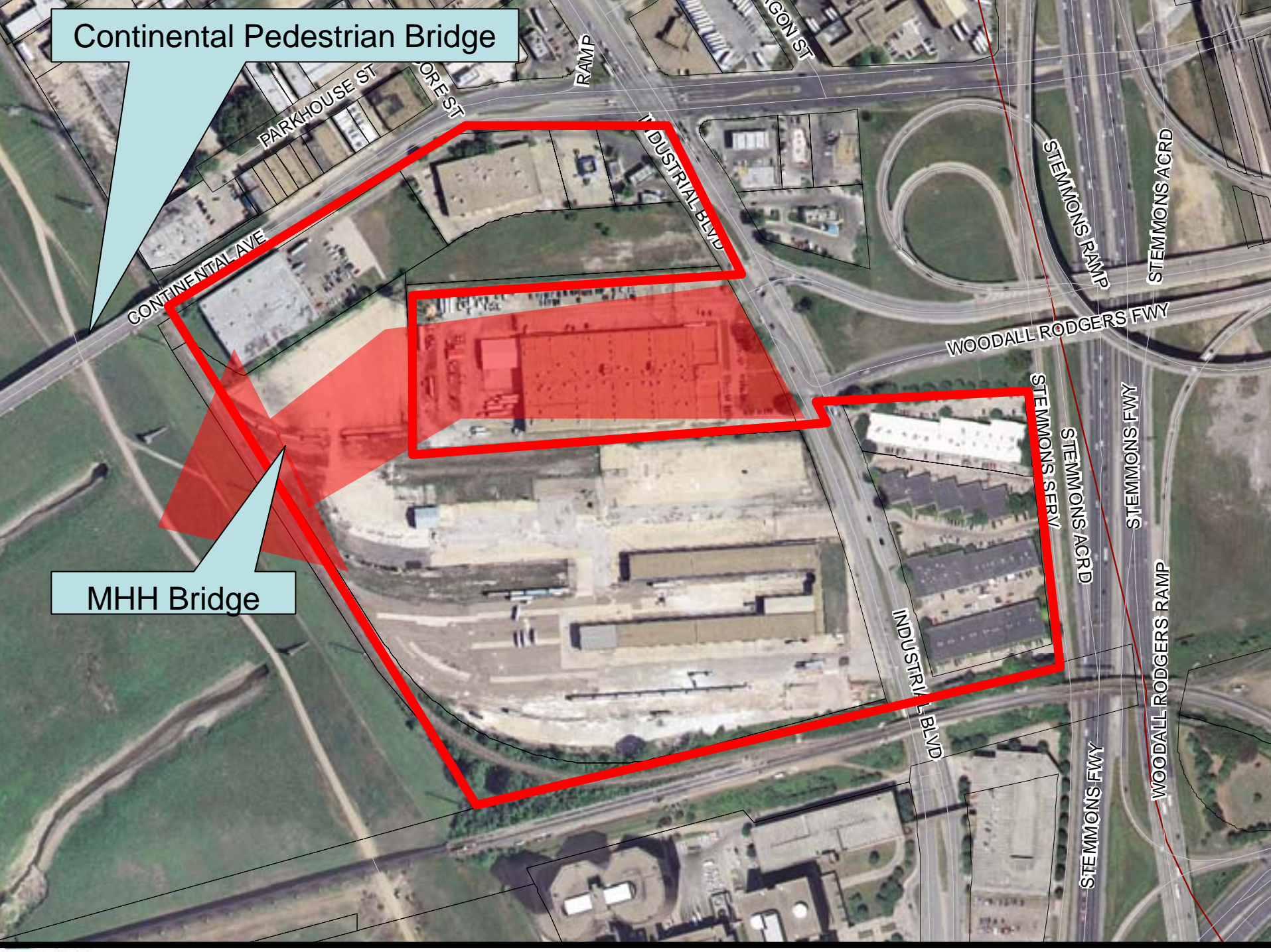
Request:

- IM & CS to PD
- Approximately 45 acres
- Northern portion of the Mixmaster Riverfront authorized hearing



Continental Pedestrian Bridge

MHH Bridge





Development Concept



Atlantic Station

Development Concept



Atlantic Station

Development Concept



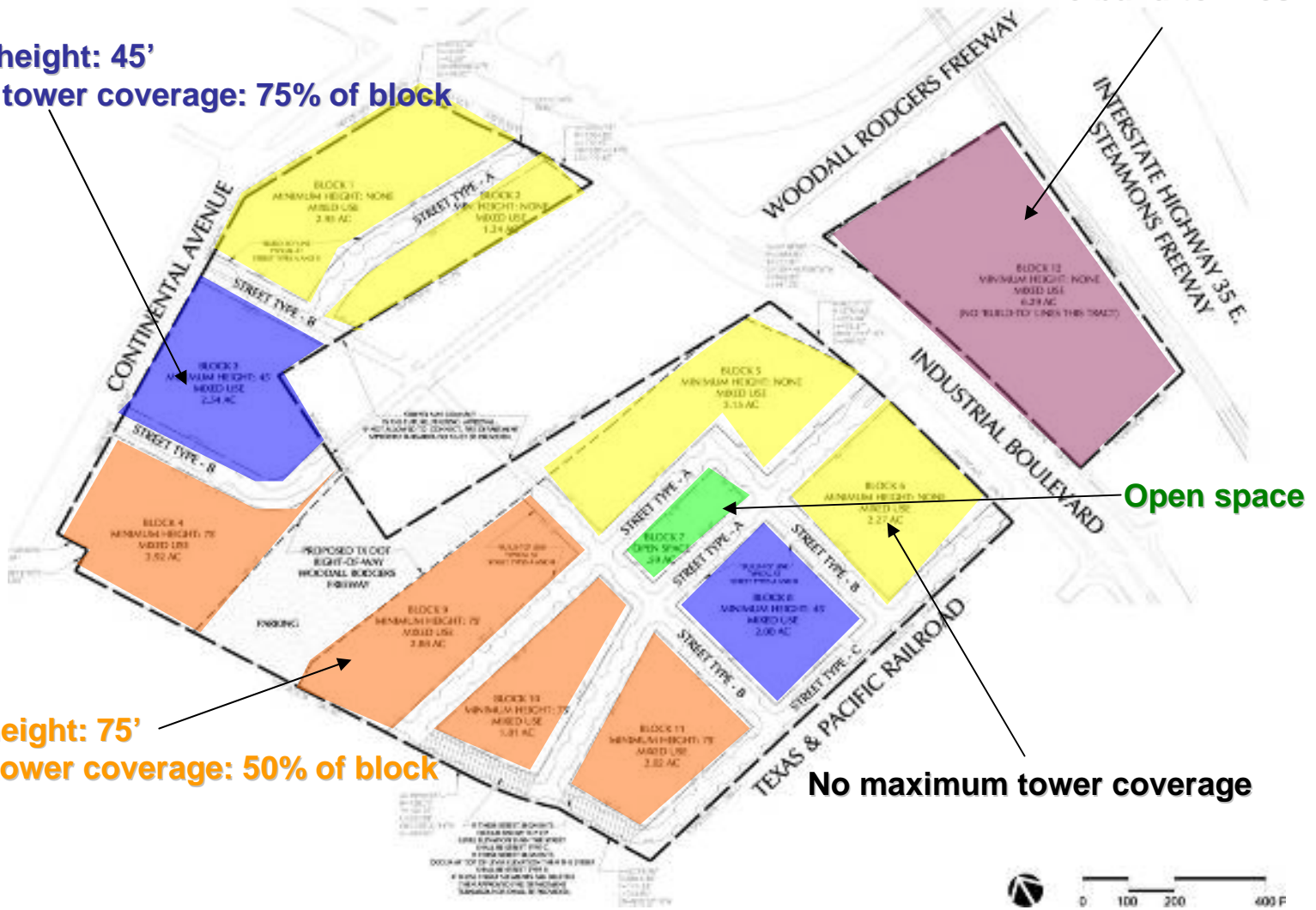
PD Concepts

- Pedestrian amenities
- Streets
- Streetscapes
- Height
- Uses
- Parking
- Tower orientation
- **Build-to line**
- **Street types**
- **Minimum heights**
- **Density**
- **Tower to block ratio**
- **Fenestration/
facades**
- **Graphical display of
regulations**

Heights and Coverage

Minimum height: 45'
Maximum tower coverage: 75% of block

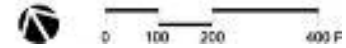
No build-to lines



Minimum height: 75'
Maximum tower coverage: 50% of block

Open space

No maximum tower coverage



Street Hierarchy

Street Type A

Street Type B



Street Type C

Flexible

- 45-Acre request
- Form Based PD
- 2000 Residential Units
- 2.6 Million SF total development, including Office, Retail, Hotel



CONCEPTUAL PLAN

UPR Site
Dallas, Texas



Job #: 06258-00
File Name: UPR_Pkg_Plan_3.dwg
Date: 10/30/07
Drawn by: 8038FL/GJ/SJM

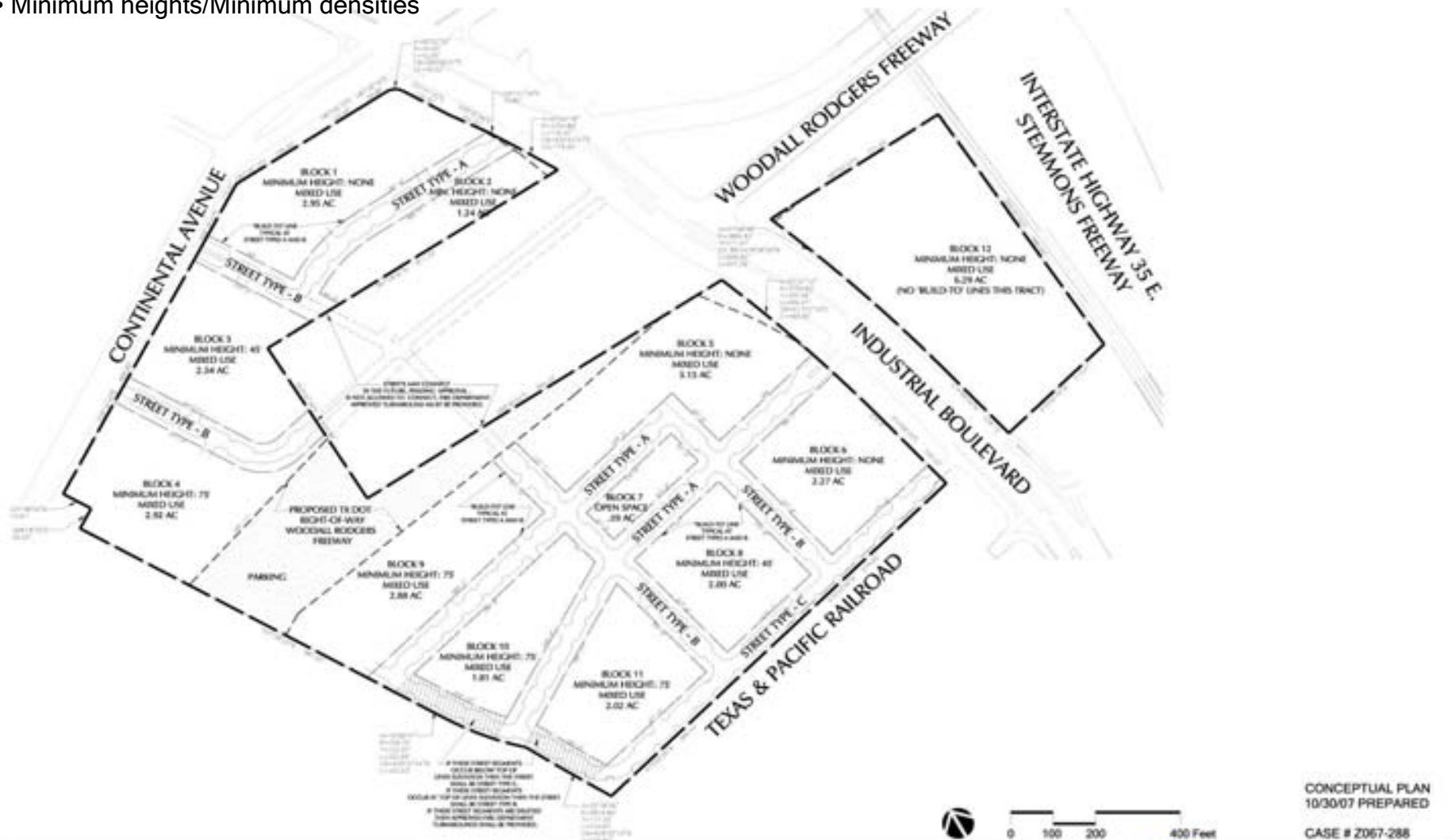


GFF Planning

2808 Fairmont Street
Suite 210
Dallas, Texas 75201

214.822.0000 Fax
214.822.0007 Per
www.gff.com

- Framework of public space
- Mixed use buildings fill blocks
- Build-to lines
- View corridors protected by tower orientation and tower coverage rules
- Minimum heights/Minimum densities



CONCEPTUAL PLAN

UPRR Site
Dallas, Texas



CONCEPTUAL PLAN
10/30/07 PREPARED

CASE # Z057-288

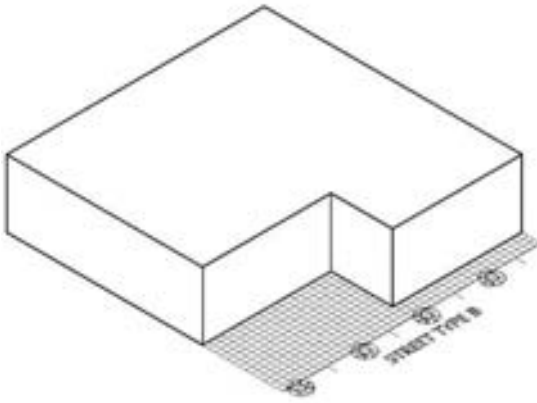
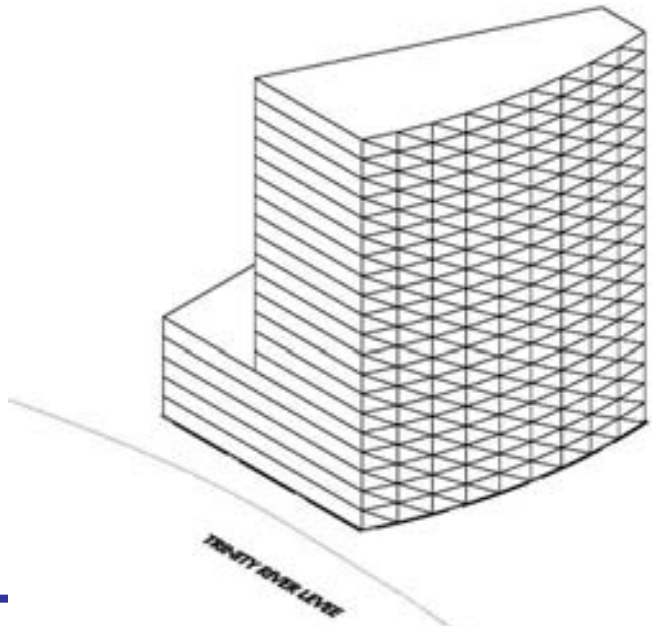
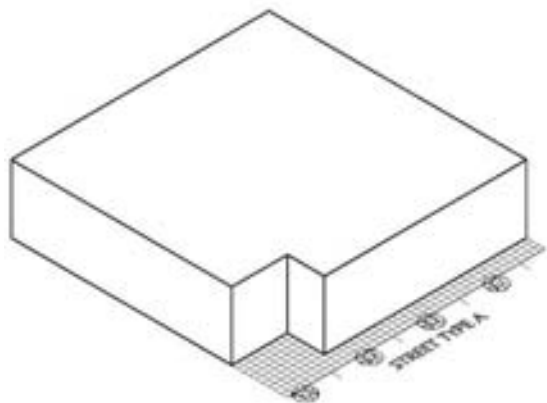
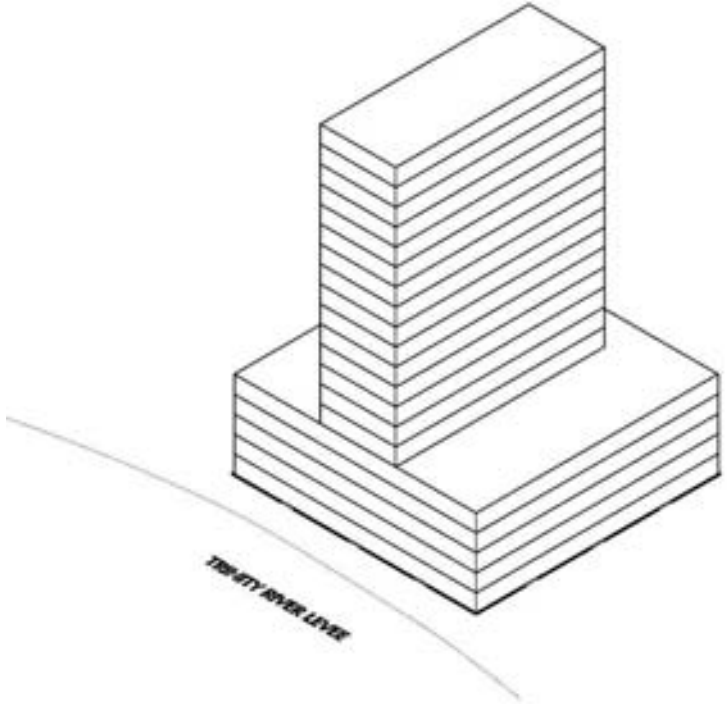
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Date: 10/30/07
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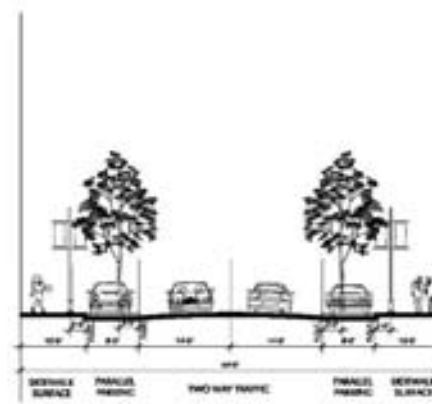
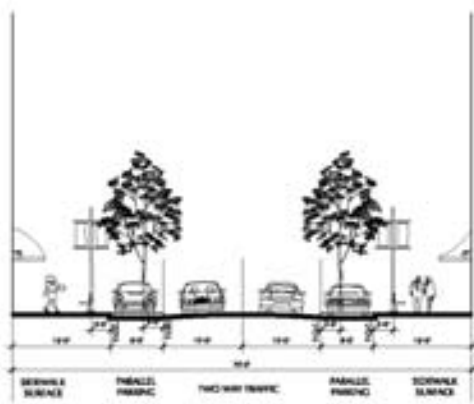


GFF Planning

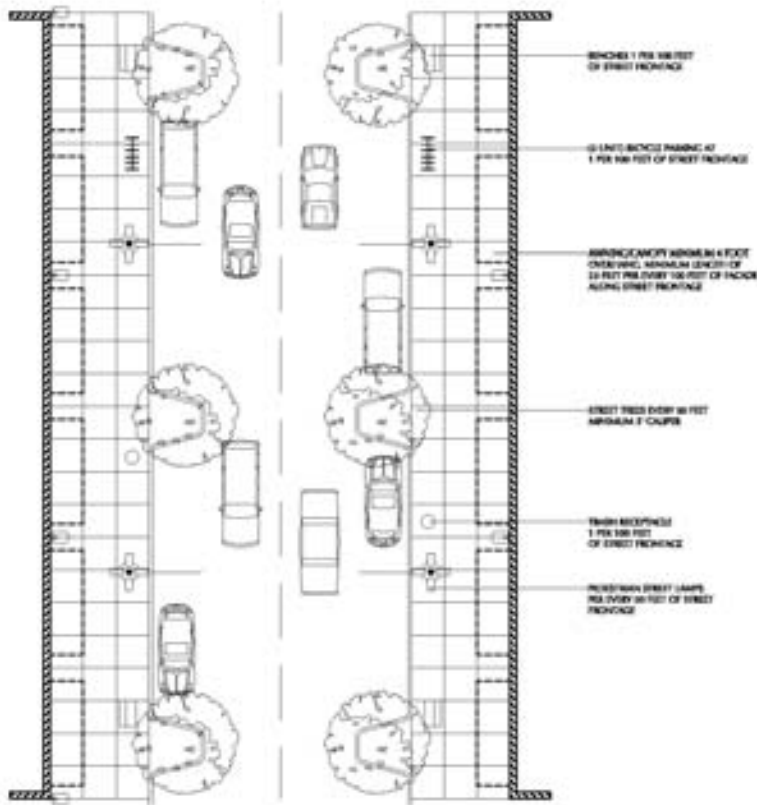
2818 Foremost Street
Suite 310
Dallas, Texas 75228

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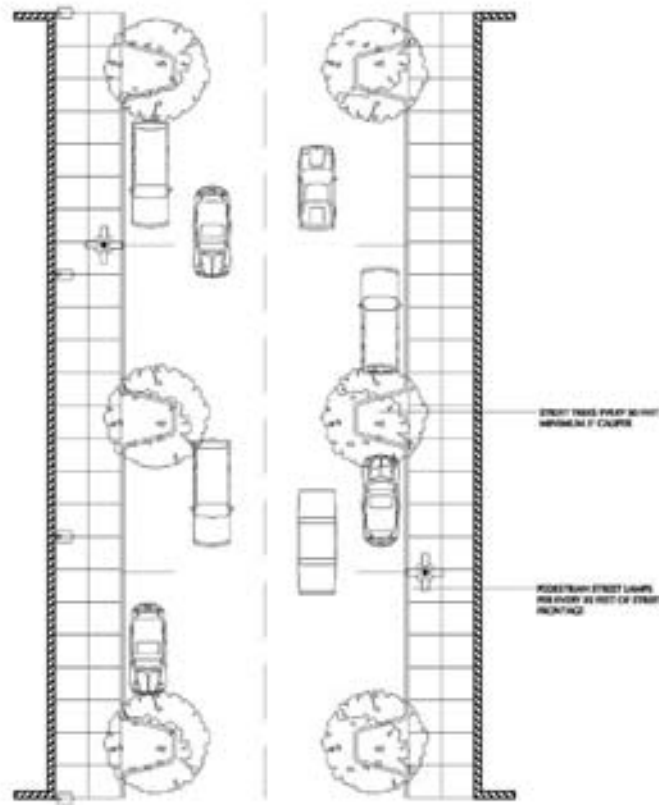




- Carriageway width
- Parallel parking
- Unobstructed sidewalk width
- Pedestrian amenities defined and located



STREET TYPE A AND B



STREET TYPE C



CONTINENTAL LANDING

UPD Site
Dallas, Texas



OFF Planning

1000 Main Street
Dallas, Texas 75202
214.757.3333
www.dallas.gov



Recommendation

- Areas of difference between Staff and applicant
 - Pavement width: 11-foot travel lanes with 3-foot bike lanes or 12-foot travel lanes
 - Street trees: Size and number of trees required on Street Type A
- CPC Recommendation
 - Approval
 - 11-foot travel lanes with 3-foot bike lanes
 - 3-inch caliper tree required for every 50 feet of frontage
- City Council public hearing on December 12

PD Conditions

CPC & Staff Recommended /Applicant Proposed

“ARTICLE ____

P.D. _____

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at Industrial Boulevard and Continental Avenue. The size of PD ____ is approximately 45.58 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ANTIQUE 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.

(3) 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.

(4) 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.

(5) BLADE SIGN means a sign projecting perpendicularly from a main building façade and is visible from both sides.

(6) BUILD-TO LINE means the location where a street-facing building façade must be constructed on a lot. Except Block 12, if a build-to line is not shown on the conceptual plan, the build-to line is the Property line abutting the street.

(7) INTERNAL STREET means a public or private street in this district, excluding Continental Avenue, Industrial Boulevard, and Woodall Rodgers Freeway.

(8) PEDESTRIAN SKYBRIDGE means use of a structure constructed above grade primarily to cross an internal street or a city right-of-way, including the Trinity River levee top.

(9) STREET WALL means the vertical plane of building facades along a street within a block face that frame the public realm.

(10) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-___.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A: conceptual regulating plan.

(2) Exhibit B: form-based urban design standards (street sections and graphics)

SEC. 51P-___.105. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit __A) and the form-based urban design standards (Exhibit __A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls.

SEC. 51P-___.106. MINOR AMENDMENTS TO THE CONCEPTUAL PLAN.

Using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3), the city plan commission shall authorize minor amendments to the conceptual plan for block layouts, street layouts, or build-to lines resulting from changes to Continental Avenue, Industrial Boulevard, or Woodall Rodgers Freeway that do not:

- (a) alter the basic relationship of the proposed development to adjacent property;
- (b) change the internal street types shown on the conceptual plan; or
- (c) change the location of a build-to line abutting streets other than Continental Avenue, Industrial Boulevard, or Woodall Rodgers Freeway.

SEC. 51P-___.107. DEVELOPMENT PLAN.

No detailed development plan is required, and the provisions of Section 51A-4.702 regarding of submission of amendments to a development plan, site analysis plan, conceptual plan, development plan, and landscape plan do not apply.

SEC. 51P-___.108. SITE PLAN.

(a) Tree survey. A tree survey must be submitted to the building official before any demolition or other construction activity.

(b) Site plan review.

(1) A site plan and a landscaping plan must be submitted to the building official before an application is made for a building permit.

- (2) The site plan must include:
- (A) Existing and proposed building entrances, exits, service areas, and windows;
 - (B) All public and private right-of-way lines and easements;
 - (C) The location and indicate type, size, height of perimeter fencing, screening, and buffering elements proposed or required;
 - (D) All provisions to be made to direct and detain storm water;
 - (E) Mitigation to erosion during construction;
 - (F) The location, type, orientation, size, and height of light standards;
 - (G) The location of existing and proposed signs;
 - (H) The location of existing and proposed exterior loudspeakers and sound amplifiers;
 - (I) The existing and proposed locations for all mechanical equipment capable of producing high levels of noise;
 - (J) Pedestrian zones and circulation, including the location and description of amenities provided, including:
 - (i) enhanced pavement in all pedestrian zones,
 - (ii) benches,
 - (iii) trash receptacles,
 - (iv) pedestrian street lamps,
 - (v) awnings and canopies,
 - (vi) bicycle parking, and
 - (vii) tree grates;
 - (K) Demonstrate eligibility for parking requirement reductions if requested by the applicant;
 - (L) The location of existing and proposed public and private utilities; and

(M) Information sufficient to determine tower coverage on a block.

(N) The build-to line and curb lines.

(O) Any other reasonable and pertinent information the Building Official determines to be necessary for site plan review.

(3) The landscape plan must include:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) Show the location of existing and proposed public and private utilities

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Identify all trees to remain on the property, in the parkway, or within 15 feet on adjacent property.

(N) Location and dimensions of pedestrian amenities and enhanced pavement.

(O) The adjacent parkway area and any landscaping within the parkway area.

(P) Any other reasonable and pertinent information the Building Official determines to be necessary for landscape plan review.

SEC. 51P-___.110. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted in this district:

(1) Agricultural uses.

None permitted.

(2) Commercial and business services uses.

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction or repair. *[SUP. Limited to inside only. Outside storage is prohibited.]*

-- Job or lithographic printing.

-- Medical or scientific laboratory. *[SUP. Prohibited*

at street level.]

-- Technical school. *[SUP. Prohibited at street level.]*

(3) Industrial uses.

- 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.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Hospital.
 - Library, art gallery, or museum.
 - Private school or open-enrollment charter school.
- [SUP]
- Public school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[No fewer than 80 guest rooms; guest rooms prohibited at street level.]*

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- Single family *[A minimum of four single family structures must be attached together.]*
- Handicapped group dwelling unit. *[See Section 51A-4.209 (3.1).]*
- Multifamily.
- Residential hotel.
- Retirement housing.

(10) Retail and personal service uses.

- Alcoholic beverage establishment. *[SUP. See Section 51A.4-210(b)(4).]*
- Animal shelter or clinic. *[Limited to inside only. Outside storage is prohibited.]*
- Business school.
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210 (b)(7)(B).]*
- Commercial parking lot or garage. *[SUP. Limited to structured parking only, except when located under the Woodall Rodgers Freeway in TXDOT right-of-way.]*
- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited].*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[SUP. A minimum of two floors are required.]*
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited.]*
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service *[Limited to inside only. Outside storage prohibited.]*

(11) Transportation uses.

- Helistop. *[SUP]*
- Private street or alley. *[Gated streets are prohibited.]*
- Railroad passenger station.
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(iii). Permitted when mounted on a main structure roof and not visible from the street or integrated into the building facade.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP. See Section 51A-4.213 (11.2).]*

(b) Pedestrian-oriented uses.

(1) Street Type A. A minimum of 75 percent of the street-level frontage, excluding ingress/egress and visibility triangles, must be retail and personal service, residential, office, or lodging uses that have a minimum depth of 40 feet measured from the building facade.

(2) Street Type B. A minimum of 30 percent of the street-level frontage, excluding ingress/egress and visibility triangles, must be retail and personal service, residential, office, or lodging uses that have a minimum depth of 40 feet measured from the building facade.

(c) Drive-through uses. To maintain the street wall and the urban character in this district, drive-through lanes, windows, or services:

(1) Must be located in the side or rear yard of a lot at least 20 feet from the edge of the pavement.

(2) May not front on a Street Type A or Street Type B street.

(3) A maximum of two drive-through service lanes for each use is permitted.

SEC. 51P-___.111. ACCESSORY USES.

(a) 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.

(b) The following accessory uses are prohibited in this district:

- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Pedestrian skybridge, except connecting to the Trinity River levee top.
- Private stable.

SEC. 51P-___.112. YARD, LOT, AND SPACE REGULATIONS.

(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. If there is a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(a) Build-to line.

(1) In general. Build-to lines are as shown on the conceptual. If a built-to line is not shown on the conceptual plan, the build-to line is the Property line abutting the right-of-way except for Block 12.

(2) Building articulations. In all street types, building articulations are permitted at a depth of up to two feet inside or outside the build-to line.

(3) Percentage of lot frontage with facade at build-to line. The minimum percentage of lot frontage that must have a main building facade located at the build-to line as follows:

(A) Street Type A. At least 80 percent of the lot frontage must have the main building facade constructed to the build-to line.

(B) Street Type B. At least 60 percent of the lot frontage must have the main building facade constructed to the build-to line.

(C) Other street types. At least 40 percent of the lot frontage must be located at the build-to line.

(b) Dwelling unit density

(1) Maximum. No maximum dwelling unit density.

(2) Minimum.

(A) For multifamily uses, the minimum dwelling unit density is 60 units per acre for each building site.

(B) For a mixed use project, the minimum dwelling unit density must be 60 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

$$\frac{\text{residential floor area}}{\text{total project floor area}} \times 60 \text{ units per acre} \times \text{acres} = \text{required dwelling units}$$

(c) Floor area.

(1) Maximum floor area ratio is 20.0.

(2) Uses with drive-through lanes, windows, or services may not exceed 8,000 square feet in floor area.

(d) Height.

(1) No maximum structure height.

(2) Minimum height is 30 feet. For the purposes of this section, all portions of a main building must have a top plate line a minimum of 30 feet.

(3) Height is measured from grade at the adjacent street level.

(e) Stories.

(1) No maximum number of stories.

(2) For structures with multifamily uses, minimum number of stories is four.

(f) Minimum lot size. No minimum lot size.

(g) Lot coverage.

(1) No maximum lot coverage.

(2) A minimum of 10,000 square foot of coverage is required for each block at the minimum height shown on the conceptual plan.

(h) Open space.

(1) Open space must be provided in the location shown on the conceptual plan.

(2) Except as otherwise provided, open space must be unobstructed to the sky.

(3) Open space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses including kiosks that provide information related to the open space, and security, audio-visual, or maintenance equipment.

SEC. 51P-___.113. SITE LAYOUT AND DESIGN STANDARDS.

(a) Purpose. The site layout and design standards in this district are intended to:

(1) ensure that new development enhances the character of the Trinity River corridor;

(2) ensure that increased density and height provides an urban environment; and

(3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) All street-facing building entrances must be clearly visible from the street. The primary facade and primary entrance must be oriented to face the public right-of-way and accessed from the sidewalk.

(2) Primary customer entrances for retail and personal service uses must face the street and must be accessible from the sidewalk. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Awning.

(D) Canopy.

(E) Decorative elements such as tile work, molding, raised banding, or projected banding.

(F) Display windows.

(G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(H) Patio.

(I) Porch.

(3) Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.

(4) Lots with multiple frontages must have at least one street-facing building entrance. The required entrance must face the highest priority street the lot has frontage. For example, Street A has priority over Streets B, C, and others; Street B has priority over Street C and others.

(c) Facades.

(1) Street-facing facades on a block face must have similar and compatible architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands, balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(I) Change in height of at least 10 feet with the minimum structure height being met. See Exhibit ____C, Illustration __.

(d) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of residential structures.

(2) A minimum 14-foot floor-to-floor dimension is required for the ground floor of nonresidential structures, excluding parking garages.

(e) Storefront treatments.

(1) For facades facing Type A or B streets, no more than 10 continuous linear feet of a street-fronting, street-level façade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prohibit long expanses of walls

(2) Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Chapter 51A.

(3) Windows on street-fronting, street-level structures must be:

(A) clear and unpainted or made of similarly treated glass that allows for visibility within street-level uses; spandrel glass or back-painted glass is prohibited;

(B) a minimum of 50 percent of the street-fronting, street-level facade;

(C) located a maximum of three feet above the base of the structure; and

(D) at least 10 feet in height.

(f) Garage doors. Garage doors may not face a Street Type A or B streets.

(g) Maximum tower coverage.

(1) To prevent a wall effect along the Trinity River, the portion of the building above 75 feet in height may not exceed the total maximum tower coverage for the block in which it is located.

(2) In Blocks 4, 9, 10, and 11, the maximum tower coverage is 50 percent.

(3) In Blocks 3 and 8, the maximum tower coverage is 75 percent.

(4) In all other blocks, no maximum tower coverage.

(h) Tower orientation. West of Industrial Boulevard, towers must be oriented with the shorter dimension of the tower facing the Trinity River levee. See Exhibit ____ C, Illustration E.

(i) Pedestrian amenities:

(1) In general.

(A) Open spaces and pedestrian amenities must be made available to the public.

(B) Pedestrian amenities must be located at least seven feet from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height.

(D) Lamp fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(2) Street Type A and B.

(A) The following pedestrian amenities must be provided on each block and must be located within the curb-to-building area:

(i) Benches (one for each 100 feet of street frontage).

(ii) Trash receptacles (at least one for each 100 feet of street frontage).

(iii) Pedestrian street lamps (free-standing or wall-mounted) (at least one for each 50 feet of street frontage).

(B) At least one of the following pedestrian amenities must be provided on each block and must be located within the curb-to-building area:

(i) Awnings or canopies with a minimum overhang of 4 feet and a minimum length of 25 feet for 100 feet of building facade along the street frontage;

(ii) At least one 5-bicycle parking unit for each 100 feet of street frontage.

(iii) Public art, approved in writing by the Director of the City of Dallas Office of Cultural Affairs or the Cultural Affairs Commission.

(3) Street Type C. Pedestrian street lamps (free-standing or wall-mounted) (at least one for each 50 feet of street frontage) must be provided on each block and must be located within the curb-to-building area.

(4) Maintenance.

(A) A maintenance agreement for the open space, street trees, and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowner's association, merchant's association, and the Property owner. If there is more than one owner in the District, all owners must execute the agreement.

(B) The open spaces and pedestrian amenities must be maintained in a state of good repair and neat appearance.

(j) Driveway design.

(1) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers. Pedestrian markings must be consistent in material used on Street Types A, B, and C streets.

(2) Curb cuts must be at least 12 feet but not more than 24 feet in length (measured parallel to the frontage).

SEC. 51P-___.114. STREET AND SIDEWALK STANDARDS.

(a) The street and sidewalk standards in this section apply to internal public and private streets only. Continental Avenue and Industrial Boulevard are not considered internal streets for street standards.

(b) Internal streets must be constructed in accordance with this section and the rights-of-way standards and pavement widths as shown in the street sections (Exhibit ___).

(c) Minimum pavement widths must include on-street parking a minimum of eight feet in width that abuts each curb and must be approved by the Director of Public Works. Neck-downs and landscape islands are permitted in that portion of the minimum pavement width designated for on-street parking.

CPC & Staff Recommended

<p>(d) <u>Street sections.</u></p> <p>(1) <u>Type A.</u> Minimum right-of-way is 74 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.</p> <p>(2) <u>Type B.</u> Minimum right-of-way is 74 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.</p> <p>(3) <u>Type C.</u> Minimum right-of-way is 64 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.</p>
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Applicant Proposed

<p>(d) <u>Street sections.</u></p> <p>(1) <u>Type A.</u> Minimum right-of-way is 70 feet with a minimum pavement width of 40 feet from back-of-curb to back-of-curb.</p> <p>(2) <u>Type B.</u> Minimum right-of-way is 70 feet with a minimum pavement width of 40 feet from back-of-curb to back-of-curb.</p> <p>(3) <u>Type C.</u> Minimum right-of-way is 64 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.</p>
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(e) Sidewalks.

(1) Streets A and B and Continental Avenue. The minimum sidewalk width is 15 feet with at least 10 feet of unobstructed width.

(2) Street Type C and Industrial Boulevard. The minimum sidewalk width is 10 feet with at least seven feet of unobstructed width.

(3) Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(4) The board of adjustment may not grant a variance to the sidewalk requirements.

SEC. 51P-___.115. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) The visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) The Continental Avenue and Industrial Boulevard intersection; and

(2) Any internal street intersecting with Industrial Boulevard and Continental Avenue.

SEC. 51P-___116. OFF-STREET PARKING AND LOADING.

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

(b) If more than 10 off-street parking spaces are required, handicapped parking must be provided in accordance with Section 51A-4.305.

(c) Except as provided in this subsection, one off-street parking space for each 300 square feet of floor area is required.

(1) Antique shop, art gallery, art or craft production facility, or furniture store use: One space for each 1,000 square feet of floor area is required.

(2) Hotel use: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(2) Restaurant use: One space for each 150 square feet of floor area is required. Outside seating is counted as floor area.

(3) Office use: One space for each 400 square feet of floor area is required.

(4) Single family use: One space for each dwelling unit with one or fewer bedrooms is required; two spaces for each dwelling unit with more than one bedroom is required.

(5) Multifamily use: One space for each dwelling unit with one or fewer bedrooms is required. For dwelling units with more than one bedroom, one space plus one-half of one space for each additional bedroom is required.

(d) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided as compact (7.5-foot-wide) stalls.

(e) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and the requirements of Division 51A-4.320 are met

(2) On-street parking. On-street parking spaces abutting building sites may be counted toward the off-street parking requirement of non-residential and multifamily uses on the building site. On-street parking must be striped in accordance with standard city specifications.

(A) Except as provided in this subparagraph, parallel parking spaces are permitted.

(B) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Continental Avenue or Industrial Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the Director of Public Works.

(C) On-street parking spaces are prohibited within 60 feet of Continental Avenue or Industrial Boulevard

(D) On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

(E) On-street parking space may not be used to reduce the required parking for more than one use.

(F) 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.

(3) Special parking.

(A) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(B) Packed parking. Required off-street parking may be special parking, including packed parking subject to the requirements of Sec. 51A-4.329.

(C) Shared parking.

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

(aa) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(bb) The parking demand for each use is determined for each of the five 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 five times of day.

(cc) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(dd) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

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

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	80%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(D) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(E) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(4) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide.

(f) Parking structures.

(1) Parking structure egress only is permitted on Industrial Boulevard.

(2) Any vehicular entry gate for a parking structure must provide adequate queuing to not create a traffic hazard.

SEC. 51P-___.117. SCREENING REGULATIONS.

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) A minimum four foot high fence must be provided for surface parking lots abutting right-of-way and build-to lines, excluding pedestrian openings and ingress and egress points. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry and metal. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, combination of materials, gates, offsets, or openings, or provide a planted landscape area between the fence and the sidewalk. Landscape areas must be planted with a combination of ground cover, and shrubs or trees in an area having a width of at least 2 ½ feet.

(c) Parking structures. Parking structure facades must have the appearance of a multiple story building and must be have materials similar to the main building on the site or the closest building in the District. Sloped or ramped garage floors may not be visible from an abutting street except Street Type C.

(d) Off-street loading spaces.

(1) Loading spaces. Off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen.

(2) Dumpsters and garbage storage areas.

(A) dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

(B) Screening materials must be consistent with and compatible to the main building and consist of brick, stone, or concrete masonry, stucco, concrete, or wood wall or fence.

(C) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

**SEC. 51P-___.118.
STANDARDS.**

ENVIRONMENTAL

PERFORMANCE

See Article VI.

SEC. 51P-___.119 LANDSCAPE REGULATIONS.

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

(b) Tree spacing. Trees must be planted no closer than 2.5 feet on center from any curb or paved surface. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree.

(c) Parkway and street trees.

(1) Location of trees.

(A) Parkway trees may be planted in the area parallel to and between 0 and 10 feet from the back of the street curb.

(B) Parkway trees may be planted between the street curbs when located in landscaping islands protected with curbing.

(C) Trees planted in the parkway and in protected landscaping islands within the street curbs may be counted towards site tree requirements.

(2) Number and type of trees required. The number and type of trees required is determined by street type adjacency. Required trees must be of a species recommended by the building official and must be spaced as uniformly as practicable.

Staff Recommended

(A) Street Type A and Industrial Boulevard. One parkway tree having a caliper of at least four inches must be provided for each 30 feet of street frontage.

(B) Street Type B, C, and Continental Avenue. One parkway tree having a caliper of at least four caliper inches must be provided for each 50 feet of street frontage.

CPC Recommended and Applicant Proposed

(A) Street Type A, B, C, and Continental Avenue. One parkway tree having a caliper of at least three inches must be provided for each 50 feet of street frontage.

(B) Industrial Boulevard. One parkway tree having a caliper of at least three inches must be provided for each 30 feet of street frontage.

(d) Open space trees. Before the certificate of occupancy may be issued for a use located on a block abutting the open space, one tree having a caliper of at least three inches must be provided in the open space for each 2,000 square feet of open space. Street trees may count toward the requirements.

(e) Recommended trees.

Cedar elm
Red oak
Chinese Pistachio
Sweetgum
Bald Cypress
Lacebark elm
Caddo maple
Chinquapin oak

Mexican plum *Prunus mexicana* *small*
Texas persimmon *Diospyros texana* *small*
Desert-willow *Chilopsis linearis* *small*
Redbud *Cercis canadensis* *small*
Crape myrtle *Lagerstroemia indica* *small*
Yaupon holly *Ilex vomitoria* *small*
Possumhaw *Ilex decidua* *small*
'Highrise' live oak *Quercus virginiana* 'Highrise'
Pond cypress *Taxodium ascendens*

(f) Additional landscaping provisions.

(1) Planting areas in protected landscaping islands must be covered with ground cover, natural mulch, crushed rock, or other natural plant materials.

(2) Surface parking spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas may be planted in 5 foot by 5 foot tree diamonds.

(3) Article X design standards may be provided in the parkway.

(4) Irrigation systems that use and promote water conservation are encouraged.

(5) Use of structural soil systems is encouraged for providing root expansion areas.

SEC. 51P-___.119. WOODALL RODGERS FREEWAY.

Except street trees, the Property underneath Woodall Rodgers Freeway is exempt from the landscaping requirements. Surface parking must comply with the surface parking lot screening requirements in this district.

SEC. 51P-___.120. PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.

(a) Private license granted.

(1) 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 district for the exclusive purpose of authorizing compliance with the landscaping and pedestrian amenities requirements of this article. 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 director of public works and transportation.

(2) 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.

(3) 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.

(4) 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.

(b) Parkway landscape permit.

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

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

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

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

(5) The issuance of a parkway landscape permit under this 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.

SEC. 51P-___.121. SIGNAGE.

(a) Except as provided in this section, signs must comply with the provisions for business zoning district contained in Article VII.

(b) Except for A-frame signs and way-finding detached signs for parking, detached signs are prohibited.

(c) All signs located in or intruding into the public right-of-way must have approval by the Director of Public Works to prevent conflict with regulatory or warning signs. If the Director of Public Works determines that safety requirements or changing traffic conditions require that any existing sign previously approved must be relocated or removed at the expense of the owner within 30 days.

(d) The following regulations apply to A-frame signs:

- (1) A-frame signs may identify a business.
 - (2) The maximum size of the sign is 32 inches wide and 36 inches tall.
 - (3) The maximum effective area per side is 1,200 square inches.
 - (4) A-frame signs may only be displayed when the business it identifies is open.
 - (5) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
 - (6) Only one A-frame sign is permitted for each business.
 - (7) A-frame signs must be separated by a minimum of 50 feet.
 - (8) A-frame signs may not be located closer than 25 feet to a street intersection and in no case may a sign be located in a visibility triangle.
- (e) Blade signs, signs on the side facade of a commercial building, murals, and signs for home occupations are permitted.
- (f) Blade signs may not be internally illuminated, may be horizontal or vertical, and may be perpendicular to or parallel to building lines.

SEC. 51P-___.122. PLATTING.

- (a) Maximum block length abutting Street Type A, B, or C streets is 600 feet. Maximum block length does not apply to the portion of a block abutting the Woodall Rodgers Freeway.
- (b) Turnarounds are required if street connections are not provided by abutting property owners in the locations shown on the conceptual plan. No waiver for dead-end streets is permitted.
- (c) No sidewalk waivers are permitted.

SEC. 51P-___.123. ADDITIONAL PROVISIONS.

(a) The Property must be properly 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-___.124. 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 director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district 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.

SEC. 51P-___.125. ZONING MAP.

PD ____ is located on Zoning Map No. J-7 and K-7.”