

ORDINANCE NO. 28246

An ordinance changing the zoning classification on the following property:

BEING a tract of land fronting 942 feet along the east line of Coit Road; fronting 2,807.34 feet along the south line of the Cotton Belt Rail Line; and containing approximately 73 acres,

from an R-7.5(A) Single Family District to Planned Development District No. 850; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 850; establishing use regulations and development standards for this planned development district; 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 the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; 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-7.5(A) Single Family District to Planned Development District No. 850 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 850 to read as follows:

"ARTICLE 850.

PD 850.

Urban Living Laboratory Special Purpose District

SEC. 51P-850.101. LEGISLATIVE HISTORY.

PD 850 was established by Ordinance No._____, passed by the Dallas City Council on June 22, 2011.

SEC. 51P-850.102. PROPERTY LOCATION AND SIZE.

PD 850 is established on property located on the east side of Coit Road approximately 1,800 feet south of Frankford Road. The size of PD 850 is approximately 73 acres.

SEC. 51P-850.103. PURPOSE.

This district is intended to provide for the development of a research facility for sustainable development which accommodates the testing and experimentation of new technologies in minimizing the impact of current development on the needs of future generations. It is acknowledged that new technology will precipitate modifications to the standards herein that may be implemented as part of the research and experimentation for sustainability.

SEC. 51P-850.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) **ALTERNATIVE ENERGY PRODUCTION** means a facility that uses a variety of means, including microturbine electrical generation, biomass, fuel cell technologies, and other renewable energy sources to produce energy, excluding nuclear energy production. This use may be a main use or an accessory use.

(2) COMPACT PARKING SPACE means a parking space that is 7.5 feet wide.

(3) CONSTRUCTION STANDARDS mean those standards in the Dallas Development Code controlling the construction of facilities within the boundaries of the Property including parking lots, driveways, private streets, sidewalks, landscaping, utilities, storm drainage, paving, and street appurtenances.

(4) MESSAGE ESTABLISHMENT and MESSAGE mean a message establishment or message as defined by Texas Occupation Code Chapter 455, as amended.

(5) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(6) OPEN SPACE means an area that is open to all occupants of the building site and is unobstructed to the sky without permanent structures except structures supporting pedestrian or outdoor recreational uses; kiosks that provide information related to the open space; water features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

(7) POLE SIGN means a sign containing a commercial message erected on a free-standing pole. Pole signs do not include pylon signs.

(8) PRIVATE ROAD means a road built to the specifications set forth in the design guidelines, whose ownership has been retained privately, and which is not required to be platted as a private street.

(9) PYLON SIGN means a monolithic structure with a base width at least 75 percent of the sign width, a maximum height of 30 feet, and a maximum sign effective area of 200 square feet.

(10) RAIL ADJACENCY means any portion of the Property within 2,000 linear feet of a rail transit station.

(11) TATTOO STUDIO means an establishment in which tattooing 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.

(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. Any regulations triggered by residential adjacency do not apply to this district.

SEC. 51P-850.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 850A: conceptual plan.
- (2) Exhibit 850B: design guidelines.

SEC. 51P-850.106. CONCEPTUAL PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 850A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) No more than six access points are allowed onto the east-west collector street shown on the southern boundary of the site. The access points shown on the conceptual plan are for illustrative purposes only. A change in location of an access point on the east-west collector does not require an amendment to the conceptual plan.

SEC. 51P-850.107. DEVELOPMENT PLAN.

(a) 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.

(b) A development plan may be approved for any portion of the district.

SEC. 51P-850.108. CIRCULATION PLAN.

(a) A circulation 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 circulation plan, the text of this article controls.

(b) The circulation plan must:

- (1) show the approximate alignment of public and private streets and private roads;
- (2) identify the street types according to the street typologies set forth in design guidelines (Exhibit 850B); and
- (3) show the approximate alignment of hike and bike trails within and adjacent to the Property.

(c) The circulation plan must be submitted in conjunction with the first development plan submitted for the Property.

(d) Development plans submitted after the first development plan may provide for modifications to the circulation plan provided the modified routes align with previously approved development plans. If a modification to the circulation plan is requested, a revised circulation plan must be submitted with that development plan.

SEC. 51P-850.109. DESIGN GUIDELINES AND CONSTRUCTION STANDARDS.

(a) General intent. Development and use of the Property must comply with the design guidelines, but the design guidelines and construction standards are intended to be flexible in order to accommodate research and experimentation in sustainable technology as part of a living laboratory. If there is a conflict between the design guidelines and the text of this article, the text of this article controls.

(b) Modified standards. The director may approve alternatives to the design guidelines and construction standards in order to accommodate research and experimentation of sustainable technology, provided the modification does not result in the approval of a land use not otherwise authorized or conflict with the development standards set forth in this article.

SEC. 51P-850.110. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Medical or scientific laboratory.
-- Technical school.

(3) Industrial uses.

- Industrial (inside) not potentially incompatible.
- Industrial (inside) for light manufacturing.
- Organic compost recycling facility.
- 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.
- Hospital.
- Library, art gallery, or museum.
- Open-enrollment charter school or private school.
- Public school other than open-enrollment charter school.

(5) Lodging uses.

- Extended stay hotel or motel. *[Interior access only.]*
- Hotel or motel. *[Interior access only.]*

(6) Miscellaneous uses.

- Placement of fill material.
- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

- Private recreation center, club, or area.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[A maximum of 214 student housing units are allowed.]*

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

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs.
- Auto service center.
- Business school.
- Car wash. *[Interior tunnel wash only.]*
- Commercial amusement (inside). *[Floor area may not exceed 5,000 square feet. Dance halls prohibited.]*
- 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. *[Floor area may not exceed 50,000 square feet.]*
- Household equipment and appliance repair.
- Motor vehicle fueling station. *[Includes electric vehicle recharging station and compressed natural gas fueling stations.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo studio prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Taxidermist.
- Temporary retail use.
- Theater.

(11) Transportation uses.

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

(12) Utility and public service uses.

- Alternative energy production.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Sewage treatment plant.
- Tower/antenna for cellular communication. *[Only two towers are allowed within the district. Towers may not exceed 80 feet in height. Towers must be stealth monopoles with all cables, antennae, and equipment located within the structure. Mounted cellular antennae are permitted.]*
- Utility or government installation other than listed.
- Water treatment plant.

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

SEC. 51P-850.111. 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 permitted by SUP only:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

SEC. 51P-850.112. 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.)

(a) Front yard. Minimum front yard is 15 feet from Coit Road and from the proposed east-west collector street shown on the conceptual plan; otherwise no minimum front yard.

- (b) Side and rear yard. No minimum side and rear yard.
- (c) Density.
 - (1) Lodging uses. Maximum number of guest rooms is 250.
 - (2) Residential uses.
 - (A) Without rail adjacency. Maximum number of dwelling units is 1,500.
 - (B) With rail adjacency. Maximum number of dwelling units is 2,000. The additional 500 dwelling units are limited to the Area B shown on the conceptual plan.
 - (3) Other uses. No maximum dwelling unit density.
- (d) Floor area.
 - (1) Commercial and business service uses, industrial uses, office uses, and office showroom/warehouse.
 - (A) Without rail adjacency. Maximum floor area is 545,000 square feet.
 - (B) With rail adjacency. Maximum floor area is 745,000 square feet. The additional 200,000 square feet is limited to the Area B shown on the conceptual plan.
 - (2) Institutional and community service uses and retail and personal service uses. Maximum floor area is 135,000 square feet.
 - (3) Other uses. No maximum floor area.
- (e) Floor area ratio.
 - (1) Without rail adjacency. Maximum floor area ratio is 0.69.
 - (2) With rail adjacency. Maximum floor area ratio is 0.89. The additional floor area ratio is limited to the Area B shown on the conceptual plan.
- (f) Height.
 - (1) Area A. Maximum structure height is 84 feet.

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(2) Area B.(A) Without rail adjacency. Maximum structure height is 135 feet.(B) With rail adjacency. Maximum structure height is 160 feet.(g) Lot coverage.(1) Without rail adjacency. Maximum lot coverage is 29 percent.(2) With rail adjacency. Maximum lot coverage is 36 percent. The additional lot coverage is limited to the Area B shown on the conceptual plan.(3) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.(h) Lot size. No minimum lot size.(i) Open space. At least 15 percent of the district must be maintained as open space.(j) Stories.(1) Area A. Maximum number of stories above grade is six.(2) Area B.(A) Without rail adjacency. Maximum number of stories above grade is 10.(B) With rail adjacency. Maximum number of stories above grade is 12.**SEC. 51P-850.113.****OFF-STREET PARKING AND LOADING.**(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.(b) Multifamily. One space per unit is required for units with one bedroom or fewer. One-and-a-half spaces per unit are required for units with two bedrooms or more.(c) Compact parking spaces.

(1) Compact parking spaces do not count toward the off-street parking requirement.

(2) Compact parking spaces in excess of required parking must have signs stating that the parking spaces are only available for new energy-source technology vehicles including rechargeable electric vehicles and hydrogen-fueled vehicles. Except for ingress and egress, these parking areas must be separated from other parking areas by curbs, landscaped areas, or other barriers.

(d) On-street parking.

(1) Parking provided on a private drive or private road is considered on-street parking.

(2) On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on that building site, even if maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(A) 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.

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

(e) Parking reduction for proximity to rail transit stations.

(1) Except for residential uses, required off-street parking may be reduced by one of the following methods:

(A) Parking for uses in Area B may be reduced by 20 percent for any part of Area B that is within 2,000 feet of a rail transit station.

(B) Parking may be reduced by 15 percent if the use is located between 2,000 feet and 3,000 feet of a rail transit station.

(2) In order to qualify for the parking reductions in this subsection, a minimum six-foot-wide pedestrian connection to a rail transit station must be provided, and pedestrian connections within the Property must be illuminated such that a minimum maintained average illumination level of 1.5 footcandles is provided.

(f) Screening. Surface parking lots adjacent to private roads must be screened in accordance with Section 51A-4.301(f)(5).

(g) Rail adjacency. If Area B has rail adjacency, at least half of the required off-street parking must be provided as structured parking at final build-out.

SEC. 51P-850.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-850.115. LANDSCAPING.

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

(b) The director may approve alternative landscaping, open space, and tree preservation standards if:

(1) required to accommodate research and testing of alternative sustainable technologies and landscape materials by the Texas AgriLife Extension, and

(2) the alternative landscaping provides a similar level of landscaping as required under Article X.

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

SEC. 51P-850-116. PHASING.

(a) Commencement of construction of more than 330 multifamily units is prohibited until the commencement of construction of at least 16,000 square feet of nonresidential uses.

(b) Commencement of construction of more than 830 multifamily units is prohibited until the commencement of construction of at least 16,000 square feet of retail and personal services uses.

SEC. 51P-850.117. PRIVATE STREETS, PRIVATE ALLEYS, PRIVATE DRIVES, AND PRIVATE ROADS.

(a) The provision in Section 51A-4.211(5)(E)(ii), requiring creation of a private entity to maintain private streets, applies to private drives and private roads.

(b) The city maintains authority to enforce traffic regulations on private streets, private alleys, private drives, and private roads.

(c) Public access must be provided to private streets, private alleys, and private roads.

(d) Private drives to parking areas may only be gated in multifamily uses.

(e) Private streets, private drives, and private roads must provide bulb-outs at the ends of parallel parking rows in order to define the rows of parallel parking.

SEC. 51P-850.118. SIGNS.

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

(b) The entire district is considered one lot for sign purposes.

(c) Pole signs are prohibited.

(d) A maximum of two pylon signs are permitted adjacent to Coit Road. All other detached premise signs must be monument signs.

SEC. 51P-850.119. IMPROVEMENTS.

(a) Streets must be constructed in accordance with the design guidelines.

(b) The Property owner or operator must enter a development agreement with the city, including the provision of sewer service, prior to the submittal of a preliminary plat for construction of the first phase of development.

(c) At least two lanes of the east-west collector street, designated in the design guidelines and shown on the conceptual plan, must be constructed from Coit Road to Waterview Parkway, and accepted by the city, prior to the issuance of the first certificate of occupancy for the Property. The remaining two lanes of the east-west collector street must be constructed from Coit Road to Waterview Parkway prior to the issuance of a certificate of occupancy for more than 830 multifamily units or more than 50,000 square feet of nonresidential floor area.

(d) The west end of the east-west collector street shown on the conceptual plan must be signalized.

(e) Left turns to southbound Coit Road must be prohibited from private drives or private roads by using hooded median breaks unless the intersection is signalized.

SEC. 51P-850.120. DRAINAGE.

Drainage must be managed in compliance with the applicable city integrated stormwater management regulations, as amended.

SEC. 51P-850.121. 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-850.122. 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. Alternative standards and materials may be utilized, subject to approval by 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, 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 3. 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 4. That development of this district must comply with the full-scale version of Exhibit 850A (conceptual plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 850 in Chapter 51P.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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SECTION 7. That the zoning ordinances of the City of Dallas and 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 8. 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 9. 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:

THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed JUN 22 2011

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GIS_APPROVED**Exhibit A****LEGAL DESCRIPTION
73.004 ACRES**

BEING a tract of land out of the John Clay Survey, Abstract No. 223, in the City of Dallas, Collin County, Texas, being part of the 241.91 acre tract of land described in Gift Deed to Board of Directors of the Texas A&M University System recorded in Volume 837, Page 591 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a plastic cap stamped "KHA" (hereinafter called 5/8" iron rod set) for the intersection of the south line of a 100' wide tract of land described in deed to Dallas Area Rapid Transit and the east right-of-way of Coit Road (130' ROW at this point) from which a 5/8" iron rod found bears North 00°26'16" East, 0.33 feet;

THENCE with said south line, North 75°09'26" East, a distance of 2807.34 feet to a 3/8" iron rod found for the northeast corner of said 241.91 acre tract and the northwest corner of a 12.826 acre tract of land described as Tract 1 in deed to Dallas International School recorded in Document No. 20080606000688860 of the Official Public Records of Collin County, Texas;

THENCE with the west line of said 12.826 acre tract, the west line of a 1.00 acre tract of land described as Tract 3 in deed to Dallas International School recorded in Document No. 20080606000688860 of the Official Public Records of Collin County, Texas, the west line of a 4.82 acre tract of land described in deed to Intervoice, Inc. recorded in Volume 3233, Page 206 of the Land Records of Collin County, Texas, and with the west line of a 9.64 acre tract of land described in deed to Intervoice, Inc. recorded in Collin County Clerk's File No. 93-0080870 of the Land Records of Collin County, Texas, South 00°12'13" West, a distance of 1659.13 feet to a 5/8" iron rod set for corner;

THENCE leaving the west line of said 9.64 acre tract, the following courses and distances to wit:

North 89°33'53" West, a distance of 100.00 feet to a 5/8" iron rod set at the beginning of a tangent curve to the right with a radius of 1200.00 feet, a central angle of 22°21'18", and a chord bearing and distance of North 78°23'14" West, 465.24 feet;

Northwesterly, with said curve, an arc distance of 468.20 feet to a 5/8" iron rod set for corner;

North 67°12'35" West, a distance of 269.33 feet to a 5/8" iron rod set at the beginning of a tangent curve to the left with a radius of 1200.00 feet, a central angle of 45°27'42", and a chord bearing and distance of North 89°56'25" West, 927.36 feet;

Northwesterly, with said curve, an arc distance of 952.14 feet to a 5/8" iron rod set for corner;

South 67°19'44" West, a distance of 284.10 feet to a 5/8" iron rod set at the beginning of a tangent curve to the right with a radius of 1200.00 feet, a central angle of 28°32'21", and a chord bearing and distance of South 81°35'54" West, 591.56 feet;

Southwesterly, with said curve, an arc distance of 597.72 feet to a 5/8" iron rod set for corner;

North 84°07'56" West, a distance of 150.00 feet to a 5/8" iron rod set for corner in the east right-of-way line of said Coit Road at the beginning of a non-tangent curve to the left having a radius of 2929.79 feet, a central angle of 5°25'48", a chord bearing and distance of North 03°09'10" East, 277.56 feet;

THENCE with said east right-of-way line of said Coit Road, the following courses and distances to wit:

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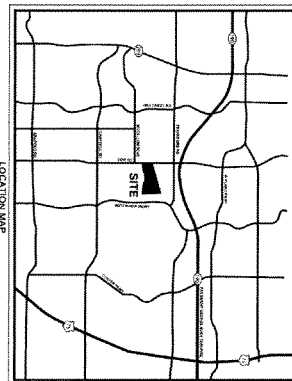
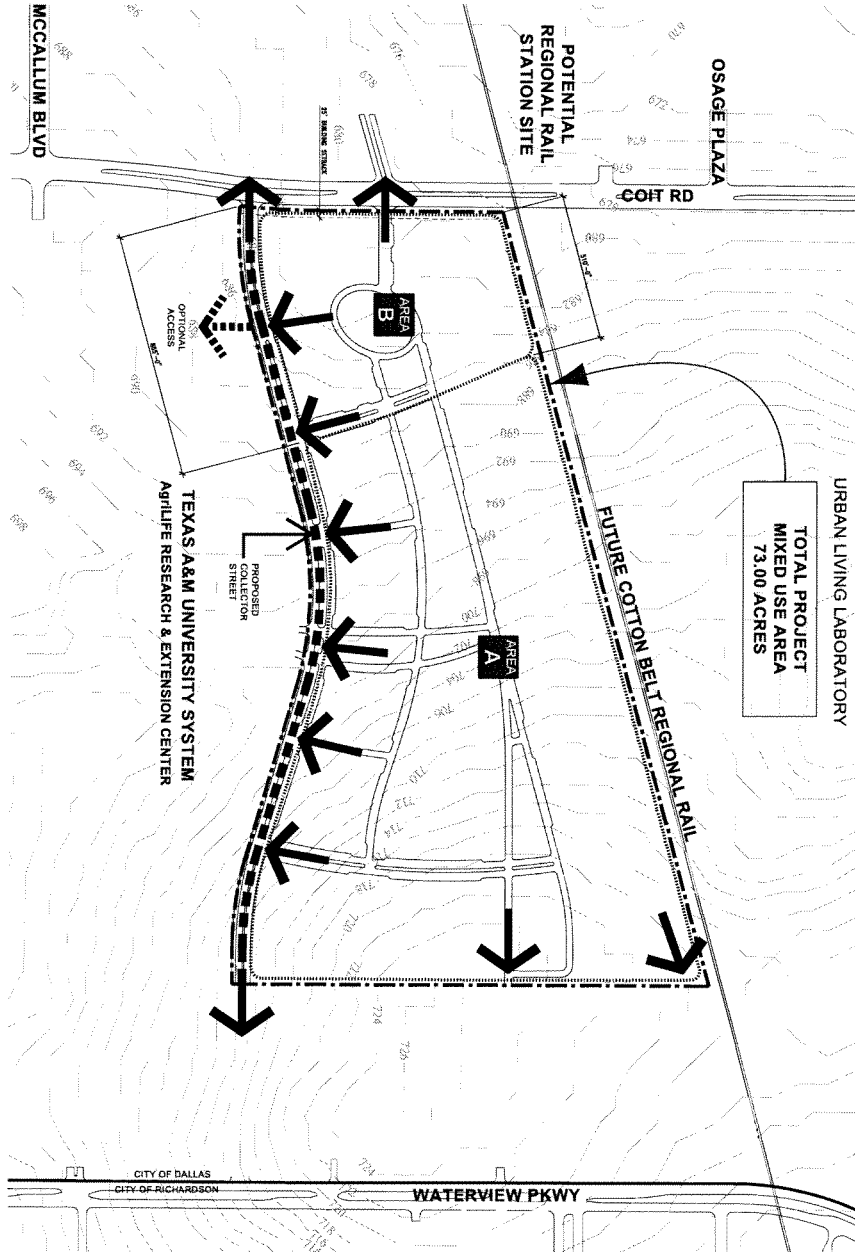
Northeasterly, with said curve, an arc distance of 277.67 feet to a concrete monument found for corner;

North 00°26'16" East, a distance of 643.75 feet to the **POINT OF BEGINNING** and containing 73.004 acres or 3,180,038 square feet of land.

Bearing system based on the monuments found in the north line of the tract of land described in deed to Dallas Area Rapid Transit and the south line of Erickson Campus at Dallas, an addition to the City of Dallas according to the plat thereof recorded in Volume 2006, Page 300 of the Land Records of Collin County, Texas;

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SITE DATA TABLE			
WITHOUT REGIONAL RAIL STATION ADJACENCY	WITH REGIONAL RAIL STATION ADJACENCY	USE	MINIMUM BUILDING HEIGHT
OFFICE, OFFICE BUILDING, OFFICE BUILDING	AREA 5.7 (LUMINIS)	AREA 5.7 (LUMINIS)	AREA 5.7 (LUMINIS)
COMMERCIAL & BUSINESS	AREA 6.8 (LUMINIS)	AREA 6.8 (LUMINIS)	AREA 6.8 (LUMINIS)
RETAIL, PERSONAL SERVICES, INSTITUTIONAL, COMMUNITY	AREA 7.9 (LUMINIS)	AREA 7.9 (LUMINIS)	AREA 7.9 (LUMINIS)
RECREATION	AREA 8.0 (LUMINIS)	AREA 8.0 (LUMINIS)	AREA 8.0 (LUMINIS)
RECREATION	AREA 8.1 (LUMINIS)	AREA 8.1 (LUMINIS)	AREA 8.1 (LUMINIS)
RECREATION	AREA 8.2 (LUMINIS)	AREA 8.2 (LUMINIS)	AREA 8.2 (LUMINIS)
RECREATION	AREA 8.3 (LUMINIS)	AREA 8.3 (LUMINIS)	AREA 8.3 (LUMINIS)
RECREATION	AREA 8.4 (LUMINIS)	AREA 8.4 (LUMINIS)	AREA 8.4 (LUMINIS)
RECREATION	AREA 8.5 (LUMINIS)	AREA 8.5 (LUMINIS)	AREA 8.5 (LUMINIS)
RECREATION	AREA 8.6 (LUMINIS)	AREA 8.6 (LUMINIS)	AREA 8.6 (LUMINIS)
RECREATION	AREA 8.7 (LUMINIS)	AREA 8.7 (LUMINIS)	AREA 8.7 (LUMINIS)
RECREATION	AREA 8.8 (LUMINIS)	AREA 8.8 (LUMINIS)	AREA 8.8 (LUMINIS)
RECREATION	AREA 8.9 (LUMINIS)	AREA 8.9 (LUMINIS)	AREA 8.9 (LUMINIS)
RECREATION	AREA 9.0 (LUMINIS)	AREA 9.0 (LUMINIS)	AREA 9.0 (LUMINIS)
RECREATION	AREA 9.1 (LUMINIS)	AREA 9.1 (LUMINIS)	AREA 9.1 (LUMINIS)
RECREATION	AREA 9.2 (LUMINIS)	AREA 9.2 (LUMINIS)	AREA 9.2 (LUMINIS)
RECREATION	AREA 9.3 (LUMINIS)	AREA 9.3 (LUMINIS)	AREA 9.3 (LUMINIS)
RECREATION	AREA 9.4 (LUMINIS)	AREA 9.4 (LUMINIS)	AREA 9.4 (LUMINIS)
RECREATION	AREA 9.5 (LUMINIS)	AREA 9.5 (LUMINIS)	AREA 9.5 (LUMINIS)
RECREATION	AREA 9.6 (LUMINIS)	AREA 9.6 (LUMINIS)	AREA 9.6 (LUMINIS)
RECREATION	AREA 9.7 (LUMINIS)	AREA 9.7 (LUMINIS)	AREA 9.7 (LUMINIS)
RECREATION	AREA 9.8 (LUMINIS)	AREA 9.8 (LUMINIS)	AREA 9.8 (LUMINIS)
RECREATION	AREA 9.9 (LUMINIS)	AREA 9.9 (LUMINIS)	AREA 9.9 (LUMINIS)
RECREATION	AREA 10.0 (LUMINIS)	AREA 10.0 (LUMINIS)	AREA 10.0 (LUMINIS)

LEGEND



Note: The access points from the adjacent collector road shown on this southern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this northern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this eastern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this western boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this southern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this northern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this eastern boundary of the site are intended to be (6) entry points. The access points from the adjacent collector road shown on this western boundary of the site are intended to be (6) entry points.

ZONING CASE 2101-145

Planned Development
District No. 850

Approved
City Plan Commission
April 21, 2011

URBAN LIVING LABORATORY
MIXED USE DEVELOPMENT
REALTY APPRECIATION, LTD.
BOUNDED BY
COIT RD, THE COTTON
BELT RAILROAD,
WATERVIEW PARKWAY,
DALLAS, TEXAS



18th
H&K
HELMUTH OBATA + KASSABAUM, LTD.
ARCHITECTS, ENGINEERS, PLANNERS
1000 N. DALLAS STREET, SUITE 200, DALLAS, TEXAS 75201
PHONE: 214.760.1800
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DATE: 18 MAY 2011
DRAWN BY: JMK
CHECKED BY: JMK
PROJECT NO.: 28246

PD CONCEPT PLAN

28246



DESIGN GUIDELINES

Urban Living Laboratory

Dallas, Texas

Approved
City Plan Commission
April 21, 2011

Planned Development
District No. 850

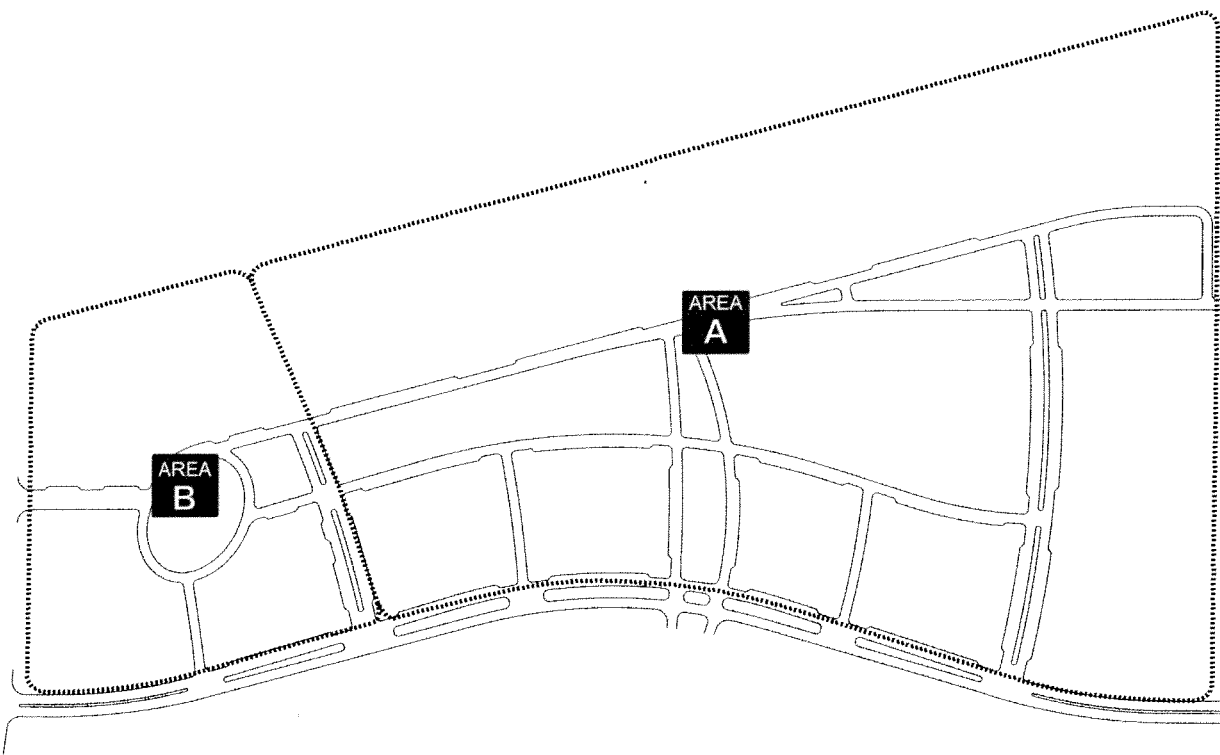
GUIDELINE INTENT

The intent of this guideline is to provide additional direction related to the overall character and environment that is envisioned on the Urban Living Laboratory site, while maintaining flexibility related to building type, architectural character, and locations of specific buildings. The guideline provides information related to the types of buildings that may be constructed, general areas where they could occur, their relationships to streets, uses (both ground floor and upper floors), and building projections. This guideline supports the overall development vision of a sustainable, diverse, urban development, which attracts people to live, work, and recreate as parties to the overall laboratory thus allowing for observation, measurement, and testing of materials and systematic solutions.

BUILDING TYPES

BUILDING TYPES BY AREA*	
A	B
TOWNHOME	
URBAN RESIDENTIAL	
LIVE/WORK	LIVE/WORK
MIXED USE	MIXED USE
COMMERCIAL	COMMERCIAL

* As defined on pages 4 and 5 of this guideline



Note: The internal street network shown is conceptual in nature and for illustrative purposes only.

28246

111742

BUILDING TYPE	FRONTAGE	HEIGHT	USE: GROUND FLOOR	USE: UPPER FLOORS	MINIMUM FIRST FLOOR TRANSPARENCY	MIN DIST BETWEEN ENTRIES
COMMERCIAL	Setback to be primarily hardscape - intended to engage sidewalk and provide opportunities for outdoor dining	Varies - See PD Concept Plan	Retail, office, commercial & business services or lodging	Office, commercial & business services or lodging	50% Retail Use 30% All Other Uses	30 l.f.
MIXED-USE LIVE-WORK*	Setback to be primarily hardscape - intended to engage sidewalk and provide opportunities for outdoor dining	Varies - See PD Concept Plan	Retail, office, commercial & business services or lodging	Residential	50%	30 l.f.
URBAN RESIDENTIAL	Setback sufficient to support stoops, patios, porches, awnings and landscaping	Varies - See PD Concept Plan	Residential or resident amenity	Residential	30%	None
TOWNHOME	Setback sufficient to support stoops, patios, porches, awnings and landscaping - Vehicular access from rear	Varies - See PD Concept Plan	Residential	Residential	30%	None

* A mixed-use building is defined as having separation of ground floor uses from the upper floor residential units, and a Live-Work Building is defined as having physical connectivity between the ground floor uses and the residential unit immediately above.



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BUILDING TYPES
Urban Design Guidelines
111742

FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS	MIN FLOOR TO FLOOR HEIGHT	REFERENCE IMAGES
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Match sidewalk grade
Shopfront
Blade signs
Awning/canopy
Outdoor Dining
10'



Match sidewalk grade
Shopfront
Blade signs
Awning/canopy
Outdoor Dining
10'



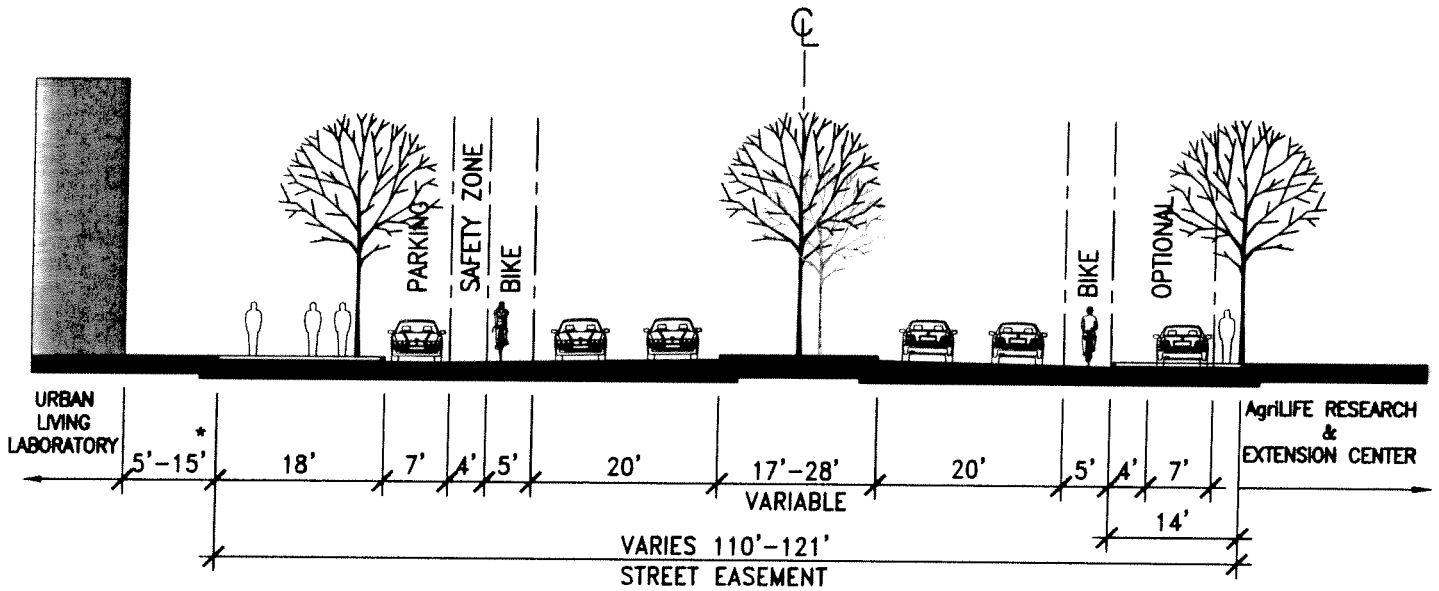
Minimum 18" above sidewalk grade - except for accessible units
Balconies
Stoops
10'



Minimum 18" above sidewalk grade - except for accessible units
Bay Windows
Balconies
Stoops
10'

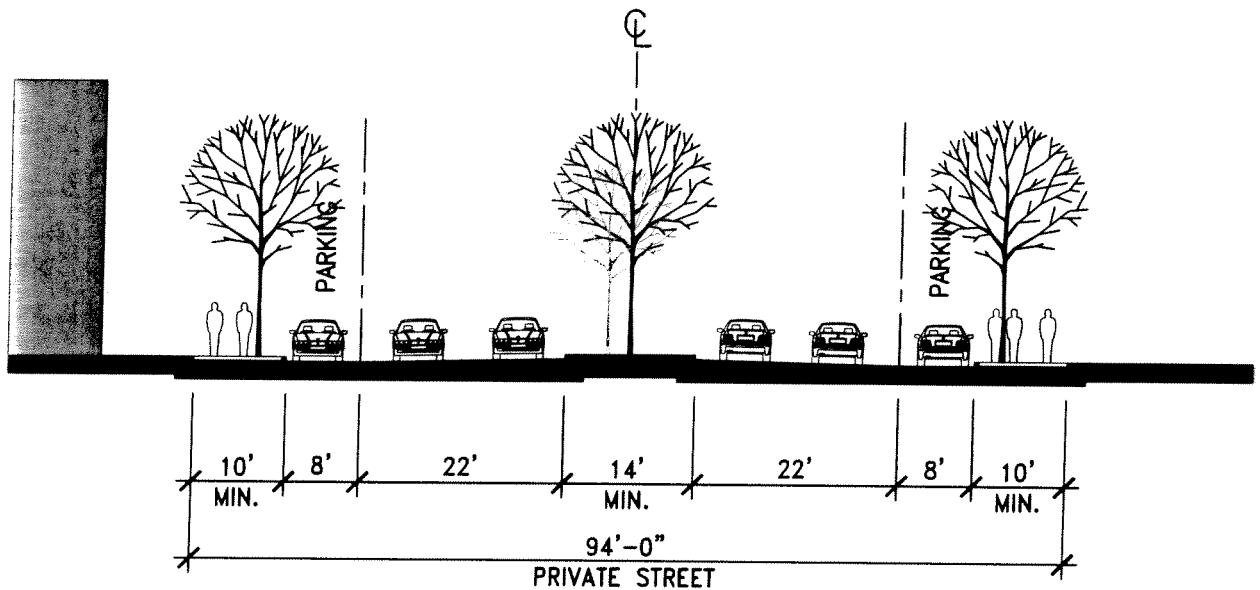


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* Except for a distance of 855' from the eastern edge of the Coit Rd. R.O.W. where a slip road is envisioned.

COLLECTOR STREET



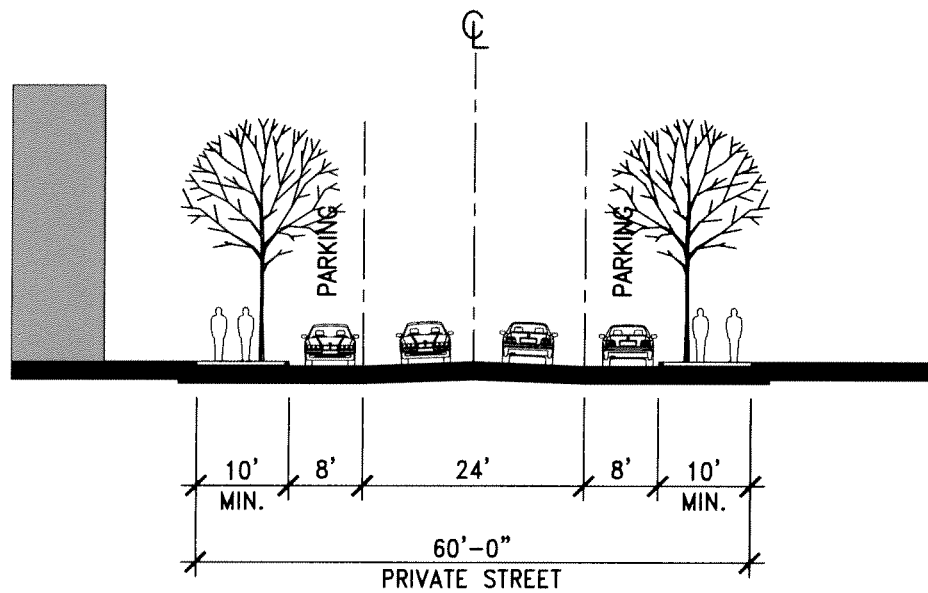
SECONDARY ROAD

28246

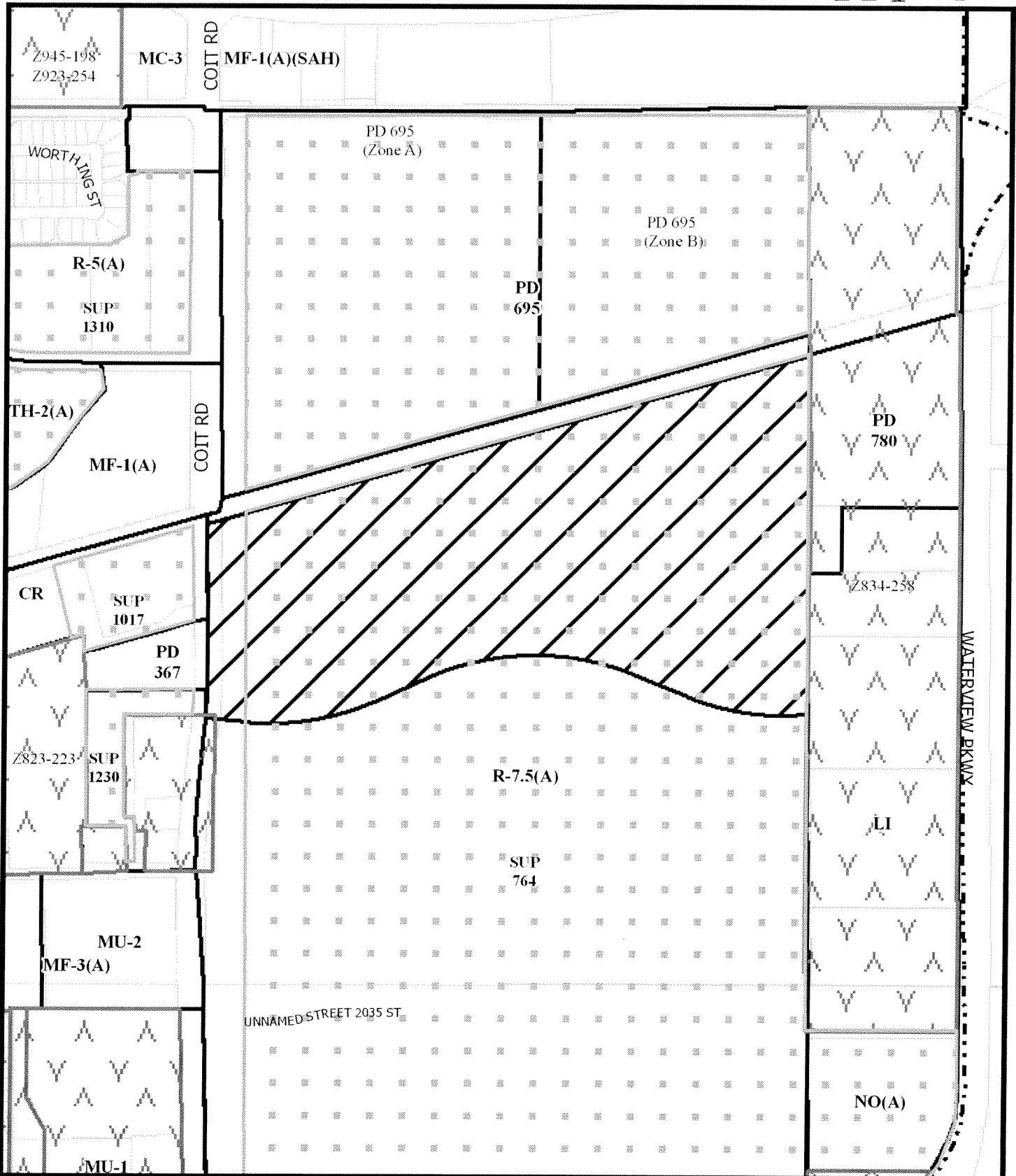
STREET TYPOLOGIES

Urban Design Guidelines

111742



TERTIARY ROAD



1:7,200

ZONING AND LAND USE

Map no: **A-8**

Case no: **Z101-145**