

ORDINANCE NO. 31297

An ordinance changing the zoning classification on the following property:

BEING Lots 5, 6, and 7 in City Block 1/360; fronting approximately 195 feet on the west line of Cedar Springs Road; fronting approximately 279 feet on the northeast line of Olive Street; and containing approximately 0.525 acres,

from an HC Heavy Commercial Subdistrict within Planned Development District No. 193 (Oak Lawn Special Purpose District) to Planned Development Subdistrict No. 150 within Planned Development District No. 193; amending Part II, "PD Subdistrict Regulations," of Article 193, "PD 193," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Division S-150; establishing use regulations and development standards for this planned development subdistrict; 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 subdistrict; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an HC Heavy Commercial Subdistrict within Planned Development District No. 193 to Planned Development Subdistrict No. 150 within Planned Development District No. 193 on the following property (“the Property”):

BEING Lots 5, 6, and 7 in City Block 1/360; fronting approximately 195 feet on the west line of Cedar Springs Road; fronting approximately 279 feet on the northeast line of Olive Street; and containing approximately 0.525 acres.

SECTION 2. That Part II, “PD Subdistrict Regulations,” of Article 193, “PD 193,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Division S-150 to read as follows:

“Division S-150. PD Subdistrict 150.

SEC. S-150.101. LEGISLATIVE HISTORY.

PD Subdistrict 150 was established by Ordinance No. _____, passed by the Dallas City Council on August 28, 2019.

SEC. S-150.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 150 is established on property generally located at the south corner of Olive Street and Cedar Springs Road. The size of PD Subdistrict 150 is approximately 0.525 acres.

SEC. S-150.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division,

(1) **BLANK WALL AREA** means any portion of the exterior of a building that does not include a material change; windows or doors; or columns, pilasters, or other articulations greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) **FACADE** means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where

separate facades are oriented in one direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

(3) GROUND-LEVEL means the level of a building closest to, adjacent to, and above the street.

(4) PEDESTRIAN OPEN SPACE means a pedestrian area, facility, or feature that is located on the Property, outside of the public right-of-way, and that is publicly accessible and privately maintained. Examples include but are not limited to green space, public art, hardscape, and seating areas. Pedestrian open space may be located beneath a cantilevered portion of a building.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window and door openings filled with glass, expressed as a percentage of facade area.

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

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

SEC. S-150.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-150A: development plan.

(2) Exhibit S-150B: landscape plan.

SEC. S-150.105. DEVELOPMENT PLAN.

(a) For a hotel and motel use, development and use of the Property must comply with the development plan (Exhibit S-150A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

SEC. S-150.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the HC Heavy Commercial Subdistrict, subject to the same conditions applicable in the HC Heavy Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the HC Heavy Commercial

Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the HC Heavy Commercial Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-150.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) For a hotel and motel use, a minimum of 800 square feet of accessory restaurant or retail uses must be located in the ground-level of the building.

(c) For a hotel and motel use, the following accessory uses may not have exterior advertising or signs:

- (1) Restaurant.
- (2) Meeting rooms.

(d) Ground-level accessory uses must have direct access to the sidewalk along a pedestrian path and may include areas for outdoor dining and gathering.

SEC. S-150.108. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the HC Heavy Commercial Subdistrict apply.

(b) Hotel and motel use.

(1) Front yard.

(A) Olive Street.

(i) Except as provided in this subparagraph, for any portion of a building 20 feet above grade and below, minimum front yard is 10 feet.

(ii) A portion of an underground parking structure may be located in the front yard and above grade and must be concealed by a combination of landscaping or screening wall with planting materials. Ground-level transparency is not required for the portion of the underground parking structure that is located above the street.

(iii) Retaining walls, planters, railings, access ramps, outdoor dining areas, enhanced paving, canopies, balconies, and architectural elements may be located within the required front yard.

(B) Cedar Springs Road.

(i) Minimum front yard is 17.5 feet.

(ii) Retaining walls, planters, railings, access ramps, outdoor dining areas, enhanced paving, canopies, balconies, and architectural elements may be located within the required front yard.

(2) Lot coverage. Maximum lot coverage is 70 percent. Surface parking lots, underground parking, and portions of predominantly underground parking structures are not included in lot coverage calculations.

(3) Floor area ratio. Maximum floor area ratio is 7.1:1.

SEC. S-150.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Hotel and motel use.

(1) Required parking for a hotel and motel use is 0.5 space per guest room. No additional parking is required for accessory uses such as restaurants, retail, and meeting rooms.

(2) Except for a portion of an underground parking structure projecting above grade, above-ground parking structures are prohibited.

SEC. S-150.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-150.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

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

(b) Hotel and motel use.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit S-150B).

(2) Minimum landscape site area is 25 percent of the lot area.

(3) Minimum general planting area is 35 percent of the minimum landscape site area.

(4) Minimum special planting area is 50 percent of the minimum general planting area.

(5) The building official may approve minor deviations in tree planting locations at time of building permit due to utility or driveway conflicts.

(6) A 1.5-foot vertical landscape buffer is required between the sidewalk and the vehicular drop-off area along Cedar Springs Road as shown on the landscape plan.

(7) Required trees must have a minimum trunk caliper at planting of five inches measured at a point 12 inches above the root ball.

(8) A landscape buffer is not required between a predominantly underground parking structure and adjacent uses or streets.

SEC. S-150.112.**URBAN DESIGN STANDARDS FOR HOTEL AND MOTEL USE.**(a) Transparency.(1) Ground-level.

(A) Street-facing facades, other than a portion of an underground parking structure that is partially located above the street, must have a minimum transparency of 70 percent for that portion of the building on the ground-level between grade and 12 feet in height.

(B) A minimum of 60 percent of the required minimum transparency must allow views into the ground-level use to a minimum depth of four feet. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent for purposes of this requirement.

(2) Above ground-level.

All street-facing facades above ground-level must have a minimum combined transparency of 50 percent.

(b) Glass. For the areas of the facade utilizing glass, only spandrel, non-vision glass is allowed where indicated on the development plan.

(c) Blank wall area.

(1) Blank wall areas located on street-facing facades may not exceed 30 feet in length.

(2) A minimum of two different facade materials must be provided on each street-facing facade.

(d) Architectural elements. A minimum of one of the following architectural elements must be provided at each public entry point:

(1) Canopies.

(2) Awnings.

(3) Attached towers.

(4) Turrets.

(5) Porte cocheres.

(6) Similar architectural features intended to accentuate the building entrance.

(e) Screening of rooftop equipment. All mechanical and related equipment located on the rooftop of any building must be screened so as not to be visible from any public right-of-way.

(f) Utility boxes. All electrical and utility boxes at the ground-level must be screened and located away from public view.

(g) Outdoor seating. Outdoor seating is required along Olive Street in the area designated on the development plan.

(h) Pedestrian open space. A minimum of 3,800 square feet of contiguous pedestrian open space is required.

(i) Screening of off-street loading and garbage areas. Screening of off-street loading and garbage areas is required and must consist of masonry, evergreen plantings, extended building walls, or a combination of those materials.

SEC. S-150.113.

SIDEWALKS AND PEDESTRIAN AMENITIES FOR HOTEL AND MOTEL USE.

(a) Sidewalks.

(1) Sidewalks must be provided at a minimum width of six feet and must be located outside a five-foot-wide landscape buffer measured from the back of the street curb.

(2) Tree wells may be located along the street frontages of the Property but may not be located in visibility triangles.

(3) Sidewalk materials must change and be distinguished by color or texture from intersecting driveways.

(4) Sidewalks must remain level across all driveways.

(b) Pedestrian amenities.

(1) A minimum of one of each of the following pedestrian amenities must be provided along the Cedar Springs Road and Olive Street frontages:

(A) Bench.

(B) Trash and recycling receptacle.

(C) Bicycle rack.

(2) One pedestrian street lamp is required for every 50 feet along sidewalks. The building official may approve minor deviations in street lamp locations at time of building permit due to utility, tree, planting, or driveway conflicts. Pedestrian street lamps may not be located in visibility triangles.

SEC. S-150.114. SIGNS.

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

SEC. S-150.115. 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.

(c) Development and use of the Property must comply with Part I of this article.

SEC. S-150.116. 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 a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, 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 subdistrict must comply with the full-scale versions of Exhibit S-150A (development plan) and Exhibit S-150B (landscape plan) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Division S-150 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.

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.

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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.

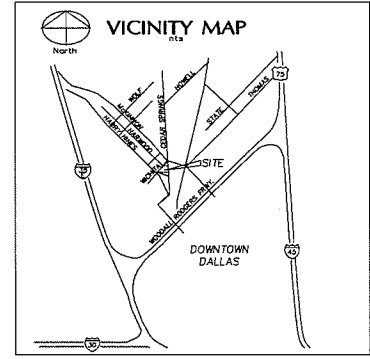
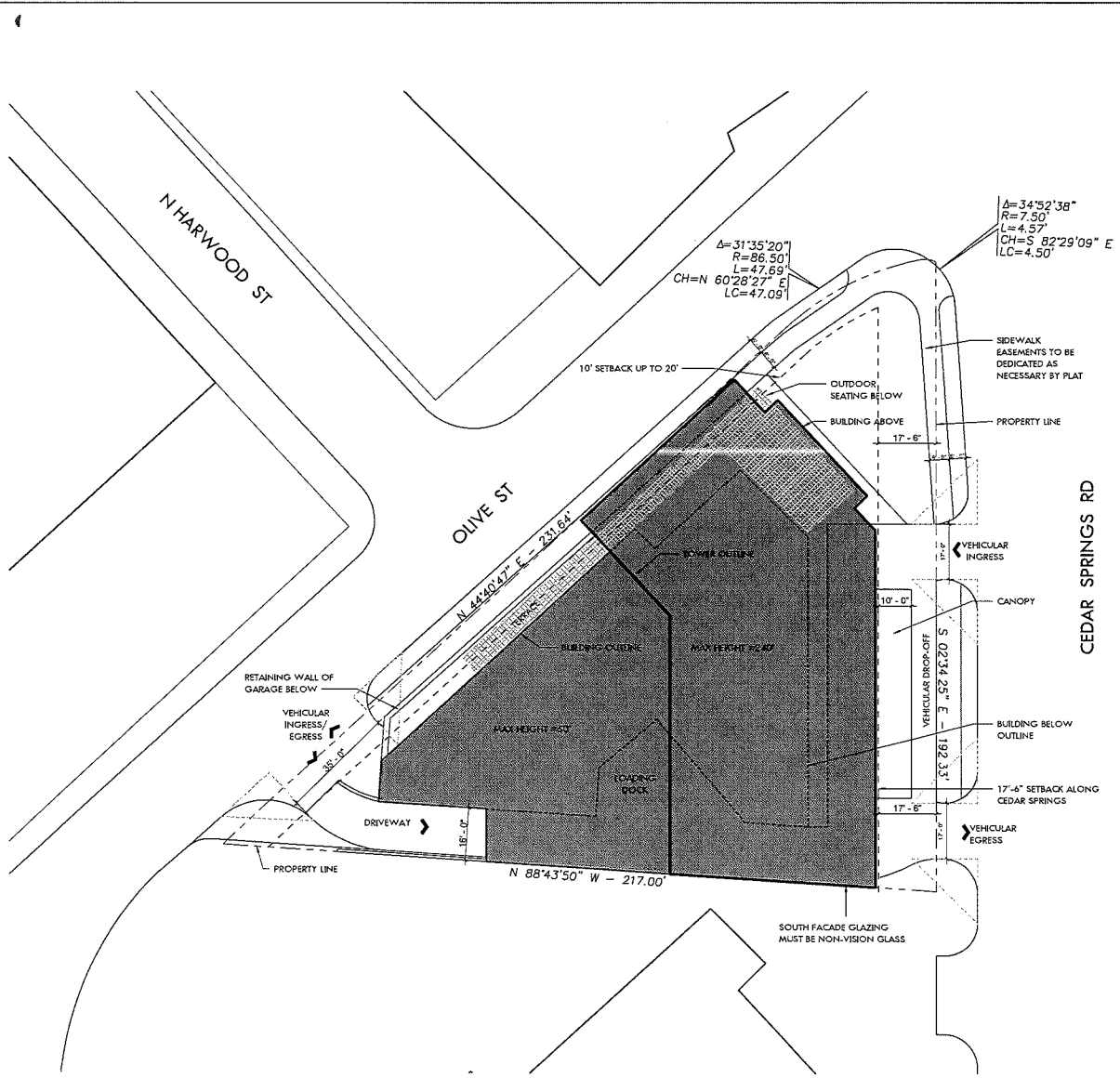
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed AUG 28 2019

31297
191301



OVERALL SITE DATA

SITE AREA:	22,888 SF
USE:	HOTEL
FLOOR AREA RATIO:	7.1 : 1
LOT COVERAGE:	70%
EXISTING ZONING:	PD 193 - HC
PROPOSED ZONING:	PDS - HC
MAX HEIGHT:	240'

PARKING:

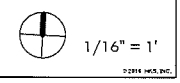
230 UNITS	.5 SPACES/UNIT	REQUIRED
		115 SPACES

HKS
ARCHITECT
HKS, INC.
1901 SWEET PAVILION ST, SUITE 100
DALLAS, TX 75201-4204

**2025 CEDAR SPRINGS RD
DALLAS, TX**

DATE
08/27/19

CASE #: Z189-237 (AU)



**DEVELOPMENT
PLAN**

Planned Development
District No. 193

Exhibit S-150A
Planned Development
District No. 150

HKS, INC.
350 N. SMITH PAUL STREET
SUITE 100
DALLAS, TEXAS 75201-4240

Landscape Architect
swa
2001 Irving Boulevard
Dallas, Texas
75207-6603
www.swainc.com
+1.214.854.0016

Stamp

Revisions

Date
FEBRUARY 29, 2018
Phase
PD SUBMITTAL PROGRESS
Job Number
HKSS902

Scale
1" = 10'-0"
(24" X 36" SHEET)

Drawing Title
PD SUBMITTAL PROGRESS
LANDSCAPE PLAN

Drawing Number
NOT FOR CONSTRUCTION

L2
1 2015 SWA

PD 193 LANDSCAPE AREA CALCULATIONS CHART (HC SUBDISTRICT)

AREA #/S IN SQ. FT.	LANDSCAPE SITE AREA	GENERAL PLANTING AREA	SPECIAL PLANTING AREA
LOT AREA	29%	50% (OF SA)	20% (OF GVA)
REQUIRED FRONT YARD	4,577 SF	2,289 SF	1,290 SF
PROVIDED	8,341 SF	2,339 SF	1,270 SF
LOT AREA	1,735 SF	4,000 SF	2,000 SF
REQUIRED FRONT YARD	1,000 SF	1,000 SF	1,000 SF
PROVIDED	1,000 SF	1,000 SF	1,000 SF

NOTE: LANDSCAPE SITE AREA CALCULATIONS INCLUDE POSTSTRAN HARDSCAPE LOCATED ON THE PROPERTY AND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY

EXISTING TREE LIST

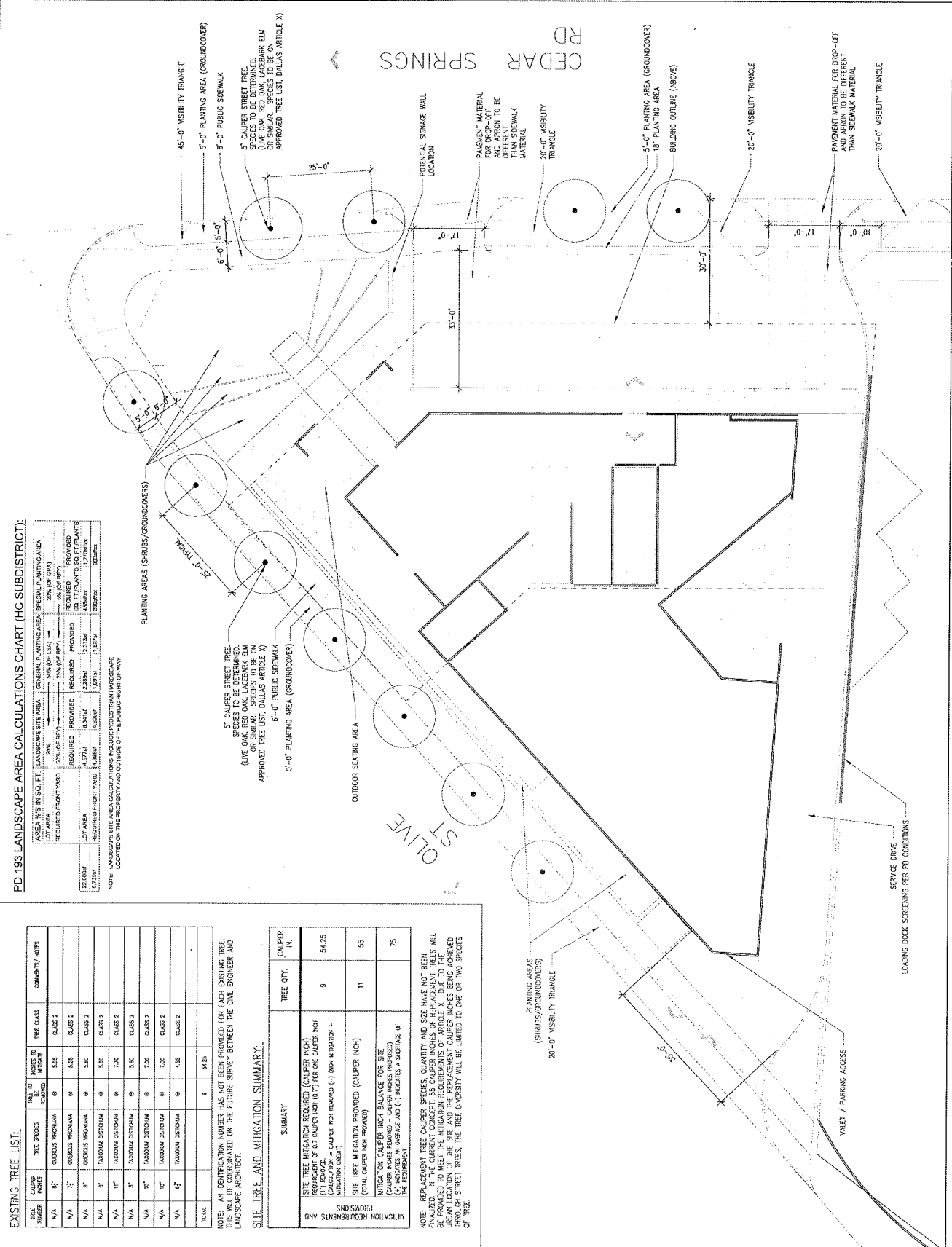
TREE NUMBER	TREE SPECIES	TREE TO BE REMOVED	TREE CLASS	COMMENTS/NOTES
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
N/A	GLORIOSA MORNANA	0	CLASS 2	
TOTAL		0		94.25

NOTE: TREE IDENTIFICATION NUMBERS HAS NOT BEEN PROVIDED FOR EXISTING TREES. THIS WILL BE CORRELATED ON THE FUTURE SURVEY BETWEEN THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

SITE TREE AND MITIGATION SUMMARY

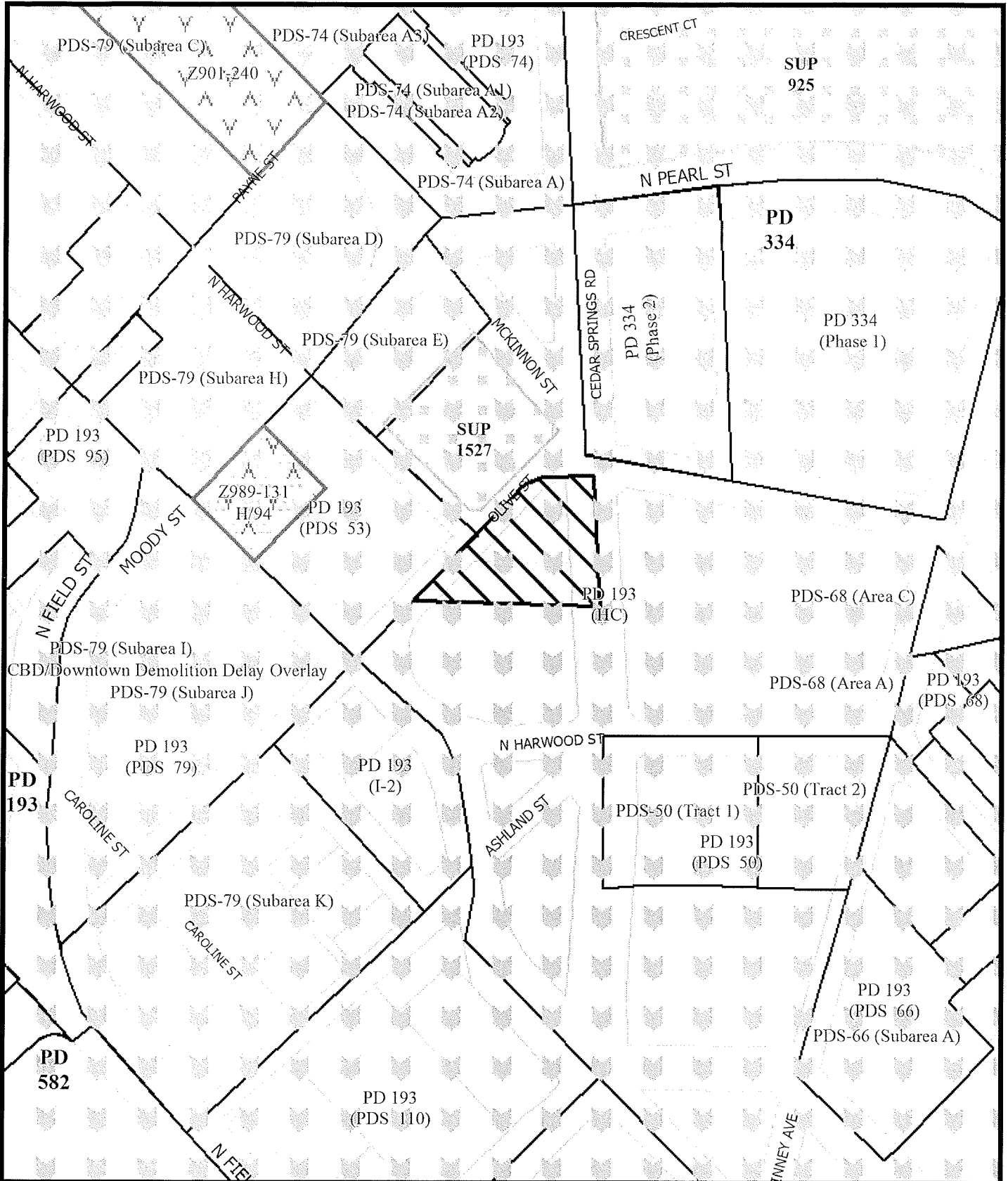
SUMMARY	TREE QTY.	CAUPER IN.
SITE TREE MITIGATION REQUIRED (CAUPER INCH) (1) REMOVED - CAUPER INCH PROVIDED (+) (NON-MITIGATION - MITIGATION COST)	9	54.25
SITE TREE MITIGATION PROVIDED (CAUPER INCH) (1) REMOVED - CAUPER INCH PROVIDED (+) (NON-MITIGATION - MITIGATION COST)	11	55
MITIGATION CAUPER INCH BALANCE FOR SITE (CAUPER INCHES REMOVED - CAUPER INCHES PROVIDED) (+) INDICATES AN OVERAGE AND (-) INDICATES A SHORTAGE OF MITIGATION		.75

NOTE: REPLACEMENT TREE CAUPER SPECIES, QUANTITY AND SIZE HAVE NOT BEEN PROVIDED IN THE MITIGATION SUMMARY. 35 CAUPER INCHES OF REPLACEMENT TREES WILL BE PROVIDED IN THE MITIGATION SUMMARY. THE REPLACEMENT CAUPER INCHES BEING ADOPTED THROUGH STREET TREES. THE TREE DIVERSITY WILL BE LIMITED TO ONE OR TWO SPECIES OF TREE.



191301

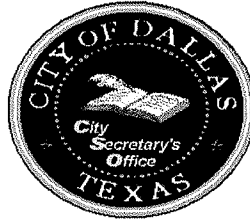
31297



1:2,400

ZONING MAP

Case no: Z189-237
 Date: 5/8/2019



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL AUG 28 2019

ORDINANCE NUMBER 31297

DATE PUBLISHED AUG 31 2019

ATTESTED BY: