

DRAFT PDS CONDITIONS

Division S-1XX. PD Subdistrict 1XX.

SEC. S-1XX.101. LEGISLATIVE HISTORY.

PD Subdistrict 1XX was established by Ordinance No. XXXXX, passed by the Dallas City Council on October 25, 2023.

SEC. S-1XX.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1XX is established on property located at the west corner of Cedar Springs Road and Hood Street. The size of PD Subdistrict 1XX is 1.268 acres.

SEC. S-1XX.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. In this division:

(1) **ELECTRIC VEHILCE SUPPLY EQUIPMENT (EVSE)** means the conductors, including the underground, grounded, and equipment grounding conductors, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

(2) **EV CAPABLE** means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

(3) **EV INSTALLED** means a designated parking space with a branch circuit for EVSE servicing electric vehicles and an electric vehicle charging station installed.

(4) **EV READY** means a designated parking space which is provided with one dedicated branch circuit for EVSE servicing electric vehicles.

(5) **MICRO-MOBILITY CHARGING** means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(6) **STOOP** means a small porch leading to the entrance of a residence.

(7) **SUBDISTRICT** means a subdistrict of PD 193.

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

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

SEC. S-1XX.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-1XXA: development plan.

SEC. S-1XX.105. DEVELOPMENT PLAN.

(a) For a special project, development and use of the Property must comply with the development plan (Exhibit S- 1XXA). 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, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-1XX.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office 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 O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main use is permitted by right:

-- Tower/antenna for cellular communication. *[Limited to a mounted cellular antenna that must be mounted to the tower portion of the building identified on the development plan.]*

SEC. S-1XX.107. ACCESSORY USES.

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

SEC. S-1XX.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 O-2 Office Subdistrict apply.

(b) Special project.

(1) Front yard.

(A) Cedar Springs Road, Hood Street, and Dickason Avenue.

(1) Minimum front yard is 20 feet and is measured from the property line.

(2) Stoops, porches, steps, ramps, handrails, guardrails, retaining walls, seating walls, patios, benches, stone blocks, pots, raised planters, landscaping features, fences, decks, and sculptures are permitted in the front yard when less than four feet in height.

(3) Awnings, arcades, balconies, cantilevered roofs, parapets and canopies with a minimum 10-foot clearance above grade may project up to six feet into the required yards.

(2) Side/rear yard.

(A) Minimum side/rear yard is 10 feet.

(1) Stoops, porches, steps, ramps, handrails, guardrails, retaining walls, seating walls, patios, benches, stone blocks, pots, raised planters, landscaping features, fences, decks, and sculptures are permitted in the side/rear yard when less than six feet in height.

(2) Awnings, arcades, balconies, cantilevered roofs, parapets and canopies with a minimum 10-foot clearance above grade may project up to six feet into the required yards.

(3) Height. Maximum structure height is 297 feet.

(4) Floor area ratio. Maximum floor area is 469,490 square feet.

- (6) Lot size. No minimum lot size.

SEC. S-1XX.109. URBAN DESIGN REQUIREMENTS FOR A SPECIAL PROJECT.

(a) Sidewalks. A minimum six-foot-wide unobstructed sidewalk is required along Cedar Springs Road, Hood Street, and Dickason Avenue.

(b) Pedestrian safety. Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk wherever possible, subject to approval of director.

(c) Structured parking design. Above ground parking levels must be screened or wrapped along all street frontages.

SEC. S-1XX.110. DEVELOPMENT BONUS FOR MIXED-INCOME HOUSING.

(a) Except as provided in this section, a special project qualifies for the development bonus in Section S-1XX.108(b) if a minimum of three percent of the total dwelling units within the building containing residential uses are available to households earning between 80 percent and 100 percent of the area median family income in compliance with Division 51A-4.1100, as amended.

(b) A maximum of 25 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall three percent mixed-income housing requirement is calculated based on the total number of all units.

(c) Compliance with Section 51A-4.1107, as amended, is not required.

SEC. S-1XX.111. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-1XX.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-1XX.113. SUSTAINABLE DESIGN FEATURES.

(a) Electric vehicle charging. A minimum of 20 percent of required off-street parking spaces must service electric vehicles, with the required type of spaces as follows:

(1) A minimum of one percent of required off-street parking spaces must be EV installed parking spaces;

(2) A minimum of two percent of required off-street parking spaces must be EV ready; and

(3) A minimum of seventeen percent of all required off-street parking spaces must be EV capable.

(b) EV capable parking spaces. EV capable parking spaces must include a circuit that terminates in a suitable termination point such as a receptacle or junction box and be located in close proximity to the proposed location of the EV parking spaces. Final location determined at permitting.

(c) Micro-mobility charging and parking. Micro-mobility charging and parking for at least six vehicles must be provided. Final location determined at permitting.

SEC. S-1XX.114. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30684)

SEC. S-1XX.115. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30684)

SEC. S-1XX.116. 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-1XX.117.

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.