

STAFF REPORT

Case Number: 18-ZA-14

Request: Rezone approximately 32.3 acres from Planned Development District No. 18 (PD-18) and One Family Residential District-6 (R-6) to Planned Development District No. 18 (PD-18), including amending the Planned Development District No. 18 (PD-18) standards to allow independent senior living as an additional permitted use and establishing related development standards. The requested zoning change is to allow for two multiple-family structures and four one-family detached dwelling units for independent senior living located on the eastern approximately 9.4 acres of the parent tract.

Acres and Address: Approximately 32.3 acres, including street rights-of-way, generally located at the northeast corner of Webb Chapel Road and IH-635/LBJ Freeway and extending northward generally along Medical Parkway North and Myra Lane.

Petitioner: Winstead PC

Existing Zoning/Zoning History:

The subject property, approximately 32.3 acres including public streets, is currently zoned Planned Development District No. 18 (PD-18) and One Family Residential District-6 (R-6). The subject property consists of multiple lots that are primarily occupied by Dallas Medical Center and other medical oriented uses, as well as surface parking lots and limited vacant land.

The portion zoned PD-18, approximately 30.6 acres including public streets, was originally adopted in 1974 (Ordinance No. 996) and has subsequently been amended to the existing Ordinance No. 1924 that was adopted in 1991. Since the initial adoption of PD-18, three amendments to the PD have been made to allow for expansion of the hospital and addition of new medical facilities on the site. A description of each amendment is provided in the “Applicable Zoning and Development Case History” section within this report. The primary uses in PD-18 are medical related type uses, such as hospital, nursing home or residential home for the aged, medical or dental laboratories and wellness/rehabilitation center. Secondary uses are also allowed in association with a primary use.

The property currently zoned R-6, approximately 1.68 acres, is located along Myra Lane and just east of Eunice Street. This property is currently vacant and was improved with the development of the hospital as a private open space with a walking trail. This property has remained vacant since the development of the hospital and additional improvements or zoning amendments within PD-18.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	One Family Residence District-6 (R-6)	One Family Detached dwelling units (i.e. single-family residences)
East	Office (O); and One Family Residence District-4 (R-4)	Worship Facility and School, Private Primary or Secondary; and One Family Detached dwelling units; across Templeton Trail and along Morning Star Lane
South	N/A	IH-635 (LBJ Freeway)
West	Local Retail District-2 (LR-2); and Planned Development District No. 91 (PD-91)	Vacant; adjacent to the subject property at the northeast corner of Webb Chapel Road and LBJ Freeway; and Gasoline Service Station and vacant land; across Webb Chapel Road

Proposed Rezoning:

The applicant is requesting to rezone approximately 32.3 acres **from** PD-18 and R-6 zoning districts **to** PD-18 in order to allow for independent senior living to be developed on approximately 9.3 acres located on the eastern portion of the parent tract. PD-18 presently allows primarily medical oriented uses, and the R-6 district allows for one family residential dwelling units (i.e. single-family residences).

Subdistricts

The proposed ordinance is structured with three subdistricts to distinguish the different types of uses and development form within each of the individual districts. Attached to this report is an exhibit “Zoning Subdistricts” which illustrates the three proposed subdistricts.

Subdistrict A:

This subdistrict, approximately 24.43 acres, consist of all lots that are currently developed with the hospital, medical clinic and office uses, located south and west of Medical Parkway North. This amendment does not propose changes to improvements within Subdistrict A. Development standards applicable to Subdistrict A are proposed to be consistent with standards that are currently existing within PD-18 today, and which were also applicable at the time these properties developed. Any proposed amendments to the existing development standards are being done so in order to reduce non-conformities to the existing development within PD-18.

Subdistrict B:

Subdistrict B consists of approximately 7.14 acres located to the east of Medical Parkway North and north of LBJ Freeway. There is an existing surface parking lot within the proposed subdistrict that is to be demolished and redeveloped with two structures. The development standards proposed for this subdistrict allow for mid-density independent senior living structures, approximately 43 units per acre. The applicant is proposing to limit any potential impacts to the nearby, existing single-family residential neighborhood by prohibiting access to residential streets.

Subdistrict C:

Portions of the subject property that is currently zoned R-6, approximately 0.74 acres just south of Myra Lane, is proposed to make up Subdistrict C. The development standards associated with this subdistrict will allow for the development of four residential lots, with a minimum lot area of 6,000 square feet, which are in character with the existing single-family residences to the north of this property. These four lots are proposed to have rear-entry garages only, and can access Myra Lane via the proposed fire lane. Additionally, the maximum height allowed within this subdistrict is limited to 35 feet, to be consistent with the maximum height allowed within the nearby residential neighborhood to the north of Myra Lane. Lastly, the proposed zoning stipulations require the preservation of the existing shade trees along Myra Lane to preserve the existing character along this street.

Uses

Subdistrict A:

All uses that are currently allowed within PD-18 are proposed to only be permitted within Subdistrict A only.

Subdistrict B:

Independent senior living multiple-family dwellings units, including open space area and related amenities, are the only permitted uses proposed within Subdistrict B.

Subdistrict C:

Subdistrict C is proposed to allow one-family detached dwelling units restricted for independent senior living use only.

Building Height

Subdistrict A:

All buildings within proposed Subdistrict A will be allowed to remain at the current height as they exist today. The maximum building height to be permitted within this subdistrict is proposed to remain as currently permitted in existing PD-18; 80 feet above the average grade of abutting residential properties as measured at the rear property line of the residential properties.

Subdistrict B:

The maximum building height in Subdistrict B is 5 stories and not to exceed 70 feet. The proposed Conceptual Site Plan proposes a 5-story building (Building A) and a 4-story building (Building B).

Subdistrict C:

Subdistrict C proposes to allow a maximum height of 1 story, not to exceed 35 feet for each dwelling unit.

Landscaping

Subdistrict A:

Landscaping requirements within Subdistrict A are proposed to remain as stated in the existing PD-18, which is a minimum of 15% landscaped open space.

Subdistrict B:

The proposed zoning request stipulates that landscaping in Subdistrict B be not less than 15% of the lot area. Additionally, parking areas must have not less than 10% of the interior parking areas landscaped. It is also proposed that surface parking areas provide 1 tree per 20 parking spaces within the interior of the parking lot. The proposed zoning request includes a Conceptual Landscape Plan in accordance with the proposed landscape requirements for the subdistrict.

Subdistrict C:

Landscaping requirements for Subdistrict C are proposed to be 1 shade tree within the front yard of each lot in addition to the existing trees located along Myra Lane that will be preserved. The proposed Conceptual Landscape Plan details the trees that are proposed to be preserved within this subdistrict.

Building Materials

All Subdistricts:

All exterior building materials for structures, regardless of use, within all subdistricts are proposed to be constructed in accordance with the City's Code of Ordinances for non-residential buildings. This standard requires that each exterior wall of the building provide a minimum of 75% masonry material. Masonry may be natural stone, kiln fired clay brick, concrete, hollow clay tile, decorative concrete block, etc. Additionally, other materials such as EIFS (Exterior Insulation and Finish System) would be limited to 10%.

Signs

Subdistrict A:

Signs within Subdistrict A are existing due to the improvements on the site. Modifications or additions to signage within this subdistrict are subject to the standards found in the Code of Ordinances and as shown on the approved Detailed Site Plan.

Subdistrict B:

Signs within Subdistrict B are proposed to be permitted subject to approval of a Detailed Site Plan and in accordance with the signage stipulations included within the proposed PD-18 for wall and monument signs. A wall sign is proposed to be permitted on each building elevation that faces Medical Parkway North and LBJ Freeway, not to exceed a maximum area of 10% of the building elevation or 50 square feet. Three monument signs are proposed to be permitted within Subdistrict B, each with a maximum area of 75 square feet and 6 feet in height.

Subdistrict C:

No signs are proposed to be permitted within Subdistrict C.

Proposed Conceptual Site Plan:

Included with this proposed rezoning request is a Conceptual Site Plan for the areas that are proposed to be developed as independent senior living. The existing hospital and medical office building are to remain as is, and are consistent with the Conceptual Site Plan adopted within the current PD-18 (Ordinance No. 1924).

Subdistrict A

The area west of Medical Parkway North (approximately 24.4 acres), primarily occupied by the hospital and other medical clinic or office uses, will remain and no changes are proposed as part of this request. This includes the existing wall and landscape buffer between the hospital and single-family residences to the north. The existing improvements within Subdistrict A will comply with the Conceptual Site Plan that was adopted with Ordinance No. 1924 (existing PD-18). The proposed zoning request requires approval of a Conceptual Site Plan for Subdistrict A if there is a significant deviation from the adopted Conceptual Site Plan. Again, at this time, no changes are proposed to the existing improvements within Subdistrict A.

Subdistrict B

The primary purpose of the zoning request is to consider proposed modifications to the area east of Medical Parkway North and north of LBJ Freeway (approximately 7.14 acres) in order for this area to be developed as independent senior living. This subdistrict will consist of two buildings with a total of 306 dwelling units on one lot. The first building, Building A, furthest from LBJ Freeway, is proposed to contain 239 dwelling units that will wrap the structured parking. Building A is proposed to be 5 stories in height and has an approximate gross floor area of 499,215 square feet. Building B, along LBJ Freeway, will consist of 67 dwelling units and is proposed to be 4 stories in height with an approximate gross floor area of 80,796 square feet.

The proposed parking required for Subdistrict B is 1 space per dwelling unit plus 0.5 spaces per bedroom. Therefore, a total of 516 parking spaces are required for Subdistrict B. Approximately 431 parking spaces are proposed to be provided within the structured parking and 85 spaces are proposed to be surface parking for a total of 516 parking spaces.

Access to the buildings within Subdistrict B is proposed to be from existing Medical Parkway North. There is a fire lane proposed along the north side of Building A that connects to Myra Lane; however, this fire lane will be gated and restricted for emergency access only so that residents living within Buildings A and B will have to utilize Medical Parkway North for access.

Pedestrian sidewalks are proposed throughout Subdistrict B that will connect to existing and proposed sidewalks within the area, including the proposed open space areas to the north of Medical Parkway North and another along Myra Lane, to the north of Building A. This open space is proposed to be a passive park or amenity to the residents of PD-18 with 5-foot sidewalks and benches. Additionally, the Conceptual Site Plan also proposes to preserve approximately 10 existing mature trees within the open space, located west of the shared access drive from Myra Lane.

The property has some physical constraints, specifically due to the existing 50-foot Lone Star Gas easement that is located between Buildings A and B. This easement is proposed to remain free and clear of any structural improvements as required by the rights of the easement. Minor surface improvements, such as benches and walking paths are proposed within the easement so as to create an open space amenity.

Both buildings will comply with the City's masonry requirements for non-residential buildings, which requires a minimum 75% masonry material for all façades.

Subdistrict C

The property to the south of Myra Lane, approximately 0.74 acres, is proposed to be designated as Subdistrict C. This subdistrict includes 4 lots that range in area from approximately 6,970 square feet to 9,583 square feet. The lots are proposed to be held in fee simple ownership. Each lot is proposed to allow a one-story, one-family detached dwelling unit with a minimum front yard setback of 20 feet along Myra Lane.

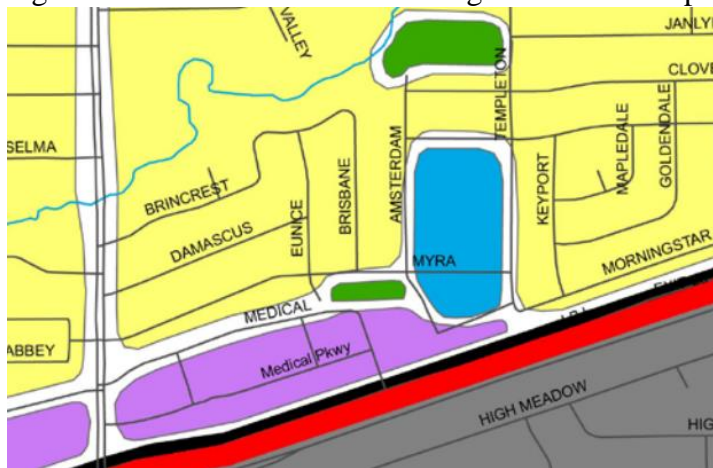
Parking for each unit within Subdistrict C is 2 parking spaces per dwelling unit within an enclosed garage, per the Comprehensive Zoning Ordinance Article 4.3.D.1.b. Parking for each of the lots will be rear-loaded; accessible via the fire lane/private drive shared with the adjacent property to the east, Chapel Hill Church. The fire lane/private access located behind the lots within Subdistrict C will serve as a private "alley" for the residential homes along Myra Lane and as a fire lane for the buildings in Subdistrict B. As stated previously, a vehicle gate is proposed to prohibit vehicular traffic from traveling from Medical Parkway North to Myra Lane. The gate is proposed to open only for emergency access.

A 6-foot sidewalk is proposed along the south side of Myra Lane, as required by the City's Trails Master Plan described in more detail below. The sidewalk will connect to the existing sidewalk near the intersection of Eunice Street and Myra Lane, and extend to the east property line/shared access drive. Additionally, approximately 12 existing mature trees will be preserved along Myra Lane that are located within the private properties of the proposed residential lots.

All structures within Subdistrict C will comply with the City's masonry requirements for non-residential buildings, which requires 75% masonry material for all façades.

Comprehensive Plan Recommendation:

The Central Area Plan designates the subject property primarily as IH635 district, and areas along Myra Lane as Parks and Open Space as provided for on the Future Land Use Map. The IH635 district land use designation recommends that due to the expansion of Interstate 635 (LBJ Freeway), the southern edge of the Central Area will likely increase in visibility and attractiveness of non-residential areas. Although the Plan identifies quality office uses being the primary land use, the Plan also notes that higher density residential uses should be considered appropriate for a portion of the corridor. Additionally, the Central Area Plan promotes high density development, higher floor-to-area ratios in exchange for structured parking, maximizing usable space, and notes



that building heights within the IH635 district should lower from east to west with 2 to 4 story buildings near Dallas Medical Center.

The Parks and Open Space land use designation applies to all parks or open space areas that are owned by the City and are accessible to the general public. Although the property along Myra Lane is an open space, this property is privately owned.

The proposed development is consistent with the Plan recommendation because of the scale and transition of uses, ranging from the non-residential and medical uses, to the proposed independent senior living uses, to the existing low density residential to the north and east. Although the Plan recommends the primary land use being office, the Plan also acknowledges that higher density residential along LBJ Freeway and low density residential towards Myra Lane is better suited given the context of the subject property. Furthermore, the Central Area Plan acknowledges that the Plan is intended to be a dynamic planning document that should respond to changing needs and conditions of the area, and that decisions should be made considering the benefits for the long-term health and vitality of the Central Area. The proposed development is offering a senior living housing option that has been identified by the City Council as a need within the city.

Trails Master Plan:

The 2015 Citywide Trails Master Plan recommends that a six to eight foot wide sidewalk be provided along the south side of Myra Lane, to connect Webb Chapel Road to the Joe Ratcliff Walkway and Templeton Trail (Temple Trail Park). The developer is proposing to provide a six-foot wide sidewalk along Myra Lane, connecting from the existing sidewalk near Eunice Street and Myra Lane to the east property line/shared access drive. The proposed trail improvements comply with the Plan recommendation.

Public Response:

On January 18, 2019, 63 zoning notification letters were mailed to the surrounding property owners. Three (3) zoning notification signs were also placed on the site on the same day. As of January 25, 2019, one letter in opposition to the proposed request has been received by the city.

Staff Recommendation:

Staff recommends approval of the proposed Zoning request.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
01/28/1991 Ordinance No. 1924	N/A	Revised development standards for PD-18. Allowed the development of Plaza IV medical office building and associated parking garage (northeast corner of the site; along Medical Parkway North).
08/20/1990 Resolution No. 90-130	N/A	Approval of Detailed Site Plan for surface parking (on Lot 3, Block C), including masonry wall and landscape buffering (along adjacent residential).
12/21/1982 Ordinance No. 1378	N/A	Amendment to PD-18 to allow a 6-story building with elevator penthouse to be constructed, establishing screening requirements, and prohibiting access to certain streets and residential areas.
11/17/1980 Ordinance No. 1326	N/A	Amendment to PD-18 to allow a radio tower to be permitted.
02/04/1974 Ordinance No. 996	N/A	Zoning of approximately 30-acres from Office (O) to Planned Development District No. 18 (PD-18).