

# **PARKING**

## **4 Case Studies**



**City of Dallas**

**Zoning Ordinance Advisory  
Committee (ZOAC)  
November 5, 2020**

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Sustainable Development and Construction –  
Current Planning  
City of Dallas

# Background/History

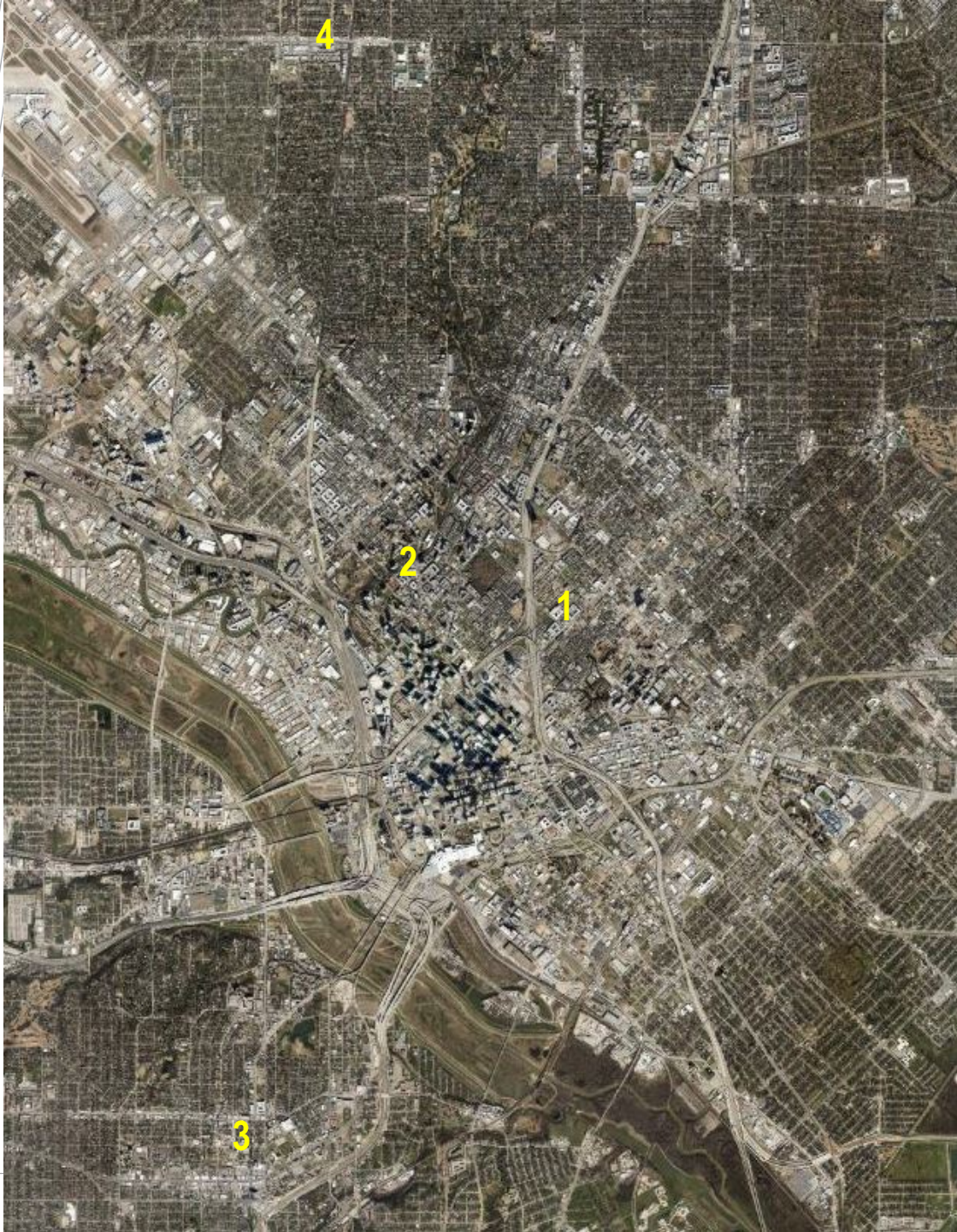


- City Plan Commission authorized a public hearing on 9/5/2019 to consider amending Chapters 51 and 51A of the Dallas Development Code for off-street parking and loading requirements not limited to:
  - hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.
- ZOAC briefings held:
  - 3.05.2020 - City of Dallas Parking Code Amendment Outline
  - 6.18.2020 - City of Dallas Current Parking Regulations
  - 7.09.2020 - City of Dallas Planned Development Districts
  - 8.06.2020 - Index Cities and Other Cities Research
  - 9.03.2020 - Local and National Parking Studies
    - Board of Adjustment Parking Reductions
    - Citywide Plans – Vision/Goals
  - 10.15.2020 Public and Interdepartmental Outreach – Input
  - **11.5.2020 – 4 Case Studies**



# Methodology

- **4 locations** to highlight all elements that provide accessibility to the site and the relationship between the combination of land uses, access, and parking requirements.
- built locations in older parts of the city, with existing buildings that are either redeveloping, or changing the use combination more frequently, due to the nature of the land use.



# 1. Ross Avenue

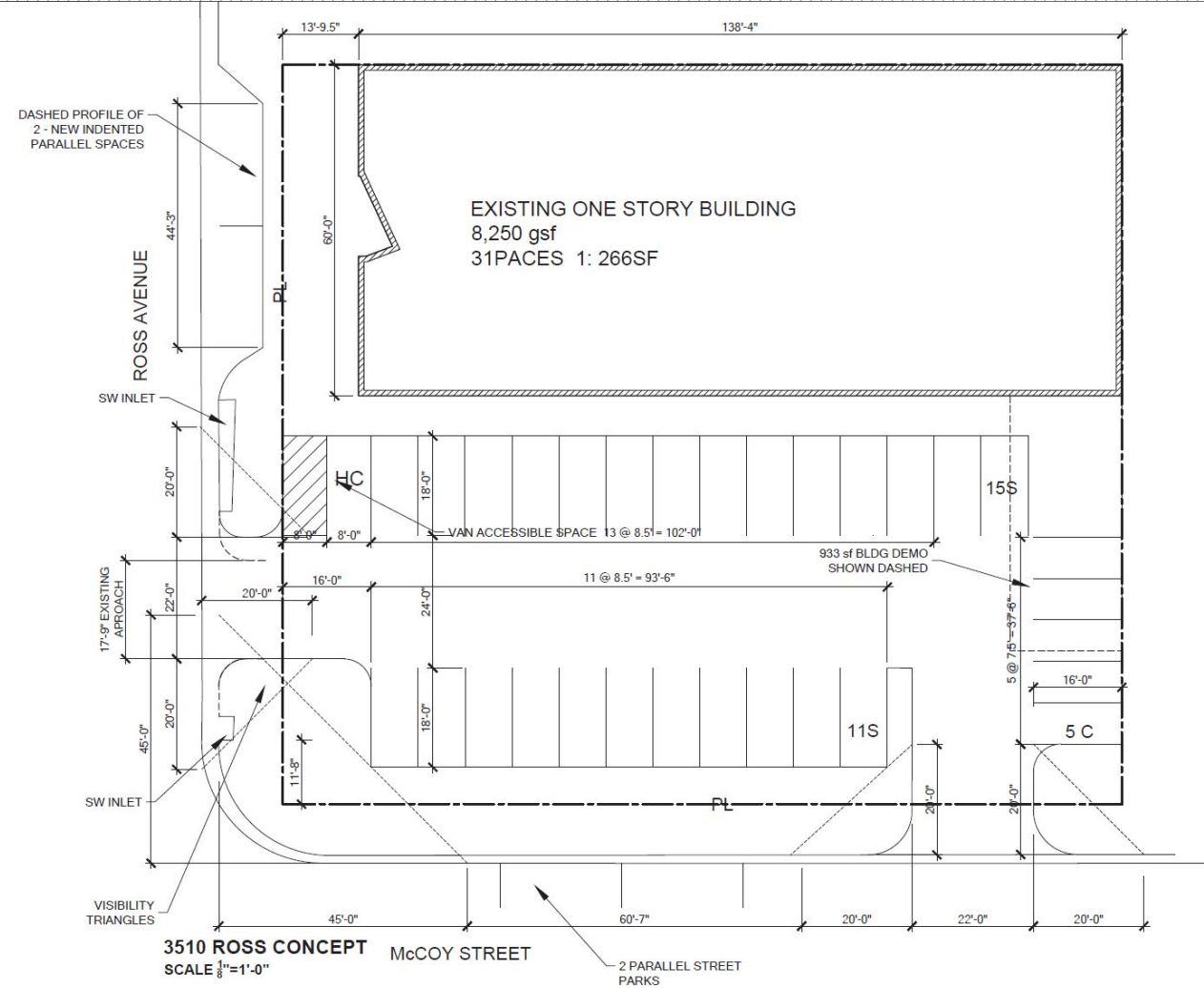


**Lot size:** 0.47 Ac / 20,369 sf  
**2 buildings:** 7,148sf (built in 1947);  
2,025sf (built in 2010)  
**23 parking spaces** / approx. 0.2  
acres  
Loading (?)  
**No landscaping; Zero trees**  
**3 curb cuts**

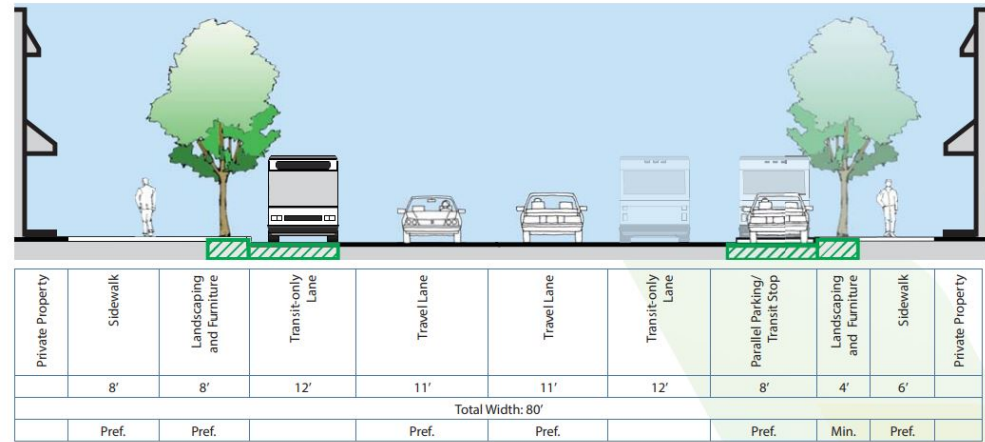
**Ross Ave:** 5 lanes – U – parkways  
and sidewalks  
**DART bus route**  
Community Collector – Mixed-Use  
Absorb Map; Equity Map



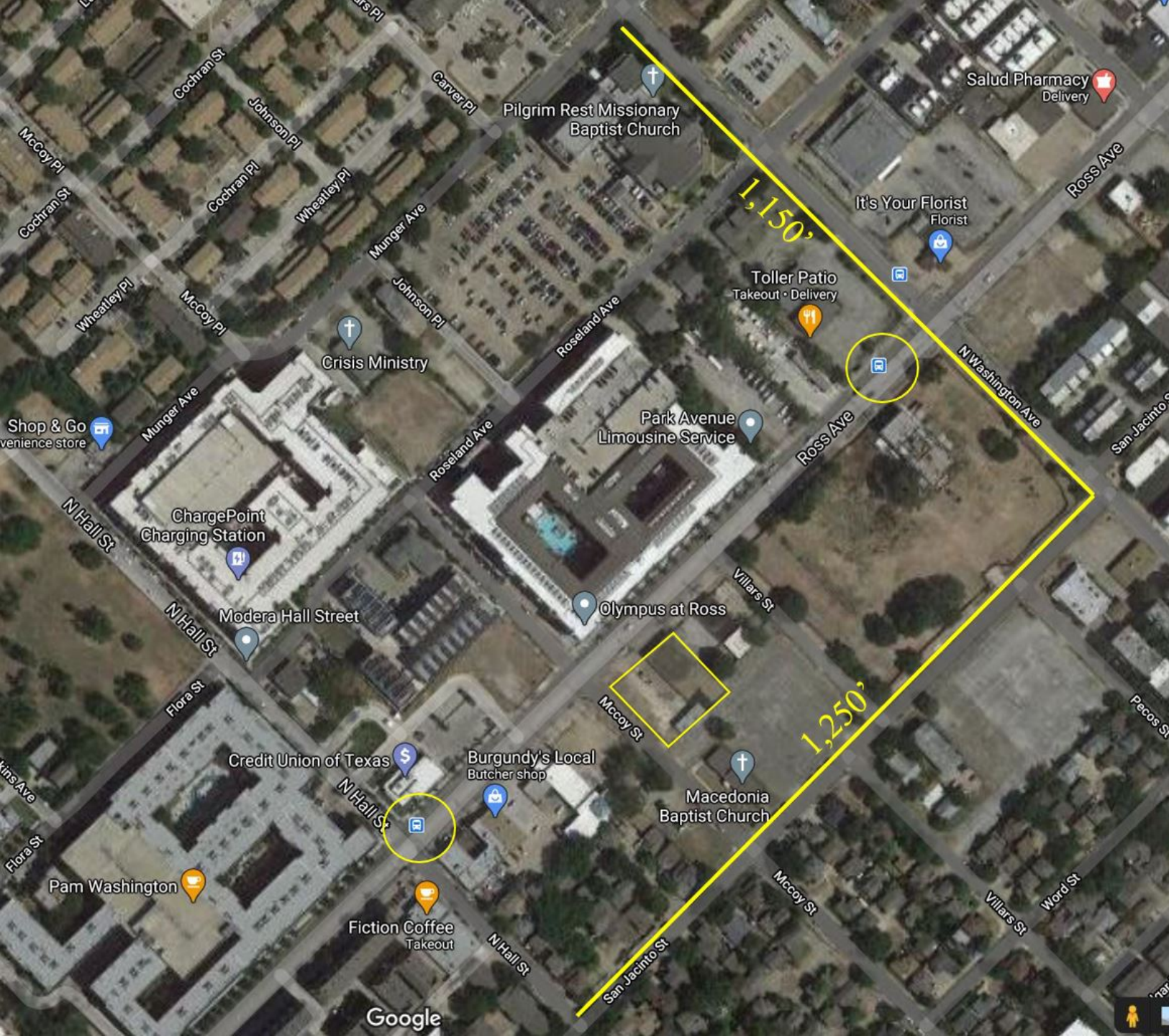
# 1. Ross Ave.

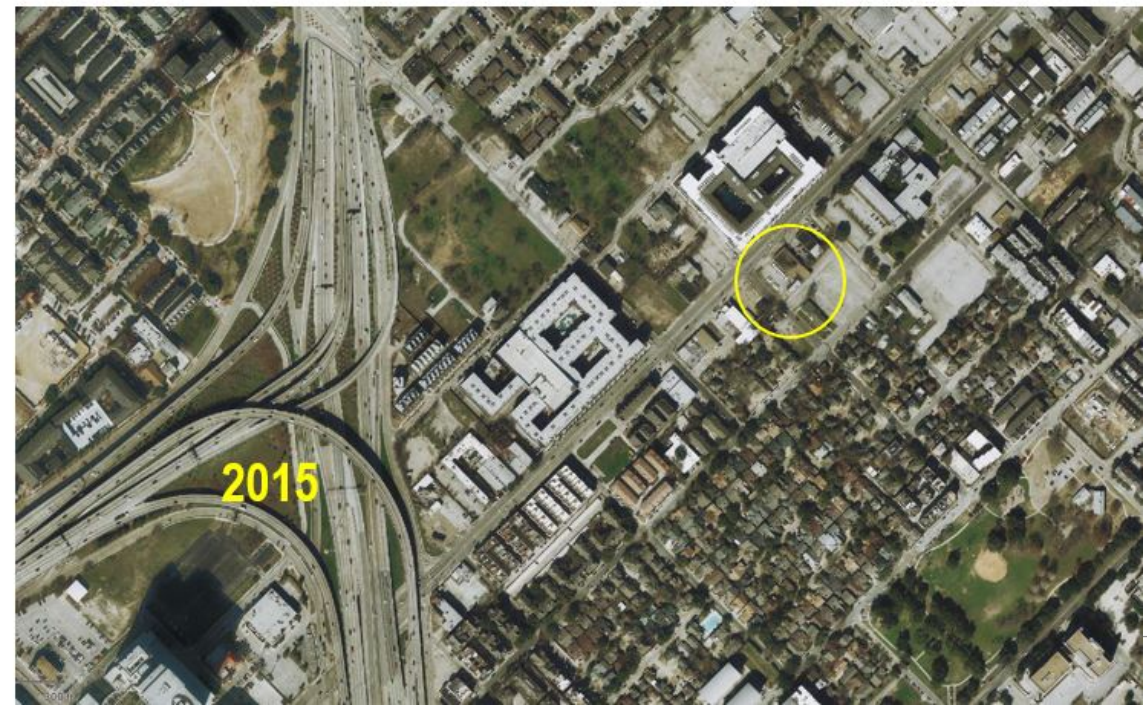
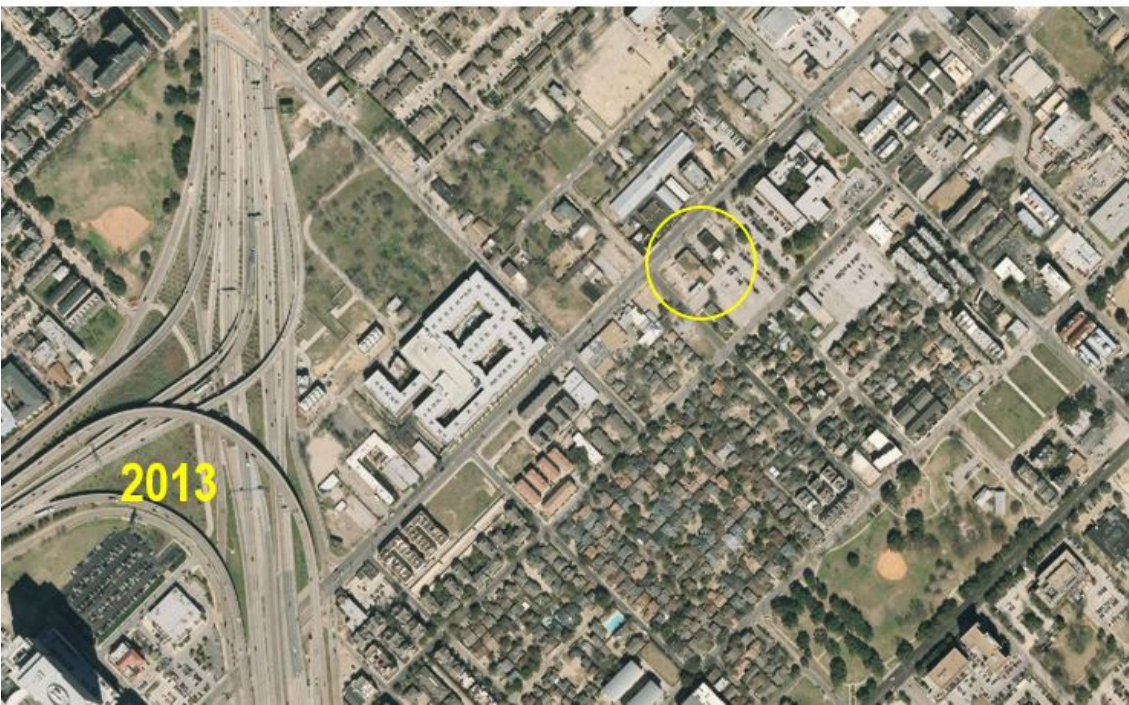
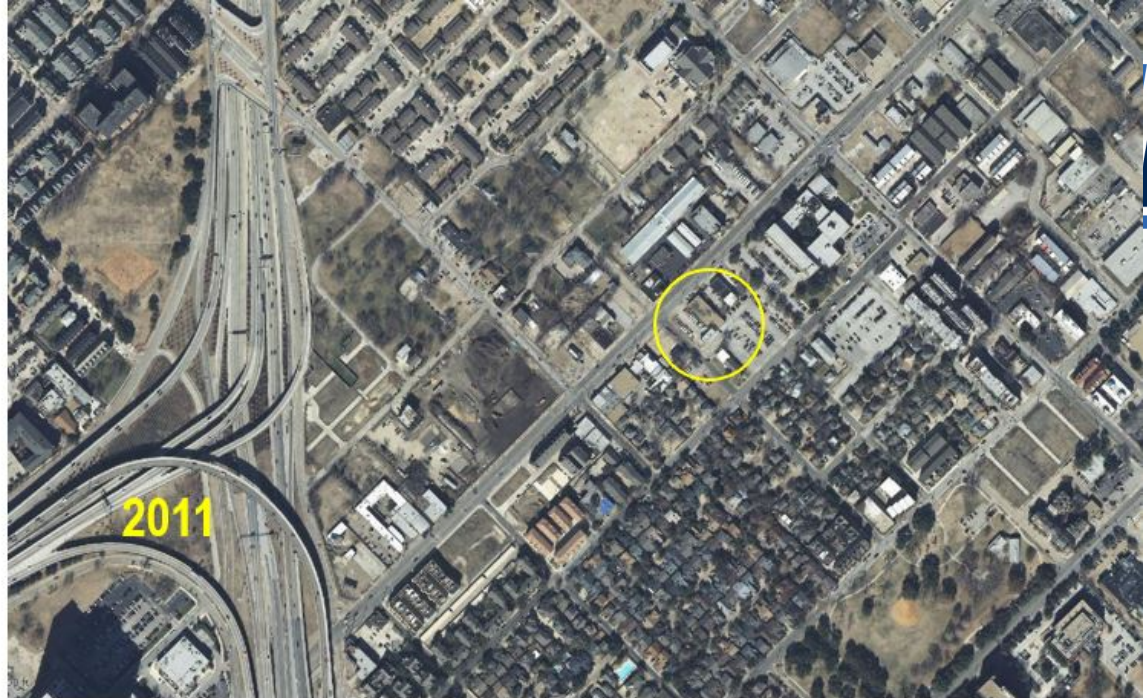
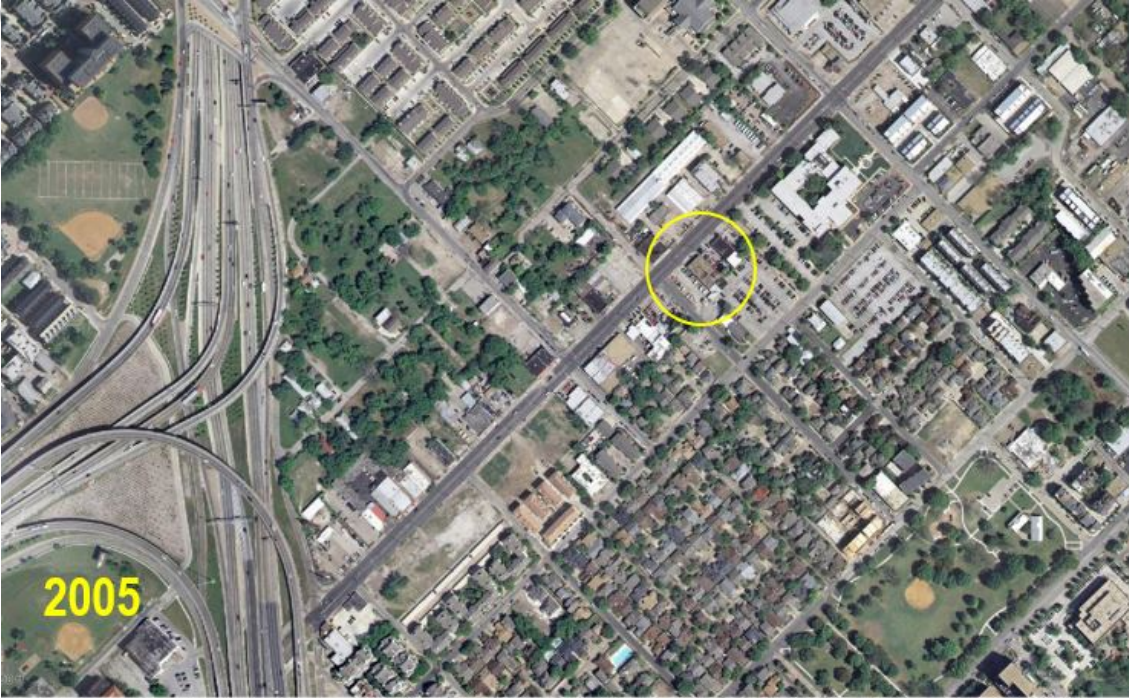


EXAMPLE MIXED-USE TYPOLOGY CROSS SECTION: 80' ROW



# 1. Ross Ave.





# 2. Katy Trail Ice House



**Lot size:** 1.62 acres (2 lots)

**Building:** 4,987sf; built in 1958; with outdoor patio. **The lot with building and patio:** 0.57 acres

**50 parking spaces;** approx. 0.69 acres; valet parking; drop-off area; double stacked spaces

At least 10 trees on the lot with the building + street trees

**Routh Street abandonment**

**DART bus route** on Maple (1,200ft)

Absorb Map; Cool Map

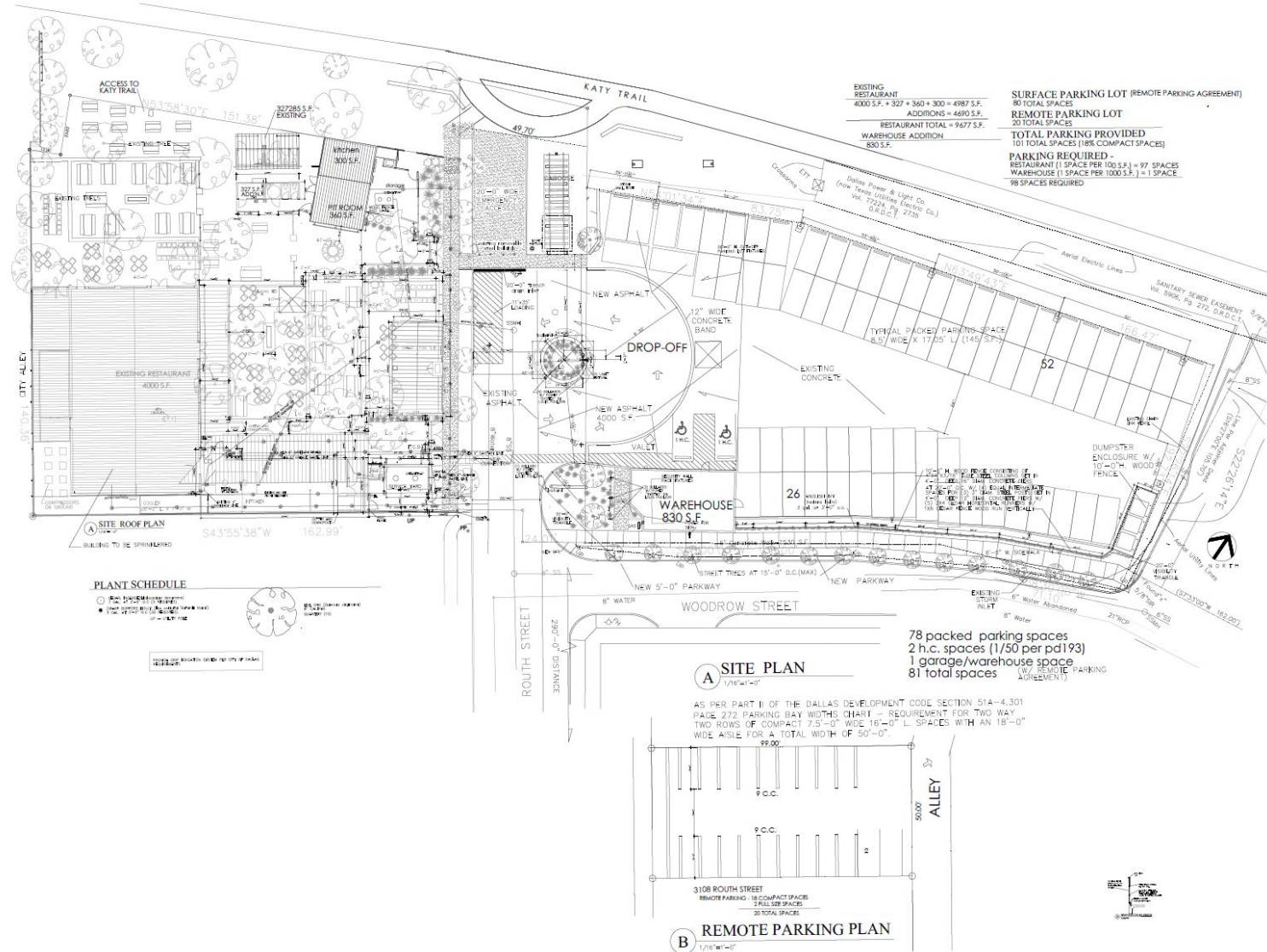




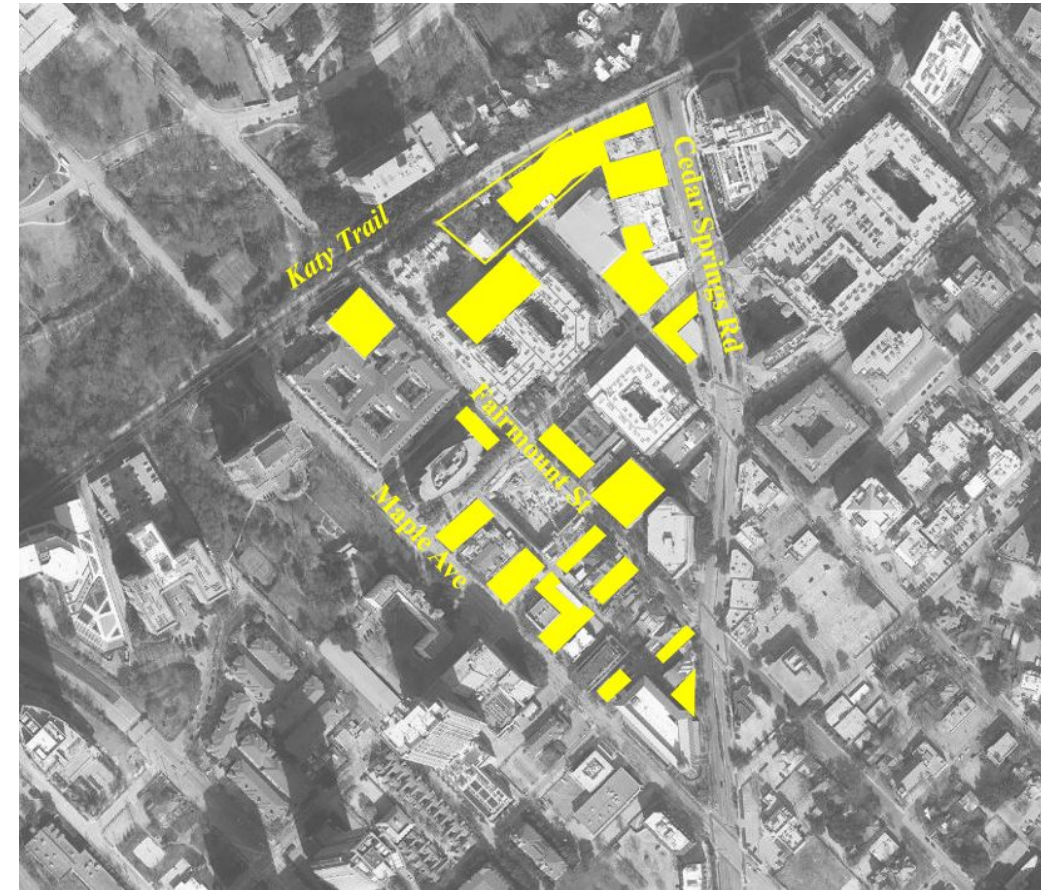
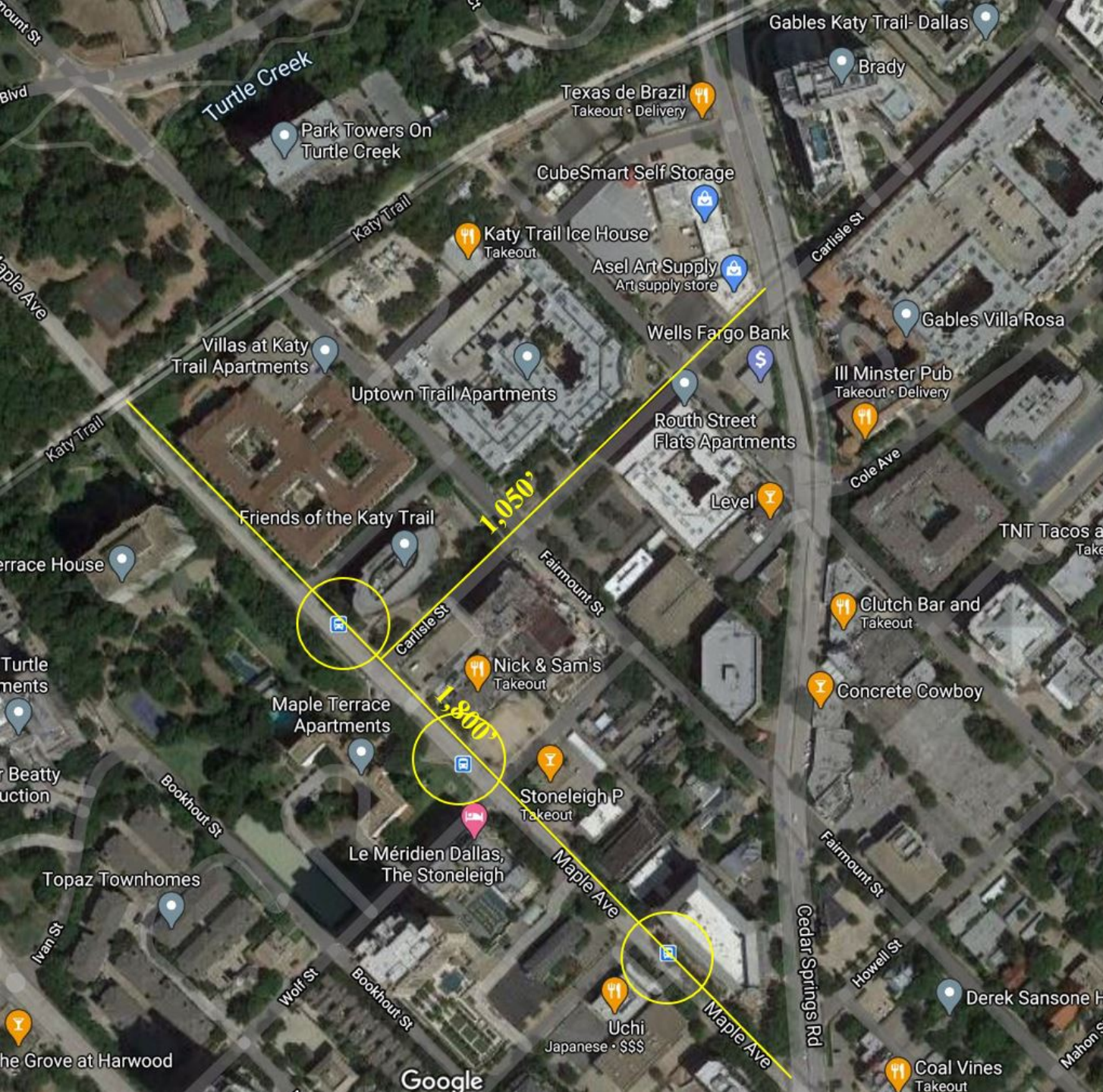
# 2. Katy Trail Ice House



- 50 ps
- 4 parking agreements
- Street abandonment
- Wood fence
- Drop-off area
- In Uptown – by a trail and between Cedar Springs, Maple, McKinney
- Access to DART
- Mixed-use area; with multifamily



# Ice House





# 3. N Beckley Ave Hotel



**Lot size:** 0.37 Ac / 16,262 sf  
**2 buildings:** 5,160 sf (built in 1923);  
1,350 sf (built in 1969)  
**Parking:** approx. 0.16 acres and 4  
head-in on-street parking  
**Landscaping approx.** 0.12 ac; 5 trees  
2 travel lanes – U + parkways and  
sidewalks  
3 curb cuts + head-in parking

**DART bus route** on Beckley, Davis +  
streetcar on Zang  
Community Collector – Mixed-Use  
Absorb Map; Cool Map



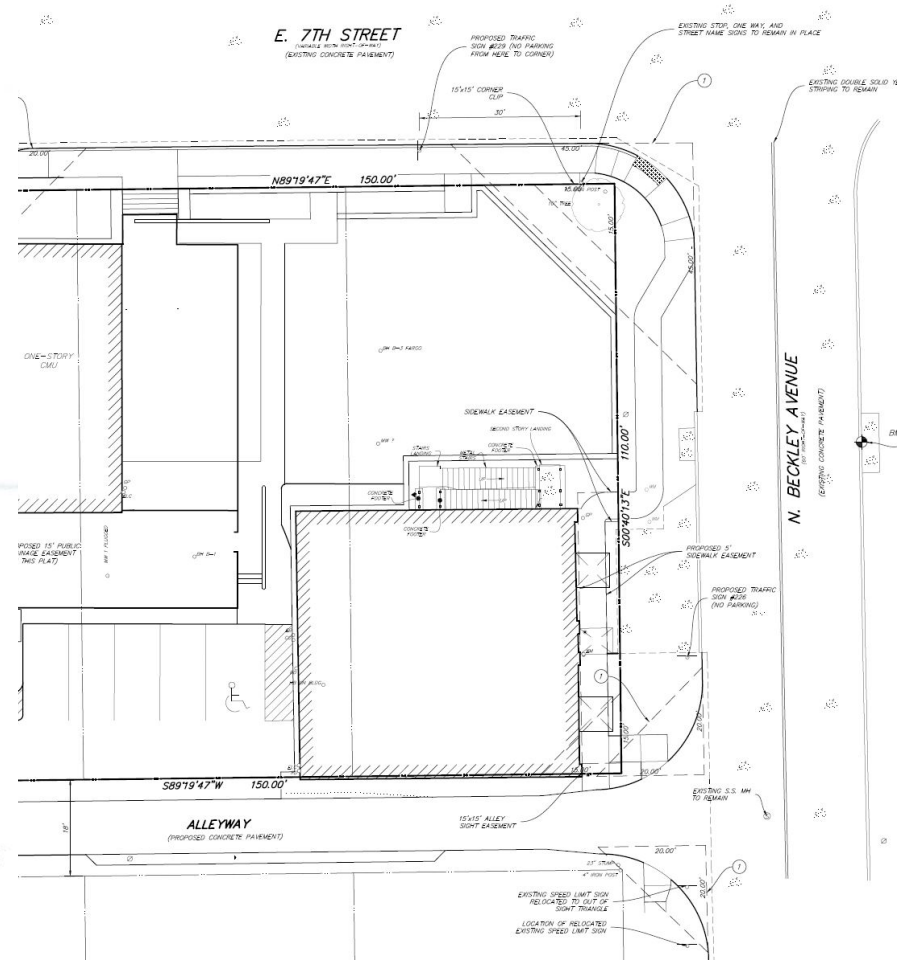
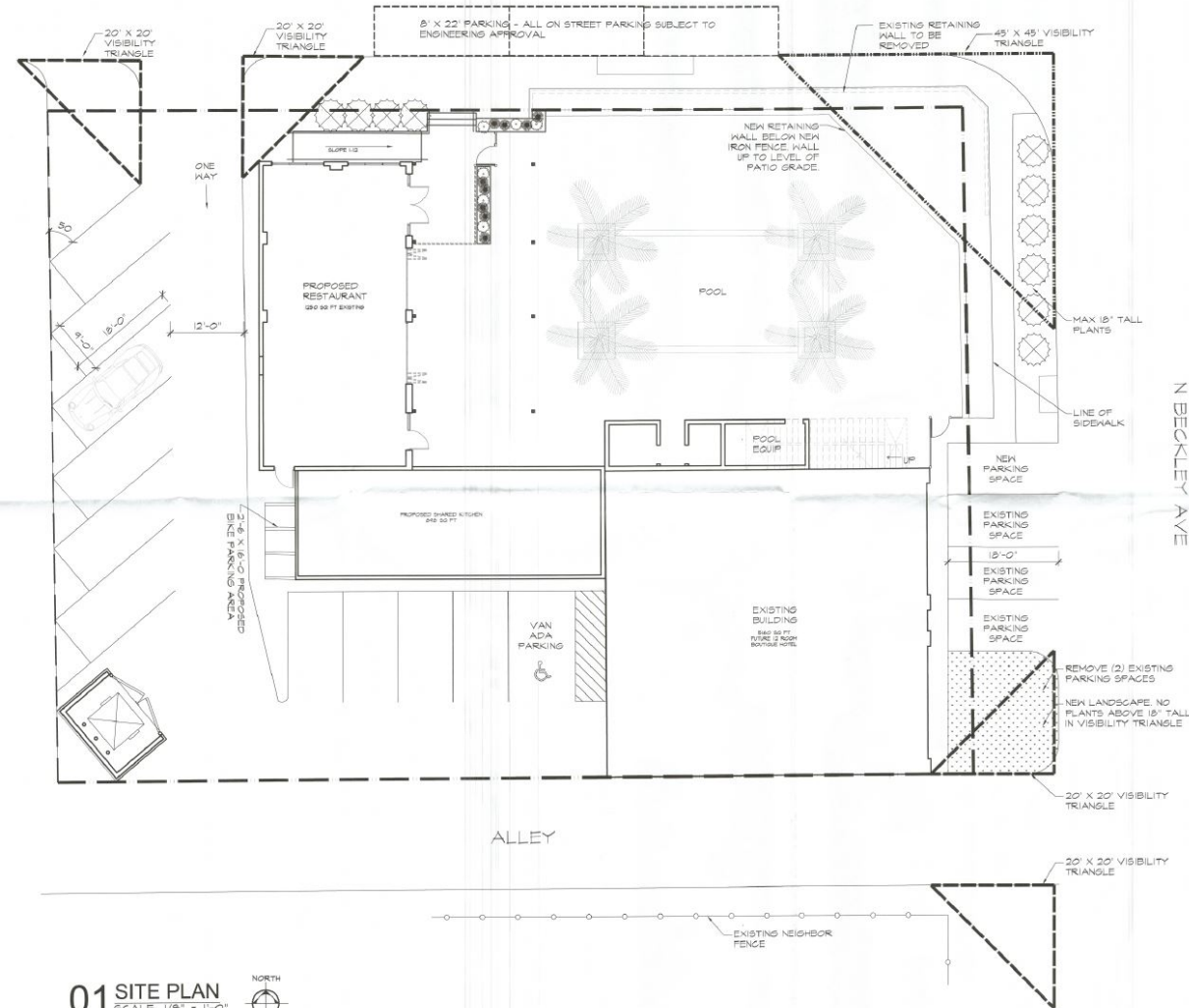
# 3. N Beckley Ave Hotel



W 7TH STREET - ONE WAY

CASE # Z17B-355

|                               |                          |
|-------------------------------|--------------------------|
| LOT AREA                      | 16,262 SQ FT / .37 ACRES |
| RESTAURANT AREA               | 2,128 SQ FT              |
| EXISTING BLDG AREA (HOTEL)    | 5,160 SQ FT              |
| RESTAURANT BLDG HEIGHT        | 16'                      |
| REQUIRED PARKING SPACES       |                          |
| RESTAURANT (ONE PER 125 SF)   | 17 PS                    |
| EXISTING BUILDING (250 SQ FT) |                          |
| PROPOSED ADDITION (940 SQ FT) |                          |
| TOTAL 2,128 SQ FT             |                          |
| PROPOSED PARKING SPACES       |                          |
| EXISTING                      | 5 PS                     |
| PROPOSED                      | 11 PS                    |
| ADA NEW                       | 1 PS                     |
| VALET                         | - PS                     |
| W 7TH STREET                  | 3 PS                     |
| TOTAL                         | 18 PS                    |



31284  
 APPROVED BY  
 CITY COUNCIL  
 AUG 14 2019  
 191155

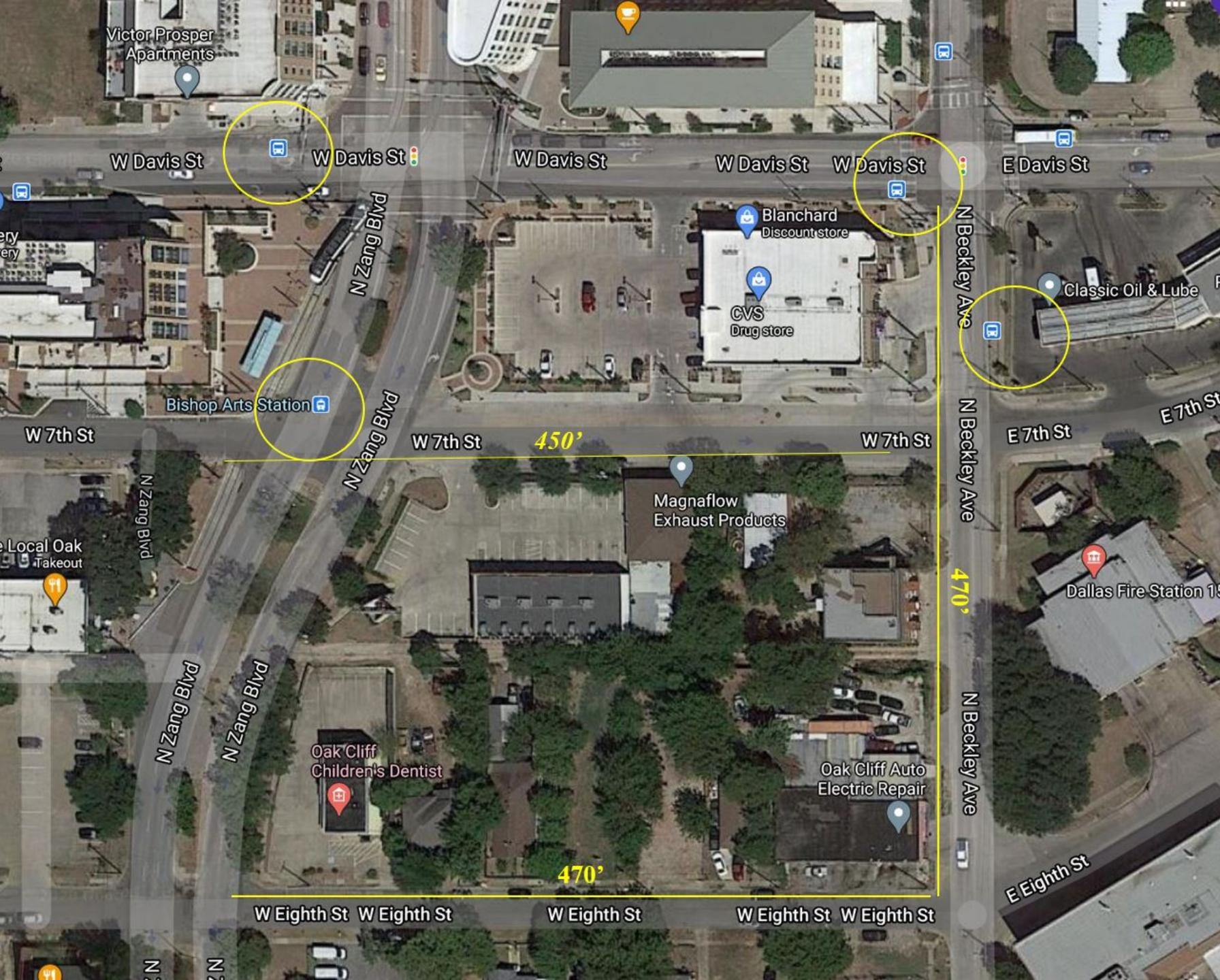
NOTE: ALL VISIBILITY TRIANGLES SHALL NOT HAVE ANY ENCROACHMENTS TALLER THAN 12'

01 SITE PLAN  
 SCALE: 1/8" = 1'-0"



# 3. N Beckley Ave Hotel







N Lewellyn Ave

Davis Street

2.650'

N Zang Blvd

N Beckley Ave

Bishop Arts District

Madison Ave





# 4. Lovers Lane



**Lot size:** 0.47 Ac / 20,369 sf (400' x 315')

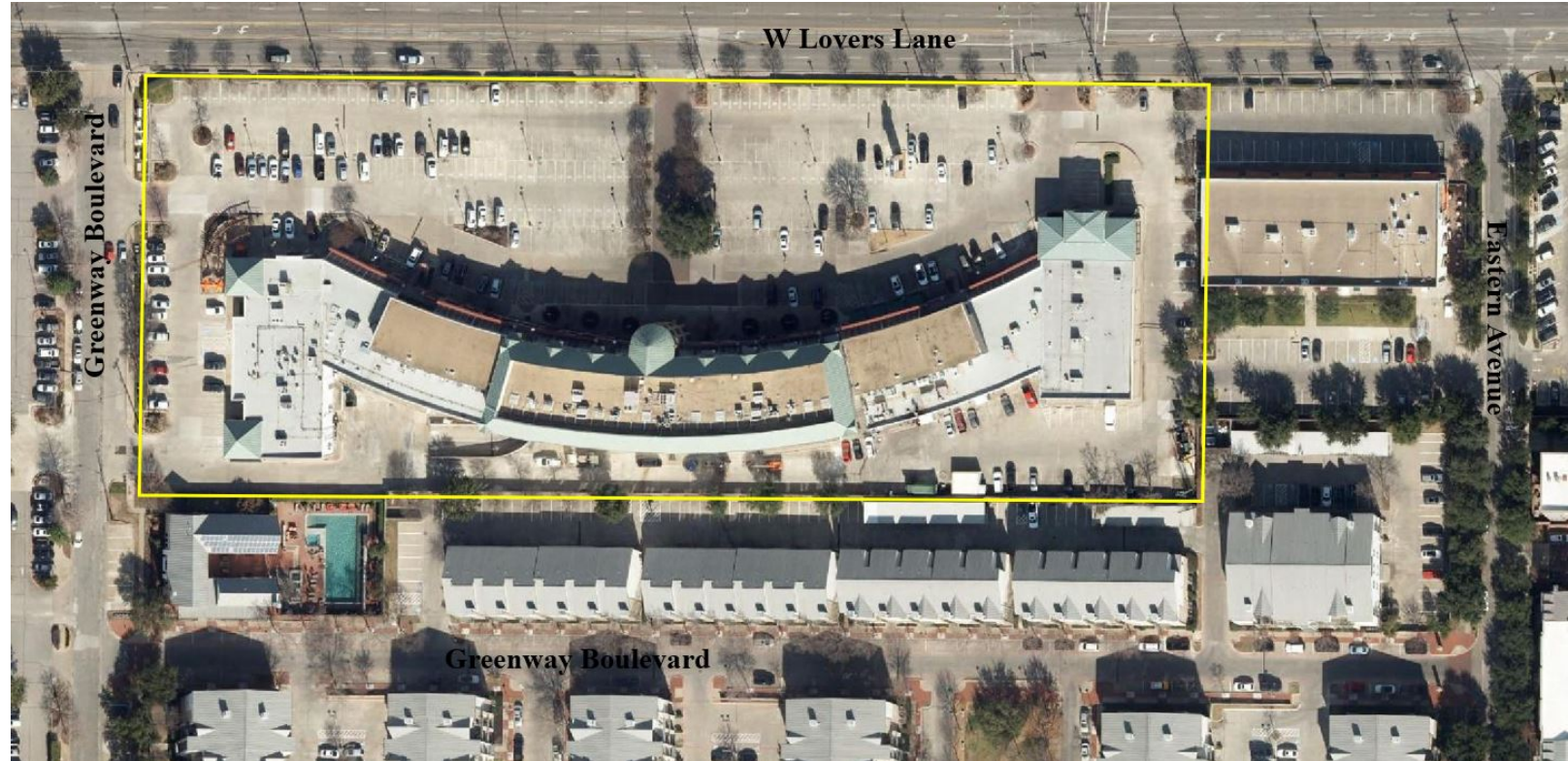
**Buildings:** 98,278 sf (47 units in 2010); 3 stories, 60' in height; 1 level underground garage; built in 1985

**517 parking spaces; approx. 155,100 sf**

**Landscape Plan** DRs 1984, 2005; 50 trees (*Article X: 100 trees: 64 site trees, and 36 street trees*)

**W Lovers Ln:** 5 lanes + sidewalks

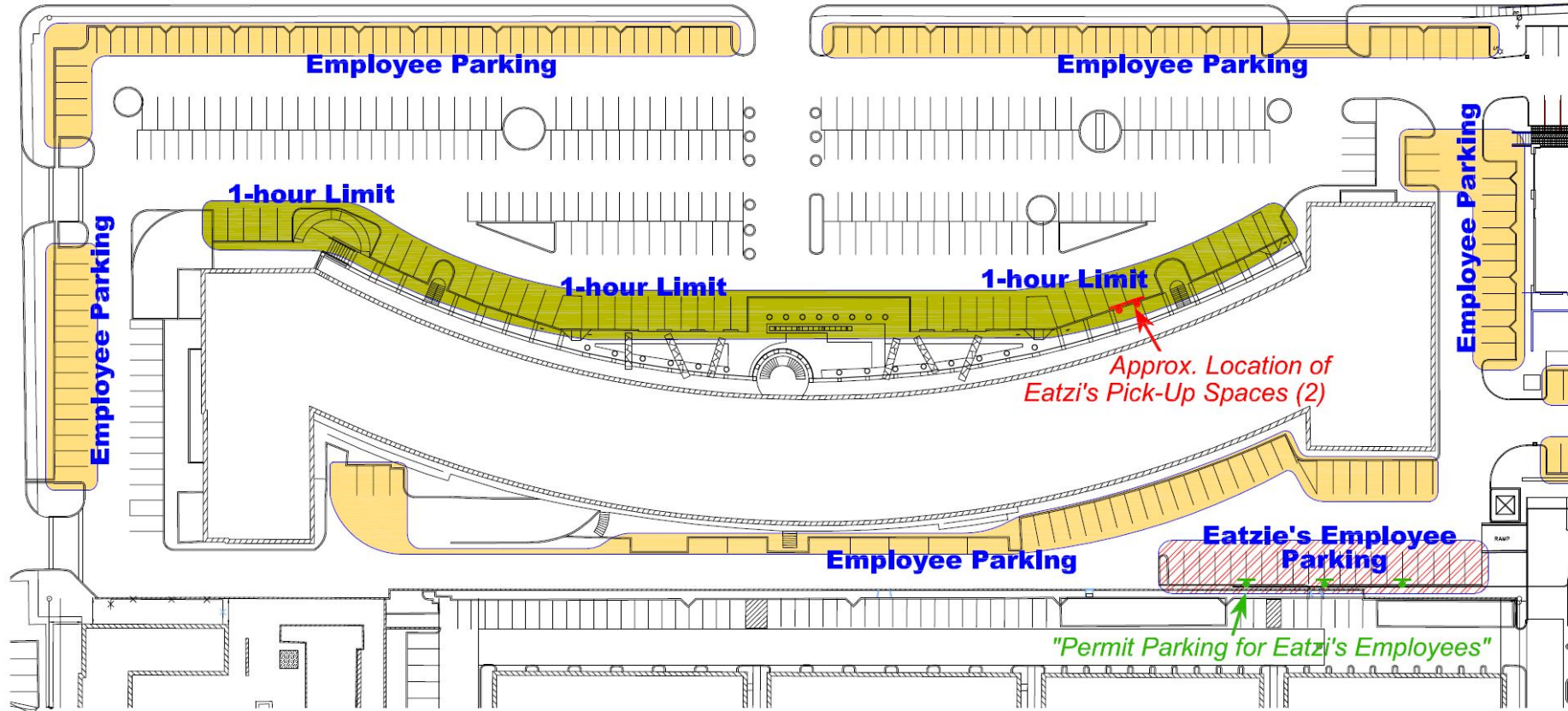
**Greenway Bd:** 2 lanes, on-street parking on both sides + sidewalks (*combination of uses cap + P(A)*)






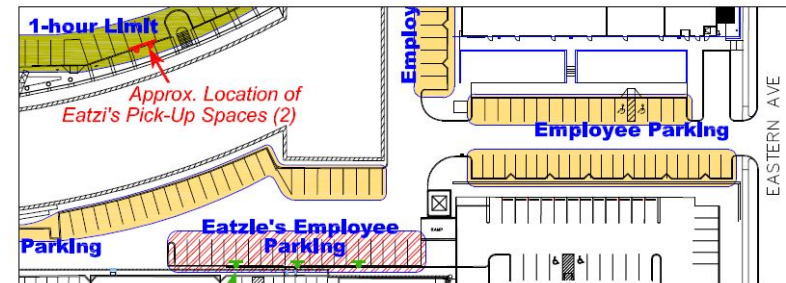
Absorb Map; Cool Map



# 4. Lovers Lane



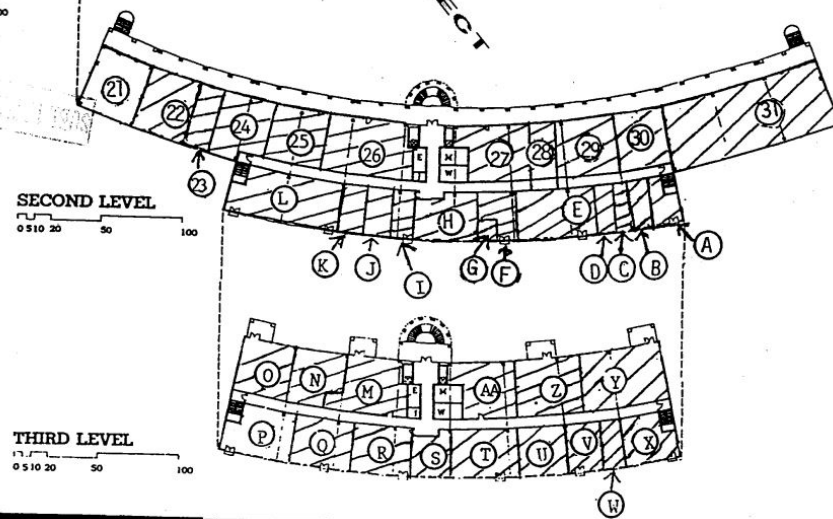
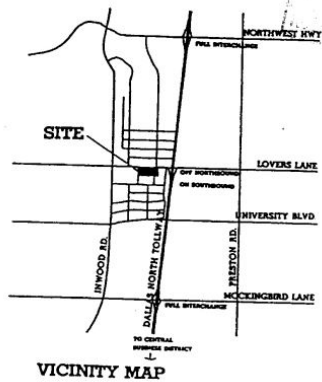
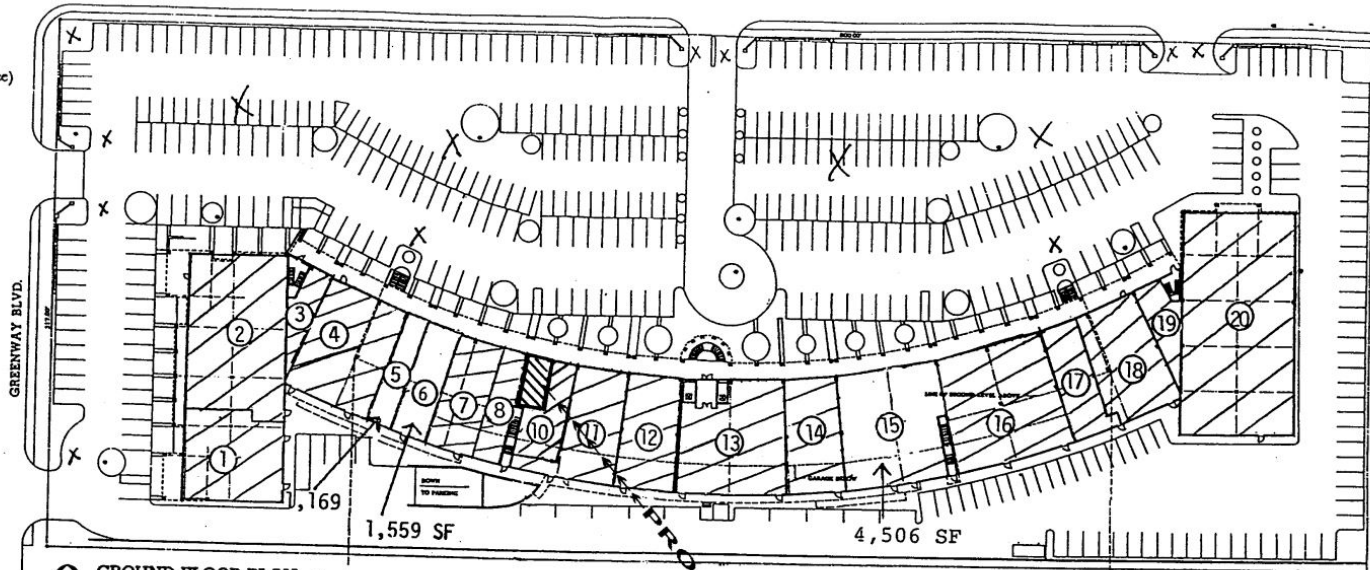
-  - Designated parking for employees (general)
-  - Designated parking for Eatzi's employees
-  - 1-hour parking



# 4. Lovers Lane



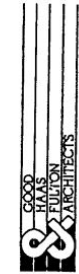
- Retail Tenants**
1. The Phoenix (Hair Salon)
  2. Dats Restaurant
  3. American Airlines (Ticket Office)
  4. Wildcats & Bears
  5. Vacant 1,169 SF
  6. Vacant 1,559 SF
  7. Mail Boxes Etc.
  8. Dr. Lisa Calaway-Batky, O.D.
  9. ~~Phoenix~~ **Gifts**
  10. Dunn's Cleaners
  11. Mimi Maternity
  12. Beyond Conception
  13. Great Western Mortgage
  14. Toys Unique
  15. Vacant 4,506 SF
  16. Black-eyed Pea Restaurant
  17. Colibri's (Gifts)
  18. Bellini Juvenile Furniture
  19. I Can't Believe It's Yogurt
  20. The Children's Collection
  21. Vacant 1,337 SF
  22. Nationwide
  23. ThePrudential
  24. Leo F. Corrigan, Jr.
  25. Classic Cut
  26. Frets & Strings
  27. Jim Allen Photography
  28. State Farm Insurance
  29. Ken White, D.D.S.
  30. Secretarial Office Support
  31. Briggs-Freeman Real Estate



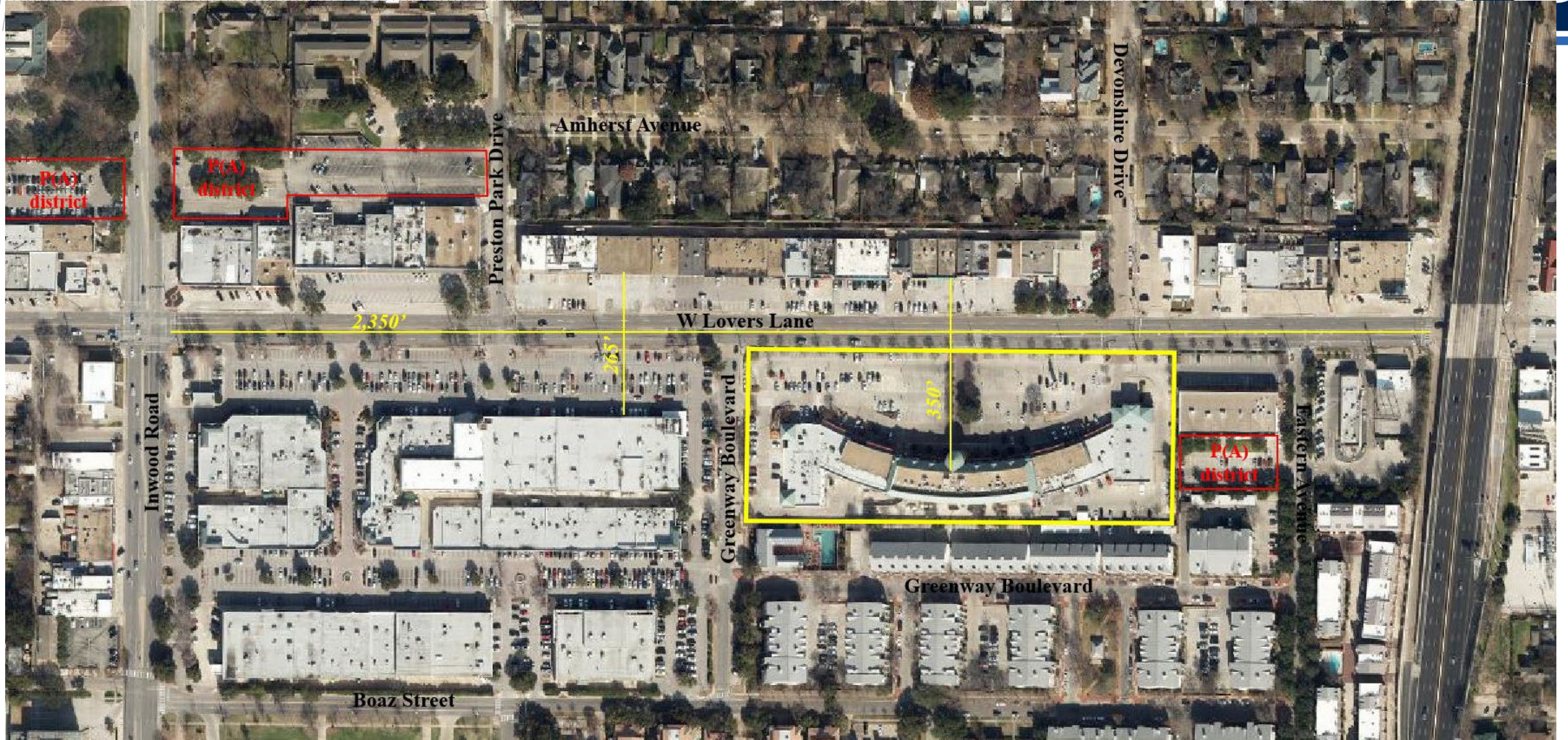
- Office Tenants**
- A. James E. Lewis
  - B. Cleopatra
  - C. Brian Shivr
  - D. Bracken, Inc.
  - E. Tina R. Bailey
  - F. Denise Gage, M.P.A.
  - G. ~~Phoenix~~ **Gifts**
  - H. ~~Phoenix~~ **Gifts**
  - I. James M. Spellings
  - J. Jenny Johnston, R.M.T.
  - K. A.E. Borne, M.D. & Assoc.
  - L. J. Ringer, Inc.
  - M. Solender/Scott
  - N. Texas World Entertainment
  - O. Brown Development
  - P. Vacant
  - Q. The HarBeck Co., Inc.
  - R. Robert E. Sanders, D.D.S.
  - S. James B. Francis
  - T. Counseling Professionals Group
  - U. Fisher & Hays (Counseling)
  - V. Bernhardt
  - W. Management Office
  - X. Ginny Conlon
  - Y. Jonsson
  - Z. Michael B. McBee
  - AA. Robert W. Hamrick, D.D.S.

CORRIGAN PROPERTIES, INC.

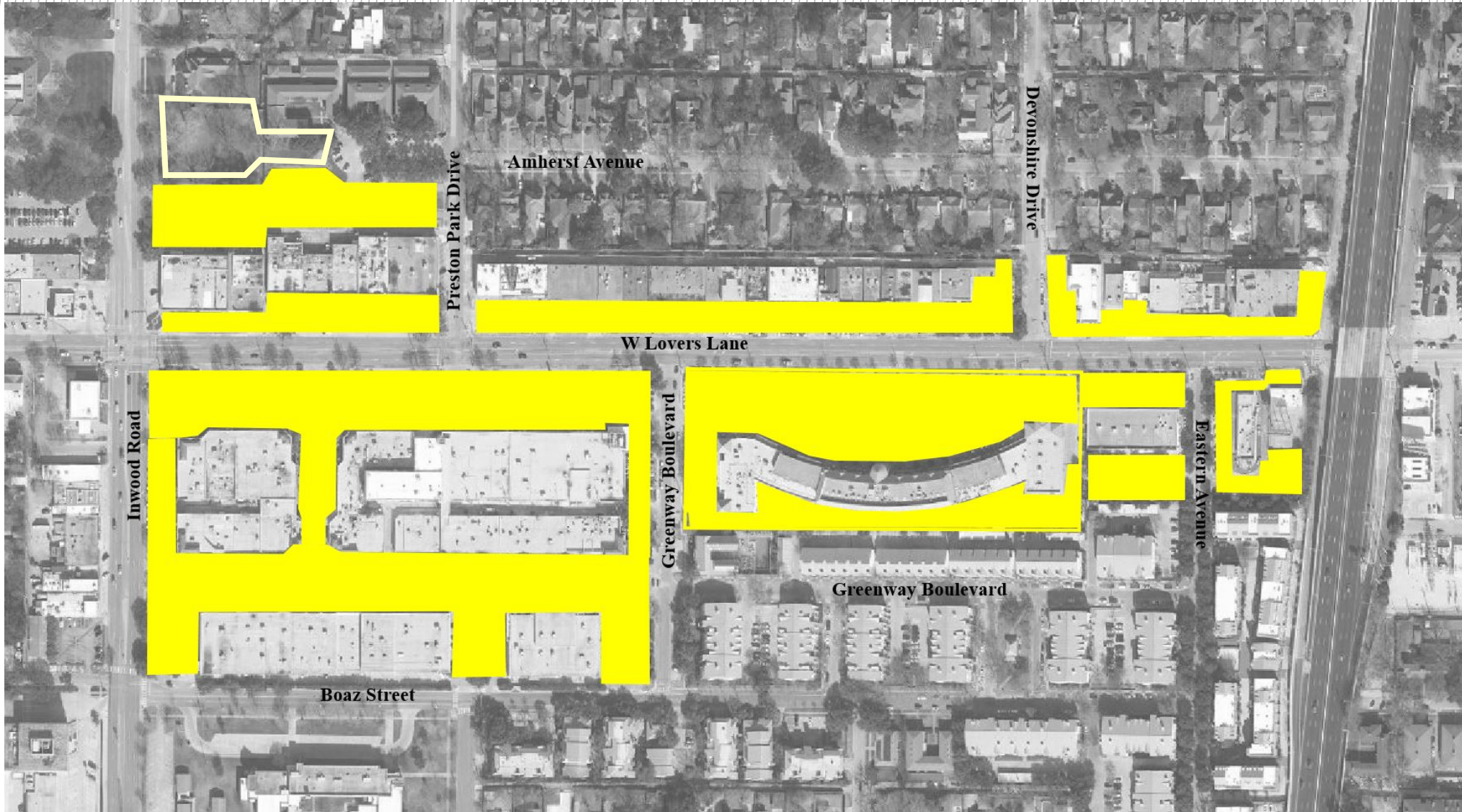
WOODLANE PLAZA  
100 WEST LOVERS LANE  
DALLAS, TEXAS



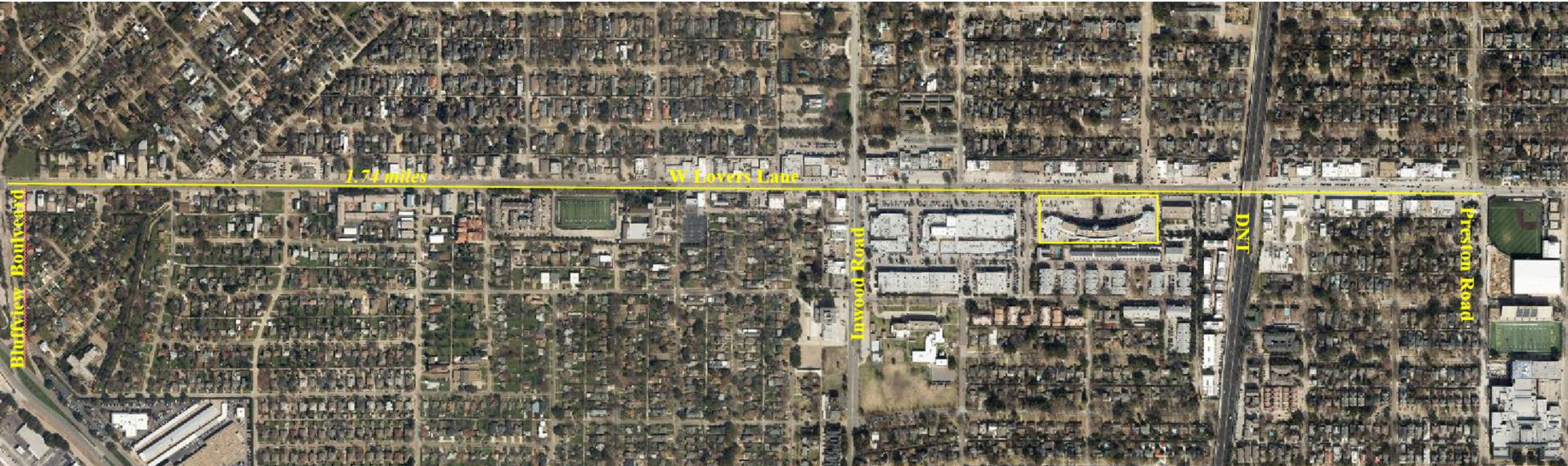
# 4. Lovers Lane



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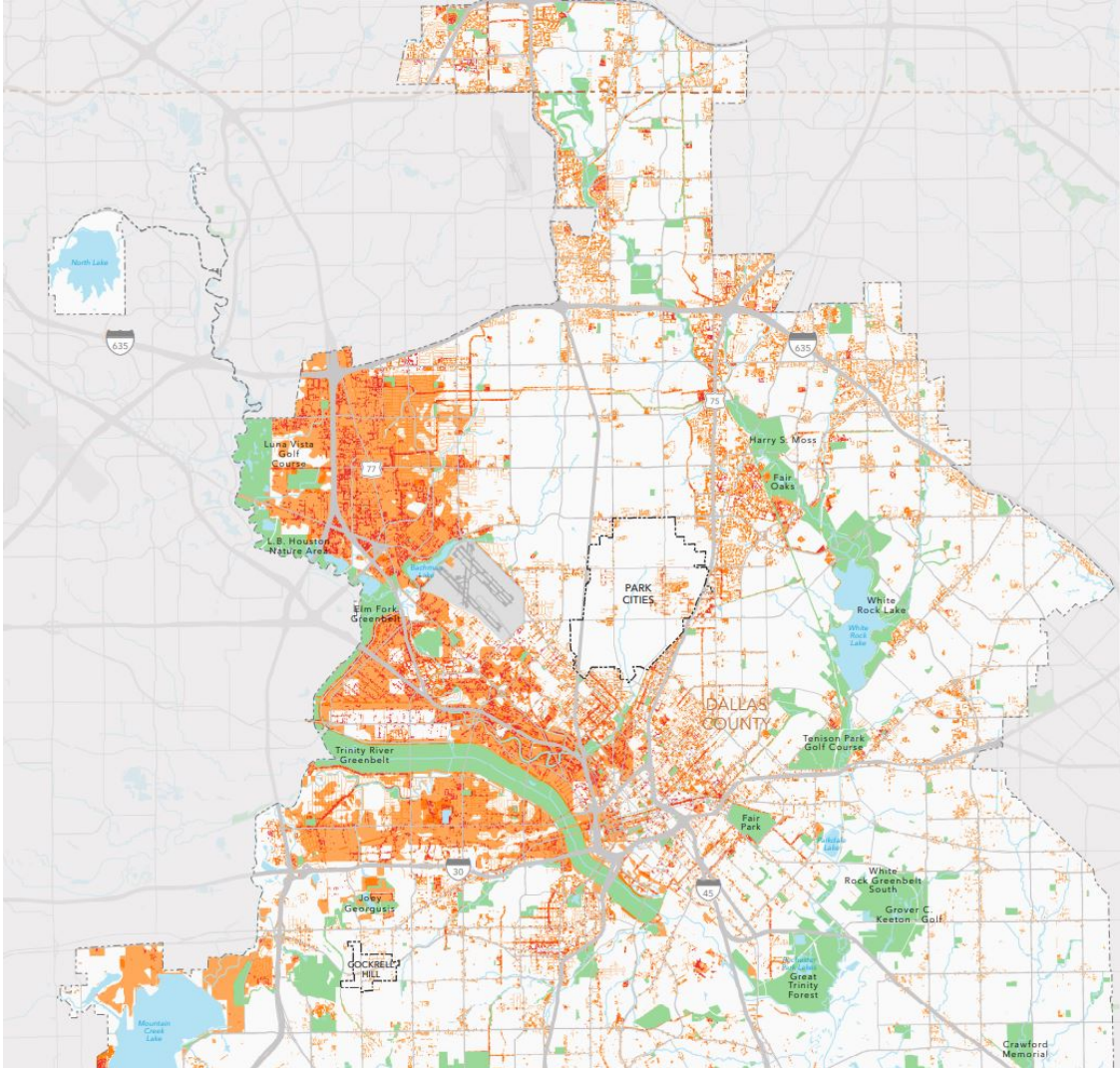
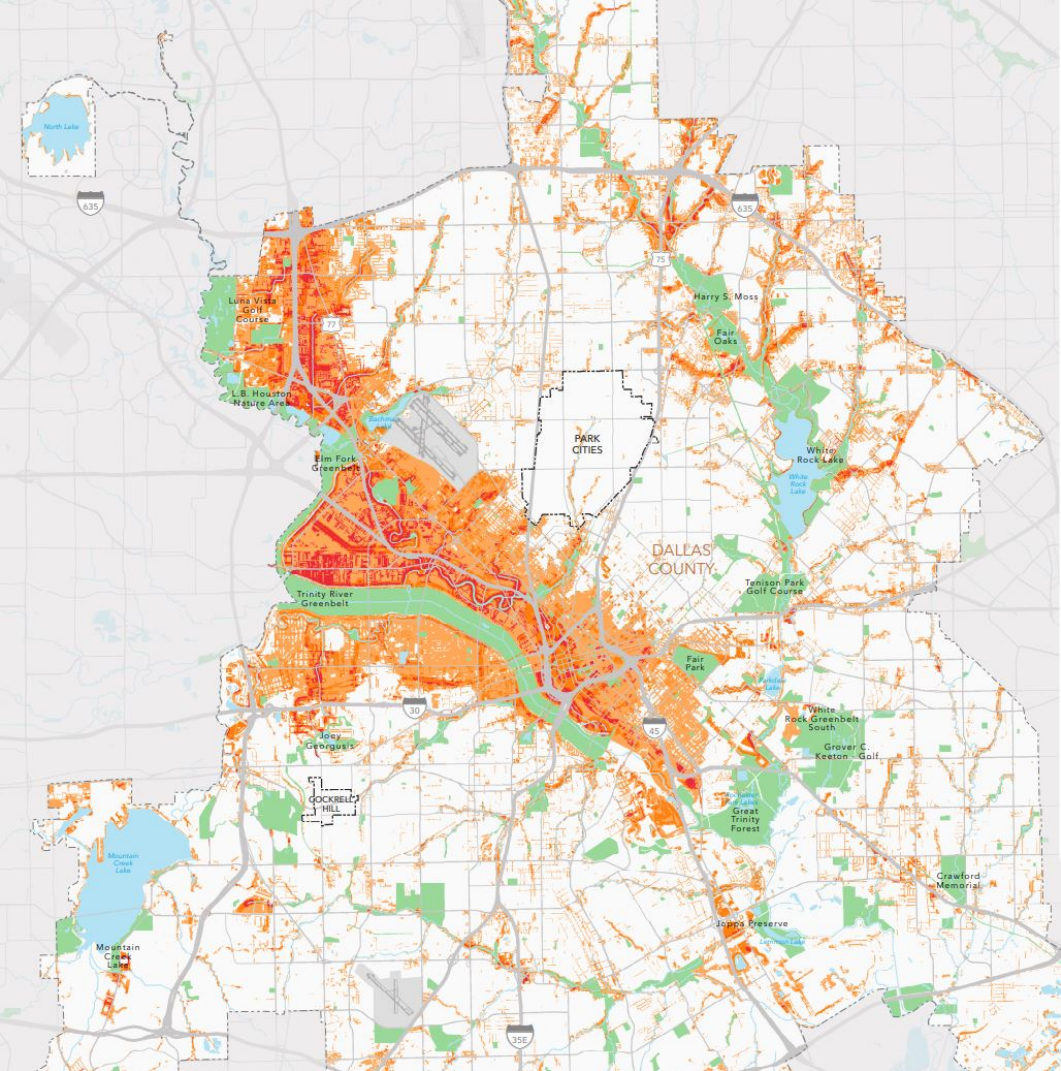


# 4. Lovers Lane



# Absorb

# Cool







# PARKING

## 4 Case Studies

### Zoning Ordinance Advisory Committee

### November 5, 2020

Andreea Udrea, PhD, AICP, Senior Planner  
Sustainable Development and Construction –  
Current Planning  
City of Dallas

