CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 22, 2015
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Chief Planner: Paul Nelson

Consent Items:

(1) **S145-063**
(CC District 9)

An application to create five lots from a 1.016-acre tract of land in City Block 6133 on property located at 746 Harter Road.
Applicant/Owner: Tigue Property Company, Ltd.
Surveyor: Gonzalez & Schneeberg, Inc.
Application Filed: December 24, 2014
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S145-065**
(CC District 12)

An application to replat a 4.689-acre tract of land containing all of Lot 2 in City Block S/8201 into one 0.836-acre lot and one 3.853-acre lot on property located at 7104 Campbell Road.
Applicant/Owner: GFC Leasing Corp., LLC/Angelo George Company
Surveyor: Arthur Surveying Co., Inc.
Application Filed: December 29, 2014
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S145-066**
(CC District 10)

An application to replat a 4.9139-acre tract of land containing the remainder of Lot 2 in City Block A/8420 into one lot on property located at 9400 Lyndon B. Johnson Freeway (Interstate Highway 635).
Applicant/Owner: Cornerstone Development Co./F&D Ventures, Ltd.
Surveyor: JDJR Engineers & Consultants, Inc.
Application Filed: December 24, 2014
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S145-067**
(CC District 4)

An application to replat a 6.208-acre tract of land containing all of Lots 1B and 6 in City Block 10/5993 and a portion of abandoned right-of-way (Short Boulevard) into one 1.798-acre lot and one 4.410-acre lot on property located on Vista Wood Boulevard, south of West Ledbetter Drive.
Applicant/Owner: Corinth I-35 & Ledbetter, LLC
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: December 26, 2014
Zoning**:** MC-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S145-068**
(CC District 13)

An application to create one lot from a 1.275-acre tract of land in City Block 5072 on property located at 8533 Midway Road.
Applicant/Owner: Robert and Susannah Smith
Surveyor: A&W Surveyors, Inc.
Application Filed: December 26, 2014
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S145-069**
(CC District 10)

An application to replat a 16.434-acre tract of land containing all of Lot 1B in City Block G/8064 into one 10.807-acre lot and one 5.627-acre lot on property located at 10900 Rockwall Road.
Applicant/Owner: Calatan Rockwall Road Partners, LP
Surveyor: Votex Surveying Company
Application Filed: December 29, 2014
Zoning: IR and IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(7) **S145-064**
(CC District 9)

An application to replat a 0.309-acre tract of land containing all of Lot 18 and the western one-half portion of Lot 17 in City Block 5/5289 into one lot on property located at 8809 Diceman Drive.

Applicant/Owner: Cheryl L. Huckabay
Surveyor: CBG Surveying, Inc.
Application Filed: December 24, 2014
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

D145-004
Charles Enchill
(CC District 14)

An application for a development plan for Subarea J within Planned Development District No. 193, Subdistrict 79 on the south corner of North Field Street and Harry Hines Boulevard.
Staff Recommendation: **Approval**
Applicant: Harwood International Center X, LP
Representative: Ben Cortez, Harwood International Center

Zoning Cases – Consent:

1. **Z112-316(CE)**
Charles Enchill
(CC District 8)

An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Cleveland Road and Bonnie View Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: Andre Mitchell
Representative: Andre Mitchell

2. **Z134-232(WE)**
Warren Ellis
(CC District 14)

An application for the renewal of Specific Use Permit No. 1467 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District with an SP Secondary Pedestrian Precinct Overlay on the south corner of North Akard Street and Ross Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions
Applicant: Pegasus Charter School
Representative: Richard M. Lannen

3. **Z134-333(RB)**
Richard Brown
(CC District 14)

An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northeast line of Bowen Street, between McKinney Avenue and Oak Grove Avenue.
Staff Recommendation: **Hold under advisement**
Applicant: TCDFW Development, Inc.

Representative: Jonathan Vinson

4. **Z134-334(DJ)** Danielle Jimenez (CC District 8)
An application for the renewal of Specific Use Permit No. 1970 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, located on the west corner of Seagoville Road and South Belt Line Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals of additional five-year periods, subject to a revised site plan and conditions
Applicant: Suresh Shetty, Sai Business Investments, LLC
Representative: Pamela Craig

5. **Z145-108(OTH)** Olga Torres-Holyoak (CC District 2)
An application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District located southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to conditions
Applicant: Orange Development Company
Representative: Rob Baldwin

6. **Z145-111(OTH)** Olga Torres-Holyoak (CC District 5)
An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D Liquor Control Overlay located on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Applicant: Tewelde Teklegiorgist
Representative: Pamela Craig

Zoning Cases – Under Advisement:

7. **Z134-188(LHS)** L. Holmes Stringfellow (CC District 8)
An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.
Staff Recommendation: **Hold under advisement**
Applicant: Regio Motors Auto Sales
Representative: Judy and Gary McMeekan
U/A From: October 2, 2014, November 20, 2014, December 18, 2014

8. **Z134-291(CG)**
Carrie Gordon
(CC District 1)

An application for a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District, generally on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace and north of West Davis Street.
Staff Recommendation: **Hold under advisement**
Applicant: Christian Chernock
Representative: Tyler Adams
U/A From: November 20, 2014 and December 4, 2014

9. **Z134-314(WE)**
Warren Ellis
(CC District 2)

An application for an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
Staff Recommendation: **Approval,** subject to conditions.
Applicant: Harwood International
Representative: Ben Cortez and Melody Paradise
U/A From: January 8, 2015

10. **Z134-286(RB)**
Richard Brown
(CC District 6)

An application for a Planned Development District for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District on property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue.
Staff Recommendation: **Approval,** subject to a development plan and conditions
Applicant: PSW Real Estate, Inc.
Representative: Karl Crawley
U/A From: January 8, 2015

11. **Z134-323(RB)**
Richard Brown
(CC District 14)

An application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses on the east line of North Central Expressway, south of Haskell Avenue.
Staff Recommendation: **Approval,** subject to staff's revised recommended conditions
Applicant: Uptown Cityplace, LLC
Representative: Suzan Kedron
U/A From: December 4, 2014 and January 8, 2015

12. **Z134-341(RB)**
Richard Brown
(CC District 13)

An application for a Specific Use Permit for a Pedestrian skybridge on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District, on both sides of Westchester Drive, south of Berkshire Lane.
Staff Recommendation: **Approval** for a forty-year period, subject to a site plan and conditions
Applicant: CH Realty VI, R Dallas Preston Center LP
Representative: Suzan Kedron
U/A From: December 18, 2014

Zoning Cases – Individual:

13. **Z145-120(RB)**
Richard Brown
(CC District 6)

An application for the creation of a subdistrict from a portion of Subdistrict 2B within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the Southwest corner of Fort Worth Avenue and Sylvan Avenue.
Staff Recommendation: **Approval,** subject to conditions
Applicant: Augustus Investments GP, LLC
Representative: Brent Jackson

14. **Z145-132(WE)**
Warren Ellis
(CC District 2)

An application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast line of Inwood Road, between Denton Drive and Cedar Springs Road.
Staff Recommendation: **Approval**
Applicant: Mike Harrison, Kendrick Properties II Ltd.
Representative: Santos Martinez, Masterplan

15. **Z145-107(OTH)**
Olga Torres-Holyoak
(CC District 2)

An application for a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and for the termination of Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Knight Street and Brown Street.
Staff Recommendation: **Approval,** subject to conditions
Applicant: Classic Neighborhood FC Holdings LLC
Representative: Robert Baldwin, Baldwin Associates

Reconsideration:

Z145-109(AF)
Aldo Fritz
(CC District 14)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z145-109(AF).

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on January 8, 2015, which was to move to recommend **approval** of a Specific Use Permit for alcoholic beverage manufacturing on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the northeast corner of North Market Street and Corbin Street for a seven-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Development Code Amendment – Under Advisement:

DCA145-001(AM)
Aurobindo Majumdar

Consideration of amendments to Section 51A-9.401 of the Dallas Development Code, amending the application requirements for four-way/all-way stop controls at residential intersections.
Staff Recommendation: **No change**
Public Safety Committee Recommendation: **No recommendation**
U/A From: October 23, 2014 and December 4, 2014

Area Plan – Under Advisement:

The Bottom Urban Structure and Guidelines
Arturo Del Castillo
(CC District 4)

Consideration of adoption of The Bottom Urban Structure and Guidelines on property bound by Interstate 35 to the west, the Trinity River to the north, Corinth Street to the east and 8th Street to the south.
Staff Recommendation: **Approval**
Urban Design Committee Recommendation: **Approval**
U/A From: December 4, 2014

Area Plan:

The Wynnewood Urban Design Strategy
Arturo Del Castillo
(CC District 1)

Consideration of The Wynnewood Urban Design Strategy on property bound by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south.
Staff Recommendation: **Approval**
Urban Design Committee Recommendation: **Approval**

Other Matters

Letter to Mayor and City Council regarding honorary street name program

Minutes: December 18, 2014 and January 8, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 22 , 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, January 22, 2015, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1) DCA 123-004** - Consideration of amending the Dallas Development Code to develop appropriate standards for urban agriculture.

Note: The official CPC Sub-committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-063 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 746 Harter Road

DATE FILED: December 24, 2014 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 1.016-Acres **MAPSCO:** 27H

APPLICANT/OWNER: Tigue Property Company, Ltd.

REQUEST: An application to create five lots from a 1.016-acre tract of land in City Block 6133 on property located at 746 Harter Road.

SUBDIVISION HISTORY:

1. S112-158 was an application to replat a 0.601 acre of land containing all of Lots 11A, 11B, and 12 in City Block 1/6133 into one lot on property located at 755, 761 and 763 Peavy Road, southeast of Northcliff Road. The request was approved on July 19, 2012, and was recorded on December 9, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of R-7.5(A), zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 5.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.

13. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.”

14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Harter Road.

15. On the final plat show how all adjoining right-of-way was created.

16. On the final plat show the recording information on all existing easements within 150 feet of the property.

17. On the final plat show the recording information of the access easement.

18. Prior to the final plat, clarify the right-of-way of Harter Road.

19. On the final plat, show the distances, width of right-of-way across Harter Road.

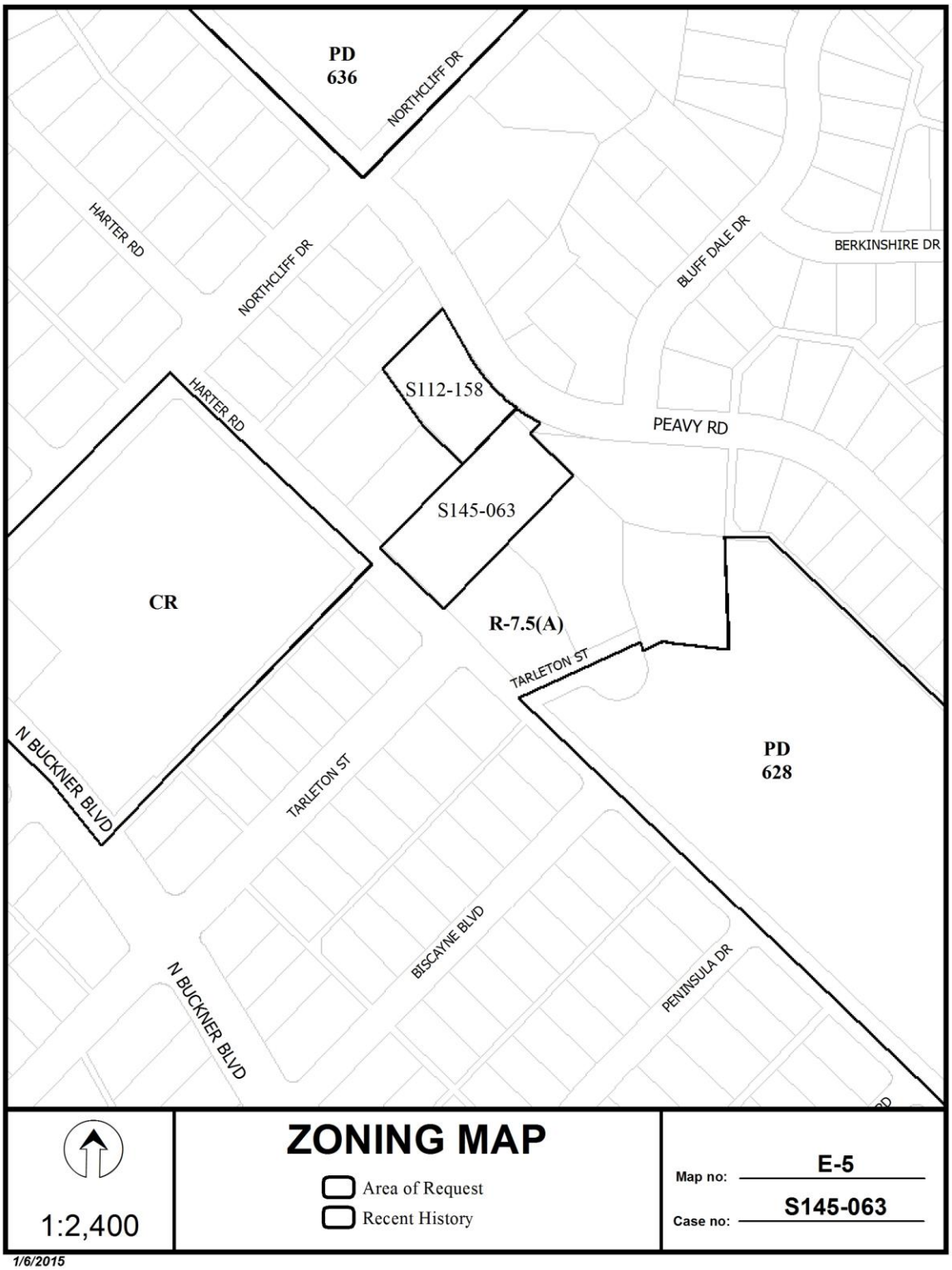
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

21. On the final plat, existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.

22. Prior to the final plat, a Wastewater Indemnity Agreement may be required on lots not meeting minimum finish floor elevation.

23. On the final plat, revise the dedication language to meet current requirements.

24. On the final plat identify the property as Lots 1-5 in City Block 3/6133.


PD
636
NORTHCLIFF DR
HARTER RD
NORTHCLIFF DR
BLUFF DALE DR
BERKINSHIRE DR
S112-158
HARTER RD
PEAVY RD
S145-063
CR
R-7.5(A)
TARLETON ST
PD
628
N BUCKNER BLVD
TARLETON ST
BISCAYNE BLVD
PENINSULA DR
N BUCKNER BLVD
ZONING MAP
Area of Request
Recent History
1:2,400
Map no: E-5
Case no: S145-063
1/6/2015

AERIAL MAP

1:2,400

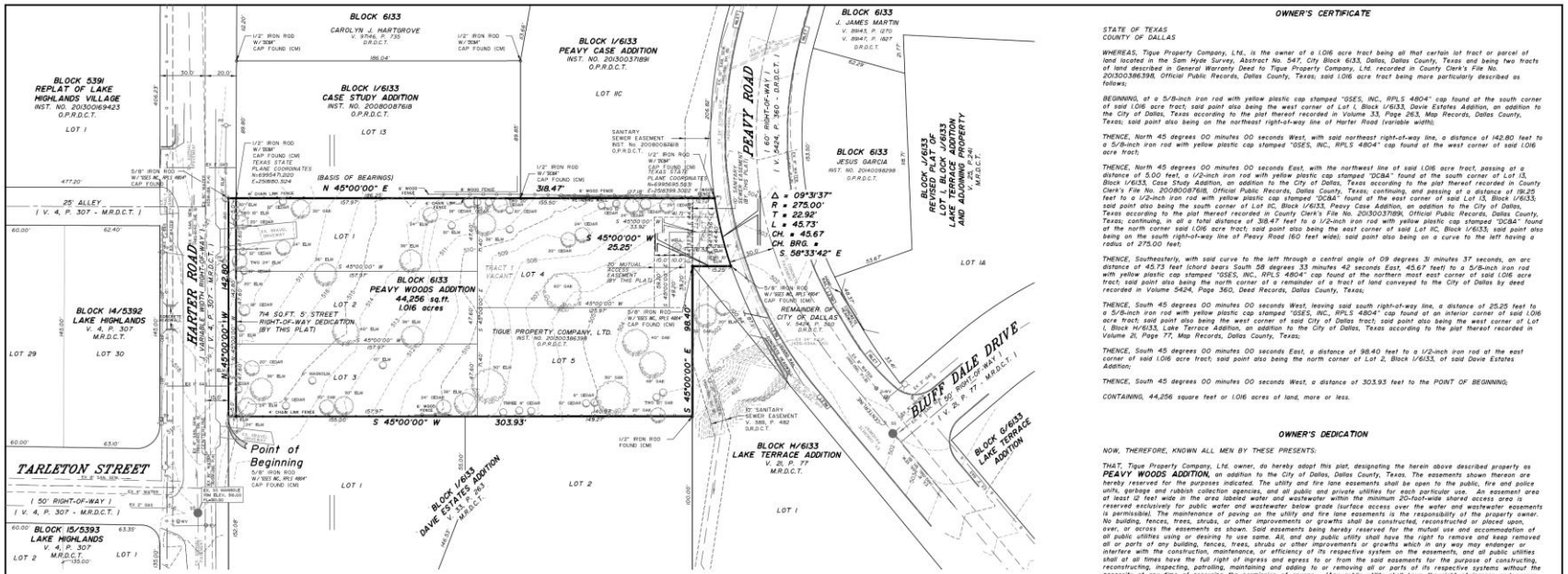
Area of Request

Recent History

Map no: E-5

Case no: S145-063

1/6/2015



LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES
1	7,59	0,173
2	7,59	0,173
3	7,59	0,173
4	9,635	0,221
5	11,289	0,259

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND (CM) or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____day of_____, 2014.

RELEASED 12/23/2014 - FOR REVIEW ONLY NOT TO BE RECORDED

_____
Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2014.

_____
Notary Public in and for the State of Texas

SURVEYOR'S NOTES

1. Bearing system for this survey are based upon the southeast line of Lot 13, Block 1/6133, Case Study Addition, bearing North 45 degrees 00 minutes seconds East, as shown hereon.
2. "ICME" indicates controlling monument found.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Purpose of this Plat: To create 5 Single-Family Lots.
5. "Texas State Plane Coordinates" are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
6. This development is restricted to single family dwellings only.
7. No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Tigue Property Company, Ltd., is the owner of a 1.016 acre tract being all that certain lot tract or parcel of land located in the Sam Hyde Survey, Abstract No. 547, City Block 6133, Dallas, Dallas County, Texas and being two tracts of land described in General Warranty Deed to Tigue Property Company, Ltd. recorded in County Clerk's File No. 20130031891, Official Public Records, Dallas County, Texas; said 1.016 acre tract being more particularly described as follows;

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" cap found at the south corner of said 1.016 acre tract; said point also being the west corner of Lot I, Block 1/6133, Davie Estates Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 93, Page 263, Map Records, Dallas County, Texas; said point also being on the northeast right-of-way line of Harter Road (variable width);

THENCE, North 45 degrees 00 minutes 00 seconds West, with said northeast right-of-way line, a distance of 142.80 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" cap found at the west corner of said 1.016 acre tract;

THENCE, North 45 degrees 00 minutes 00 seconds East, with the northwest line of said 1.016 acre tract, passing at a distance of 5.00 feet, a 1/2-inch iron rod with yellow plastic cap stamped "DCBA" found at the south corner of Lot 13, Block 1/6133, Case Study Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's File No. 20080087618, Official Public Records, Dallas County, Texas; continuing, and passing at a distance of 318.25 feet to a 1/2-inch iron rod with yellow plastic cap stamped "DCBA" found at the east corner of said Lot 13, Block 1/6133, said point also being the south corner of Lot 11C, Block 1/6133, Peavy Case Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in County Clerk's File No. 20130031891, Official Public Records, Dallas County, Texas; continuing, in all a total distance of 318.47 feet to a 1/2-inch iron rod with yellow plastic cap stamped "DCBA" found at the north corner said 1.016 acre tract; said point also being the east corner of said Lot 11C, Block 1/6133; said point also being on the south right-of-way line of Peavy Road (60 feet wide); said point also being on a curve to the left having a radius of 275.00 feet;

THENCE, Southeasterly, with said curve to the left through a central angle of 09 degrees 31 minutes 37 seconds, an arc distance of 45.73 feet (chord bears South 58 degrees 33 minutes 42 seconds East, 45.67 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" cap found at the northern most east corner of said 1.016 acre tract; said point also being the north corner of a remainder of a tract of land conveyed to the City of Dallas by deed recorded in Volume 5424, Page 360, Deed Records, Dallas County, Texas;

THENCE, South 45 degrees 00 minutes 00 seconds West, leaving said south right-of-way line, a distance of 25.25 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" cap found at an interior corner of said 1.016 acre tract; said point also being the west corner of said City of Dallas tract; said point also being the west corner of Lot I, Block H/6133, Lake Terrace Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 98, Page 77, Map Records, Dallas County, Texas;

THENCE, South 45 degrees 00 minutes 00 seconds East, a distance of 98.40 feet to a 1/2-inch iron rod at the east corner of said 1.016 acre tract; said point also being the north corner of Lot 2, Block 1/6133, of said Davie Estates Addition;

THENCE, South 45 degrees 00 minutes 00 seconds West, a distance of 303.93 feet to the POINT OF BEGINNING;

CONTAINING, 44,256 square feet or 1.016 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Tigue Property Company, Ltd. owner, do hereby adopt this plat, designating the herein above described property as **PEAVY WOODS ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this the_____day of_____, 2014.

_____
Tigue Property Company, Ltd.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Edward Howard, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2014.

_____
Notary Public in and for the State of Texas

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG, ENGINEERS & SURVEYORS, INC.
660 North Central Expressway
Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
TIGUE PROPERTY COMPANY, LTD.
4415 MEANDERING WAY
COLLEYVILLE, TEXAS 76034

FILED IN INSTRUMENT NO. _____

PRELIMINARY PLAT
OF
PEAVY WOODS ADDITION
LOTS 1-5, BLOCK 6133

BEING ALL OF
TWO TRACTS
CONVEYED TO
TIGUE PROPERTY COMPANY, LTD.
INST. NO. 20130031891, O.P.R.D.C.T.
SAM HYDE SURVEY, ABSTRACT NO. 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-063

Gonzalez & Schneeberg
engineers ▪ surveyors
660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

SCALE	DATE	PROJ. NO.	DWG. NO.
1" = 30'	DECEMBER, 2014	6354-14-11-01	6354 Pre Plat.dwg

S145-063

1(e)

City Plan Commission Date: 01/22/15
1/16/2015 10:25:35 AM

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-065 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 7104 Campbell Road

DATE FILED: December 24, 2014 **ZONING:** CR

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 4.689-Acres **MAPSCO:** 5R

APPLICANT/OWNER: GFC Leasing Corp., LLC/Angelo George Company

REQUEST: An application to replat a 4.689-acre tract of land containing all of Lot 2 in City Block S/8201 into one 0.836-acre lot and one 3.853-acre lot on property located at 7104 Campbell Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of CR, zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 2.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

13. On the final plat show the recording information on all existing easements within 150 feet of the property.

14. On the final plat show the correct recording information for the subject property

15. On the final plat two control monuments must be shown

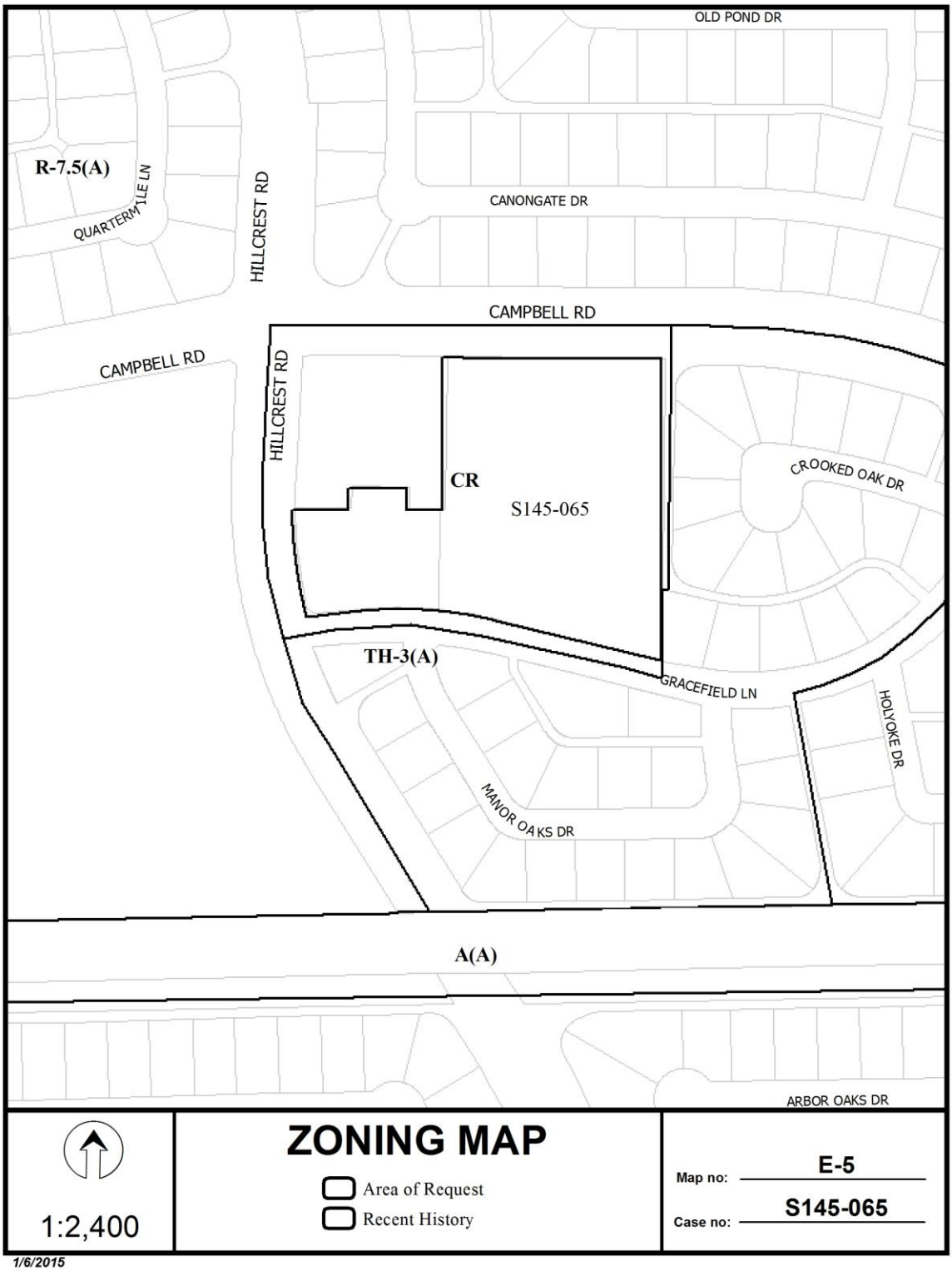
16. On the final plat choose a different addition name.

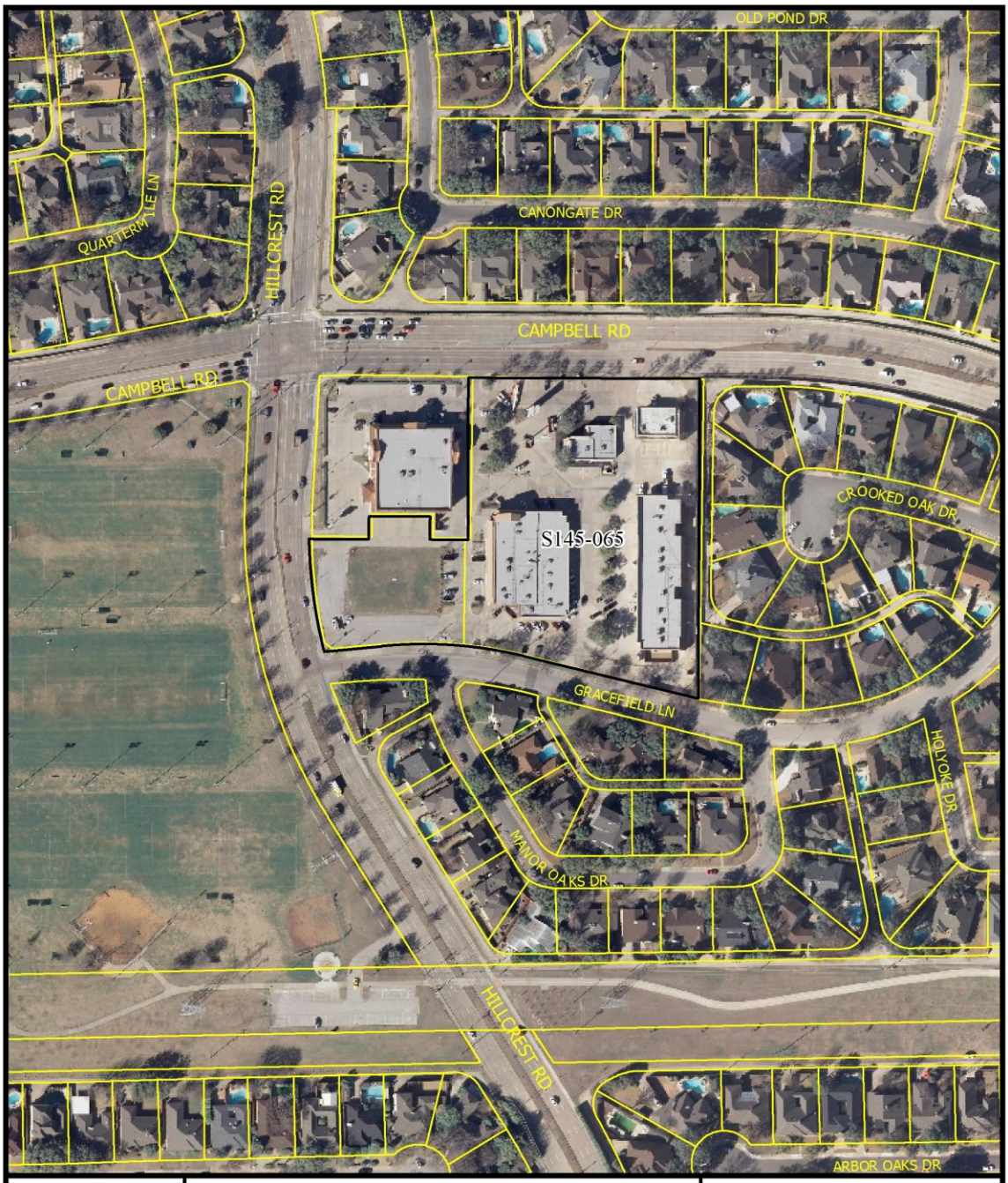
17. On the final plat, label "Manor Oaks Drive" in its right-of-way.

18. On the final plat, show and label "Crooked Oak Drive".

19. Prior to the final plat, a parking analysis of the uses and parking spaces that are to remain on the proposed Lot 4A is required to confirm compliance with parking regulations after the removal of the parking spaces on the proposed Lot 4B from the current Lot 4.

20. On the final plat identify the property as Lots 2B and 2C in City Block S/8201.


OLD POND DR
R-7.5(A)
QUARTERMILE LN
HILLCREST RD
CANONGATE DR
CAMPBELL RD
CAMPBELL RD
HILLCREST RD
CR
S145-065
CROOKED OAK DR
TH-3(A)
GRACEFIELD LN
HOLYOKE DR
MANOR OAKS DR
A(A)
ARBOR OAKS DR
ZONING MAP
Area of Request
Recent History
1:2,400
Map no: E-5
Case no: S145-065
1/6/2015



1:2,400

AERIAL MAP

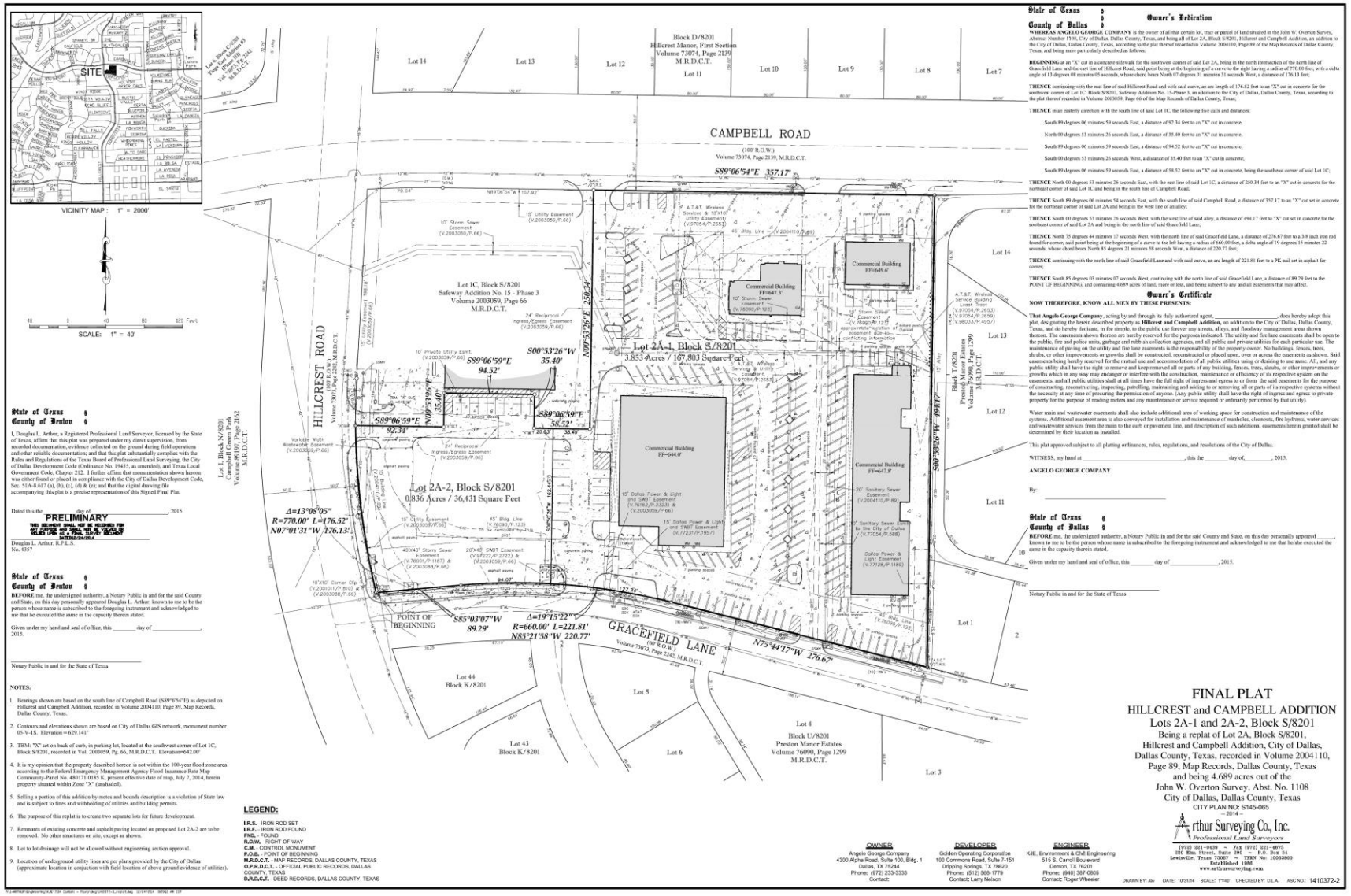
Area of Request

Recent History

Map no: E-5

Case no: S145-065

1/6/2015



State of Texas §
County of Denton §

I, Douglas L. Arthur, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a), (b), (c), (d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2015.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL, SURVEY DOCUMENT

_____
Douglas L. Arthur, R.P.L.S.
No. 4357

State of Texas §
County of Denton §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Douglas L. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

NOTES:

1. Bearings shown are based on the south line of Campbell Road (S89°6'54"E) as depicted on Hillcrest and Campbell Addition, recorded in Volume 2004110, Page 89, Map Records, Dallas County, Texas.
2. Contours and elevations shown are based on City of Dallas GIS network, monument number 05-V-15. Elevation = 629.141'
3. TBM: "X" set on back of curb, in parking lot, located at the southwest corner of Lot 1C, Block S/8201, recorded in Vol. 2003059, Pg. 66, M.R.D.C.T. Elevation=642.00'
4. It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480171 0185 K, present effective date of map, July 7, 2014, herein property situated within Zone "X" (unshaded).
5. Selling a portion of this addition by metes and bounds description is a violation of State law and is subject to fines and withholding of utilities and building permits.
6. The purpose of this replat is to create two separate lots for future development.
7. Remnants of existing concrete and asphalt paving located on proposed Lot 2A-2 are to be removed. No other structures on site, except as shown.
8. Lot to lot drainage will not be allowed without engineering section approval.
9. Location of underground utility lines are per plans provided by the City of Dallas (approximate location in conjuction with field location of above ground evidence of utilities).

LEGEND:

I.R.S. - IRON ROD SET
I.R.F. - IRON ROD FOUND
FND. - FOUND
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROL MONUMENT
P.O.B. - POINT OF BEGINNING
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS

State of Texas §
County of Dallas §

Owner's Dedication

WHEREAS ANGELO GEORGE COMPANY is the owner of all that certain lot, tract or parcel of land situated in the John W. Overton Survey, Abstract Number 1108, City of Dallas, Dallas County, Texas, and being all of Lot 2A, Block S/8201, Hillcrest and Campbell Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004110, Page 89 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in a concrete sidewalk for the southwest corner of said Lot 2A, being in the north intersection of the north line of Gracefield Lane and the east line of Hillcrest Road, said point being at the beginning of a curve to the right having a radius of 770.00 feet, with a delta angle of 13 degrees 08 minutes 05 seconds, whose chord bears North 07 degrees 01 minutes 31 seconds West, a distance of 176.13 feet;

THENCE continuing with the east line of said Hillcrest Road and with said curve, an arc length of 176.52 feet to an "X" cut in concrete for the southwest corner of Lot 1C, Block S/8201, Safeway Addition No. 15-Phase 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003059, Page 66 of the Map Records of Dallas County, Texas;

THENCE in an easterly direction with the south line of said Lot 1C, the following five calls and distances:

South 89 degrees 06 minutes 59 seconds East, a distance of 92.34 feet to an "X" cut in concrete;

North 00 degrees 53 minutes 26 seconds East, a distance of 35.40 feet to an "X" cut in concrete;

South 89 degrees 06 minutes 59 seconds East, a distance of 94.52 feet to an "X" cut in concrete;

South 00 degrees 53 minutes 26 seconds West, a distance of 35.40 feet to an "X" cut in concrete;

South 89 degrees 06 minutes 59 seconds East, a distance of 58.52 feet to an "X" cut in concrete, being the southeast corner of said Lot 1C;

THENCE North 00 degrees 53 minutes 26 seconds East, with the east line of said Lot 1C, a distance of 250.34 feet to an "X" cut in concrete for the northeast corner of said Lot 1C and being in the south line of Campbell Road;

THENCE South 89 degrees 06 minutes 54 seconds East, with the south line of said Campbell Road, a distance of 357.17 to an "X" cut set in concrete for the northeast corner of said Lot 2A and being in the west line of an alley;

THENCE South 00 degrees 53 minutes 26 seconds West, with the west line of said alley, a distance of 494.17 feet to "X" cut set in concrete for the southeast corner of said Lot 2A and being in the north line of said Gracefield Lane;

THENCE North 75 degrees 44 minutes 17 seconds West, with the north line of said Gracefield Lane, a distance of 276.67 feet to a 3/8 inch iron rod found for corner, said point being at the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 19 degrees 15 minutes 22 seconds, whose chord bears North 85 degrees 21 minutes 58 seconds West, a distance of 220.77 feet;

THENCE continuing with the north line of said Gracefield Lane and with said curve, an arc length of 221.81 feet to a PK nail set in asphalt for corner;

THENCE South 85 degrees 03 minutes 07 seconds West, continuing with the north line of said Gracefield Lane, a distance of 89.29 feet to the POINT OF BEGINNING, and containing 4.689 acres of land, more or less, and being subject to any and all easements that may affect.

Owner's Certificate

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Angelo George Company, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **Hillcrest and Campbell Addition**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and Thoroughway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at _____, this the _____ day of_____, 2015.

ANGELO GEORGE COMPANY

By: _____

State of Texas §
County of Dallas §

BEFORE me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

FINAL PLAT

HILLCREST and CAMPBELL ADDITION
Lots 2A-1 and 2A-2, Block S/8201
Being a replat of Lot 2A, Block S/8201, Hillcrest and Campbell Addition, City of Dallas, Dallas County, Texas, recorded in Volume 2004110, Page 89, Map Records, Dallas County, Texas and being 4.689 acres out of the John W. Overton Survey, Abst. No. 1108
City of Dallas, Dallas County, Texas

CITY PLAN NO: S145-065
– 2014 –

OWNER
Angelo George Company
4300 Alpha Road, Suite 100, Bldg. 1
Dallas, TX 75244
Phone: (972) 233-3333
Contact:

DEVELOPER
Golden Operating Corporation
100 Commons Road, Suite 7-151
Dripping Springs, TX 78620
Phone: (512) 568-1779
Contact: Larry Nelson

ENGINEER
KJE, Environment & Civil Engineering
515 S. Carroll Boulevard
Denton, TX 76201
Phone: (940) 387-0805
Contact: Roger Wheeler

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9438 ~ Fax (972) 221-4075
600 Elm Street, Suite 600 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TBPE No. 10063800
Established 1980
www.arthursurveying.com

DRAWN BY: Jav DATE: 10/31/14 SCALE: 1"=40' CHECKED BY: D.L.A. ASC NO.: 1410372-2

S145-065

2(e)

City Plan Commission Date: 01/22/15
1/16/2015 10:26:47 AM

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-066 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 9400 Lyndon B. Johnson Freeway

DATE FILED: December 24, 2014 **ZONING:** CR

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 4.9139-Acres **MAPSCO:** 17X

APPLICANT/OWNER: Cornerstone Development Co./F&D Ventures, Ltd.

REQUEST: An application to replat a 4.9139-acre tract of land containing the remainder of Lot 2 in City Block A/8420 into one lot on property located at 9400 Lyndon B. Johnson Freeway (Interstate Highway 635).

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of CR, zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.

13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

14. On the final plat, add a note stating that TXDOT approval may be required for any driveway modifications or new access.

15. Prior to the final plat, provide TXDOT right-of-way map.

16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.

18. On the final plat, show the existing 50-foot Lone Star Gas Easement that traverses the subject site.

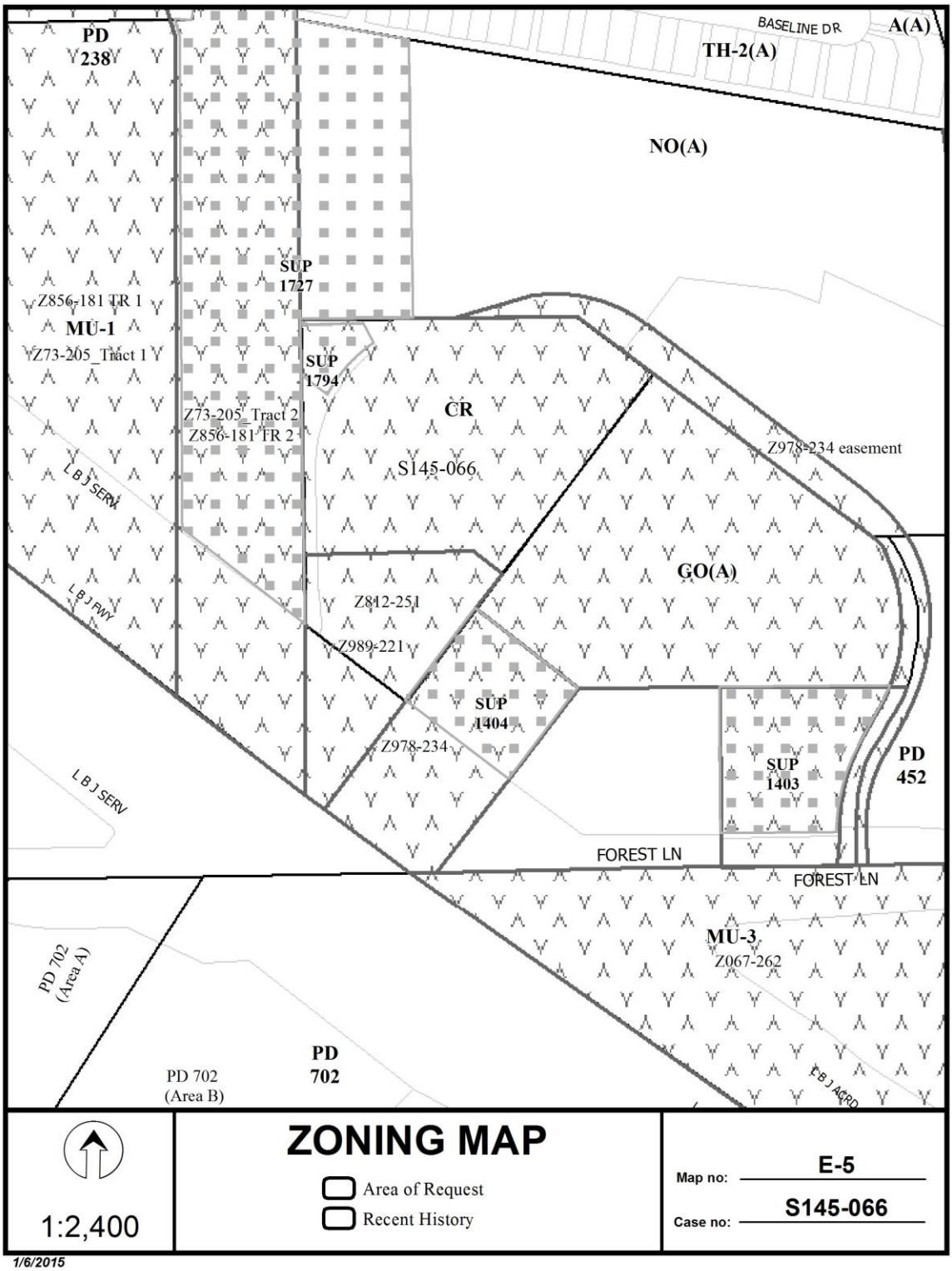
19. On the final plat, the reference to the 10-foot building setback line shall be removed.

20. On the final plat, change "L.B.J. Freeway" to "Lyndon B. Johnson Freeway".

21. Atmos Energy has a 2" gas line in the Lot 2R property. A cost to abandon/retire will be furnished upon request, otherwise Exhibit B would apply. There is also a pipeline easement with a 20" HP main on the south side of Lot 2CR. No building or construction is allowed over this line or in its easement. A full list of restrictions will be furnished upon request.

22. Consider using integrated stormwater techniques to handle stormwater for new construction or redevelopment on the subject site.

23. On the final plat identify the property as Lot 2D in City Block A/8420.


PD 238
BASELINE DR
A(A)
TH-2(A)
NO(A)
SUP 1727
Z856-181 TR 1
MU-1
Z73-205_Tract 1
SUP 1794
CR
Z73-205_Tract 2
Z856-181 TR 2
S145-066
Z978-234 easement
L B J SERV
L B J FWY
GO(A)
Z812-251
Z989-221
SUP 1404
Z978-234
SUP 1403
PD 452
L B J SERV
FOREST LN
FOREST LN
MU-3
Z067-262
PD 702 (Area A)
PD 702
PD 702 (Area B)
L B J ACRD
ZONING MAP
Area of Request
Recent History
1:2,400
Map no: E-5
Case no: S145-066
1/6/2015

1:2,400

AERIAL MAP

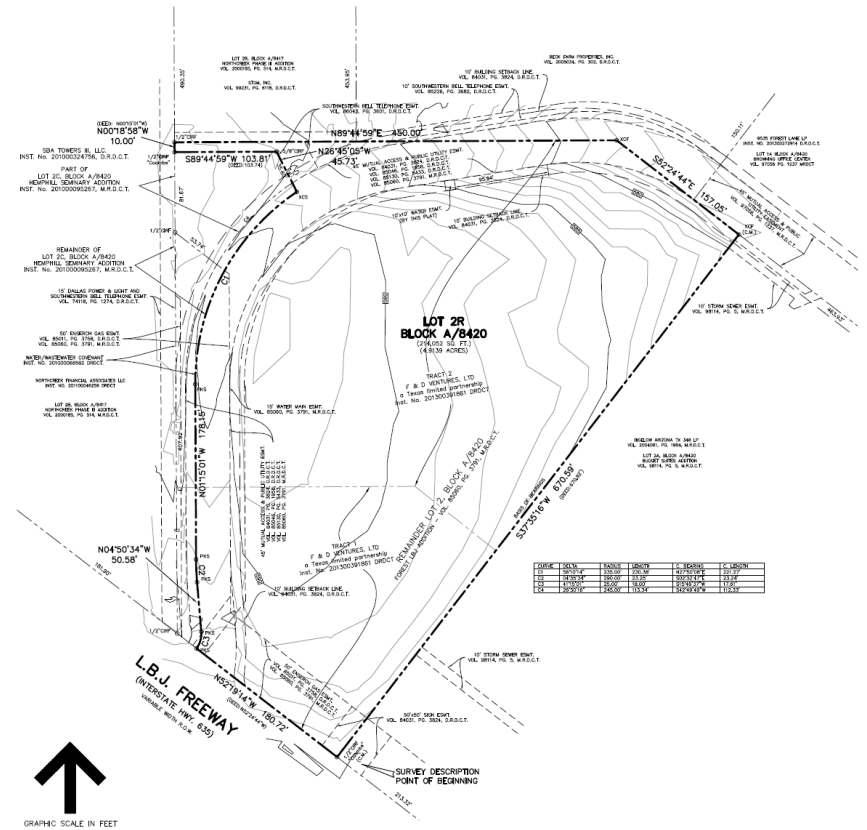
Area of Request

Recent History

Map no: E-5

Case no: S145-066

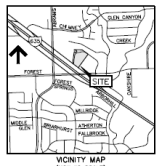
1/6/2015



CURVE	DELTA	RADIUS	LENGTH	C. BEARING	C. LENGTH
C1	041°01'47"	25.00'	17.90'	N67°53'10"E	17.52'
C2	041°01'47"	25.00'	17.90'	S67°53'10"W	17.52'
C3	41°00'01"	25.00'	16.03'	S19°43'47"E	15.69'
C4	265°01'49"	240.00'	1110.54'	S62°59'50"W	1128.53'

LEGEND

AMON	SET ALUMINUM DISK STAMPED "PENN FARM ADDN"
CIRS	5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
CIRF	5/8 INCH IRON ROD FOUND WITH CAP STAMPED "JDJR" UNLESS OTHERWISE SHOWN
IRF	IRON ROD FOUND
CNF	CONCRETE NAIL FOUND
XCF	"X" CUT IN CONCRETE FOUND
℄	CENTERLINE
(CM)	CONTROL MONUMENT
(XXX.XX)	RECORD BEARING/DISTANCE
INST.	COUNTY CLERK FILE NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)
MAPSCO NO. 74-E

GENERAL NOTES

1. Basis of Bearing is the found monumentation (marked CM) of the northwesterly line of Lot 2A, Block A/8420 of BUDGET SUITES ADDITION recorded in Vol. 98114 Pg. 5, M.R.D.C.T. (Bearing: South 37° 35'16" West)

2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48113C0215 K; Map Revised: July 7, 20141, for Dallas County, Texas and Incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

4. The purpose of this Preliminary Plat is to replat the remainder of Lot 2.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, F & D VENTURES, LTD., are the owner of a 5.3711 acre tract or parcel of land situated in the B. J. PRIGMORE SURVEY, Abstract No. 1159, City of City of Dallas, Dallas County, Texas, and being a part of Lot 2 in Block A/8420 of Forest LBJ Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 85060, Page 3791, Map Records of Dallas County, Texas, said tract of land being a portion of the same property as described as Tracts 1 and 2 in deed to F & D Ventures, Ltd, a Texas Limited Partnership, recorded in Instrument No. 20130039861 of the Deed records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found (stamped "Coombs") in the Northeast right-of-way of LBJ Freeway (Interstate Highway 635 – a variable width right-of-way) and being the West corner of Lot 2A, Block A/8420 of the Budget Suites Addition, an Addition to the City of Dallas according to the plat thereof recorded in Volume 98114, Page 5, Map Records, Dallas County, Texas, same also being the south corner of said Tract 1;

THENCE North 52 degrees 19 minutes 14 seconds West, along the said Northeast right-of-way of LBJ Freeway for a distance of 180.72 feet to a PK Nail set for corner, same being the most southerly Southeast corner of Lot 2C, Block a/8420, Memphill Seminary Addition, an Addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 20100009512S7, Map Records, Dallas County, Texas, said point also being the start of a curve to the left having a radius of 25.00 feet whose chord bears North 15 degrees 46 minutes 37 seconds East 17.61 feet;

THENCE Northerly along said curve to the left, departing said right-of-way, and along the common line between said Lots 2 & 2C, through a central angle of 41 degrees 15 minutes 01 seconds, an arc distance of 18.00 feet to a PK Nail set for corner;

THENCE North 04 degrees 50 minutes 34 seconds West, continuing along said common line, a distance of 50.58 feet to a PK Nail set for corner, said point also being the start of a curve to the right having a radius of 290.00 feet whose chord bears North 02 degrees 32 minutes 47 seconds West;

THENCE Northerly along said curve to the left, continuing along said common line, through a central angle of 04 degrees 35 minutes 34 seconds, an arc distance of 23.25 feet to a PK Nail set for corner;

THENCE North 01 degrees 15 minutes 01 seconds West, continuing along said common line, a distance of 178.15 feet to a PK Nail set for corner, said point also being the start of a curve to the right having a radius of 235.00 feet whose chord bears North 27 degrees 50 minutes 08 seconds East;

THENCE Northerly along said curve to the left, continuing along said common line, through a central angle of 56 degrees 10 minutes 14 seconds, an arc distance of 230.38 feet to an "X" cut set in concrete for corner;

THENCE North 26 degrees 45 minutes 05 seconds West, continuing along said common line, a distance of 45.73 feet to a 5/8" iron rod found for corner;

THENCE South 89 degrees 44 minutes 59 seconds West, continuing along said common line, a distance of 103.81 feet to a 1/2" iron rod with cap (stamped "Coombs") found for corner, said point also being the Northwest corner of the aforementioned Lot 2C, said point also being on the east line of Lot 2B, Block A/8417 of Northcreek Phase III ADDITION, an addition to the City of Dallas according to the plat thereof recorded in Volume 2001185, Page 314, of the Map Records, Dallas County, Texas;

THENCE North 00 degrees 18 minutes 58 seconds West, along the common line between said Lot 2B and the aforementioned Lot 2, a distance of 10.00 feet to a 1/2" iron rod found for northwest corner of said Lot 2;

THENCE North 89 degrees 44 minutes 59 seconds East, along the north line of said Lot 2, a distance of 450.00 feet to an "X" cut in concrete found for corner;

THENCE South 52 degrees 24 minutes 44 seconds East, continuing along said north line, a distance of 157.05 feet to an "X" cut in concrete found for corner, said point also being the northwest corner of the aforementioned Lot 2A;

THENCE South 37 degrees 35 minutes 16 seconds West, along the northwesterly line of said Lot 2A, a distance of 670.59 feet to the POINT OF BEGINNING and containing a computed area of 4.9139 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

I, Geary Bailey, a Registered Professional Land Surveyor licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveyors, the City of Dallas Development Code, (Ordinance No. 19455, as ammended) and the Texas Local Government Code, Section 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with sec. 51a-8.617 (a), (b), (c), (d) and (e) of the Dallas City of Dallas Developmental Code, and that the digital drawing file accompanying this plat is a precise representation of the signed and recorded final plat.

Dated this the _____ day of _____, 2015.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Geary Bailey – RPLS 4573

NOTARY PUBLIC §

STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Geary Bailey, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CORPORATE DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That F & D VENTURES, LTD, a Texas Limited Partnership, acting by and through its duly authorized agent, DON WITT, President, do hereby adopt this plat, designating the herein described property as LOT 2R, CITY BLOCK A/8420, FOREST LBJ ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of_____, 2015 .

By:

_____
DON WITT – PRESIDENT
F & D VENTURES, LTD, a Texas Limited Partnership

COUNTY OF DALLAS §

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DON WITT, President of F & D VENTURES, LTD, a Texas Limited Partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said F & D VENTURES, LTD, a Texas Limited Partnership, a corporation, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2015.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

LOT 2R, CITY BLOCK A/8420

FOREST LBJ ADDITION

SITUATED IN THE B. J. PRIGMORE SURVEY, A-1159, AND BEING A REPALT OF THE REMAINDER OF LOT 2, CITY BLOCK A/8420, FOREST LBJ ADDITION RECORDED IN VOL. 85060, PG. 3791, M.R.D.C.T. CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY OF DALLAS PLAN FILE NO. S145-066

4.9139 ACRES

JANUARY – 2015

OWNER

F & D VENTURES LTD
9 PRADO VERDE DRIVE
LUCAS TEXAS 75002-7229
214-358-2575

JDJR PROJECT NO. 188-53-14

JDJR ENGINEERS & CONSULTANTS, INC.
TBPLS FIRM NO. 100356-00
ENGINEERS · SURVEYORS · LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-JDJR (5357) Fax 972-252-5958

H:\JDJRproj\2014\188 Pinal Gate\188-53-14 Cornerstone Self Storage LBJ near Forest Lane Dallas\Survey\DWG\188-53-14 PRELIMINARY PLAT 2 LOTS.dwg plotted by John st Jan 02, 2015 - 11:56am

S145-066

3(e)

City Plan Commission Date: 01/22/15
1/16/2015 10:27:23 AM

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-067 **Senior Planner:** Sharon Hurd, AICP

LOCATION: Vista Wood Boulevard, south of West Ledbetter Drive

DATE FILED: December 26, 2014 **ZONING:** MC-1

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 6.208-Acres **MAPSCO:** 64L,M

APPLICANT/OWNER: Corinth I-35 & Ledbetter, LLC

REQUEST: An application to replat a 6.208-acre tract of land containing all of Lots 1B and 6 in City Block 10/5993 and a portion of abandoned right-of-way (Short Boulevard) into one 1.798-acre lot and one 4.410-acre lot on property located on Vista Wood Boulevard, south of West Ledbetter Drive.

SUBDIVISION HISTORY:

1. S112-082 was an application to replat a 38.912 acre tract of land containing all of Lot 1A in City Block 10/5993 and tracts of land into one 1.806 acre lot, one 5.127 acre lot, one 3.671 acre lot, one 26.901 acre lot and 1.407 acres of land for street right of way and located on Ledbetter Drive at R.L Thornton Freeway (I-35E) southwest corner. The request was approved on March 22, 2012, and was recorded on November 14, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of MC-1, zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 2.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.

13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

14. On the final plat, add a note stating that TXDOT approval may be required for any driveway modifications or new access.

15. On the final plat two control monuments must be shown.

16. On the final plat choose a different addition name.

17. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.

18. Prior to the final plat, provide Lien Holder's Subordination Agreement

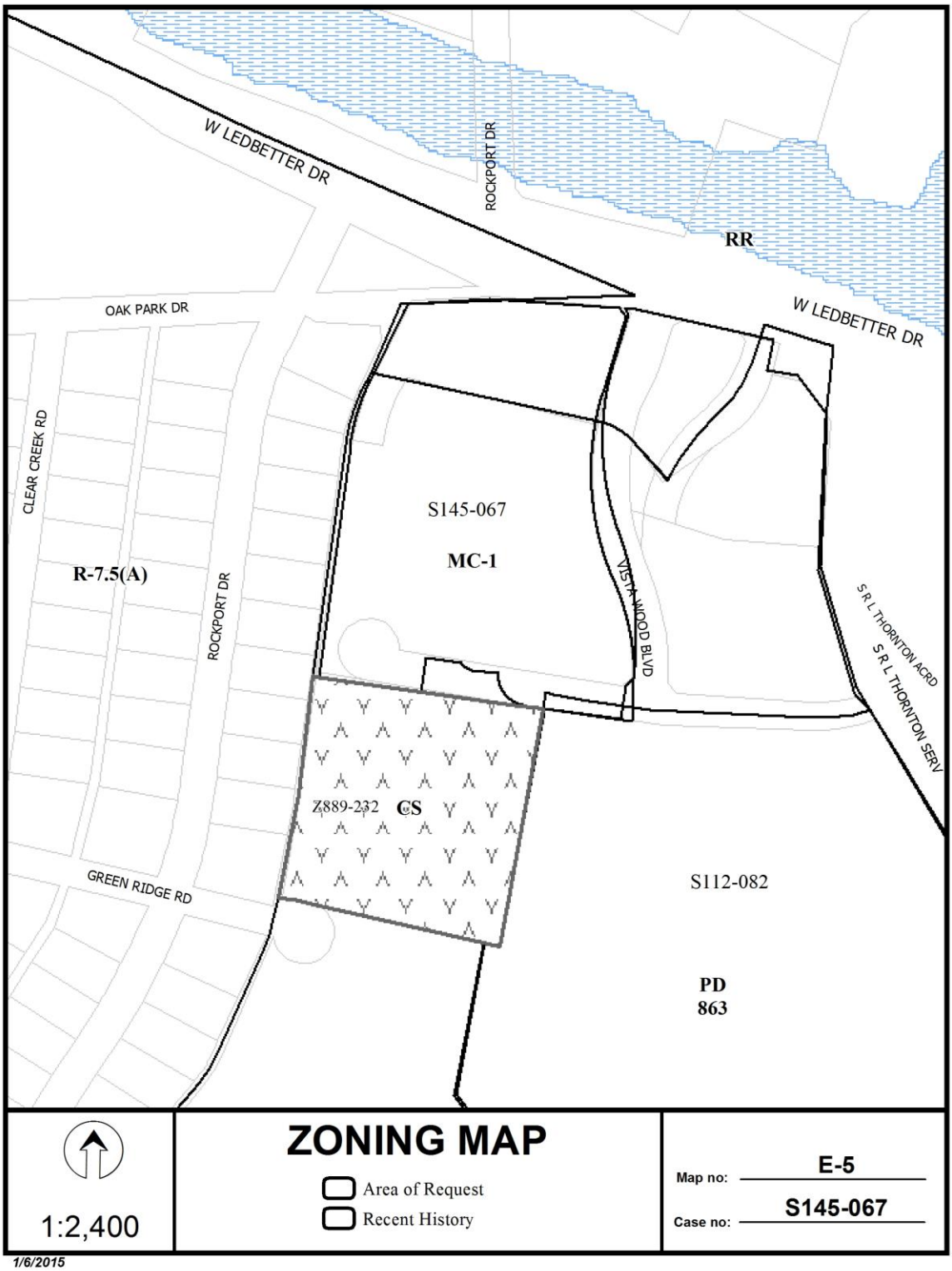
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

20. Consider using integrated stormwater techniques to handle stormwater for new construction on the subject site.

21. On the final plat, add an additional street name label (and arrow, if necessary) for "Short Boulevard" where it extends west of Vista Wood Boulevard.

22. Prior to the final plat, a parking analysis of the uses and parking spaces that are to remain on the proposed Lot 4A is required to confirm compliance with parking regulations after the removal of the parking spaces on the proposed Lot 4B from the current Lot 4.

23. On the final plat identify the property as Lots 1B and 6 in City Block 10/5993.


W LEDBETTER DR
ROCKPORT DR
RR
OAK PARK DR
W LEDBETTER DR
CLEAR CREEK RD
S145-067
MC-1
R-7.5(A)
ROCKPORT DR
VISTA WOOD BLVD
S R L THORNTON ACRD
S R L THORNTON SERV
Z889-232
CS
GREEN RIDGE RD
S112-082
PD
863
ZONING MAP
Area of Request
Recent History
1:2,400
Map no: E-5
Case no: S145-067
1/6/2015

AERIAL MAP

1:2,400

Area of Request

Recent History

Map no: E-5

Case no: S145-067

1/6/2015

PRELIMINARY PLAT
GLEN OAKS CENTER ADDITION
LOTS 1B AND 6, BLOCK 10/5993
A REPLAT OF
GLEN OAKS CENTER ADDITION
AND A PORTION OF SHORT BOULEVARD
LOTS 1B, AND 6, BLOCK 10/5993
SURVEYED IN THE
P A U L H A R R O E S U R V E Y I N D I S T R I C T N O . 1 0 7 7
CITY OF DALLAS, DALLAS COUNTY, TEXAS
6.209 ACRES
CITY PLAN FILE NO. S 145-067
OWNER:
Corinth 135 & Ledbetter, LLC
c/o Corinth Properties
4845 N. Central Expressway
Suite 200
Dallas, Texas 75205
(214) 219-5600
SURVEYOR:
BROOKE-TEAGUE-MARE, INC.
Civil & Structural Engineering Surveying
Transportation & Development
4144 North Central Expressway Suite 1100
Dallas, Texas 75204
Tel (214) 824-3647
December 2014
Page 1 of 2
C120344P1.dwg
PURPOSE OF PLAT:
1. To add easements to two platted lots and revised one of those platted lots to incorporate recent street abandonments.
NOTES:
No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community Panel Nos. 48113C0480K and 48113C0490K, revised July 7, 2014. Property is in ZONE X.
Bearings based on the East line of Lot 1, Block 10/5993 of Glen Oaks Center Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 98191, Page 3489 with Vendor's Lien recorded in Instrument No. 20070178977, Official Public Records, Dallas County, Texas.
NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
LEGEND
ROCKPORT DRIVE
OAK PARK DRIVE
LEDBETTER DRIVE
VISTA WOOD BOULEVARD
SHORT BOULEVARD
GROSS AREA= 6.208 ACRES 270,439 SQ. FT.
BLOCK 10/5993
LOT 1B 1.798 ACRES 78,339 SQ. FT.
LOT 6 4.410 ACRES 192,109 SQ. FT.
EASEMENT LINE TABLE
EASEMENT CURVE TABLE
Scale 1" = 40'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I/we, **CORNER I-35 & LEDBETTER, LLC**, sole owner(s) of the land shown on this plat, and designated herein as **GLEN OAKS CENTER ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements may also be used for the mutual use and accommodation of the collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easement is the responsibility of the property owner. No buildings or any improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown on this plat. All and any public utility shall have the full right to the accommodation of all public utilities using or planning to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. And that the public utility shall have the right of ingress and egress to private property for the purpose of reading meters and for the purpose of maintaining and repairing the public utility system and any maintenance or service required or ordinarily performed by that utility.

Within said easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is granted to the extent of overhang from eaves, chimneys, bay windows, roof overhangs, overhead and architectural appendages. The exact location of the pavement ties, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2014.

Corinth I-35 & Ledbetter, LLC

By _____

Name: Frank Mihalopoulos
Title: Manager of Corinth I-35 & Ledbetter, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Frank Mihalopoulos, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I/we, **CORNER I-35 & LEDBETTER, LLC** is the owner of a 6.208 acre tract of land situated in the Paul Narboe Survey, Abstract No. 1077, City of Dallas Block 10/5993 and Block 5993 and being all of Lots 1B and 6, Block 10/5993, Glen Oaks Center Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument No. 20140029252, Official Public Records of Dallas County, Texas, same being all part of a called 5.0070 acre tract of land described in Warranty Deed to Corinth I-35 & Ledbetter, LLC, recorded in Instrument No. 20070171828 Official Public Records of Dallas County, Texas, all of a tract of land described in Warranty Deed to Corinth I-35 & Ledbetter, LLC, recorded in Instrument No. 20120224305, Official Public Records of Dallas County, Texas, all of Lot 1, Block 10/5993, Glen Oaks Center Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Instrument Number 201400292528, Official Public Records of Dallas County, Texas, same being all of a called 1.0770 acre tract of land described in Special Warranty Deed to Corinth I-35 & Ledbetter, LLC, by Ordinance No. 29250, and conveyed to Corinth I-35 & Ledbetter, LLC by Special Warranty Deed recorded in Instrument No. 20070171828 Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the northeast end of a right-of-way corner clip at the intersection of the south right-of-way line of Oak Park Drive (a variable width right-of-way at this point) and the west right-of-way line of Valhalla Boulevard (a 60 foot wide right-of-way);

THENCE with said right-of-way corner clip, South 37°47'49" East, a distance of 8.88 feet to a point for corner in said west right-of-way line of Valhalla Boulevard;

THENCE with said west right-of-way line, the following three (3) courses and distances:

S17° 34' 55"W, a distance of 129.80 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 440.00 feet, a central angle of 40° 11' 21" and a chord that bears S02° 30' 45"E, for a distance of 302.21 feet;

Along said curve to the left, an arc distance of 310.64 feet to a point for corner at the beginning of a reverse curve to the right having a radius of 350.00 feet, a central angle of 37° 38' 17" and a chord that bears S13° 46' 49"E, for a distance of 158.87 feet;

Along said curve to the right, an arc distance of 161.01 feet to a point for corner at the northwest end of a right-of-way corner clip at the intersection of the west right-of-way line of Valhalla Boulevard and the north right-of-way line of Short Boulevard (a 56 foot wide right-of-way);

THENCE with said right-of-way corner clip, S50° 34' 36"W, a distance of 19.91 feet to a point for corner on said north right-of-way line of Short Boulevard;

THENCE across said Short Boulevard, S08° 59' 56"W, a distance of 56.00 feet to a point for corner in the south right-of-way line of Short Boulevard;

THENCE with said south right-of-way line of Short Boulevard, N81° 00' 04"W, a distance of 39.00 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 50.00 feet, a central angle of 85° 58' 57" and a chord that bears N38° 00' 05"W, for a distance of 68.20 feet;

THENCE along said curve to the right and across said Short Boulevard, an arc distance of 75.05 feet to a point for corner in said north right-of-way line of Short Boulevard;

THENCE along said north right-of-way line of Short Boulevard, the following three (3) courses and distances:

N81° 00' 04"W, a distance of 44.06 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 24.50 feet, a central angle of 52° 14' 47" and a chord that bears N54° 53' 16"W, for a distance of 21.57 feet;

Along said curve to the right, an arc distance of 22.34 feet to a point for corner;

N81° 00' 04"W, a distance of 59.16 feet to a point for corner in the west right-of-way line of said Short Boulevard;

THENCE with said west right-of-way line, S08° 59' 56"W, a distance of 56.00 feet to a point for corner in the north line of Lot 5, Block 10/5993, GMRT Glen Oaks Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 93191, Page 7014, Deed Records of Dallas County, Texas;

THENCE with said north line, N81° 00' 04"W, a distance of 168.00 feet to a point for corner in the east right-of-way line of a 15-foot wide alley;

THENCE with said east right-of-way line, the following three (3) courses and distances:

N08° 51' 27"E, a distance of 383.31 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 355.00 feet, a central angle of 19° 09' 00" and a chord that bears N17° 59' 33"E, for a distance of 117.59 feet;

Along said curve to the right, an arc distance of 118.68 feet to a point for corner;

N27° 03' 55"E, a distance of 137.39 feet to a point for corner at the intersection of said east right-of-way line and the south right-of-way line of Oak Park Drive (a 60-foot wide right-of-way);

THENCE with said south right-of-way line, N87° 08' 03"E, a distance of 133.72 feet to a point for corner;

THENCE continuing with the said south right-of-way line, S84° 51' 57"E, a distance of 212.59 feet to the POINT OF BEGINNING and containing 6.208 acres or 270,439 square feet of land.

SURVEYOR'S CERTIFICATE

I, Stanley Roy Faith, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat was prepared from an actual on the ground survey field from recorded documentation, evidence collected on the ground during field investigation, and that this plat represents the results of that survey and correctly complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) and the Texas Local Government Code; that the corner monuments shown thereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that this Signed Final Plat accompanying this plat is a precise representation of

Dated this the _____ day of _____, 2014.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stanley Roy Faith
Registered Professional Land Surveyor
Registration No. 4622

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Roy Faith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2014

_____
Notary Public in and for the State of Texas

PURPOSE OF PLAT:

1. To add easements to two platted lots and revised one platted lot to incorporate recent street abandonments.

NOTES:

No portion of the subject property lies within any area of 100-year flood according to FEMA's *Flood Insurance Rate Map*, Community-Panel Number 48113C0040K, revised July 7, 2014. Property is in ZONE X.

Bearings based on the East line (North 08°00'51" East) of a 15' wide alley as called out in the Special Warranty Deed to Corinth I-35 & Ledbetter, LLC recorded in Instrument No. 20070171827, Official Public Records, Dallas County, Texas.

NO LOT TO LOT DRAINAGE WILL BE PERMITTED.

GLEN OAKS CENTER ADDITION
LOTS 1B AND 6, BLOCK 10/5993

PRELIMINARY PLAT

AN ADDITION OF
LOTS 1B, AND 6, BLOCK 10/5993
GLEN OAKS CENTER ADDITION
AND A PORTION OF SHORT BOULEVARD
SITUATED IN THE
PAUL NARBOE SURVEY, ABSTRACT NO. 1077
CITY OF DALLAS, DALLAS COUNTY, TEXAS
6.208 ACRES

CITY PLAN FILE NO. S 145-067

OWNER:
Corinth I-35 & Ledbetter, LLC
dba Corinth Properties
4144 North Central Expressway
Suite 200
Dallas, Texas 75204
(214) 219-6600

SURVEYORS:
BROCKETTE-DAVIS-DRAKE, INC.
Stanley Roy Faith
Texas Registered Surveying Firm 10104400
4144 North Central Expressway Suite 1100
Dallas, Texas 75204
Tel. (214) 824-3647

December, 2014

Page 2 of 2
C10394FP.dwg

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-068 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 8533 Midway Road

DATE FILED: December 26, 2014 **ZONING:** R-10(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 1.275-Acres **MAPSCO:** 34B

APPLICANT/OWNER: Robert and Susannah Smith

REQUEST: An application to create one lot from a 1.275-acre tract of land in City Block A/5072 on property located at 8533 Midway Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of R-10(A), zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.

11. Prior to the final plat, provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.

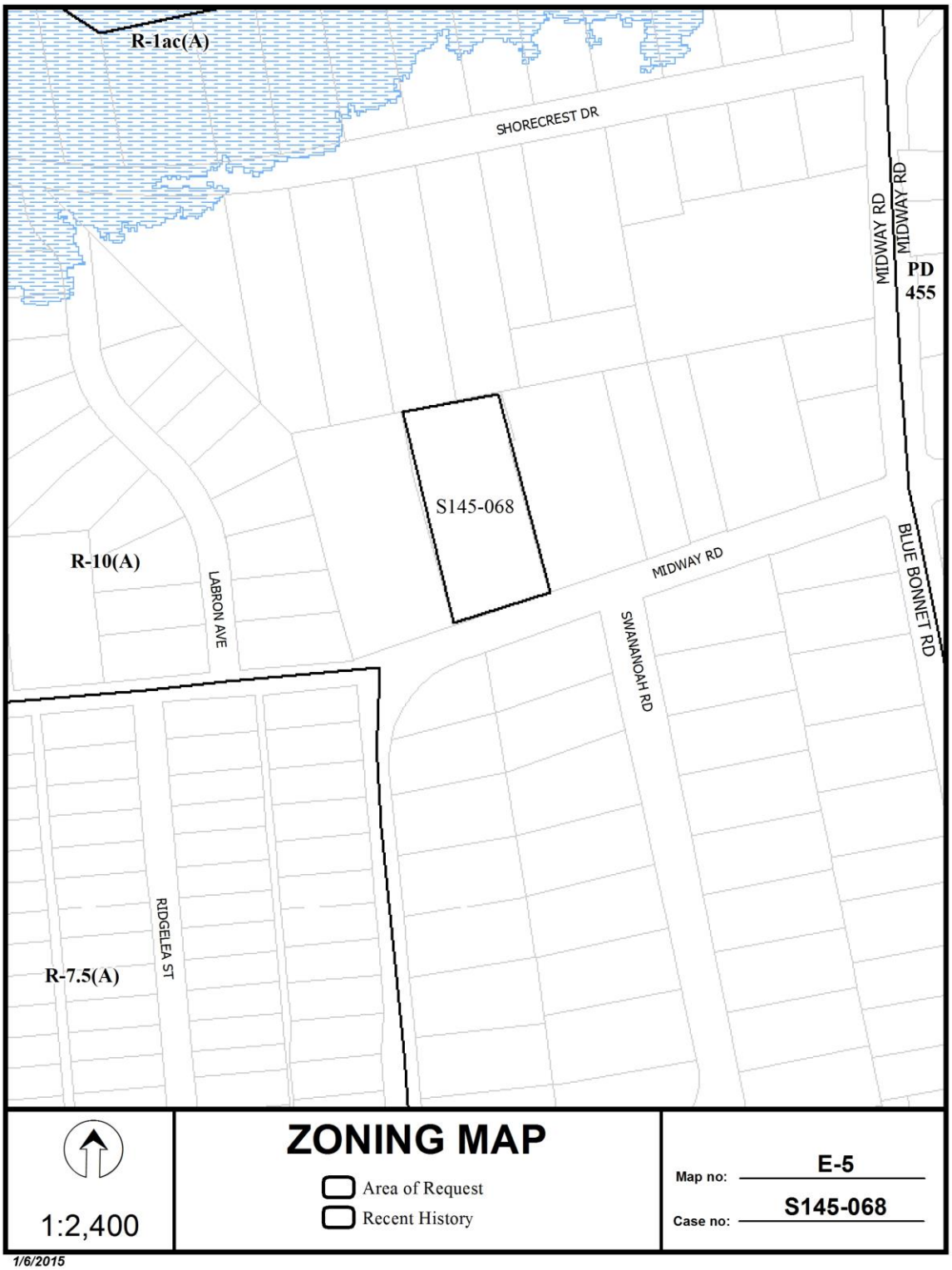
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

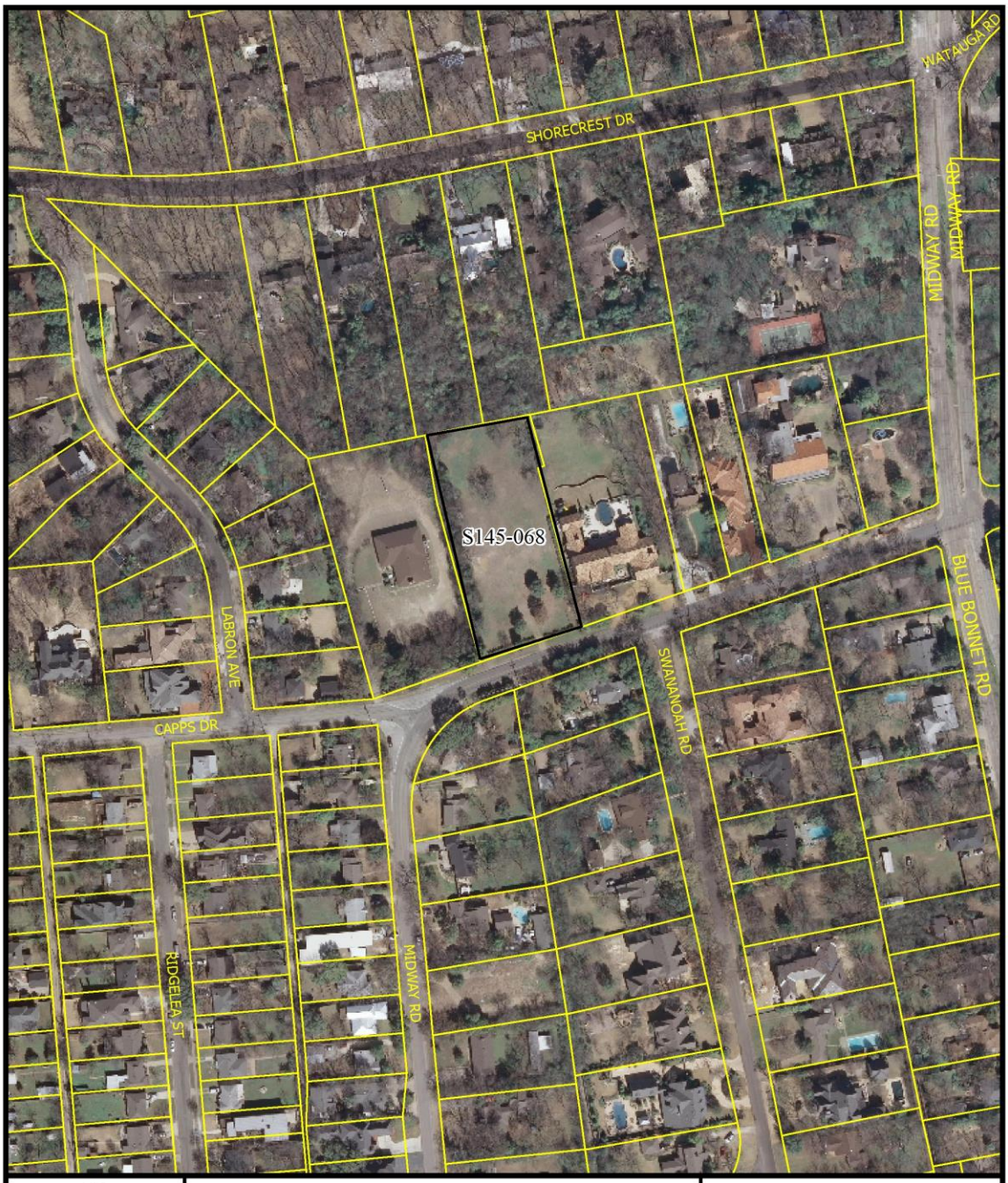
14. Prior to the final plat, a site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

15. Water main extension may be required by Private Development Contract.

16. On the final plat, add an additional label for the generally north-south portion of "Midway Road".

17. On the final plat identify the property as Lot 1 in City Block A/5072.


R-1ac(A)
SHORECREST DR
MIDWAY RD
MIDWAY RD
PD
455
S145-068
R-10(A)
LABRON AVE
MIDWAY RD
BLUE BONNET RD
SWANANOAH RD
RIDGELEA ST
R-7.5(A)
ZONING MAP
Area of Request
Recent History
1:2,400
Map no: E-5
Case no: S145-068
1/6/2015



1:2,400

AERIAL MAP

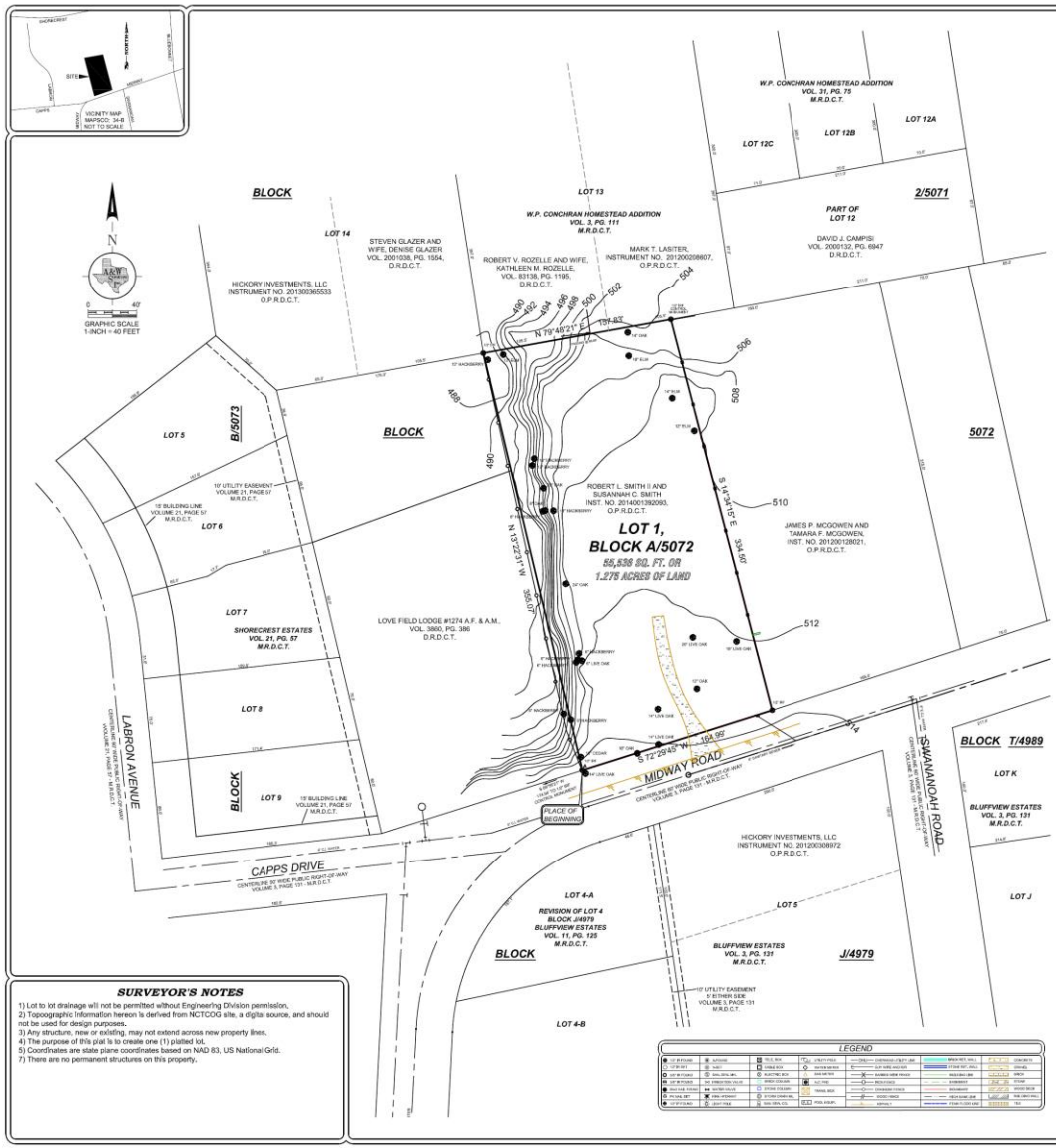
Area of Request

Recent History

Map no: E-5

Case no: S145-068

1/6/2015



SURVEYOR'S NOTES

1) Lot to lot drainage will not be permitted without Engineering Division permission,
2) Topographic information hereon is derived from NCTCOG site, a digital source, and should not be used for design purposes.
3) Any structure, new or existing, may not extend across new property lines.
4) The purpose of this plat is to create one (1) platted lot.
5) Coordinates are state plane coordinates based on NAD 83, US National Grid.
7) There are no permanent structures on this property.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Robert L. Smith II and Susannah C. Smith are the owners of all that certain lot, tract, or parcel of land located in the WILSON BAKER SURVEY, Abstract No. 54, City Block 5072, City of Dallas, Dallas County, Texas, and being the same tract of land described in deed to Robert L. Smith II and Susannah C. Smith, recorded in General Warranty Deed with Vendor's Lien, Instrument No. 20140013283, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod found for corner in the North line of Midway Road, a 60-foot wide public right-of-way, at the Southeast corner of that portion of said Block 5072, described in deed to the Love Field Masonic Lodge #1274, A.F. & A.M., recorded in Volume 3860, Page 386, Deed Records, Dallas County, Texas;

Thence North 13 deg. 22 min. 31 sec. West, a distance of 355.07 feet to a 1/2-inch iron rod found in the South line of Block 2/5071, of W.P. COCHRAN HOMESTEAD ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 111, Map Records, Dallas County, Texas, same point being in the South line of that portion of Lot 13, Block 2/5071, of said W.P. COCHRAN HOMESTEAD ADDITION, described in deed to Robert V. Rozelle and Kathleen M. Rozelle, as recorded in Volume 83138, Page 1195, Deed Records, Dallas County, Texas, same point being the Northeast corner of said Masonic Lodge # 1274 tract;

Thence North 79 deg. 48 min. 21 sec. East, along said South line, passing at a distance of 89.69 feet the common Southeast corner of said Rozelle tract, same point being the Southwest corner of that portion of said Lot 13, said Block 2/5071, described in deed to Mark T. Lasiter, recorded in instrument No. 201200208607, Official Public Records, Dallas County, Texas, and continuing a total distance of 197.83 feet to a 1/2-inch iron rod found at the Northwest corner of that portion of said Block 5072 described in deed to James P. McGowen, & Tamara F. McGowen, recorded in instrument No. 201200128021, Official Public Records, Dallas County, Texas;

Thence South 14 deg. 34 min. 15 sec. East, a distance of 334.50 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" found in the said North line of said Midway Road, at the Southwest corner of said McGowen tract;

Thence South 72 deg. 29 min. 45 sec. West, along said North line, a distance of 164.99 feet to the PLACE OF BEGINNING and containing 55,536 square feet or 1.275 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Robert L. Smith II and Susannah C. Smith, do here by adopt this plat, designating the herein described property as **SMITH & SMITH ADDITION,** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management are as shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or hinterfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20___.

_____
Owner: Robert L. Smith II

State of Texas
County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ROBERT L. SMITH II, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20___.

_____
Notary Public

_____
Owner: Susannah C. Smith

State of Texas
County of Dallas

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED SUSANNAH C. SMITH, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20___.

_____
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

DATED this the _____ day of _____, 20___.

PRELIMINARY, RELEASED 11-05-2014 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner R.P.L.S. 5310
Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___.

_____
Notary Public

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This Instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, [ie., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 670029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8533 Midway Road ~
Owners: Robert L. Smith II and Susannah C. Smith
~ 5554 Cosmo Avenue, Dallas, TX 75248 ~
~ 214-762-3476 ~

Job No: 14-1851 | Drawn by: SJ | Date: 11-06-2014 | Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT
FOR
1.275 ACRE TRACT

LOT 1, BLOCK A/5072
SMITH & SMITH ADDITION
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
WILSON BAKER SURVEY, ABSTRACT 54
CITY PLAN FILE NO. S145-068

S145-068

5(e)

City Plan Commission Date: 01/22/15
1/16/2015 10:28:31 AM

CITY PLAN COMMISSION **THURSDAY, January 22, 2015**

FILE NUMBER: S145-069 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 10900 Rockwall Road

DATE FILED: December 29, 2014 **ZONING:** IR and IM

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 16.434-Acres **MAPSCO:** 27H, 28E

APPLICANT/OWNER: Calatan Rockwall Road Partners, LP

REQUEST: An application to replat a 16.434-acre tract of land containing all of Lot 1B in City Block G/8064 into one 10.807-acre lot and one 5.627-acre lot on property located at 10900 Rockwall Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of IR and IM, zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the “Microstation” format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 2.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff

13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

14. On the final plat determine the 100 year water surface elevation across the plat.

15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.

16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).

17. On the final plat specify minimum fill and minimum finished floor elevations.

18. On the final plat show the natural channel set back from the crest of the natural channel.

19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.

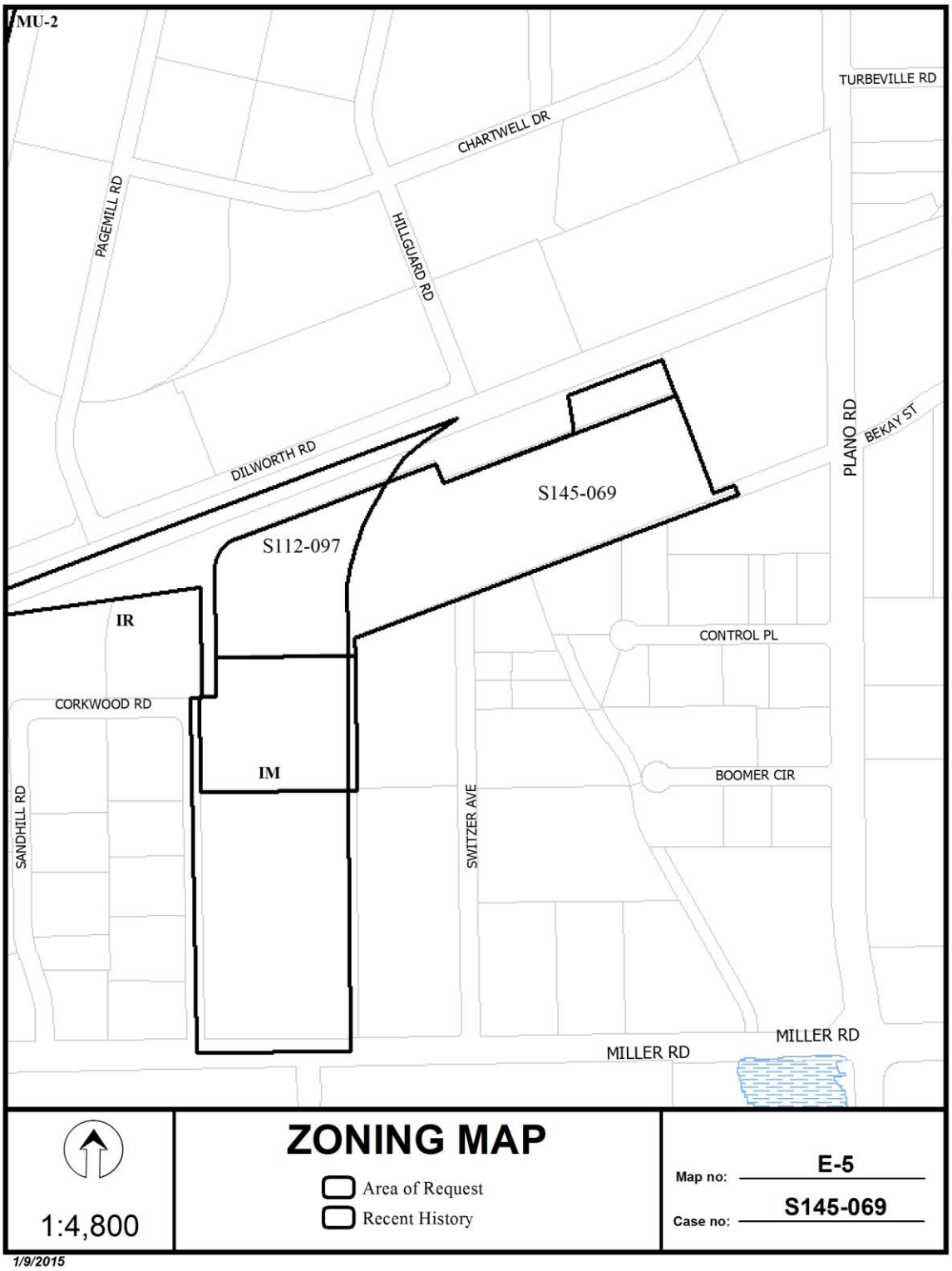
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

22. On the final plat, label "Rockwall Road" in its right-of-way.

23. Prior to the final plat, a parking analysis of the uses and parking spaces that are to remain on the proposed Lot 4A is required to confirm compliance with parking regulations after the removal of the parking spaces on the proposed Lot 4B from the current Lot 4.

24. On the final plat identify the property as Lots 1C and 1D in City Block G/8064.


MU-2
TURBEVILLE RD
CHARTWELL DR
PAGEMILL RD
HILLGUARD RD
DILWORTH RD
S145-069
S112-097
PLANO RD
BEKAY ST
IR
CONTROL PL
CORKWOOD RD
IM
BOOMER CIR
SANDHILL RD
SWITZER AVE
MILLER RD
MILLER RD
ZONING MAP
Area of Request
Recent History
1:4,800
Map no: E-5
Case no: S145-069
1/9/2015

AERIAL MAP

1:4,800

Area of Request

Recent History

Map no: E-5

Case no: S145-069

1/9/2015

PROJECT
VICINITY MAP
NOT TO SCALE
LEGEND
Boundary Line
"X" Cut Found in Concrete
1/2" Iron Rod Found with Yellow Cap Stamped "VOTEX"
1/2" IRF.
1/2" IRS.
5/8" Iron Rod Found with Yellow Cap Stamped "PITTS"
5/8" IRF.
Existing Easement
Center Line of Street
Control Monument
Deed Records, Dallas County, Texas
Official Public Records, Dallas County, Texas
Right-of-Way
Flowline Monument Found
OWNER'S CERTIFICATE
OWNER'S DEDICATION
SURVEYOR'S STATEMENT
GENERAL NOTES:
FLOODWAY EASEMENT STATEMENT
PRELIMINARY PLAT
CALATAN ADDITION NO. 3
Lots 1B1 & 1B2, Block G/8064
BEING A REPLAT OF
LOT 1B, BLOCK G/8064
CALATAN ADDITION NO. 2
INST. 201200274520 (O.P.R.D.C.T.)
OUT OF THE
JOHN JACKSON SURVEY, ABSTRACT NO. 699
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 145-069
OWNER:
CALATAN ROCKWALL ROAD PARTNERS, LP
12750 MERIT DRIVE, SUITE 720
DALLAS, TEXAS 75251
TEL (972) 770-5464
FAX (972) 770-5467
SURVEYOR:
VOTEX SURVEYING COMPANY
4548 TURCAT DRIVE
PLANO, TEXAS 75024
TEL (972) 964-0858
FAX (972) 964-3604
DECEMBER 2014
(VOTEX JOB NO. 95043-C)

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

FILE NUMBER: S145-064 **Senior Planner:** Sharon Hurd, AICP

LOCATION: 8809 Diceman Drive

DATE FILED: December 29, 2014 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 0.309-Acres **MAPSCO:** 37V

APPLICANT/OWNER: Cheryl L. Huckabay

REQUEST: An application to replat a 0.309-acre tract of land containing all of Lot 18 and the western one-half portion of Lot 17 in City Block 5/5289 into one lot on property located at 8809 Diceman Drive.

NOTICES: 25 notices were sent to property owners within 200 feet of the property on December 31, 2014.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) zoning district. In addition, the proposed lot is similar in size to other lots in the surrounding area, thus meeting the requirements of Section 51A-8.503, which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets". Therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines.

7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.

11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."

13. On the final plat, provide 20-foot minimum width for drainage easement.

14. On the final plat show the recording information on all existing easements within 150 feet of the property.

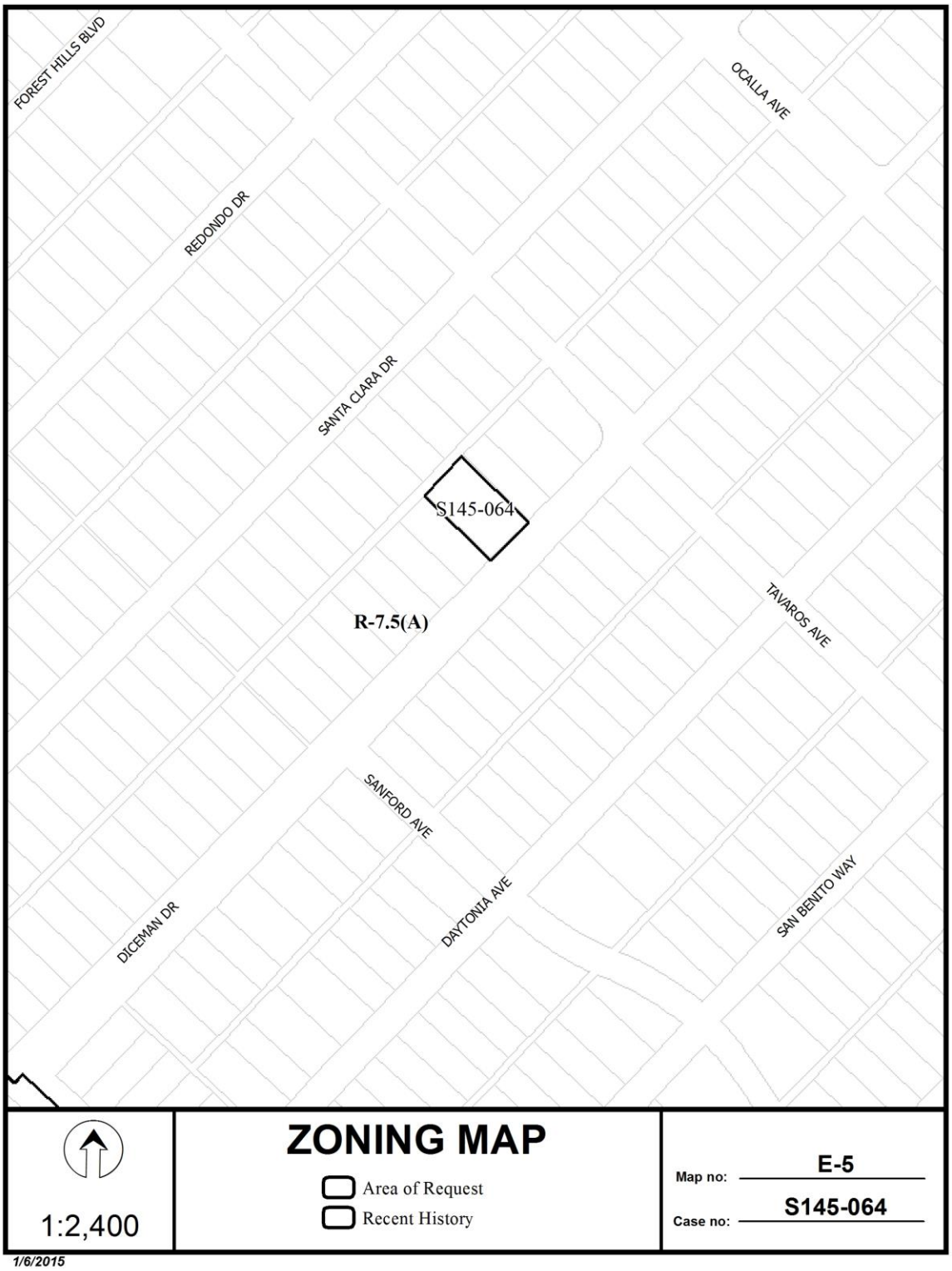
15. On the final plat show distances/width of right-of-way across Diceman Drive.

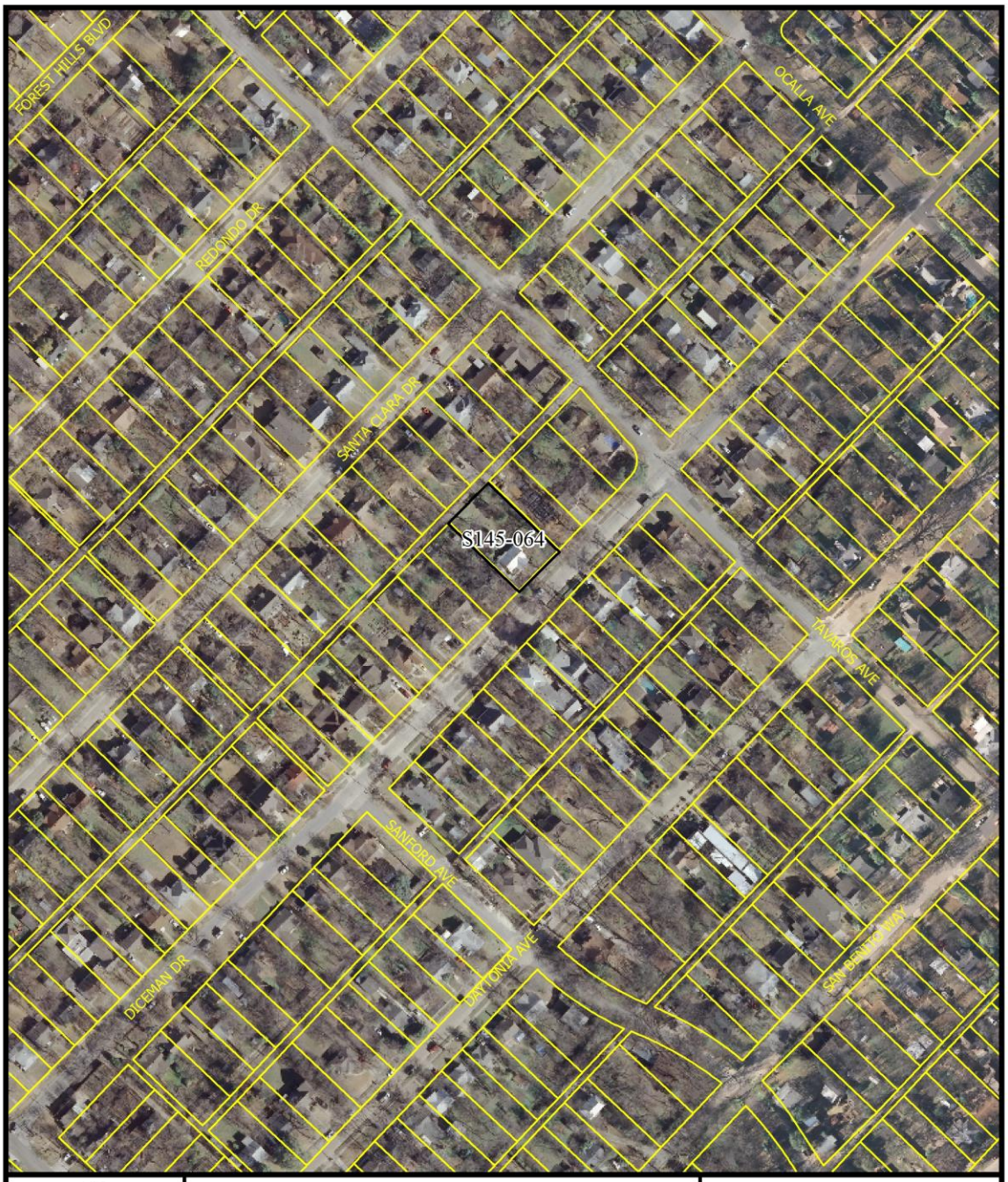
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

17. Water main extension may be required by Private Development Contract.

18. On the final plat, show and label "Sanford Avenue".

19. On the final plat identify the property as Lot 17A in City Block 5/5289.


FOREST HILLS BLVD
OCALLA AVE
REDONDO DR
SANTA CLARA DR
S145-064
R-7.5(A)
TAVAROS AVE
SANFORD AVE
DAYTONIA AVE
DICEMAN DR
SAN BENITO WAY
1:2,400
ZONING MAP
Area of Request
Recent History
Map no: E-5
Case no: S145-064
1/6/2015



1:2,400

AERIAL MAP

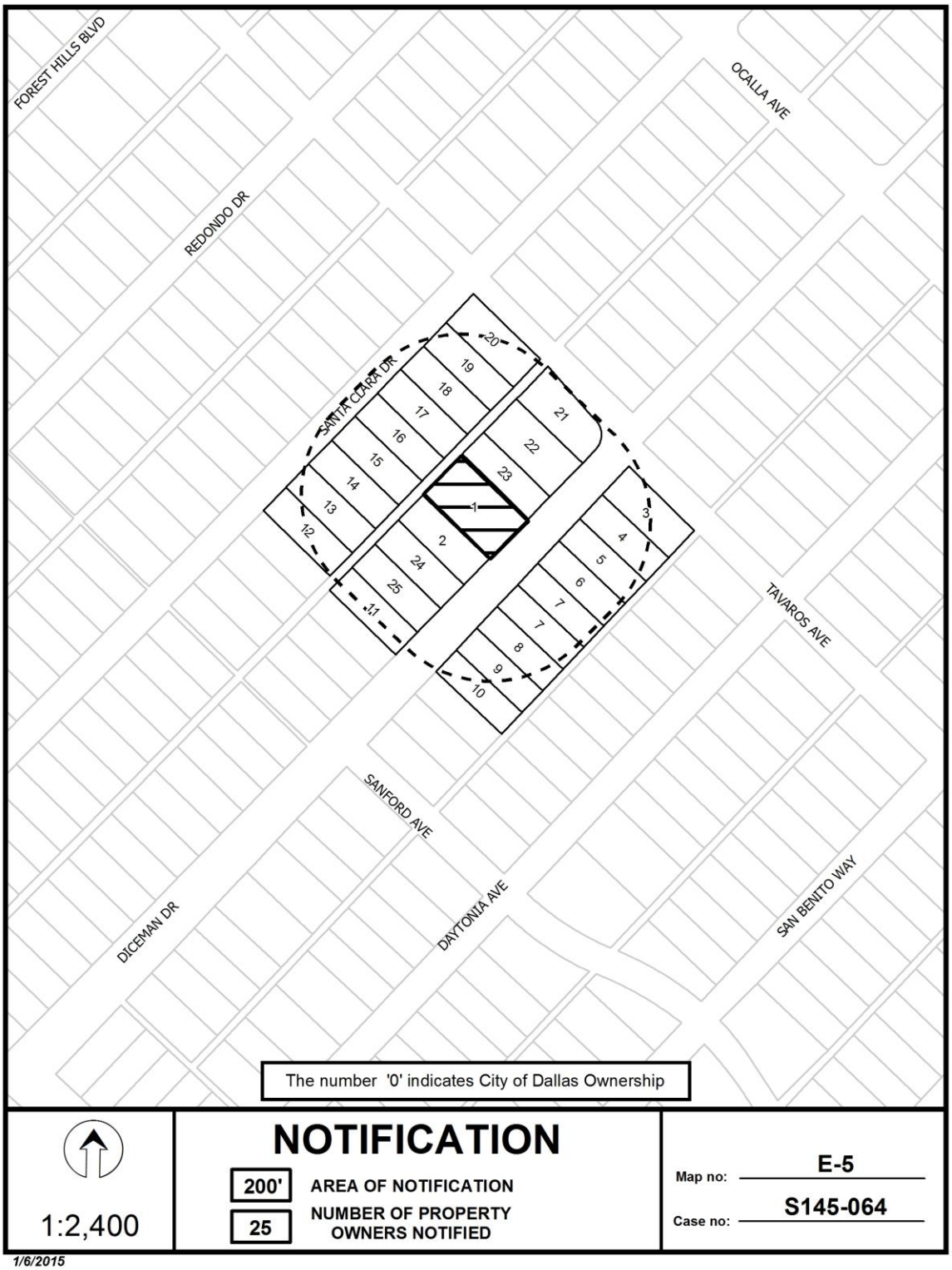
Area of Request

Recent History

Map no: E-5

Case no: S145-064

1/6/2015


FOREST HILLS BLVD
REDONDO DR
OCALLA AVE
SANTA CLARA DR
TAVAROS AVE
SANFORD AVE
DAYTONIA AVE
DICEMAN DR
SAN BENITO WAY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
25
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Map no: E-5
Case no: S145-064
1/6/2015

12/29/2014

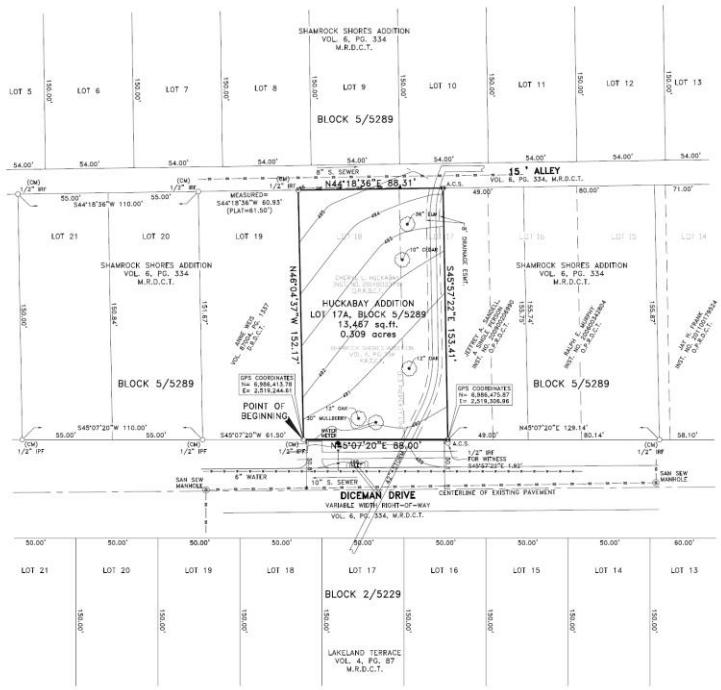
Notification List of Property Owners

S145-064

25 Property Owners Notified

Label #	Address		Owner
1	8809	DICEMAN DR	HUCKABAY CHERYL L
2	8803	DICEMAN DR	WEIS ANNE
3	8824	DICEMAN DR	EATON ROAD LTD &
4	8818	DICEMAN DR	FICKEY ZACHARY SCOTT
5	8814	DICEMAN DR	NORWOOD RAY E
6	8810	DICEMAN DR	GLOVER E P JR
7	8806	DICEMAN DR	ANDERSON DAVID
8	8722	DICEMAN DR	BLACK HENRY
9	8718	DICEMAN DR	DEFENDERS OF FREEDOM
10	8714	DICEMAN DR	ZACHARY CURTIS
11	8719	DICEMAN DR	FROELICH PAMELA E
12	8718	SANTA CLARA DR	THACKER RICHARD E
13	8722	SANTA CLARA DR	MARTINEZ ANTONIO JR &
14	8726	SANTA CLARA DR	MORGAN PARK LTD &
15	8802	SANTA CLARA DR	GUAJARDO DANIEL S
16	8806	SANTA CLARA DR	SMITH DOUGLAS G
17	8810	SANTA CLARA DR	SHARP DONNA C EST OF
18	8814	SANTA CLARA DR	PETTWAY RETHA
19	8818	SANTA CLARA DR	NICHOLS PAMALA J
20	8824	SANTA CLARA DR	TIBBS PATRICK B
21	8823	DICEMAN DR	FRANK ASHLEA R &
22	8819	DICEMAN DR	MURPHY RALPH
23	8813	DICEMAN DR	SANDELL JEFFREY A
24	8729	DICEMAN DR	LUONG MINH T &
25	8723	DICEMAN DR	NEWTON JULIA J

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT RPOPERTY.
4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
7) BENCHMARK IS A SQUARE CUT ON CONCRETE CURB AT MIDPOINT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF LAKELAND DRIVE AND SAN LEANDRO DRIVE. (ELEV.=484.575')

LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
A.C.S.	3 1/2" INCH ALUMINUM DISK STAMPED "HA & RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Cheryl L. Huckabay, is the sole owner of a tract of land situated in the Richard Scurry Survey, Abstract No. 1382 in the City of Dallas, Dallas County, Texas, being all of Lot 18 and the called West one-half of Lot 17, Block 5/5289, Shamrock Shores Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 334, Map Records, Dallas County, Texas, same being conveyed to Cheryl L. Huckabay by General Warranty Deed recorded in Instrument No. 201400103790, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron pipe found for corner in the Northwest line of Diceman Drive (a variable width right-of-way), being the East corner of Lot 19 of said Shamrock Shores Addition;

Thence North 46 degrees 04 minutes 37 seconds West, leaving the said Northwest line of Diceman Drive and along the Northeast line of said Lot 19, a distance of 152.17 feet to a 1/2 inch iron rod found at the North corner of said Lot 19, being in the Southeast line of a 15 foot alley;

Thence North 44 degrees 18 minutes 36 seconds East, along the said Southeast line of 15 foot alley, a distance of 88.31 feet to a 3 1/2 inch aluminum disk stamped "HA & RPLS 5513" set over a 1/2 inch iron rod set at the West corner of that portion of said Lot 17, Block 5/5289, conveyed to Jeffrey A. Sandell, a single person, by Warranty Deed with Vendor's Lien recorded in Instrument No. 200900206990, Official Public Records, Dallas County, Texas;

Thence South 45 degrees 57 minutes 22 seconds East, along the Southwest line of said Sandell tract, a distance of 153.41 feet to a 3 1/2 inch aluminum disk stamped "HA & RPLS 5513" set over a 1/2 inch iron rod set at the South corner of said Sandell tract, being in the said Northwest line of Diceman Drive, from which a 1/2 inch iron rod found for witness bears South 45 degrees 57 minutes 22 seconds East, a distance of 1.92 feet;

Thence South 45 degrees 07 minutes 20 seconds West, along the said Northwest line of Diceman Drive, a distance of 88.00 feet to the Point of Beginning and containing 13,467 square feet or 0.309 acres of land.

OWNERS' DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cheryl L. Huckabay, does hereby adopt this plat, designating the herein described property as **HUCKABAY ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2014.

By: _____
Cheryl L. Huckabay (owner)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cheryl L. Huckabay known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (e)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2014.

RELEASED 09/09/14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
HUCKABAY ADDITION
LOT 17A, BLOCK 5/5289
BEING A REPLAT OF LOT 18 AND PART OF LOT 17, BLOCK 5/5289, SHAMROCK SHORES ADDITION
RICHARD SCURRY SURVEY, ABSTRACT NO. 1382
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145-064

OWNER: CHERYL L. HUCKABAY
9818 FITZROY DRIVE
DALLAS, TEXAS 75238
P(512)775-8081
F(214)265-2967

CBG Surveying, Inc.
PLANNING · SURVEYING
13025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10116800
www.cbgdfw.com

SCALE: 1"=30' / DATE: AUGUST 27, 2014 / JOB NO. 1408743 / DRAWN BY: CG

S145-064

7(g)

City Plan Commission Date: 01/22/15
1/16/2015 10:29:44 AM

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Charles Enchill

FILE NUMBER: D145-004 **DATE FILED:** November 18, 2014

LOCATION: South corner of Harry Hines Boulevard and Moody Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-F

SIZE OF REQUEST: Approx. 2.26 acres **CENSUS TRACT:** 19.00

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Harwood International Center X, LP

REPRESENTATIVE: Ben Cortez, Harwood International Center

REQUEST: An application for a development plan for Subarea J within Planned Development District No. 193, Subdistrict 79 on the south corner of North Field Street and Harry Hines Boulevard.

SUMMARY: On June 13, 2007, the City Council passed Ordinance No. 26781 which established Planned Development Subdistrict No. 79.

The request site is located in Subarea J as indicated on the Conceptual Plan. A majority of Subarea J is open space containing gardens. The proposed bar and restaurant will occupy an undeveloped portion of Subarea J. The main uses permitted in Subarea J are those permitted in the LC Light Commercial District as set out in Planned Development District 193. The zoning was granted as a planned development subdistrict with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit.

In conjunction with the above requirement, the attached development and landscape plans have been submitted for Commission's consideration. The development and landscape plans meet the requirements for Subarea J of Subdistrict 79. The ordinance may be viewed at this link:
http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S-79%20[Part%20II%20PD%20193].pdf

STAFF RECOMMENDATION: Approval

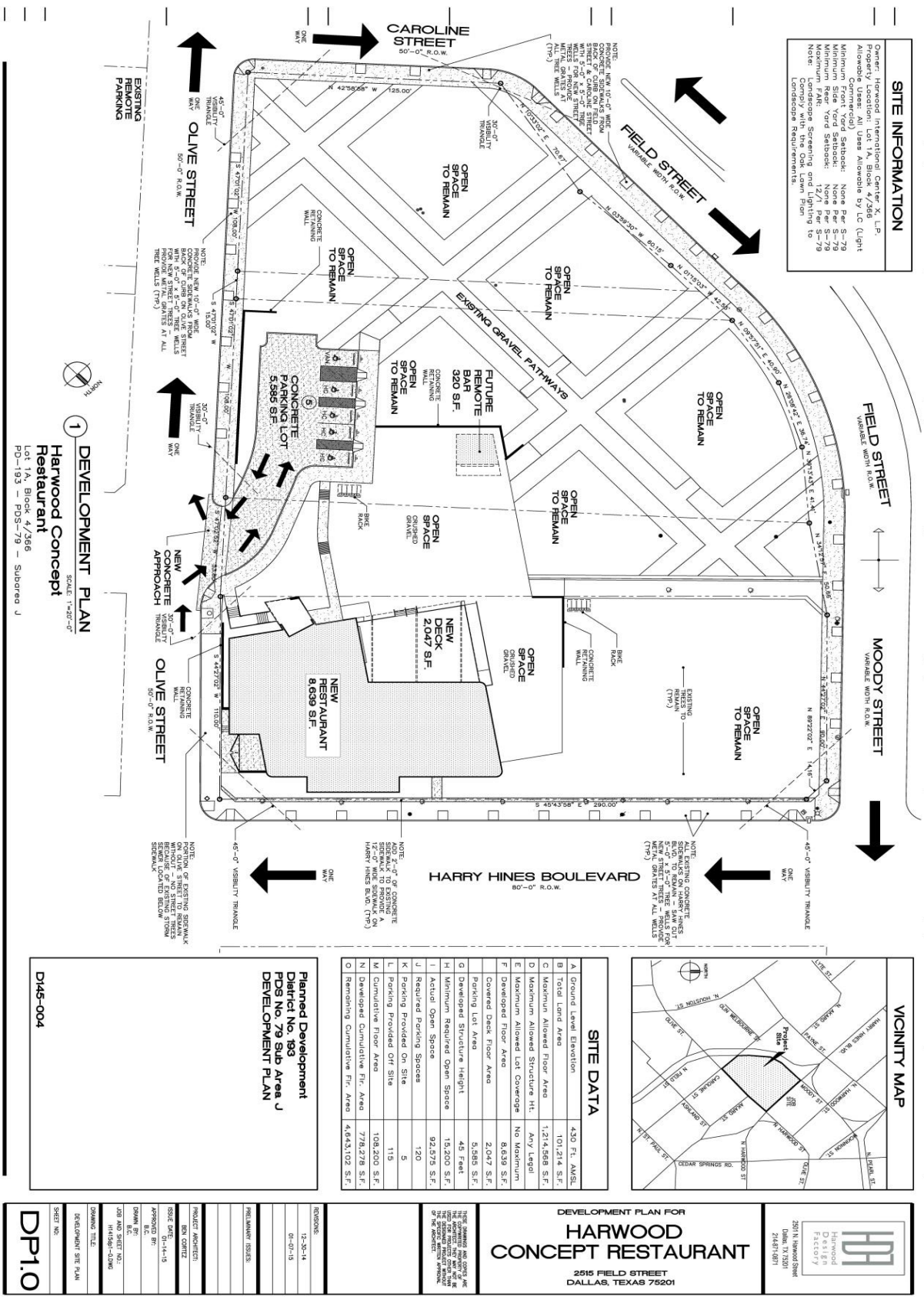
Partners and Officers

J. Gabriel Barbier-Mueller, President

David O. Roehm, Executive Vice-President

Jeri Hunter, Secretary

PROPOSED DEVELOPMENT PLAN



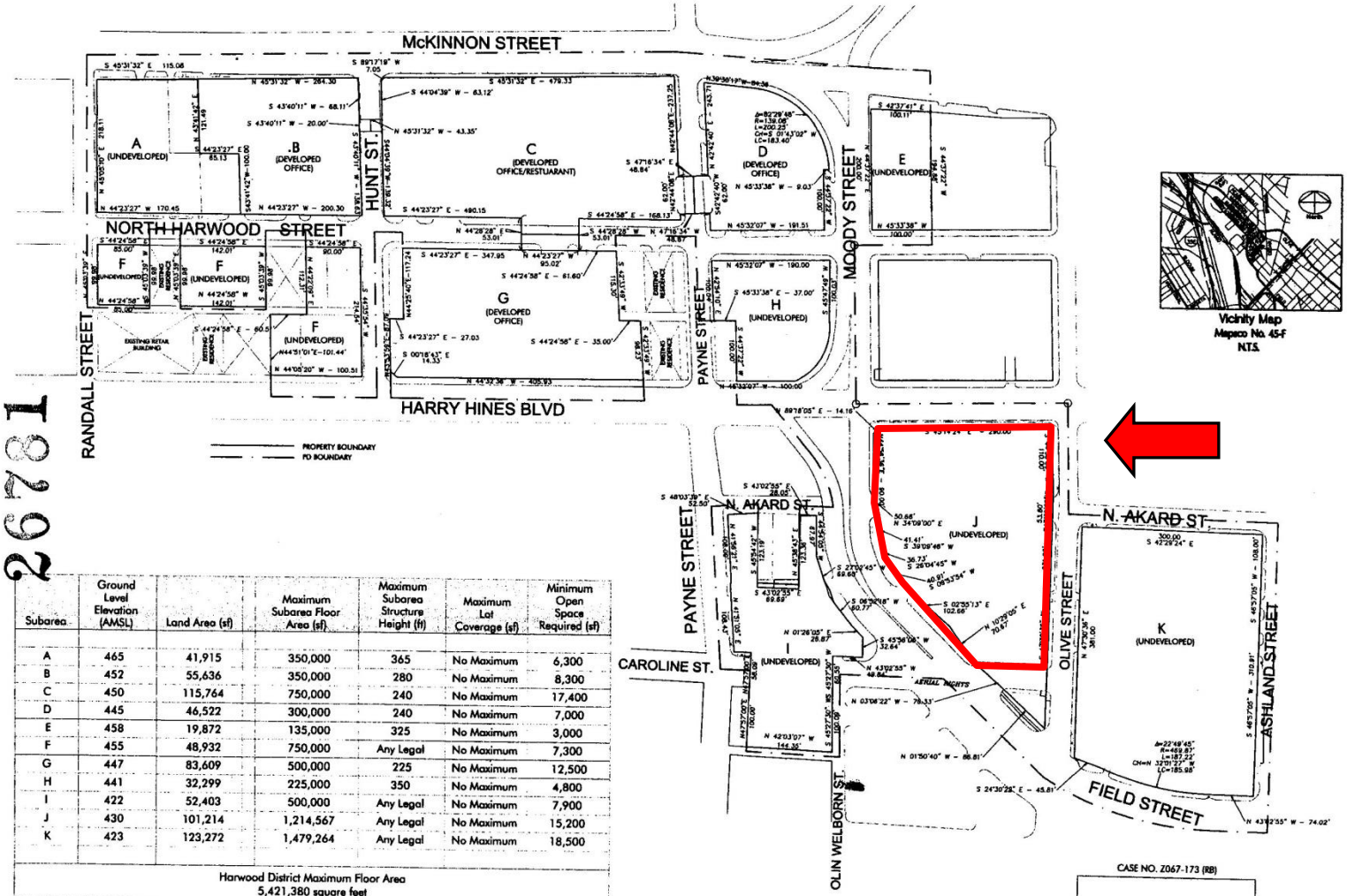
PROPOSED LANDSCAPE PLAN

EXISTING CONCEPTUAL PLAN

Exhibit S-79A

0717 88

26781



Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Minimum Open Space Required (sf)
A	465	41,915	350,000	365	No Maximum	6,300
B	452	55,636	350,000	280	No Maximum	8,300
C	450	115,764	750,000	240	No Maximum	17,400
D	445	46,522	300,000	240	No Maximum	7,000
E	458	19,872	135,000	325	No Maximum	3,000
F	455	48,932	750,000	Any Legal	No Maximum	7,300
G	447	83,609	500,000	225	No Maximum	12,500
H	441	32,299	225,000	350	No Maximum	4,800
I	422	52,403	500,000	Any Legal	No Maximum	7,900
J	430	101,214	1,214,567	Any Legal	No Maximum	15,200
K	423	123,272	1,479,264	Any Legal	No Maximum	18,500
Harwood District Maximum Floor Area 5,421,380 square feet						

HARWOOD DISTRICT PDS
CONCEPTUAL PLAN

CASE NO. Z067-173 (RB)

HARWOOD INTERNATION

Planned Development
District No. 193

PDS No. 79

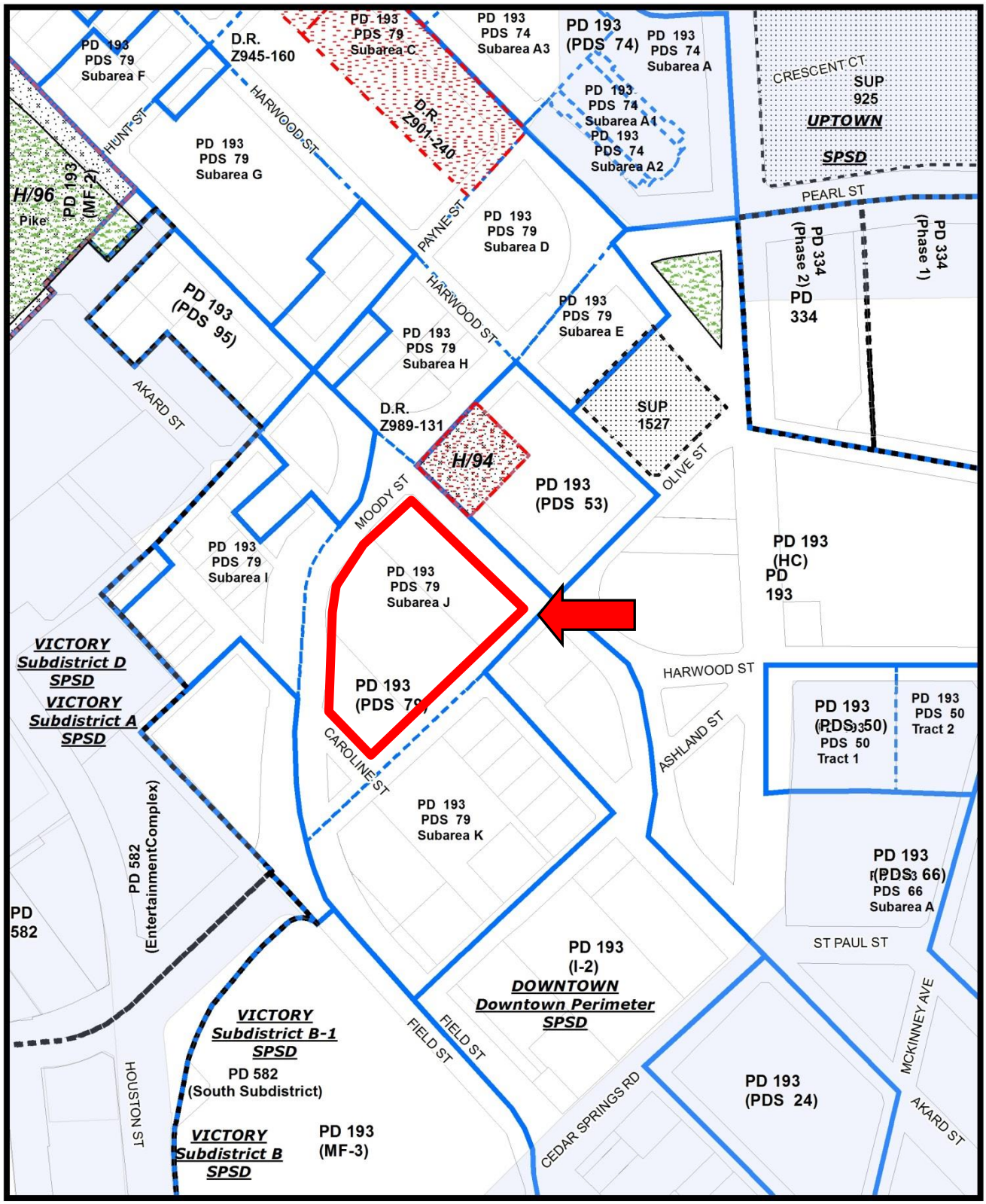
Approved
City Plan Commission
May 17, 2007

NORTH

SCALE: 1"=60'

BOKA Powell
MAY 23, 2007

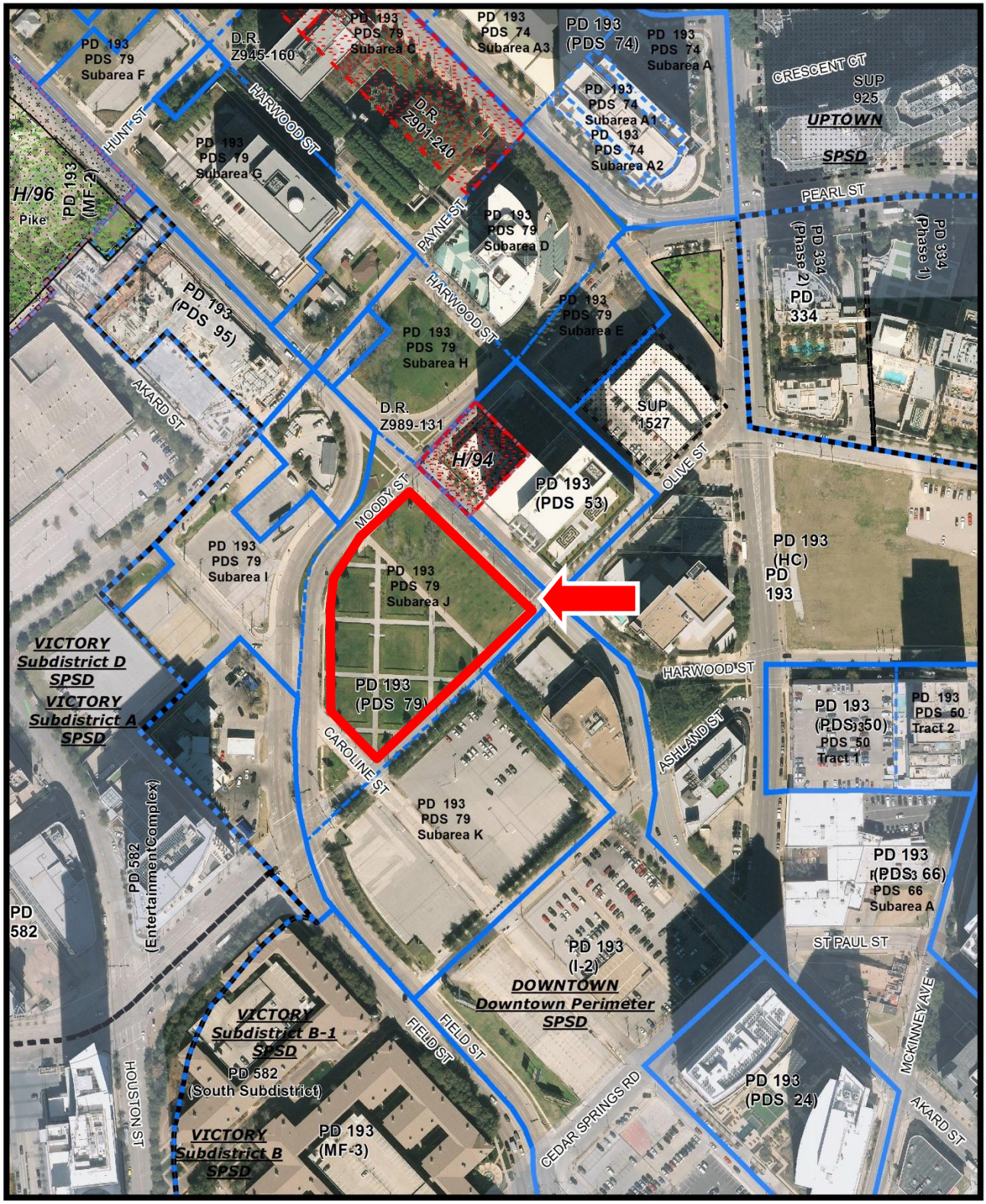
ZONING MAP



1:2,616

Printed Date: 12/26/2014

AERIAL MAP



1:2,616

Printed Date: 12/26/2014

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Charles Enchill

FILE NUMBER: Z112-316(CE) **DATE FILED:** September 5, 2012

LOCATION: Northwest corner of Cleveland Road and Bonnie View Road

COUNCIL DISTRICT: 8 **MAPSCO:** 76-G

SIZE OF REQUEST: Approx. 2.4 acres **CENSUS TRACT:** 167.03

REPRESENTATIVE/ APPLICANT/OWNER: Andre Mitchell

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a child-care facility on the property. The site is currently developed with two structures and a playground area. These structures are being converted from residential uses. One structure is approximately 5,912 square feet and the other 1,185 square feet. Both structures will be utilized as a child-care facility, which requires a Specific Use Permit.

STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use will be compatible with surrounding agricultural and residential uses. The applicant intends to use the site as a business and not a residence.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child-care facility provides a service to the southernmost area of Dallas.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed request to allow a child-care facility will not be a detriment to the public health, safety, or welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards. No variances or special exceptions have been requested.

Zoning History:

Z134-329 A request for a zoning change from Agricultural A(A) District to Light Industrial (LI) District located a quarter-mile south of the request site at Bonnie View Road and Telephone Road. On October 23, 2014, the City Plan Commission held this item under advisement indefinitely to give the applicant additional time to discuss his proposed land uses with staff.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bonnie View Road	Major Arterial	100 feet
Cleveland Road	Minor Arterial	50 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

The expected number of trips generated by the proposed use is 563 trips per day according to the trip rate for a day care use at the proposed floor area. A Traffic Impact Study is only required for proposals that generate more than 1,000 trips per day unless a waiver is issued.

Infrastructure improvements along Bonnie View Road, south of Interstate 20, include water transmission lines, median addition, and upgrading of asphalt road to concrete. The water transmission lines, approximately eight feet in diameter, will carry treated water from east Dallas out of the city to Lancaster, Cedar Hill, and Grand Prairie. The current two-lane Bonnie View Road is being converted to a four-lane, divided with potential for six-lane divided if capacity requires it in the future. The improvements have a planned completion date of summer 2015.

Surrounding Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single family
North	R-7.5(A)	Single family
East	R-7.5(A), LI	Single family, Animal production, Undeveloped
South	A(A)	Undeveloped, single family
West	A(A)	Animal production

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Industrial Area.

Industrial Area Building Blocks are important employment centers for Dallas. They occupy large areas of land and are usually situated near significant roads and heavy rail lines. Technological changes in this employment sector and the need to move goods nationwide from a central location have combined to offer a significant number of jobs within these Industrial Areas. Dallas examples include Agile Port, parts of West Dallas along Interstate 30 and the Stemmons industrial area around Irving Boulevard.

Area Plan:

The site is located within the Agile Port Industrial Area Plan. Transportation infrastructure is in place near the Agile Port Industrial Area with I-45 and I-20, two of the state's most traveled truck routes, intersecting within the Agile Port boundaries. These roads are well-equipped to handle or could be easily modified to handle heavy truck traffic. The four components that impact the flow of truck traffic – pavement conditions, physical features of the roads, quality of rail crossings and traffic features (such as height of underpasses)—all favor efficient operations at the Agile Port.

A critical advantage for the Agile Port area is that more than 2,400 acres of industrial-zoned land is available within the site and another 3,200 acres of vacant land is within a one-mile radius. Much of the land has railroad frontage. While some want this Southern Sector area reserved for residential and commercial uses, doing so would limit the Agile Port Industrial Area's economic benefits to Dallas and the region and would curb the city's ability to accommodate a range of industrial development. Land also needs to be reserved to transition between industrial, commercial and residential uses.

The Agile Port area will be primarily a mix of low- and medium-density industrial buildings, including logistics and warehousing operations. Since these are not places for shopping, living or entertainment, urban design will not play a critical role. These industrial yards and campuses typically have a large amount of surface parking and are reached mostly by car or truck. Supporting services should be available nearby. Because the Agile Port would handle international shipments, some administrative offices will be necessary for customs, legal affairs and other handling requirements.

The applicant's request to operate a child-care facility use is not a primary function of the Agile Port Industrial Area Plan, but does serve as a supporting service for jobs and skilled labor anticipated to increase in the area. The proximity of the request site to these areas makes the request in conformance with the area plan. However, it should be noted that as the surrounding area transitions in the future, this Specific Use Permit may need to be revisited to ensure continued compatibility.

Land Use Compatibility:

The approximately 2.4-acre request site is zoned an R-7.5(A) Single Family District and is currently developed with two structures. The applicant is proposing to operate a child-care facility on the property, which requires a Specific Use Permit under the existing zoning. The surrounding land use to the north is single family; to the east is animal production, single family and undeveloped, to the south is single family and undeveloped, to the west is animal production.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25’	10’	N/A	30’	25%	None	Uses other than residential

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant’s request will not trigger any Article X requirements, as no new construction is proposed on the site.

Draft SUP conditions
Z112-316

1. USE: The only use authorized by this specific use permit is a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit is approved for a three-year period and is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A, "Part II of the Dallas Development Code," of the Dallas City Code, as amended. In order for automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAXIMUM FLOOR AREA: The maximum floor area is 7,097 square feet.

5. HOURS OF OPERATION: The hours of operation are limited to the hours between 6:00 a.m. and 6:00 p.m., Monday through Friday.

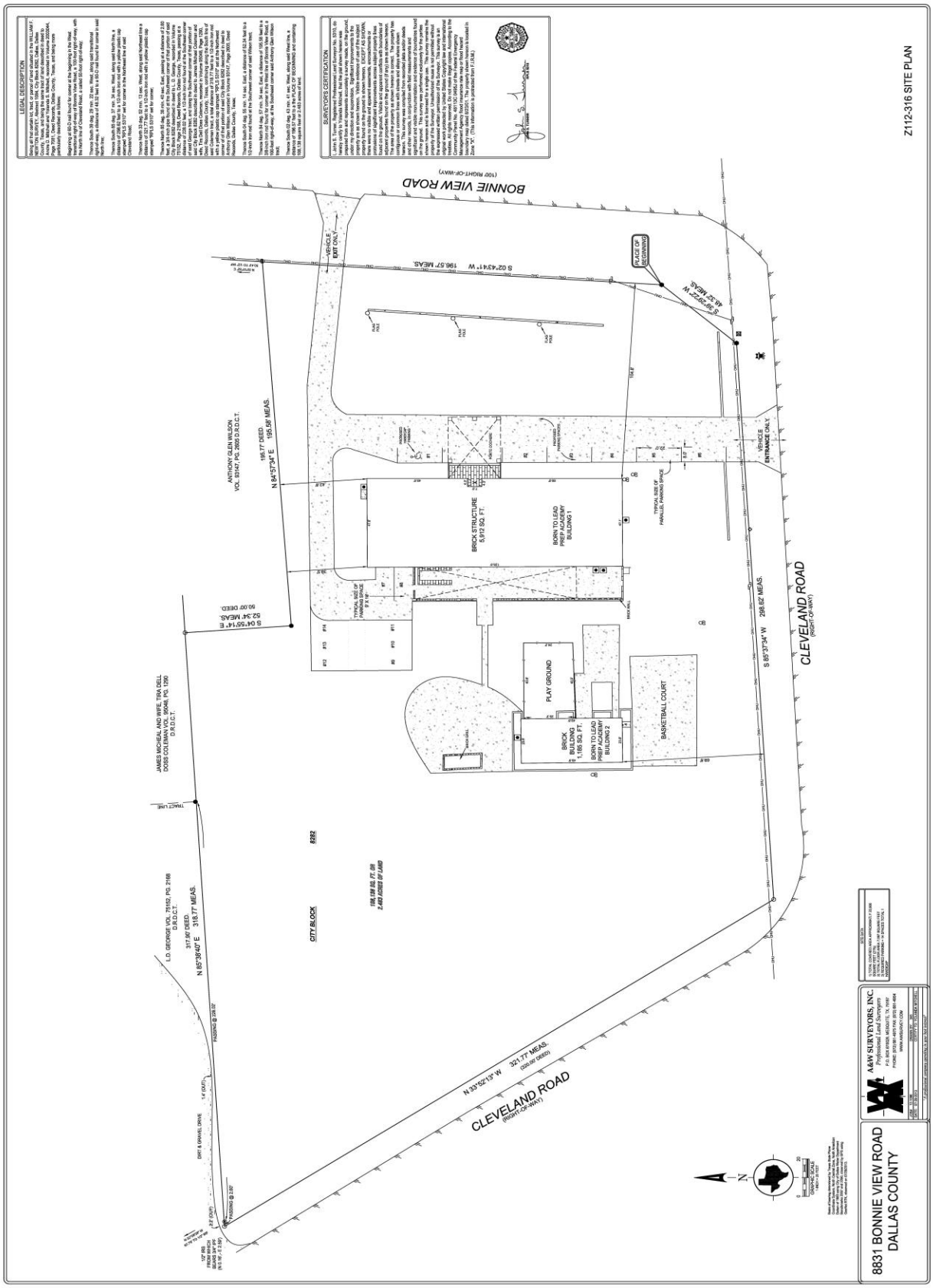
6. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.

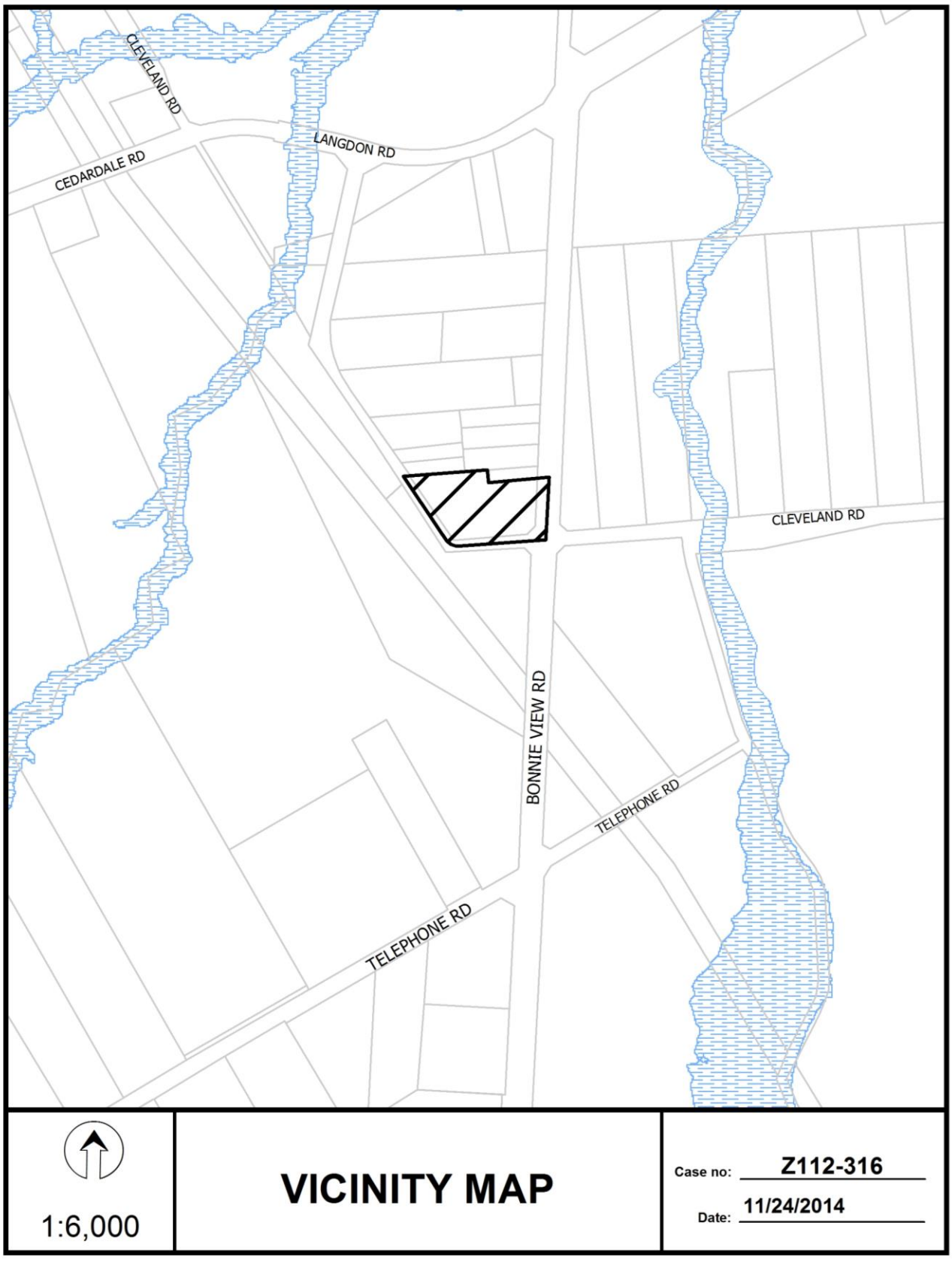
.

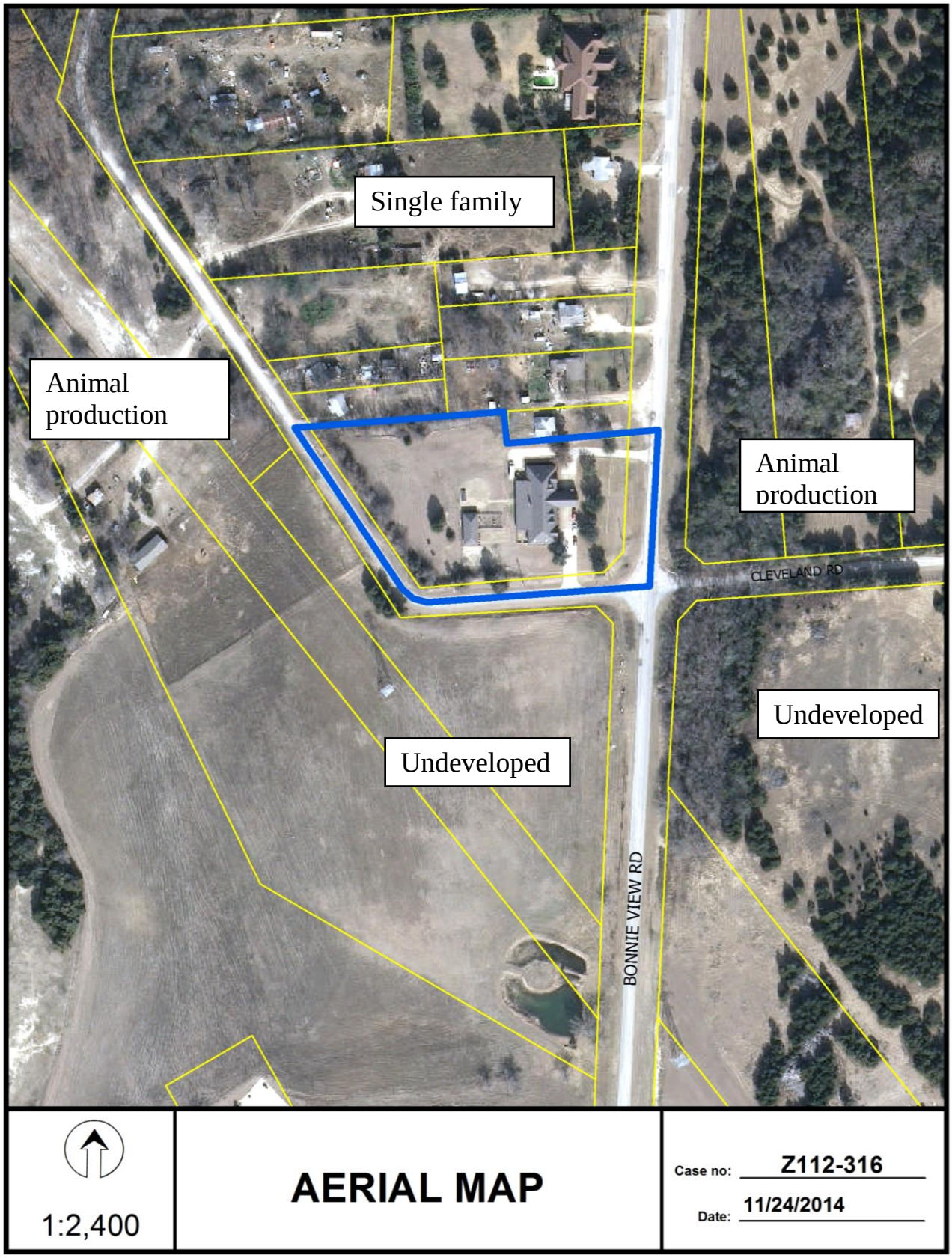
8. OFF-STREET PARKING: Fourteen off-street parking spaces must be provided in the location shown on the attached site plan.

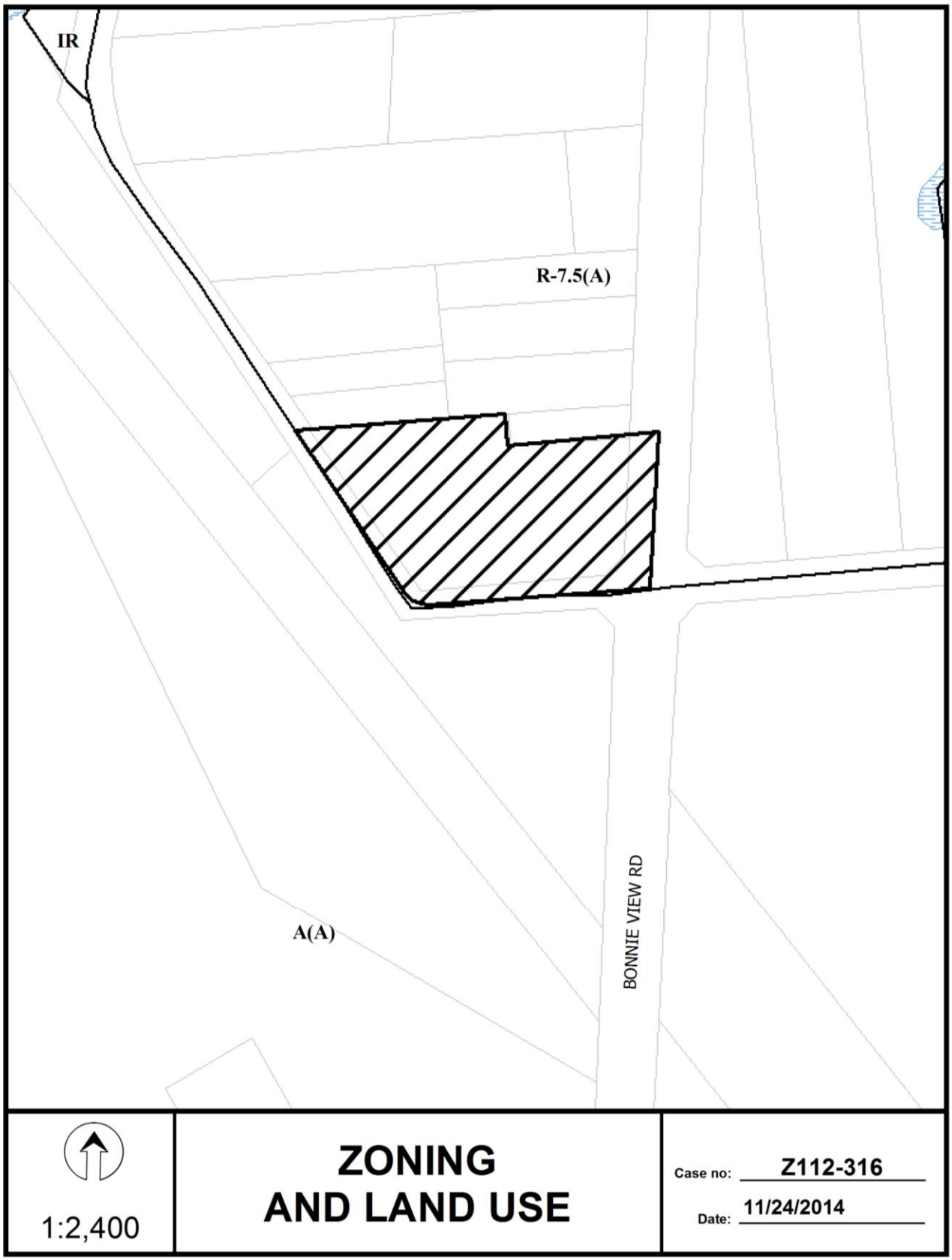
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

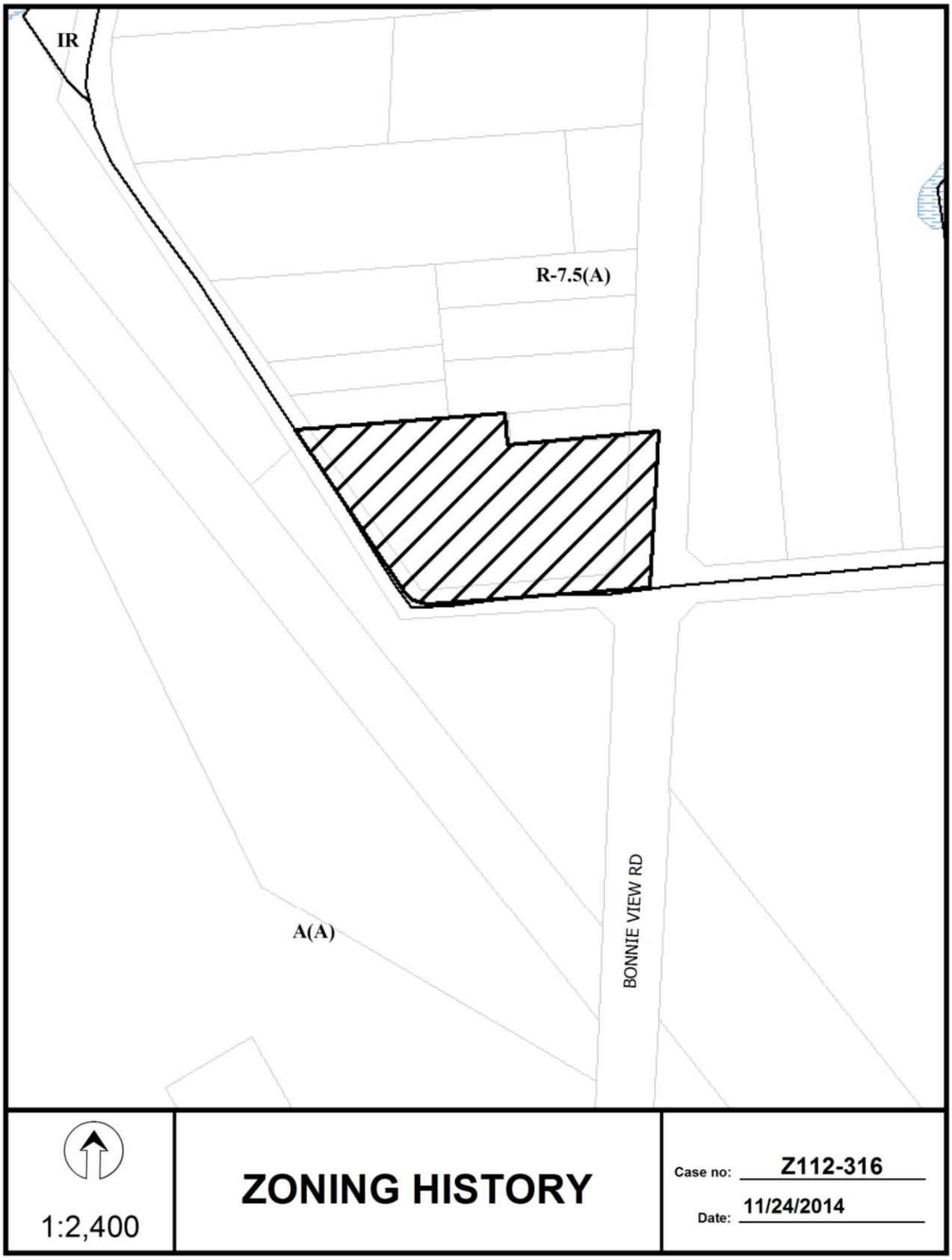
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

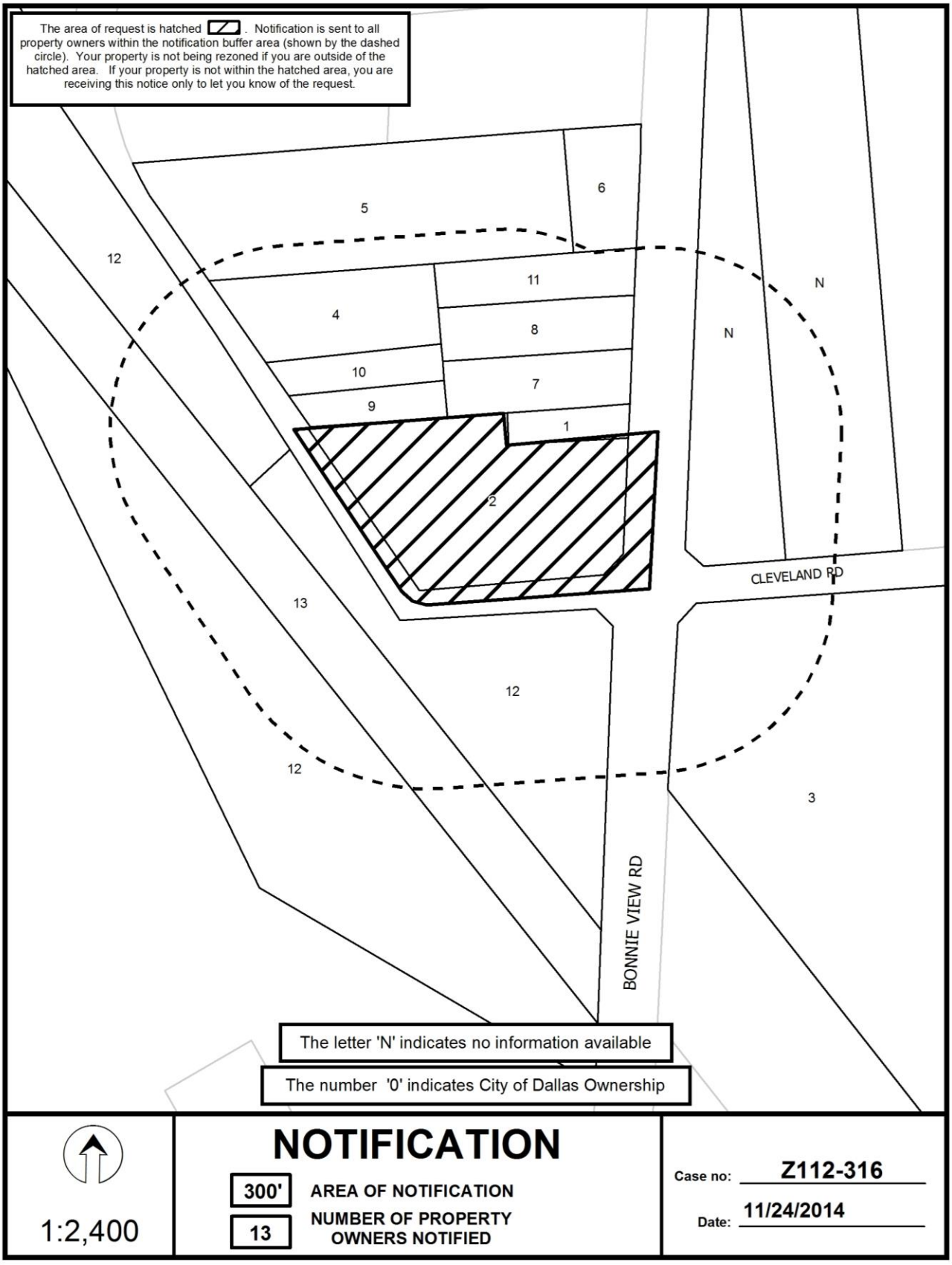

LEGAL DESCRIPTION
SURVEYOR'S CERTIFICATION
BONNIE VIEW ROAD
(100' RIGHT-OF-WAY)
CLEVELAND ROAD
(RIGHT-OF-WAY)
PLACE OF BEGINNING
VEHICLE EXIT ONLY
VEHICLE ENTRANCE ONLY
BRICK STRUCTURE 5,972 SQ. FT.
BORN TO LEAD PREP ACADEMY BUILDING 1
BRICK BUILDING 1,185 SQ. FT.
BORN TO LEAD PREP ACADEMY BUILDING 2
PLAY GROUND
BASKETBALL COURT
ANTHONY GLEN WILSON VOL. 83147, PG. 2609 D.R.D.C.T.
JAMES MICHEAL AND WIFE, TINA DELL DOSS CO LEMAN VOL. 95046, PG. 1090 D.R.D.C.T.
L.D. GEORGE VOL. 75162, PG. 2166 D.R.D.C.T.
CITY BLOCK 8282
196,588 SQ. FT. OR 2.483 ACRES OF LAND
N 84°57'34" E 195.58' MEAS.
195.77' DEED
S 04°55'14" E 52.34' MEAS.
60.00' DEED
N 85°38'40" E 317.77' MEAS.
317.90' DEED
S 02°43'41" W 196.57' MEAS.
S 85°37'34" W 44.32' MEAS.
S 85°37'34" W 298.62' MEAS.
N 33°52'13" W 321.77' MEAS. (320.09' DEED)
FENCE POST
IRON ROD FOUND
IRON ROD SET
TRACT LINE
DIRT & GRAVEL DRIVE
PASSING @ 235'
PASSING @ 238.82'
1.4' (OUT)
2.2' (OUT)
TYPICAL SIDE OF PARALLEL PARKING SPACE
TYPICAL END OF PARKING SPACE 8' X 18'
A&W SURVEYORS, INC.
Professional Land Surveyors
8111 PRESTON ROAD, SUITE 730 DALLAS, TEXAS 75225
PHONE: (972) 661-9472 FAX: (972) 661-9564
www.awsurvey.com
8831 BONNIE VIEW ROAD
DALLAS COUNTY
Z112-316 SITE PLAN


CLEVELAND RD
LANGDON RD
CEDARDALE RD
CLEVELAND RD
BONNIE VIEW RD
TELEPHONE RD
TELEPHONE RD
1:6,000
VICINITY MAP
Case no: Z112-316
Date: 11/24/2014


Single family
Animal production
Animal production
Undeveloped
Undeveloped
CLEVELAND RD
BONNIE VIEW RD
1:2,400
AERIAL MAP
Case no: Z112-316
Date: 11/24/2014


IR
R-7.5(A)
A(A)
BONNIE VIEW RD
1:2,400
ZONING
AND LAND USE
Case no: Z112-316
Date: 11/24/2014


IR
R-7.5(A)
A(A)
BONNIE VIEW RD
1:2,400
ZONING HISTORY
Case no: Z112-316
Date: 11/24/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
5
6
12
11
N
4
8
N
10
7
9
1
2
CLEVELAND RD
13
12
12
3
BONNIE VIEW RD
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
13
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z112-316
Date: 11/24/2014

11/24/2014

Notification List of Property Owners

Z112-316

13 Property Owners Notified

Label #	*Address*		*Owner*
1	8829	BONNIE VIEW RD	GUEVARA FIDEL
2	8831	BONNIE VIEW RD	MITCHELL ANDRE D &
3	8900	BONNIE VIEW RD	LINICOMN VERNON
4	4200	CLEVELAND RD	SADEGHIAN KHOSROW
5	4101	CLEVELAND RD	ARNOLD RODNEY B
6	8741	BONNIE VIEW RD	MARTINEZ DANIEL ARGUETA &
7	8825	BONNIE VIEW RD	COLEMAN JAMES MICHEAL &
8	8821	BONNIE VIEW RD	SALAZAR SAQUEO & PATRICIA
9	4243	CLEVELAND RD	GEORGE L D
10	4241	CLEVELAND RD	HARDMON ADDYS
11	8817	BONNIE VIEW RD	BREWER STANLEY &
12	4200	CLEVELAND RD	SKIEF CLEMMIE
13	8901	BONNIE VIEW RD	TEXAS UTILITIES ELEC CO

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Warren F. Ellis

FILE NUMBER: Z134-232(WE) **DATE FILED:** April 15, 2014

LOCATION: South corner of North Akard Street and Ross Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 45-K

SIZE OF REQUEST: Approx. 41,865 sq. ft. **CENSUS TRACT:** 21

APPLICANT: Pegasus Charter School

REPRESENTATIVE: Richard M. Lannen

OWNER: YMCA of Metro Dallas

REQUEST: An application for the renewal of Specific Use Permit No. 1467 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District with an SP Secondary Pedestrian Precinct Overlay.

SUMMARY: The purpose of this request is to allow the open-enrollment charter school [Pegasus Charter School] to continue operating at the present location. The existing open-enrollment charter school is located within a multi-tenant office building. In April 2002, the City Council approved this Specific Use Permit No. 1467 for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, traffic management plan and conditions. A traffic management plan is also being submitted with the request because one was not included when the Specific Use Permit was initially approved. The applicant did not submit an application to begin the automatic renewal process within the specified time frame. There are no changes to the approved site plan.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* –The multi-tenant office building, in which the school is currently operating, is compatible with the surrounding uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use is not a detriment to adjacent properties. The location of this use downtown provides options to encourage not only working downtown, but also living downtown.

3. *Not a detriment to the public health, safety, or general welfare* – The use is not a detriment to the public welfare. The approved Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the school. The conditions will include a provision where the applicant will be required to submit biannual updates of the traffic study by November 1 of each even-numbered year to the Director of the Department of Sustainable Development and Construction beginning in 2018. The traffic study will ensure that the traffic on Ross Avenue and North Akard Street that is generated by the school is not causing an adverse impact on the adjacent businesses and street system.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. The applicant is not requesting any additional variances or exceptions that are associated with the SUP renewal.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within the Downtown Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.*

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	CA-1(A)	Office/ Charter School
North	CA-1(A)	Surface parking
South	CA-1(A)	Office, parking structure
East	CA-1(A)	Office, surface parking, Hotel
West	CA-1(A)	Office

Land Use Compatibility:

The adjacent uses consist of several office buildings and surface parking lots.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CA-1(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses

Landscaping: Landscaping of any development will be in accordance Article X, as amended. The renewal of SUP No. 1467 is not increasing any impervious surface. Therefore, landscaping will not be required.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Collector	80 ft.	80 ft.
San Jacinto Street	Collector	60 ft.	60 ft.
North Akard Street	Minor Arterial	60 ft.	60 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. The Traffic Management Plan for the open enrollment charter school was initially submitted and approved in 2002 and is a part of the Specific Use Permit conditions. There are no changes to the circulation plan.

Parking: The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

three and one-half spaces for each junior high/middle school classroom;

The number of required off-street parking spaces for the school is 56 spaces. The total number of proposed classrooms determines the number of required parking spaces. There are no changes to the number of classrooms. The school is currently using 16 classrooms. The applicant is meeting the required off-street parking requirements for the open-enrolment charter school.

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***Tim Powers**	Haynes and Boone, LLP
Vince Puente	Southwest Office Systems
Minerva Rodriguez	MRR & Associates
Stan Shipley	Bank of America Securities, LLC
Jaime Spellings	Exxon Mobil Corporation
Calvin W. Stephens	SSP Consulting, L.C.
John Stull	Raymond L. Goodson, Jr., Inc.
Scott Turner	SystemWare, State Representative
***W. Kelvin Walker**	21st Century Group, L.L.C.
***Crayton Webb**	Mary Kay, Inc.
Bob White	Bank of Texas

Metropolitan Board of Directors

- Paul Higgins - Chairman of the Board/CVO
- Kelvin Walker - Vice Chair
- John Costa - Secretary/Treasurer
- Gray Mayes - Immediate Past Chair

LIST OF OFFICERS & DIRECTORS
Pegasus school of Liberal Arts and Sciences

- Virginia P. Lannen — Chair of the Board and CEO
- Mike ByrdVice — Chair of the Board
- Jesse D. Oliver — Director
- Walter C. Muse Jr. — Director
- Truett Roberts — Director

REVISED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit is approved for a [~~two~~]five-year period and is eligible for automatic renewal for additional [~~two~~]five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum permitted number of classrooms is 16.

5. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan.

6. HOURS OF OPERATION: The permitted hours of operation are 7:30 a.m. to 7:30 p.m., Mondays through Fridays.

7. SECURITY: On-site security must be provided during the primary hours of operation.

8. TRAFFIC MANAGEMENT PLAN:

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

(b) Access. Ingress and/or Egress are prohibited from the new North-South Road during drop-off and pick-up.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2016**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by November 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level;

(G) circulation;

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

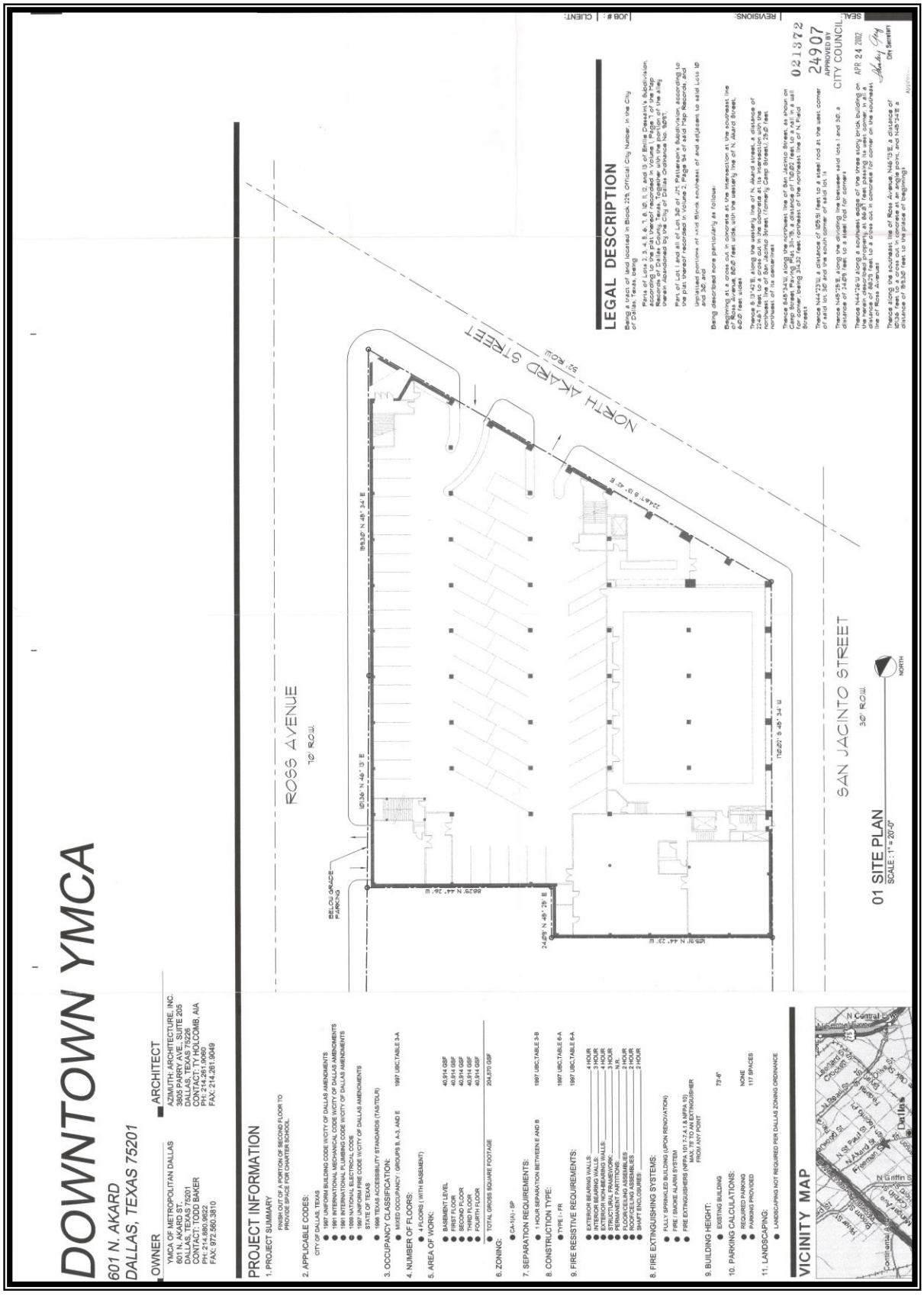
(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

9[~~8~~]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10.[~~9~~] GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN
Approved April 24, 2002



Pegasus Charter School Traffic Management Plan

TRAFFIC MANAGEMENT PLAN PEGASUS CHARTER SCHOOL 2014

Pegasus School of Fine Arts and Sciences ("Pegasus") was granted a charter from the State of Texas in 1976, as one of the first generation of Open Enrollment Charter Schools in the state. Pegasus has always been a downtown school, located in the heart of Dallas and using all the resources of the downtown as a learning laboratory.

In 2002 Pegasus, after substantial remodeling, moved into the second floor of the downtown YMCA. At that time Pegasus received SUP No, 1467 which was for two years with renewal allowed every two years. Since 2002 Pegasus has renewed the SUP every two years without objection by anyone. After 12 years Pegasus now seeks a 10 year SUP.

Pegasus uses the YMCA campus for its 8th through 12th grades with 262 students total. For the convenience of its students and families Pegasus issues all students who wish one monthly DART passes. One half of the students ride DART buses or trains to and from school. Students arrive on their own in the morning but in the afternoon teachers and staff members usually escort students to the bus and train stops for the safety of the students and to be assured that the students do not hang around downtown but go home.

For all students Pegasus has two dismissal times, the first at 4:00 p.m. and the second at 5:15 p.m. The later time is for those students who wish to stay for the afterschool extracurricular programs. The two separate dismissal times also cut down on the number of students leaving at one time. During both dismissals Pegasus teachers and staff members are present and supervise the students and the loading and unloading.

Pegasus students are picked up and dropped off on San Jacinto Street by the YMCA. The City created a loading zone in that location for the drop off and pick up of students. Only cars in the lane next to building are allowed to drop off or pick-up students. Cars in the middle lane of the street are made to circle the block and get in line. After dropping off or picking up their student the cars proceed straight on San Jacinto Street or turn right on to Akard or left onto Ervay.

If the students ride is not there by 4:30 the student is brought back into the building. The student's pick-up person must then wait until 5:15 or park the car and come inside to get the student. The City has designated an area across the street from the YMCA where parents or guardians may park for a short period.

Pegasus irregularly informs its students and families of the pick-up and drop off procedure. See the attached letter and map. Pegasus also regularly meets with the City's parking and police department (Paul Currington and Sargent Bailey) regarding the traffic flow, pick-up and drop off procedure, and parking around the school.

Pegasus' highest concern is the safety of its students while they are in the downtown and its policies and procedures reflect that goal.

Pegasus School of Liberal Arts & Sciences
Upper Campus (Grades 8-12)
T. Boone Pickens YMCA Building/601 N. Akard St. Dallas, TX 75202

Arrival, Pick-Up & Dismissal Procedures

The following **Pick-Up & Dismissal Procedures** will become effective beginning Monday, August 26, 2013. These procedures have been developed with the assistance of the Dallas Police Department. The primary concern in the development of these procedures is **student safety.** We are requesting parents' understanding, patience, and cooperation to ensure that we all do our part for the safety of our children. We want to thank you in advance with helping us make arrival, pick-up, and dismissal a safe and smooth process.

Arrival - All students in grades 8-12 are to be dropped off at the Upper Campus designated drop-off on the left side of San Jacinto Street.

- Parents must drive up to the curb in order to drop students off.
- Please exercise patience as cars move forward to reach the curb.
- Double parking, dropping students on the right side of the street, and/or allowing students out from a middle lane is NOT permitted. For the safety of students and fellow drivers we ask that parents ONLY drop off students along the curb.
- Pegasus faculty/staff that are on morning duty will be on station at 7:00 a.m., 7:15 a.m., and 7:30 a.m. to assist with the arrival process. Some morning duty staff will go to their respective classrooms at 7:45 a.m. and others will remain on station until 8:00 a.m. Campus Facilitators will give these individuals their schedule.
- All students are required to be in their first period classroom by 7:50 am and class begins at 8 a.m. sharp.
- Students arriving after 8 a.m. must obtain a tardy slip prior to reporting to class from the Front Office Staff.

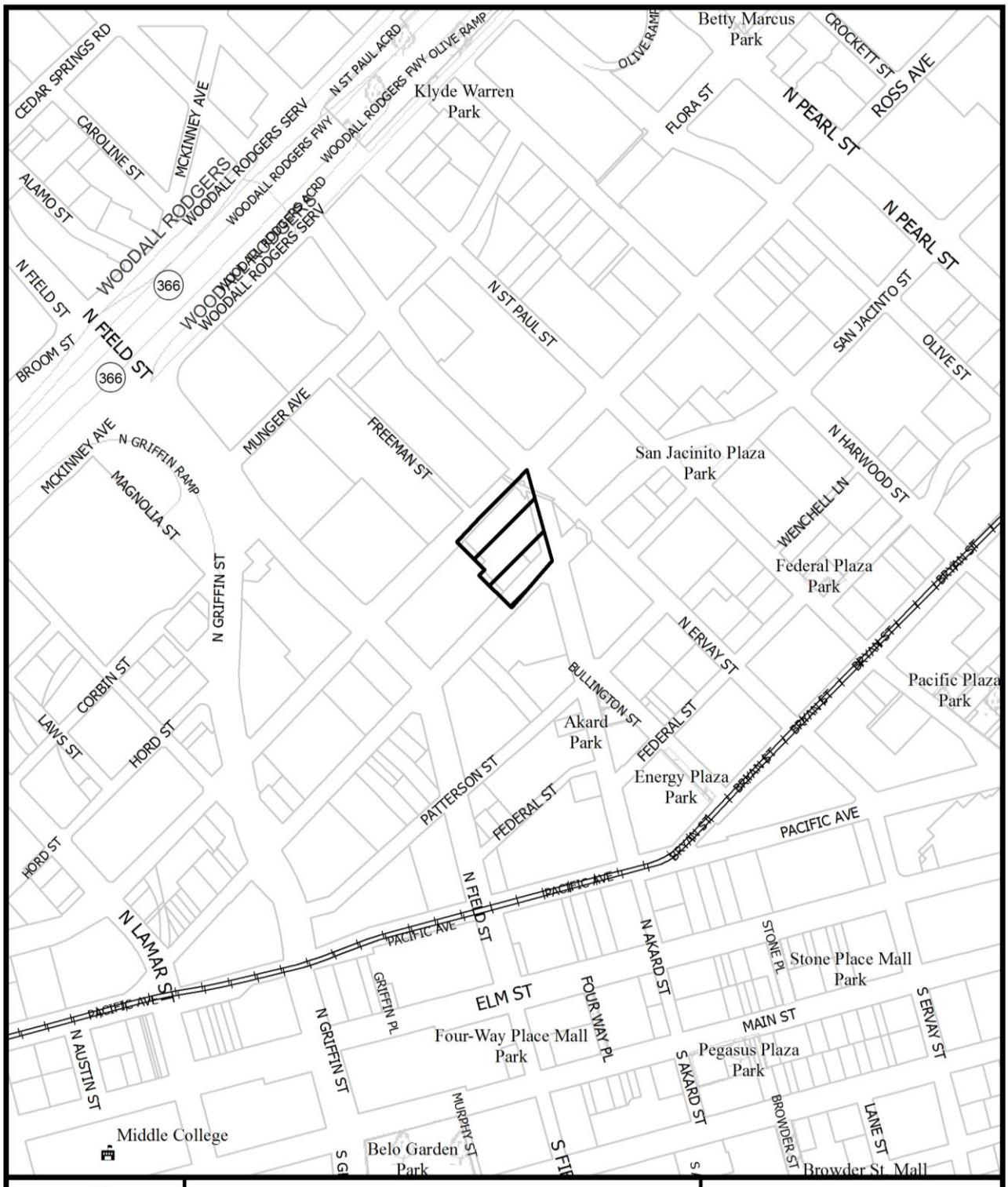
Pick-up Procedures – If a student needs to leave campus prior to the **Official Dismissal Times**, a parent or guardian (or approved person) must come inside the school and sign his/her student out.

- Students will not be sent home or dismissed from the building by a phone call.
- Any student not picked up by 4:30 p.m. will be taken back in to the building and the parent/guardian must come inside to pick up the student in person.
- Several parking lots are available surrounding the school. A parking lot location map may be found under the yellow "Community" and then "Parent" buttons ("Getting Around Downtown Dallas") on our website: www.pegasuscharter.org.

Official Dismissal Times - The school will run two dismissal sessions.

- The **First Dismissal Time** will be staggered as follows:
  - All grades 8-12 will dismiss at 4:00 p.m. (3:00 p.m. on early dismissal Wednesdays)
    - Vehicle pick-up students should not be expected at the designated location until 4:10.
  - Students will be located on San Jacinto Street next to the YMCA building. Parents are required to drive up in a single file in the left hand lane and pick students up there.
  - Parents will not be able to use the middle or right hand lanes to pick up students.
  - **Any student NOT picked up by 4:30 p.m. (or 3:30 p.m. on Wednesdays) will be placed in after school activities.** After school sessions run from 4:15 pm-5:15 pm (or 3:15 p.m. to 5:15 p.m. on Wednesdays).
  - If you need to pick up your student between 4:30 pm-5:15 pm (or 3:30 p.m. to 5:15 p.m. on Wednesdays) you must park your car, come inside the building, and sign the student out. The same is true if you want to pick a student up after 5:30 p.m.

- The **Second Dismissal Time** is from 5:15 p.m. to 5:30 p.m.
  - Students in all grades may be picked-up during this time.
  - Students not picked-up by 5:30 p.m. will be returned to the after-school classrooms and parents must then park, enter the building and pick-up their student in person.
  - After 6 p.m., parents will be charged a late fee of $5.00 per every fifteen minutes the students remain in the care of Pegasus personnel.

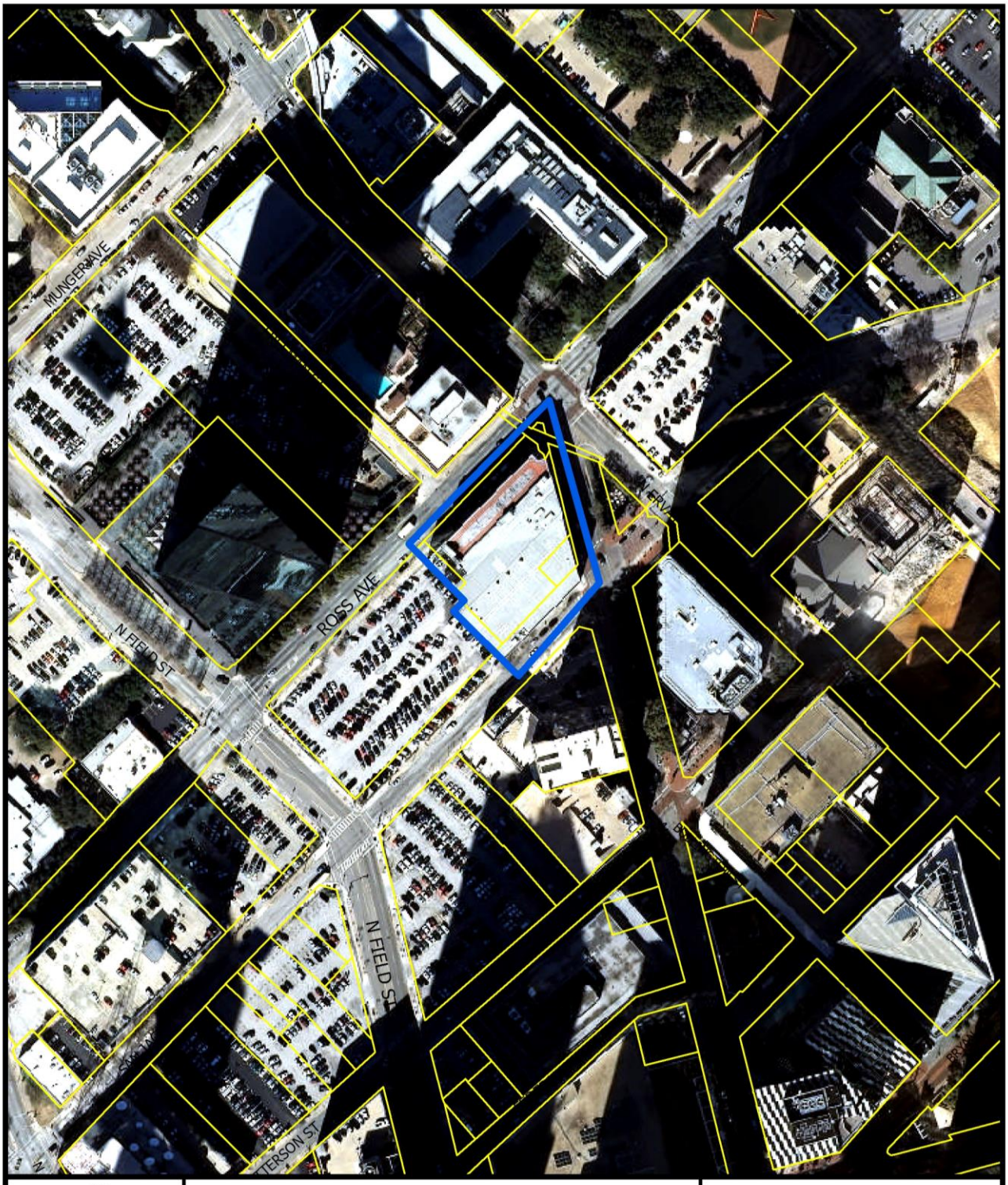


1:4,800

VICINITY MAP

Case no: Z134-232

Date: 5/15/2014

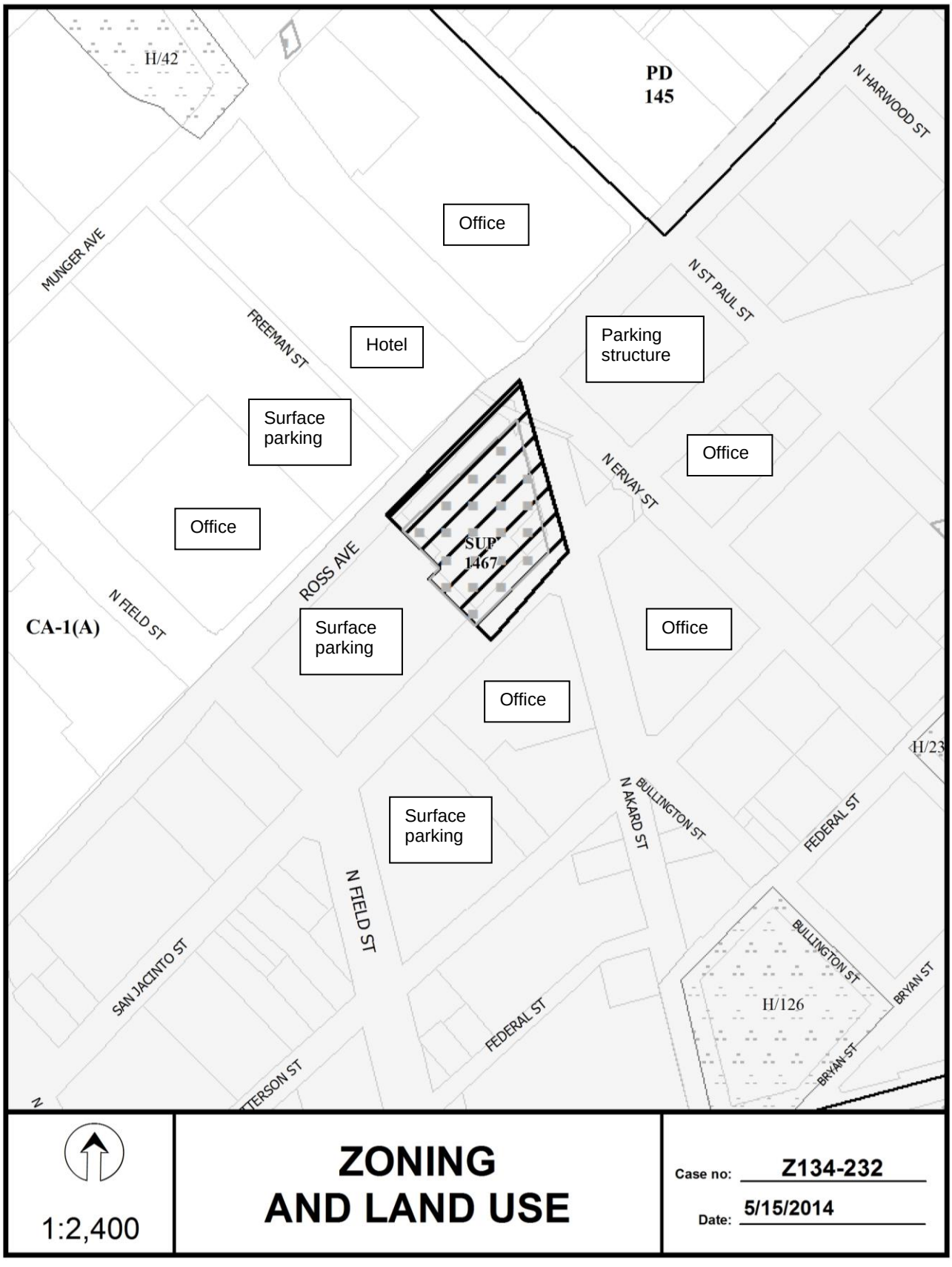


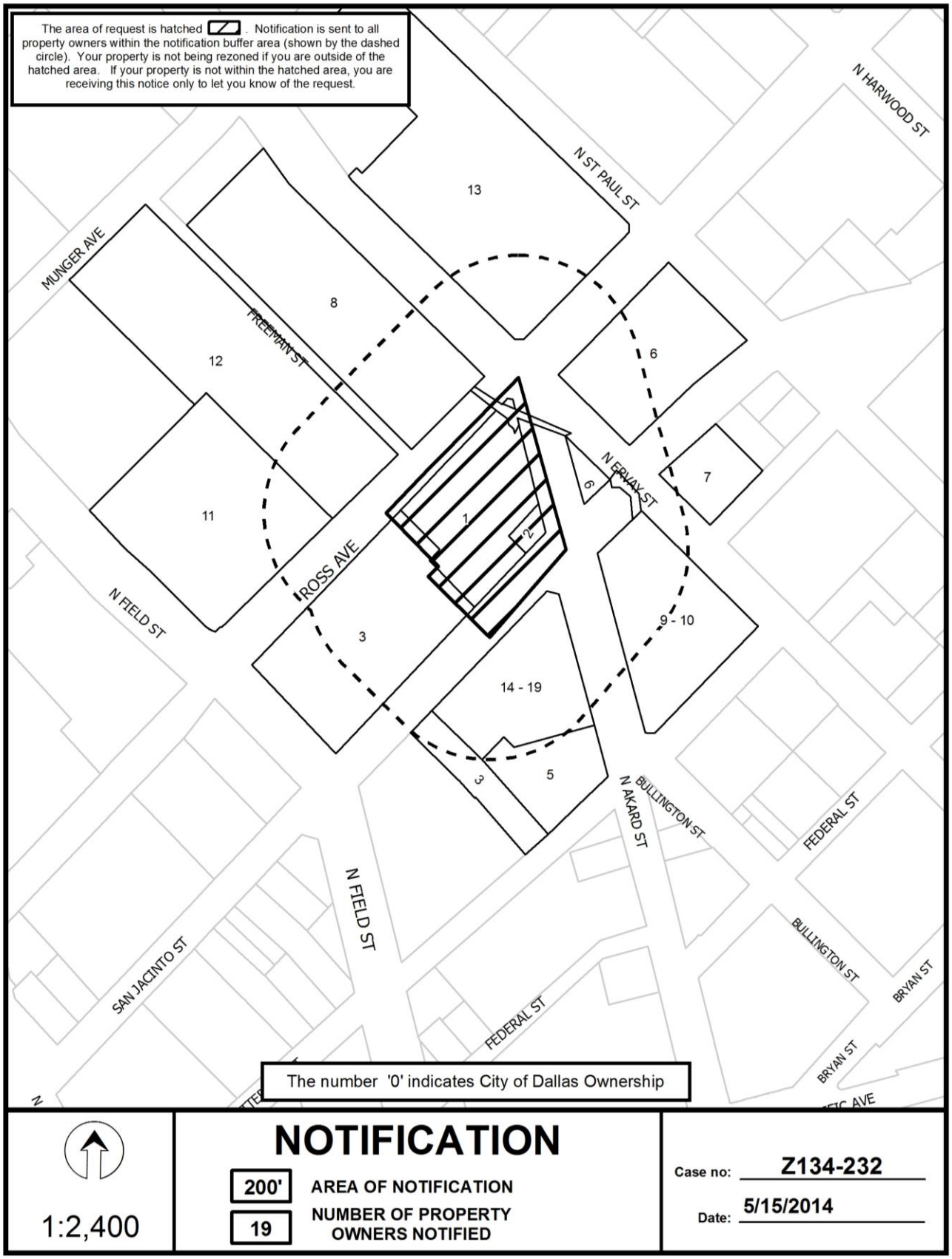
1:2,400

AERIAL MAP

Case no: Z134-232

Date: 5/15/2014


H/42
PD 145
N HARWOOD ST
Office
MUNGER AVE
N ST PAUL ST
FREEMAN ST
Hotel
Parking structure
Surface parking
Office
N ERVAY ST
Office
SUP 1467
ROSS AVE
CA-1(A)
N FIELD ST
Surface parking
Office
Office
H/23
Surface parking
N AKARD ST
BULLINGTON ST
FEDERAL ST
N FIELD ST
SAN JACINTO ST
FEDERAL ST
BULLINGTON ST
BRYAN ST
H/126
BRYAN ST
ZONING AND LAND USE
1:2,400
Case no: Z134-232
Date: 5/15/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
N HARWOOD ST
N ST PAUL ST
MUNGER AVE
FREEMAN ST
ROSS AVE
N FIELD ST
N ERVAY ST
N AKARD ST
BULLINGTON ST
FEDERAL ST
SAN JACINTO ST
BRYAN ST
13
8
12
6
7
11
1
2
3
9 - 10
14 - 19
5
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z134-232
Date: 5/15/2014

Notification List of Property Owners

Z134-232

22 Property Owners Notified

Label #	*Address*		*Owner*
1	1516	ROSS AVE	YMCA OF METRO DALLAS
2	1414	SAN JACINTO ST	HEADINGTON REALTY & CAPITAL LLC
3	700	ERVAY ST	ONE LINCOLN PLAZA JV
4	1520	ROSS AVE	KOHMANN KATHERINE ANN &
5	505	AKARD ST	STATE ST BK & TR CO OF CT
6	1806	ROSS AVE	CALIFORNIA STATE TEACHERS
7	1800	FREEMAN ST	CRESCENT FOUNTAIN PLACE LOTS LLC
8	1707	SAN JACINTO ST	FIRST BAPTIST CHURCH OF
9	1717	AKARD ST	INLAND AMERICAN LODGING DALLAS AKARD LIMIT
10	600	AKARD ST	CALIFORNIA STATE TEACHERS
11	500	AKARD ST	CALIFORNIA STATE TEACHERS
12	1445	ROSS AVE	CRESCENT FOUNTAIN PLACE LP
13	1807	ROSS AVE	HUNT ROSS AKARD LLC
14	511	AKARD ST	AKARD WALK RESIDENTIAL LLC
15	511	AKARD ST	AKARD WALK RESIDENTIAL LLC
16	511	AKARD ST	GREENAN JOHN AND REBECCA
17	511	AKARD ST	BATTISTE ALLISON
18	511	AKARD ST	AKARD WALK CONDO LLC
19	511	AKARD ST	GREENAN JOHN P & REBECCA L
20	511	AKARD ST	FOSTER ANDREW S
21	511	AKARD ST	THOMASON KEVIN J & KATHERINE
22	511	AKARD ST	AKARD WALK COMMERCIAL LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z134-333(RB) **DATE FILED:** December 20, 2013

LOCATION: Northeast Line of Bowen Street, between McKinney Avenue and Oak Grove Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 45 B

SIZE OF REQUEST: Approx. 1.2633 Acres **CENSUS TRACT:** 17.03

APPLICANT: TCDFW Development, Inc.

REPRESENTATIVE: Jonathan Vinson

OWNER: Lisar, Inc.

REQUEST: An application for a Planned Development Subdistrict (PDS) for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The purpose of the request is to provide a mixed use development with consideration of the following: 1) establish new use to capture certain operations for the McKinney Avenue Transit Authority; 2) increase in permitted floor area; and, 3) a reduction of setbacks for portions of structure exceeding 36 feet.

STAFF RECOMMENDATION: Hold under advisement until February 5, 2015.

Zoning History: There has been no recent zoning activity in the immediate area relevant to this request.

Thoroughfare/Street	Existing & Proposed ROW
McKinney Avenue	Minor Arterial; 80' & 80' ROW
Bowen Street	Local; 40' ROW
Oak Grove Avenue	Local; 50' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, 3, and 4 are provided for in the applicant's redevelopment of the property. As the applicant's proposed residential density (275 dwelling units) is permitted by existing zoning (even as part of a mixed use project), Objective No. 5 does not apply. While the

applicant has requested an increase in floor area, it will be absorbed within the development vertical presence, which is permitted by existing zoning rights. While the additional setback for portions of structures greater than 36 feet does cause some concern, the site possesses benefit from adjacent right-of-way separation while being sensitive to a more urban form of pushing development to the street.

Lastly, with respect to No. 7, staff has encouraged providing for enhanced perimeter plantings within the northwest corner of the property as well as making a strong visual presence to the proposed McKinney Avenue Transit Authority's museum. Based on the attached recommended conditions, this too, is in line with the stated objective.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

> Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

The site is developed with a restaurant and surface parking. The applicant proposes to remove the existing structure and redevelop the property with a mixed use development, with a focused commitment to a museum and trolley barn for the McKinney Avenue Transit Authority.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The request for a new PDS focuses on consideration of the following: 1) establish new use to capture certain operations for the McKinney Avenue Transit Authority; 2) increase in permitted floor area; and, 3) a reduction of setbacks for portions of structure exceeding 36 feet.

Surrounding land use predominately consists of a mix of nonresidential uses along the McKinney Avenue frontage, inclusive of a presence of multiple family uses. The Greenwood Cemetery occupies the land area along the east line of Oak Grove Avenue, between McKinney Avenue and Hall Street.

The applicant's team has worked with staff to address the relaxed impact of revisions to existing development standards, while ensuring the unique opportunity to embrace the historical significance of trolley's presence in this city is a visible and inviting amenity to area residents and the corporate presence in the immediate area.

With respect to building mass, the applicant has requested relief from additional required setbacks for structure heights exceeding 36 feet. Staff is generally hesitant to support relief from what is generally known as a residential proximity slope (RPS) within all areas of the city governed by Chapter 51A of the Dallas Development Code (PDD No. 193 is a Chapter 51 code, thus the additional setbacks noted in this paragraph function like an RPS) as well as the approximate 2,620 acres regulated by PDD No. 193.

The applicant has worked with staff to ensure that building floor plates lessen as the structures increase in height. The result is a mix of structures that provide for air space and various view corridors into and out of the site.

In summary, the anticipated development is envisioned to be in scale with existing developments in the immediate area, however several outstanding items have yet to be resolved in order to finalize staff's recommendation conditions and acceptance of both the development plan and roof plan. As such, staff's current recommendation to hold under advisement will facilitate complete materials being available for the February 5, 2015 public hearing.

Landscaping: The applicant is proposing to comply with the existing landscape requirements required of PDD No. 193, subject to a few deviations: 1) reduced landscape area (from ≤10 percent to ≤5 percent of site); 2) alternate placement of street trees along McKinney Avenue; and 3) reduced landscape buffer for street-facing parking structures. Additionally, staff has asked the applicant to address the northwest corner of the site so as to provide for a seamless connection with the remaining development along the blockface as well as supporting the applicant's request to encroach into the required front yard to accommodate a proposed covered outside seating area for the to-be relocated restaurant that currently exists on the property. As a result, the attached conditions will address this area (see development plan for physical presence on the property).

Oak Grove Avenue: At this time, Public Works and Transportation is upgrading public infrastructure, inclusive of new sidewalk sections along the street, from McKinney Avenue to Hall Street and turning westward on Hall Street, to McKinney Avenue.

ZONING/ MAP NO.	LC Subdistrict (existing)	Applicant's request	Staff comments (where applicable)
LAND AREA	1.2633 ACRES	N/A	
USES	MIX OF USES WITH RESIDENTIAL	RETAIN LC AND PROVIDE FOR NEW USE TO CAPTURE TROLLEY PRESENCE	
F/S/R SETBACKS	10'/10'/25' (RES) PLUS ADDL. SETBACK >36' OF STR. HT.	10'-ALL STREET FRONTAGES; NO MIN. ALONG NORTHERN P/L	
DENSITY	~403 DWELLING UNITS (ASSUMES 50%/50% 1 BR/2 BR UNITS)	275 DU'S	
FLOOR AREA	247,630 SF (ASSUMES 1:1 RESIDENTIAL COMPONENT)	316, 725 SF; CAP NONRESIDENTIAL AT 15,000 SF	302,660 SF PLUS MINIMUM REQ. FOR TROLLEY OPERATIONS
HEIGHT	240'	NO ADDL. SETBACK FOR STRUCTURES >36'	
LOT COVERAGE	80%	80%, REDUCING FOOTPRINT AS STRUCTURES GO VERTICAL	
LANDSCAPE	PDD 193	PDD 193 W/REDUCED $\leq$ LANDSCAPE SITE AREA, REVISED TREE PLNTG. ZONE ON MCKINNEY; REV. GARAGE BUFFER ON OAK GROVE	
OFF-STREET PARKING	PER USE-PDD 193	N/A	ESTABLISHED MINIMUM PARKING FOR TROLLEY OPERATIONS
SIDEWALKS	6'	MCKINNEY AVE-8' UNOBSTRUCTED; BOWEN, OAK GROVE-6' UNOBSTRUCTED	
DESIGN CRITERIA	N/A	SITE SPECIFIC PER ORD.	ENSURE TROLLEY MUSEUM HAS PROMINENT STREET APPEAL

TCDFW DEVELOPMENT, INC. (APPLICANT)

OFFICERS AND DIRECTORS

Board of Directors

Name:	Title:
Michael S. Duffy	Director
Scott A. Dyche	Director

Officers

Name:	Title:
Scott A. Krikorian	Chief Executive Officer
Scott A. Krikorian	President
Adam Saphier	Executive Vice President
Matthew J. Nickels, III	Executive Vice President
Michael S. Duffy	Executive Vice President
Mark C. Allyn	Executive Vice President
John A. Stirek	Executive Vice President
T. Christopher Roth	Executive Vice President
James H. Matoushek	Executive Vice President
Scott A. Dyche	Executive Vice President
Joel Behrens	Senior Vice President
Valarie Gonzales	Vice President
S. Denton Walker, III	Vice President
Rebecca M. Savino	Secretary
Scott A. Dyche	Assistant Secretary
James H. Matoushek	Treasurer

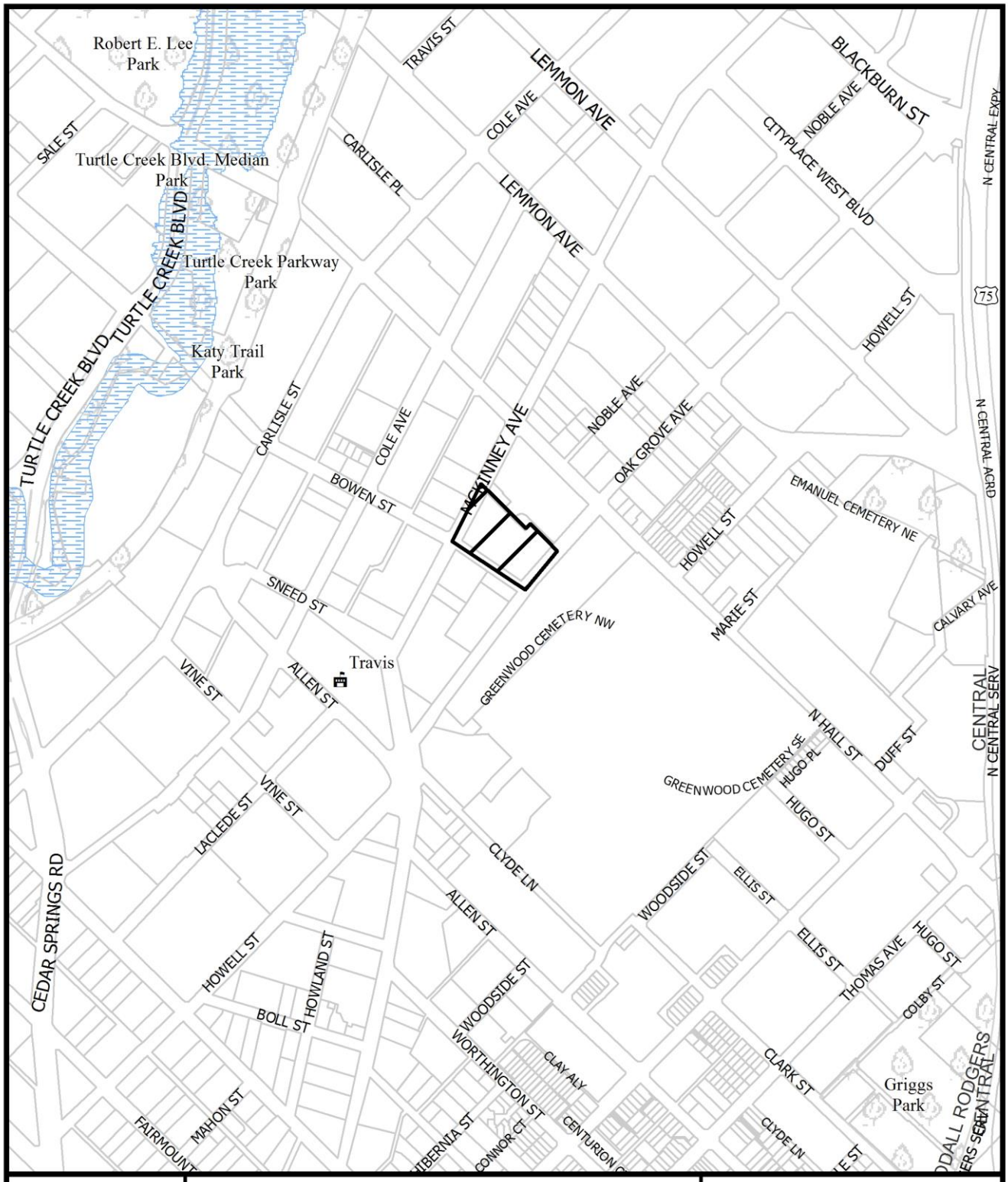
PROPOSED CONDITIONS WILL BE PROVIDED IN THE FEBRUARY 5, 2015 CPC MATERIALS

TO BE PROVIDED IN THE FEBRUARY 5, 2015 CPC MATERIALS

Proposed Development Plan

TO BE PROVIDED IN THE FEBRUARY 5, 2015 CPC MATERIALS

Proposed Roof Plan

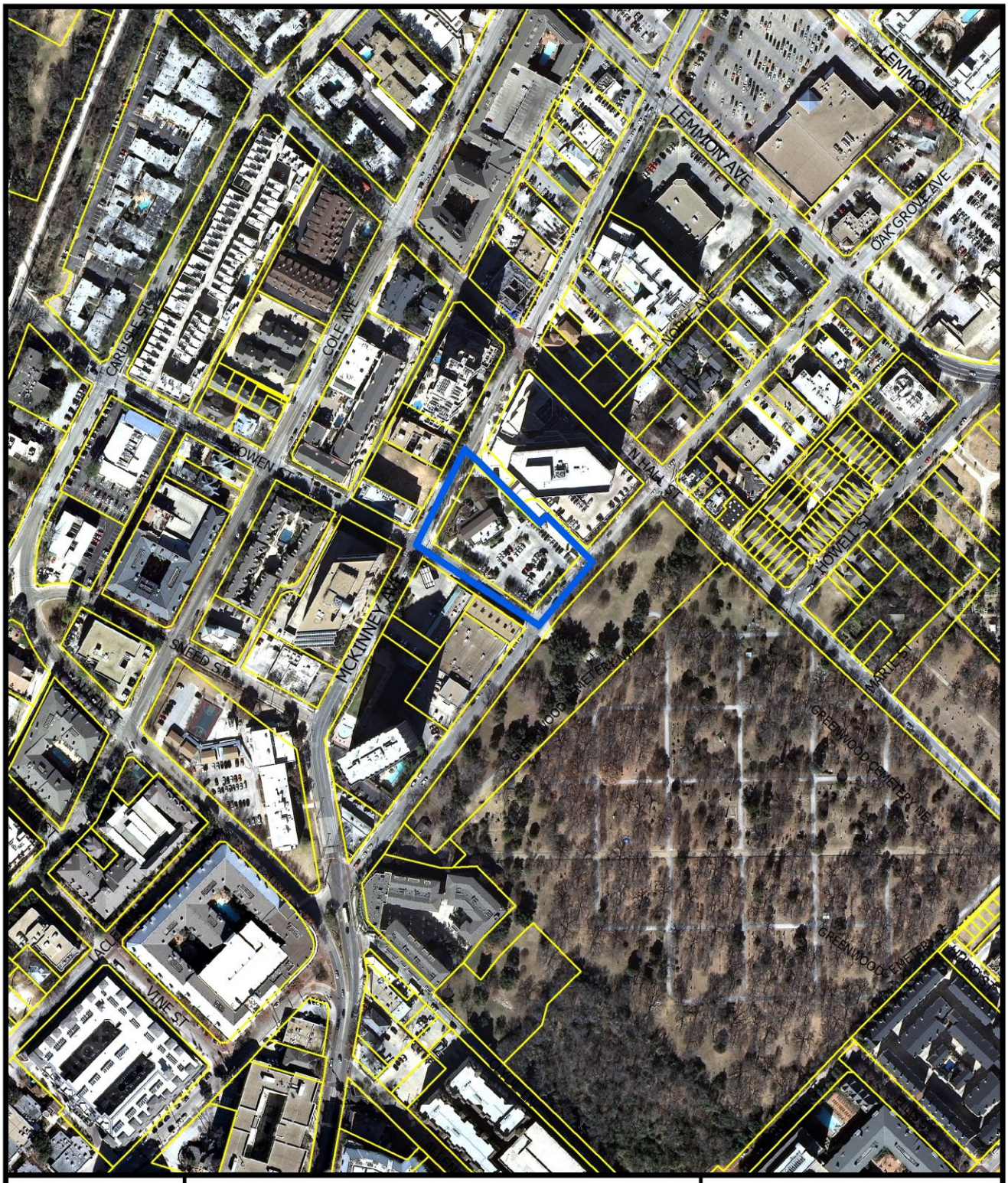


1:6,000

VICINITY MAP

Case no: Z134-333

Date: 10/29/2014

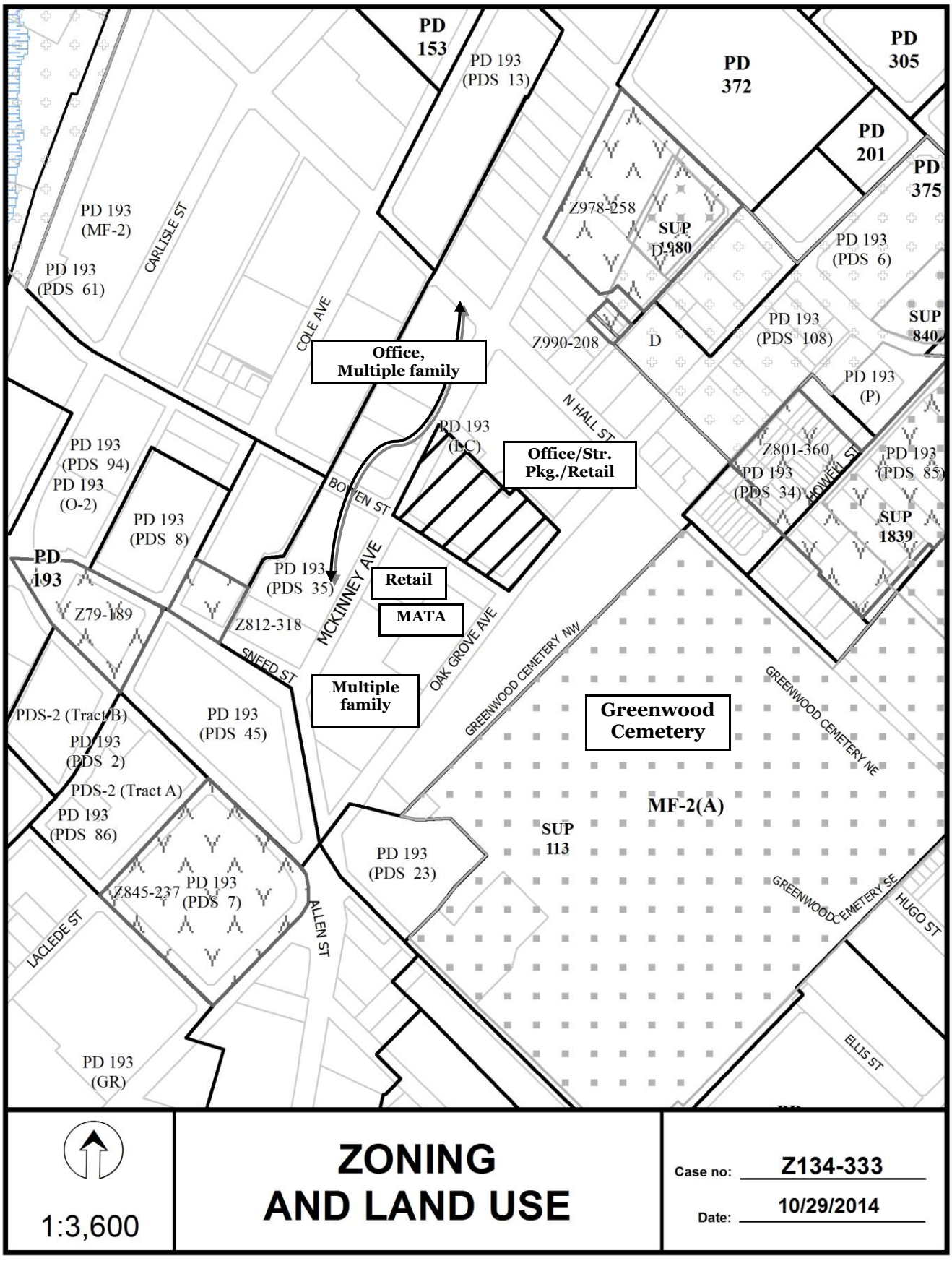


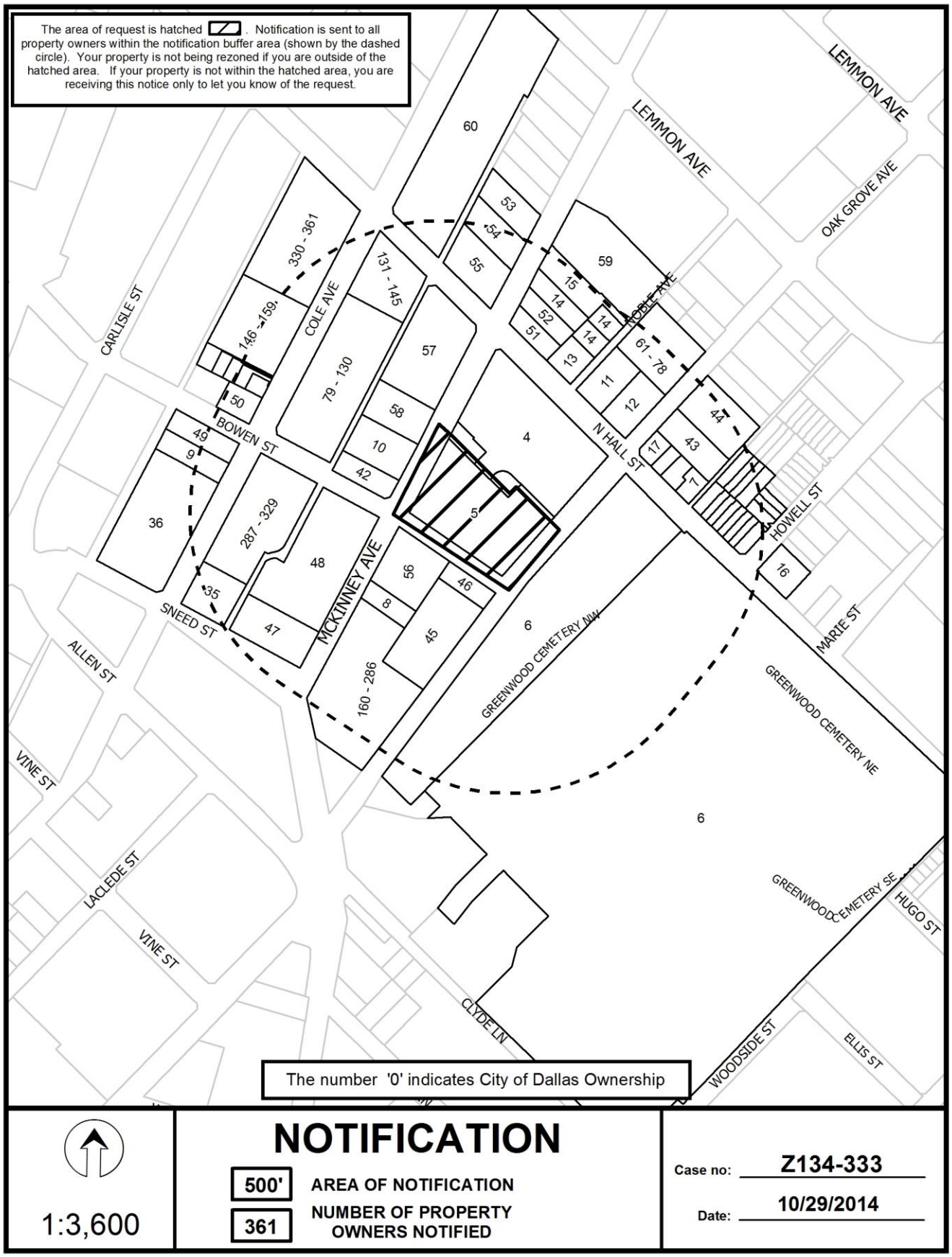
1:3,600

AERIAL MAP

Case no: Z134-333

Date: 10/29/2014


PD 153
PD 193 (PDS 13)
PD 372
PD 305
PD 201
PD 375
PD 193 (MF-2)
CARLISLE ST
PD 193 (PDS 61)
Z978-258
SUP D 980
PD 193 (PDS 6)
COLE AVE
Office, Multiple family
Z990-208
D
PD 193 (PDS 108)
SUP 840
PD 193 (P)
N HALL ST
PD 193 (LC)
Office/Str. Pkg./Retail
PD 193 (PDS 94)
PD 193 (O-2)
BOWEN ST
Z801-360
PD 193 (PDS 34)
HOWELL ST
PD 193 (PDS 85)
SUP 1839
PD 193 (PDS 8)
PD 193
PD 193 (PDS 35)
Retail
MATA
MCKINNEY AVE
Z79-189
Z812-318
OAK GROVE AVE
SNEED ST
Multiple family
GREENWOOD CEMETERY NW
GREENWOOD CEMETERY NE
Greenwood Cemetery
PDS-2 (Tract B)
PD 193 (PDS 45)
PD 193 (PDS 2)
PDS-2 (Tract A)
MF-2(A)
PD 193 (PDS 86)
SUP 113
PD 193 (PDS 23)
Z845-237
PD 193 (PDS 7)
GREENWOOD CEMETERY SE
HUGO ST
LACLEDE ST
ALLEN ST
ELLIS ST
PD 193 (GR)
1:3,600
ZONING AND LAND USE
Case no: Z134-333
Date: 10/29/2014



NOTIFICATION

1:3,600

500' AREA OF NOTIFICATION

361 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z134-333

Date: 10/29/2014

10/29/2014

Notification List of Property Owners

Z134-333

361 Property Owners Notified

Label #	*Address*		*Owner*
1	3230	MCKINNEY AVE	LISAR INC
2	3230	MCKINNEY AVE	LISAR INC
3	3205	OAK GROVE AVE	GAEDEKE HOLDINGS II LTD
4	3232	MCKINNEY AVE	GAEDEKE HOLDINGS II LTD
5	3230	MCKINNEY AVE	LISAR INC
6	2501	HALL ST	GREENWOOD CEMETERY ASSN
7	2816	HALL ST	MCKINNEY AVENUE
8	3124	MCKINNEY AVE	MCKINNEY AVENUE
9	3107	COLE AVE	BOUCHER DANIEL D
10	3207	MCKINNEY AVE	GIBON MCCROREY HOLDINGS LLC
11	2910	HALL ST	MCCROREY GIBON HOLDINGS LLC
12	3301	OAK GROVE AVE	GIBON MCCROREY HOLDINGS LLC
13	2916	HALL ST	GIBON MCCROREY HOLDINGS LLC
14	3307	NOBLE AVE	PORTOLANI FAMILY LP
15	3312	MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
16	3402	HOWELL ST	LAMBERT PAULA S
17	2828	HALL ST	DENNING JEREMY & DEANNA
18	2824	HALL ST	HENDERSON ROBERT J &
19	2820	HALL ST	NELSON WILLIAM & LINDA E
20	2800	HALL ST	MCMINN WOODROW T & MARINDA J
21	2800	HALL ST	MCNEW KIRK E &
22	2800	HALL ST	RIVERA FRANK
23	2800	HALL ST	GOETZ GEOFFREY & MARILYN
24	2800	HALL ST	RICHIE CHRISTOPHER R & JULIE K
25	2800	HALL ST	LAGERSTEDT STIG R & DENISE C
26	2800	HALL ST	WEAVER LINDSAY D

10/29/2014

Label #	*Address*		*Owner*
27	2800	HALL ST	ANTIL JERRY & PAMELA B
28	3405	HOWELL ST	KO JASON B
29	3405	HOWELL ST	CHASE BOBBY J &
30	3405	HOWELL ST	DAIGLE CHASE H
31	3405	HOWELL ST	SMIALEK KYLE
32	3405	HOWELL ST	SANDERS JULIA E & JOSEPH M SANDERS
33	3405	HOWELL ST	MARTINEZ ALEXIS
34	3405	HOWELL ST	REAM ROBERT J TR
35	3006	COLE AVE	ROCKLAND LP
36	3015	COLE AVE	POST APARTMENT HOMES LP
37	3207	COLE AVE	WARNICK HAROLD B
38	3207	COLE AVE	STANIS GRANT
39	3207	COLE AVE	HANSEN SARAH M
40	3207	COLE AVE	FELDMAN JULIE & MATTHEW
41	3207	COLE AVE	LOUKAIDES ALEXANDER
42	3203	MCKINNEY AVE	DFW MAPLE LEAF PTNRS LLC
43	3308	OAK GROVE AVE	PRIDE & JOY CAPITAL LP
44	3316	OAK GROVE AVE	OAK GROVE PARTNERS LTD
45	3120	MCKINNEY AVE	MCKINNEY AVENUE
46	3153	OAK GROVE AVE	MCKINNEY AVENUE TRANSIT
47	3101	MCKINNEY AVE	YOUNG CANNON PROPERTIES LP
48	3131	MCKINNEY AVE	VELOCIS MCKINNEY LP
49	3111	COLE AVE	ANDERSON MICHAEL J
50	3205	COLE AVE	KASNETZ ANDREW B
51	3300	MCKINNEY AVE	REGISTER CHARLES
52	3306	MCKINNEY AVE	REGISTER CHARLES
53	3317	MCKINNEY AVE	PDC INTERESTS LLC
54	3309	MCKINNEY AVE	RACHOFSKY M J TRUST ETAL
55	3301	MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
56	3128	MCKINNEY AVE	AZIZA INVESTMENTS INC
57	3227	MCKINNEY AVE	FATH DALLAS RESIDENCES LP

10/29/2014

Label #	*Address*		*Owner*
58	3219	MCKINNEY AVE	W&K REAL ESTATE PTNRS INC
59	3324	MCKINNEY AVE	3324 MCKINNEY AVE APTS INV LLC
60	3402	COLE AVE	POST APARTMENT HOMES LP
61	3321	OAK GROVE AVE	DEARING GEORGE C
62	3321	OAK GROVE AVE	GAY DONNA BERNARD
63	3321	OAK GROVE AVE	LAMB MICHAEL D
64	3321	OAK GROVE AVE	MANRIQUE RAUL E CUBILLAS
65	3321	OAK GROVE AVE	GODFREY DANIEL E
66	3321	OAK GROVE AVE	HUTCHINSON JEFFREY KEITH
67	3321	OAK GROVE AVE	MAHMALJI DAVID
68	3321	OAK GROVE AVE	CONNER CRAIG
69	3321	OAK GROVE AVE	SHACKLETT SUZY
70	3321	OAK GROVE AVE	PERRY BRIAN
71	3321	OAK GROVE AVE	NOBLE JEFFREY S
72	3321	OAK GROVE AVE	REDINGER SARA J
73	3321	OAK GROVE AVE	MAHMALKIS REAL ESTATE INVESTMENTS LLC
74	3321	OAK GROVE AVE	JERNIGAN BRUCE ALLLEN
75	3321	OAK GROVE AVE	MCMAHON NENA L
76	3321	OAK GROVE AVE	BORG STEPHEN W
77	3321	OAK GROVE AVE	MINTER STEVEN S
78	3321	OAK GROVE AVE	GOODING BRAD E
79	3208	COLE AVE	DILLING CAITLIN C
80	3208	COLE AVE	PINKER MARC
81	3208	COLE AVE	JAMES KIM
82	3208	COLE AVE	WOODALL MARK E &
83	3208	COLE AVE	PLESNARSKI WILLIAM
84	3208	COLE AVE	SAMUEL ANN LINDA
85	3208	COLE AVE	CROSBIE PETER J
86	3208	COLE AVE	PAK CHRISTOPHER
87	3208	COLE AVE	DYNAN THOMAS & CAROLINE M
88	3208	COLE AVE	WICKER MALLORIE

10/29/2014

Label #	*Address*		*Owner*
89	3208	COLE AVE	CAHILL HEATHER
90	3208	COLE AVE	ARNOLD NANCY G
91	3208	COLE AVE	HANNA MARY C
92	3208	COLE AVE	WIDENER MICHAEL LEE & INNA
93	3208	COLE AVE	DUELKS BRADFORD B
94	3208	COLE AVE	GONZALEZ RAY L
95	3208	COLE AVE	SAKHAI MARYAM
96	3208	COLE AVE	PATEL CHIRAG
97	3208	COLE AVE	VARGHESE THOMAS
98	3208	COLE AVE	STEPHENS CHARLES
99	3208	COLE AVE	KOJDER JESSICA
100	3208	COLE AVE	MITTEN JENNIFER
101	3208	COLE AVE	THAKRAR ANISH
102	3208	COLE AVE	HAYES JILL BETH
103	3208	COLE AVE	PAPE AUTUMN R
104	3208	COLE AVE	DEMIRKOL HANDE
105	3208	COLE AVE	WEDEBERG BRADLEY A & LEE B
106	3208	COLE AVE	KRACKE KIM B
107	3208	COLE AVE	MINGLE DANIEL
108	3208	COLE AVE	BELL THERESA MARIE
109	3208	COLE AVE	KNOTT LAURA G
110	3208	COLE AVE	CURRA CHRISTOPHER J
111	3208	COLE AVE	DYKEMAN ALICE MGMT TR THE
112	3208	COLE AVE	HOUCK TROY
113	3208	COLE AVE	WOODS JOSEPH D
114	3208	COLE AVE	NEUNERT CINDY E
115	3208	COLE AVE	PIERCE ROGER A
116	3208	COLE AVE	HARE JAMIE
117	3208	COLE AVE	LATHAM KATHLEEN
118	3208	COLE AVE	HERNANDEZ CARDENAS ANN V
119	3208	COLE AVE	EGGEBRECHT DARREN W

10/29/2014

Label #	*Address*		*Owner*
120	3208	COLE AVE	CALEGARI MAUD B
121	3208	COLE AVE	PFITZINGER BRIAN S
122	3208	COLE AVE	CHARUWORN NART
123	3208	COLE AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
124	3208	COLE AVE	HARLOW CHARLES J
125	3208	COLE AVE	DAVIS JENNIFER
126	3208	COLE AVE	KNIGHT ALLISON M
127	3208	COLE AVE	GREEN MARY POLK
128	3208	COLE AVE	FINKEL FAMILY TRUST
129	3208	COLE AVE	LAU HOWARD
130	3208	COLE AVE	HURTADO ANDREA
131	3230	COLE AVE	BHAMIDIPATI PRABHAKAR
132	3230	COLE AVE	GARLICK RYAN M
133	3230	COLE AVE	WOODWARD LOIS N
134	3230	COLE AVE	WEBER KARIN
135	3230	COLE AVE	WILLIAMS STEVE F
136	3230	COLE AVE	LUNA JOHN B
137	3230	COLE AVE	SHAW BRITTANY
138	3230	COLE AVE	WILLIAMS CURTIS A
139	3230	COLE AVE	
140	3230	COLE AVE	COSTA FRANCESCO
141	3230	COLE AVE	KLUGE DENNIS L &
142	3230	COLE AVE	TOLLESON CHAD M & JESSCIA
143	3230	COLE AVE	PETERSON DAVID J &
144	3230	COLE AVE	HESS DOUGLAS ALLEN
145	3230	COLE AVE	RIVERA FRANK
146	3215	COLE AVE	L1 PROPERTIES LLC
147	3215	COLE AVE	HARRISON SUZANNE & JAMES M
148	3209	COLE AVE	LOPEZ ROLAND V
149	3209	COLE AVE	GONZALEZ DEVIN
150	3215	COLE AVE	OLIVERI CHARLES

10/29/2014

Label #	*Address*		*Owner*
151	3215	COLE RD	OLIVERI CHARLES W SR
152	3215	COLE AVE	MCBEE DAVID H
153	3209	COLE AVE	BRIDGE TOWER DALLAS ONE LLC
154	3215	COLE AVE	FOLDESY SHAWN E
155	3209	COLE AVE	HERNANDEZ GUILLERMO A & GABRIELA
156	3209	COLE RD	J & O BLAKE FAMILY LLC
157	3215	COLE AVE	VIOLI MICHAEL &
158	3209	COLE AVE	MORROW SAMUEL S
159	3215	COLE AVE	MURPHY CYRUS
160	3030	MCKINNEY AVE	ROBINSON INDUSTRIES, INC
161	3030	MCKINNEY AVE	BRINKMAN JEANNIE &
162	3030	MCKINNEY AVE	AMMON SUSAN
163	3030	MCKINNEY AVE	DOTY YVONNE D
164	3030	MCKINNEY AVE	KAY DANA L
165	3030	MCKINNEY AVE	HAYS RAYMOND R & DINAH D
166	3030	MCKINNEY AVE	BAILEY LIVING TRUST
167	3030	MCKINNEY AVE	LAWSON LILLIAN I
168	3030	MCKINNEY AVE	KLEINE WILLIAMS D & ANN
169	3030	MCKINNEY AVE	BROSI SCOTT C &
170	3030	MCKINNEY AVE	NAPPI DAVID J
171	3030	MCKINNEY AVE	GARCIA RICARDO LUIS & VERONICA M
172	3030	MCKINNEY AVE	SIMPSON ANN
173	3030	MCKINNEY AVE	HAIRE SCOTT L
174	3030	MCKINNEY AVE	PHILLIPS WAYNE D
175	3030	MCKINNEY AVE	STEELE JOHN RODMAN EST OF &
176	3030	MCKINNEY AVE	SAHWANI DIANA
177	3030	MCKINNEY AVE	BERTHOLD ROMBERG &
178	3030	MCKINNEY AVE	WAGMAN FELICIA A MD
179	3030	MCKINNEY AVE	MULLICAN MARY A
180	3030	MCKINNEY AVE	VU CHI T
181	3030	MCKINNEY AVE	NEAL BARBARA H

10/29/2014

Label #	*Address*		*Owner*
182	3030	MCKINNEY AVE	STERN FAMILY LIVING TRUST
183	3030	MCKINNEY AVE	OLKKOLA EDWARD E
184	3030	MCKINNEY AVE	KLEIN HANNE
185	3030	MCKINNEY AVE	DYKES DONALD E
186	3030	MCKINNEY AVE	GOLDFARB FAMILY TRUST U A
187	3030	MCKINNEY AVE	PEPMILLER DELMAR D &
188	3030	MCKINNEY AVE	CARTER HALEY MARCUS JR &
189	3030	MCKINNEY AVE	SAMARA KENNETH J
190	3030	MCKINNEY AVE	BAILEY KATHLEEN C LIVING TRUST
191	3030	MCKINNEY AVE	BATCHELOR JAMES F &
192	3030	MCKINNEY AVE	BRANTLEY GLADYS
193	3030	MCKINNEY AVE	GRIFFIN ELIZABETH R
194	3030	MCKINNEY AVE	ESTELLHANCOCK MARITA
195	3030	MCKINNEY AVE	BAKER DONNA LYNN
196	3030	MCKINNEY AVE	PETTIT MICHAEL B &
197	3030	MCKINNEY AVE	ISMAIL SALIM & SHIREEN SALIM
198	3030	MCKINNEY AVE	WALKER DAVID G
199	3030	MCKINNEY AVE	CAMPEAU CORP TEXAS
200	3030	MCKINNEY AVE	GWYN JAMES W & V MARIE
201	3030	MCKINNEY AVE	SEAMAN GARY L & CAROLYN K
202	3030	MCKINNEY AVE	HELVEY KENT
203	3030	MCKINNEY AVE	SPIEGELMAN WILLARD
204	3030	MCKINNEY AVE	MALKA MICHAEL A
205	3030	MCKINNEY AVE	CARPENTER SUSAN
206	3030	MCKINNEY AVE	DONALDSON NIGEL A
207	3030	MCKINNEY AVE	STREIDL LISA ANN
208	3030	MCKINNEY AVE	SANDKNOP RYAN
209	3030	MCKINNEY AVE	LAMB SHELLY S
210	3030	MCKINNEY AVE	MOSSER ROBERT E
211	3030	MCKINNEY AVE	MCKEE JOHN
212	3030	MCKINNEY AVE	BALL JEANNIE C

10/29/2014

Label #	*Address*		*Owner*
213	3030	MCKINNEY AVE	KHOSHNOUDI AHMAD &
214	3030	MCKINNEY AVE	WOOD ELLEN
215	3030	MCKINNEY AVE	MCDONALD MARLA
216	3030	MCKINNEY AVE	HALLIDAY EDWIN JAY & LYNN MARY
217	3030	MCKINNEY AVE	WANSTRATH LAURA
218	3030	MCKINNEY AVE	BRITTINGHAM GUILLERMO M &
219	3030	MCKINNEY AVE	DUFFIELD ANNE E
220	3030	MCKINNEY AVE	TOUMANI RAFIK & SEDI
221	3030	MCKINNEY AVE	DIPASQUA ALPHONSO &
222	3030	MCKINNEY AVE	MILES JANIS C
223	3030	MCKINNEY AVE	CARUSO RONALD
224	3030	MCKINNEY AVE	THOMAS JOHN C & DEBRA
225	3030	MCKINNEY AVE	FRANKEL DOUGLAS &
226	3030	MCKINNEY AVE	GILHOOLY STEPHEN
227	3030	MCKINNEY AVE	FREEMAN JOE E & CHERYL W
228	3030	MCKINNEY AVE	WAUGH JOHN MARK TR &
229	3030	MCKINNEY AVE	SELLARS JOHN P
230	3030	MCKINNEY AVE	HARRIS CURTIS D &
231	3030	MCKINNEY AVE	BROOKSHIER FAMILY TRUST
232	3030	MCKINNEY AVE	BERNSTEIN BASIL
233	3030	MCKINNEY AVE	MUIR J DUNCAN
234	3030	MCKINNEY AVE	PRICE SANDRA NELSON
235	3030	MCKINNEY AVE	PETERKIN NELL & LAWRENCE
236	3030	MCKINNEY AVE	GREEN RAY E & VICKIE
237	3030	MCKINNEY AVE	NORRIS PAUL
238	3030	MCKINNEY AVE	CUNNINGHAM GENE M
239	3030	MCKINNEY AVE	BRYAN BARRY
240	3030	MCKINNEY AVE	KHOSHNOUDI BAHAR
241	3030	MCKINNEY AVE	BROWN WILLIAM T II
242	3030	MCKINNEY AVE	BARRY ELLEN M &
243	3030	MCKINNEY AVE	HARRIS ELIZABETH K

10/29/2014

Label #	*Address*		*Owner*
244	3030	MCKINNEY AVE	FISCHER REVOCABLE TRUST
245	3030	MCKINNEY AVE	LADD DENNIS
246	3030	MCKINNEY AVE	JORDAN STEVEN C
247	3030	MCKINNEY AVE	LADD DENNIS &
248	3030	MCKINNEY AVE	AHNERT EDWARD F &
249	3030	MCKINNEY AVE	TRIMBLE RODNEY B
250	3030	MCKINNEY AVE	TARPLEY KRISTA J
251	3030	MCKINNEY AVE	WHITWELL STEPHEN
252	3030	MCKINNEY AVE	SCHMIDT KEITH A
253	3030	MCKINNEY AVE	BARNES MITZI T
254	3030	MCKINNEY AVE	CCR FAMILY TRUST
255	3030	MCKINNEY AVE	KELLY MICHAEL J
256	3030	MCKINNEY AVE	HAKIM CAMILLE A &
257	3030	MCKINNEY AVE	SCHROEDER PATRICIA C REVOCABLE TRUST
258	3030	MCKINNEY AVE	FELSTED KAREN E
259	3030	MCKINNEY AVE	FARROWGILLIESPIE ALAN C
260	3030	MCKINNEY AVE	FRANKS ROBERT C &
261	3030	MCKINNEY AVE	HARGROVE T GEDDIE
262	3030	MCKINNEY AVE	BARTON STANLEY & LINDA
263	3030	MCKINNEY AVE	PUTNAM DONOVAN &
264	3030	MCKINNEY AVE	APPERSON MARK W
265	3030	MCKINNEY AVE	COLLINS FLOYD W
266	3030	MCKINNEY AVE	ROGERS CULLEN A &
267	3030	MCKINNEY AVE	CORTEZ CARLOS R
268	3030	MCKINNEY AVE	MCLAUGHLIN KATHLEEN
269	3030	MCKINNEY AVE	BIRKNER JOHN H
270	3030	MCKINNEY AVE	SHELMIRE SUSAN
271	3030	MCKINNEY AVE	WEATHERBY LESTER C JR & MORGAN TRUST CO-TR
272	3030	MCKINNEY AVE	HAKIM CAMILLE & HAIFA TR
273	3030	MCKINNEY AVE	BERG ALAN G
274	3030	MCKINNEY AVE	BUTTS KELEM B &

10/29/2014

Label #	*Address*		*Owner*
275	3030	MCKINNEY AVE	HEPFNER JAMES P
276	3030	MCKINNEY AVE	ROBERTSON REBEL LEA LEGACY TRUST
277	3030	MCKINNEY AVE	LA TOUR 2302 LLC
278	3030	MCKINNEY AVE	MILDEBRATH MARK E & DANA
279	3030	MCKINNEY AVE	NELSON RANDALL & KIMBERLY
280	3030	MCKINNEY AVE	BERGNER JOHN F &
281	3030	MCKINNEY AVE	STEWART JEFFREY G
282	3030	MCKINNEY AVE	SKYLINE TRUST
283	3030	MCKINNEY AVE	HAWLEY JOHN R & MARCIA H
284	3030	MCKINNEY AVE	SKYLINE TRUST
285	3030	MCKINNEY AVE	SKYLINE TRUST
286	3030	MCKINNEY AVE	SKYLINE TRUST
287	3100	COLE AVE	AFTABROUSHADR KAMBIZ
288	3100	COLE AVE	ALLSION CHRIS
289	3100	COLE AVE	RAFFEL SCOTT J & KATHY E
290	3100	COLE AVE	ZHANG HELEN X Y
291	3100	COLE AVE	BRANT SARAH M
292	3100	COLE AVE	KOJIMA SHIHOKO
293	3100	COLE AVE	PALETTI SONIA
294	3100	COLE AVE	NICOLLE BRYCE DAUVERGNE
295	3100	COLE AVE	CHESNUT JOHN
296	3100	COLE AVE	SMITH HOLLY F
297	3100	COLE AVE	REYES ROBERT M
298	3100	COLE AVE	TEJURA SEEMA V
299	3100	COLE AVE	RAFEA VEEDA
300	3100	COLE AVE	ZERR JOSEPH
301	3100	COLE AVE	KJELDGAARD DAVID
302	3100	COLE AVE	MATAMOROS JOSEPH A
303	3100	COLE AVE	DRAPER DUANE D
304	3100	COLE AVE	ZENTNER DANIEL J
305	3100	COLE AVE	HAUCK HANS G &

10/29/2014

Label #	*Address*		*Owner*
306	3100	COLE AVE	WHEAT DAVID G
307	3100	COLE AVE	MURRAY ESTATE LLC
308	3100	COLE AVE	FLEMING STEPHEN M
309	3100	COLE AVE	BENAVIDES MICHAEL L
310	3100	COLE AVE	YU MIMI
311	3100	COLE AVE	GAMINI MORTEZA & BORTAY
312	3100	COLE AVE	SKAINES JONATHAN B
313	3100	COLE AVE	LOZANO JAVIER ALBERTO NEYRA & YEAL JOSEPH
314	3100	COLE AVE	THELEN TODD M
315	3100	COLE AVE	OREILLEY KATHLEEN
316	3100	COLE AVE	SALANON EMANUEL JOEL
317	3100	COLE AVE	GARCIA EDWARD I
318	3100	COLE AVE	AHN SAM
319	3100	COLE AVE	MILLIET MARK JOSEPH
320	3100	COLE AVE	MAYES EVAN Z
321	3100	COLE AVE	REISMAN MARK L
322	3100	COLE AVE	PHILLIPS THOMAS L
323	3100	COLE AVE	ROSENBAUM RICO
324	3100	COLE AVE	YOUNG LINDSAY &
325	3100	COLE AVE	WARMAN DAVID
326	3100	COLE AVE	VONBORSIG MICHAEL A
327	3100	COLE AVE	LIN CONSTANCE LEECHEN
328	3100	COLE AVE	YORK ROBERT A &
329	3100	COLE AVE	DEMEIS DANIEL G
330	3235	COLE AVE	COOKE AMY M
331	3235	COLE AVE	NGUYEN THONG
332	3235	COLE AVE	FREDERICK KYLE
333	3235	COLE AVE	
334	3235	COLE AVE	HALL DOUGLAS K
335	3235	COLE AVE	SHEINBERG DARREN
336	3235	COLE AVE	BURKE ASHLEE ESTELLE & AARON

10/29/2014

Label #	*Address*		*Owner*
337	3235	COLE AVE	CHAPMAN ALBERT J III
338	3235	COLE AVE	WELLS ALEX L
339	3235	COLE AVE	HALLOCK KEITH R JR
340	3235	COLE AVE	KNOWLTON KELLY
341	3235	COLE AVE	MAJOR DAVID P
342	3235	COLE AVE	MALLOY BETHANY E
343	3235	COLE AVE	THOMPSON SCOTT JAY
344	3235	COLE AVE	DEERING CHRISTOPHER
345	3235	COLE AVE	WILCOX AUSTIN J
346	3235	COLE AVE	HUMPHRIES MATTHEW SHAWN
347	3235	COLE AVE	MILES BRANDON
348	3235	COLE AVE	WHITE STEVEN M & TERESA J
349	3235	COLE AVE	GOLDMAN DAVID
350	3235	COLE AVE	LITOFF AUSTIN
351	3235	COLE AVE	LECOVER MATTHEW L
352	3235	COLE AVE	KUO ANDY
353	3235	COLE AVE	FICKE GEOFFREY E
354	3235	COLE AVE	AN JADHAVJI INVESTMENTS LLC
355	3235	COLE AVE	BARNEY JOHN DAVID
356	3235	COLE AVE	PAINTER KENNETH R
357	3235	COLE AVE	MEHTA EMILY BALCH & GAURAV
358	3235	COLE AVE	VANN RHONDA H
359	3235	COLE AVE	ELKINS LARRY G
360	3235	COLE AVE	FIORE ANGELA M
361	3235	COLE AVE	MAIONE MICHAEL

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Danielle R. Jiménez

FILE NUMBER: Z134-334(DJ) **DATE FILED:** September 5, 2014

LOCATION: West Corner of Seagoville Road and South Belt Line Road

COUNCIL DISTRICT: 8 **MAPSCO:** 70-E

SIZE OF REQUEST: ±0.506 acre **CENSUS TRACT:** 0171.01

APPLICANT: Suresh Shetty, Sai Business Investments, LLC

REPRESENTATIVE: Pamela Craig

OWNER: Shahzad Memon

REQUEST: An application for the renewal and amendment to Specific Use Permit No. 1970 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the existing establishment [Seago Pantry Food Store #2] to continue to sell beer and wine. The amendment would realign parking on the previously approved site plan. The ±0.506-acre request site is developed with a ±2,769-square-foot general merchandise or food store (convenience store) with fuel pumps and an ±839-square foot auto service center. Both uses are permitted by right in a CR district. On June 27, 2012, the City Council approved this Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods. The applicant is applying for a standard renewal and not an automatic renewal because they failed to file an application after the 180th but before the 120th day before the expiration of the Specific Use Permit.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals of additional five-year periods, subject to a revised site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – Staff has determined that the proposed use is compatible with surrounding uses and community facilities. Furthermore, there are two general merchandise or food stores, one under 3,500 square feet located northeast of the site, the other greater than 3,500 square feet located southwest of the site, with approved specific use permits for the sale of alcoholic beverages.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the SUP renewal does not appear to negatively impact the adjacent properties, the SUP has conditions associated with the use to mitigate any potential negative impacts.

3. *Not a detriment to the public health, safety, or general welfare* – The proposed renewal and amendment do not appear to be a detriment to the public health, safety, or general welfare.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards.

Zoning History:

1. **Z101-137: SUP No. 1838.** On April 13, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with the eligibility for automatic renewals of additional five-year periods; subject to a site plan and conditions.

2. **Z101-293: SUP No. 1899.** On September 28, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period; subject to a site plan and conditions. This SUP was renewed on May 28, 2014 for a five-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Seagoville Road	Major Arterial	80 feet
S. Belt Line Road	Major Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	CR-D-1	Convenience Store with Fuel Pumps and an Auto Service Center
Northeast	CR-D-1; SUP 1899; CS; D.R. Z045-121; & R-10(A)	Convenience Store with Fuel Pumps (SUP for Sale of Alcoholic Beverages),Single-Family Residential, and Undeveloped Land
Southeast	CR-D-1; R-7.5(A); & R-10(A)	Office, Auto Service Centers, Post Office, Retail, and Undeveloped Land
Southwest	CR-D-1; MF-1(A); & R-7.5(A)	Grocery Store (SUP for Sale of Alcoholic Beverages), Retail, Personal Services, Single-Family Residential, and Undeveloped Land
Northwest	CR-D-1; CS; D.R. Z045-121; and R-10(A)	Single-Family Residential and Undeveloped Land

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Commercial Center or Corridor Building Block.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

In general, the request for the renewal of Specific Use Permit No. 1970 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than

3,500 square feet in this area is consistent with the goal and policy of the comprehensive plan.

STAFF ANAYLSIS:

Land Use Compatibility:

The site is located in a CR Community Retail District with a D-1 Liquor Control Overlay. The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The request site is surrounded by retail, undeveloped land, and single-family residential housing to the northeast; an office, post office, retail/personal service uses, and undeveloped land to the southeast; retail, personal service uses, single-family residential housing, and undeveloped land to the southwest; and single-family residential housing and undeveloped land to the northwest.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safely, and welfare of the citizens of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,

- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. According to the Dallas Police Department, the store is in compliance and is not due for another inspection until June 2015.

The applicant's request, subject to the attached conditions and a revised site plan, is consistent with the intent of the Dallas Development Code.

Reported Offense Calls Requiring Police Activity Within the Past Five Years:

	2010	2011	2012	2013	2014
Theft	1	1			1
Robbery		1		1	
Burglary	1				1
Traffic Motor Vehicle		1		1	
Found Property		1	1		
Criminal Mischief/Vandalism					
Fraud	2			1	
Assault			1		
Other		1			1

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not have a detrimental impact on the surrounding roadway system.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. The off-street requirement for an auto service center use is one (1) space per 500 square feet of floor area with a minimum of four (4) spaces required. A motor vehicle fueling station requires two (2) spaces. Based on the applicant's floor calculations, the

±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and an ±839-square foot auto service center requires 20 spaces.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

List of Partners/Principals/Officers

Owner

Sole Proprietor
Shahzad Memon

Applicant

Sai Business Investments, LLC

Governing Manager
Suresh Shetty

Z134-334 Existing Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

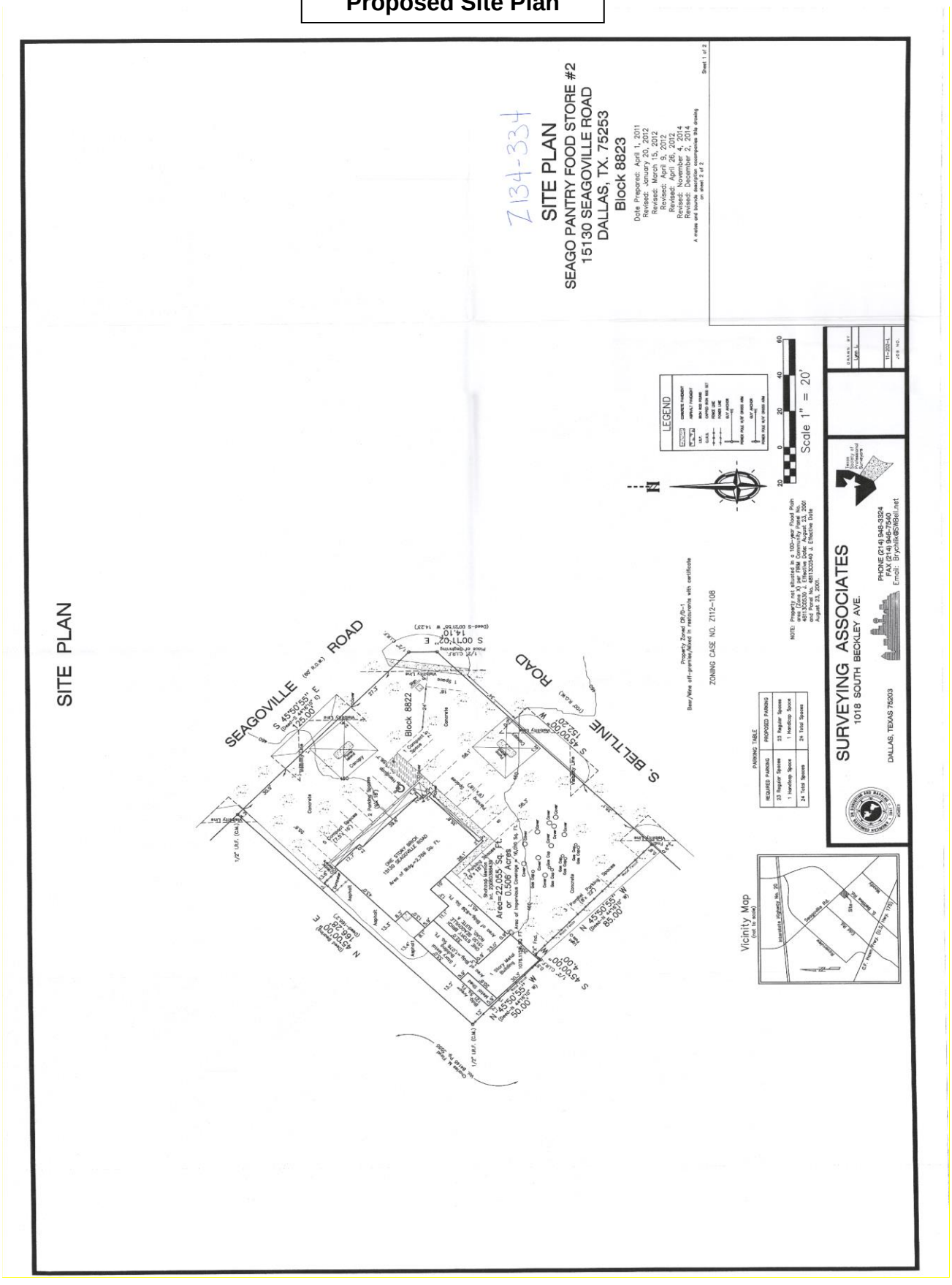
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

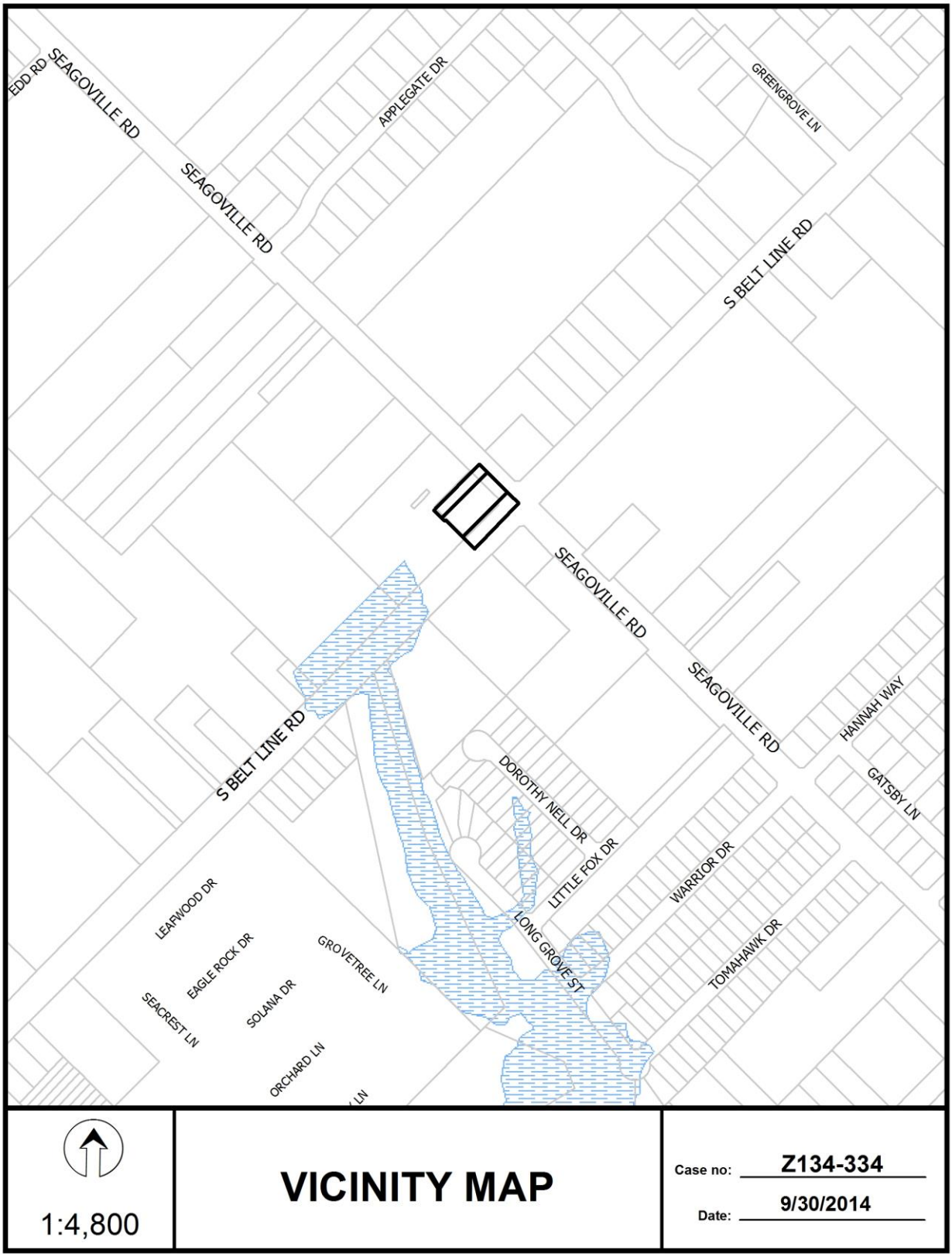
3. TIME LIMIT: This specific use permit expires on ~~June 27, 2014~~ (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



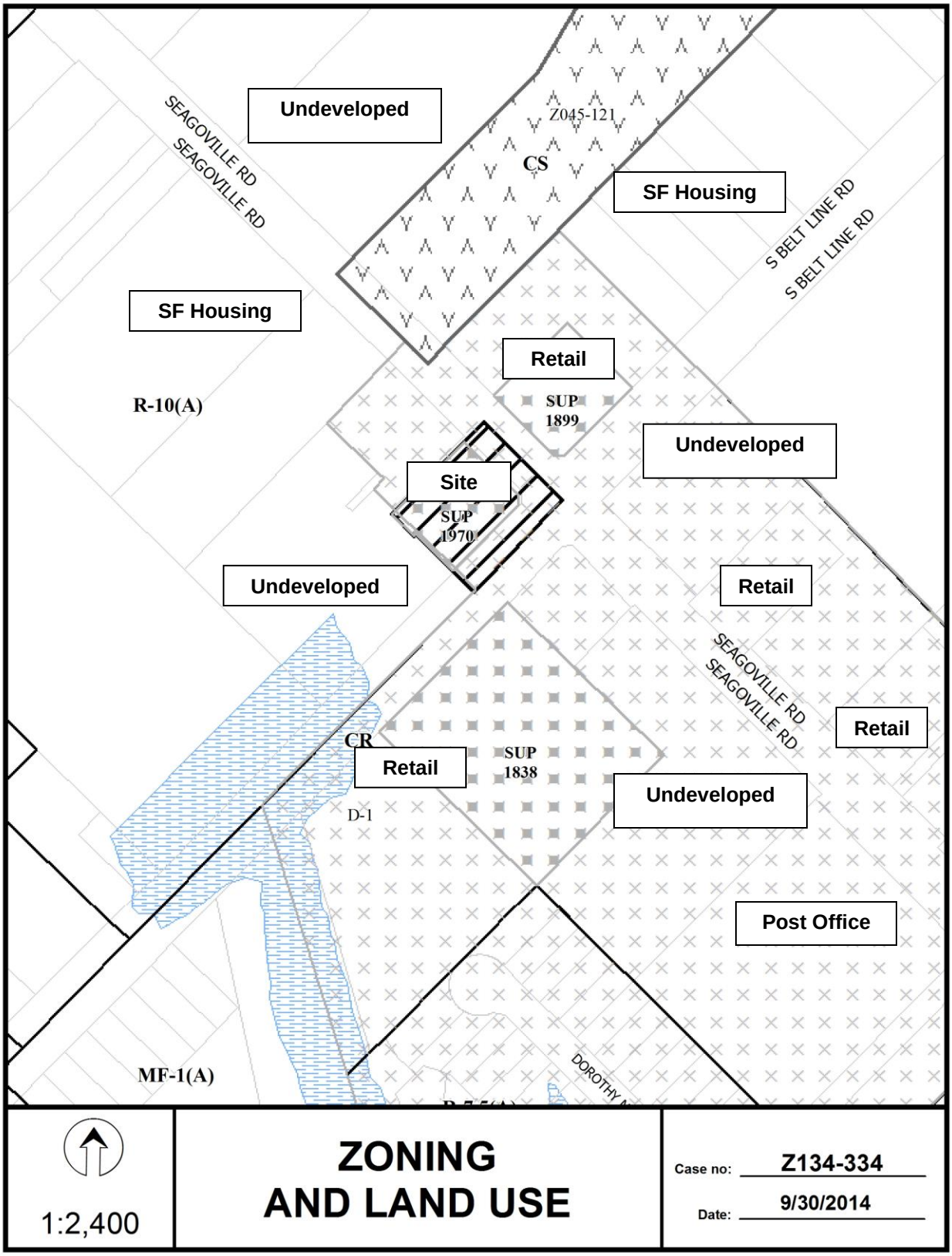

EDD RD
SEAGOVILLE RD
SEAGOVILLE RD
APPLEGATE DR
GREENGROVE LN
S BELT LINE RD
SEAGOVILLE RD
SEAGOVILLE RD
S BELT LINE RD
HANNAH WAY
GATSBY LN
DOROTHY NELL DR
LITTLE FOX DR
WARRIOR DR
LONG GROVE ST
TOMAHAWK DR
LEAFWOOD DR
EAGLE ROCK DR
GROVETREE LN
SEACREST LN
SOLANA DR
ORCHARD LN
1:4,800
VICINITY MAP
Case no: Z134-334
Date: 9/30/2014

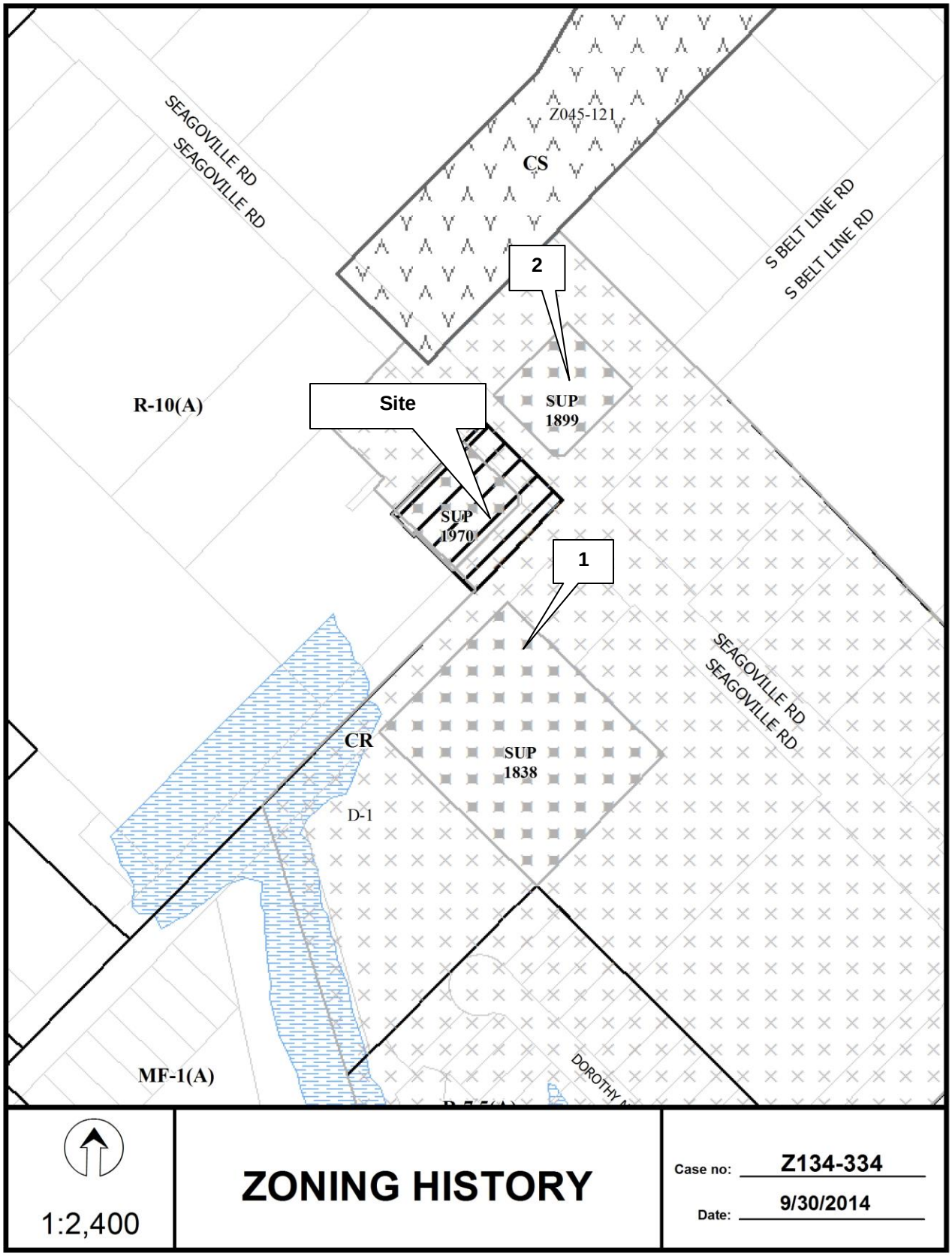
1:2,400

AERIAL MAP

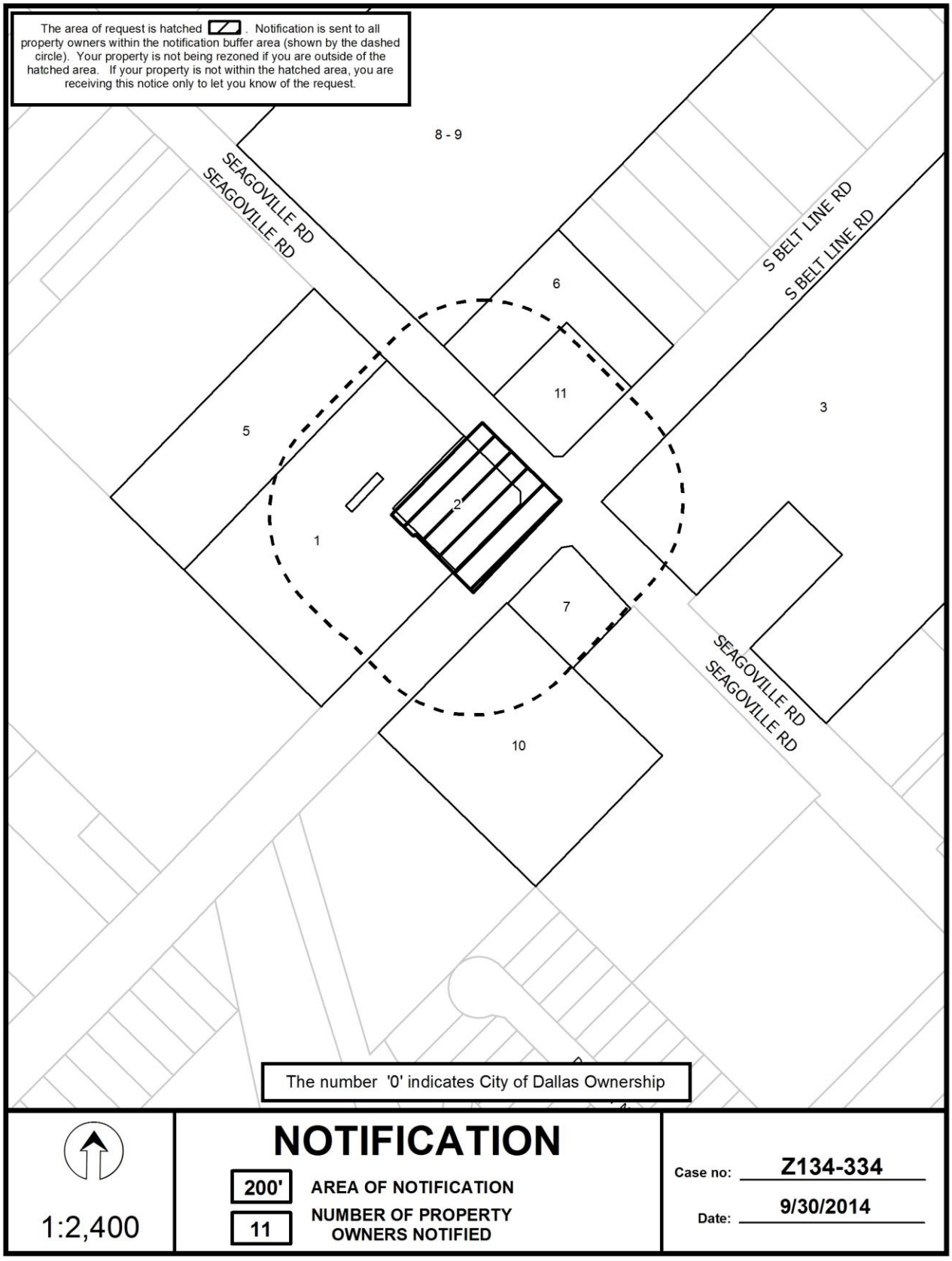
Case no: Z134-334

Date: 9/30/2014


Undeveloped
Z045-121
CS
SF Housing
SEAGOVILLE RD
SEAGOVILLE RD
S BELT LINE RD
S BELT LINE RD
SF Housing
Retail
R-10(A)
SUP 1899
Undeveloped
Site
SUP 1970
Undeveloped
Retail
SEAGOVILLE RD
SEAGOVILLE RD
Retail
CR
Retail
SUP 1838
Undeveloped
D-1
Post Office
MF-1(A)
DOROTHY
1:2,400
ZONING AND LAND USE
Case no: Z134-334
Date: 9/30/2014


SEAGOVILLE RD
SEAGOVILLE RD
Z045-121
CS
S BELT LINE RD
S BELT LINE RD
2
R-10(A)
Site
SUP
1899
SUP
1970
1
SEAGOVILLE RD
SEAGOVILLE RD
CR
SUP
1838
D-1
MF-1(A)
DOROTHY
1:2,400
ZONING HISTORY
Case no: Z134-334
Date: 9/30/2014

Z134-334(DJ)


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
8 - 9
SEAGOVILLE RD
SEAGOVILLE RD
S BELT LINE RD
S BELT LINE RD
6
11
3
5
2
1
7
SEAGOVILLE RD
SEAGOVILLE RD
10
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z134-334
Date: 9/30/2014

09/30/2014

Notification List of Property Owners

Z134-334

11 Property Owners Notified

Label #	*Address*		*Owner*
1	1025	BELTLINE RD	FLOYD CHARLES M
2	15130	SEAGOVILLE RD	MEMON SHAHZAD
3	15251	SEAGOVILLE RD	BIG SCORE INVESTORS LLC
4	1001	BELTLINE RD	FLOYD CHARLES M & BARBARA
5	15104	SEAGOVILLE RD	SCHLEIMER PATSY SUE
6	915	BELTLINE RD	ALKAM HAMZA &
7	1000	BELTLINE RD	ALKAM HAMZA
8	15029	SEAGOVILLE RD	FORD TOM W
9	15029	SEAGOVILLE RD	FORD TOM W &
10	1050	BELTLINE RD	BOWMAW INC
11	951	BELTLINE RD	AMMOURI ABED

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z145-108(OTH) **DATE FILED:** November 17, 2014

LOCATION: Southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 35-Z

SIZE OF REQUEST: Approx. 1.2 acres **CENSUS TRACT:** 9.00

APPLICANT: Orange Development Company

REPRESENTATIVE: Rob Baldwin

OWNER: NEM Properties; Pedro Montoya; Ruben Flores Ramirez and Raul Flores Ramirez; David Riggio; Taqueria Pedritos, Inc; Alfredo Arroyo; and Estela Arroyo

REQUEST: An application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to develop the property, a 1.2 acre-tract, with an approximately 15,000-square-foot general merchandise or food store use greater than 3,500 square feet [CVS proposed]. However, all uses in CR would be permitted. The proposed development will Include the adjacent 0.41 acre tract located at the east corner of Fitzhugh Avenue and Capitol Avenue, also zoned CR.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area. The property is surrounded by single family, multiple family, restaurant and retail uses. Per Chapter 51A, the purpose of the CR District is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The request zoning district will complement the existing uses in the area.

2. *Traffic impact* – The proposed development does not have direct access to a major thoroughfare and will have small impact on the existing street system**.**

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. While CR is not a zoning district that aggressively promotes some of the principles for an Urban Neighborhood Building Block such as wider sidewalks, parking to the rear of the structure and minimum build-to lines, the extension of CR zoning on this property is consistent with the design standards of recent construction in the area.

Zoning History: There has been one recent zoning change in the area within the last five years.

1. Z101-321 On January 25, 2012, the City Council approved a Planned Development District for Multifamily District Uses on property located on the Southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Fitzhugh Avenue	Local	100 feet
Capitol Avenue	Local	100
Bennett Avenue	Local	80 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Single Family
Northeast	PD No. 860	Multifamily
Southeast	MF-2(A)	Single Family and Multifamily
Southwest	CR & MF-2(A)	Single Family & Retail
Northwest	CR & PD No. 763	Retail & Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Urban Neighborhood Building Block.

The Urban Neighborhoods Block, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

Land Use Compatibility:

The property comprises eight lots currently developed with single-family structures in a multifamily district. The property is adjacent to single-family residential to the southeast and a restaurant and retail to the southwest. Surrounding uses are multifamily uses to the north; and retail, single family and multifamily to the south and southwest. The

surrounding area is experiencing a lot of development with more dense residential uses.

The proposed zoning district will permit uses that will service the more dense residential neighborhood within a minimal distance.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bennett	Local	80 feet
Capitol	Local	50 feet
Fitzhugh	Local	50 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Single Family
North	PD 763 & PD 860	Multifamily
East	PD860 & MF-2(A)	Single & Multifamily under construction
South	MF-2(A)	Single Family & multifamily
West	PD 763 & CR	Retail

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15’	15’	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36’	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
CR Community retail	15’	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54’ 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:
Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:
Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

List of Partners

OWNERS:

NEM Properties

Naomi Escobar, officer
Erma Sendrowski, officer
Mary Gonzalez, officer

Pedro Montoya

Ruben Flores Ramirez and Raul Flores Ramirez

David Riggio

Taquerias Pedritos, Inc.

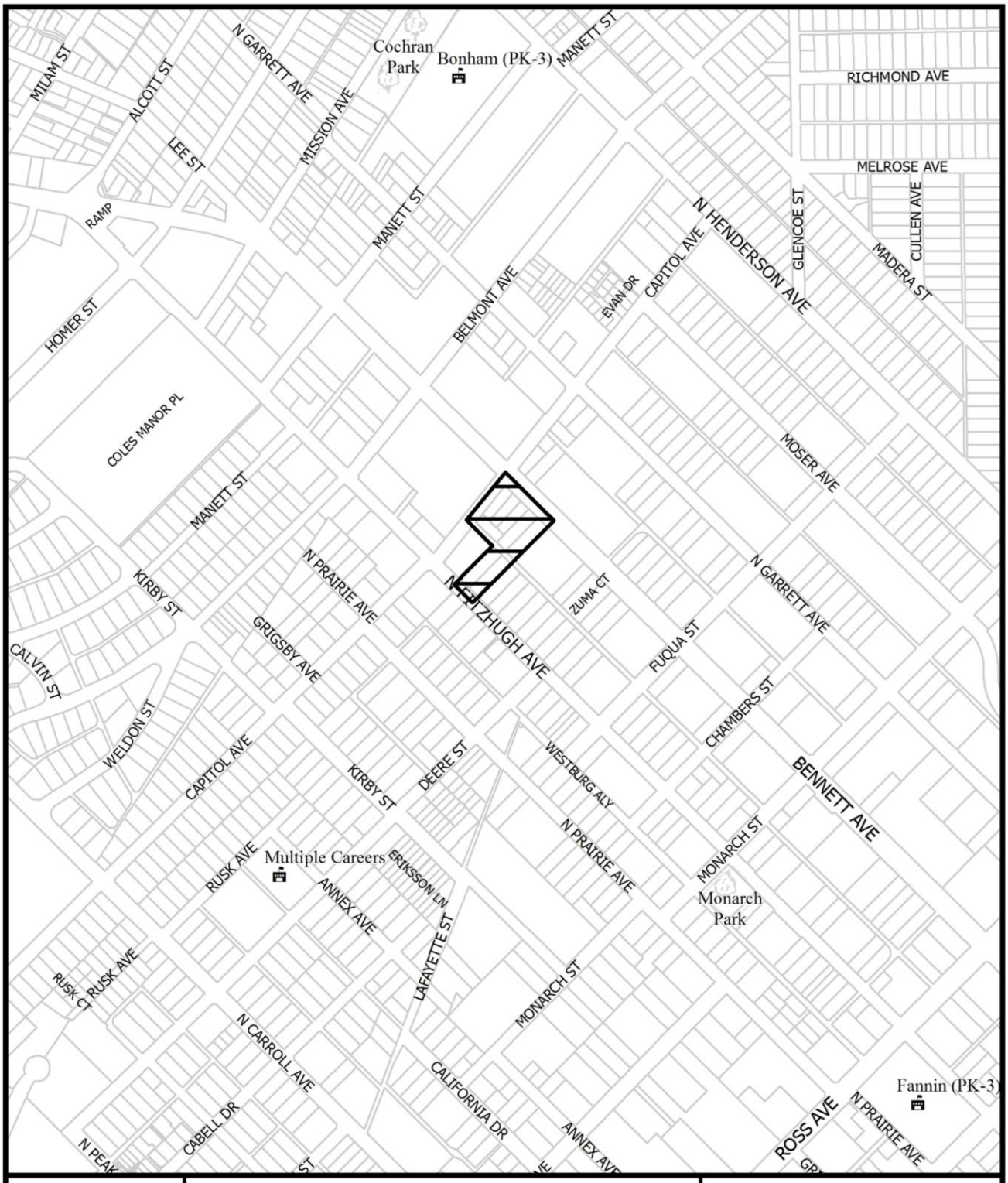
Pedro Montoya, President
Jose Montoya, Vice President

Alfredo Arroyo and Estela Arrroyo

APPLICANT:

Orange Development Company

Jason Price, President/ owner
Donn Fizer, Vice President
Gregory Griffith, Vice President

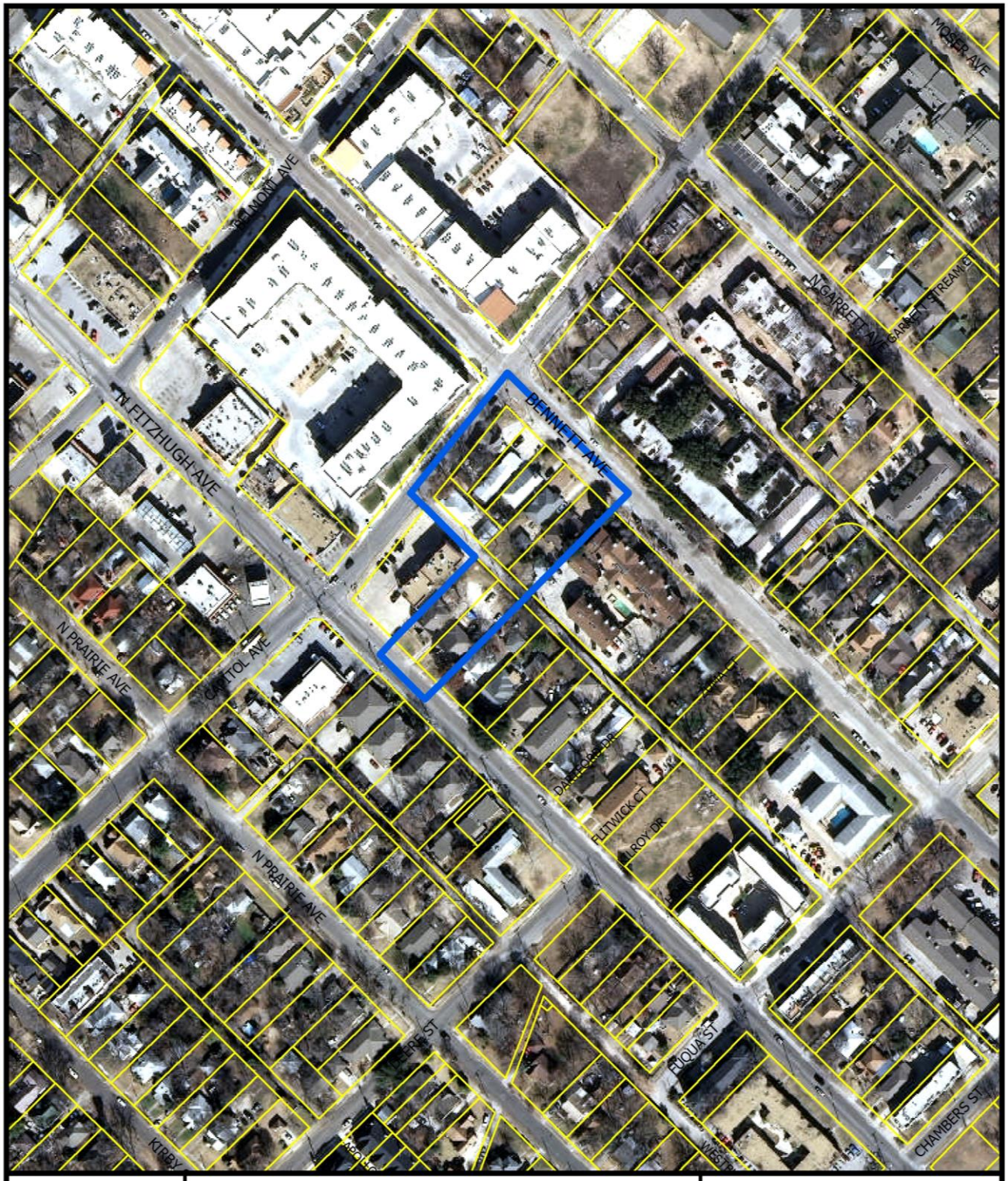


1:6,000

VICINITY MAP

Case no: Z145-108

Date: 11/19/2014

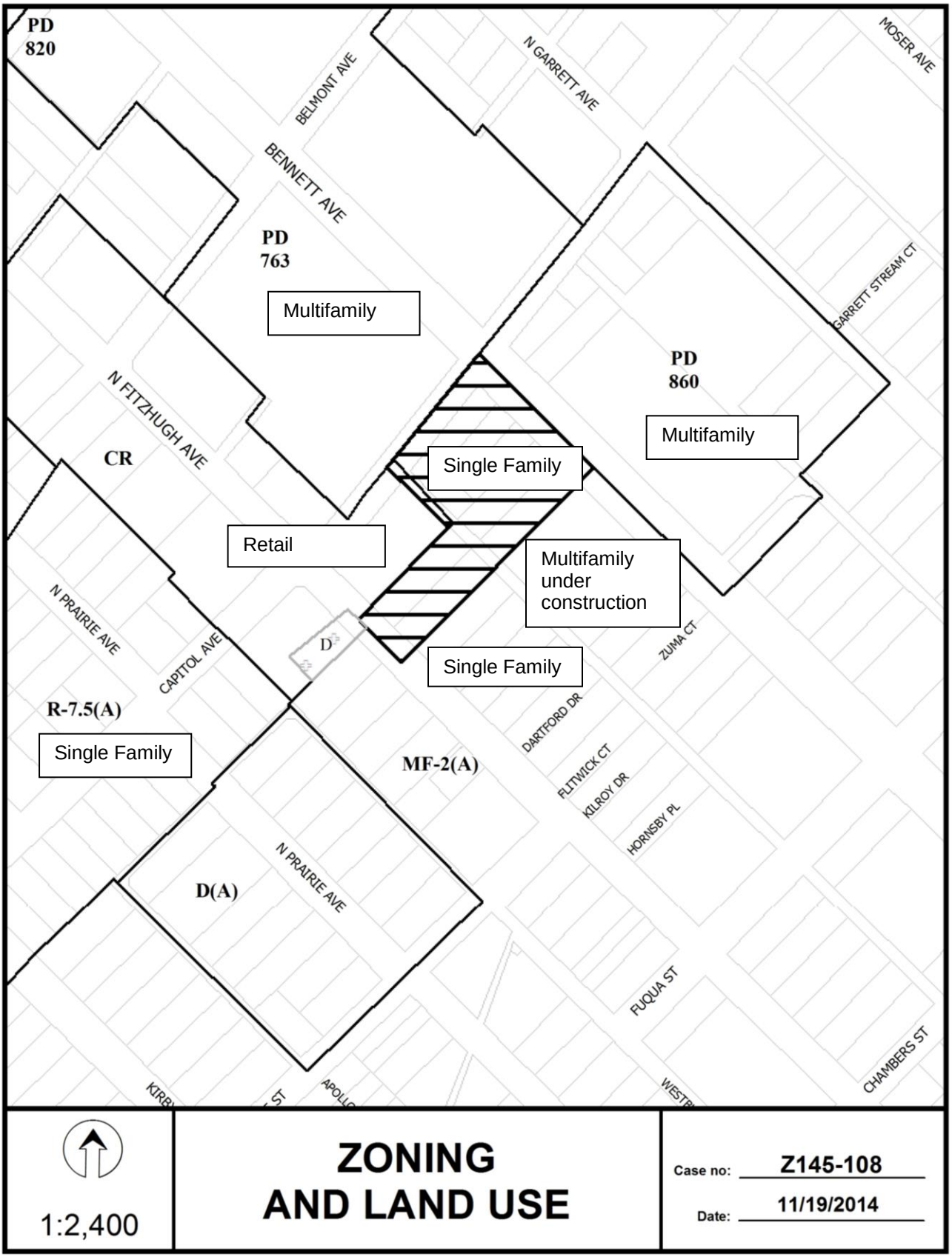


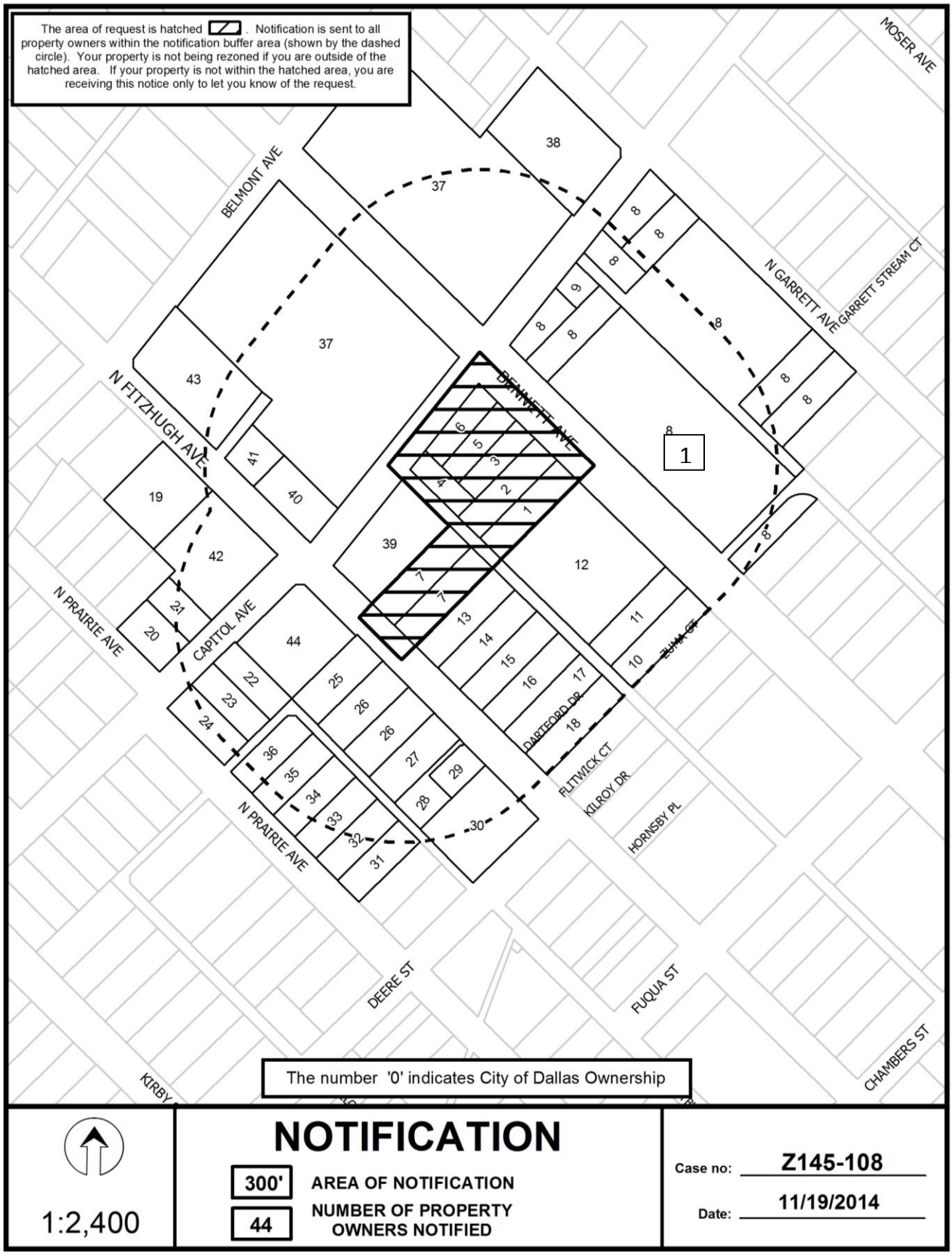
1:2,400

AERIAL MAP

Case no: Z145-108

Date: 11/19/2014


PD 820
BELMONT AVE
N GARRETT AVE
MOSER AVE
BENNETT AVE
PD 763
Multifamily
GARRETT STREAM CT
PD 860
Multifamily
N FITZHUGH AVE
CR
Single Family
Retail
Multifamily under construction
N PRAIRIE AVE
CAPITOL AVE
D
ZUMA CT
Single Family
R-7.5(A)
Single Family
DARTFORD DR
FLITWICK CT
KILROY DR
HORNSBY PL
MF-2(A)
D(A)
N PRAIRIE AVE
FUQUA ST
CHAMBERS ST
1:2,400
ZONING
AND LAND USE
Case no: Z145-108
Date: 11/19/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MOSER AVE
BELMONT AVE
N GARRETT AVE
GARRETT STREAM CT
N FITZHUGH AVE
BENNETT AVE
N PRAIRIE AVE
CAPITOL AVE
DARTFORD DR
FLITWICK CT
KILROY DR
HORNSBY PL
ELMA CT
DEERE ST
FUQUA ST
CHAMBERS ST
KIRBY
1
The number '0' indicates City of Dallas Ownership
NOTIFICATION
300'
AREA OF NOTIFICATION
44
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-108
Date: 11/19/2014

11/19/2014

Notification List of Property Owners

Z145-108

44 Property Owners Notified

Label #	*Address*		*Owner*
1	2307	BENNETT AVE	NEM PROPERTIES LLC
2	2311	BENNETT AVE	NEM PPTIES LLC
3	2315	BENNETT AVE	ARROYO ESTELA
4	4918	CAPITOL AVE	MONTOYA PEDRO
5	2317	BENNETT AVE	RIGGIO DAVID
6	2321	BENNETT AVE	RAMIREZ RUBEN F &
7	2310	FITZHUGH AVE	TAQUERIA PEDRITOS INC
8	2215	GARRETT AVE	JLB BENCAP LP
9	5016	CAPITOL AVE	JLB BEN CAP LP
10	2207	BENNETT AVE	UPTOWN EAST PTNRS LLC
11	2211	BENNETT AVE	MURILLO JOB ESTATE OF
12	2223	BENNETT AVE	RIGGIO DAVID A
13	2302	FITZHUGH AVE	STUBING RICHARD S
14	2222	FITZHUGH AVE	ZAMBRANO FRANCISCA
15	2216	FITZHUGH AVE	HOLMES JOHN B
16	2212	FITZHUGH AVE	2212 FITZHUGH LLC
17	2208	FITZHUGH AVE	LARKSPUR IVY II LP
18	2206	FITZHUGH AVE	LARKSPUR IVY II LP
19	2403	FITZHUGH AVE	2403 FITZHUGH LLC
20	4805	CAPITOL AVE	BOLTEX HOLDINGS LTD
21	4809	CAPITOL AVE	FLORES PEDRO A
22	4810	CAPITOL AVE	MILAGRO HOME COMPANY
23	4804	CAPITOL AVE	GARCIA MARIO R & ROSA I
24	4802	CAPITOL AVE	WEBSTER CAROL K
25	2313	FITZHUGH AVE	ALCALA WILLIE
26	2309	FITZHUGH AVE	ROLLING CASH AMBASSADOR LP
27	2217	FITZHUGH AVE	TREJO ROBERTO R
28	2215	FITZHUGH AVE	EDC HOME RENTALS LLC
29	2211	FITZHUGH AVE	VAZIRISEPEHR ABNOUS &

11/19/2014

Label #	*Address*		*Owner*
30	2203	FITZHUGH AVE	ELDORADO PPTIES INC
31	2308	PRAIRIE AVE	MARTINEZ ELIA &
32	2312	PRAIRIE AVE	GUERRERO ORALDO
33	2316	PRAIRIE AVE	BUSCH DAVID M &
34	2320	PRAIRIE AVE	BARAJAS JUANITA TR
35	2326	PRAIRIE AVE	IBARRA MARIA G VELAZQUEZ
36	2328	PRAIRIE AVE	PENA LAZARO
37	2401	BENNETT AVE	BELMONT BENNETT AVE LLC
38	5025	CAPITOL AVE	BELMONT BENNETT AVENUE LLC
39	4910	CAPITOL AVE	MONTOYA PEDRO
40	2408	FITZHUGH AVE	Y & H INV INC
41	2414	FITZHUGH AVE	METROPLEX RESTAURANTS INC
42	2401	FITZHUGH AVE	D N D CORP
43	2420	FITZHUGH AVE	ROADE PROPERTIES LTD
44	2325	FITZHUGH AVE	FITZHUGH PPTIES LLC

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z145-111(OTH) **DATE FILED:** October 17, 2014

LOCATION: South side of Military Parkway, between Scottsdale Drive and McNeil Street

COUNCIL DISTRICT: 5 **MAPSCO:** 48-T

SIZE OF REQUEST: ± 0.14 acres **CENSUS TRACT:** 85.00

APPLICANT: Tewelde Teklegiorgist

REPRESENTATIVE: Pamela Craig

OWNER: Fonberg Real Estate Investments, LTD

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to sale alcohol in the existing convenience store [Food Mart]. The 0.34-acre request site is currently developed with an approximately 2,550-square-foot building.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store 3,500 square feet or less will not impact compatibility with the surrounding land uses.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale alcoholic beverages in conjunction with the existing general merchandise or food store, neither contributes to nor deters the welfare of adjacent properties.

3. *Not a detriment to the public health, safety, or general welfare* – The sale of alcoholic beverages is not anticipated to be a detriment. The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Surrounding Zoning History:

There have not been any recent zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Military Parkway	Principal Arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building

Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being in the *Residential Neighborhood* Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D	Convenience Store
North	R-7.5(A), LO-1 & SUP No. 154, NO(A)	Retail, funeral home, undeveloped and residential uses.
East	R-7.5(A)	Undeveloped, Post Office
South	CR-D & D-1 R-7.5(A)	Church & undeveloped
West	CR-D & D-1	Restaurant, Auto Related Uses, church, Medical Offices & Multifamily

Land Use Compatibility:

The request site is in close proximity to a church, located on the south west side of the property. However, the site meets the 300-foot distance requirement. See attached Alcohol Measurement Survey.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP

for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined that it will not impact the surrounding roadway system.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ± 2,550-square-foot convenience store requires 13 parking spaces. Off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

PROPOSED CONDITIONS
Z145-111 (OTH)

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

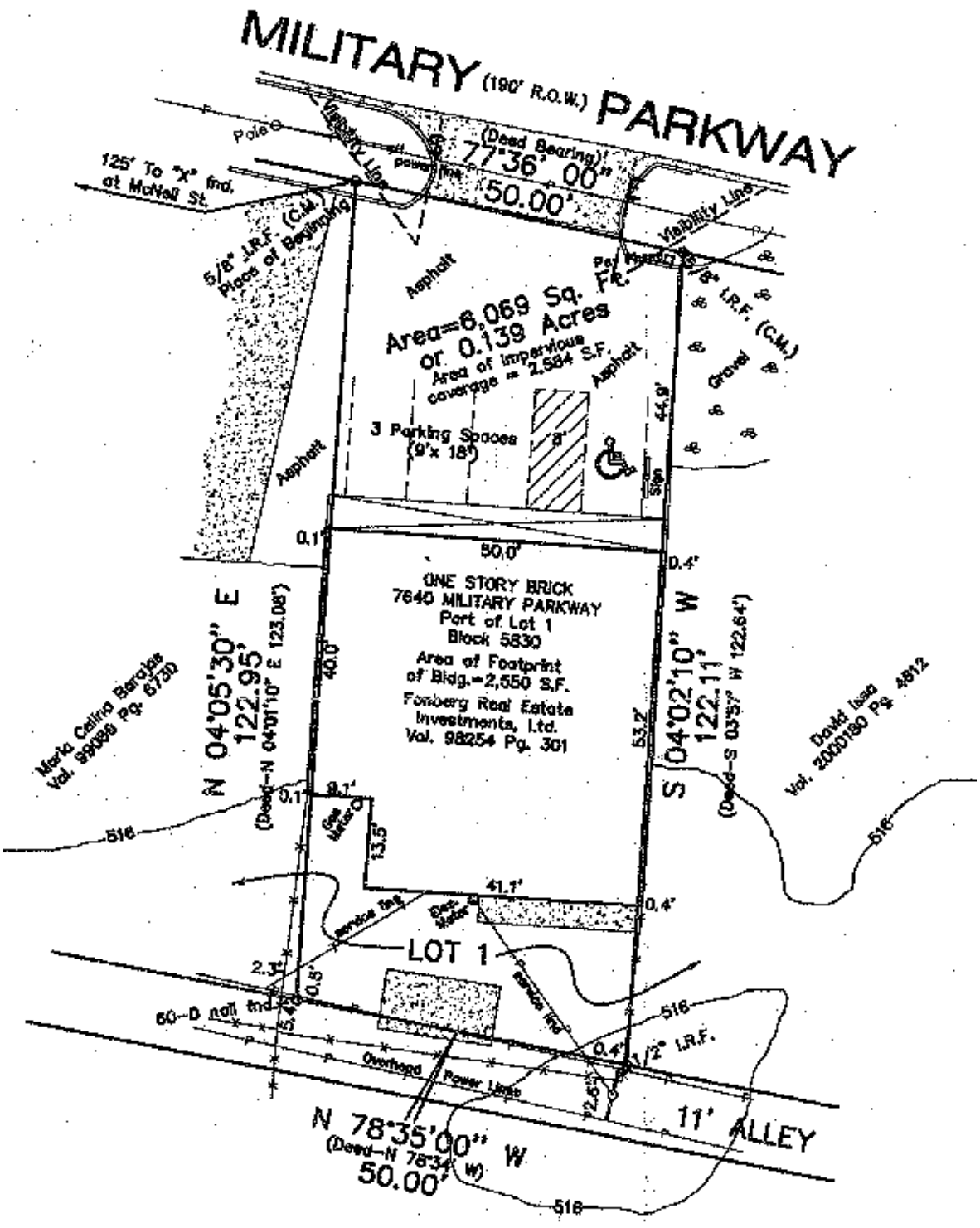
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on two years from the day of approval and is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

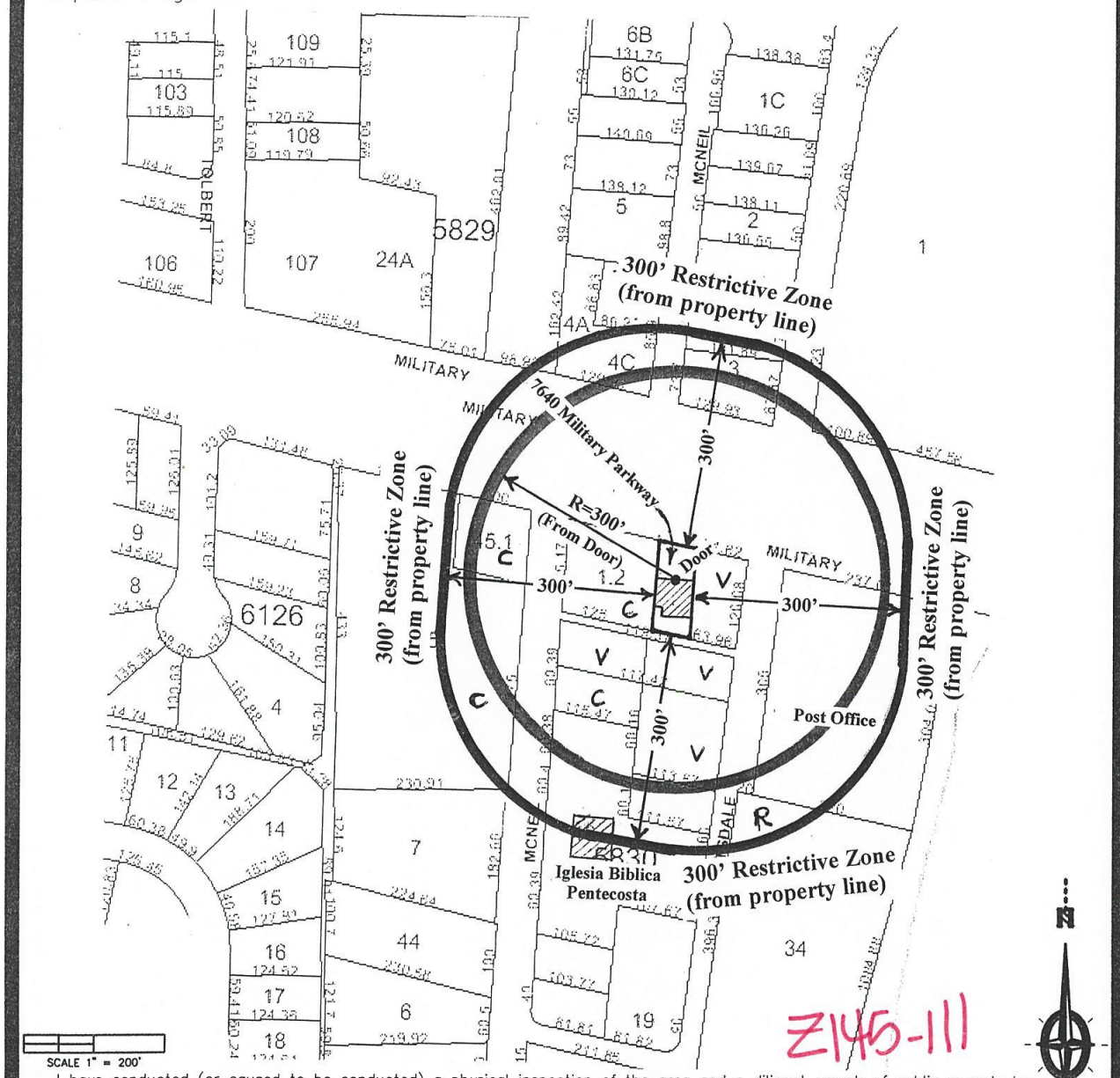
Proposed Site Plan



Alcohol Measurement Survey

ALCOHOL MEASUREMENT PLAT

FOOD MART
7640 Military Parkway
Dallas, Texas 75227
Able of Texas
Mapsco Page 48–T



I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold meets the location requirements in Dallas City Code 6–4.

The Food Mart, located at 7640 Military Parkway in the City of Dallas is not within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6–4.

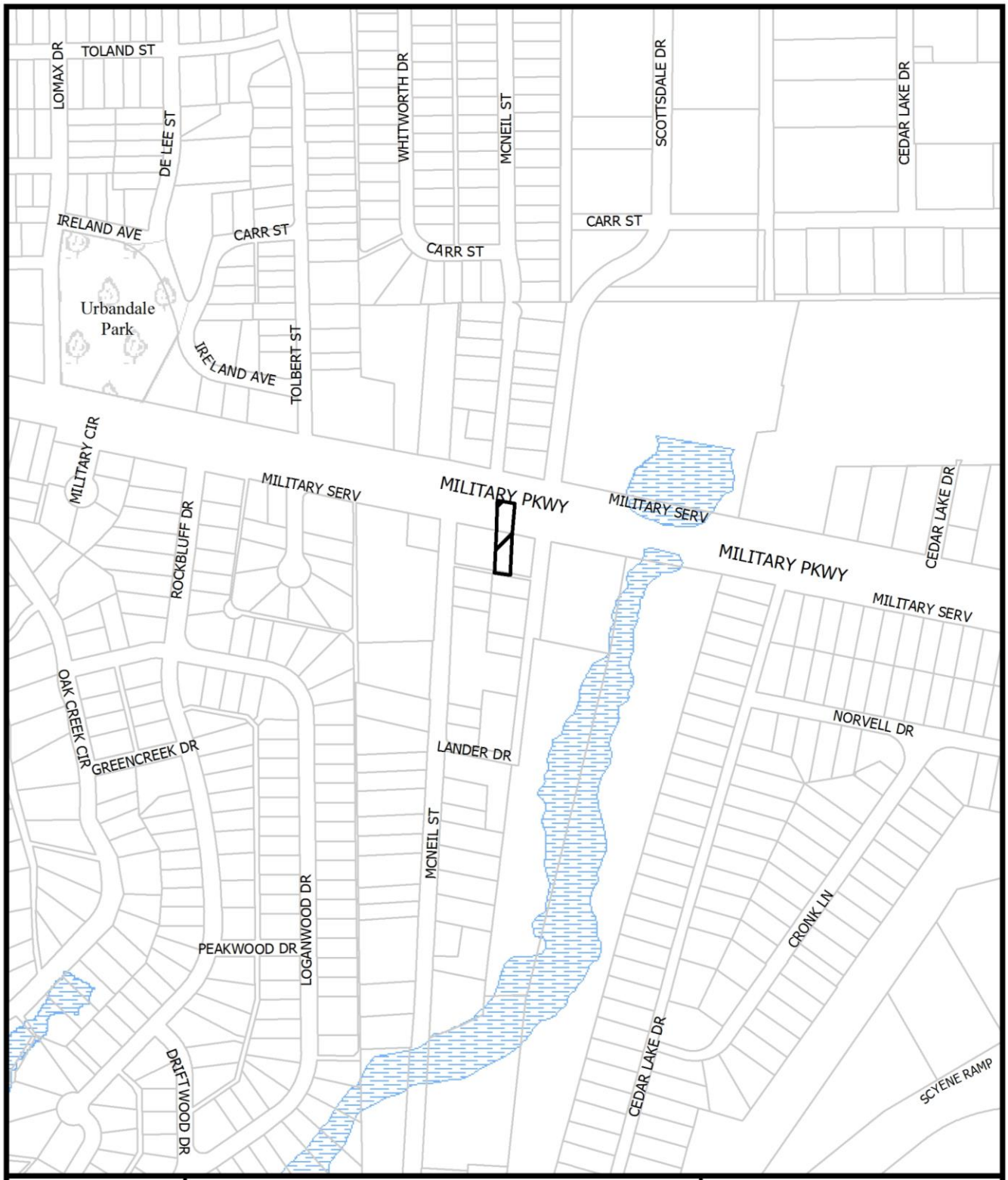
R = Residential
C = Commercial
V = Vacant

Date 10/09/2014
Job 13–439

This survey was performed for an alcohol–measurement certification. All improvements may not been shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.

STATE OF TEXAS · REGISTERED · BEN D. RYCHLIK · #1630 · PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948–3324
Fax: (214) 946–7540



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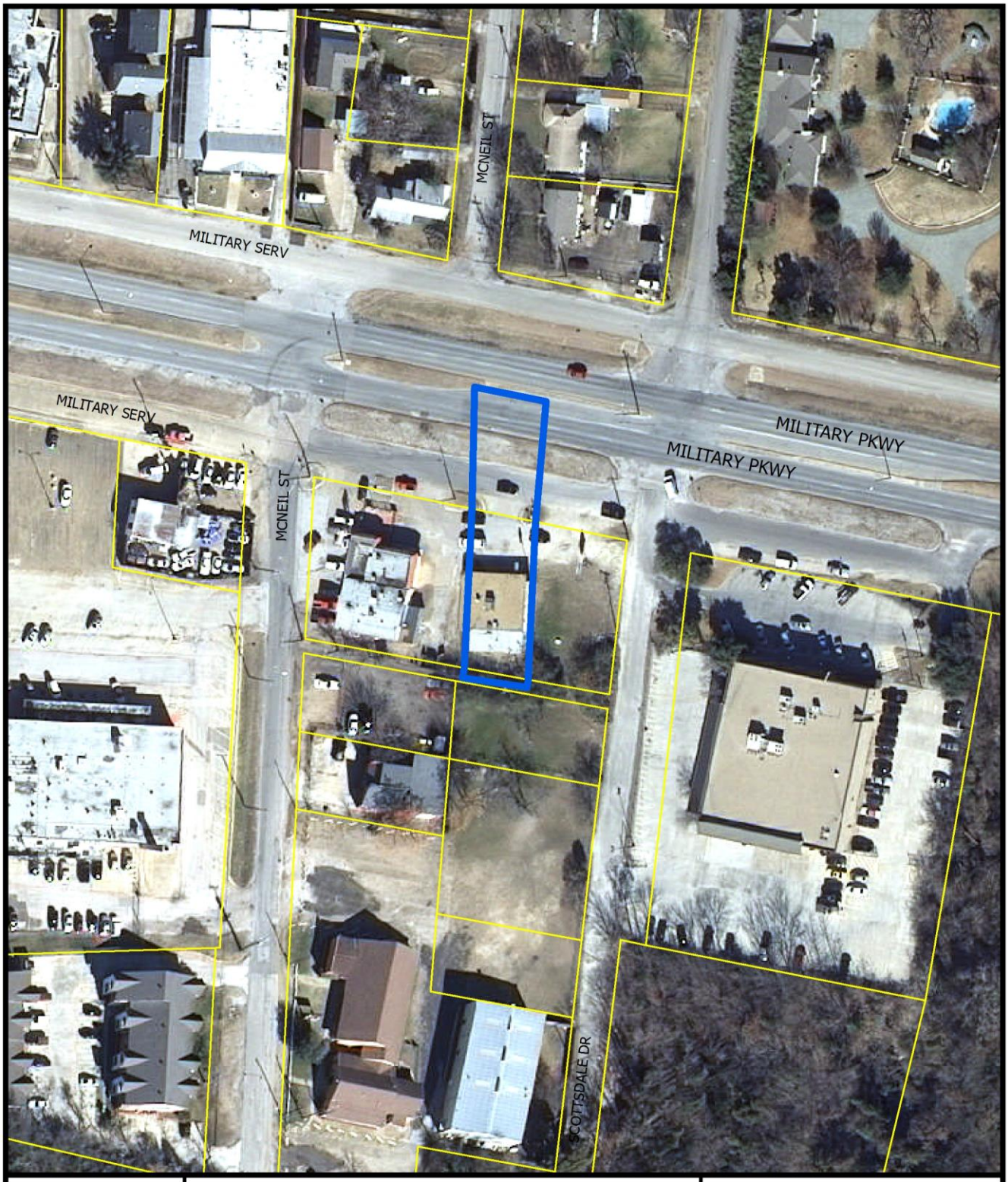
VICINITY MAP

Case no: Z145-111

Date: 12/30/2014

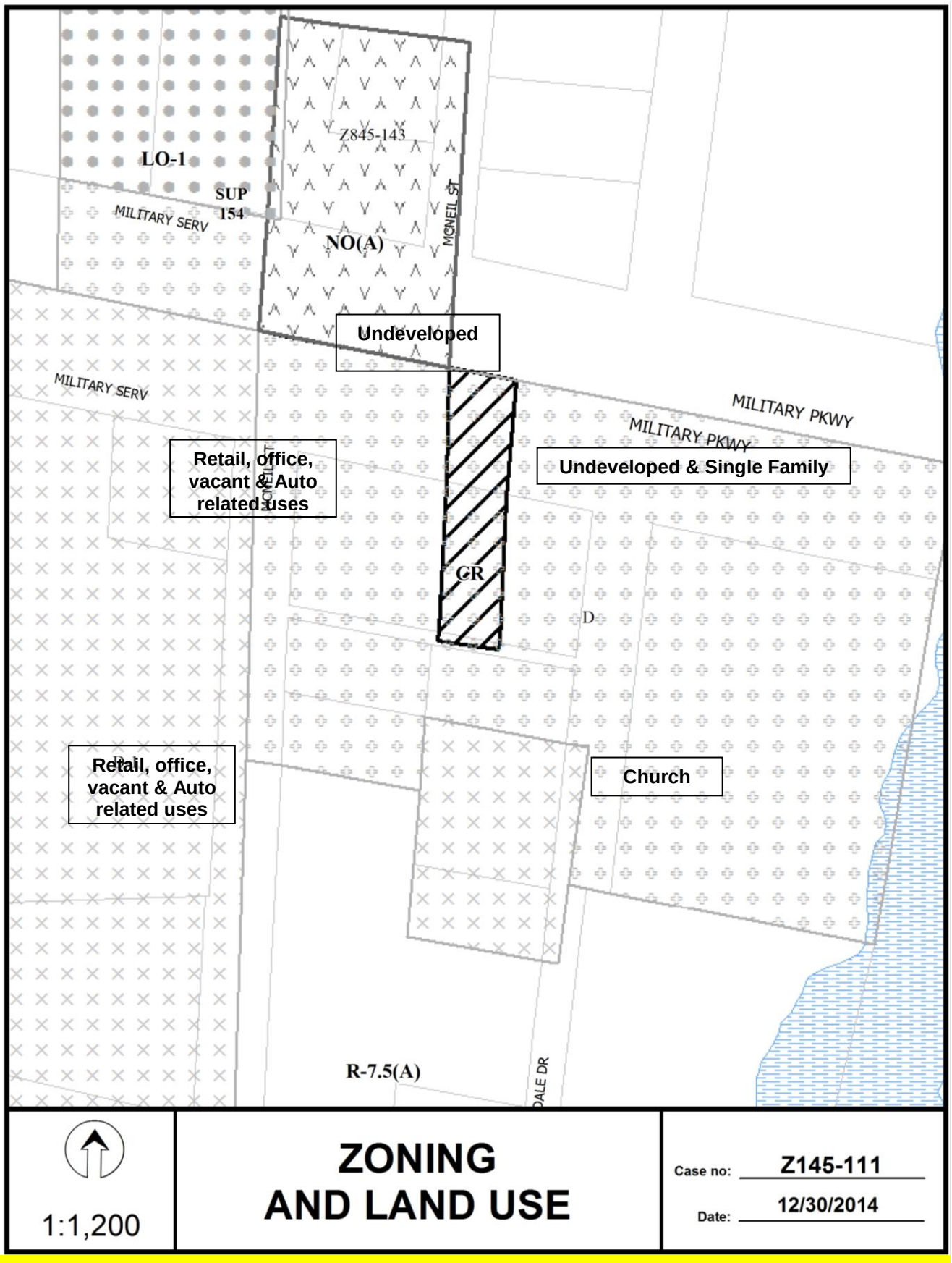


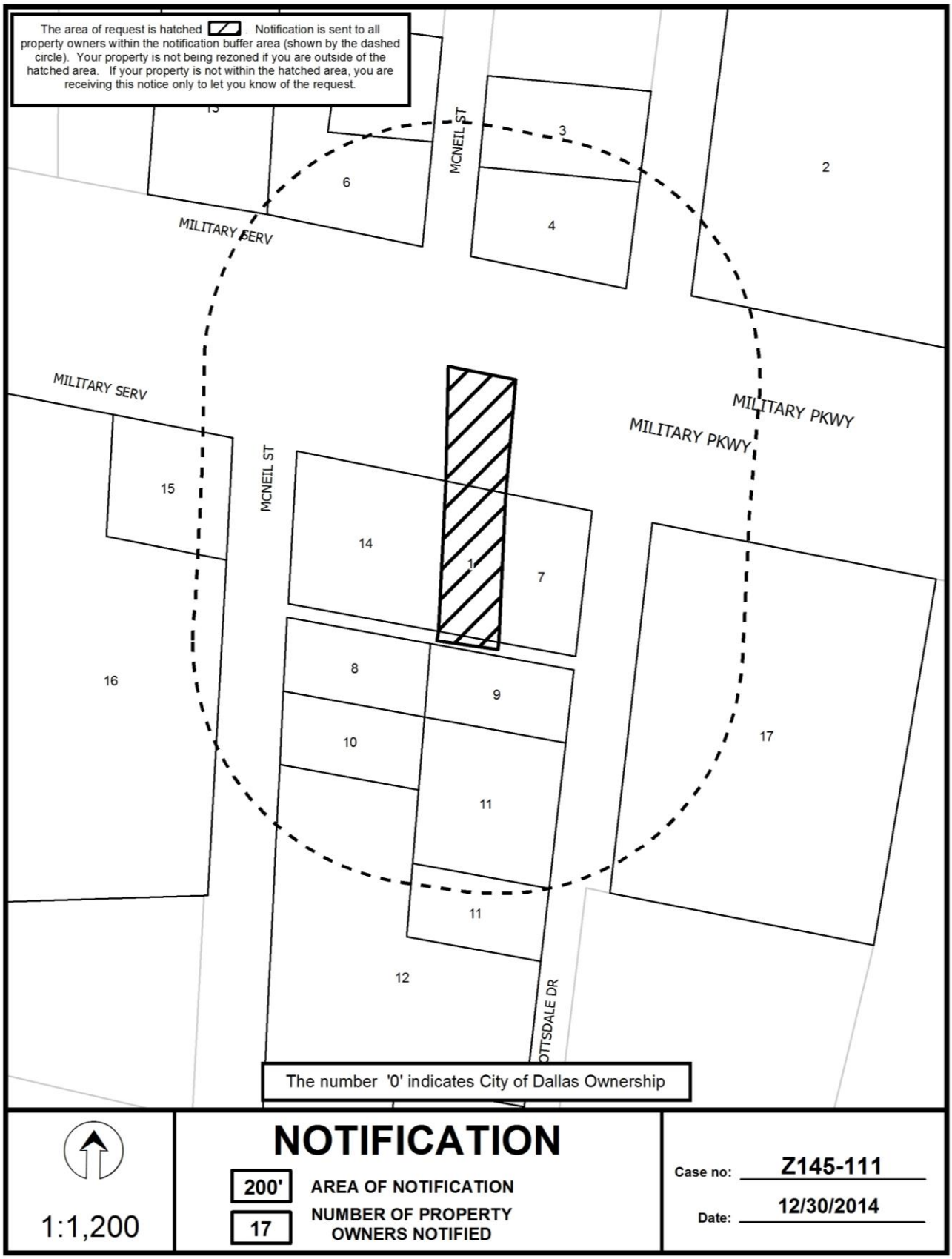
1:1,200

AERIAL MAP

Case no: Z145-111

Date: 12/30/2014


LO-1
SUP 154
MILITARY SERV
Z845-143
NO(A)
MCNEIL ST
Undeveloped
MILITARY SERV
MILITARY PKWY
MILITARY PKWY
Undeveloped & Single Family
Retail, office, vacant & Auto related uses
CR
D
Retail, office, vacant & Auto related uses
Church
R-7.5(A)
DALE DR
1:1,200
ZONING
AND LAND USE
Case no: Z145-111
Date: 12/30/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MILITARY SERV
MCNEIL ST
MILITARY PKWY
MILITARY PKWY
MILITARY SERV
MCNEIL ST
OTTSDALE DR
2
3
4
6
7
8
9
10
11
11
12
14
15
16
17
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z145-111
Date: 12/30/2014

12/30/2014

Notification List of Property Owners

Z145-111

17 Property Owners Notified

Label #	*Address*		*Owner*
1	7640	MILITARY PKWY	FONBERG REAL ESTATE
2	7711	MILITARY PKWY	MONTOYA IRENE F & ANTHONY
3	3908	MCNEIL ST	CASTILLO LUIS ENRIQUE
4	3902	MCNEIL ST	CASAS MANUEL
5	7629	MILITARY PKWY	CERVANTES MARTHA
6	7639	MILITARY PKWY	GARCIA BRENDA
7	7650	MILITARY PKWY	ALPINE GLOBAL INVESTMENTS LLC
8	3808	MCNEIL ST	BARAJAS MARY CELINA
9	3809	SCOTTSDALE DR	FLORES WALFRE V
10	3802	MCNEIL ST	ROJAS ELOISA
11	3717	SCOTTSDALE DR	IGLESIA BIBLICA
12	3612	MCNEIL ST	IGLESIAS BIBLICA
13	7623	MILITARY PKWY	SUGGS TROY E FUNERAL HOME
14	7630	MILITARY PKWY	BARAJAS MARIA CELINA
15	7616	MILITARY PKWY	ARIAZ EDWARD
16	7610	MILITARY PKWY	ARC FMDLSTX001 LLC
17	7720	MILITARY PKWY	U S POSTAL SERVICE

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: LaShondra Holmes Stringfellow

FILE NUMBER: Z134-188(LHS) **DATE FILED:** March 3, 2014

LOCATION: Southwest corner of C.F. Hawn Freeway and Thelma Street

COUNCIL DISTRICT: 8 **MAPSCO:** 69-C

SIZE OF REQUEST: ±0.61 acre **CENSUS TRACT:** 117.02

REPRESENTATIVE: Judy and Gary McMeekan

APPLICANT/OWNER: Regio Motors Auto Sales

REQUEST: An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

SUMMARY: The applicant proposes to utilize the site, including the existing structure, for vehicle display, sales, and service. No new construction is proposed by this application. The site is developed with a vacant ±1,700-square-foot structure, which, according to the certificate of occupancy issued on March 14, 2007, was most recently utilized as a recording studio. There are certain elements such as paving the proposed vehicle display area adjoining the residential area that could help mitigate concerns with residential compatibility and the proliferation of these uses in the area. However, the applicant indicates that paving the site triggers landscape requirements that would be difficult to meet given site constraints such as the total land area and overhead utility lines.

STAFF RECOMMENDATION: **Denial**

PRIOR CPC ACTION: On October 2, 2014, November 20, 2014, and December 18, 2014, the City Plan Commission held this item under advisement. The applicant is considering a paving material for the parking area and landscaping.

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilitie*s: The proposed vehicle display, sales, and service use is not compatible with the R-7.5(A) Single Family District and residential uses adjacent to the south and west of the request site.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties*: The Engineering Section has reviewed the requested amendment and determined that the surrounding roadway system can accommodate the additional number of trips that could be expected from this use. However, from a land use perspective, the addition of the proposed use could increase traffic on Thelma Street, the residential street from which the request site is accessed.

3. *Not a detriment to the public health, safety, or general welfare*: While perhaps not a detriment, the proposed vehicle display, sales, and service use will not enhance public health, safety, or general welfare. If approved, the vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.

4. *Conforms in all other respects to all applicable zoning regulations and standards:* Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	US Highway	Variable
Thelma Street	Local	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not

significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	PDD No. 535	Undeveloped
East	PDD No. 535; R-7.5(A)	Auto repair
South	R-7.5(A)	Single family
West	R-7.5(A)	Manufactured home park

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Plan identifies the request site as being within a *Commercial Center or Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The applicant's proposed site layout does not comply with the above Building Block nor does it following goals and policies of the Comprehensive Plan. Should the Commission determine that this land use is a sufficient short-term use, then no automatic renewals should be permitted and site improvements would likely be minimal.

NEIGHBORHOOD ELEMENT

Goal 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2: Promote neighborhood-development compatibility.

The proposed use is not considered compatible with the surrounding residential neighborhood.

Land Use Compatibility:

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The above factors were used as guidance for staff's recommendation. Furthermore, while the vehicle display, sales, and service use is plentiful along C.F. Hawn Freeway, many of these businesses appear to have existed prior to the creation of Planned Development District No. 535. The specific use permit requirement in PDD No. 535 allows for consideration of appropriateness on a site-by-site basis. The proposed vehicle display, sales, and service use is not compatible with the R-7.5(A) Single Family District and residential uses adjacent to the south and west of the request site.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle sales, display, and service use is one space per 500 square feet of floor area and area exclusive of parking area. Therefore, the ±1,700-square-foot building and ±4,300-square feet of display area require space 12 spaces, as depicted on the site plan.

Landscaping:

Because no additional impervious coverage is proposed, the landscaping requirements in PDD 535 and Article X are not triggered. However, certain improvements including, but not limited to screening, landscaping, and paving may be imposed with Specific Use Permits as long as there is a land use rationale based upon the proposed use. The site currently does not meet the landscaping standards for front yard strip landscaping, parkway landscaping, the vegetation required in landscape buffers, and screening of parking areas. The applicant has proposed some additional landscaping in the buffer yards adjoining the residential areas and shrubbery along the front of the vehicle display area.

Z134-188
Specific Use Permit Conditions

Note: Staff recommends denial of the requested Specific Use Permit for a vehicle display, sales, and service use. However, if the City Plan Commission does not follow staff's recommendation, the following conditions, which have been reviewed by the City Attorney's Office, are suggested.

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.

2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan. Landscaping must comply with the attached site/landscape plan.

3. TIME LIMIT: This specific use permit expires_____ (five years).

4. AIR QUALITY: The vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.

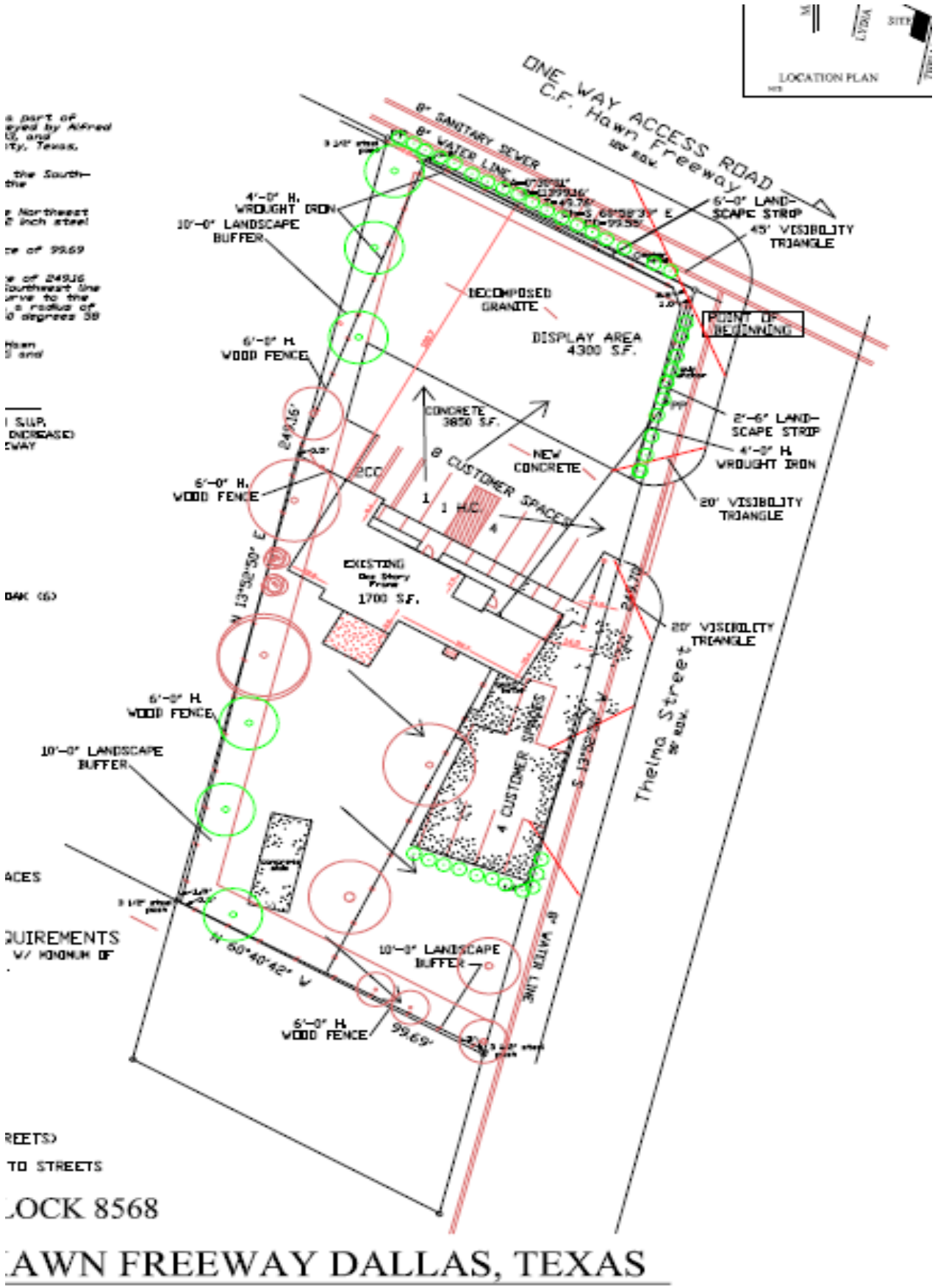
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 9:00 a.m. and 9:00p.m., Monday through Saturday.

6. SIGNS: Signs must comply with Planned Development District No. 535. Except that no flags or pennants are permitted on the Property.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

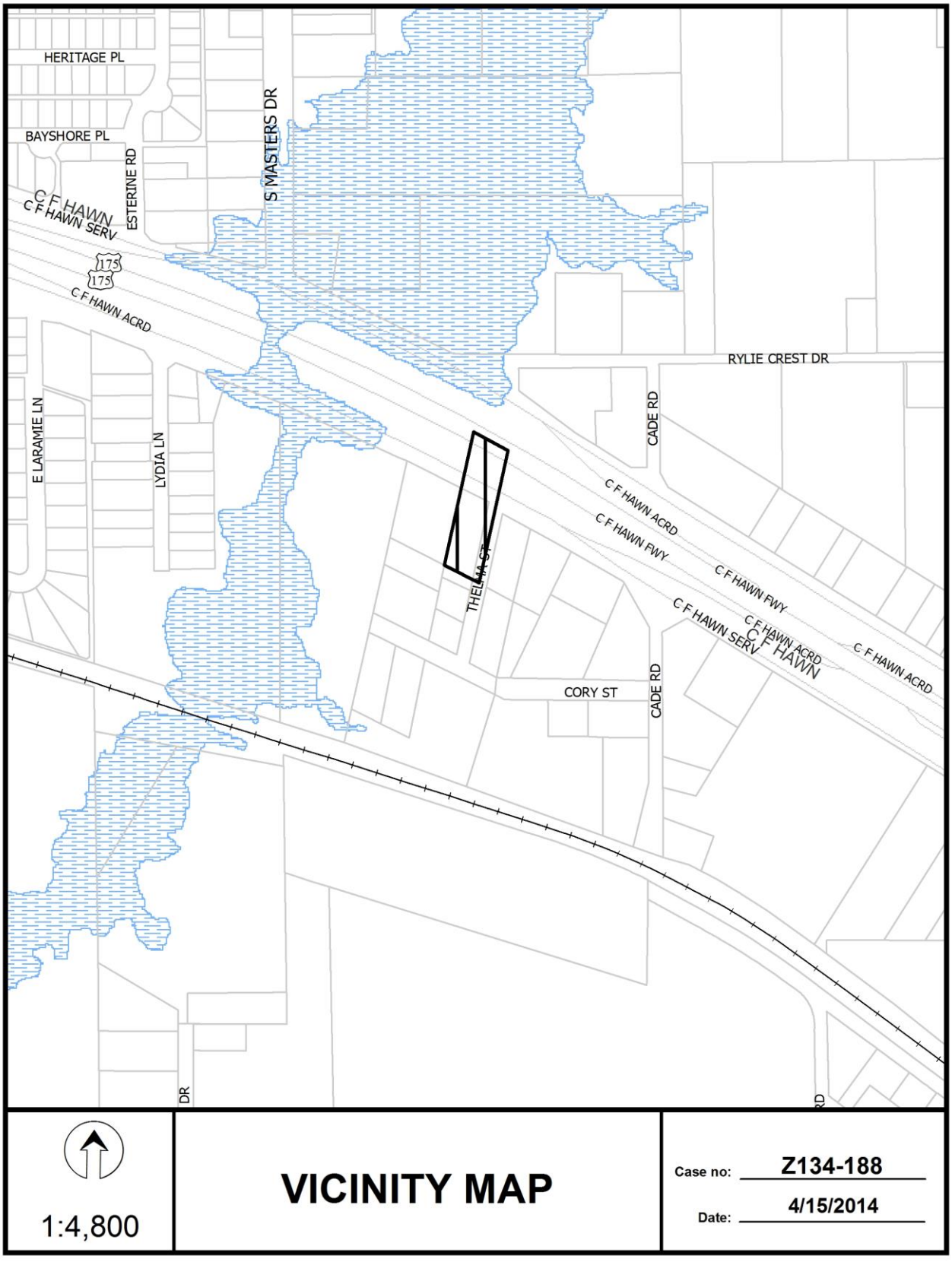
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

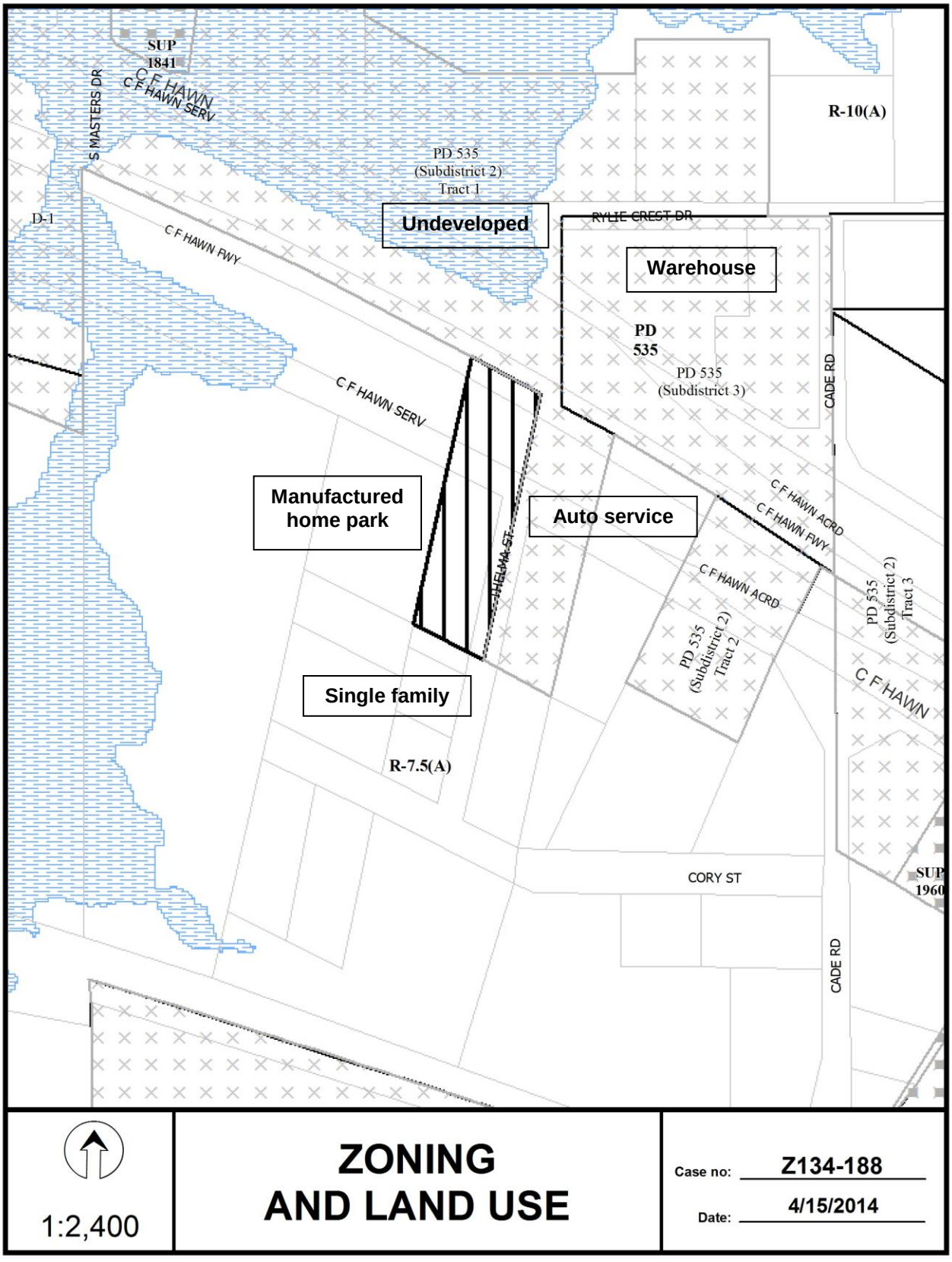


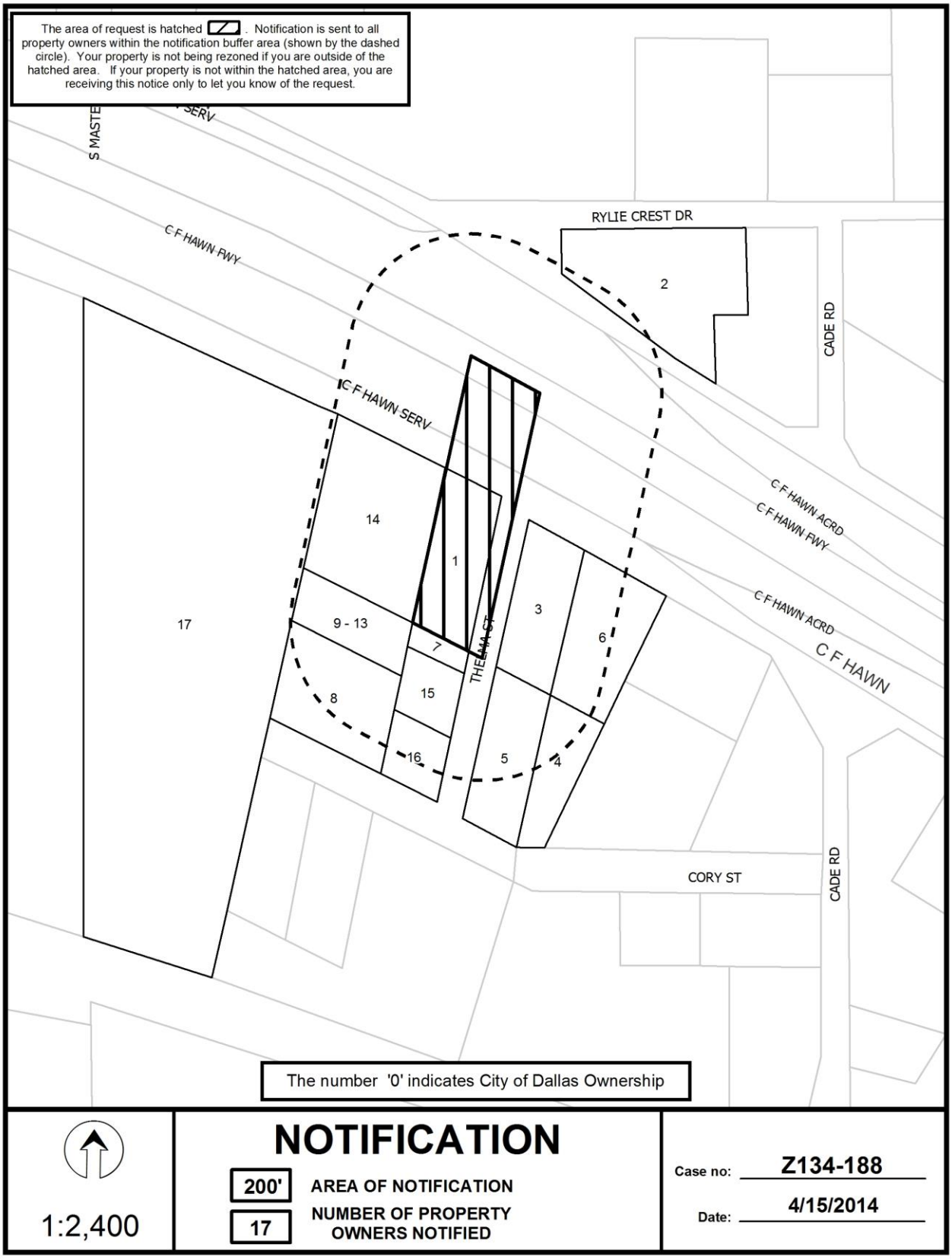
LOCK 8568

AWN FREEWAY DALLAS, TEXAS


HERITAGE PL
BAYSHORE PL
ESTERINE RD
S MASTERS DR
C F HAWN
C F HAWN SERV
175
175
C F HAWN ACRD
RYLIE CREST DR
CADE RD
E LARAMIE LN
LYDIA LN
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
C F HAWN SERV
C F HAWN ACRD
C F HAWN
C F HAWN ACRD
CORY ST
CADE RD
DR
1:4,800
VICINITY MAP
Case no: Z134-188
Date: 4/15/2014

S MASTERS DR
C F HAWN
C F HAWN SERV
C F HAWN FWY
RYLIE CREST DR
CADE RD
C F HAWN SERV
C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
C F HAWN
THELMA ST
CORY ST
CADE RD
1:2,400
AERIAL MAP
Case no: Z134-188
Date: 4/15/2014


SUP 1841
C F HAWN
C F HAWN SERV
S MASTERS DR
R-10(A)
PD 535 (Subdistrict 2) Tract 1
Undeveloped
RYLIE CREST DR
Warehouse
D-1
C F HAWN FWY
PD 535
PD 535 (Subdistrict 3)
CADE RD
C F HAWN SERV
Manufactured home park
HELMA ST
Auto service
C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
PD 535 (Subdistrict 2) Tract 3
PD 535 (Subdistrict 2) Tract 2
C F HAWN
Single family
R-7.5(A)
CORY ST
SUP 1960
CADE RD
1:2,400
ZONING AND LAND USE
Case no: Z134-188
Date: 4/15/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
RYLIE CREST DR
C F HAWN FWY
C F HAWN SERV
CADE RD
C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
C F HAWN
THELMA ST
CORY ST
CADE RD
2
14
1
17
9 - 13
7
3
6
8
15
16
5
4
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z134-188
Date: 4/15/2014

4/15/2014

Notification List of Property Owners

Z134-188

17 Property Owners Notified

Label #	***Address***		***Owner***
1	10312	C F HAWN FWY	REGIO MOTORS AUTO SALES LLC
2	10414	RYLIE CREST DR	CORDER MFG CO
3	10418	C F HAWN FWY	MOJICA CARLOS
4	10407	CORY ST	WHALEY VONDA
5	928	THELMA ST	LINDAMOOD JOHNNIE A EST OF % MARIAN LIND
6	10420	C F HAWN FWY	CHANDLER BILLY EARL JR &
7	909	THELMA ST	ALLEN CHARLES B
8	10301	CORY ST	WILLSON GREG V
9	10300	C F HAWN FWY	CORDER PATRICIA Y &
10	10300	C F HAWN FWY	CONCHE MARIE SPACE 17
11	10300	C F HAWN FWY	MOON MYMA C/O JO M HOLLAND
12	10300	C F HAWN FWY	CARERCO ARACELA SPACE 20
13	10300	C F HAWN FWY	CONERLY MARGRET M
14	10300	C F HAWN FWY	CORDER PATRICIA Y
15	913	THELMA ST	DIAZ MARCELO
16	917	THELMA ST	WILSON DENIESE L
17	10300	C F HAWN FWY	SHIREY GEORGE L & CAROL E

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Carrie F. Gordon

FILE NUMBER: Z134-291(CG) **DATE FILED:** July 14, 2014

LOCATION: Generally located on the west line of North Hampton Road, on the east and west sides of North Boulevard Terrace, and north of West Davis Street

COUNCIL DISTRICT: 1 **MAPSCO:** 53-D

SIZE OF REQUEST: ± 3.81 acres **CENSUS TRACT:** 68.00

APPLICANT/OWNER: Christian Chernock

REPRESENTATIVE: Tyler Adams

REQUEST: An application for a Planned Development District for residential uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the construction of attached and detached dwelling units not to exceed 42 in number.

STAFF RECOMMENDATION: Hold under advisement

PRIOR CPC ACTION: On November 20, 2014 and December 4, 2014, the City Plan Commission held this item under advisement because an updated development plan had not been submitted. As of January 15, 2015, an updated development plan has not been submitted. Therefore, the item needs to be held under advisement.

BACKGROUND INFORMATION:

- The request site is currently developed with single family and duplex dwelling units and there are undeveloped parcels adjacent to the flood plain area.

- The applicant proposes a mixed residential development that will consist of attached and detached modeled single family and townhomes dwellings.

Zoning History: There has been no recent zoning change requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N. Hampton Road	Principal Arterial	100 feet

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Vacant lots & undeveloped parcels
North	R-7.5(A)	Undeveloped tracts
South	R-7.5(A), TH-3(A), PDD 450	Single family, townhome, duplexes & a school
East	R-7.5(A), PDD 235	Single family & a golf course
West	R-7.5(A), PDD 801	Single family & multifamily

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The Residential Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious

centers that serve neighborhood residents may be located at the edges or at key intersections.

HOUSING

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership**.**

> It is important to encourage residential developments that provide for homeownership while focusing on projects other than traditional single-family homes. New developments should be encouraged to include smaller lot single-family homes, attached single-family townhouses, and condominiums designed for owner occupancy, with attention to quality and appropriate location. The objective is to achieve the following citywide targets for adding a variety of owner-occupied housing types between the Years 2000 and 2030: • 34,000 homes on average lot sizes larger than 5,000 square feet • 23,000 homes on average lot sizes of 5,000 square feet or less • 55,000 fee simple single-family attached (townhouse)homes• 31,000 condominium units.

STAFF ANALYSIS:

Land Use Compatibility: The 3.81 acre site is undeveloped and adjacent to a flood plain area. Land use to the north is undeveloped and lies in the flood plain. To the east is a golf course and single family homes; to the south are townhomes, duplex and single family uses; and immediately to the west are undeveloped tracts that also lie in the flood plain area.

The applicant is proposing to replat the subject properties to construct attached duplex and townhomes and detached single family dwelling units at a maximum of 42. The proposed gated development will comply with the development standards and regulations for a Multifamily MF-1(A) District, which would be consistent with the mixed-type residential uses allowed in a MF District.

The proposed development is nestled in an area that is predominately comprised of varied residential housing comprised on single family, townhome and duplex uses. Its intent is complements the *forward!Dallas* plan recommendation for the encouragement of new housing developments that would include smaller lot single-family homes and attached single-family townhouses designed to accommodate varied homeowner housing needs.

Staff recommendation is for approval of a Planned Development District for residential uses based on a MF-1(A) zoning district, subject to a conceptual plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	20'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family
MF-1(A)	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family
PDD - Proposed MF-1(A) Residential	Varied	Varied	Max. 42 units	30'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family

Landscaping: Landscaping will be in accordance with Article X, as amended.

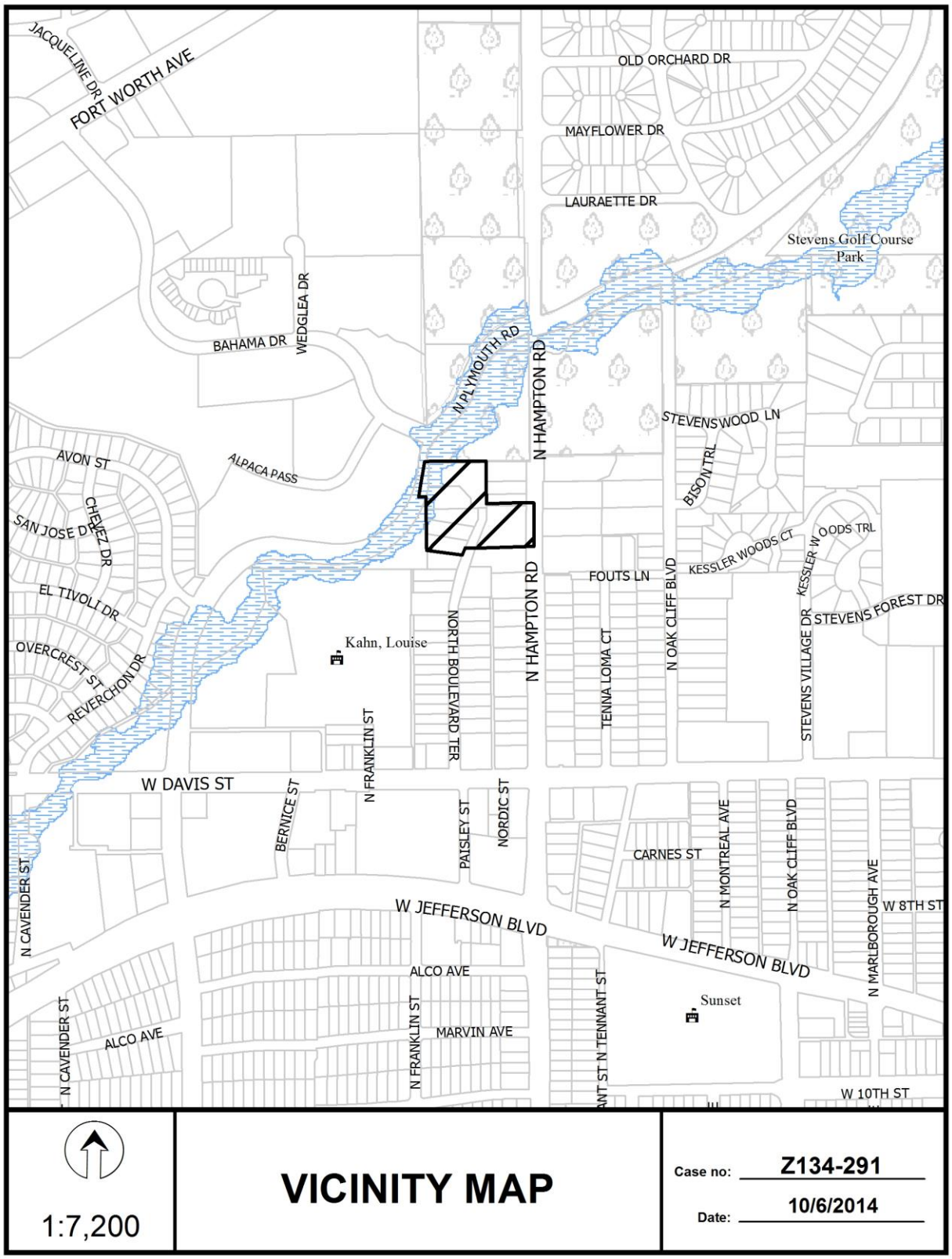
Parking: The proposed parking will reflect the mix of different type of dwelling units.

PDD CONDITIONS

PENDING

CONCEPTUAL PLAN

PENDING

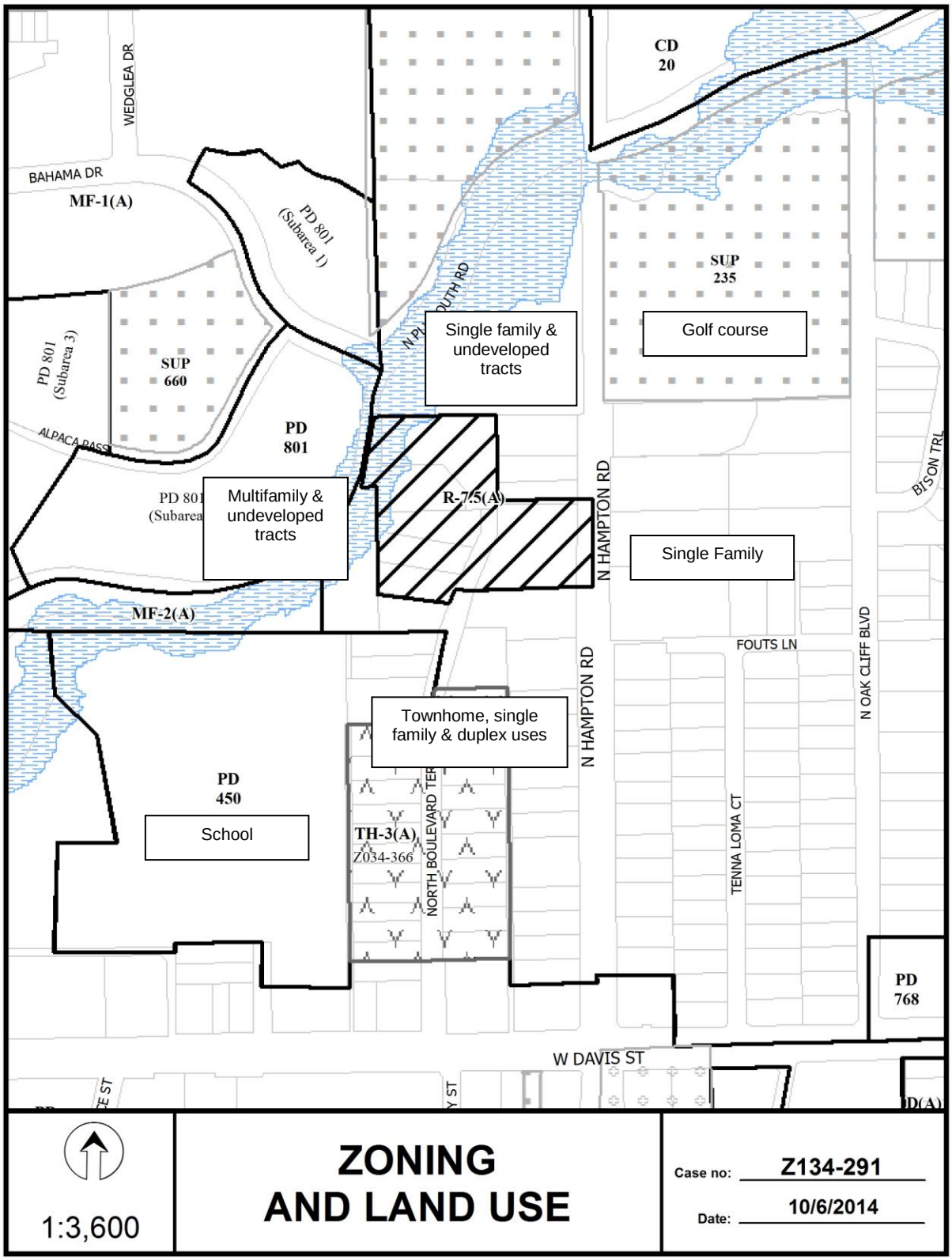

JACQUELINE DR
FORT WORTH AVE
OLD ORCHARD DR
MAYFLOWER DR
LAURAETTE DR
Stevens Golf Course
Park
WEDGLEA DR
BAHAMA DR
N PLYMOUTH RD
N HAMPTON RD
STEVENS WOOD LN
BISON TRL
AVON ST
ALPACA PASS
CHEVEZ DR
SAN JOSE DR
EL TIVOLI DR
OVERCREST ST
REVERCHON DR
Kahn, Louise
NORTH BOULEVARD TER
FOUTS LN
KESSLER WOODS CT
KESSLER WOODS TRL
N OAK CLIFF BLVD
TENNA LOMA CT
STEVENS VILLAGE DR
STEVENS FOREST DR
N FRANKLIN ST
W DAVIS ST
BERNICE ST
PAISLEY ST
NORDIC ST
CARNES ST
N MONTREAL AVE
N OAK CLIFF BLVD
N MARLBOROUGH AVE
W 8TH ST
N CAVENDER ST
W JEFFERSON BLVD
W JEFFERSON BLVD
ALCO AVE
Sunset
MARVIN AVE
N TENNANT ST
W 10TH ST
1:7,200
VICINITY MAP
Case no: Z134-291
Date: 10/6/2014

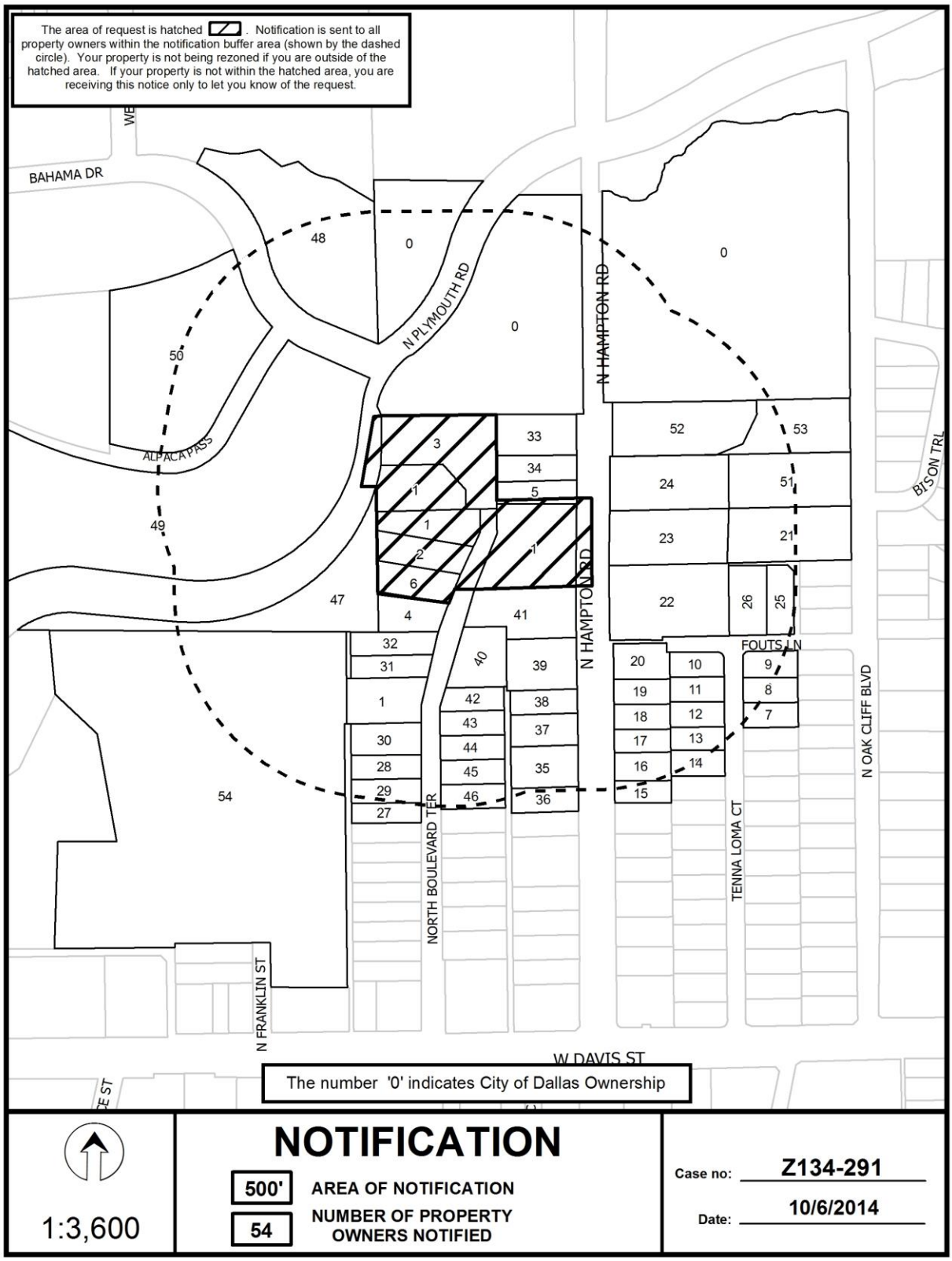
1:3,600

AERIAL MAP

Case no: Z134-291

Date: 10/6/2014


WEDGLEA DR
BAHAMA DR
MF-1(A)
PD 801 (Subarea 1)
CD 20
SUP 235
Golf course
Single family & undeveloped tracts
PD 801 (Subarea 3)
SUP 660
ALPACA PASS
PD 801
PD 801 (Subarea
Multifamily & undeveloped tracts
R-7.5(A)
N HAMPTON RD
Single Family
BISON TRL
MF-2(A)
FOUTS LN
N OAK CLIFF BLVD
Townhome, single family & duplex uses
PD 450
School
TH-3(A)
Z034-366
NORTH BOULEVARD TER
TENNA LOMA CT
PD 768
W DAVIS ST
1:3,600
ZONING AND LAND USE
Case no: Z134-291
Date: 10/6/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
BAHAMA DR
N PLYMOUTH RD
N HAMPTON RD
ALPACA PASS
BISON TRL
FOUTS LN
N OAK CLIFF BLVD
NORTH BOULEVARD TER
TENNA LOMA CT
N FRANKLIN ST
W DAVIS ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
54
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z134-291
Date: 10/6/2014

10/06/2014

Notification List of Property Owners

Z134-291

54 Property Owners Notified

Label #	*Address*	*Owner*	
1	727	BOULEVARD TERRACE	CHERNOCK CHRISTIAN
2	815	BOULEVARD TERRACE	CHERNOCK CHRISTIAN
3	845	BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
4	803	BOULEVARD TERRACE	RANKIN JERRY D
5	821	HAMPTON RD	ESPER CARLOTA C
6	807	BOULEVARD TERRACE	CHERNOCK CHRISTIAN
7	722	TENNA LOMA CT	STRONG CLINTON
8	726	TENNA LOMA CT	COFFEE BENJAMIN P
9	728	TENNA LOMA CT	KLEIMAN MICHAEL W
10	731	TENNA LOMA CT	TIRK JOE V JR
11	727	TENNA LOMA CT	LILES KOBEY & TANYA
12	723	TENNA LOMA CT	SEIBERT EMILY &
13	715	TENNA LOMA CT	GUAJARDO MATILDE
14	711	TENNA LOMA CT	MILLINGTON STEPHEN D
15	706	HAMPTON RD	DODASOVICH DOUGLAS A &
16	714	HAMPTON RD	SAMMONS JAMES P
17	718	HAMPTON RD	Taxpayer at
18	722	HAMPTON RD	SMITH NANCY K
19	726	HAMPTON RD	BELL STEVEN & KAYLEE
20	732	HAMPTON RD	IKOVIC KIMBERLY KAE ROBERS
21	819	OAK CLIFF BLVD	HASKELL ALLEN W III &
22	808	HAMPTON RD	BECKHAM JOSEPH
23	814	HAMPTON RD	SPURLOCK JAMES W
24	820	HAMPTON RD	IKEL ROBERT GARTH &
25	2315	FOUTS LN	FREDERICK KENT V &
26	2321	FOUTS LN	FITZGERALD CHARLES &

10/06/2014

Label #	*Address*		*Owner*
27	705	BOULEVARD TERRACE	MORENO LUZ
28	717	BOULEVARD TERRACE	COOK LILIA N
29	709	BOULEVARD TERRACE	KELLEY MORAIMA &
30	721	BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
31	739	BOULEVARD TERRACE	CABALLERO DAISY
32	743	BOULEVARD TERRACE	CABALLERO RIGOBERTO
33	827	HAMPTON RD	MORMAN CYNTHIA SUE TR
34	825	HAMPTON RD	KIRK BRANDON W TR &
35	715	HAMPTON RD	ADAMS CATHERINE L
36	711	HAMPTON RD	WARNOCK KIRBY F & DIANN P
37	723	HAMPTON RD	CARRIZALES GILBERT V &
38	727	HAMPTON RD	PRADO JOSE LUIS JR
39	737	HAMPTON RD	RUDD JOSEPH L
40	738	BOULEVARD TERRACE	OPPELT GENE O &
41	809	HAMPTON RD	ORNELAS MANUEL H
42	732	BOULEVARD TERRACE	MARTINEZ JOHNNY C &
43	724	BOULEVARD TERRACE	ANWEILER DAVID WALTER
44	720	BOULEVARD TERRACE	LOPEZ ALFREDO
45	716	BOULEVARD TERRACE	LOPEZ MANUEL
46	710	BOULEVARD TERRACE	SEVERIN HERBERT D III &
47	800	PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
48	2403	BAHAMA DR	WAKHHII LTD
49	811	PLYMOUTH RD	WAK HH PARTNERS
50	2428	BAHAMA DR	2428 BAHAMA DR LLC
51	831	OAK CLIFF BLVD	HICKS JERRY
52	834	HAMPTON RD	BARNER BJORN O
53	845	OAK CLIFF BLVD	MACGREGOR ENRIQUE A &
54	610	FRANKLIN AVE	Dallas ISD

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Warren F. Ellis

FILE NUMBER: Z134-314(WE) **DATE FILED:** August 13, 2014

LOCATION: McKinnon Street and Wolf Street, south corner

COUNCIL DISTRICT: 2 **MAPSCO:** 45-E

SIZE OF REQUEST: Approx. 0.9968 acres **CENSUS TRACT:** 19.00

APPLICANT / OWNER: International Center Development XVIII, LLC

REPRESENTATIVE: Ben Cortez / Melody Paradise
Harwood International

REQUEST: An application for an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to amend certain provisions in the PDS conditions to permit a restaurant use on the street level (currently, the restaurant uses are only allowed to serve tenants within the proposed office building). In addition, the applicant is requesting to amend the associated attached premise signs. The PDS conditions currently restrict attached premise signs to the existing "Frost Bank" emblem signs, which exceed the size permitted by business sign regulations. The proposed amendments would not only continue to permit these signs, but also allow other attached premise signs based upon Article VII, Sign Regulations.

STAFF RECOMMENDATION: Approval, subject to revised conditions.

PREVIOUS ACTION: On January 8, 2015, the City Plan Commission held this case under advisement until January 22, 2015, in order for the applicant's representative to meet with staff to clarify the proposed signage.

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The two changes to the Planned Development Subdistrict will not have a negative impact upon the surrounding property. The changes will allow pedestrian access to the restaurant uses from the street level instead of limiting the restaurant uses to only the tenant within the proposed development. In addition, all signage that complies with the attached premise signs regulations will be permitted on and below the 3rd floor of the office development. Currently, the applicant is limited to only the attached premise signs at or between certain floors on the office development that were approved by the City Council in 2013.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no additional impact on the street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in Downtown Building Block and is in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- In November 1996, the City Council approved this Planned Development Subdistrict.

- In February 2013, the City Council approved an amendment to, and an expansion of this subdistrict that will allow for the development of a 174,000-square-foot office development. The office development will be developed on a seven-story parking structure and will have several ground floor retail uses.

- In September 2013, the City Plan Commission approved a minor amendment for a development plan and landscape plan for this subdistrict.

- In June 2014, the City Plan Commission approved a waiver of the two-year-waiting period. The approval permitted the applicant to proceed with submitting an application for this subject request.

Zoning History: There has been one recent zoning change requested in the area.

1. Z134-274 On October 8, 2014, the City Council approved a LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant

without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mckinnon Street aka Dallas North Tollway		Variable right-away width	Variable right-away width
Wolf Street	Local Street	40 ft.	40 ft.
N. Harwood Street	Local Street	60 ft.	60 ft.

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	PDS No. 16, O-2	Bank, Single Family
Northeast	PDS No. 52, O-2	Residential, Office
Southeast	O-2	Office
Northwest	PDS No. 83	Undeveloped
Southwest	PDS No. 58	Hotel, Office, Television station

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

URBAN DESIGN

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for an amendment to PDS No. 16 meets objectives 1, 2, 3, 4 and 7. The remaining objectives 5 and 6 do not apply to the proposed development. The proposed development is being constructed within the existing development rights and standards within PDS No. 16. Residential uses are not being proposed within this development and as a result, objectives 5 and 6 are not applicable. The proposed changes to the existing PDS should encourage a more walkable, pedestrian environment.

Land Use Compatibility:

The request site is currently being developed with a 174,000-square-foot office building that will have several restaurant uses and a bank or savings and loan office with drive through service. The land uses that are adjacent to the request site consist of an undeveloped tract of land to the northwest (PDS No. 82), a residential development (PDS No. 52) to the northeast, which is across McKinnon Street, an office use to the southeast and a hotel use to the southwest, across North Harwood Street. Currently, the underlying PDS zoning is for an O-2 Subdistrict which permits a flexibility of land uses but limits certain uses to the street level. The amendment to Planned Development Subdistrict No. 16 will permit restaurants by right to have public access from the street level.

In addition, the sign regulations permitted attached premise signs where approved and are shown on an Exhibit. The applicant is requesting additional attached premise signs on 3-facades.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDS No. 16 -existing O-2 Office uses	Per plan	Per plan	4:1 FAR	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping must be provided as shown on the attached landscape plan.

LIST OF OFFICERS
International Center Development XVIII, LLC

- J. Gabriel-Mueller CEO/President
- David O. Roehm Executive Vice President
- Jeri Hunter Treasurer

PROPOSED PLANNED DEVELOPMENT SUBDISTRICT CONDITIONS

SEC.S-16.101. LEGISLATIVE HISTORY.

PD Subdistrict 16 was established by Ordinance No. 22954, passed by the Dallas City Council on November 13, 1996. Ordinance No. 22954 amended Ordinance No. 21859, PD 193 9the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

SEC.S-16.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 16 is established on property generally located on the east corner of Harwood Street and Wolf Street. The size of PD Subdistrict 16 is approximately .9968 acres.

SEC.S-16.102.1. PURPOSE STATEMENT

The standards for this division complement the development pattern in the area and recognize the area's unique identity as a gateway to downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

(1) To promote the health, safety, welfare, convenience, and enjoyment of the public.

(2) To achieve buildings more in urban form.

(3) To promote a pedestrian environment and provide public open space.

(4) To encourage development that complements nearby properties.

(5) To achieve buildings efficient in design and use of space while providing adequate view corridors, light, and air to nearby properties.

(6) To achieve buildings that reduce natural resources consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.

(7) To promote new sign construction and existing sign alterations that:

(A) enhance, preserve, and develop the unique character of the district;

(B) insure compatibility with the areas architectural character;

(C) do not obstruct significant architectural features; and

(D) promote the safety of pedestrians and motorists.

SEC. S-16.103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and in Part 1 of this article apply. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls.

(b) In this division:

(1) CANOPY means a permanent, non-fabric architectural element projecting from the façade of a building.

(2) SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, referenced 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-16.103.1 EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-16A: development plan.

(2) Exhibit S-16B: landscape plan.

(3) Exhibit S-16C: logo sign elevations.

SEC. S-16.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-16A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-16.105. MAIN USES PERMITTED.

(a) Except as provided in this subsection, 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 uses are ~~is~~ permitted by right:

-- Bank or savings and loan office with drive-through service.

-- Restaurant without drive-through service

SEC. S-16.106. ACCESSORY USES.

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 51P-193.108. For more information regarding accessory uses, consult Part I of this article.

SEC.S-16.107. 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) Front yard.

(1) Minimum front yards are:

(A) 20 feet along McKinnon Street;

(B) No front yard is required along Wolf Street or Harwood Street.

(2) The following items are permitted in a front yard in the locations shown on the development plan:

(A) Water features.

(B) A monument sign.

(C) Bike racks.

(D) Trellises. *[May not exceed 10 feet in height on McKinnon Street.]*

(E) Landscape feature (solid panels).

(c) Side and rear yard. No minimum side or rear yard is required.

(d) Floor area.

(1) Maximum floor area is 174,000 square feet.

(2) Additional street level uses listed in Section 51P-193.110(c)(2) may not have a floor area greater than 3,000 square feet each.

(e) Height. Maximum structure height is 300 feet.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S-16.108. OFF-STREET PARKING AND LOADING.

Consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

SEC. S-16.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-16.110. PARKING STRUCTURES.

(a) Parking structures must be underground or have a façade that is similar in appearance to the face of the main structure.

(b) A minimum of 12 percent of the aboveground parking structure façade area, including openings, must have the same materials as are used on the first 24 feet of the main structure.

(c) Openings in an aboveground parking structure façade may not exceed 52 percent of the total aboveground parking structure façade area.

SEC. S-16.111. LANDSCAPING.

(a) Landscape plan. Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit S-16B).

(b) Surface parking screening. Surface parking must be screened in accordance with the off-street parking and screening requirements in Section 51P-193.126(b)(3)(A)(iii).

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

SEC. S-16.112. SIGNS.

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

(b) Attached premise signs. The following are the only attached premise signs permitted on and between the [9th] 7th and 13th floor and at or above the 20th floor in this subdistrict:

(1) On the north main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations (Exhibit S-16C), and may not exceed 24 feet in height. The logo sign may be illuminated.

(2) On the south main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations, and may not exceed 24 feet in height. The logo sign may be illuminated.

(3) On the west main structure facade, one logo sign may be located between the 9th floor and 13th floor, as shown on the logo sign elevations, and may not exceed 45 feet in height. The logo sign may only be illuminated with LED light embedded glazing.

(4) On each of the north, south, and west garage screen structure facades, one tenant sign may be located between the 7th and 9th floors. These tenant signs may be illuminated.

(1) Maximum effective area.

(a) The maximum effective area on the North and South facades are 200 square feet.

(b) The maximum effective area on the West facade are 60 square feet.

(c) Except as provided below in this section, attached premise signs are permitted on or below the 3rd floor and must comply with the provisions for the business zoning districts in Article VII.

(1)[~~(4)~~] On the east main structure facade, one logo sign may be located on a canopy, as shown on the logo sign elevations.

d) Illuminated signage is prohibited on the east structure façade.

(e) No illuminated sign shall have a luminance greater than 200 foot lamberts.

(f) No illuminated sign nor any illuminated element of any sign may turn on or off more than 2 times per day.

(g) No sign nor any part of any sign may move or rotate.

SEC. S-16.113. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) 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.

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

(b) Visibility triangles. The visibility triangles must be provided as shown on the development plan.

(c) Traffic improvements. Before the issuance of a certificate of occupancy on this Property, the following must occur:

(1) Two-and-one half feet of right-of-way must be dedicated along the Property boundary on Wolf Street.

(2) 36 feet of street pavement, measured back-of-curb to back-of-curb, must be provided on Wolf Street from McKinnon Street to Harwood Street.

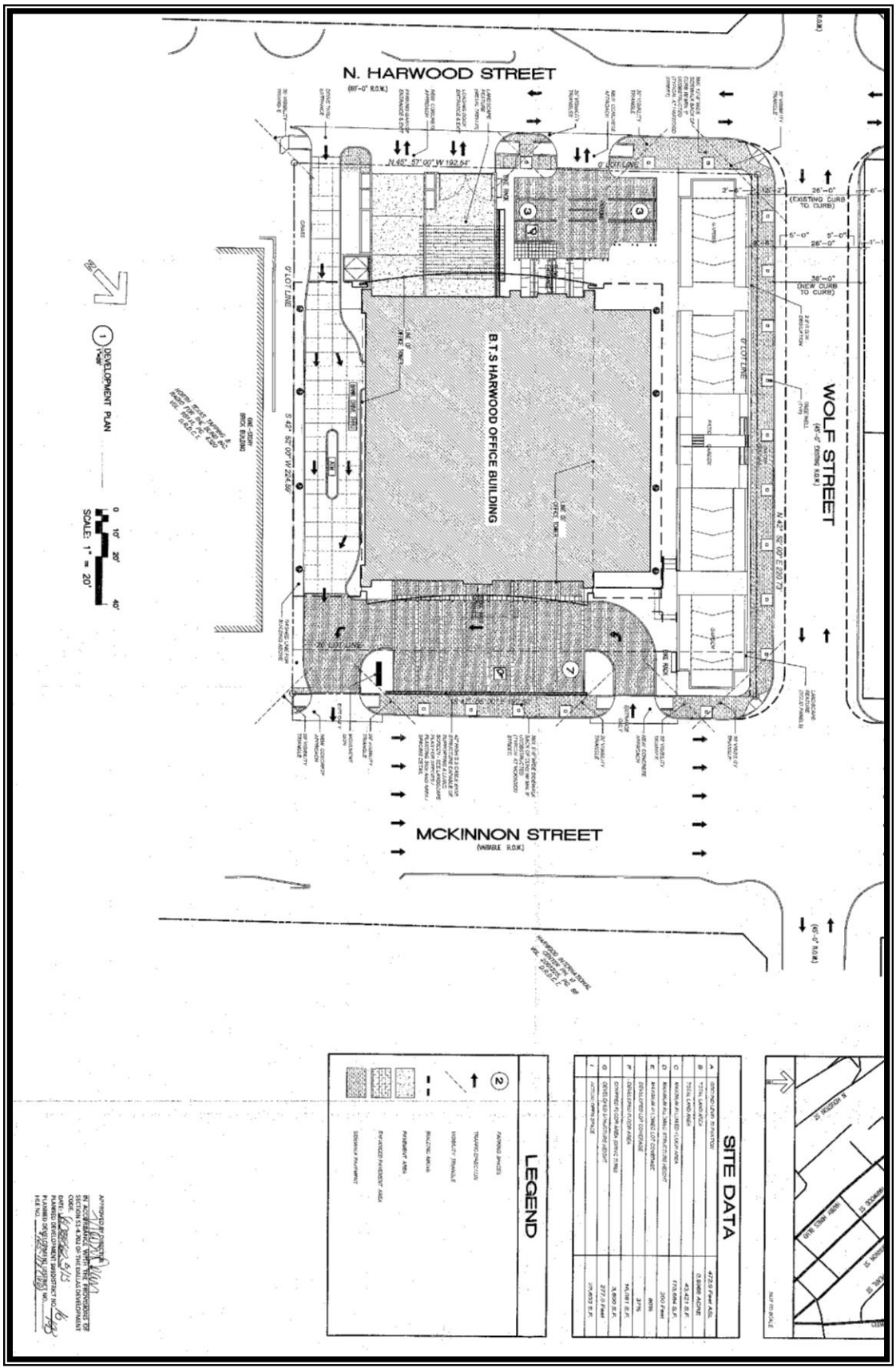
(3) Traffic signal upgrades for a left turn lane and pavement widening must be installed on Wolfe Street.

SEC. 2-16.114. COMPLIANCE WITH CONDITIONS.

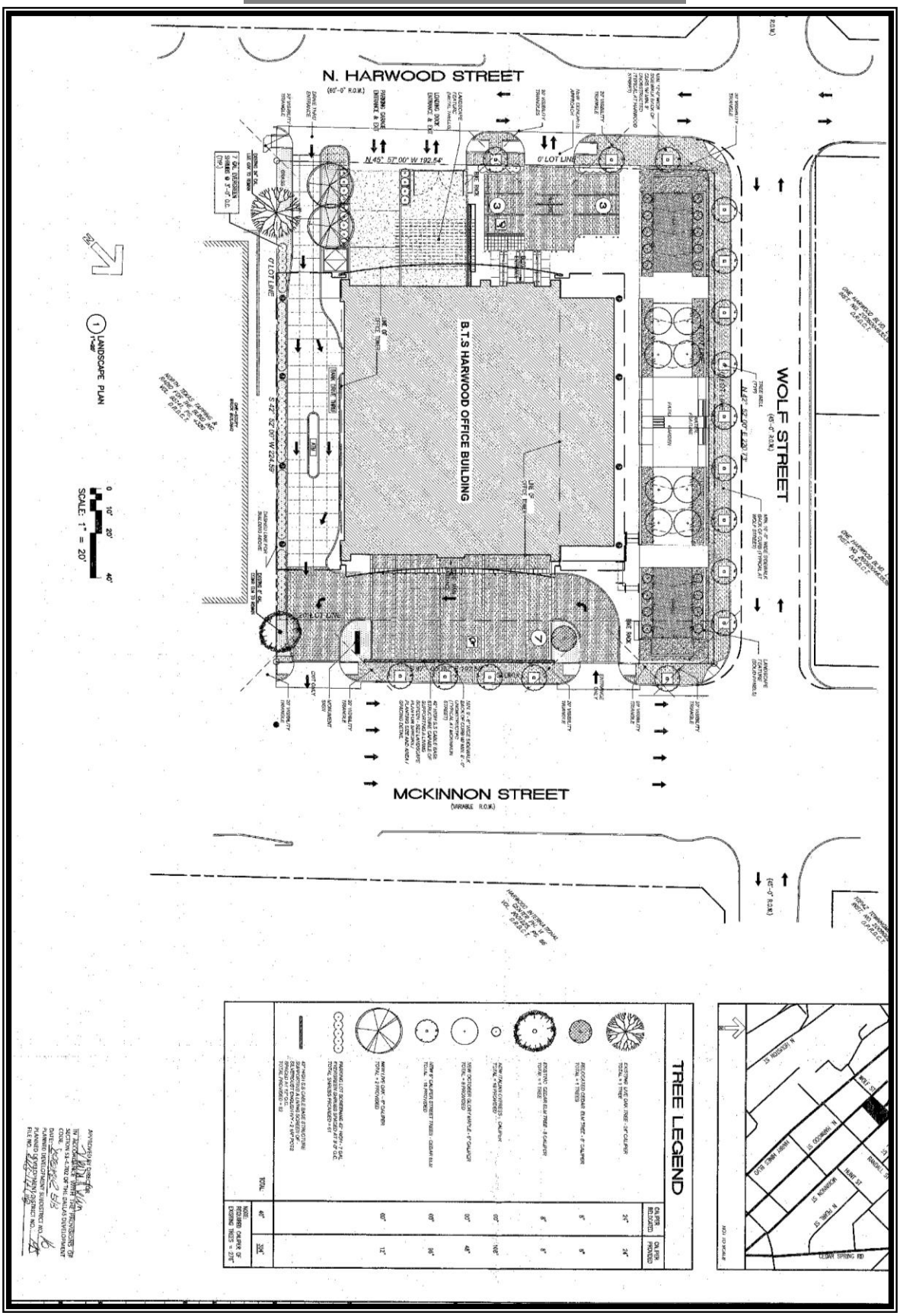
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development 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.

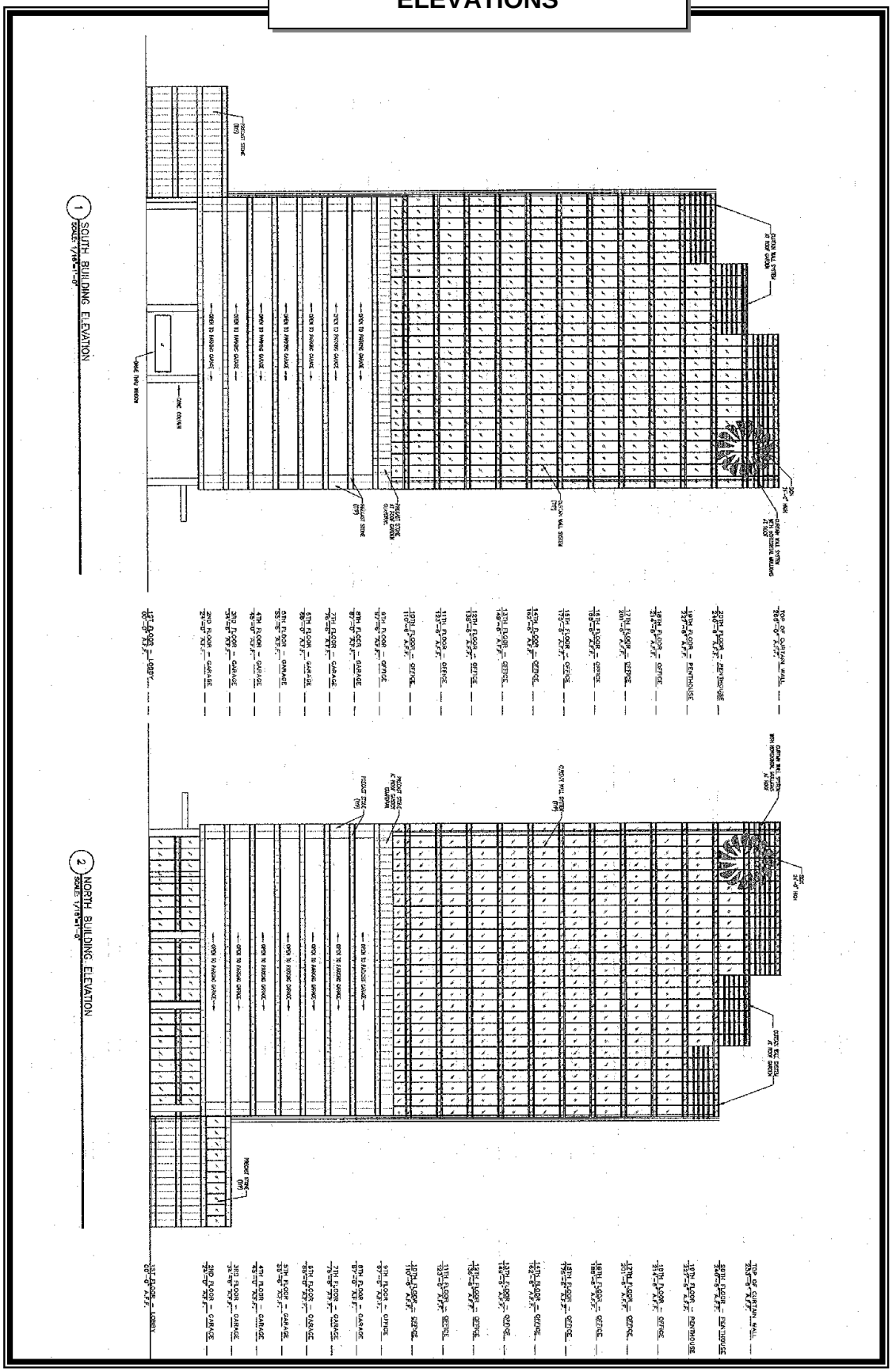
APPROVED DEVELOPMENT PLAN
Minor amendment approved - Sept. 5, 2013



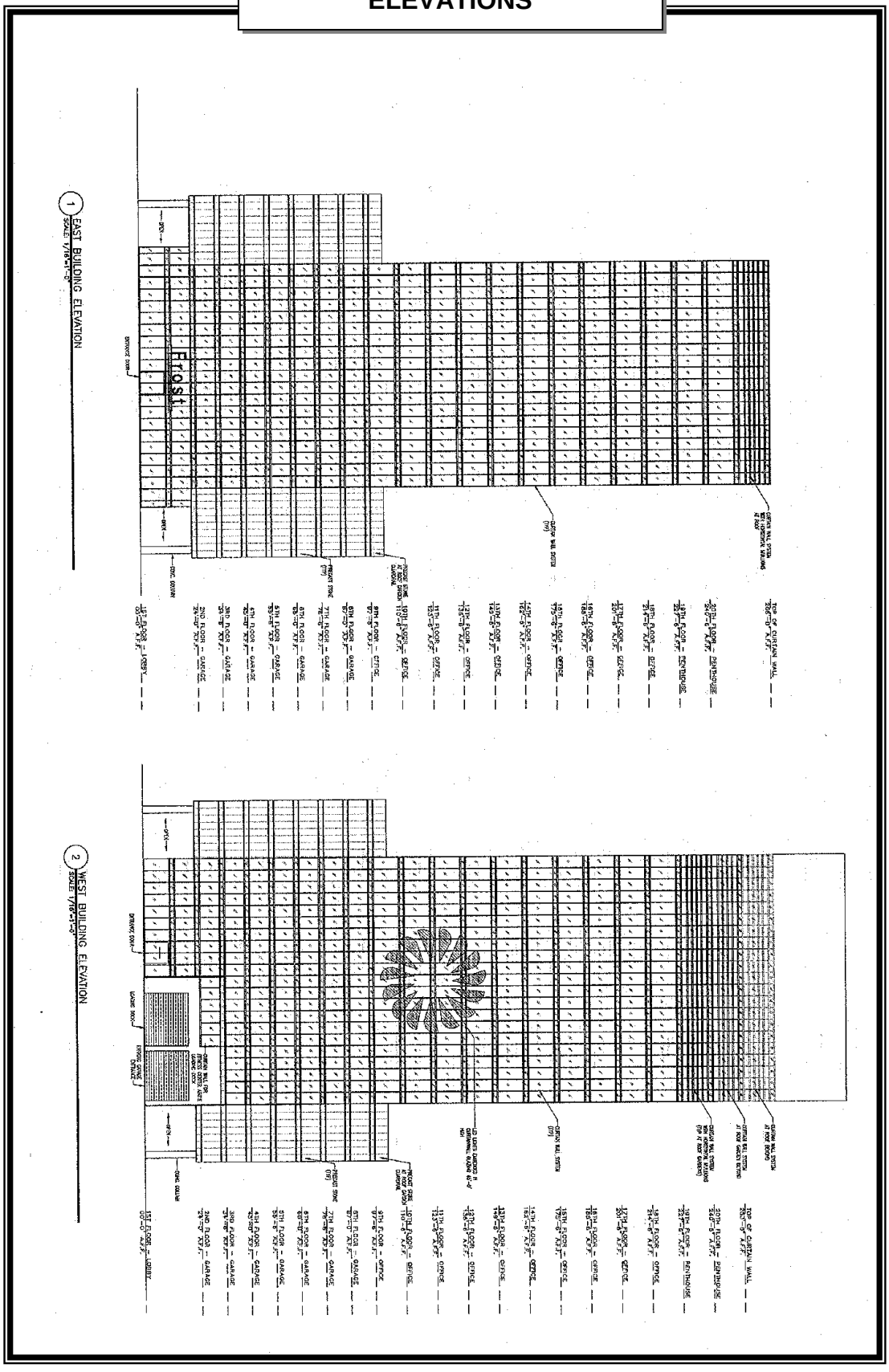
APPROVED LANDSCAPE PLAN
Minor amendment approved - Sept. 5, 2013

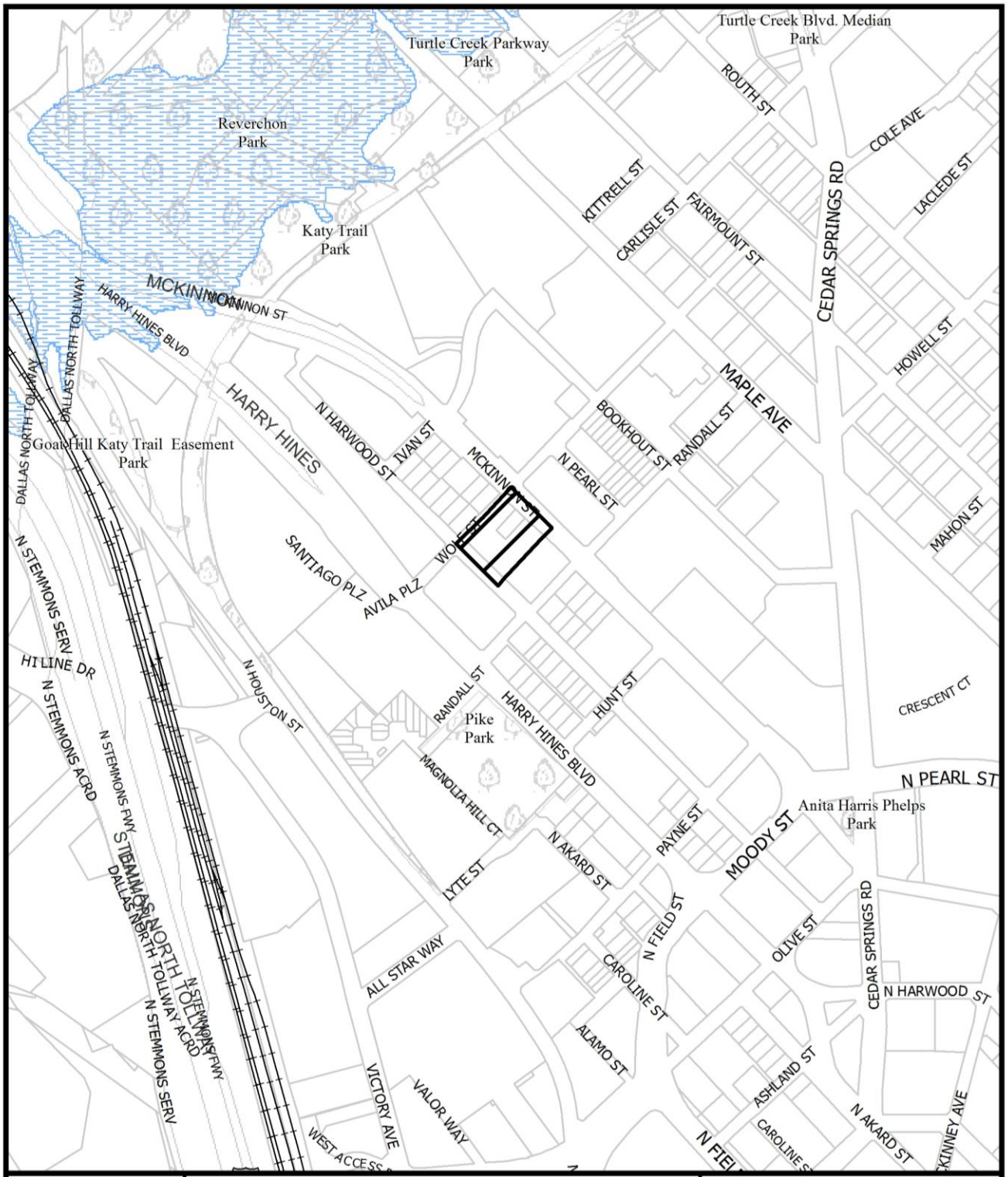


APPROVED NORTH/SOUTH ELEVATIONS



APPROVED EAST/WEST ELEVATIONS





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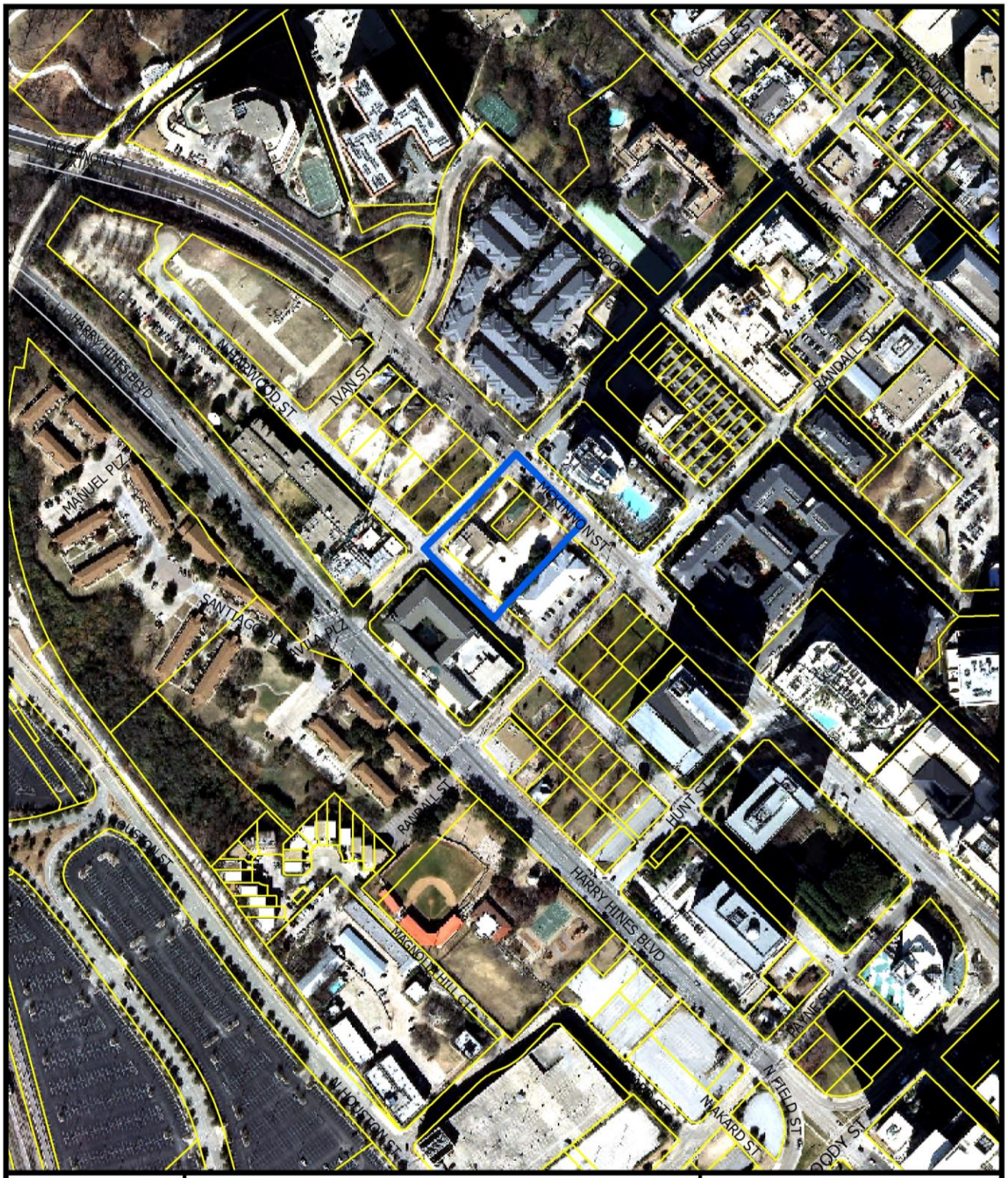
VICINITY MAP

Case no: Z134-314

Date: 10/14/2014



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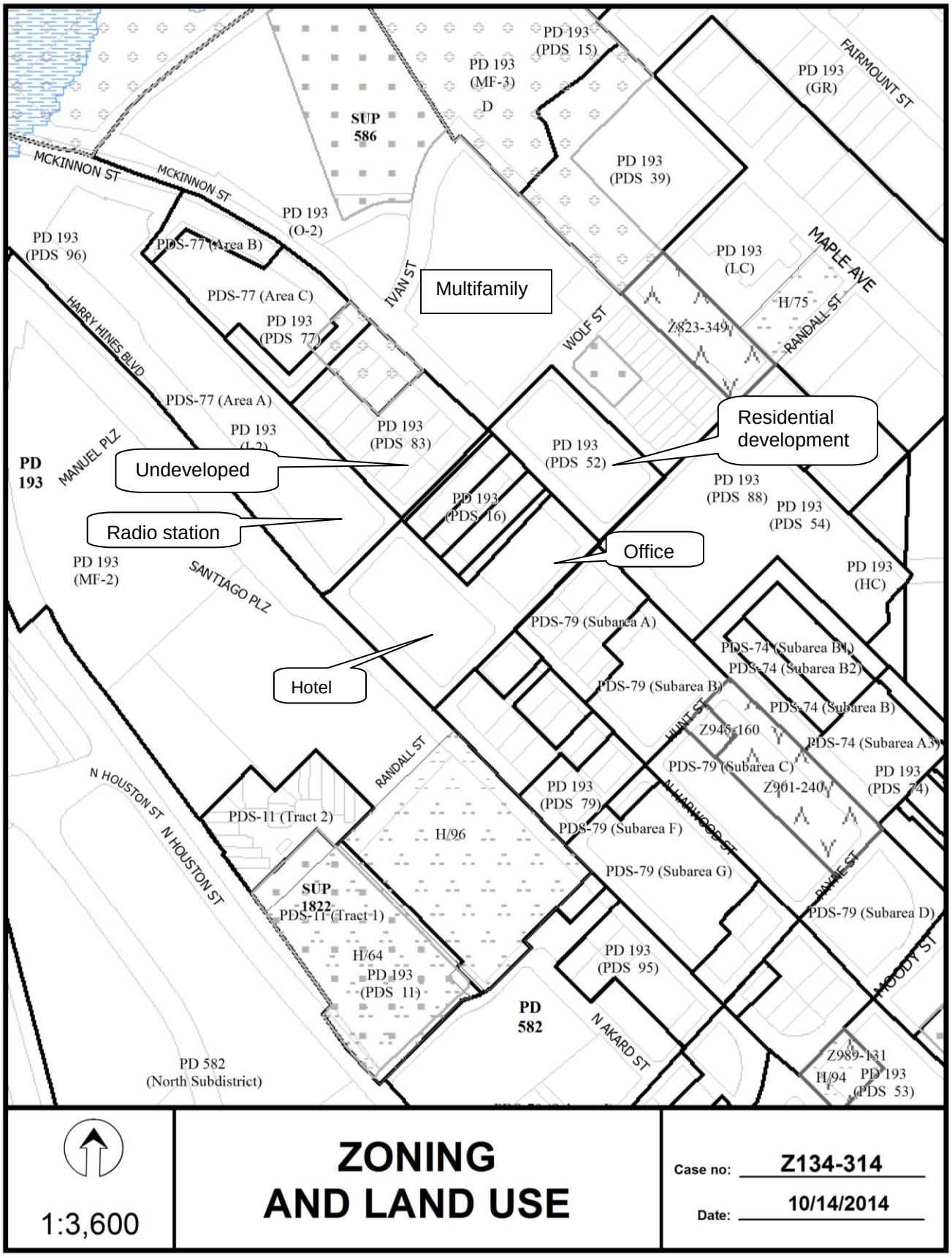
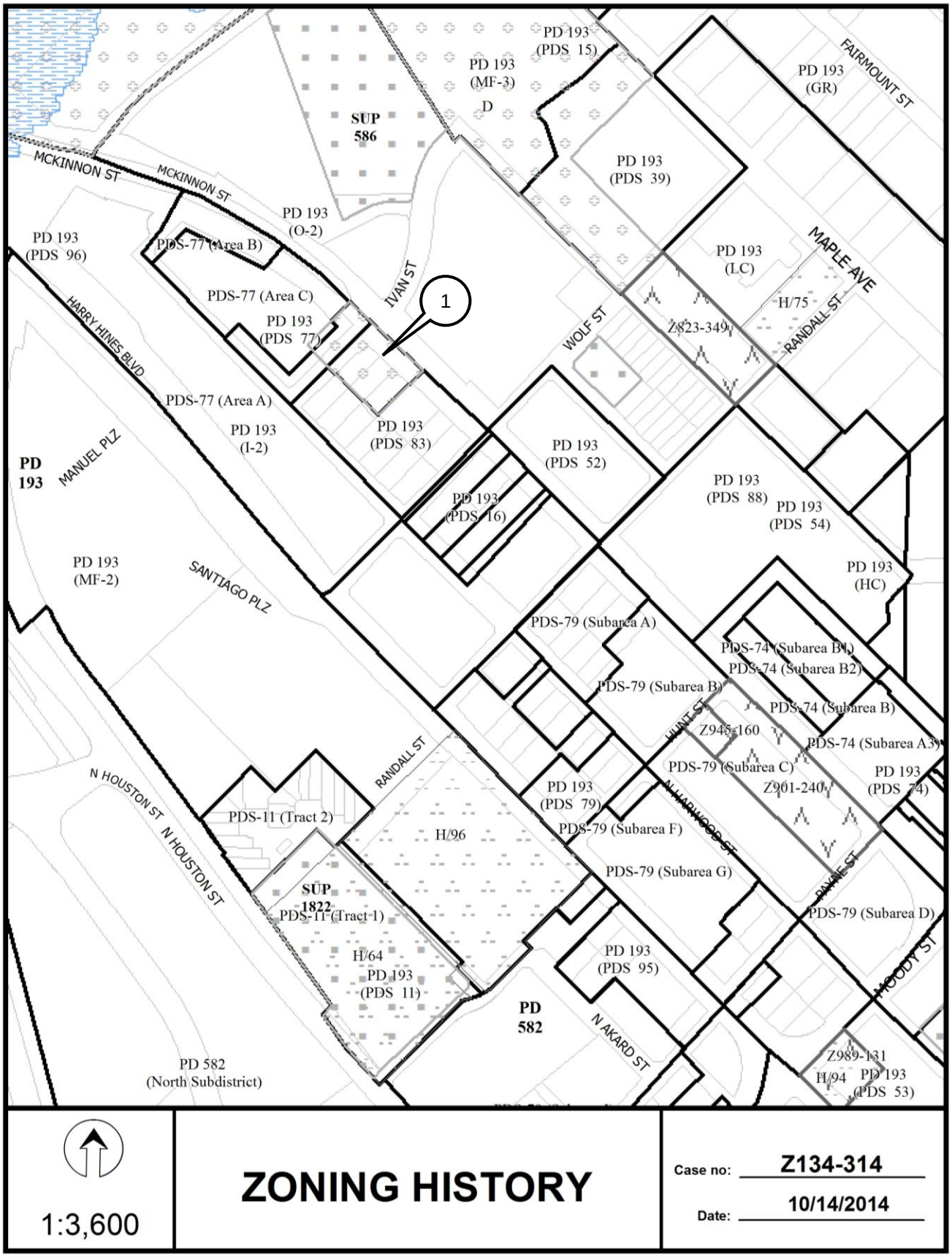
AERIAL MAP

Case no: Z134-314

Date: 10/14/2014


Multifamily
Residential development
Undeveloped
Radio station
Office
Hotel
PD 193 (PDS 15)
PD 193 (MF-3)
PD 193 (GR)
FAIRMOUNT ST
SUP 586
MCKINNON ST
PD 193 (PDS 39)
PD 193 (O-2)
PD 193 (PDS 96)
PDS-77 (Area B)
PD 193 (LC)
MAPLE AVE
IVAN ST
PDS-77 (Area C)
H/75
HARRY HINES BLVD
PD 193 (PDS 77)
WOLF ST
Z823-349
RANDALL ST
PDS-77 (Area A)
PD 193 (PDS 83)
PD 193 (PDS 52)
MANUEL PLZ
PD 193
PD 193 (PDS 88)
PD 193 (PDS 16)
PD 193 (PDS 54)
PD 193 (MF-2)
SANTIAGO PLZ
PD 193 (HC)
PDS-79 (Subarea A)
PDS-74 (Subarea B1)
PDS-74 (Subarea B2)
PDS-79 (Subarea B)
PDS-74 (Subarea B)
HUNT ST
Z945-160
PDS-74 (Subarea A3)
PDS-79 (Subarea C)
PD 193 (PDS 74)
Z901-240
RANDALL ST
PD 193 (PDS 79)
N HOUSTON ST
PDS-11 (Tract 2)
H/96
PDS-79 (Subarea F)
ALLARWOOD ST
PDS-79 (Subarea G)
RAYNE ST
SUP 1822
PDS-11 (Tract 1)
PDS-79 (Subarea D)
H/64
PD 193 (PDS 95)
PD 193 (PDS 11)
PD 582
N AKARD ST
MOODY ST
PD 582 (North Subdistrict)
Z989-131
H/94
PD 193 (PDS 53)
1:3,600
ZONING AND LAND USE
Case no: Z134-314
Date: 10/14/2014



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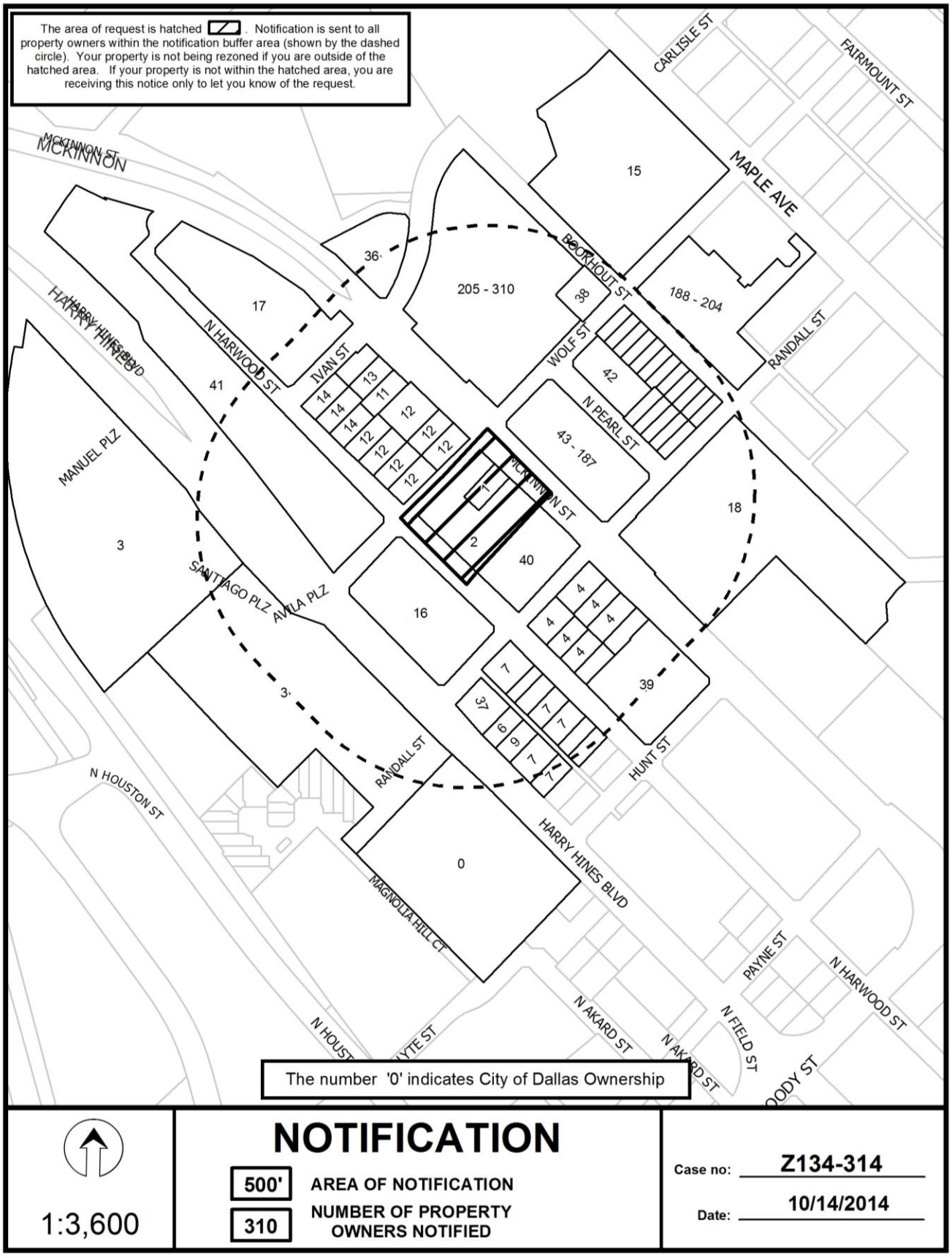
ZONING HISTORY

Case no: Z134-314

Date: 10/14/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MCKINNON ST
CARLISLE ST
FAIRMOUNT ST
MAPLE AVE
BOOKHOUT ST
WOLF ST
RANDALL ST
N HARWOOD ST
IVAN ST
HARRY HINES BLVD
N PEARL ST
PECAN ST
MANUEL PLZ
SANTIAGO PLZ
AVILA PLZ
HUNT ST
N HOUSTON ST
MAGNOLIA HILL CT
PAYNE ST
N AKARD ST
N FIELD ST
15
36
205 - 310
38
188 - 204
17
42
41
43 - 187
18
3
2
40
16
39
37
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
310
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z134-314
Date: 10/14/2014

Notification List of Property Owners

Z134-314

310 Property Owners Notified

Label #	Address		Owner
1	2921	MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
2	2950	HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
3	2901	HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
4	2819	MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
5	2821	HARWOOD ST	SANCHEZ TRINIDAD ESTATE
6	2818	HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
7	2825	HARWOOD ST	HPO INC
8	2807	HARWOOD ST	HPO INC
9	2814	HARRY HINES BLVD	VILLASANA CHARLES
10	2809	HARWOOD ST	GLAZER JUDY B
11	3015	MCKINNON ST	ONE HARWOOD BLVD LTD
12	3009	MCKINNON ST	ONE HARWOOD BLVD LTD
13	3019	MCKINNON ST	ONE HARWOOD BOULEVARD LTD
14	3023	MCKINNON ST	ONE HARWOOD BOULEVARD LTD
15	3001	MAPLE AVE	KENSINGTON MAPLE LLC
16	2914	HARRY HINES BLVD	RLJ III SF DALLAS UT LP
17	3130	HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
18	2820	MCKINNON ST	WINDSOR AT TRIANON LP
19	2925	BOOKHOUT ST	MCCUTCHIN TRACY L
20	2923	BOOKHOUT ST	GROGAN WILLIAM &
21	2921	BOOKHOUT ST	SANTINI NOEL O
22	2919	BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
23	2917	BOOKHOUT ST	LEVIEUX JANE STUART
24	2915	BOOKHOUT ST	MORGAN T S
25	2911	BOOKHOUT ST	CLARK MARK C
26	2912	PEARL ST	CLARK JON

10/14/2014

Label #	*Address*		*Owner*
27	2910	PEARL ST	JOHNSON MARGARET
28	2909	BOOKHOUT ST	MCNULTY DIANE S
29	2907	BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
30	2908	PEARL ST	SHERRY STEVEN D
31	2906	PEARL ST	MILES BRANDON
32	2905	BOOKHOUT ST	SASO DAN &
33	2903	BOOKHOUT ST	BALDWIN LAURA C
34	2902	PEARL ST	ONEAL J SCOTT & CAROL
35	2901	BOOKHOUT ST	HOANG DANE
36	1902	IVAN ST	HINES REIT 3100 MCKINNON
37	2830	HARRY HINES BLVD	VILLASANA CHARLES
38	3001	BOOKHOUT ST	LANGFORD JAMES E
39	2828	HARWOOD ST	INTERNATIONAL CENTER
40	2007	RANDALL ST	NORTH TEXAS TAPING &
41	3000	HARRY HINES BLVD	NORTH TEXAS PUBLIC
42	2920	PEARL ST	HARTNETT PROPERTIES CO
43	2900	MCKINNON ST	KARCHMER DON A
44	2900	MCKINNON ST	INTERNATIONAL CENTER DEV
45	2900	MCKINNON ST	LACY DOMINIC N
46	2900	MCKINNON ST	DEPA MARYLINE
47	2900	MCKINNON ST	BURDORF BRIAN
48	2900	MCKINNON ST	FARREN SUZANN D
49	2900	MCKINNON ST	JOHNSON LONNIE
50	2900	MCKINNON ST	UNIT 308 MCKINNON LLC
51	2900	MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
52	2900	MCKINNON ST	AKINA RENEE A TR &
53	2900	MCKINNON ST	OXFORD ENTERPRISES INC
54	2900	MCKINNON ST	TERRY SHAWN D
55	2900	MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
56	2900	MCKINNON ST	POP LIFE LLC
57	2900	MCKINNON ST	LICHTENSTEIN DAVID G

10/14/2014

Label #	*Address*		*Owner*
58	2900	MCKINNON ST	SALINAS RICARDO &
59	2900	MCKINNON ST	HAYWARD GORDON H
60	2900	MCKINNON ST	RAOOFI PARHAM
61	2900	MCKINNON ST	MALLOY HELEN
62	2900	MCKINNON ST	UNIT 508 MCKINNON LLC
63	2900	MCKINNON ST	AM ESTATE LLC
64	2900	MCKINNON ST	FILIPOVIC JIRI
65	2900	MCKINNON ST	HARPER LEONA MARIE
66	2900	MCKINNON ST	CRAWFORD ALLISON MAE
67	2900	MCKINNON ST	GOSS TIM K
68	2900	MCKINNON ST	WARREN MARK T
69	2900	MCKINNON ST	AZURE 608 TRUST
70	2900	MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
71	2900	MCKINNON ST	SHAH BIPIN C
72	2900	MCKINNON ST	FRANKEL JEFFREY S
73	2900	MCKINNON ST	MARTIN BRYAN R
74	2900	MCKINNON ST	FRANCOIS SERGE P
75	2900	MCKINNON ST	DEWAN MASHRUR M & AFREEN M
76	2900	MCKINNON ST	DENNIS DAVID & JANIE
77	2900	MCKINNON ST	KECK MARK C
78	2900	MCKINNON ST	RATHOD VEERAL K
79	2900	MCKINNON ST	LE MENER FAMILY TR THE
80	2900	MCKINNON ST	SNB LIMITED PARTNERSHIP
81	2900	MCKINNON ST	CARBONNEAU KRISTINA A
82	2900	MCKINNON ST	LANDAVERDE CARMEN E
83	2900	MCKINNON ST	ABRAMOV BORIS &
84	2900	MCKINNON ST	HILL CHARLES W & JANA L
85	2900	MCKINNON ST	BORNO MOUNIR Y &
86	2900	MCKINNON ST	BLUME WENDY L
87	2900	MCKINNON ST	ALKEMY GROUP LTD THE
88	2900	MCKINNON ST	ABEL ELIZABETH

10/14/2014

Label #	*Address*		*Owner*
89	2900	MCKINNON ST	MEDAVARAPU BALAKRISHNA &
90	2900	MCKINNON ST	SHEEHAN DANIEL
91	2900	MCKINNON ST	CHAN MINSANG
92	2900	MCKINNON ST	WYNN RALPH T
93	2900	MCKINNON ST	MAULTSBY VANCE K JR & BETH M
94	2900	MCKINNON ST	MUHL BRANDEN BOWEN
95	2900	MCKINNON ST	GILBERT LOREEN TRUST THE
96	2900	MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
97	2900	MCKINNON ST	SKINNER MICHAEL A &
98	2900	MCKINNON ST	VUILLEMOT WILLIAM G &
99	2900	MCKINNON ST	HOOPER ROBERT SCOTT
100	2900	MCKINNON ST	TIGGES GARY
101	2900	MCKINNON ST	SANDLIN MARK R
102	2900	MCKINNON ST	GUTIERREZ JAVIER
103	2900	MCKINNON ST	SPEER M L
104	2900	MCKINNON ST	STONE CHRISTOPHER & SUSAN
105	2900	MCKINNON ST	MECHANIC DONALD A
106	2900	MCKINNON ST	DUWAJI IYAD
107	2900	MCKINNON ST	MOLLOY HELEN
108	2900	MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
109	2900	MCKINNON ST	POINDEXTER ALONZO J &
110	2900	MCKINNON ST	MCDONALD LAUREN A
111	2900	MCKINNON ST	GROSSBERG MARK P
112	2900	MCKINNON ST	TISEO LOUIE
113	2900	MCKINNON ST	KELLY JOSEPH J
114	2900	MCKINNON ST	LELAND JANET SWARTZ
115	2900	MCKINNON ST	ARMSTRONG CAPPY RAY &
116	2900	MCKINNON ST	CUTLER WILLIAM P
117	2900	MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
118	2900	MCKINNON ST	DREWS R ERIC & BARBARA B
119	2900	MCKINNON ST	SAVAGE ROBERT W & SUSAN L

10/14/2014

Label #	*Address*		*Owner*
120	2900	MCKINNON ST	NIR ADI & SHERYL
121	2900	MCKINNON ST	HAKERT JAMES DAMIAN &
122	2900	MCKINNON ST	MARTTER RICHARD P &
123	2900	MCKINNON ST	MAULDIN JOHN F
124	2900	MCKINNON ST	ELLEN MARTIN M &
125	2900	MCKINNON ST	BABB KENNETH R
126	2900	MCKINNON ST	SHAH BIPIN & MRUNALINI
127	2900	MCKINNON ST	SCHUBERT JOEL S
128	2900	MCKINNON ST	NILTA PROPERTY HOLDINGS LP
129	2900	MCKINNON ST	BRAYMAN JONATHAN L
130	2900	MCKINNON ST	GLADDEN JEFFREY R
131	2900	MCKINNON ST	MJC VENTURES LP
132	2900	MCKINNON ST	ROEHM DAVID O
133	2900	MCKINNON ST	LUGANO TICINO HOLDINGS LLC
134	2900	MCKINNON ST	RAMSEY JULIE
135	2900	MCKINNON ST	LAM GUY KWOKHUNG &
136	2900	MCKINNON ST	CHOQUETTE ANGELA V
137	2900	MCKINNON ST	VICIOSO BELINDA &
138	2900	MCKINNON ST	DALLAS HIGHRISE LLC
139	2900	MCKINNON ST	STEWART PATRICK M &
140	2900	MCKINNON ST	JENKINS MARK E
141	2900	MCKINNON ST	DEVINE MARTIN J & JOANNE M
142	2900	MCKINNON ST	MONSOUR FAMILY LP
143	2900	MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
144	2900	MCKINNON ST	UPTOWN DREAMS LLC
145	2900	MCKINNON ST	GAUTIER ELISE M
146	2900	MCKINNON ST	MACATEE WILLIAM F JR
147	2900	MCKINNON ST	FARRANT MALCOLM A
148	2900	MCKINNON ST	TICE DAVID W
149	2900	MCKINNON ST	GRIFFITH WILLIAM F
150	2900	MCKINNON ST	KHOSHNOUDI FAMILY TRUST

10/14/2014

Label #	*Address*		*Owner*
151	2900	MCKINNON ST	BRINGAS RICARDO MARTIN
152	2900	MCKINNON ST	FLORIN COMPANY LTD
153	2900	MCKINNON ST	MOOLJI ALY
154	2900	MCKINNON ST	YU KUN WON & JAE EUN
155	2900	MCKINNON ST	RICHARDSON MICHAEL D
156	2900	MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
157	2900	MCKINNON ST	MAGUIRE MICHAEL F &COLLEEN J
158	2900	MCKINNON ST	HARRIS CYNTHIA H &
159	2900	MCKINNON ST	BROWN IRWIN J
160	2900	MCKINNON ST	FUSCO EDWARD JR &
161	2900	MCKINNON ST	JEAN JACQUES HOLDING INC
162	2900	MCKINNON ST	KAVANAGH MARK
163	2900	MCKINNON ST	WESTPARK CAPITAL MGT LLC
164	2900	MCKINNON ST	RIBELIN GLENDA A
165	2900	MCKINNON ST	HENRIETTA EDWARD B TR &
166	2900	MCKINNON ST	LYNCH PETER H
167	2900	MCKINNON ST	HASTINGS EXCHANGE LLC
168	2900	MCKINNON ST	KUTNER MICHAEL B &
169	2900	MCKINNON ST	COULTER PETER S & JAMIE S COULTER
170	2900	MCKINNON ST	MCMORRAN MICHAEL &
171	2900	MCKINNON ST	VALK DON
172	2900	MCKINNON ST	ISSA IMRAN A
173	2900	MCKINNON ST	BACHMAN MARVIN A & YVONNE
174	2900	MCKINNON ST	SLUGOCKI MAREK &
175	2900	MCKINNON ST	MCALLISTER STEVEN K
176	2900	MCKINNON ST	LUTER JASON S
177	2900	MCKINNON ST	ALBERT MARK & SARA MELNICK
178	2900	MCKINNON ST	MUELLERBARBIER J GABRIEL
179	2900	MCKINNON ST	FIJOLEK RICHARD M
180	2900	MCKINNON ST	CHEN YI FEN
181	2900	MCKINNON ST	GUTIERREZ JAVIER G

10/14/2014

Label #	*Address*		*Owner*
182	2900	MCKINNON ST	2802/2902 PARTNERS LP
183	2900	MCKINNON ST	HUNT LAURA
184	2900	MCKINNON ST	LACERTE PHILLIP R
185	2900	MCKINNON ST	TROTTER JAMES F
186	2900	MCKINNON ST	BRADY GREGORY A
187	2900	MCKINNON ST	TWENTYONE LLC
188	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
189	2919	MAPLE AVE	CRESENT ESTATES CUSTOM HOMES LP
190	2919	MAPLE AVE	MAPLE WOLF STONELEIGH LLC
191	2919	MAPLE AVE	CRESCENT ESTATES
192	2919	MAPLE AVE	ELLENBOGEN PAUL H &
193	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
194	2919	MAPLE AVE	COLE THOMAS B
195	2919	MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
196	2919	MAPLE AVE	CRESCENT ESTATE CUTOME HOMES LP
197	2919	MAPLE AVE	CRESCENT ESTATE CUSTOM HOMES LP
198	2919	MAPLE AVE	MAPLE WOLF STONELEIGH LLC
199	2919	MAPLE AVE	REDFIELD VANCE & SUSAN
200	2919	MAPLE AVE	EAST JOHN WAYNE
201	2919	MAPLE AVE	ETTER TODD F
202	2919	MAPLE AVE	MASSAD GENE F & BARBARA J
203	2919	MAPLE AVE	GREER CHARLES SCOTT & LINDA L
204	2919	MAPLE AVE	MONTGOMERY WILLIAM A &
205	2201	WOLF ST	BAUER SARAH J
206	2201	WOLF ST	BENAVIDES OSCAR JR
207	2201	WOLF ST	SOHN TED
208	2201	WOLF ST	MEADE KRISTYN L
209	2201	WOLF ST	KUBAN KATHERINE
210	2201	WOLF ST	HARPER HOLLY
211	2201	WOLF ST	FLEMING JEFFREY H
212	2201	WOLF ST	LUBBOCK NATIONAL BANK

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Label #	*Address*		*Owner*
213	2201	WOLF ST	DRIVER DANIEL RICHARD II
214	2201	WOLF ST	LUBBOCK NATIONAL BANK CF BENNY VALEK SELF
215	2201	WOLF ST	FREEMAN JAMES M
216	2201	WOLF ST	CLARKE NICHOLAS S
217	2201	WOLF ST	ADKINS MICHELLE M
218	2201	WOLF ST	KEELER DOCTOR
219	2201	WOLF ST	MUNDO TILE LTD
220	2201	WOLF ST	SALAZAR MONICA
221	2201	WOLF ST	HOFKER BEATRIX
222	2201	WOLF ST	LUU MYDA
223	2201	WOLF ST	TRORB INC
224	2201	WOLF ST	NEWMAN PHILIP
225	2201	WOLF ST	SINGH PARDIP
226	2201	WOLF ST	LEEDS JESSICA BONNIE
227	2201	WOLF ST	MARTINEZ DEE
228	2201	WOLF ST	LE BETSY
229	2201	WOLF ST	BARANSI RAMZI
230	2201	WOLF ST	SOHN TED S
231	2201	WOLF ST	BIDA DAN F
232	2201	WOLF ST	SULLIVAN PATRICK E
233	2201	WOLF ST	NEMATI MEHDI & SHANIN
234	2201	WOLF ST	BOND DANA
235	2201	WOLF ST	BUNN IAN
236	2201	WOLF ST	LANGFORD MATTHEW D
237	2201	WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
238	2201	WOLF ST	MANCENIDO PATRICK
239	2201	WOLF ST	RAJAGOPALAN SRIDHARAN &
240	2201	WOLF ST	SHAPOURI AZIZOLLAH
241	2201	WOLF ST	WEIAND JAMES J & LAURA M
242	2201	WOLF ST	BREKKE CORTNEE E
243	2201	WOLF ST	SCHONERT BECKY

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Label #	*Address*		*Owner*
244	2201	WOLF ST	MOOLAMALLA PUJA
245	2201	WOLF ST	DIEBOLT DOUG J & KATIE L
246	2201	WOLF ST	DIXON DENNIE W & LOANN P
247	2201	WOLF ST	KARIMI AKHTAR
248	2201	WOLF ST	RILEY ASHLEY NICOLE
249	2201	WOLF ST	DIAZ SAMUEL
250	2201	WOLF ST	LOZOFF RONALD L
251	2201	WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
252	2201	WOLF ST	PUPKO INVESTORS LLC
253	2201	WOLF ST	URIOSTE JOSE RAFAEL
254	2201	WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
255	2201	WOLF ST	MEYER NATALIE
256	2201	WOLF ST	GANT LESLIE
257	2201	WOLF ST	STANDERFER JOSH T
258	2201	WOLF ST	PATTERSON MELISSA
259	2201	WOLF ST	KEARNAGHAN KRISTEN
260	2201	WOLF ST	VICK JEFFREY B
261	2201	WOLF ST	CHINN CAROLYN JEANETTE
262	2201	WOLF ST	KELLERVILLE LLC
263	2201	WOLF ST	TRORB INC
264	2201	WOLF ST	BURNS REVOCABLE TRUST
265	2201	WOLF ST	HOFFMANN DONNA
266	2201	WOLF ST	KELLER ZACHARY
267	2201	WOLF ST	HILL JEAN
268	2201	WOLF ST	PINCKNEY JAMES S II
269	2201	WOLF ST	ZEBA REALTY LLC
270	2201	WOLF ST	MOORE KELLY ANNE
271	2201	WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
272	2201	WOLF ST	TAYLOR CHRISTOPHER
273	2201	WOLF ST	RODRIGUEZ ELISA
274	2201	WOLF ST	GANT GREG & HONOR

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Label #	*Address*		*Owner*
275	2201	WOLF ST	SHAUL JOSH
276	2201	WOLF ST	HENSLEY CHRISTOPHER T &
277	2201	WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
278	2201	WOLF ST	KJT GROUP
279	2201	WOLF ST	HANKINS PAUL G &
280	2201	WOLF ST	NEMATI MEHDI & SHAHIN
281	2201	WOLF ST	LEE JAMES HENRY III &
282	2201	WOLF ST	ALLIANT PROPERTIES LLC SERIES F
283	2201	WOLF ST	SMITH MELODY
284	2201	WOLF ST	KAKHNOVETS ALEX
285	2201	WOLF ST	LITTLE BRADLEY C & LAURA L
286	2201	WOLF ST	NOWICKI MILOSZ
287	2201	WOLF ST	WARSHAUER JEREMY TAKASHI
288	2201	WOLF ST	WILSON SKYE
289	2201	WOLF ST	PENSCO TRUST CO
290	2201	WOLF ST	LUBBOCK NATIONAL BANK
291	2201	WOLF ST	SAM JANAY M
292	2201	WOLF ST	WURTELE JOSEPH H JR &
293	2201	WOLF ST	AKINTOLA OMOLOLA E &
294	2201	WOLF ST	ADDO TAYO A
295	2201	WOLF ST	FOURMENT CHRISTOPHER L
296	2201	WOLF ST	KORB RONALD DEAN & NICKI
297	2201	WOLF ST	BEADLING ASHLEY M &
298	2201	WOLF ST	RAMEY ISABEL ZAINA
299	2201	WOLF ST	MA YOU J
300	2201	WOLF ST	REEVES GEORGE WP
301	2201	WOLF ST	WELLS FARGO BANK N A
302	2201	WOLF ST	KOH PATRICK & SHANNON
303	2201	WOLF ST	MEHTA SATISH & HEMLATA
304	2201	WOLF ST	KEITH KRISTY
305	2201	WOLF ST	SRINIVASAN JAYANTH

10/14/2014

Label #	*Address*		*Owner*
306	2201	WOLF ST	CULLUM PAMELA G
307	2201	WOLF ST	ROY DAVE A
308	2201	WOLF ST	OSBURN KEVIN A
309	2201	WOLF ST	KOUZBARI MAHMOOD
310	2201	WOLF ST	OUZTS SUSAN &

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z134-286(RB) **DATE FILED:** July 9, 2014

LOCATION: Property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 T

SIZE OF REQUEST: Approx. 5.32 Acres **CENSUS TRACT:** 43

APPLICANT: PSW Real Estate, Inc.

REPRESENTATIVE: Karl Crawley

OWNERS: See Attached

REQUEST: An application for a Planned Development District for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District.

SUMMARY: The applicant is proposing to develop the site with single-family uses, utilizing the shared access development provisions of the Dallas Development Code. A PDD is being requested for consideration of the following: 1) increased density; 2) reduced setbacks; 3) reduced minimum lot size for single family uses; 4) increased structure height; 5) alternative landscape regulations; 6) reduced garage door setback for certain lots; and, 7) alternative shared access regulations. The request site is predominately undeveloped, subject to three existing single family structures.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

PRIOR CPC ACTION: On January 8, 2015, the City Plan Commission held this request under advisement until January 22, 2015.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to the attached development plan and staff's recommended conditions based upon:

1. *Performance impacts upon surrounding property* – As development will provide for single family uses across the site, the increase in density and structure height will be somewhat offset by increased setback along the southern property line (closest residential adjacency).

2. *Traffic impact* – Trip generations will be consistent with those generated by similar surrounding residential uses.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z134-145	On September 10, 2014, the City Council approved a PDD for certain Residential and Utility and public service uses. On August 7, 2014, CPC recommended approval of the request, subject to a development plan, finished grade section plan, and conditions.

Thoroughfare/Street	Existing & Proposed ROW
North Willomet Avenue	Local; Variable Width (25'-50') ROW
North Edgefield Drive	Local; 40' ROW
Seale Street*	Local; 34' and 50' ROW

*Applicant's development vision assumes successful abandonment of the right-of-way between North Willomet Avenue and North Edgefield Drive

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested PDD and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The site is predominately undeveloped but does include three single family dwellings. The site possesses some interesting topography, as it tends to have subtle movement through the middle portions of the parcel, with significant drops (all measurements are approximate) within the western 95 feet and northern 50 feet of 22 feet and 15 feet, respectively.

Exclusive of the commercial/industrial uses located along both sides of Commerce Street, the site is situated in a low density residential area. Various institutional and community serving uses (church, Stafford Park) are situated on parcels south of abutting residential uses to the south. The above referenced multifamily development will be constructed on property to the east. It should be noted that the unimproved portion of Elmo Street terminates at the site's southern boundary, approximately 120 feet south of the south line of the to-be-abandoned portion of Seale Street. As noted on the development plan, the entire southern property line will provide for six foot-tall solid screening.

The table found at the end of this narrative is provided for reference as a comparison of development rights for the anticipated development. As the IR District does not permit residential uses, that land area is excluded from the analysis.

A planned development district is a marriage of uses and development standards that provides for flexibility of development that is sensitive to adjacent uses as well as preserving significant natural features. As has been discussed herein, the site does possess some challenges along its various perimeters related to the proposed single family development. Staff's focus has been to ensure the increase in development rights does not impact the stable residential character of its immediate adjacencies.

While the density for the site does increase over that typically provided for in an R-7.5(A) District, the applicant has worked to ensure the closest residential uses (south and southwest) are adequately transitioned from by reduced structure height, and increased setbacks. With respect to the landscaping, the PDD will ensure typical single family landscaping per lot is provided (as compared to shared access development requirements).

As a result of this analysis, staff supports the request subject to the attached development plan and conditions.

Landscaping: The site, exclusive of the few residential dwellings, possesses significant native vegetation. The applicant's representative has been working with the chief arborist to address not only tree mitigation but methods to address how to provide the new plantings and other landscape materials in and around the new development. Increased setbacks will be required for the westernmost lots as well as a tree preservation area that wraps the western and northern site area (aggregate setback of 25 feet) which will not only protect the integrity of the existing topography (approx. ten foot of fall from the setback line to the Edgefield Avenue property line) but will ensure the existing tree inventory on this part of the site will remain in the fabric of this residential area.

Off-Street Parking: The applicant has requested a parking requirement for single family uses of one space for each dwelling unit (30% of the lots) with the balance (70%) providing two spaces per dwelling unit. Additionally, guest parking will be provided at a ratio of one space for each five dwelling units.

PROVISION	R-7.5(A) (existing)	PROPOSED	IR (residential not permitted)
LAND AREA	~3 ACRES	N/A	~2.3 ACRES
F/S/R SETBACKS	25'/5'/5'	10'/0'/0'+ + INTERIOR FR. YARDS-0'	15'/30'/30'+ +S/R PER RESIDENTIAL ADJACENCY
DENSITY	NO MAXIMUM (~3-5 DU/ACRE)	60 DWELLING UNITS	N/A
HEIGHT	30'	30' WITHIN 30' OF SOUTHERN P/L; 38' FOR BALANCE OF PROPERTY	200' SUBJECT TO RESIDENTIAL ADJACENCY
STORIES	NO MAXIMUM	TWO	15
MINIMUM LOT SIZE	7,500 SF	MINIMUM OF 1,500 SF PER LOT WITH AN AVERAGE OF 2,000 SF PER LOT	N/A
LOT COVERAGE	45%	60%	80%
OFF-STREET PARKING	ONE SPACE PER DWELLING UNIT	ONE SPACE/DU (30% OF LOTS) AND TWO SPACES (70% OF LOTS) + ONE SPACE/5 DU'S FOR GUEST PARKING	PER USE
SHARED ACCESS	PERMITTED; MAX OF 18 DU'S PER ACCESS, WITH MAX. OF TWO ACCESS POINTS	60 DU'S; TWO ACCESS POINTS	N/A

OWNERSHIP

Tony R. Williams
2115 N Willomet Avenue (1) and 2111 N Willomet Avenue (4)
BHR Enterprises, Inc., a Missouri corporation. Harold L Jones, President; Thelma Jones Secretary
1115 Seale Street (2) and 1122 Seale Street (9)
Jose A Gutierrez
1219 Seale Street (3), 1220 Seale Street (10) and 2106 N Edgefield Avenue (11)
Seale Willomet Land , LP; PSW Real Estate (see below)
1114 Seale Street (5)
Irene Noah
1116 Seale Street (6) and 1118 Seale Street (7)
Maria and Adrian Gonzalez
1120 Seale Street (8)

Purchaser

PSW Real Estate, LLC
Ryan Diepenbock, Managing Member
Anthony Siela, Member

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

ARTICLE ____

PD _____

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No._____, passed by the Dallas City Council on_____ 2015.

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property generally bounded on property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue. The size of PD _____ is approximately 5.09 acres.

SEC. 51P-___.103. DEFINITIONS AND INTERPRETATIONS

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In this district, TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(b) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____ : Development Plan.

SEC. 51P-___.105. DEVELOPMENT PLAN

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

(b) Development plans may be submitted in phases or for a portion of any part of the Property.

SEC. 51P___.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the TH-1(A) Townhouse District, subject to the same conditions applicable in the TH-1(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-1(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the TH-1(A) Townhouse District is subject to DIR in this district, etc.

SEC. 51P-___.107. 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 not permitted in this district:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory pathological waste incinerator.

(c) In this district, the following accessory uses are permitted by SUP only:

-- Accessory community center (private).

SEC. 51P-____.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 Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-1(A) Townhouse District apply.

(b) Single family.

(1) Front yard. Except as provided in this subsection, minimum front yard is ten feet.

(2) For interior lots, no minimum front yard.

(3) For a shared access development, North Edgefield Avenue is not a front yard.

(2) Side and rear yard. Except as provided in this subsection, no minimum side and rear year.

(A) For lots along the perimeter of the Property, excluding those lots with frontage on North Edgefield Avenue, minimum side and rear yard is five feet.

(B) Lots with frontage on North Edgefield Avenue, minimum setback from the western Property line is 25 feet.

(3) Density. Maximum number of dwelling units is 60.

(4) Height. Except as provided in this subsection, maximum structure height is 38 feet. For lots within 30 feet of the southern property line, maximum structure height is 30 feet.

(5) Lot size. Minimum lot size is 1,500 square feet with an average lot size of 2,500 square feet.

(6) Stories. Maximum number of stories is two.

SEC. 51P-___.109. OFF-STREET PARKING

(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) Single family.

(1) For all Willomet Avenue fronting lots, a minimum of two off-street parking spaces must be provided. If tandem parking is used to satisfy this requirement, a minimum of 40 feet of depth must be provided for the tandem parking spaces.

(2) A minimum of 70 percent of the dwelling units must provide two spaces per dwelling unit. For purposes of this subsection, subsection (b)(1) is excluded from this requirement.

(3) A maximum of 30 percent of the dwelling units must provide one space per dwelling unit. For purposes of this subsection, subsection (b)(1) is excluded from this requirement.

(4) A minimum of one space for each five dwelling units must be provided for guest parking.

(5) Except for all Willomet Avenue fronting lots, the minimum distance to an enclosed parking space (garage) can be reduced from 20 feet if an automatic garage opener is installed and maintained.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. PRESERVATION OF SIGNIFICANT NATURAL FEATURES.

(a) Tree preservation area. A minimum of 9,370 square feet of Tree Preservation Area must be provided in the location as shown on the attached development plan.

(b) Best practices. In order to establish a living buffer at the perimeter of the Property, best practices must be used to preserve quality trees existing on (date) based on advice given by an ISA certified or highly credentialed arborist for the tree preservation area located as shown on the attached development plan.

SEC. 51P-___.112. LANDSCAPING

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

(b) For single family uses, a minimum of three trees, a minimum of two caliper inches each, must be provided for each platted lot.

(c) For single family uses, a minimum of 7,200 square feet of open space must be provided in the location shown on the development plan.

(d) Tree Preservation Area. Except for the removal of understory, a tree removal permit must be approved prior to the removal of any protected tree in this area located as shown on the development plan.

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

SEC. 51P-___.113. SIGNS.

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

SEC. 51P-___.114. SHARED ACCESS.

Shared access developments are limited to a maximum of 60 individual lots with a minimum of one shared access point for every 30 individual lots.

SEC. 51P.___.115. SIDEWALKS.

(a) Except as provided in this section, a minimum unobstructed five foot-wide must be provided on Willomet Avenue.

(b) Sidewalks along the shared access drive are not required.

SEC.51P-___.116. ADDITIONAL PROVISIONS.

(a) Access to the Property from North Willomet Avenue is prohibited.

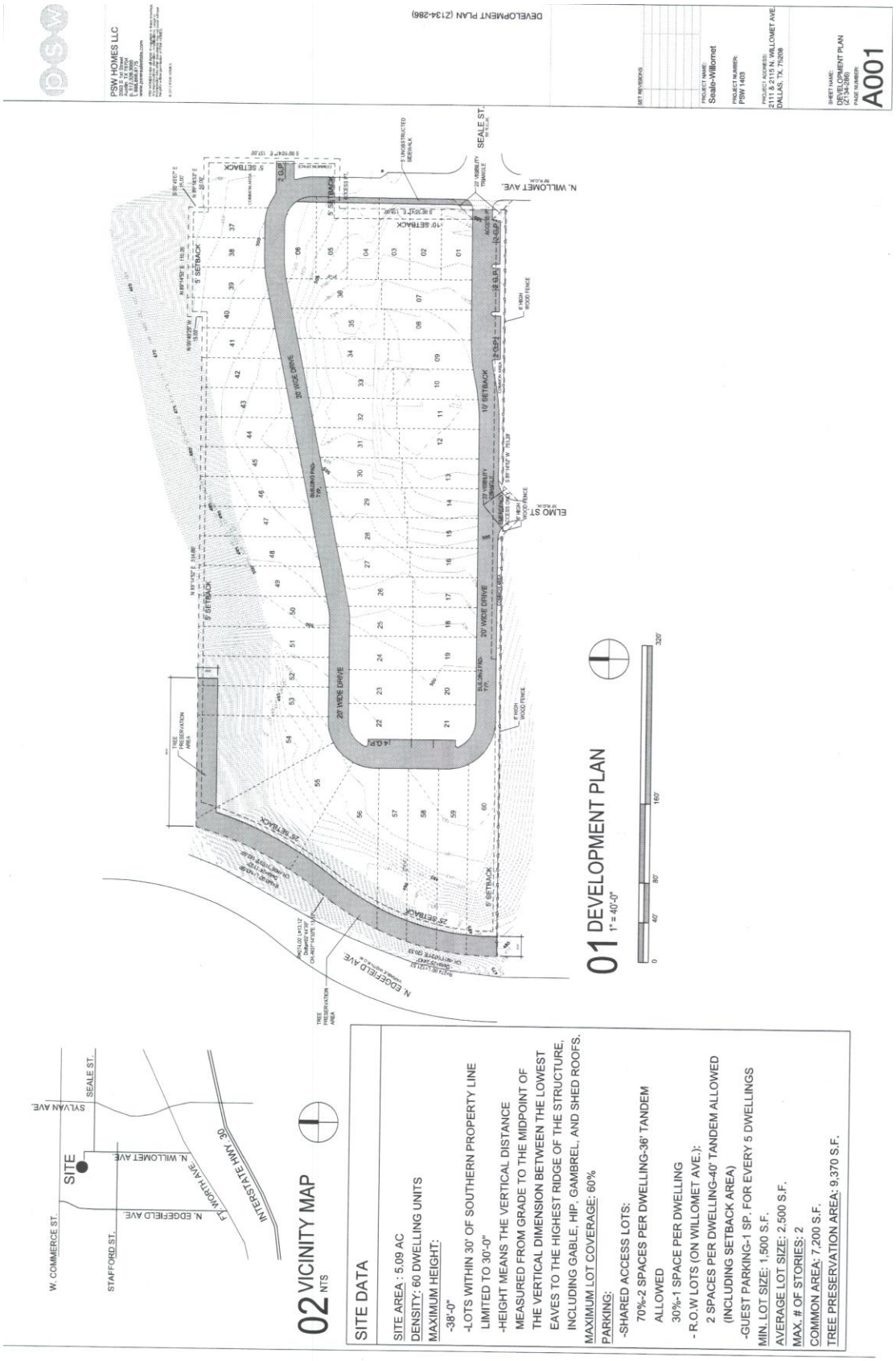
(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) 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-___.117. COMPLIANCE WITH CONDITIONS.

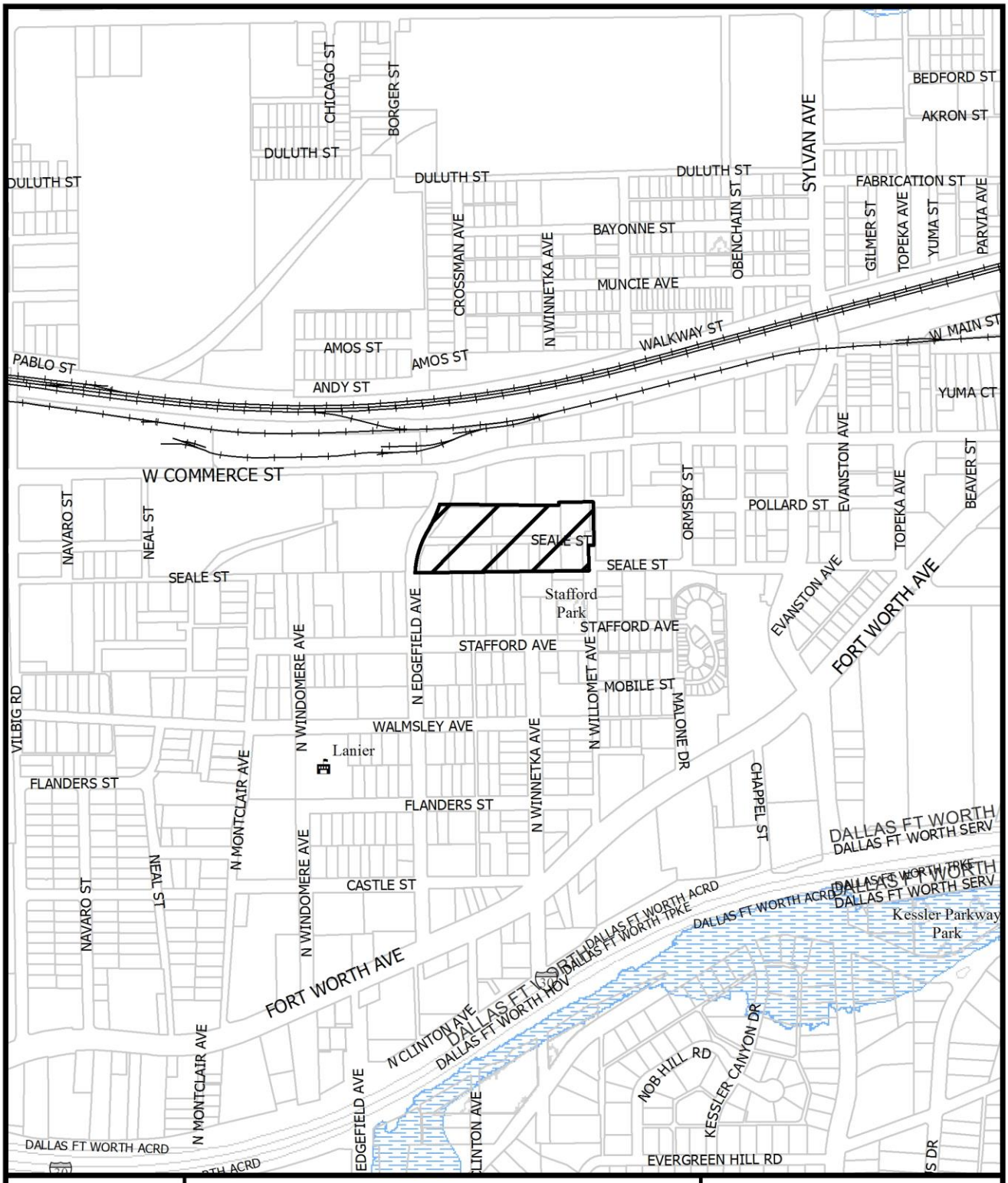
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. All improvements and upkeep are the responsibility of the owner.

(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 district 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.



10-12

Proposed Development Plan



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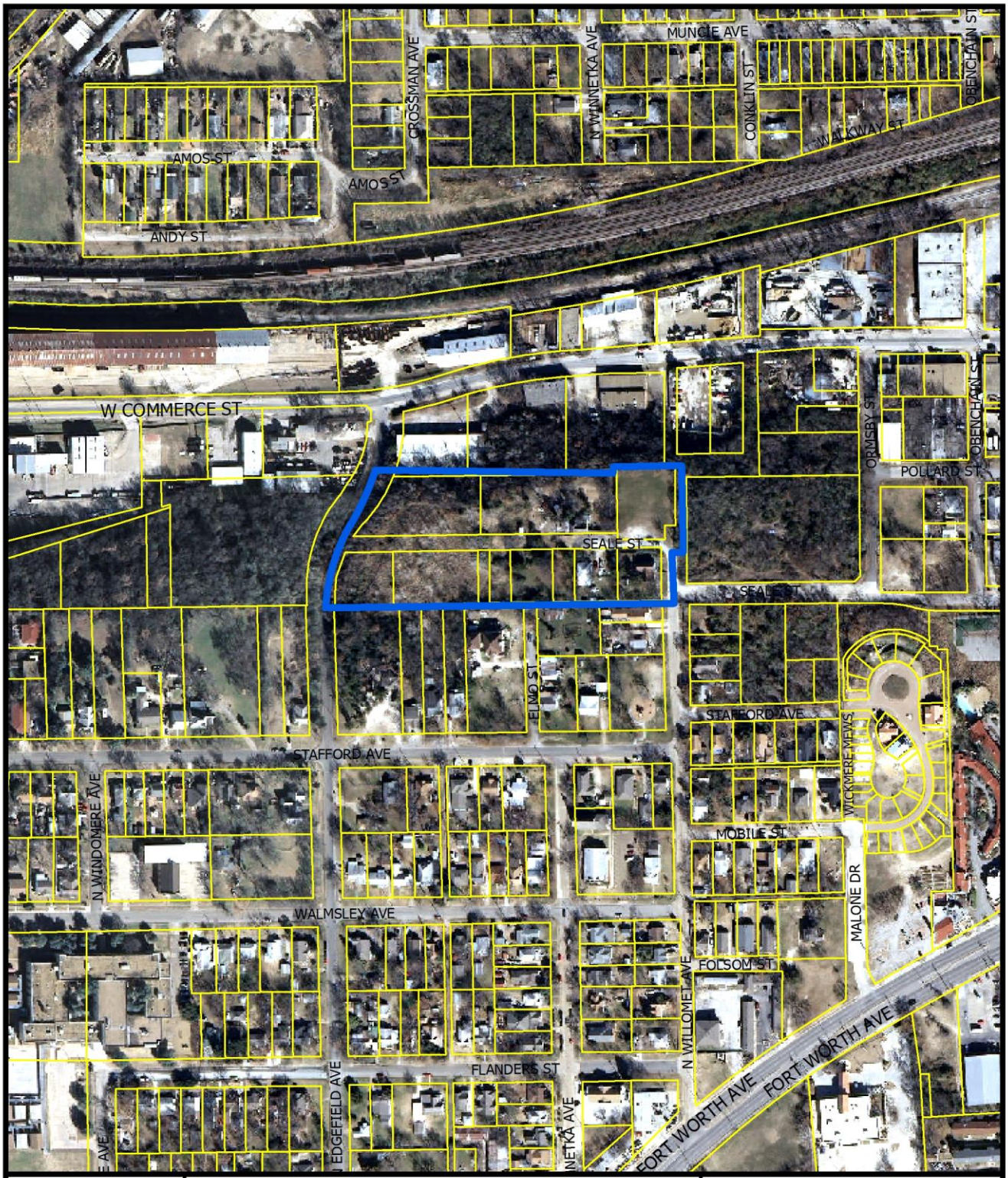
VICINITY MAP

Case no: Z134-286

Date: 12/29/2014



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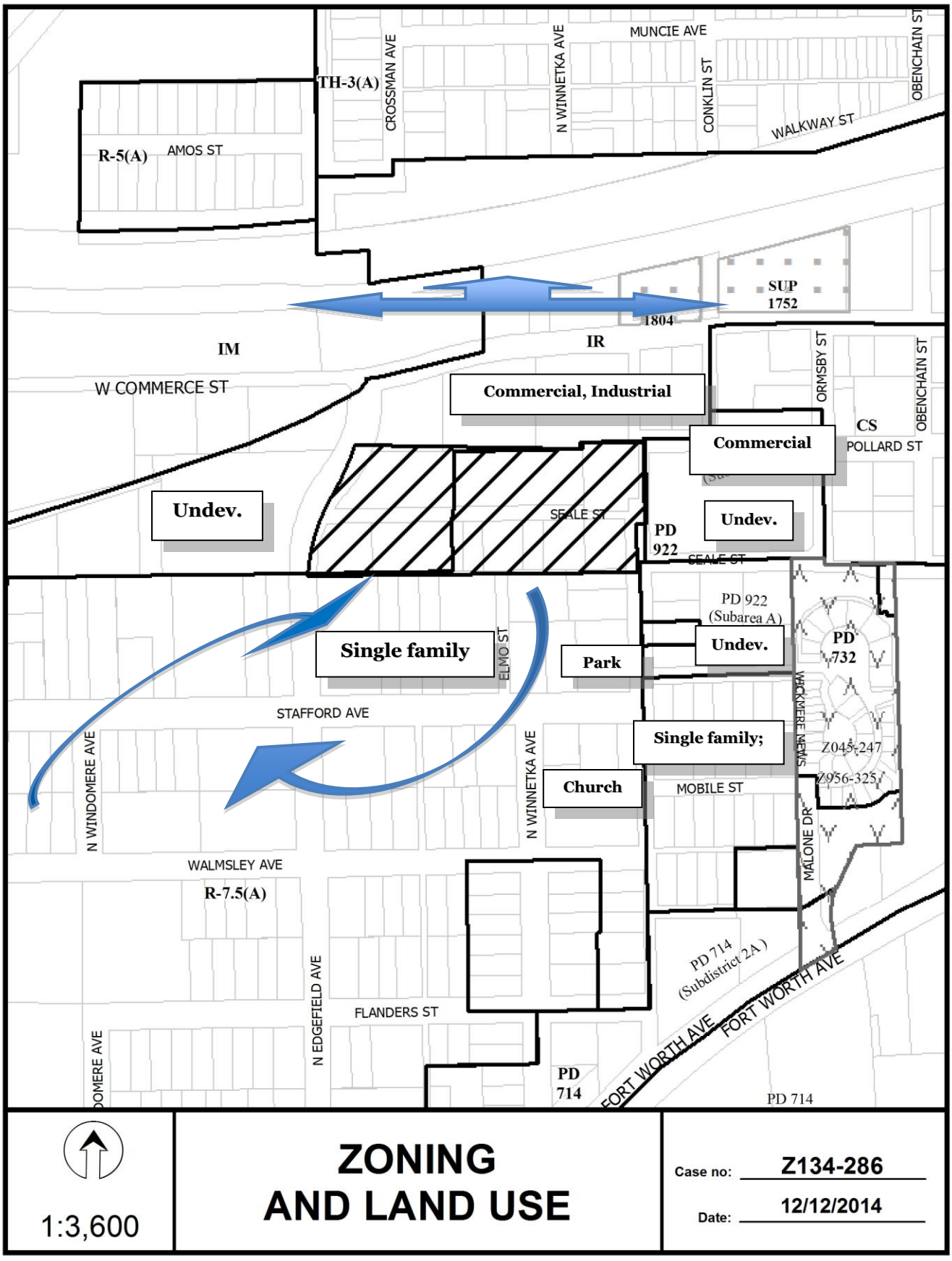
AERIAL MAP

Case no: Z134-286

Date: 12/12/2014



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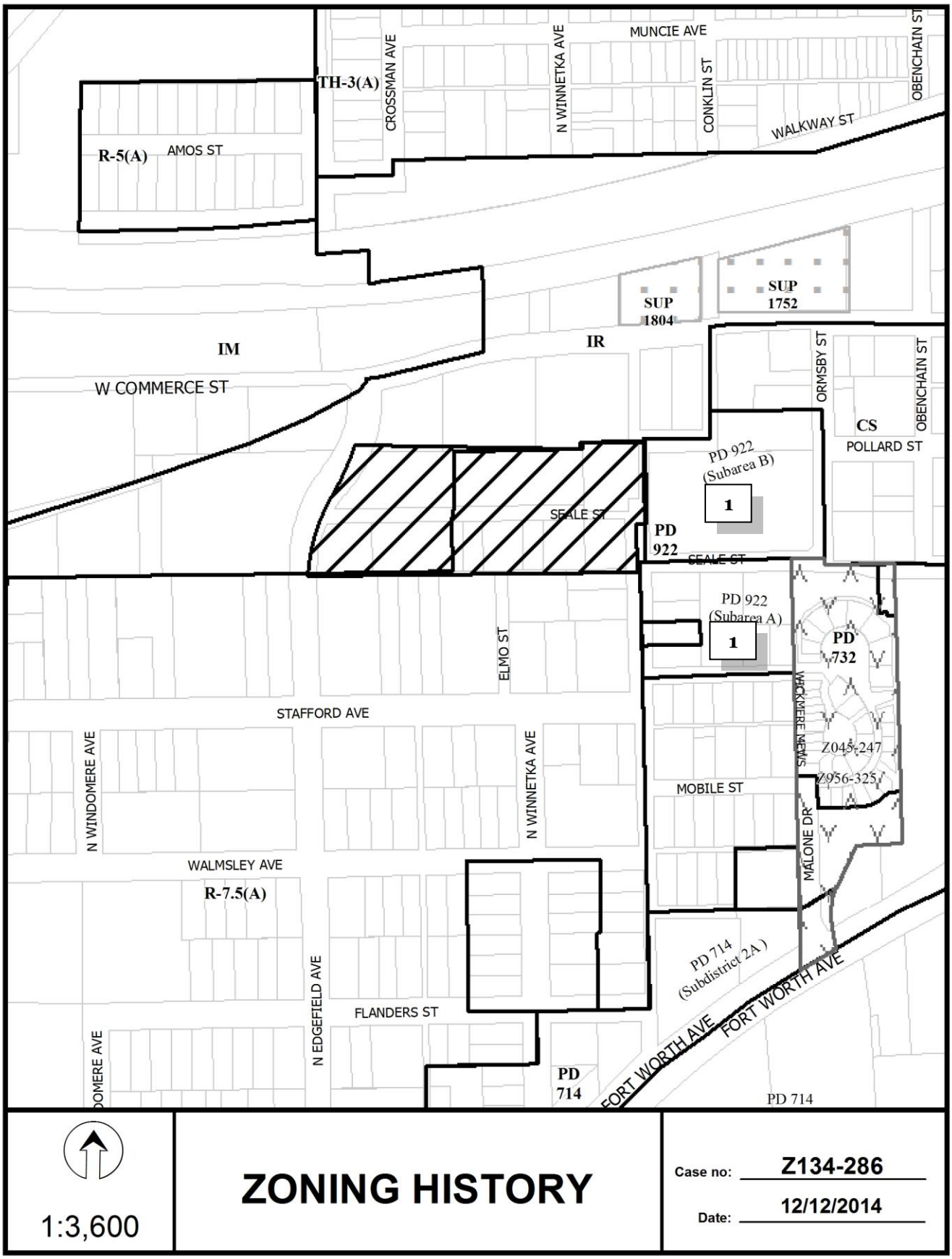
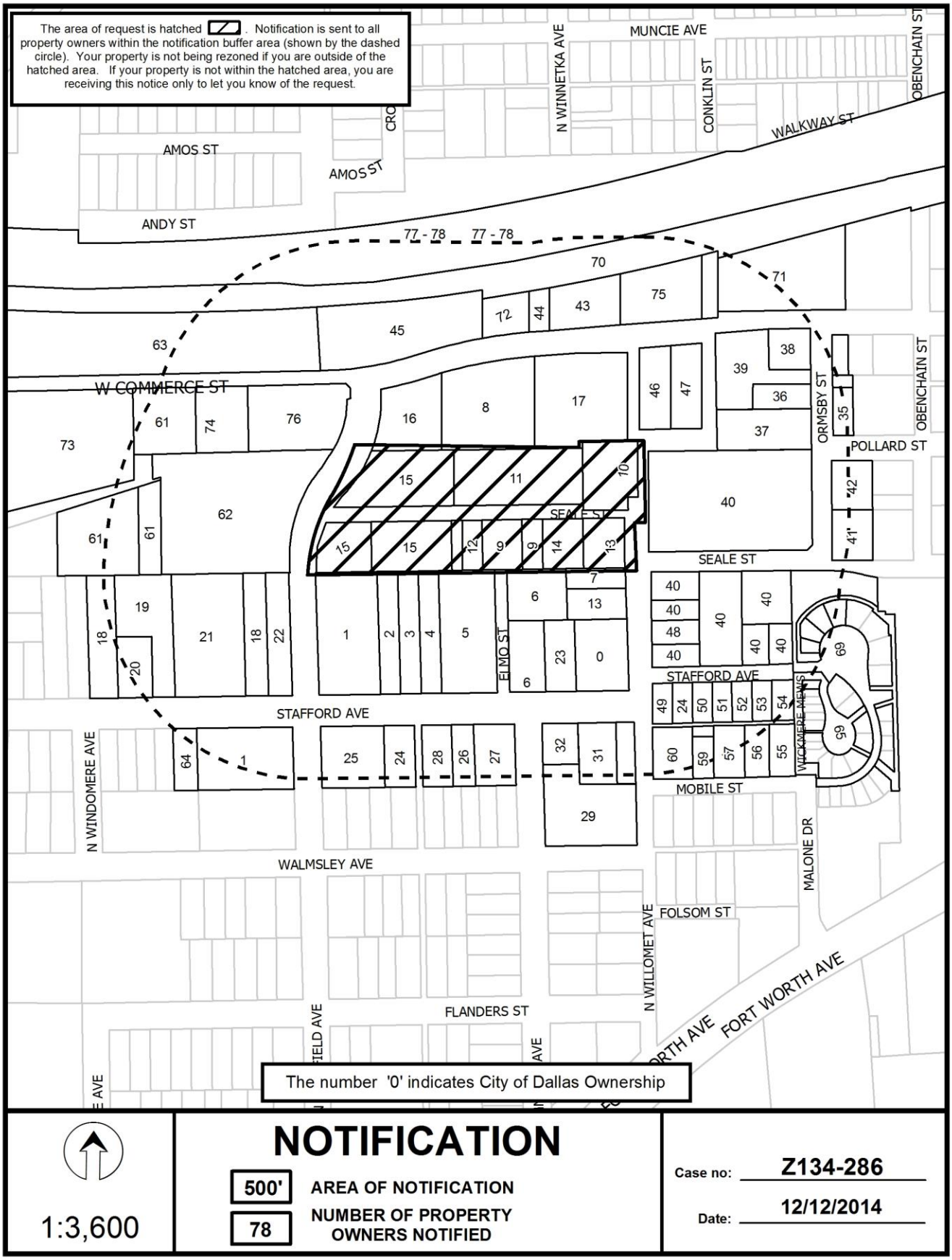
ZONING AND LAND USE

Case no: Z134-286

Date: 12/12/2014


TH-3(A)
CROSSMAN AVE
MUNCIE AVE
N WINNETKA AVE
CONKLIN ST
OBENCHAIN ST
WALKWAY ST
R-5(A)
AMOS ST
SUP 1804
SUP 1752
IM
IR
W COMMERCE ST
ORMSBY ST
OBENCHAIN ST
CS
POLLARD ST
PD 922 (Subarea B)
1
SEALE ST
PD 922
SEALE ST
PD 922 (Subarea A)
1
PD 732
ELMO ST
STAFFORD AVE
WEKIWEE MEWS
Z045-247
Z956-325
N WINDOMERE AVE
N WINNETKA AVE
MOBILE ST
MALONE DR
WALMSLEY AVE
R-7.5(A)
PD 714 (Subdistrict 2A)
N EDGEFIELD AVE
FLANDERS ST
FORT WORTH AVE
FORT WORTH AVE
PD 714
PD 714
1:3,600
ZONING HISTORY
Case no: Z134-286
Date: 12/12/2014


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
MUNCIE AVE
N WINNETKA AVE
CONKLIN ST
OBENCHAIN ST
WALKWAY ST
AMOS ST
ANDY ST
77 - 78
W COMMERCE ST
ORMSBY ST
POLLARD ST
SEALE ST
STAFFORD AVE
EL MO ST
WICKMERE MEWS
MOBILE ST
N WINDOMERE AVE
WALMSLEY AVE
MALONE DR
FOLSOM ST
N WILLOMET AVE
FLANDERS ST
FORT WORTH AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
78
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z134-286
Date: 12/12/2014

12/12/2014

Notification List of Property Owners

Z134-286

78 Property Owners Notified

Label #	*Address*		*Owner*
1	1923	EDGEFIELD AVE	INDUSTRIAL BUILDING CORPORATION
2	1223	STAFFORD AVE	COUCH KEDRIC
3	1219	STAFFORD AVE	SANCHEZ MARIA
4	1215	STAFFORD AVE	COUCH KEDRIC & PAT
5	1207	STAFFORD AVE	RAMIREZ JUANITA P
6	1121	STAFFORD AVE	SAAVEDRA GUADALUPE C
7	2023	WILLOMET AVE	CASTILLO OSCAR &
8	1220	COMMERCE ST	ROPECO INC
9	1118	SEALE ST	NOAH IRENE
10	2115	WILLOMET AVE	WILLIAMS TONY R
11	1122	SEALE ST	BHR ENTERPRISES INC
12	1120	SEALE ST	GONZALEZ MARIA & ADRIAN
13	2019	WILLOMET AVE	WILLIAMS TONY R
14	1114	SEALE ST	SEALEWILLOMET LAND LP
15	1219	SEALE ST	GUTIERREZ JOSE A
16	1220	COMMERCE ST	ROPECO INC
17	1212	COMMERCE ST	ROPECO INC
18	1335	STAFFORD AVE	MCCOMAS BRAU ADA NELL
19	1323	STAFFORD AVE	STRUCK HENRY C &
20	1331	STAFFORD AVE	STRUCK HENRY C JR &
21	1319	STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
22	1303	STAFFORD AVE	MCCOMAS ADA NELL B
23	1107	STAFFORD AVE	CONTRERAS JOE B &
24	1222	STAFFORD AVE	MARTINEZ SILVERIO
25	1226	STAFFORD AVE	INDUSTRIAL BUILDING CORPORATION
26	1210	STAFFORD AVE	GUTIERREZ FIDENCIO &

12/12/2014

Label #	*Address*		*Owner*
27	1206	STAFFORD AVE	CHAVEZ RUTH
28	1218	STAFFORD AVE	SANTOYO MANUEL &
29	1119	WALMSLEY AVE	WESTER HEIGHTS IGLESIA
30	1100	STAFFORD AVE	JUAREZ VICTORIA
31	1108	STAFFORD AVE	ORTIZ FROYLAN
32	1116	STAFFORD AVE	DELAFUENTE JUAN A MARTINEZ &
33	2210	ORMSBY ST	JLK IRREVOCABLE TRUST &
34	934	COMMERCE ST	JLK IRREVOCABLE TRUST &
35	935	POLLARD ST	RES #1 TRUST
36	2207	ORMSBY ST	WADE TRANSMISSION & GEAR
37	2203	ORMSBY ST	DENTON SECURITY INVESTMENT INC
38	1002	COMMERCE ST	MARTINEZ DIONICIO
39	1010	COMMERCE ST	MARTINEZ DIONICIO
40	2120	WILLOMET AVE	DENTON SECURITY INV INC
41	933	SEALE ST	MARTINEZ DIONICIO
42	934	POLLARD ST	DAUBITZ C R
43	1107	COMMERCE ST	HMK LTD
44	1201	COMMERCE ST	TWELVE 01 LLC
45	1211	COMMERCE ST	COMMERCIAL METALS CO
46	1032	COMMERCE ST	HUERTA AGUSTO
47	1030	COMMERCE ST	HUERTA WALTER
48	2006	WILLOMET AVE	MARTIN EMMA LEE
49	1026	STAFFORD AVE	RAMIREZ ROGELIO LEON &
50	1018	STAFFORD AVE	SLOCUM FRANCES I
51	1014	STAFFORD AVE	MUNOZ HUBERTO & CELIA
52	1010	STAFFORD AVE	MORIN JOSE LUIS
53	1006	STAFFORD AVE	MORIN JOSE LUIS
54	1002	STAFFORD AVE	VARA MIGUEL A & MARIA M
55	1003	MOBILE ST	MORIN JOSE L &
56	1009	MOBILE ST	JINEZ LOUISA
57	1015	MOBILE ST	SIERRA JOSE

12/12/2014

Label #	*Address*		*Owner*
58	1015	MOBILE ST	CEMETERY
59	1019	MOBILE ST	HANSEN CLAIRE
60	1027	MOBILE ST	RUTTER MICHAEL D
61	1338	COMMERCE ST	1400 TRIPLE B HOLDINGS LP
62	2107	EDGEFIELD AVE	RIOS MARTIN E
63	1401	COMMERCE ST	HB COMMERCE HOLDINGS LLC
64	1320	STAFFORD AVE	MEDRANO ALVARO
65	1926	MALONE CLIFF VIEW	DILBECK COURT LIMITED
66	1941	MALONE CLIFF VIEW	COOK MARY MCDERMOTT
67	1937	MALONE CLIFF VIEW	BELMONT VILLAS DALLAS LTD
68	1918	WICKMERE MEWS	ROPE & CROCKER INVESTMENTS LLC
69	1926	MALONE CLIFF VIEW	VILLAS AT DILBECK COURT HOMEOWNERS ASSN
70	2300	GRAND AVE	BNSF RAILWAY
71	1001	COMMERCE ST	MARTINEZ DIONICIO
72	1201	COMMERCE ST	TWELVE O1 LLC
73	1400	COMMERCE ST	1400 TRIPLE B HOLDINGS LP
74	1318	COMMERCE ST	SMITH RAPHAEL W
75	1025	COMMERCE ST	HUERTA AUGUSTO &
76	1316	COMMERCE ST	FIRST CLASS AUTO INC
77	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
78	9999	NO NAME ST	UNION PACIFIC RR CO

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z134-323(RB) **DATE FILED:** August 28, 2014

LOCATION: East line of North Central Expressway, south of Haskell Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 45-C

SIZE OF REQUEST: Approx. 8.68 Acres **CENSUS TRACT:** 16

APPLICANT/OWNER: Uptown Cityplace, LLC

REPRESENTATIVE: Suzan Kedron

REQUEST: An application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses.

SUMMARY: The applicant is proposing to revise certain development standards (remove number of permitted stories, allow for new structures on the north and south sides of the main tower), revise off-street parking provisions, and add two permitted uses.

STAFF RECOMMENDATION: Approval, subject to staff's revised recommended conditions.

PRIOR CPC ACTION: On December 4, 2014, the City Plan Commission held this request under advisement until January 8, 2015. On January 8, 2015, the City Plan Commission held this request under advisement until January 22, 2015.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to revised conditions based upon:

1. *Performance impacts upon surrounding property* – The proposed amendments will not significantly alter permitted uses on the property; thus, will remain consistent in scale with the high-density, mixed use environment of recent development projects in the immediate area.

2. *Traffic impact* – Trip generations will be consistent with existing demands of adjacent projects with no impact on the surrounding street system, while providing for close proximity to mass transit options.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z112-265	On May 22, 2013, the City Council approved a PDD for MU-3 District Uses, and approved a new subdistrict within PDD No. 305.
2. Z112-150	On May 23, 2012, the City Council approved an amendment to Tract I of Planned Development District No. 375 for mixed uses.
3. Z101-319	On December 14, 2012, the City Council approved a WMU-8 Walkable Urban Mixed Use District.
4. Z089-135	On October 14, 2009, the City Council approved the creation of two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses.
5. Z134-162	On October 23, 2014, the CPC recommended approval of a Planned Development District for MU-3 District Uses. Pending a December 10, 2002 City Council public hearing.

Thoroughfare/Street	Designation; Existing & Proposed ROW
North Central Expressway	Freeway; Variable Width ROW

Haskell Avenue	Principal Arterial; 150’ and 160’ ROW
Weldon Street	Local; 50’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction reviewed the requested amendment and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan: The site is located in an area considered an Urban Neighborhood. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

On February 6, 1985, the City Council approved the creation of PDD No. 183 for MU-3 Mixed Use District Uses. Two amendments have been adopted by City Council (November 11, 1992 and October 14, 2009). The site is developed with an office tower, expansive landscaping and an adjacent parcel, across Weldon Street at its terminus

with the northbound service road of North Central Expressway which is improved with a utility structure that serves the development.

The applicant is proposing revisions to capture the following: 1) a 'restrictive' mini-warehouse use; 2) extended stay hotel or motel use that requires access to individual rooms or suites from an inside corridor; 3) revise off-street parking provisions; 4) remove the maximum number of stories; and, 5) remove requirements for certain amendments to the development plan (i.e., minor amendment), revised off-street parking provisions are requested to be considered.

Surrounding land use consists of a mix of uses, with an emphasis of high density residential (multifamily) served by area retail/restaurant/entertainment uses all within close proximity to DART's Cityplace/Uptown station and the McKinney Avenue Transit Authority's (M Line) Cityplace Station (access to both via undergound connection below the existing office tower. It should be noted the M Line possesses 15 minute headways during peak hours to facilitate crosstown options within the trolley's service area. Consideration of high density developments are generally encouraged and supported when located with one-quarter mile of mass transit options with compressed headways during peak hours, those times normally utilized as tenants/employees commute to and from home to their professional destinations. Additionally, local bus routes have designated stops along the site's two main frontages.

The applicant has worked with staff to address anticipated development across the site, inclusive of two additions to be oriented along the northbound service road of North Central Expressway, on both sides of the existing office tower. At this time, all revisions, exclusive of requested off-street parking reductions (see Parking, below) and compliance of the minor amendment process for certain revisions (see attached ordinance) have been addressed.

Parking: As a matter of history, the creation of the 24.51 acre (at the time) PDD required parking at one space for each 500 square feet, with a minimum of 8,009 spaces; 4,603 spaces on the west side of North Central Expressway and 3,406 spaces on the east side of the freeway, all of which to be provided below grade. This parking requirement was part of a collaborative effort between the property owner and city, with consideration of various required updates to the initial parking study, along with expectation of certain infrastructure improvements and remedies for addressing future parking needs. It should be noted that anticipation of a DART station would serve the immediate area, with convenient access from both sides of North Central Expressway.

At this time, the applicant has requested a reduction of required below grade off-street parking (from 3,406 to 3,200 spaces). As this PDD was somewhat visionary in the

anticipated build out, measures were in place to address future needs. As this language was removed from the PDD through prior amendments, a sensitivity remains to removing the requested minimum number of spaces below grade. As the PDD provides for parking per use for those permitted uses (certain MU-3 District-based uses), staff continues to support the below-grade requirement at this time. It should be noted that staff did receive the parking analysis, but not in time to review and make a recommendation to include in this material. It is anticipated to present this at the January 22, 2015 staff briefing with any revisions to this part of the recommendation offered at that time.

Lastly, staff has recommended and the applicant has agreed to address the design of any above grade parking structures to: 1) provide for a façade that is consistent in visual appeal as the main structure, and 2) ensure headlights are contained within the parking structure.

Landscaping: The site is heavily landscaped and is in compliance with the attached landscape plans. No revisions are being requested at this time, however staff is recommending the deletion of the granting of a private license for landscape purposes. As has been the policy of the department, this revision does not prohibit granting of requested licensing, however it does permit the building official documentation of such improvements being located in the public right-of-way, which is critical for monitoring and compliance purposes.

It should be noted that as the site pursues additional development, landscaping (along with development plan) will require CPC approval prior to issuance of any building permits.

Applicant/Owner
Officers

Darryl Parmenter
Andrew Weiss
Stephen Bronner
John Davidson
Michael Loftis
Christopher McGrew
Jeffrey Granoff

STAFF RECOMMENDED CONDITIONS

ARTICLE 183.

PD 183.

SEC. 51P-183.101. LEGISLATIVE HISTORY.

PD 183 was established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985. Ordinance No. 18578 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18578 was amended by Ordinance No. 21478, passed by the Dallas City Council on November 11, 1992. (Ord. Nos. 10962; 18578; 21478; 24826; 27703)

SEC. 51P-183.102. PROPERTY LOCATION AND SIZE.

PD 183 is established on property generally located on the east side of North Central Expressway, south of Haskell Avenue. The size of PD 183 is approximately 12.6008 acres. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.103. CREATION OF TRACTS

This district is divided into Tracts 1 and 2 as shown on the Tract 1 conceptual plan/Tract 2 development plan (Exhibit 183A). (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) COOLING TOWER means an open-topped structure in which a heat removal devise is used to transfer, process, and release into the atmosphere heat from the mechanical equipment used to run a building.

(2) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devises.

(3) EXECUTIVE STORAGE means a climate controlled storage area for the inside storage of goods or wares with access to the storage area limited to an internal corridor or from within a main structure located on the Property.

(~~3~~ 4) HEALTH CLUB means a facility operated to promote physical fitness and where manipulated massage or exercises are practiced on the human body with or without the use of mechanical, therapeutic, or bathing devises.

(~~4~~ 5) MECHANICAL PLANT means a facility that houses the mechanical equipment necessary to support and maintain a building, including HVAC, plumbing, lighting, and other similar equipment.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 183A: Tract 1 conceptual plan/Tract 2 development plan.

(2) Exhibit 183B: Tract 2 landscape plan.

(3) Exhibit 183C: Existing streetscape tree plan. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.106. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

(a) In general. Development and use of the Property must comply with the Tract 1 conceptual plan/Tract 2 development plan. If there is a conflict between the text of this article and the Tract 1 conceptual plan/Tract 2 development plan, the text of this article controls.

(b) Tract 1. The Tract 1 portion of the Tract 1 conceptual plan/Tract 2 development plan is the conceptual plan for Tract 1. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 1. Tract 1 may be developed in phases. If there is a conflict between the text of this article and an approved development plan, the text of this article controls.

(c) Tract 2.

(1) The Tract 2 portion of the Tract 1 conceptual plan/Tract 2 development plan is the development plan for Tract 2. (Ord. Nos. 21478; 24826; 27703)

Applicant requested:

(2) Up to 10,000 square feet of additional floor area may be added to structures existing on Tract 2 as of August 1, 2014 without the necessity of amending the approved Tract 1 conceptual plan/Tract 2 development plan. Such additional floor area may be partially located on Tract 1 so long as attached to structures located on Tract 2.

Staff recommended:

Require compliance with the amendment/minor amendment process.

SEC. 51P-183.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

-- Cooling tower.
-- Data center.
-- Executive storage.
-- Extended stay hotel or motel [*Rooms must be accessed from an internal corridor or elevator]*.
-- Financial institution with drive-in window.
-- Health club.
-- Mechanical plant.
-- Radio, television, or microwave tower.
-- Restaurant with drive-in or drive-through service.
-- Restaurant without drive-in or drive-through service.
-- Transit passenger shelter.
-- Transit passenger station or transfer center.

(c) The following main uses are prohibited:

-- Auto service center.
-- Car wash.
-- Cemetery or mausoleum.
-- College dormitory, fraternity, or sorority house.
-- Crop production.
-- Duplex.
-- Extended stay hotel or motel.
-- Foster home.
-- Gas drilling and production.
-- General merchandise food store 100,000 square feet or more.
-- Halfway house.
-- Heliport.
-- Helistop.
-- Labor hall.
-- Medical/infectious waste incinerator.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Open-enrollment charter school or private school.
-- Overnight general purpose shelter.
-- Public school other than open-enrollment charter school.
-- Recycling buy-back center.

-- Recycling collection center.
-- Recycling drop-off container.
-- Recycling drop-off for special occasion collection. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.108. 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 use is not permitted:

-- Accessory medical/infectious waste incinerator. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.109. 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. No minimum front yard is required.

(b) Side and rear yard. No minimum side or rear yard is required.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) Tract 1.

(A) Except as provided in this paragraph, no maximum floor area.

(B) For retail uses, maximum floor area is 100,000 square feet.

(2) Tract 2.

(A) Except as provided in this paragraph, maximum floor area is 1,371,477 square feet, excluding mechanical plant and cooling tower uses.

(B) For retail uses, maximum floor area is 60,000 square feet.

(C) For a health club use, maximum floor area is 50,000 square feet.

(e) Height.

(1) Tract 1. Maximum structure height is 175 feet.

(2) Tract 2 ~~(A)~~ Maximum structure height is 556 feet, except that habitable space is not permitted above 546 feet in height.

~~(B) Any additions to the tower that exists on October 14, 2009 must have the same facade materials as the existing tower.~~

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Tract 1. ~~M~~ No maximum number of stories. ~~above grade is 10.~~

(2) Tract 2. Maximum number of stories above grade is 42. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.110. FACADE TREATMENT.

No exterior facade of any building may contain highly reflective glass. For purposes of this section, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.111. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific loading requirements for each use.

Applicant requested:

(b) A minimum of ~~3,406~~ 3,200 off-street parking spaces must be provided below grade.

Staff recommended:

Retain: (b) A minimum of 3,406 off-street parking spaces must be provided below grade.

(c) A maximum of 110 off-street parking spaces are permitted ~~above~~ at grade, except that off-street parking spaces may not be located between a building facade and Haskell Avenue or between a building facade and Weldon Street. At grade parking spaces wholly enclosed within a parking structure are not considered at grade. (Ord. Nos. 21478; 24826; 26102; 27703)

(d) All aboveground parking structures must be wrapped by a building or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves.

Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property.

SEC. 51P-183.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 18578; 24826; 26102)

SEC. 51P-183.113. LANDSCAPING.

(a) In general.

(1) Open space.

(A) A minimum of 10 percent of a lot or building site must be open space meeting the following requirements:

(i) Open space must be a contiguous area that is a minimum of 150 square feet. Parkways may not be counted toward the required open space.

(ii) Open space must be unobstructed to the sky and contain no structures.

(iii) Open spaces must be landscape areas that may include turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these materials.

(B) The Tract 1 development plan and the Tract 2 landscape plan must include:

(i) the location of the open space on each lot or building site and

(ii) a table showing the square footage of each lot or building site and the open space square footage provided for that lot.

(2) Existing streetscape tree plan.

(A) Trees shown on the existing streetscape tree plan (Exhibit 183C) may only be removed or replaced in accordance with the tree preservation, removal, and replacement provisions in Division 51A-10.130.

(B) Replacement trees provided for mitigation purposes may be located in the right-of-way.

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

(b) Tract 1.

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

(2) For each landscape plan submitted with the application for a building permit, an artificial lot may be created to satisfy the requirements of Article X.

(3) Trees shown in Tract 1 on the existing streetscape tree plan may count toward Article X requirements.

(c) Tract 2.

(1) Landscaping must be provided as shown on the landscape plan. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

~~(d) Private license granted.~~

~~(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.~~

~~(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.~~

~~(3) Upon the installation of new landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.~~

~~(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.~~

~~(c)~~ Parkway landscape permit~~.~~

~~(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating new trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

~~(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.~~

~~(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.~~

~~(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's revocation of a parkway landscape permit.~~

~~(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 21478; 24826; 27703)~~

SEC. 51P-183.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.115. 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 applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. 27703)

Applicant requested:

(c) Ingress and egress for the existing parking ramps may be amended without the requirement of an amendment to the Tract 1 conceptual plan/Tract 2 development plan.

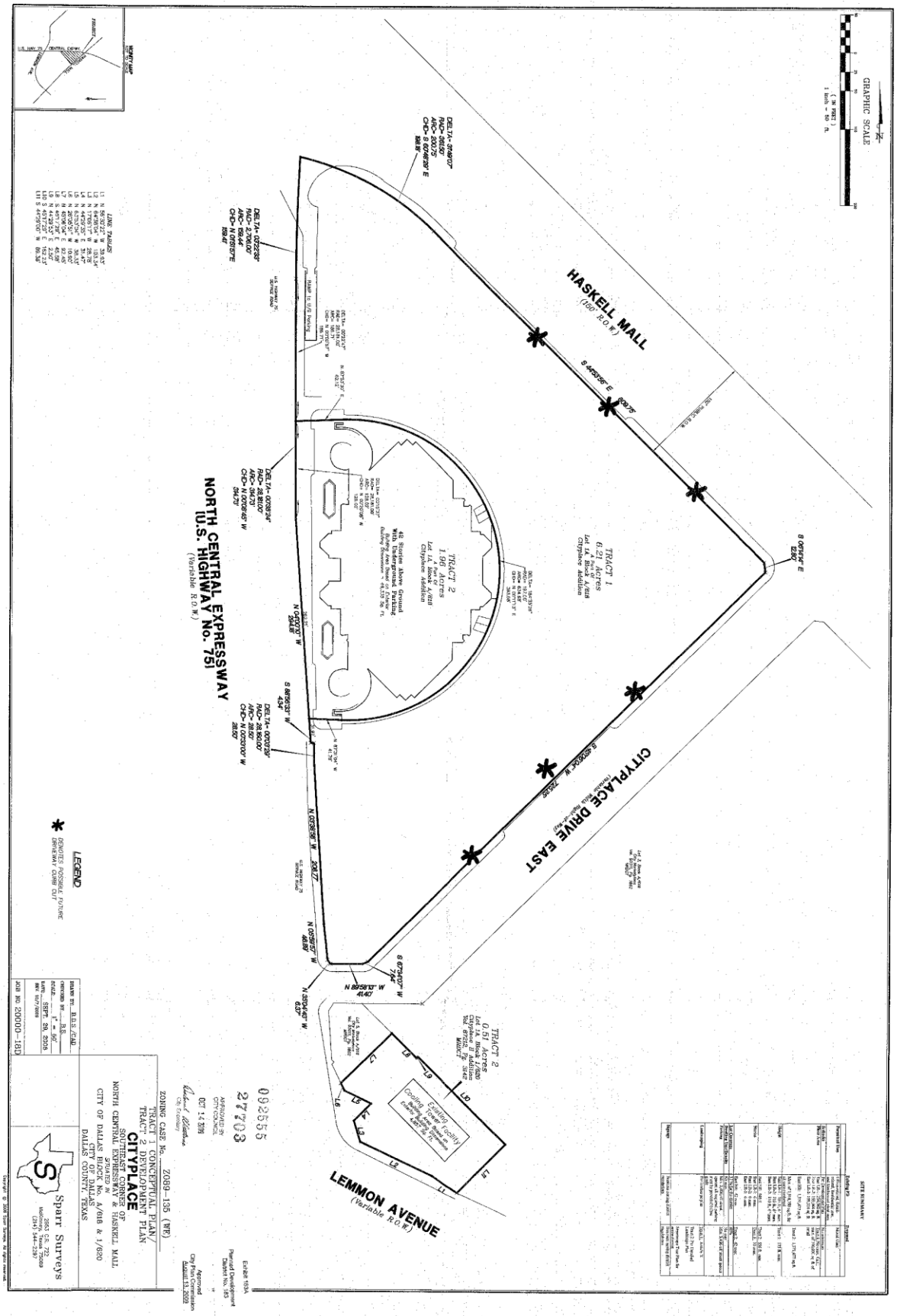
Staff recommended:

Require compliance with the amendment/minor amendment process.

SEC. 51P-183.116. COMPLIANCE WITH CONDITIONS.

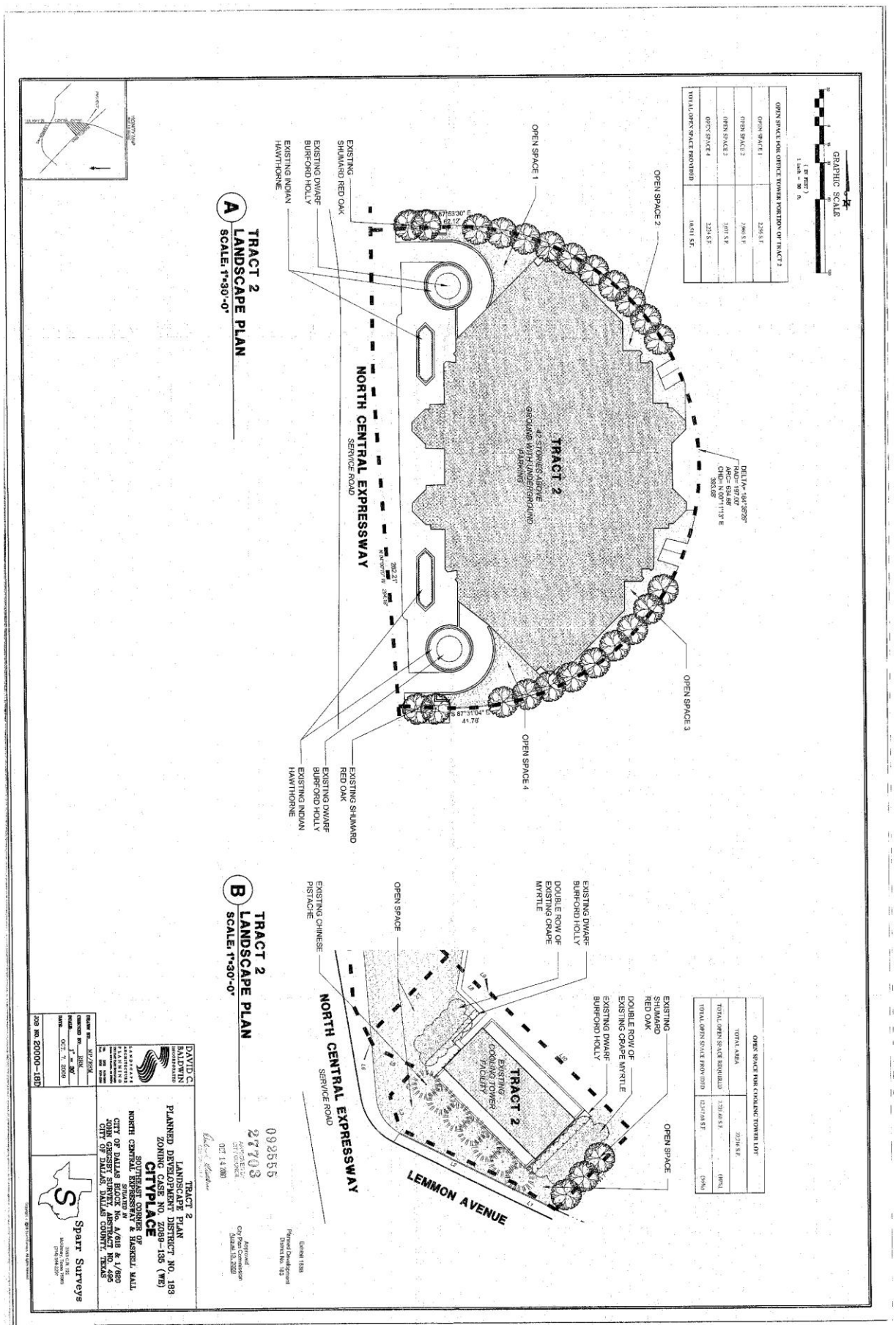
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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. (Ord. 27703)

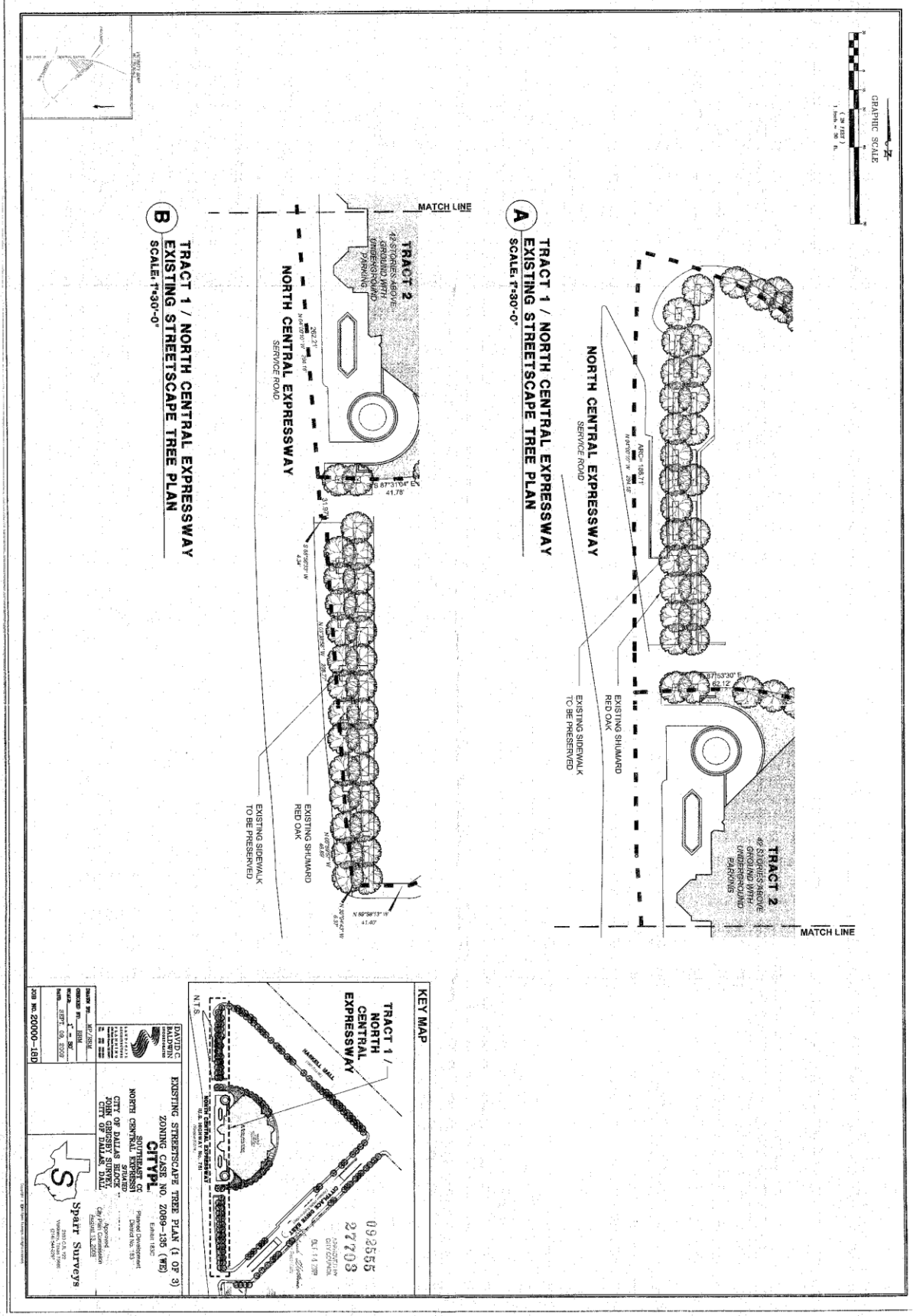


11-16

Existing Tract 1 Conceptual Plan/Tract 2 Development Plan

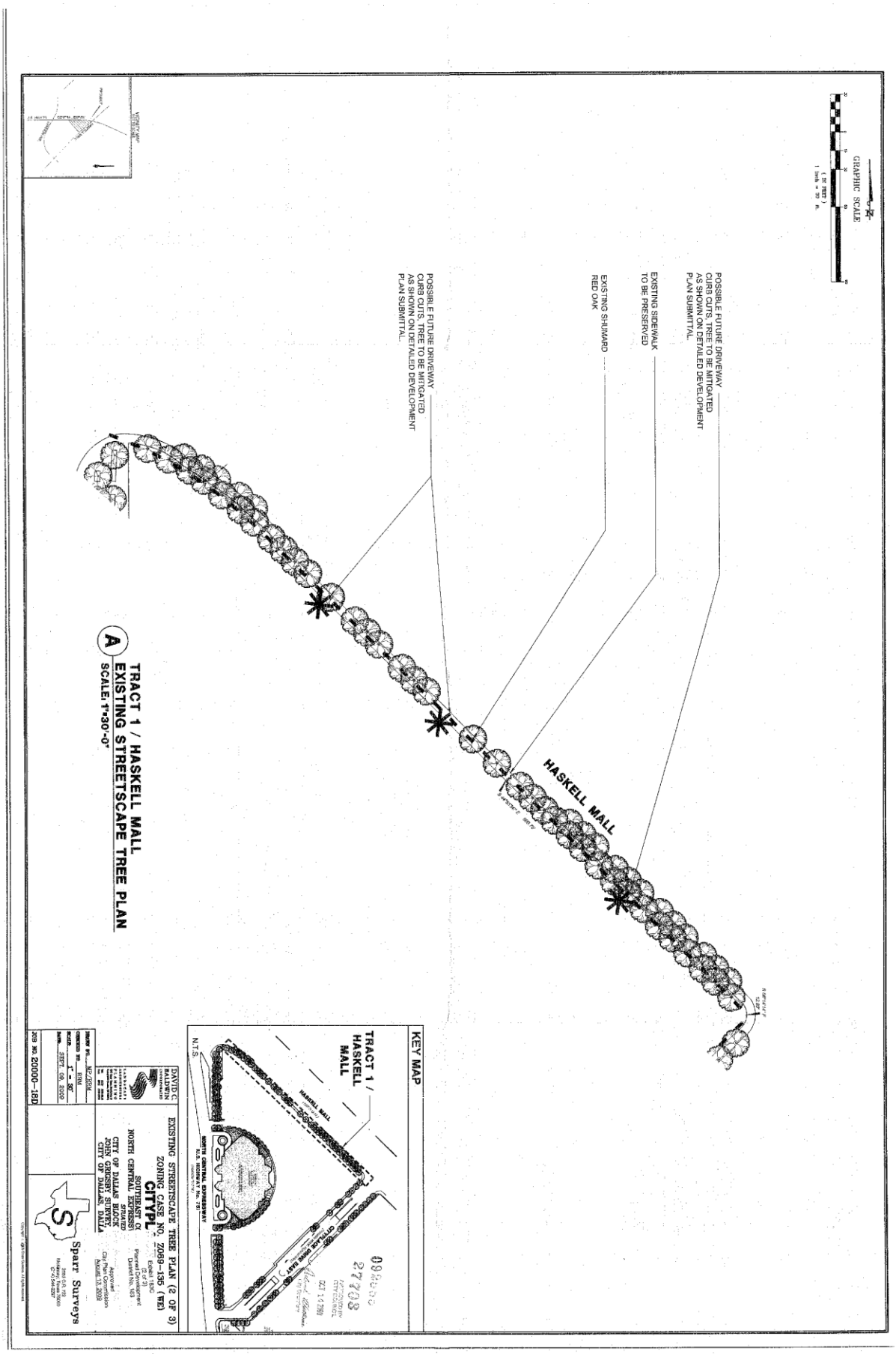


Existing Tract 2 Landscape Plan

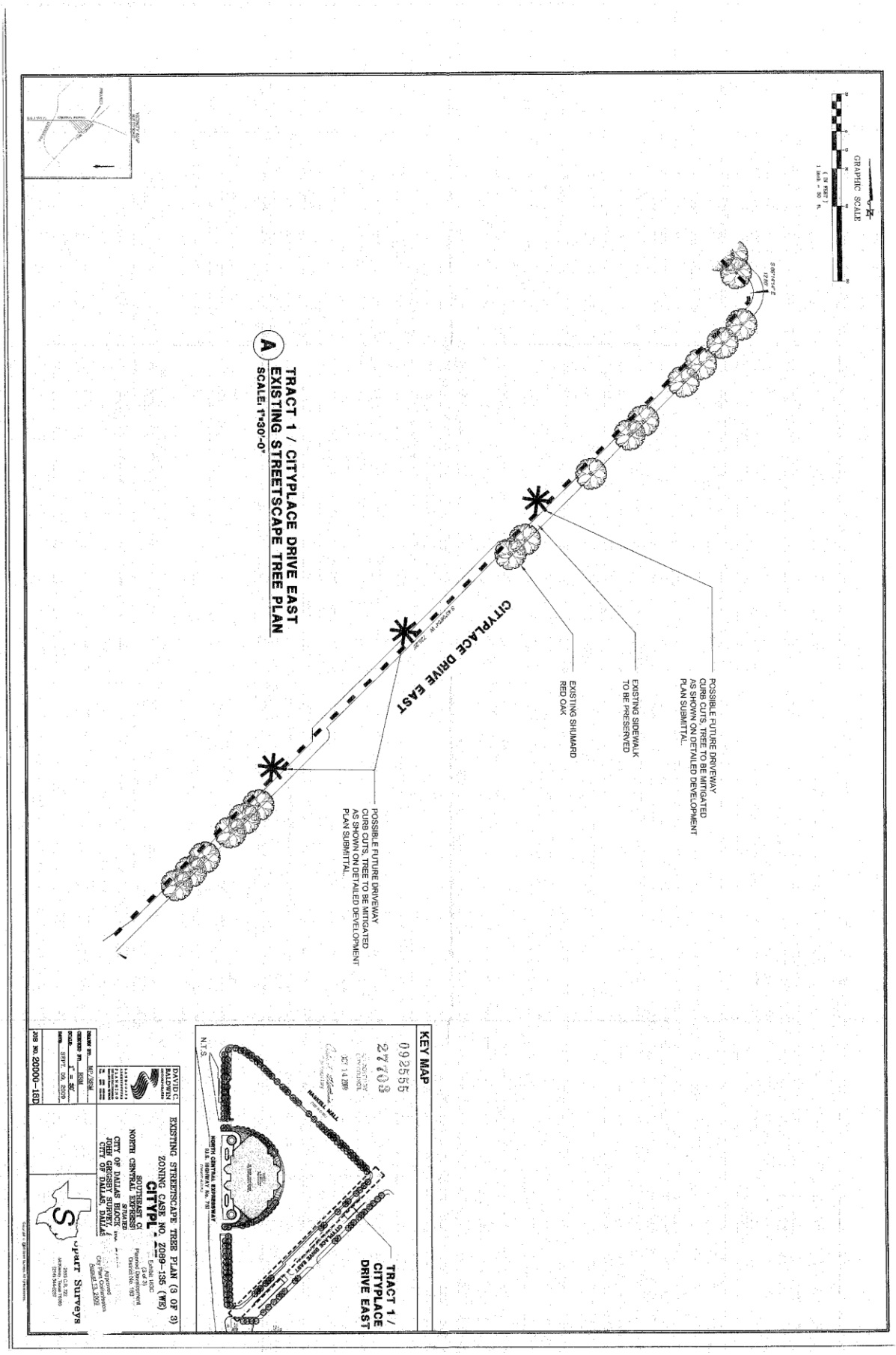


11-18

Existing Tract 1 Streetscape Plan
1 of 3



Existing Tract 1 Streetscape Plan 2 of 3



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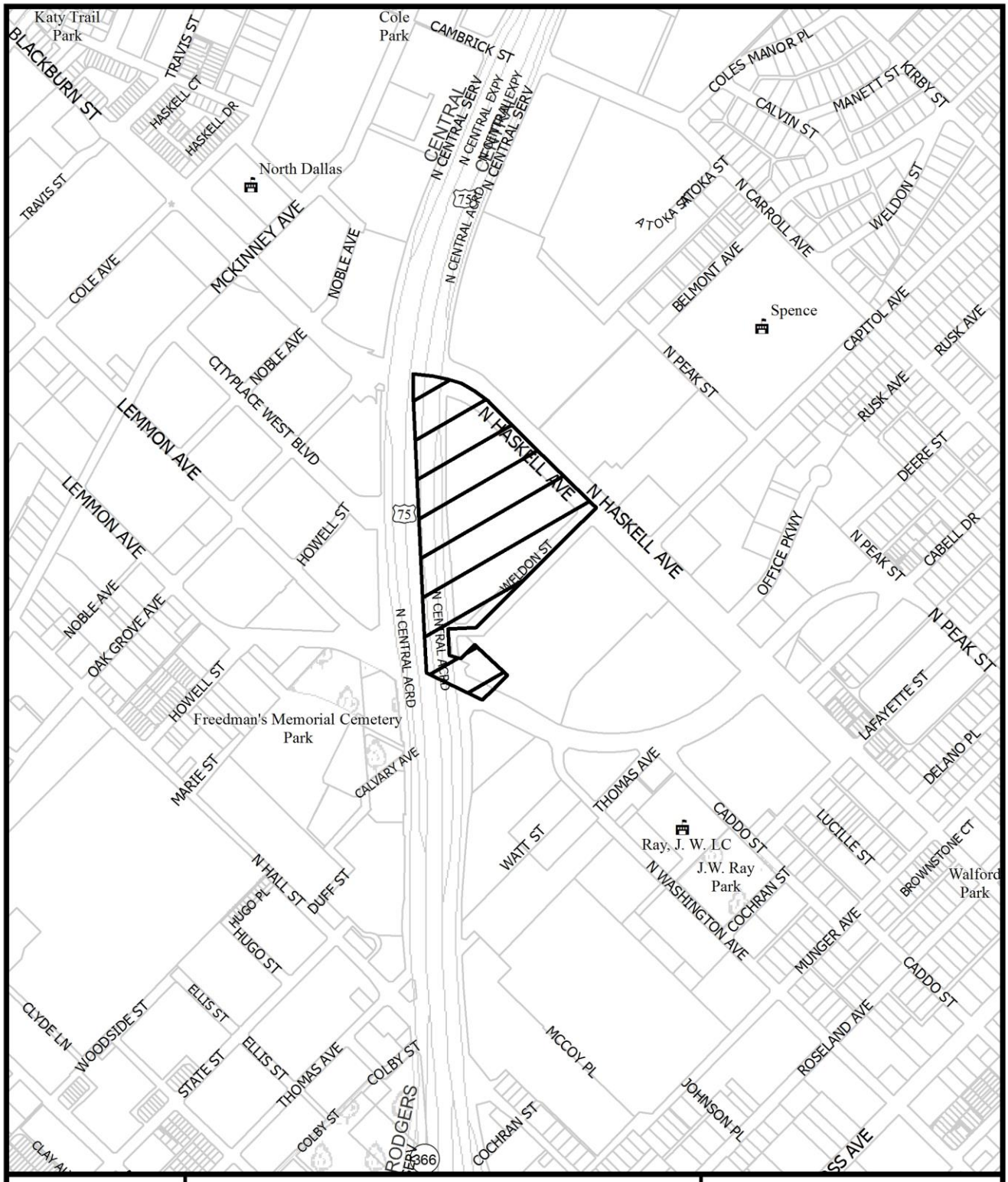
Existing Tract 1 Streetscape Plan 3 of 3



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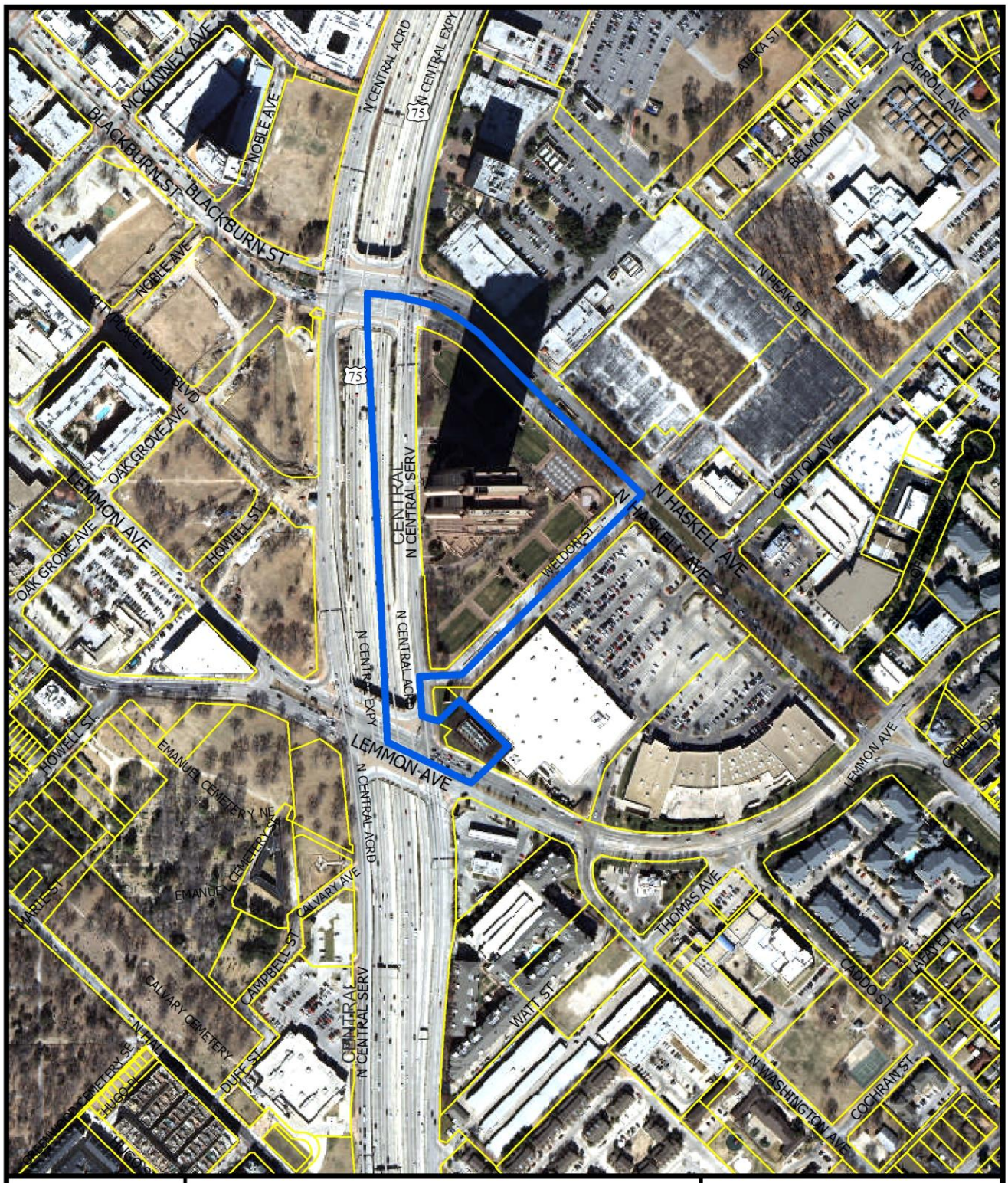
VICINITY MAP

Case no: Z134-323

Date: 10/14/2014



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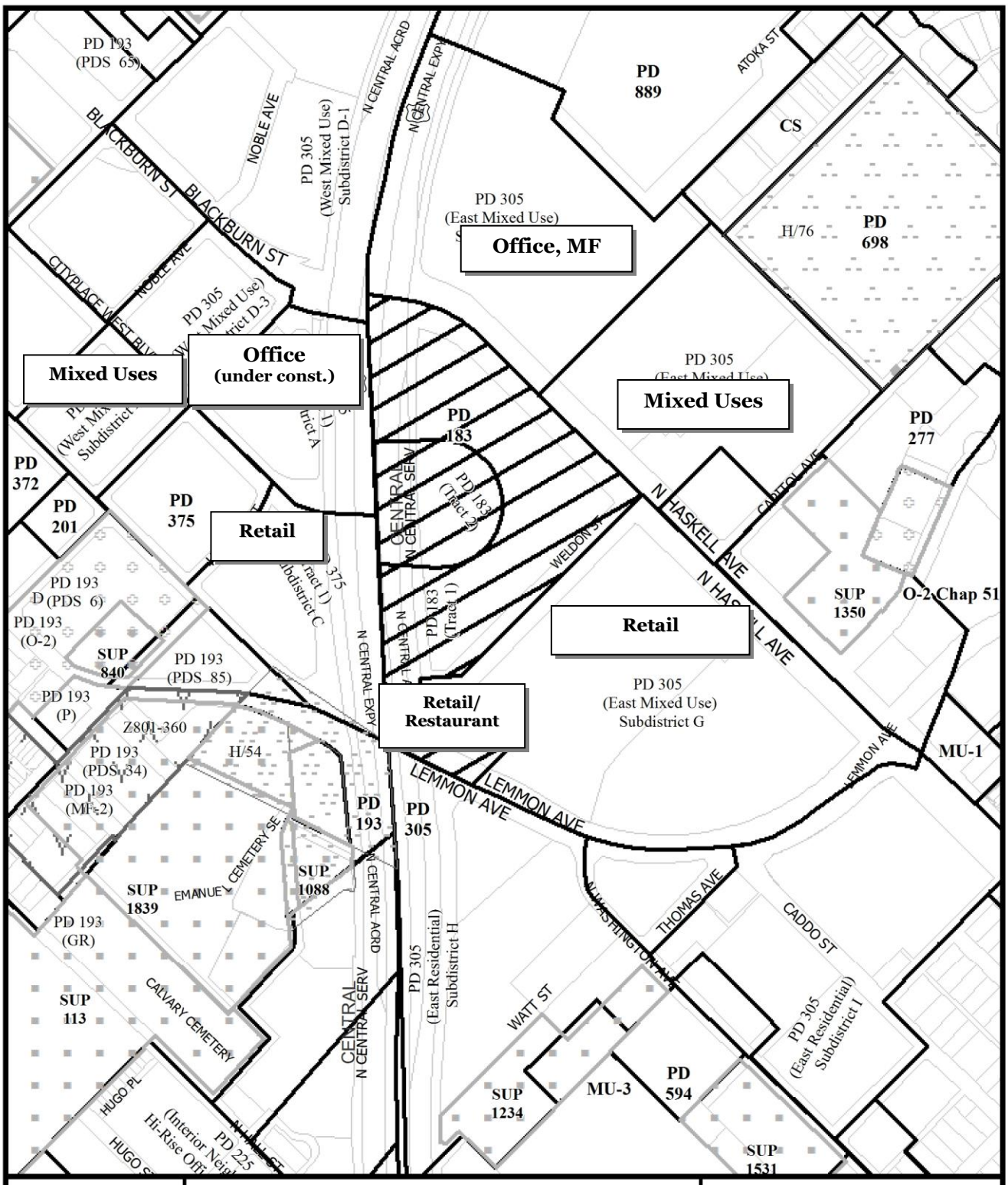
AERIAL MAP

Case no: Z134-323

Date: 10/14/2014


Office, MF
Mixed Uses
Office
(under const.)
Mixed Uses
Retail
Retail
Retail/
Restaurant
PD 889
CS
PD 698
PD 277
PD 372
PD 201
PD 375
PD 183
PD 305
(East Mixed Use)
Subdistrict G
PD 305
(West Mixed Use)
Subdistrict D-1
PD 305
(East Residential)
Subdistrict H
PD 305
(East Residential)
Subdistrict I
PD 193
(PDS 65)
PD 193
(PDS 6)
PD 193
(O-2)
PD 193
(PDS 85)
PD 193
(P)
PD 193
(PDS 34)
PD 193
(MF-2)
PD 193
(GR)
PD 225
SUP 840
SUP 1839
SUP 113
SUP 1088
SUP 1234
SUP 1350
SUP 1531
PD 594
MU-1
MU-3
O-2 Chap 51
Z801-360
H/76
H/54
BLACKBURN ST
NOBLE AVE
CITYPLACE WEST BLVD
N CENTRAL EXPY
N CENTRAL ACRD
CENTRAL SERV
ATOKA ST
CAPITOL AVE
WELDON ST
N HASKELL AVE
LEMMON AVE
THOMAS AVE
CADDO ST
WATT ST
HUGO PL
CEMETERY SE
EMANUEL
CALVARY CEMETERY
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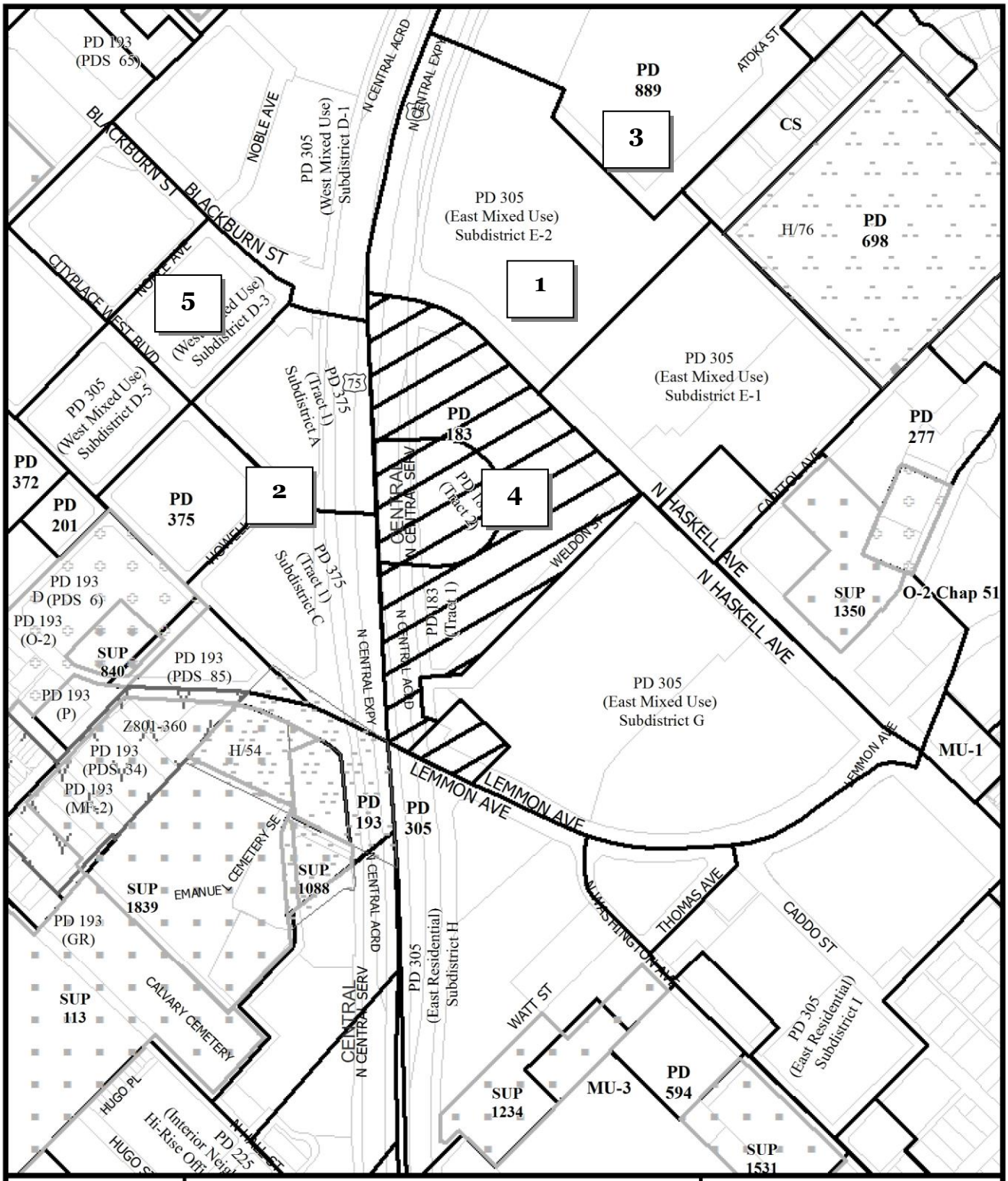
ZONING
AND LAND USE
Case no: Z134-323
Date: 10/14/2014



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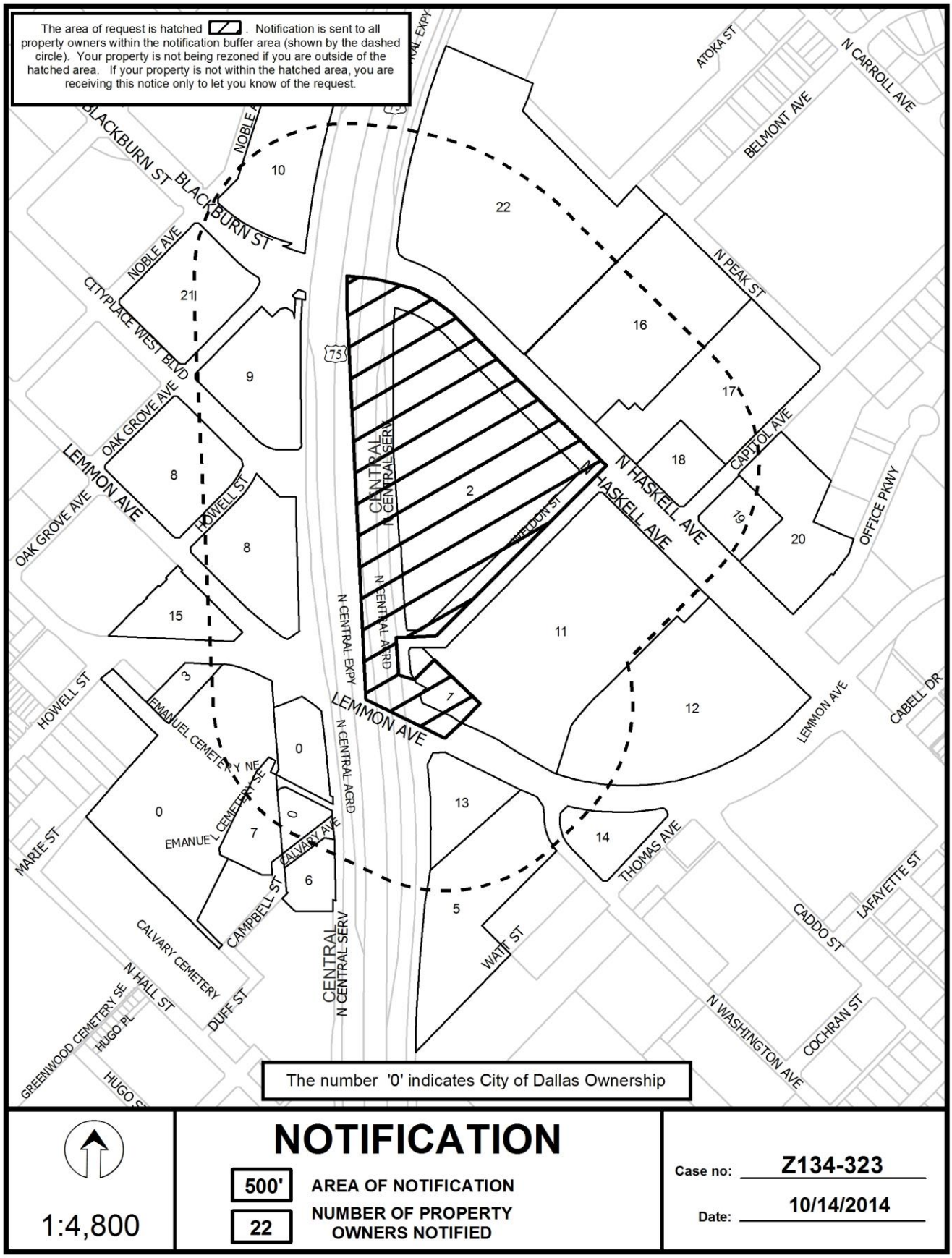
ZONING HISTORY

Case no: Z134-323

Date: 10/14/2014


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
BLACKBURN ST
NOBLE AVE
CITYPLACE WEST BLVD
OAK GROVE AVE
LEMMON AVE
HOWELL ST
N CENTRAL EXPY
N CENTRAL SERV
N CENTRAL ACRD
SHELDON ST
N HASKELL AVE
CAPITOL AVE
N PEAK ST
BELMONT AVE
ATOKA ST
N CARROLL AVE
OFFICE PKWY
CABELL DR
LEMMON AVE
THOMAS AVE
LAFAYETTE ST
CADDO ST
COCHRAN ST
N WASHINGTON AVE
WATT ST
CALVARY AVE
CAMPBELL ST
DUFF ST
N HALL ST
CALVARY CEMETERY
EMANUEL CEMETERY NE
EMANUEL CEMETERY SE
GREENWOOD CEMETERY SE
HUGO PL
MARIE ST
75
10
22
21
9
16
17
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19
20
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12
15
1
13
14
7
6
5
0
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
500'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z134-323
Date: 10/14/2014

10/14/2014

Notification List of Property Owners

Z134-323

22 Property Owners Notified

Label #	*Address*		*Owner*
1	2602	CENTRAL EXPY	UPTOWN CITYPLACE LLC
2	2711	HASKELL AVE	UPTOWN CITYPLACE LLC
3	2700	LEMMON AVE	TEMPLE EMANU EL
4	2703	CENTRAL EXPY	KIR CITYPLACE MARKET L P
5	2403	WASHINGTON AVE	MFREVF CITYPLACE LLC
6	2400	CENTRAL EXPY	WALMART REAL ESTATE BUSINESS TRUST
7	3491	CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
8	2889	CITYPLACE BLVD	BLACKBURN CENTRAL
9	2801	CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
10	2990	BLACKBURN ST	SVF BLACKBURN DALLAS CORP
11	2417	HASKELL AVE	DAYTON HUDSON CORP
12	2415	HASKELL AVE	KIR CITYPLACE MARKET L P
13	2503	LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
14	2404	WASHINGTON AVE	TACO BELL OF AMERICA INC
15	2727	LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
16	2660	HASKELL AVE	GATEWAY CITYVILLE INC
17	2600	HASKELL AVE	KROGER TEXAS LP
18	2500	HASKELL AVE	SCHMIDT 1980 DECEDENTS TRUST
19	2428	HASKELL AVE	WHATABURGER INC
20	2420	HASKELL AVE	SHURGARD FREMONT PTNRII
21	2901	BLACKBURN	BLACKBURN CENTRAL
22	3972	CENTRAL EXPY	AFFILIATED COMPUTER SVC

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z134-341(RB) **DATE FILED:** September 17, 2014

LOCATION: Both sides of Westchester Drive, south of Berkshire Lane

COUNCIL DISTRICT: 13 **MAPSCO:** 25-W, X

SIZE OF REQUEST: Approx. 2,681 Sq. Ft. **CENSUS TRACT:** 73.01

REPRESENTATIVE: Suzan Kedron

APPLICANT: CH Realty VI, R Dallas Preston Center LP

OWNERS: CH Realty VI, R Dallas Preston Center LP; City of Dallas

REQUEST: An application for a Specific Use Permit for a Pedestrian skybridge on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District.

SUMMARY: The applicant proposes to construct a pedestrian skybridge across Westchester Drive, connecting a proposed retail use and the parking structure.

STAFF RECOMMENDATION: **Approval** for a forty-year period, subject to a site plan and conditions.

PRIOR CPC ACTION: On December 18, 2014, the City Plan Commission held this item under advisement until January 22, 2015 to permit the applicant to continue efforts with area property owners. At this time, the application remains consistent in the request as previously provided.

Guiding Criteria for Recommendation:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The request will be elevated over Westchester Drive and its design will comply with required building code and the majority of required design criteria (concurrent application to the Board of Adjustment for a special exception to certain design criteria).

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This single use amenity for the proposed retail use will provide for alternative access options (street level access and surface parking in the immediate area around the building) for those frequenting the use.

3. *Not a detriment to the public health, safety, or general welfare* – Retail patrons will be able to traverse across the street more safely and with less interruption to vehicular movements in the immediate area.

4. *Conforms in all other respects to all applicable zoning regulations and standards* – A private license to cross a public right-of-way will be required as well as compliance with all engineering and building code regulations.

Zoning History:

File No.	Request, Disposition, and Date
1. BDA 145-007	Special exception to the pedestrian skybridge standards. Pending a January 21, 2015 BDA public hearing.

Street	Designation; Existing & Proposed ROW
Westchester Drive	Local; 80’ ROW
Berkshire Lane	Local; 80’ ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant’s request and determined it will not significantly impact the surrounding street system.

Comprehensive Plan: The request site and immediate surrounding area is considered a Walkable, Mixed-Use Building Block. These are areas where a healthy balance of housing, jobs and shopping will exist in close proximity, allowing residents to live, work, shop and play all in the same neighborhood. Public transit, bicycles and walking will get

priority in these areas, although cars will still play an important role. These areas have slower moving traffic and the average car trip is shorter.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility: The requested pedestrian skybridge will connect a proposed retail use with the area's parking garage across Westchester Drive to serve a grocery store. The span of the bridge is approximately 77 feet and be located within 28 feet from the northern property line of the proposed retail use (see Site Plan, below, for additional staff comments). The store will have street level access on Westchester Drive, with internal escalators serving the second floor store. The site is surrounded by various retail and office uses. High-density residential uses are developed further west and southwest of the site, but are not impacted by the request.

Part of the basis for consideration of granting an SUP for a pedestrian skybridge is to, '…promote the health, safety, and general welfare of persons and property within the city by providing for the structural integrity of pedestrian skybridges over public right-of –ways; preventing visual obstruction of public right-of-ways and urban landscapes; facilitating the flow of traffic; encouraging use public skybridges by pedestrians through well designed additions to the existing pedestrian system; minimizing the negative impact of pedestrian skybridges on adjoining properties, communication and utility company facilities, and public street lighting an safety facilities; and, establishing standards for construction and maintenance of pedestrian skybridges."

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

These types of retail uses tend to capture off-street parking on the same lot as the use. These uses are either single developments on a building site (example-Albertsons on McKinney Avenue between Lemmon Avenue East and Lemmon Avenue West) or part

of a multi-tenant development, often being the anchor retail use (example-Tom Thumb in the northwest quadrant of Preston Road and Royal Lane).

Except for on-street parking areas, this multi-tenant office and retail portion of Preston Center utilizes the two-level parking garage. It is anticipated this additional infrastructure will facilitate a safe and efficient means of allowing patrons who utilize the upper level of the garage to traverse across the street in a safe and efficient manner, as well as ensuring vehicular movements are not impacted by the proposed grocery store (allowed by right). The proposed store will occupy approximately 55,000 square feet. Utilizing ITE research, the proposed store will generate approximately 5,700 vehicle trips per day.

With respect to vehicular movement efficiency throughout this area, the proposed pedestrian skybridge will be successful in removing store patrons (who are willing to utilize the upper level of the connected parking garage) from negotiating a need to cross Westchester Drive at grade. To put this in perspective, a pedestrian will walk at a pace of three and one-half feet per second. Westchester Drive is approximately 58 feet, back-of-curb to back-of-curb, thus requiring approximately 16.6 seconds to traverse the right-of-way at grade. What is not known at this time is the percentage of store patrons that may park in adjacent areas other than the second level of the existing parking structure, thus affecting this efficiency. As a result, staff cannot quantify the 'savings' of time being given back to drivers that maneuver through this intersection. As the section of Westchester Drive between Northwest Highway and Berkshire Lane provides queuing for seven-eight vehicles as they enter the shopping center from the north, the skybridge would improve vehicular flow through the adjacent intersection.

As a result of this analysis, staff supports the request subject to the attached site plan and conditions. It should be noted that following a recommendation by the City Plan Commission, this request will not be scheduled before the City Council until a favorable recommendation by the Board of Adjustment has been rendered (see Zoning History) and a private license prepared by the City Attorney has been prepared for consideration by the Council.

Urban Design: The Dallas Development Code requires compliance with 19 items associated with the structural design and visual presence of the skybridge. The attached summary summarizes those requirements in compliance. In context with these deficiencies, the applicant has submitted an application for a special exception to these respective design standards: 1) supports located within the public right-of-way; 2) alternate clear height between grade and the skybridge; and 3) vary the maximum interior passageway width; increase divergence (from 30 degrees) from perpendicular angle to the right-of-way.

Private License: In order to cross a public right-of-way with the proposed skybridge, the applicant will be required to submit an application for a private license to the Real

Estate Section of the Department of Sustainable Development and Construction. It is anticipated that the requested SUP will be scheduled for City Council at the same time the private license is considered, but after the Board of Adjustment has considered the application for a special exception to certain design criteria. With respect to the time period recommended by staff, it is a requirement to recommend a time period that will coincide with the time period for the above referenced private license. The applicant has requested a permanent time period.

Off-Street Parking. PDD 314 permits a reduction in required parking (from Dallas Development Code requirements, by use) when a minimum of 800 spaces are provided in the Tract 3 parking garage, bounded by Berkshire Lane, Westchester Drive, Luther Lane, and Kate Street. While the required site plan for a pedestrian skybridge typically only delineates the public right-of-way 'footprint' between the connection points, staff is aware the proposed retail use connected to the skybridge will affect parking spaces on the upper level (skybridge landing area and grocery cart storage areas).

While the vehicle for such requirement has yet to be determined (SUP for pedestrian skybridge or private license granting improvements over the public right-of-way), this requirement will be addressed at the staff briefing.

Mandatory Pedestrian Skybridge Provision	Applicant's Status
Pedestrian sky-bridges must be properly maintained at all times. If a pedestrian skybridge connects two buildings which are separately owned, an operating agreement assigning maintenance and liability responsibilities is required.	**Comply**
No more than one pedestrian skybridge may be located within any block or 700 feet of frontage, whichever is less.	**Comply**
Pedestrian sky-bridges must have clearance above the public right-of-way of at least 18 feet above grade.	**Special exception:** There is 14 foot clearance above grade. Both structures are existing and in order to connect them at the requisite point only at 14 foot clearance above grade is achievable.
If the pedestrian skybridge has a length of less than 150 feet, the interior passageway must be no less than 10 feet and no greater than 20 feet in width. If the pedestrian skybridge has a length equal to or greater than 150 feet, the interior passageway must be no less than 12 feet and no greater than 20 feet in width.	**Special exception:** The interior passageway will have a 50 foot span at the point it connects to the existing commercial building.
The interior height of the passageway must be at least 7 1/2 feet. The interior height at the spring line of vaulted ceilings must be at least 7 1/2 feet.	**Comply**
Supports must not be located within the public right-of-way.	**Special exception:** There will be five support columns in the right-of-way.

Mandatory Pedestrian Skybridge Provision	Applicant's Status
A sign must be posted within the adjoining structures indicating whether the skybridge is open to the public, the location of the pedestrian skybridge, and where the pedestrian skybridge leads.	**Comply**
Pedestrian sky-bridges must meet state and federal standards for accessibility to and usability by individuals with disabilities.	**Comply**
Pedestrian sky-bridges connected to structures with air conditioning must be enclosed and air conditioned	**Comply**, but it is noted that the garage does not have a hvac system
Any change in slope of the pedestrian skybridge greater than one percent must be over private property or concealed within the pedestrian skybridge.	**Comply**
Pedestrian sky-bridges must not diverge from a perpendicular angle to the right-of-way by more than 30 degrees.	**Special exception:** The bridge will flare at the point of connection to the existing commercial building.
At least 70 percent of the side walls must be open, or glass or transparent material with a light transmission of not less than 36 percent and a luminous reflectance of not more than 6 percent. "Light transmission" means the ratio of the amount of total light to pass through the material to the amount of total light falling on the material and any glazing. "Luminous reflectance" means the ratio of the amount of total light that is reflected outward by a material to the amount of total light falling on the material.	**Comply**
Minimum artificial lighting of 15 foot candles must be provided. Lighting must not produce glare of an intensity that creates a nuisance for motor vehicles or pedestrians.	**Comply**
No exterior signs, other than government signs, may be applied to or suspended from any pedestrian skybridge.	**Comply**
Pedestrian sky-bridges must not be located within 300 feet of an historic overlay district.	**Comply**
Pedestrian sky-bridges must be designed to prevent people from jumping or throwing objects from the pedestrian skybridge.	**Comply**
Structural materials must be durable and easily maintained. Construction must comply with the City of Dallas Building and Fire Codes.	**Comply**
Pedestrian sky-bridges must not interfere with or impair use of the right-of-way by existing or proposed communication and utility facilities.	**Comply**
The applicant must post bond for the estimated cost to the city to remove the pedestrian skybridge if it becomes a public nuisance.	**Comply**

Recommended Pedestrian Skybridge Provision	Applicant's Status
Pedestrian sky-bridges which are open to the public should penetrate the second story of the adjoining structures, or, if not possible, as close as possible to the street level.	**Comply**
Pedestrian sky-bridges should penetrate the adjoining structures as close as possible to escalators or elevators having access to the entire structure and the street.	**Comply**
Free-standing pedestrian skybridges and pedestrian skybridges connected to structures without air conditioning should have a roof, wind breaks, and adequate ventilation that maximize the comfort and safety of pedestrians. A pedestrian skybridge should be open only when the adjoining structures are open.	**Comply**
If the length of the pedestrian skybridge exceeds 250 feet, the passageway should be interrupted by interior visual breaks, such as turns, courts or plazas.	**Comply**
Primary lighting sources should be recessed and indirect. Accent lighting is encouraged. Natural lighting should be used in addition to artificial lighting.	**Comply**
The pedestrian skybridge should be designed so as to coordinate with the adjoining structures to the extent possible. Where coordination is not possible, the pedestrian skybridge should be of a neutral color, such as brown or grey.	**Comply**

Site Plan: As noted above, the applicant has proposed the location of the skybridge within 28 feet of the northern property line of the building that will provide for the grocery store. It has been communicated to the applicant that prior to the City Plan Commission staff briefing, a final location for the connection be established. This is important for two reasons: 1) as the skybridge undergoes significant engineering review, it is important the site plan accurately reflect connection points of its respective landing areas to the retail building and parking structure, and to a lesser degree, 2) any future skybridge location can be affected by this improvement (no more than one pedestrian skybridge within a blockface or 700 feet of frontage, whichever is less).

It should be noted that should the footprint deviate from an approved site plan, the minor amendment process can accommodate such a revision.

List of Officers/Applicant

CH Realty VI/R Dallas Preston Center LP

- Preston Center Pavilion & Square is owned 100% by CH Realty VI/R Dallas Preston Ctr, L.P.

- The general partner of CH Realty VI/R Dallas Preston Ctr, L.P. is CH Realty VI/R Dallas Preston Ctr GP, L.L.C. They are the controlling partner and they are managed by Fund VI Managers, L.L.C.

- Fund VI Managers, L.L.C. is controlled by these officers:

Anne L. Raymond	President
M. Kevin Bryant	Vice President
J. Dodge Carter	Vice President
Daniel F. Feeney	Vice President
Robert A. McClain	Vice President
Diane C. Parmerlee	Vice President
Carlos Rainwater	Vice President
M. Kevin Bryant	Managing Member

STAFF RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT FOR A PEDESTRIAN SKYBRIDGE

1. USE: The only use authorized by this specific use permit is a pedestrian skybridge.

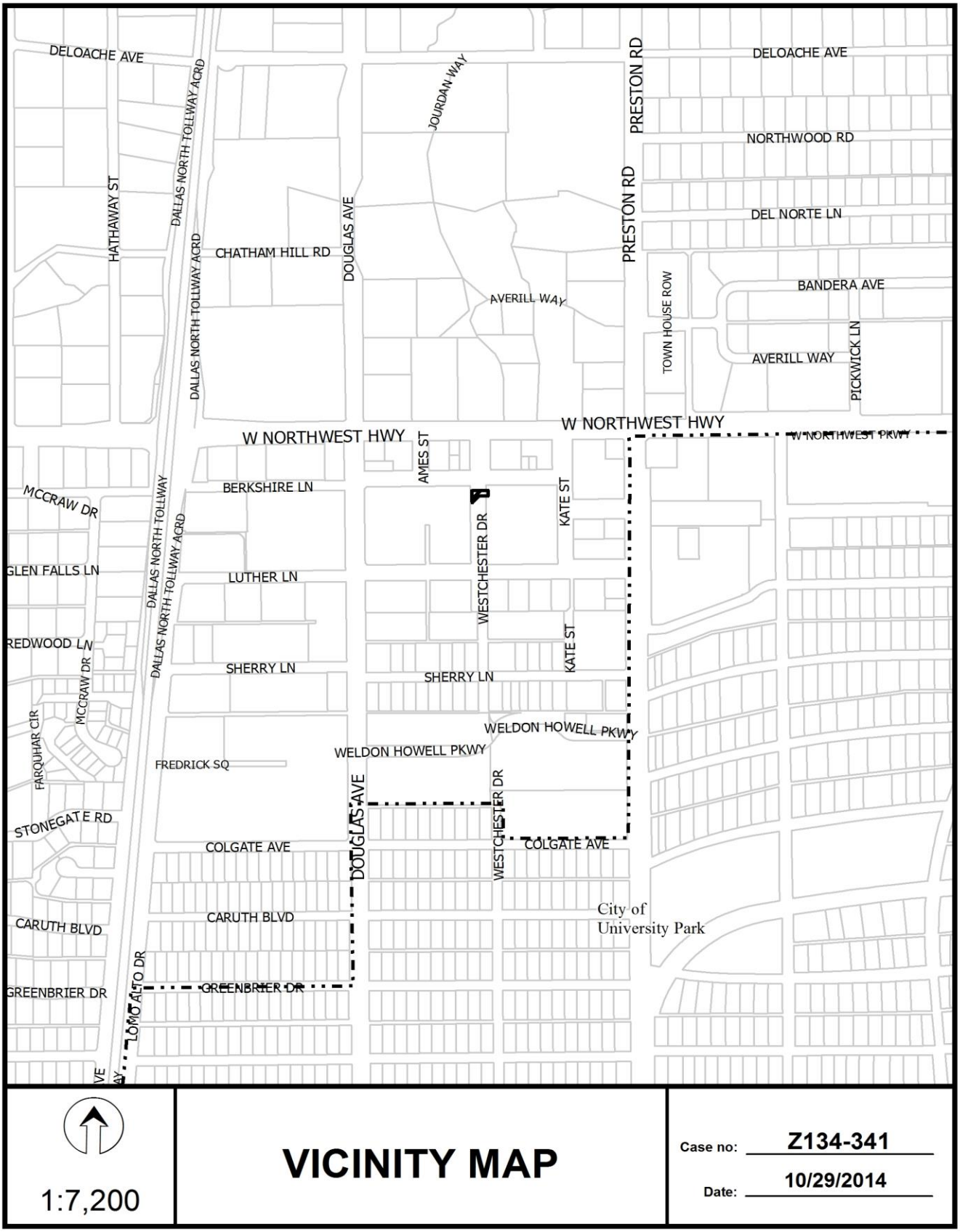
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (forty years).

4. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



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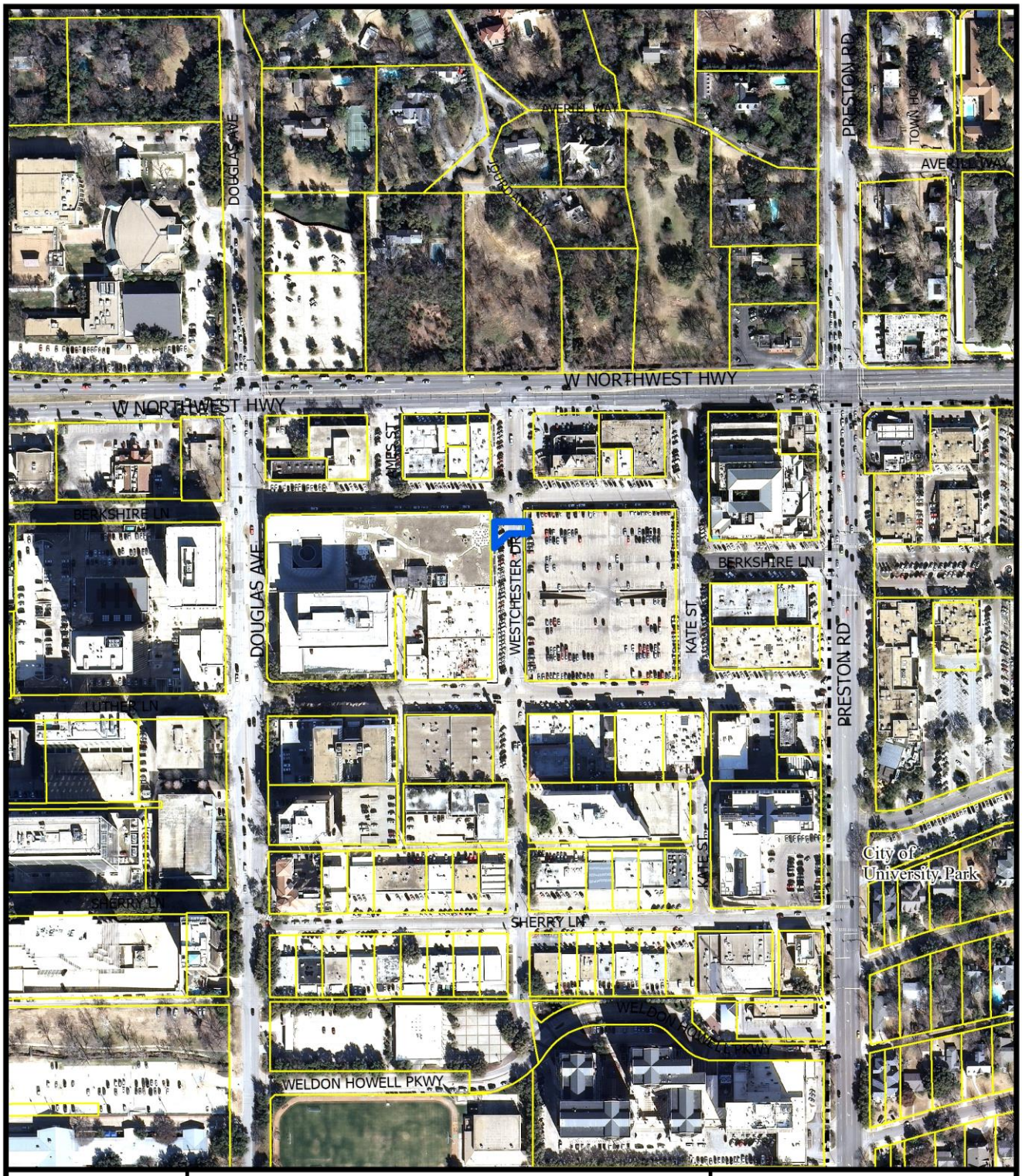
VICINITY MAP

Case no: Z134-341

Date: 10/29/2014



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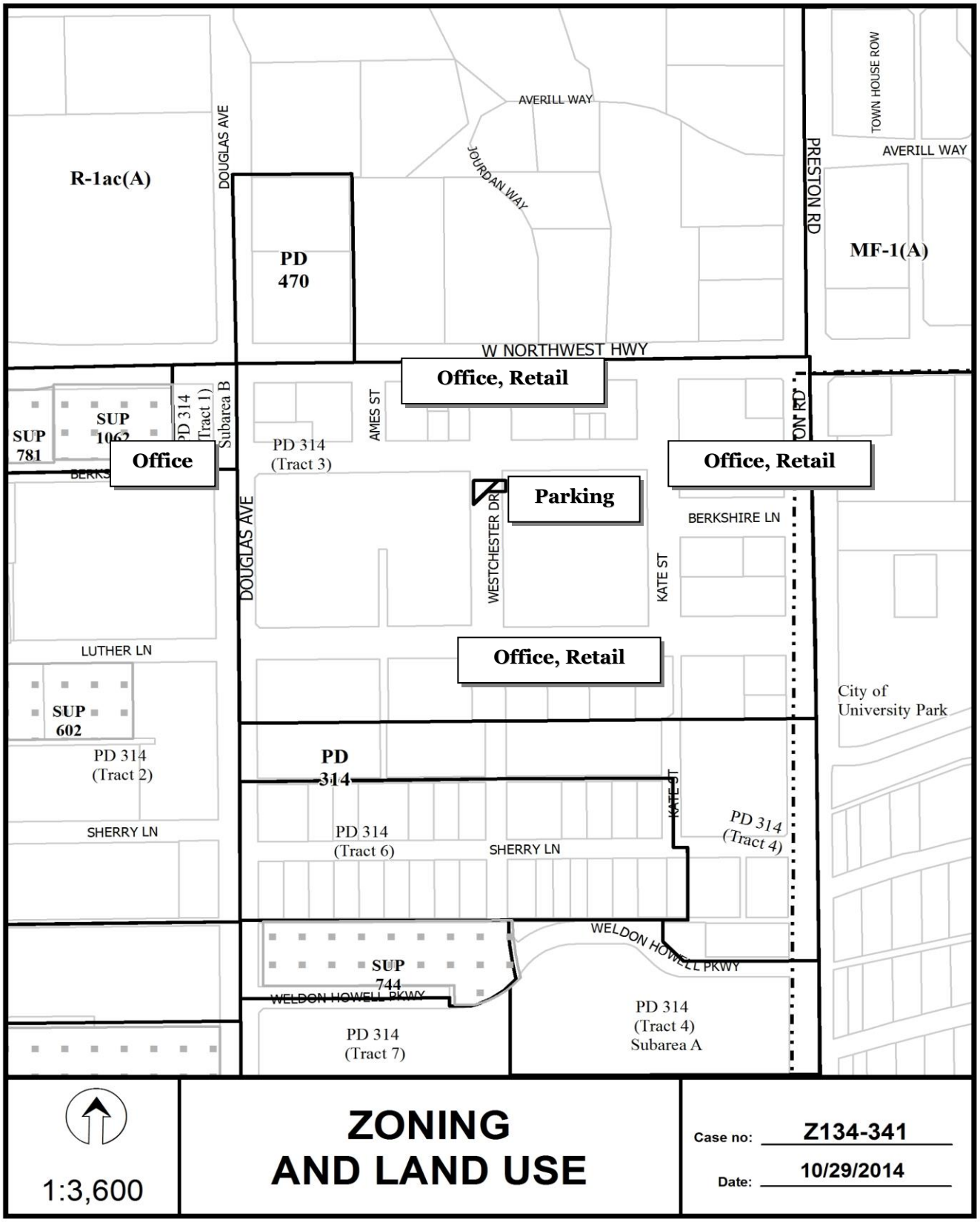
AERIAL MAP

Case no: Z134-341

Date: 10/29/2014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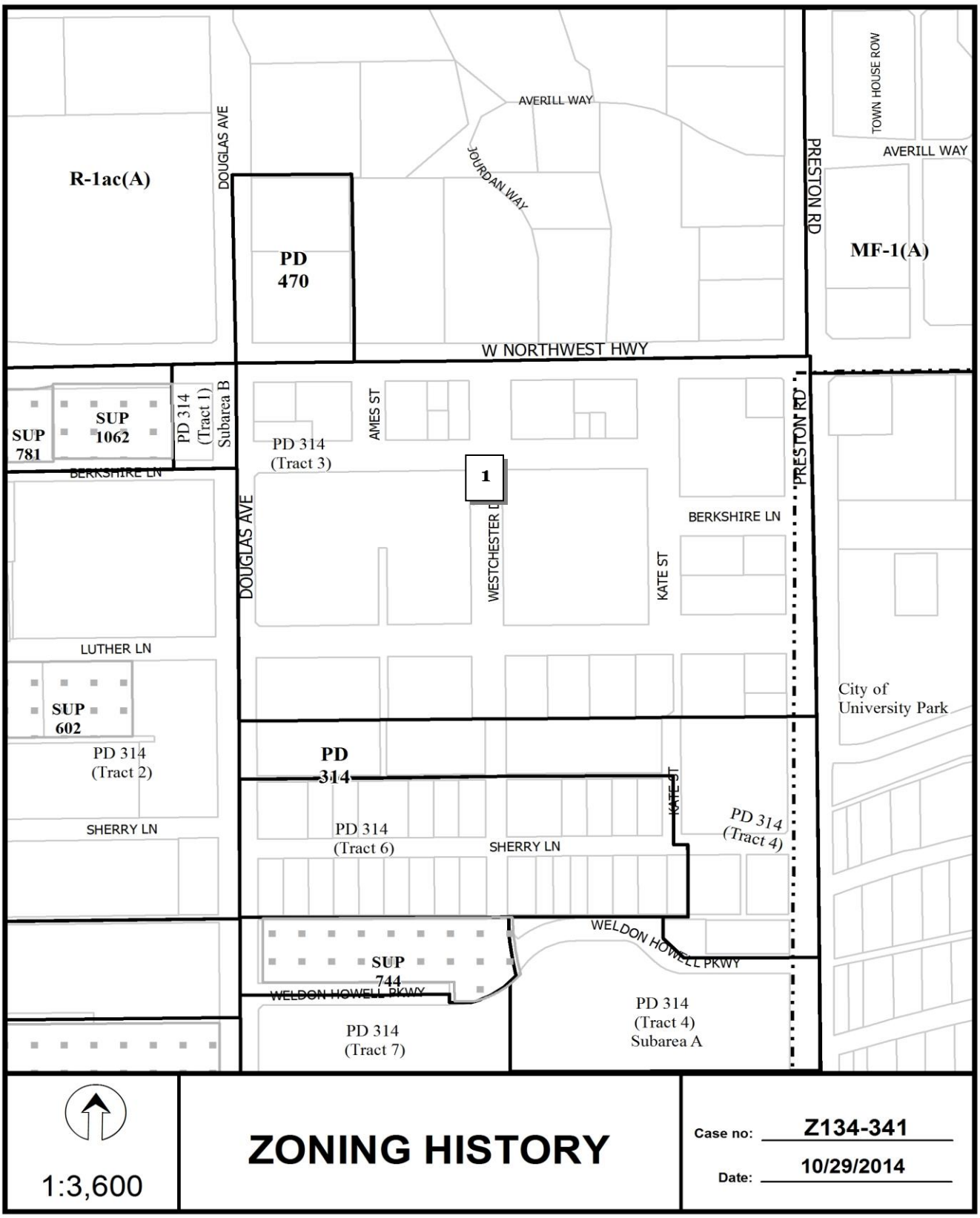
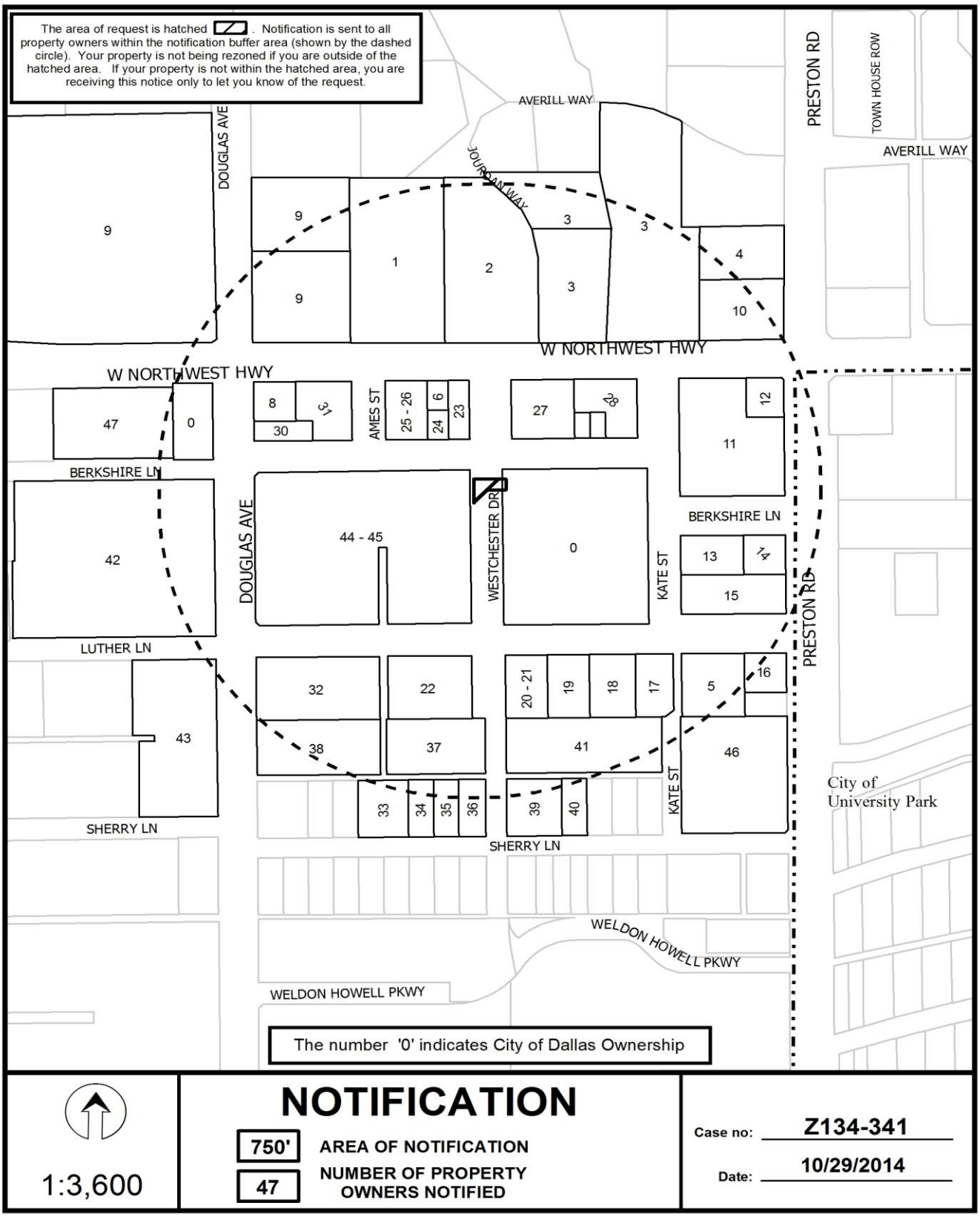
DOUGLAS AVE
AVERILL WAY
JOURDAN WAY
PD 470
PRESTON RD
TOWN HOUSE ROW
AVERILL WAY
MF-1(A)
W NORTHWEST HWY
Office, Retail
SUP 781
SUP 1062
PD 314 (Tract 1)
Subarea B
Office
PD 314 (Tract 3)
AMES ST
Parking
WESTCHESTER DR
BERKSHIRE LN
KATE ST
Office, Retail
DOUGLAS AVE
LUTHER LN
Office, Retail
City of University Park
SUP 602
PD 314 (Tract 2)
PD 314
SHERRY LN
PD 314 (Tract 6)
SHERRY LN
KATE ST
PD 314 (Tract 4)
WELDON HOWELL PKWY
SUP 744
WELDON HOWELL PKWY
PD 314 (Tract 7)
PD 314 (Tract 4) Subarea A
1:3,600
ZONING AND LAND USE
Case no: Z134-341
Date: 10/29/2014


R-1ac(A)
DOUGLAS AVE
AVERILL WAY
JOURDAN WAY
PD 470
PRESTON RD
MF-1(A)
TOWN HOUSE ROW
AVERILL WAY
W NORTHWEST HWY
SUP 781
SUP 1062
PD 314 (Tract 1) Subarea B
BERKSHIRE LN
PD 314 (Tract 3)
AMES ST
1
WESTCHESTER DR
KATE ST
BERKSHIRE LN
PRESTON RD
DOUGLAS AVE
LUTHER LN
SUP 602
PD 314 (Tract 2)
City of University Park
PD 314
KATE ST
PD 314 (Tract 4)
SHERRY LN
PD 314 (Tract 6)
SHERRY LN
WELDON HOWELL PKWY
SUP 744
WELDON HOWELL PKWY
PD 314 (Tract 4) Subarea A
PD 314 (Tract 7)
1:3,600
ZONING HISTORY
Case no: Z134-341
Date: 10/29/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
AVERILL WAY
PRESTON RD
TOWN HOUSE ROW
DOUGLAS AVE
JOURDAN WAY
W NORTHWEST HWY
AMES ST
BERKSHIRE LN
WESTCHESTER DR
KATE ST
LUTHER LN
SHERRY LN
WELDON HOWELL PKWY
City of University Park
The number '0' indicates City of Dallas Ownership
NOTIFICATION
750'
AREA OF NOTIFICATION
47
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z134-341
Date: 10/29/2014

10/29/2014

Notification List of Property Owners

Z134-341

47 Property Owners Notified

Label #	*Address*		*Owner*
1	5830	AVERILL WAY	CUBAN MARK
2	8531	JOURDAN WAY	JAUCHEN REALTY LLC
3	8530	JOURDAN WAY	CUBAN MARK
4	8515	PRESTON RD	EBBY HALLIDAY PPTIES INC
5	6132	LUTHER LN	KATE LUTHER LP
6	5930	NORTHWEST HWY	LOBELLO SAM INV
7	6115	BERKSHIRE LN	K & B COMM TEXAS LTD ETAL
8	5900	NORTHWEST HWY	HBT PARTNERS LP
9	8505	DOUGLAS AVE	NORTHWEST BIBLE CHURCH
10	5999	NORTHWEST HWY	EBBY HALLIDAY PPTIES INC
11	8411	PRESTON RD	PRESTON CTR WEST JV
12	8421	PRESTON RD	MC PRESTON LP
13	8307	PRESTON RD	ROBBINS SERAFINA ETAL
14	8315	PRESTON RD	LOBELLA SAM INV
15	6131	LUTHER LN	PRESTON SQUARE TRUST THE
16	8239	PRESTON RD	MENS WEARHOUSE INC
17	6126	LUTHER LN	RAMSBOTTOM PARTNERS LP
18	6118	LUTHER LN	RAMSBOTTOM PARTNERS LP
19	6110	LUTHER LN	MCEVOY A PATRICK ET AL
20	6100	LUTHER LN	TREK RESOURCES INC
21	6100	LUTHER LN	TREK RESOURCES INC
22	6038	LUTHER LN	RB PASS LLC
23	5938	NORTHWEST HWY	KINNEY PROPERTY F & P LTD
24	6033	BERKSHIRE LN	6033 BERKSHIRE LLC
25	5926	NORTHWEST HWY	LOBELLO SAM INV
26	5926	NORTHWEST HWY	LCT MATHEWS JV

10/29/2014

Label #	*Address*		*Owner*
27	8400	WESTCHESTER DR	SEARS DIANA COX &
28	5960	NORTHWEST HWY	CURRIN LAND JOINT VENTURE
29	6117	BERKSHIRE LN	K & B COMM TEXAS LTD ETAL
30	6003	BERKSHIRE LN	BERKSHIRE DOUGLAS RETAIL
31	6019	BERKSHIRE LN	HBT PARTNERS LP
32	8226	DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
33	6039	SHERRY LN	TOMLIN FAMILY LTD
34	6059	SHERRY LN	K & B SHERRY TX LTD &
35	6065	SHERRY LN	TOMLIN FAMILY LTD
36	6071	SHERRY LN	6071 SHERRY LN VENTURE
37	8215	WESTCHESTER DR	LEGGE LYNDA L TRUSTEE &
38	8222	DOUGLAS AVE	CF02 DALLAS LLC
39	6103	SHERRY LN	OCONNOR - SHERRY LANE LTD
40	6125	SHERRY LN	6121 SHERRY LLC
41	8214	WESTCHESTER DR	CCP PC OFFICE LP
42	8333	DOUGLAS AVE	CFO DT III LLC
43	8235	DOUGLAS AVE	DIP SPV COMPANY 4 LLC
44	8301	WESTCHESTER DR	CH REALTY VI R DALLAS PRESTON CTR LP
45	8300	DOUGLAS AVE	CFO DT II LLC
46	8201	PRESTON RD	TRT PRESTON SHERRY LLC
47	5858	NORTHWEST HWY	DB FIVE GRILL LP

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Richard E. Brown

FILE NUMBER: Z145-120(RB) **DATE FILED:** November 4, 2014

LOCATION: Southwest corner of Fort Worth Avenue and Sylvan Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44-T

SIZE OF REQUEST: Approx. 1.796 Acres **CENSUS TRACT:** 43

APPLICANT/OWNER: Augustus Investments GP, LLC (Sole Member-Oaxaca Interests, LLC-Brent Jackson, President)

REPRESENTATIVE: Brent Jackson

REQUEST: An application for the creation of a subdistrict from a portion of Subdistrict 2B within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The applicant is proposing to create a new subdistrict to provide for revised building setbacks and maneuvering in the Chappel Street right-of-way to access anticipated off-street parking abutting the existing office building.

STAFF RECOMMENDATION: Approval, subject to revised conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval, subject to revised conditions, based upon:

1. *Performance impacts upon surrounding property* – As the applicant is proposing to augment the existing office structure with new structures accommodating office and retail uses, negative impact on adjacent properties (lighting, noise, odor) is not anticipated.

2. *Traffic impact* – Trip generations, while increasing with the anticipation of supporting retail uses, will be consistent with existing and anticipated (current development from abutting development) demands that will be served by existing roadways.

3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z134-134	On March 26, 2014, the City Council approved an MU-3 District subject to deed restrictions, 1) prohibiting certain uses; 2) establishing certain yard, lot, and space regulations; and, 3) providing for certain operational regulations.
2. Z134-145	On September 10, 2014, the City Council approved a PDD for certain residential uses.
3. Z134-286	A PDD for Single Family Uses on property zoned an R-7.5(A) District and an IR District. Pending a January 22, 2015 CPC public hearing.

Thoroughfare	Existing & Proposed ROW
Sylvan Avenue	Principal Arterial; 90’ & 90’ ROW
Ft. Worth Avenue	Principal Arterial; 100’ & 100’ ROW
Chappel Street	Local; 50’ ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request in conjunction with a requested updated Traffic Impact Analysis, originally provided for consideration of the proposed Sylvan/30 development (adopted by City Council in December, 2011). Based on anticipated new development on the property, it has been determined there will be no impact on the area's street system.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 245 acres (north and south lines of West Commerce Street and Ft. Worth Avenue, between North Beckley Avenue and Westmoreland Road). Recent developments in the immediate area, both north and south of the Ft. Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options (multifamily and single family dwellings). As demand for services to accommodate the demand for anticipated residential activity, various retail and entertainment options have developed along this thoroughfare.

The site is developed with a multistory office structure that also accommodates a financial institution with drive-in window (drive-in situated at the southern end of the building) and surface parking. The applicant proposes to create a new subdistrict for consideration for the following revisions to the existing development standards of the existing subdistrict: 1) revise front yard setbacks; and, 2) permit maneuvering in the public right-of-way for anticipated off-street parking area along the Chappel Street frontage. Preliminary plans will provide for three new structures (10,620 square feet

total) fronting along the Sylvan Avenue frontage. For information purposes only, the attached site plan has been provided by the applicant to show the relationship of the existing and proposed development across the property.

As is the case across adjacent properties, this site possesses unique topography with approximately 17 feet of fall, from a high point along the Chappel Street frontage towards Ft. Worth Avenue.

The site is surrounded by a mix of uses, heavily influenced by office, retail, and lodging (Belmont Hotel) along the Ft. Worth Avenue alignment through this area. Multifamily uses are developed to the east and southwest. As noted above, established residential areas consisting of existing single family structures, along with proposed multifamily and new single family development are anticipated north of Ft. Worth Avenue, and on property abutting the eastern line of Sylvan/30, east of this site.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. There currently exist 12 subdistricts (see attached Subdistrict Map), with the request site being considered within Subdistrict 2. This subdistrict is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. Buildings should have minimum or no setbacks.

The applicant is proposing a minimum front yard setback of five feet so as to orientate the new development to the street. All off-street parking will be located behind the new building line along Sylvan Avenue. Additionally, the applicant will revise the off-street parking area along the Chappel Street frontage to provide for an increased number of spaces that will utilize the public right-of-way for maneuvering (see attached anticipated site plan).

While staff is supportive of the revision to required front yard setbacks, there are concerns related to utilizing the public right-of-way for accessing anticipated head-in parking on Chappel Street. It should be noted that the bank's drive-in lanes exit onto Chappel Street, as do the retail and residential uses located along the street's frontage between Ft. Worth Avenue and the westbound access road of IH 30. As these uses have options to turn north (towards Ft. Worth Avenue) or south to enter the westbound access road of IH 30), it is staff's assessment that utilizing a public right-of-way for backing out of a parking space can cause delays as well as create some visibility/safety issues for pedestrians that may traverse along Chappel Street.

As a result of this analysis, staff is supportive of the applicant's vision and recommends approval of the attached revised conditions that will provide for a reduced front yard setback, but not be supportive of allowing Chappel Street for maneuvering to access off-street parking spaces.

Roadway Improvements: To serve existing and future private development in the immediate area, various roadway improvements have been completed:

Fort Worth Avenue

Fort Worth Avenue from Sylvan Avenue to Beckley Avenue is a six lane roadway with 100' right-of-way. This cross section will accommodate on-street parallel parking adjacent to the Sylvan/30 project (east of this request site).

Sylvan Avenue

1) Sylvan Avenue from I-30 to Fort Worth Avenue was amended to a four lane divided roadway within a 90 foot right-of-way. This new configuration accommodates two dedicated bicycle lanes, on-street parallel parking, a 14' median and five foot sidewalks in the public right-of-way. Additionally, east/west access will be provided through the abutting development and continue eastward to the abutting property (to be developed with multifamily uses; see Zoning History Map), ultimately linking with a future north/south roadway project.

2) Signalization has been provided mid-block, between Ft. Worth Avenue and IH 30, to facilitate vehicular and pedestrian movements through this area.

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, and 1C have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, and 1C are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, and 1C.

(2) Subdistrict 2. Subdistrict 2 is a mixed-use subdistrict that consists predominately of residential uses, but with some small retail and office uses. Because residential neighborhoods are adjacent to the subdistrict, it should be more serene than other subdistricts.

New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. North Edgefield Avenue should connect the north and the south neighborhoods. Pedestrian protections from traffic, such as on-street parking, street trees, and parkways, are desired. Buildings should have minimum or no setbacks. Building heights are controlled separately in Subdistricts 2A, 2B, ~~and~~ 2C, and 2D to optimize medium density residential development, preserve downtown views, and be sensitive to the existing single-family neighborhood to the north. Preserving historic buildings through adaptive re-use is a priority. Subdistricts 2A, 2B, ~~and~~ 2C, and 2D are part of Subdistrict 2. Subdistrict 2 regulations apply in Subdistricts 2A, 2B, ~~and~~ 2C, and 2D unless otherwise indicated.

(3) Subdistrict 3. Subdistrict 3 is a mixed-use subdistrict primarily developed with commercial and retail uses, but with some residential uses. Retail and commercial areas should be strengthened with more varied uses. New development should include residential uses and vertical stacking of uses for more efficient land use resulting in activity throughout the day and night. Buildings should have minimum or no setbacks. Off-street parking should be provided behind buildings and shared between neighboring lots. Use of traffic calming elements such as median plantings, on-street parking, street trees, broad sidewalks, and low-to-mid-rise buildings is desirable. Development should strive to create a village center accessible by pedestrians, bicycles, mass transit, and cars. Land uses are controlled separately in Subdistricts 3A and 3B to be sensitive to residential neighborhoods.

(4) Subdistrict 4. Subdistrict 4 is a mixed-use subdistrict dominated by multifamily uses. While commercial and retail uses are encouraged at street level, maintenance of the residential density is desired. Pedestrian protections from traffic, such as broad sidewalks, street trees, and crosswalks, are desired. New construction should be oriented to address the street front. Existing slip roads providing on-street parking and pedestrian amenities should be preserved. Building height, land use, and setbacks are controlled separately in Subdistricts 4A and 4B to encourage mixed use and townhouse development. Subdistricts 4A and 4B are part of Subdistrict 4. Subdistrict 4 regulations apply in Subdistricts 4A and 4B unless otherwise indicated.

(5) Subdistrict 5. Subdistrict 5 is a mixed-use district balanced with residential, commercial, and retail uses. New development should include vertical stacking of different uses to achieve more efficient land use and activity throughout the day and night. New development should also include a medium density residential component to strengthen surrounding residential neighborhoods and ensure the success of commercial and retail development. Building heights and uses are controlled to be sensitive to residential neighborhoods. New development should strengthen pedestrian connections on Fort Worth Avenue. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential uses above. Off-street parking should be provided behind buildings and shared between neighboring lots. Pedestrian protections from traffic, such as broad sidewalks, street trees, planters, and crosswalks, are a priority.

(b) Exhibit 714A is a map showing the boundaries of this district and its subdistricts. Exhibit 714B is a verbal description of the boundaries of this district and its subdistricts. In the

event of a conflict between the graphic depiction in Exhibit 714A and the verbal description in Exhibit 714B, the verbal description in Exhibit 714B controls.

(c) This district is considered to be a mixed-use zoning district. (Ord. Nos. 25898; 26876; 27056; 27820; 28505)

SEC. 51P-714.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) HIGH SCREEN means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses.

(7) LOW SCREEN means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, MAJOR MODIFICATION means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) MICRO-BREWERY OR MICRO-WINERY means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) MICRO-DISTILLERY means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) MIXED-USE PROJECT means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

Use category	Percentage of total floor area
Lodging	**10%**
Office	**15%**
Residential	**10%**
Retail and personal service	**5%**

(11) NEW CONSTRUCTION means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, NEW CONSTRUCTION means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) ORIGINAL BUILDING means a structure existing on February 23, 2005, but does not include a structure that has undergone a major modification.

(13) PARTIALLY SIGHT-OBSCURING FENCE means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco,

wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) PHOTOGRAPHY STUDIO means a facility for taking and processing photographs. This does not include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

(14) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions

that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(15) STREET CAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publically-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

(17) 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.

(18) VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection. VISIBILITY TRIANGLE means the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) WRECKER SERVICE means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505)

SEC. 51P-714.105. INTERPRETATIONS.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) Section 51A-2.101, "Interpretations," applies to this article.

(c) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol ***[L]*** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol ***[SUP]*** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol ***[DIR]*** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol ***[RAR]*** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.")

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps. (Ord. 25898)

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 714A: Subdistrict boundary map.

(2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.

(3) Exhibit 714C: Native and adapted xeriscape plants.

(4) Exhibit 714D: Main and accessory land use chart.

(5) Exhibit 714E: Development standards chart.

(6) Exhibit 714F: Street diagrams and landscaping.

(7) Exhibit 714G: Residential proximity slope illustration.

(8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.

(9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

SEC. 51P-714.106. CONCEPTUAL PLAN.

(a) Except for Subdistrict 1C, there is no conceptual plan for this district.

(b) The Fort Worth Avenue Corridor Land Use and Urban Design Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

(c) The West Dallas Urban Structure and Guidelines should be consulted for goals, objectives, policy statements, and recommendations for development of Subdistricts 1C.

(d) Development and use of Subdistrict 1C must comply with the Subdistrict 1C conceptual plan (Exhibit 714I). (Ord. Nos. 25898; 28505)

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistrict 1C, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistrict 1C. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

(1) existing, proposed, and total floor area for all Permissible Building Areas;

(2) required and provided off-street parking for all permitted uses; and

(3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A AND 1B.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair or maintenance shop.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machine or welding shop.
-- Medical or scientific laboratory.
-- Tool or equipment rental. *[Limited to 3,500 square feet.]*
-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

-- Industrial (inside) not potentially incompatible. *[SUP]*
-- Industrial (inside) for light manufacturing.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*

-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[SUP]*
-- Business school.
-- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
-- Commercial parking lot or garage. *[SUP]*
-- 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. *[SUP]*
-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.
-- Theater.

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Trade center. *[SUP]*
-- Warehouse.
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are permitted only by SUP:

-- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:

-- Accessory outside storage.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is six feet. At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	**Base (no MUP)**	**MUP=2 (no res.)**	**MUP=2 (with res.)**	**MUP=3 (with res**
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Maximum structure height in Subdistrict 1A is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade in Subdistrict 1A is 11.

(B) Maximum number of stories above grade in Subdistrict 1B is three.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. 25898)

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

(a) Main uses permitted. The following uses are the only main uses permitted in this subdistrict:

(1) **Agricultural uses.**

– Crop production.

(2) **Commercial and business service uses.**

– Building repair or maintenance shop.
– Catering service.
– Custom business services.
– Custom woodworking, furniture construction, or repair.
– Electronics service center.
– Job or lithographic printing.
– Machine or welding shop.
– Medical or scientific laboratory.
– Tool or equipment rental. *[Limited to 3,500 square feet of floor area.]*
– Vehicle or engine repair or maintenance. *[SUP]*

(3) **Industrial uses.**

- Industrial (inside) not potentially incompatible. *[SUP]*
- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) **Institutional and community service uses.**

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school. *[SUP]*
- Public school. *[SUP]*

(5) **Lodging uses.**

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) **Miscellaneous uses.**

- Live/work unit.
- Temporary construction or sales office.

(7) **Office uses.**

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[Only within Permissible Building Area A1 as shown on the conceptual plan.]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) **Recreation uses.**

- Country club with private membership.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) **Residential uses.**

- College dormitory, fraternity, or sorority house.
- Multifamily. *[Only as a component of a mixed-use project.]*
- Retirement housing. *[RAR]*
- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) **Retail and personal service uses.**

- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Ceramic studio.
- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Electrical vehicle charging station.
- 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. *[SUP]*
- Household equipment and appliance repair.
- Micro-brewery or micro-winery.
- Micro-distillery.
- Motor vehicle fueling station. *[By SUP only within Permissible Building Area A1 as shown on the conceptual plan.]*
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*

– Restaurant with drive-in or drive-through service. *[DIR][Only within Permissible Building Area A1 as shown on the conceptual plan.]*
– Special community activity.
– Special temporary retail use. *[~~The building official may extend the temporary certificate of occupancy for unlimited 30 day extensions for a special temporary retail use at the same location within a 12 month period.~~]*
– Theater.

(11) **Transportation uses.**

– Private street or alley. *[SUP]*
– Transit passenger shelter.
– Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) **Utility and public service uses.**

– Electrical substation.
– Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
– Police or fire station.
– Post office.
– Tower/antenna for cellular communication *[Mounted cellular antenna only]*.
– Utility or government installation other than listed. *[SUP]*

(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.]*
– Trade center. *[SUP]*
– Warehouse.
– Wrecker service. *[Prohibited.]*

(b) **Accessory uses.**

(1) **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**

51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) **In this subdistrict, the following accessory use is permitted only by SUP:**

– Accessory helistop.

(3) **In this subdistrict, the following accessory uses are not permitted:**

– Accessory medical/infectious waste incinerator.
– Accessory pathological waste incinerator.
– General waste incinerator.
– Pedestrian skybridge.
– Private stable.

(c) Uses with drive-in or drive-through service. Uses with drive-in or drive-through service are only allowed in Permissible Building Area A1 as shown on the conceptual plan.

(d) Nonresidential uses in Permissible Building Area E. In Permissible Building Area E, as shown on the conceptual plan, nonresidential uses are only permitted on the ground floor of a multi-story structure if multifamily uses are located on the upper floors. Multifamily uses may be located on any floor of a multi-story structure.

(e) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Building placement within the front yard is required as follows:

	Permissable Building Area		Permissable Building Area B	Permissable Building Area C	Permissable Building Area D
	A	A1			
Build-to zone (min/max)	6.5 feet/ 12 feet	NA	6.5 feet/ 12 feet	0 feet/ 15 feet	0 feet/ 12 feet

Maximum setback	20 feet, except as provided in Subparagraph (B)	35 feet	20 feet	20 feet	20 feet
Required frontage	70%* (Not including angled portion of building)	NA	70%*	65%*	80%*

*covered patios and porches that are integral to the structure of the building may count toward compliance with the required frontage requirement.

(B) If a gateway plaza is provided, maximum front yard setback is 35 feet in Permissible Building Area A.

(C) Awnings may encroach into the required front yard setback provided that the awning and any part of the structure supporting the awning provides for a minimum of eight feet vertical clear area above the ground.

(2) Side and rear yard. No minimum side and rear yard.

(3) Density. No maximum dwelling unit density.

(4) Floor area.

(A) Maximum floor area for all permitted uses combined is 323,000 square feet.

(B) Minimum floor area per dwelling unit is 450 square feet.

(C) Except for covered patios, structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls are not considered for purposes of floor area requirements. This includes any structure constructed within the open space, as shown on the conceptual plan, that is used for pedestrian amenities, special community activities, or special temporary retail uses.

(5) Height.

(A) Unless further restricted under this paragraph, maximum structure height, inclusive of rooftop patios is:

(i) 40 feet for occupied floor area within Permissible Building Areas A, B, C, D, and F.

(ii) 70 feet for occupied floor area Permissible Building Area E.

(B) If a portion of any structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(C) Chimneys and structures listed in Section 51A-4.408(a)(2) may

project 12 feet above the maximum structure height for occupied floor area.

(D) Parapet walls may not exceed seven feet above the maximum structure height for occupied floor area.

(E) Structured parking is considered occupied floor area for purposes of maximum structure height.

(F) Maximum stacking height for accessory outside storage in conjunction with a special temporary retail use is six feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories.

(f) Off-street parking and loading.

(1) Except as provided in this subsection, parking must comply with Section 51P-714.113. If there is a conflict between Section 51P-714.113 and this subsection, this subsection controls.

(A) Off-street parking is required for any covered rooftop patio, rooftop garden, and other rooftop facility.

(B) For a ceramic studio, one off-street parking space for each 200 square feet of floor area.

(C) For an electrical vehicle charging station, no required off-street parking. This use may not take up off-street parking spaces that are required for any other use in this subdistrict.

(D) For a live/work unit, one space per bedroom up to a maximum of two spaces plus one space for each 200 square feet of floor area for office uses and retail and personal service uses within each dwelling unit.

(E) For a micro-brewery or micro-winery, one off-street parking space for each 500 square feet of floor area used for the manufacture of alcoholic beverages, and one space for each 100 square feet of floor area for the remainder of the use.

(F) For a micro-distillery, one off-street parking space for each 500 square feet of floor area used for the manufacture of alcoholic beverages, and one space for each 100 square feet of floor area for the remainder of the use.

(G) For a special community activity, no required off-street parking.

(H) For a special temporary retail use, except as provided in this subparagraph, one space for each 500 square feet of land area. Accessory outside storage requires no off-street parking.

(i) Prior to application for issuance of a second 30 day extension for a temporary certificate of occupancy, one space for each 200 square feet of land area.

(ii) Required parking for a special temporary retail use may not utilize any required parking spaces for other uses in this subdistrict.

(2) Off-street parking for any use within Subdistrict 1C may be located anywhere within Subdistrict 1C.

(3) Total required off-street parking for all uses in Subdistrict 1C may be reduced by 20 percent if at least 10 percent of the total floor area within this subdistrict is residential use and at least 10 percent of the total floor area within this subdistrict is retail and personal service use or office use. For purposes of calculating parking within Subdistrict 1C, this parking reduction may be calculated at the time of development plan approval. The mixed-use shared parking reduction in Section 51P-714.113(i) may not be used in Subdistrict 1C.

(4) In Subdistrict 1C, bicycle parking for a minimum of 20 bicycles must be provided. This bicycle parking may be provided at one or more locations anywhere within Subdistrict 1C and may be shared by all uses within Subdistrict 1C.

(5) Within Permissible Building Areas A, B, C, and D, as shown on the conceptual plan, off-street parking may not be located between the front of a building and the right-of-way line of a public street.

(6) Uncovered rooftop parking areas are prohibited.

(7) Except for covered patios, structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls are not considered floor area for purposes of parking requirements. This includes any structure constructed within the open space, as shown on the conceptual plan, that is used for pedestrian amenities, special community activities, or special temporary retail uses.

(g) Construction and maintenance provisions for off-street parking.

(1) The surface of a parking space, maneuvering area, or driveway that connects to a street or alley must consist of:

(A) concrete paving;

(B) hot mix asphalt paving which consists of a binder and surface course; or

(C) a material of similar characteristics that is approved by the building official.

(2) At least 25 percent of the total paving surface, in the aggregate, used for unenclosed parking spaces, non-fire lane maneuvering areas for parking, and non-fire lane driveways must consist of a permeable material. Permeable material includes, but is not limited to, decomposed granite.

(h) Pedestrian amenities. Pedestrian amenities including bicycle racks, benches, and trash receptacles, must be provided along the Sylvan Avenue and Ft. Worth Avenue frontages. These pedestrian amenities may be located within public rights-of-way. Minimum pedestrian amenities must be provided as follows:

(1) Two groupings of bicycle racks, each containing spaces for no fewer than six bicycles, must be provided along Sylvan Avenue. One bicycle rack containing spaces for no fewer than six bicycles must be provided along Ft. Worth Avenue.

(2) Three trash receptacles must be provided along Sylvan Avenue. Two trash receptacles must be provided along Ft. Worth Avenue.

(3) Three benches must be provided along Sylvan Avenue. Two benches must be provided along Ft. Worth Avenue.

(i) Open space. At least 4,000 square feet of open space must be provided. The open space must be a contiguous open area of not less than 25 feet in width or length. Area within maximum setbacks may not be counted toward the minimum open space requirement. Open space must be primarily open to the sky, but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed. Open space must be accessible to all residential and nonresidential occupants of Subdistrict 1C (or to the general public if dedicated as public open space).

(j) Environmental performance standards. See Article VI.

(k) Landscape regulations. Except as provided in Section 51P-714.114, "Landscaping," see Article X.

(l) Roadway improvements. Before the final inspection of the 226th residential dwelling unit and the issuance of a certificate of occupancy for 49,694 square feet of

nonresidential floor area, the following improvements must be completed. Driveway designation is shown on the conceptual plan.

(1) At Driveway 1, proposed ingress/egress along the westbound access road for IH-30, with design and construction subject to approval from the Texas Department of Transportation.

(2) Signalization at Driveway 3, with design and construction approved by the Director of Public Works/Transportation.

(3) A dedicated left-turn lane into Driveway 3, with design and construction approved by the Department of Sustainable Development and Construction. (Ord. 28505)

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services. *[Subdistricts 2A & 2B only.]*
-- Custom woodworking, furniture construction, or repair. *[Subdistrict 2A only.]*
-- Job or lithographic printing.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery. *[SUP]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership. *[SUP]*
-- Private recreation center, club, or area. *[RAR]*
-- Public park, playground, or golf course.

(9) Residential uses.

-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures. This provision does not apply to Subdistrict 2C.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[By SUP, only in Subdistrict 2B.]*
-- Commercial amusement (inside). *[By SUP, only in Subdistrict 2B.] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
-- Dry cleaning or laundry store.

-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- Household equipment and appliance repair.
-- Motor vehicle fueling station. *[RAR]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Photography studio. *[Only in Subdistrict 2C.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Temporary retail use.

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.

-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as provided in this paragraph, ~~M~~ minimum front yard is 15 feet.

(B) Maximum front yard from Fort Worth Avenue is 60 feet.

(C) In Subdistrict 2D, minimum front yard setback is five feet.

(~~C~~ D) In Subdistricts 2B and 2D, an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraphs (B) and (C), minimum side and rear yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district or a residential use (but not a mixed-use project with a residential component); and

(ii) no minimum in all other cases.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) In Subdistrict 2C only, the side and rear yard is 7.5 feet. An additional 20-foot side and rear yard is required for a portion of a structure above 32 feet in height.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Residential proximity slope.

(i) In Subdistricts 2A and 2B, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(ii) In Subdistrict 2C, if any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. In Subdistrict 2C, the angle for projection for the residential proximity slope is a 1 to 1 slope.

(iii) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height.

(i) Maximum structure height in Subdistricts 2A and 2C is 60 feet.

(ii) Maximum structure height in Subdistrict 2B is 80 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade in Subdistricts 2A and 2C is four.

(B) Maximum number of stories above grade in Subdistrict 2B is six.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) Except as provided in this subsection, see Section 51P-714.113, "Off-Street Parking and Loading.

(2) In Subdistrict 2C, the required parking for a photography studio is one space per 400 square feet of floor area.

(3) In Subdistrict 2C, stacked parking is allowed only for required residential parking, not for visitor parking.

Applicant requested:

(4) In Subdistrict 2D, maneuvering in the Chappel Street right-of-way to access off-street parking spaces abutting the right-of-way is permitted, subject to approval of the Streets Department.

Staff recommended:

While not required as a condition of this ordinance, staff does not support maneuvering to access off-street parking spaces.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. Nos. 25898; 27056; 28470)

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom woodworking, furniture construction, or repair.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Auto service center. *[SUP]*
-- Commercial amusement (inside). *[By SUP only.] [Bingo parlor, billiard hall, class E dance hall, and motor track 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.
-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Pawn shop. *[Subdistrict 3A only.]*
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.
-- Theater.

(11) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is five feet. At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), minimum side and rear yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district or a residential use (but not a mixed-use project with a residential component); and

(ii) no minimum in all other cases.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	**Base (no MUP)**	**MUP=2 (no res.)**	**MUP=2 (with res.)**	**MUP=3 (with res**
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Maximum structure height is 60 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is four.

(B) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. 25898)

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services. *[Subdistrict 4A only.]*

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery. *[SUP]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP] [Subdistrict 4A only.]*
-- Hotel or motel. *[SUP] [Subdistrict 4A only.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership. *[SUP]*
-- Private recreation center, club, or area. *[RAR]*
-- Public park, playground, or golf course.

(9) Residential uses.

-- Live/work unit. *[Subdistricts 4A and 4B only.] [The non-residential portion of a live/work unit is considered an office use or a retail and personal service use for purposes of a mixed-use project.]*
-- Multifamily. *[Only as a component of a mixed-use project.] [In Subdistrict 4B, the sales/leasing office of a multifamily use is considered a retail and personal service use.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures. In Subdistricts 4A and 4B, this only applies to single family structures located in the front yard setback area of Fort Worth Avenue. Single family detached structures are prohibited.*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[SUP] [Subdistrict 4A only.]*
-- Business school. *[Subdistrict 4A only.]*
-- Commercial amusement inside. *[SUP] [Subdistrict 4A only. Bingo parlor, billiard hall, Class E dance hall, and motor track 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. *[Subdistrict 4A only.]*
-- General merchandise or food store 100,000 square feet or more. *[SUP] [Subdistrict 4A only.]*
-- Household equipment and appliance repair. *[Subdistrict 4A only.]*
-- Motor vehicle fueling station. *[RAR] [Prohibited in Subdistrict 4B.]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
-- Restaurant without drive-in or drive-through service. *[RAR] [In Subdistrict 4B, RAR not required if the restaurant has a floor area of 2,000 square feet or less.] [In Subdistrict 4B, SUP required if the restaurant has a floor area greater than 2,000 square feet.]*
-- Restaurant with drive-in or drive-through service. *[DIR] [SUP in Subdistrict 4B.]*
-- Temporary retail use.
-- Theater. *[SUP] [Subdistrict 4A only.]*

(11) Transportation uses.

-- Private street or alley. *[SUP]*
-- Street car/trolley shelter. *[Subdistricts 4A and 4B only.]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office. *[SUP]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard.

(i) Except as provided in this subparagraph, minimum front yard is 15 feet.

(ii) Except as provided in this subparagraph, in Subdistricts 4A and 4B, no minimum front yard setback is required.

(iii) In Subdistrict 4B, minimum front yard setback from Colorado Boulevard and Walter Drive is five feet.

(B) Maximum front yard.

(i) Maximum front yard from Fort Worth Avenue is 50 feet.

(ii) Except as provided in this subparagraph, in Subdistricts 4A and 4B, maximum front yard is 50 feet.

(iii) In Subdistrict 4A, maximum front yard is 100 feet on all right-of-ways other than Fort Worth Avenue or rights-of-way adjacent to Fort Worth Avenue if no more than one row of off-street parking is located in the setback. In Subdistricts 4A and 4B, if a public right-of-way is dedicated adjacent to the existing Fort Worth Avenue right-of-way, maximum front yard is 50 feet measured from the Fort Worth Avenue right-of-way shown on the Subdistrict 4A and 4B existing Fort Worth Avenue right-of-way exhibit (Exhibit 714I).

(C) Setback areas. In Subdistricts 4A and 4B, structures fronting Fort Worth Avenue or a right-of-way dedicated adjacent to Fort Worth Avenue must be located within the Fort Worth Avenue setback area for at least 60 percent of the lot width. In Subdistrict 4A, structures fronting current or future right-of-way dedications must be located within the setback area for at least 60 percent of the lot width. In Subdistrict 4B, structures fronting Walter Drive or Colorado Boulevard must be located within the setback area for at least 60 percent of the street frontage width. The setback area is the area between the minimum and maximum front yard setbacks.

(D) Garage door. In Subdistricts 4A and 4B, a residential use may not have a garage door facing the front lot line.

(E) Street car/trolley shelter. In Subdistricts 4A and 4B, a street car/trolley shelter is exempt from the front yard requirements, but must be at least five feet from the edge of a roadway.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), minimum side and rear yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district or a residential use (but not a mixed-use project with a residential component); and

(ii) no minimum in all other cases.

(B) Except in Subdistricts 4A and 4B, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) In Subdistricts 4A and 4B, a carport is allowed within the side or rear yard setback. Carports must remain open. Storage of items other than motor vehicles within a carport is prohibited.

(D) In Subdistricts 4A and 4B, a streetcar/trolley shelter is exempt from the side and rear yard requirements, but must be at least five feet from the edge of a roadway.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio.

(A) Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	**Base (no MUP)**	**MUP=2 (no res.)**	**MUP=2 (with res.)**	**MUP=3 (with re**
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**

Total	**--**	**2.5**	**3.0**	**3.5**

(B) A street car/trolley shelter is not counted as floor area.

(5) Height.

(A) Subdistrict A.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Maximum structure height is 180 feet.

(B) Subdistrict 4A.

(i) Residential proximity slope.

(aa) Except as otherwise provided in this subparagraph, if any portion of a structure is over 20 feet in height, that portion may not be located above a residential proximity slope. The residential proximity slope is a plane projected upward and outward at a one-to-two slope beginning at a point seven feet above grade at the site of origination, as shown on Exhibit 714G.

(bb) The residential proximity slope is infinite.

(cc) The residential proximity slope does not apply to a residential use 40 feet in height or less.

(dd) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less. Chimneys may project through the residential proximity slope to a height 12 feet above the residential proximity slope and 12 feet above the maximum structure height.

(ee) The residential proximity slope applies only to MF-1(A) adjacency. For the southernmost portion of this subdistrict, the site of origination is the north and northwest lines of the Wedglea Creek Addition as shown on Exhibit 714H.

(ii) Maximum height. Maximum structure height is 180 feet.

(C) Subdistrict 4B.

(i) Residential proximity slope.

(aa) Except as otherwise provided in this subparagraph, if any portion of a structure is over 20 feet in height, that portion may not be located above a residential proximity slope. The residential proximity slope is a plane projected upward and outward at a one-to-two slope beginning at a point seven feet above grade at the site of origination, as shown on Exhibit 714G.

(bb) The residential proximity slope terminates 150 feet from the site of origin.

(cc) Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less. Chimneys may project through the residential proximity slope to a height 12 feet above the residential proximity slope and 12 feet above the maximum structure height.

(ii) Maximum height. Maximum structure height is 50 feet.

(6) Lot coverage.

(A) Except as provided in this paragraph, maximum lot coverage is 80 percent.

(B) In Subdistricts 4A and 4B, maximum lot coverage is 90 percent.

(C) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is 12, except that maximum number of stories above grade in Subdistrict 4B is three.

(B) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. Nos. 25898; 26876; 27820)

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 5.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, and repair.
-- Electronics service center.
-- Tool or equipment rental. *[Limited to 3,500 square feet.]*

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.

-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Multifamily. *[Only as a component of a mixed-use project.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*
-- Animal shelter or clinic with outside runs. *[SUP]*
-- Auto service center. *[SUP]*
-- Business school.
-- Car wash.
-- Commercial amusement inside. *[By SUP only.] [Bingo parlor, billiard hall, class E dance hall, and motor track 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.
-- General merchandise or food store 100,000 square feet or more. *[SUP]*
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Household equipment and appliance repair.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
-- Police or fire station.
-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) In this subdistrict, the following accessory uses are not permitted:

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(3) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:

-- Accessory outside storage.

(c) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is 15 feet.

(B) Maximum front yard is 60 feet.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), minimum side and rear yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district or a residential use (but not a mixed-use project with a residential component); and

(ii) no minimum in all other cases.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more

other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Maximum structure height is 60 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is four.

(B) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. 25898)

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrit 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and

amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking. If an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces [(100 x 1.00) + (80 x .25) = 120].

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces [(100 x 1.00) + (80 x .75) = 160].

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space.

(A) An on-street parallel 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 ÷ 24 = 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.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

(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 ÷ 24 = 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.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

(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 ÷ 24 = 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.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(m) Loading.

(1) In Subdistricts 4A and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(n) Parking lanes and private drives. In Subdistrict 4B, parking lanes and private drives may be accessed from an alley. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Landscaping of streets as shown in Exhibit 714F is required.

(b) Street trees.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistrict 1C, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistrict 1C, street trees must be planted within six feet of the back of curb.

(5) In Subdistrict 2, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(6) In Subdistrict 3, street trees must be placed in a 16-foot square tree grate.

(7) Except as provided in this subsection, in Subdistrict 4, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(8) In Subdistricts 4A and 4B, street trees must be placed in a minimum 15 square foot tree grate if placed within a sidewalk or other non-permeable area. In Subdistricts 4A and 4B, street trees not planted within a sidewalk or other non-permeable area must be placed in a minimum 15 square foot planting strip. In Subdistricts 4A and 4B, street trees may be placed anywhere within the public right-of-way.

(9) In Subdistricts 4A and 4B, credit will be given for the preservation of existing street trees in accordance with Section 51A-10.125(b)(3)(B).

(10) In Subdistricts 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

(11) In Subdistrict 5, street trees along Fort Worth Avenue must be placed in a 16-foot square tree grate, and street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(12) Street trees at the following frontages must be placed in a 16-foot[-]square tree grate:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(13) Trees must be evenly spaced over the length of a planting strip.

(14) Except for Subdistrict 1C, see Exhibit 714F for the required location of tree grates or planting strips.

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistrict 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy**
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy** ***[Subdistrict 1C only]***
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**

Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy [Subdistrict 1C only]**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy** ***[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy** ***[Subdistrict 1C only]***
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Liquidambar styraciflua	**Sweetgum**	**Large canopy**

Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy *[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy *[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

(4) In Subdistricts 4A and 4B, site trees planted in the right-of-way count as replacement trees required for the mitigation or protected trees.

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

Scientific name	Common name	Tree type
Acer barbatum var. "Caddo"	Caddo maple	Large canopy
Acer buergerianum	Trident maple	Large canopy
Acer grandidentatum	Bigtooth maple	Large canopy
Acer truncatum	Shantung maple	Medium canopy *[Subdistrict 1C only]*
Aesculus glaba v. arguta	Texas buckeye	Small
Aesculus pavia	Red buckeye	Small
Carya illinoinensis	Pecan	Large canopy
Carya texana	Black hickory	Large canopy
Cercis canadensis	Redbud	Small
Chilopsis linearis	Desert willow	Small
Diospyros texana	Texas persimmon	Small
Diospyros virginiana (male only)	Common persimmon	Large canopy
Fraxinus americana	White ash	Large canopy
Fraxinus pennsylvanica	Urbanite ash	Large canopy *[Subdistrict 1C only]*
Gymnocladus dioicus	Kentucky coffee tree	Large canopy
Ilex decidua	Deciduous holly or Possumhaw	Small
Ilex vomitoria	Yaupon holly	Small
Juglans microcarpa	Texas black walnut	Large canopy
Juniperus ashei	Ashe juniper	Small
Juniperus virginiana	Eastern red cedar	Large noncanopy
Lagerstroemia indica	Crepe myrtle	Small
Liquidambar styraciflua	Sweetgum	Large canopy
Magnolia grandiflora	Southern magnolia	Large noncanopy
Pistachia chinensis	Chinese pistachio	Large canopy
Prosopis glandulosa	Mesquite	Small
Prosopis glandulosa	Maverick mesquite	Large canopy *[Subdistrict 4A and 4B only]*
Prunus mexicana	Mexican plum	Small
Quercus buckleyi	Texas red oak	Large canopy
Quercus durandii	Durand oak	Large canopy
Quercus fusiformis	Escarpment live oak	Large canopy
Quercus macrocarpa	Bur oak	Large canopy
Quercus muhlenbergii	Chinkapin oak	Large canopy

Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy [Subdistrict 1C only]**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C,4A and 4B only]***
Rhamnus caroliniana	**Carolina buckthorn**	**Small**
Rhus lanceolata	**Flameleaf sumac**	**Small**
Rhus virens	**Evergreen sumac**	**Small**
Sophora affinis	**Eve's necklace**	**Small**
Taxodium ascandens	**Pond cypress**	**Large noncanopy**
Taxodium distichum	**Bald cypress**	**Large noncanopy**
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**
Viburnum rufidulum	**Rusty blackhaw viburnum**	**Small**

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

(e) Prohibited trees. The following trees may not be planted within this district:

Scientific name	**Common name**
Pyrus calleryana	**Bradford pear**

Populus deltoides	**Cottonwood**
Albizia julbrissen	**Mimosa**

(f) Open space fund.

(1) If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

(g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(3) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(4) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(5) Each owner or tenant is responsible for maintaining the right-of-way landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain right-of-way landscaping or make repairs. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of landscaping in the public right-of-way.

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

(6) In Subdistricts 4A and 4B, trees and shrubs must be planted at least five feet from the centerline of any water or sewer main.

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.

(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

(A) increases the number of stories in a building on the site;

(B) increases the combined floor area of all buildings on the site; or

(C) increases the nonpermeable coverage on the site by 1,000 square feet or more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade. Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths, or shade structures. In Subdistricts 4A and 4B, dog parks, community gardens, and publically-accessed plazas are also open space. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue.

(2) In Subdistrict 2, there must be a six-foot sidewalk.

(3) In Subdistrict 3, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street.

(4) Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(5) In Subdistricts 4A and 4B, the minimum width of sidewalks along Fort Worth Avenue is 10 feet. At least five feet of the sidewalks along Fort Worth Avenue must be made of concrete; the remainder may be an aggregate or permeable surface. All other sidewalks along a right-of-way must be at least six-feet-wide with at least three feet of the sidewalk unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement or access agreement to the city to assure its availability to the public as a permanent pedestrian way.

(6) In Subdistrict 5, there must be a 10-foot sidewalk.

(7) Except as provided in this paragraph, see Exhibit 714F for the required widths of sidewalks. See Paragraph (1) for the required width of sidewalks in Subdistrict 1C.

(8) The street curb may not be counted as part of the sidewalk width.

(9) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(10) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(11) Sidewalks must be located along the entire length of the street frontage.

(12) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

(2) In Subdistrict 1C, outside storage used for temporary outside display and sales does not need to be screened.

(3) In Subdistrict 1C, accessory outside storage provided in conjunction with a special temporary retail use must be screened with a minimum four-foot solid screen. Metal panels or slats are prohibited screening materials. Accessory outside storage may not exceed five percent of the land area associated with each special temporary retail use.

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.117. SIGNS.

(a) See Division 51A-7.2000, "Provisions for the West Commerce Street/Fort Worth Avenue Sign District," of Article VII."

(b) No signs are permitted on street car/trolley shelters except government signs, street car or trolley system logos, schedules, and route information. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant

culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in 51A-714.118(e)(3), primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail

and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Attached tower or turret.

(D) Awning.

(E) Canopy.

(F) Decorative elements such as tile work, molding, raised banding, or projected banding.

(G) Display windows.

(H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(I) Overhang.

(J) Peaked roof form.

(K) Patio.

(L) Porch.

(M) Portico.

(N) Projection.

(O) Raised corniced parapet.

(P) Recess.

(3) Additional regulations for customer entrances for retail and personal service uses in Subdistrict 1C. Street-facing customer entrances must be provided as follows:

(A) In Permissible Building Area A, one entrance must be oriented to Sylvan Avenue unless the facade oriented to Sylvan Avenue is 60 percent or more glazing. For purposes of calculating glazing percentage, glazing must be located a minimum of three feet above grade and a maximum of 10 feet above grade.

(B) In Permissible Building Area B, one entrance must be oriented to Sylvan Avenue.

(C) In Permissible Building Area C, two entrances must be oriented to a public street.

(D) In Permissible Building Area D, one entrance must be oriented to Ft. Worth Avneue.

(E) Four of the five entrances required in this paragraph must comply with Paragraph (2). All other entrances are not required to comply with Paragraph (2).

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(3) The ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the facade:

(A) Arcades, canopies, or secondary roofs to provide shade.

(B) Display windows.

(C) Awnings associated with windows or doors.

(4) Except in Subdistrict 1C, street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

(9) Except in Subdistrict 1C, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

	Permissible Building Area A	Permissible Building Area B	Permissible Building Area C	Permissible Building Area D
Mimimum transparency required**	50% facing Sylvan*	50% facing Sylvan	50% facing Sylvan	60% facing Fort Worth Ave

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

(10) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(12) Within Permissible Building Area E in Subdistrict 1C, vehicular access must be provided from west to east.

(13) Within Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground floor of any parking structure oriented to and visible from the east boundary line of Subdistrict 1C must be screened by plant material.

(14) In Subdistrict 1C, facades oriented to Sylvan Avenue and Ft. Worth Avenue may have overhead garage-type doors if the doors do not open to an automotive use.

(g) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete masonry units.

(iv) Tilt architectural pre-cast concrete with an applied masonry finish.

(B) Prohibited.

(i) Painted brick.

(ii) Simulated brick.

(iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited.

(i) Aluminum siding.

(ii) Reflective metal panels.

(4) Plastic.

(A) Allowed. Fiberglass.

(B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

(A) Allowed.

(i) Cast stone.

(ii) Materials that simulate natural stone.

(iii) Natural stone.

(B) Prohibited. Painted stone.

(6) Stucco.

(A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.

(B) Prohibited. Simulated stucco. In Subdistricts 4A and 4B, exterior insulated finish systems (EIFS).

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

(A) Allowed.

(i) Natural wood.

(ii) No more than 20 percent of a street-facing facade may be shake shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls.

(2) Flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets the following:

(A) The parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(3) Except as allowed in Subdistrict 1C, mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way. In Subdistrict 1C, skylights and solar panels may be part of any structure regardless of visibility."

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. Except in Subdistricts 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

(4) In Subdistrict 4A, a minimum 10-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed use projects.

(5) In Subdistrict 4B, a minimum nine-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed-use projects.

(6) In Subdistricts 4A and 4B, a minimum eight-foot floor-to-floor dimension is required for any residential portion of a structure. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

(a) Property within this district must be properly maintained in a state of good repair and neat appearance.

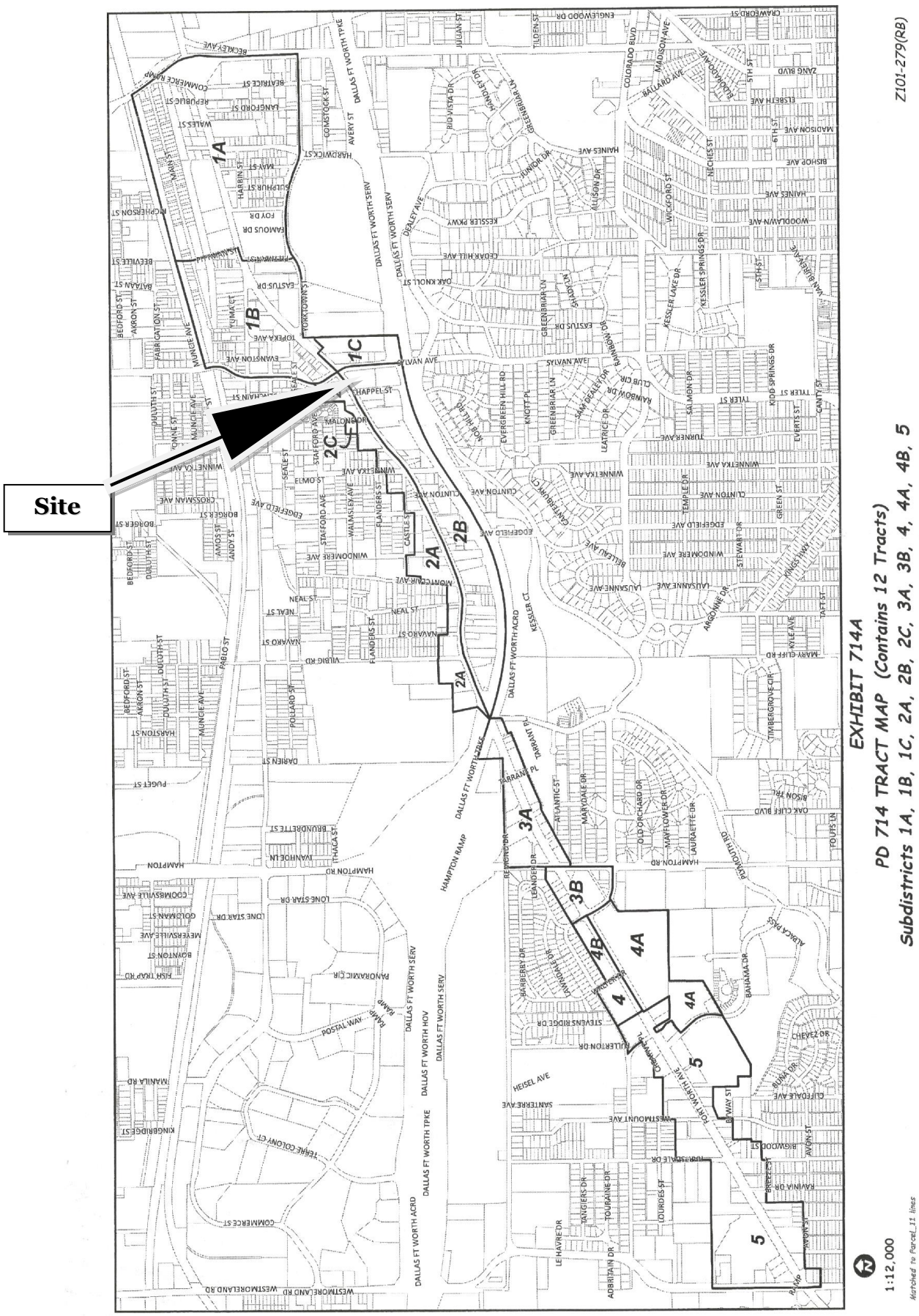
(b) Development and use of property within this district must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle and between two and one-half feet and eight feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle. The board of adjustment shall grant a special exception to the requirements of this subsection when, in the opinion of the board of adjustment, the item will not constitute a traffic hazard. (Ord. 25898)

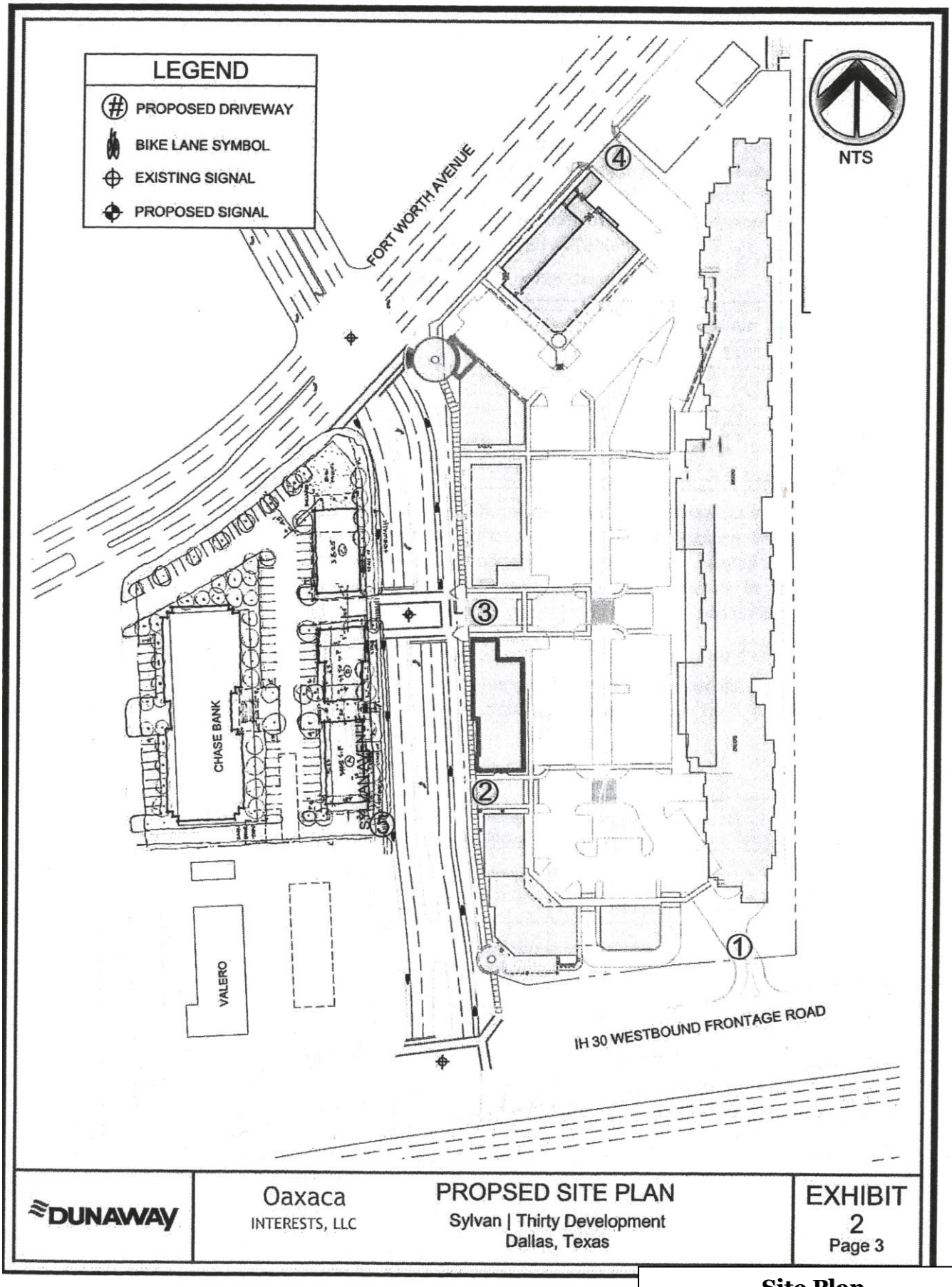
SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

(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.

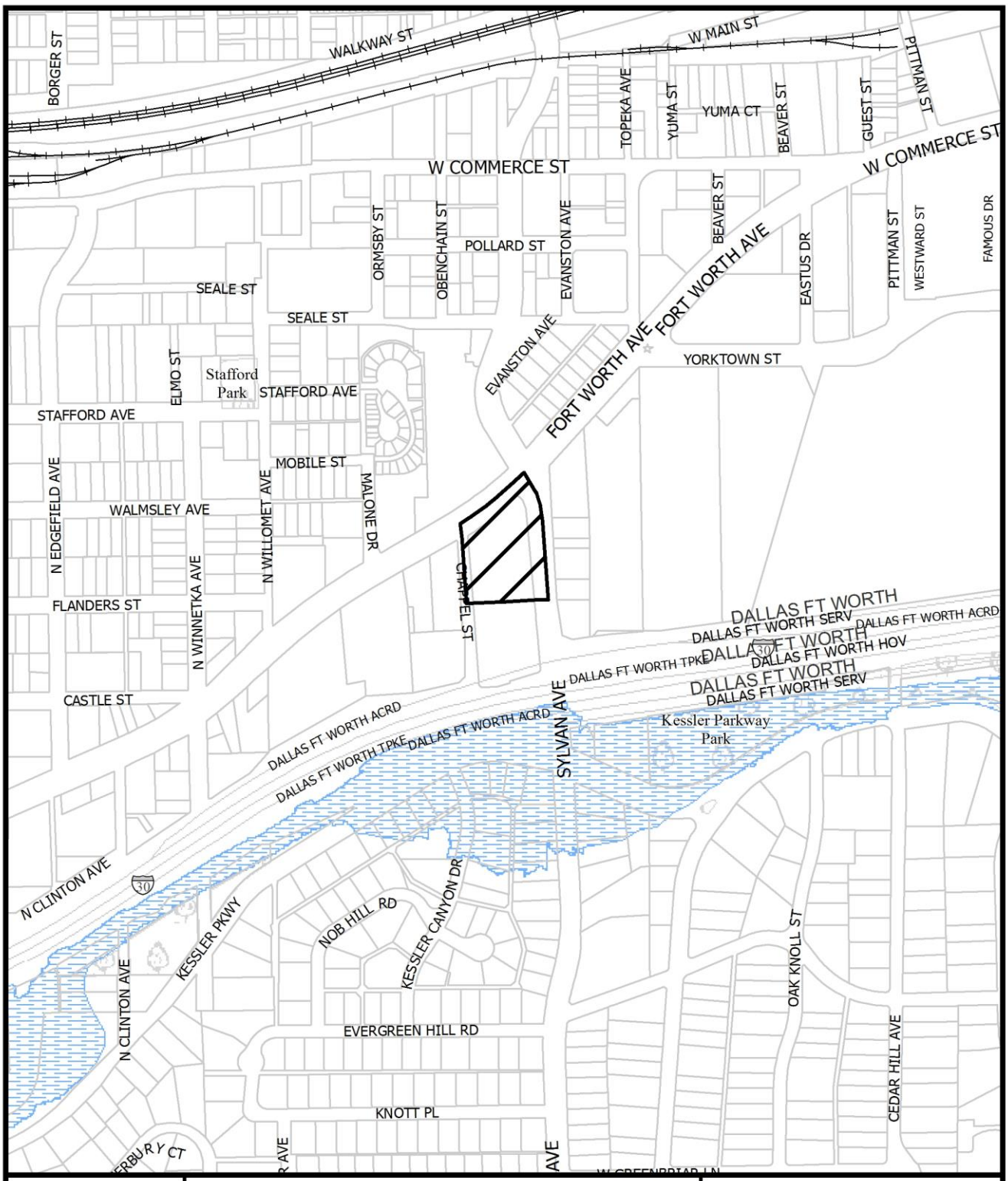
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25898)



PDD No. 714 Subdistrict Map



Site Plan
(shown for orientation purposes only)



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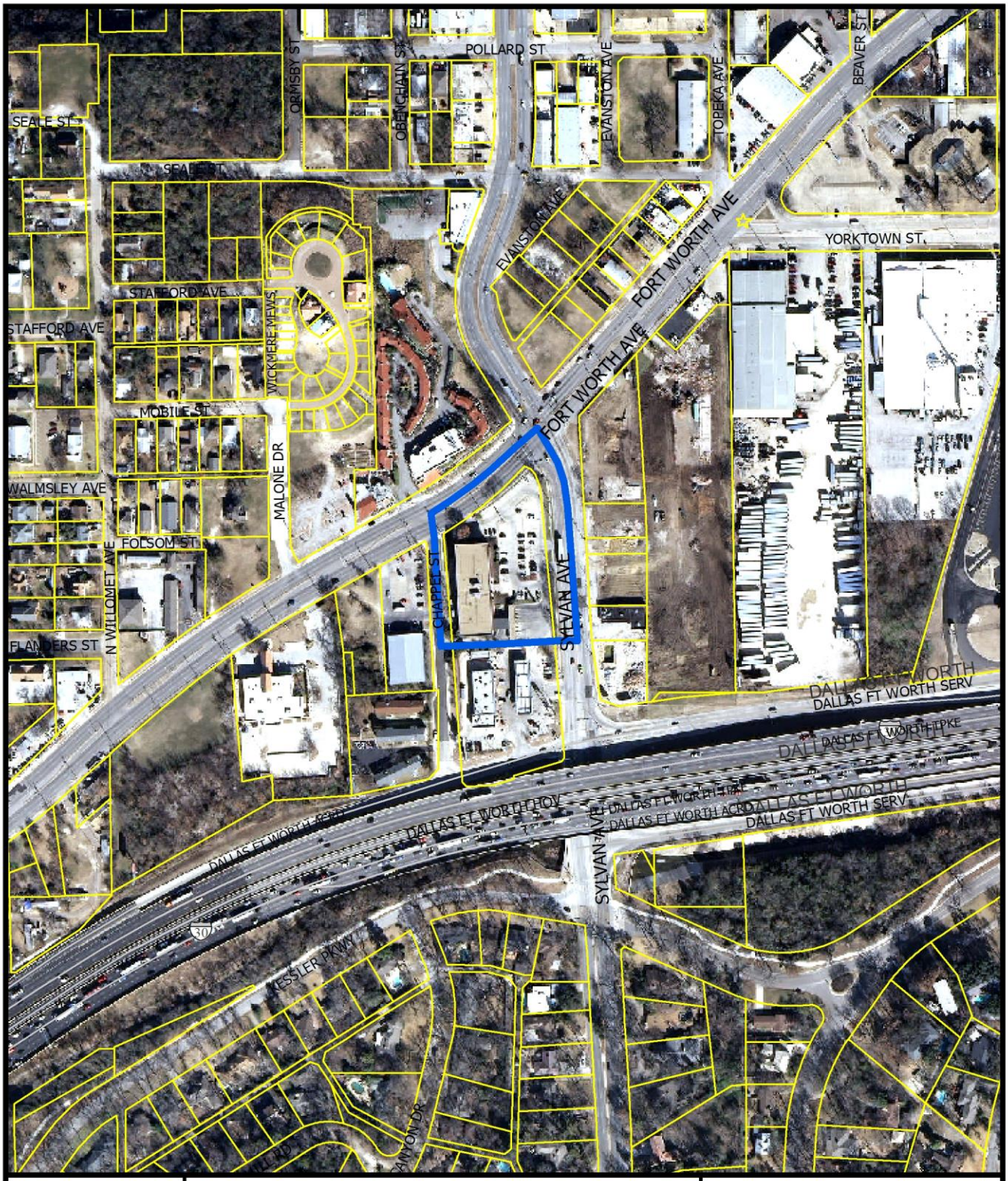
VICINITY MAP

Case no: Z145-120

Date: 1/7/2015



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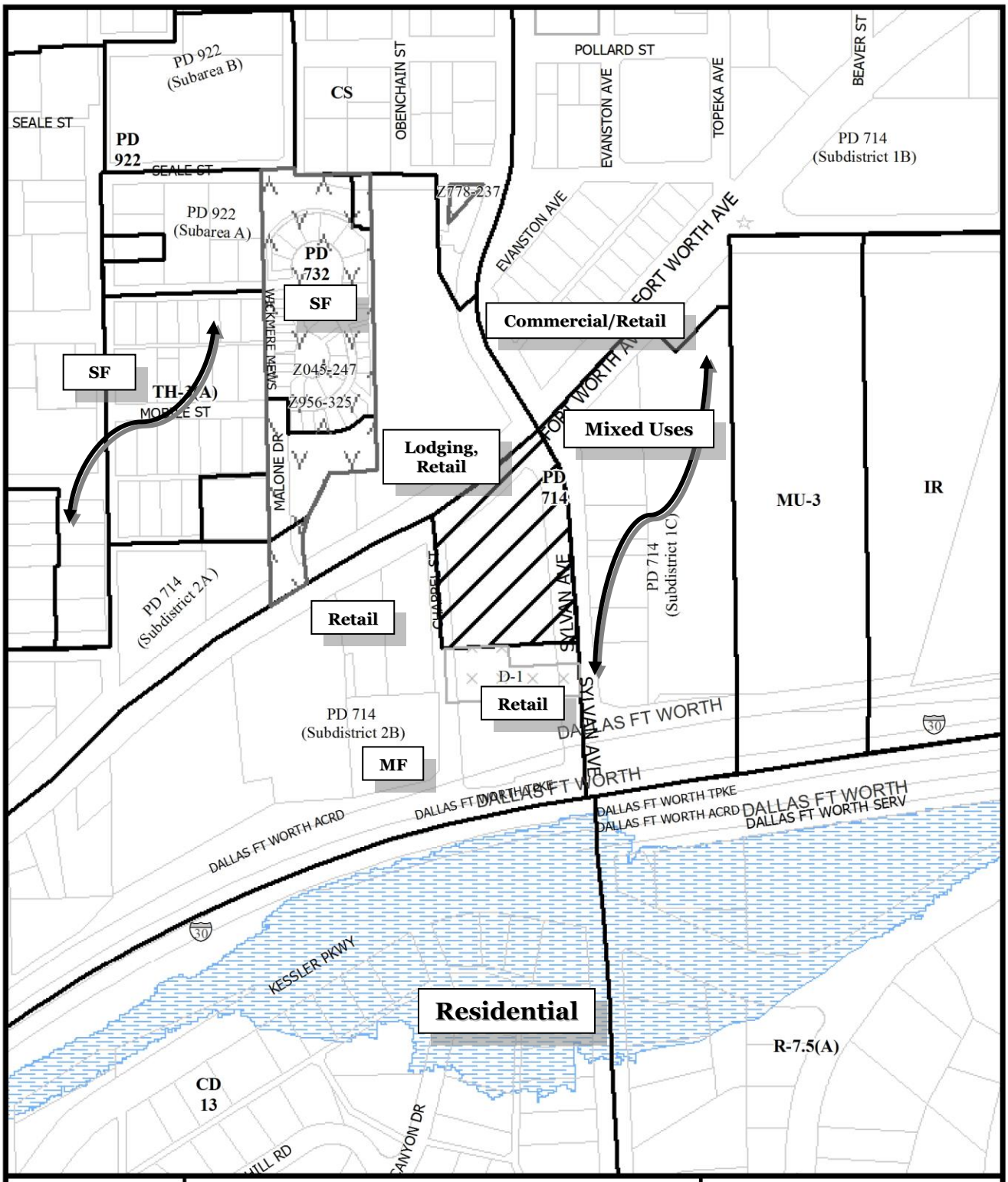
AERIAL MAP

Case no: Z145-120

Date: 1/7/2015



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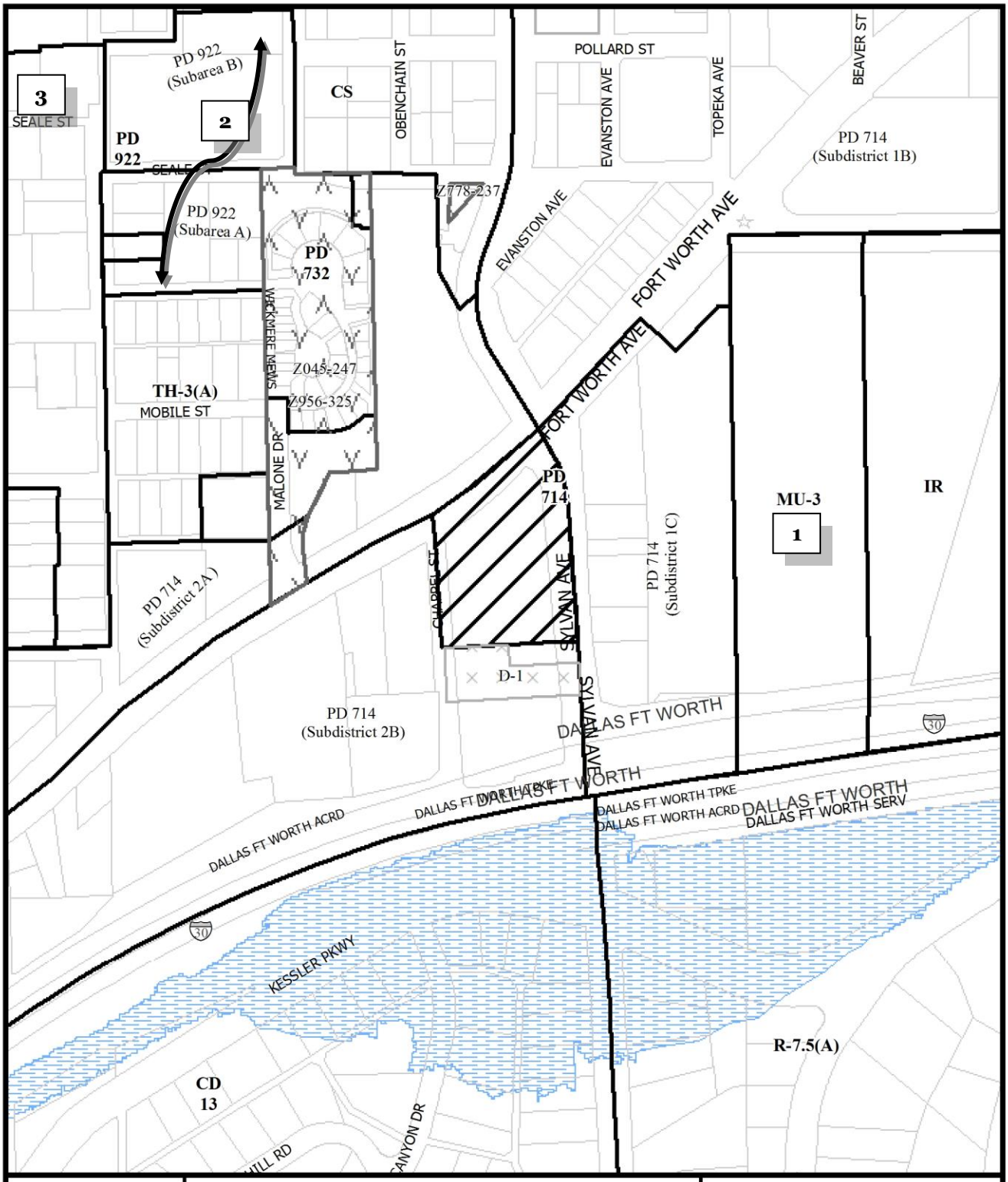
ZONING AND LAND USE

Case no: Z145-120

Date: 1/7/2015



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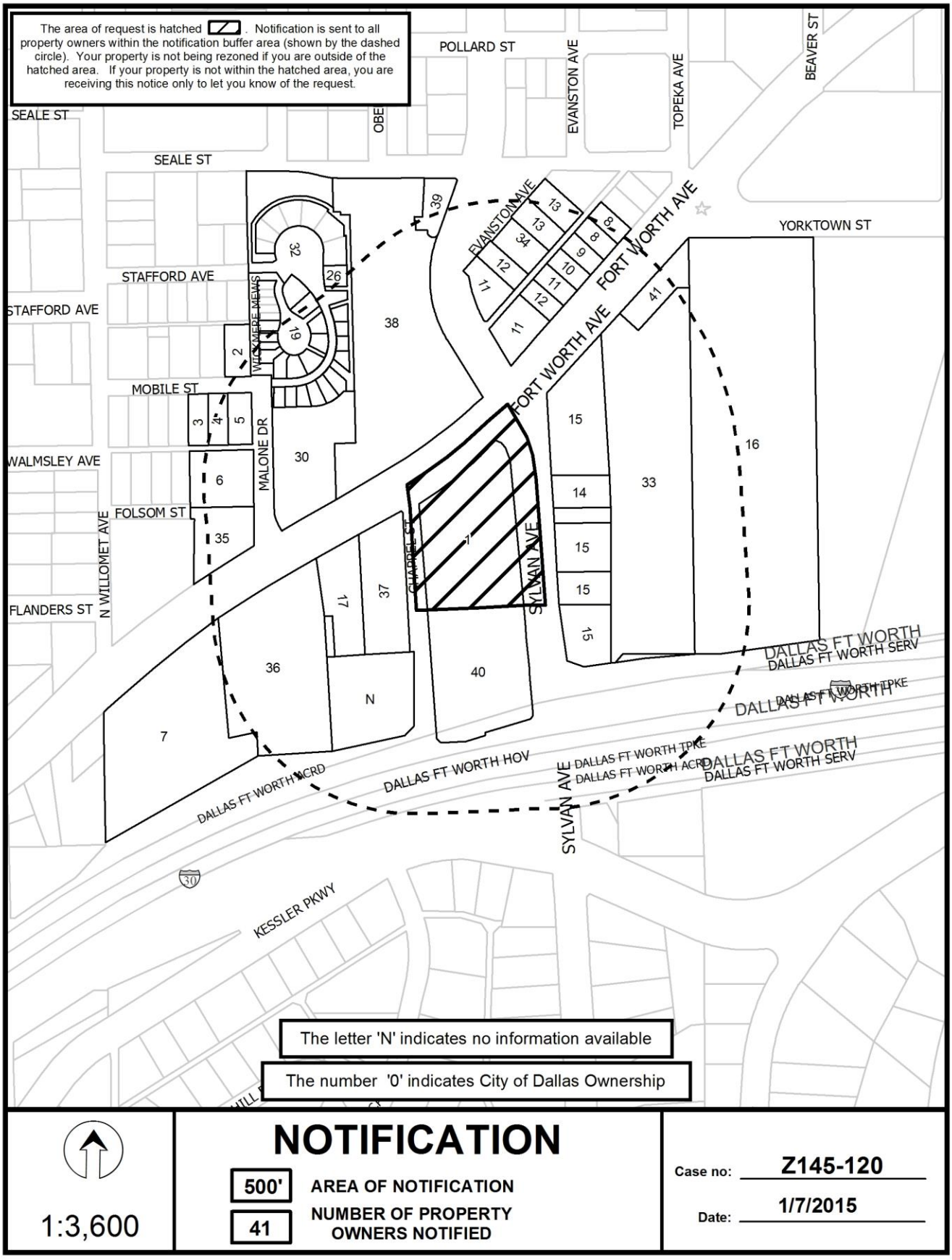
ZONING HISTORY

Case no: Z145-120

Date: 1/7/2015



NOTIFICATION

1:3,600

500' AREA OF NOTIFICATION

41 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z145-120

Date: 1/7/2015

01/07/2015

Notification List of Property Owners

Z145-120

41 Property Owners Notified

Label #	*Address*		*Owner*
1	1881	SYLVAN AVE	SYLVAN ONE PARTNERS LP &
2	1003	MOBILE ST	MORIN JOSE L &
3	1010	MOBILE ST	CLAUDIO URBINA
4	1006	MOBILE ST	CARLSON NATHAN &
5	1002	MOBILE ST	OPTIONS HOLDING LTD
6	1007	FOLSOM ST	BATMANNY LLC
7	1030	FORT WORTH AVE	BISHOP MARY L
8	715	FORT WORTH AVE	CUIN JOHNNY
9	723	FORT WORTH AVE	739 FORT WORTH AVENUE LLC
10	727	FORT WORTH AVE	739 FORT WORTH AVENUE LLC
11	731	FORT WORTH AVE	739 FORT WORTH AVENUE LLC
12	735	FORT WORTH AVE	739 FORT WORTH AVE LLC
13	2020	EVANSTON AVE	JARAMILLO R & S INVES LLC
14	1830	SYLVAN AVE	LYNXETTE EXPLORATION LLC
15	1812	SYLVAN AVE	LYNXETTE EXPLORATION LLC
16	660	FORT WORTH AVE	PB & J LAND PARTNERS LP
17	1707	CHAPPEL ST	VEGA GRABRIELA
18	1926	MALONE CLIFF VIEW	DILBECK COURT LIMITED
19	1926	MALONE CLIFF VIEW	DILBECK COURT LIMITED
20	1902	MALONE CLIFF VIEW	BELMONT VILLAS DALLAS LTD
21	1904	MALONE CLIFF VIEW	BELMONT VILLAS DALLAS LTD
22	1906	MALONE CLIFF VIEW	YARBROUGH DAVID
23	1908	MALONE CLIFF VIEW	OPTIONS HOLDING LTD
24	1914	MALONE CLIFF VIEW	CARPENTERSMITH CINDY
25	1918	MALONE CLIFF VIEW	LUDWIG MARK T
26	1930	MALONE CLIFF VIEW	LOVE GARY & CANDACE

01/07/2015

Label #	*Address*		*Owner*
27	1908	WICKMERE MEWS	WILLIAMSON MICHAEL RAY
28	1911	MALONE CLIFF VIEW	RYAN EDWARD J III &
29	1923	MALONE CLIFF VIEW	FORBUS GARY L & MYRA N
30	845	FORT WORTH AVE	DILBECK C OURT LIMITED
31	1912	MALONE CLIFF VIEW	PROCHNOW STEPHEN
32	1926	MALONE CLIFF VIEW	VILLAS AT DILBECK COURT HOMEOWNERS ASSN
33	712	FORT WORTH AVE	LYNXETTE EXPLORATION LLC
34	2016	EVANSTON AVE	JARAMILLO R & S INVES LLC
35	1021	FORT WORTH AVE	J & K INVESTMENTS LLC
36	1004	FORT WORTH AVE	MARIA EUGENIA ENTERPRISES
37	904	FORT WORTH AVE	REALTY INCOME PROPERTIES 19 LLC
38	901	FORT WORTH AVE	DILBECK COURT LIMITED
39	2001	SYLVAN AVE	DILBECK COURT LIMITED
40	1805	SYLVAN AVE	IM & AY LLC
41	710	FORT WORTH AVE	SLI/FWA LTD

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Warren F. Ellis

FILE NUMBER: Z145-132(WE) **DATE FILED:** December 1, 2014

LOCATION: Southeast line of Inwood Road, between Denton Drive and Cedar Springs Road

COUNCIL DISTRICT: 2 **MAPSCO:** 34-Q

SIZE OF REQUEST: Approx. 0.74 acres **CENSUS TRACT:** 4.04

APPLICANT / OWNER: Mike Harrison, Kendrick Properties II Ltd.

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to rezone the O-2 Office Subdistrict to a GR General Retail Subdistrict to allow for additional retail and professional, personal service and custom craft uses. The applicant proposes to raze two-single family dwellings to develop a one-story, 6,800 square foot retail store on the 0.74 acre site.

STAFF RECOMMENDATION: **Approval**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The zoning within the block along Inwood Road is GR General Retail and O-2 Office Subdistricts. The major difference between GR and O-2 are the permitted structure heights and yard lot and space regulations. The existing O-2 Subdistrict permits a structure height of 240 feet whereas the GR General Retail Subdistrict permits a maximum height of 120 feet. In comparison, the yard regulations for non-residential uses in the O-2 Subdistrict requires a larger setback and allows for greater densities than the GR Subdistrict (see the development standards for a comparison).

   In addition, the O-2 Subdistrict limits certain retail uses to the ground floor and will be used primarily by the tenants within that use, whereas the GR Subdistrict allows for additional retail uses on site.

   The primarily land uses adjacent to the request site along Inwood Road consist of one-story, residential, office and retail uses (car wash). A single family development is contiguous to the southeastern property line of the request site. The scale of the proposed retail use will be compatible with the adjacent uses.

2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the street system can accommodate the additional impact if this property were rezoned.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site in located in a Campus District Building Block and is in compliance with the Comprehensive Plan.

Zoning History: There has not been any recent zoning case in the area.

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being in Campus Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.* The *forwardDallas! Plan* is a guide to the future development in the City of Dallas.

Campus

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park.

Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a "university town" feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for GR zoning along a principal arterial meets objectives 1, 2, 4 and 7. The proposed development will be developed to an appropriate scale that meets the character of the adjacent uses.

The remaining objectives are not applicable to the proposed development because the use does not meet the entire statement of the objectives in the Oak Lawn Special Purpose District and the Oak Lawn Plan. The proposed request is a straight zoning so therefore, objective 6 is not appropriate. The proposed zoning should not erode the quantity or quality of the adjacent single family development because the GR Subdistrict structure height is significantly lower than the O-2 Subdistrict. In addition, PDD No. 193 requires any structures over 36 feet to provide an additional setback "equal to one-half the height of the portion of the building that exceeds 36 feet in height, up to a maximum total setback of 50 feet." The depths of the lots are approximately 122 feet deep.

The remaining objective, objective 3, is also not appropriate because the overall size of the request site will not support a development that will meet the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

Land Use Compatibility
Surrounding Land Uses:

	Zoning within PDS 193	Land Use
Site	O-2	Undeveloped, Single family
Northeast	O-2, GR	Single family, retail, office
Southeast	R-7.5	Single family
Southwest	GR	Car wash, auto related use
Northwest	PDD No. 688	School

The land uses adjacent to the request site are developed with several retail and professional, personal service and craft uses. The property is also adjacent to a single-family subdistrict to the southeast. Even though the GR Subdistrict allows a zero side and rear yard setback, due to the residential adjacency, a minimum 10-foot buffer is required as well as any solid screening materials.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
O-2 Office Subdistrict	20'	10' /10'	4:1 FAR	36' sf 240' non-residential	75%		Retail, Office, Residential
GR General retail Subdistrict	10'	0' /0'	2:1 FAR	36' sf 120' all other uses	80%		Retail, Office, single family, multiple-family

Landscaping: Landscaping of any development will be in accordance with Part I of PDD No. 193.

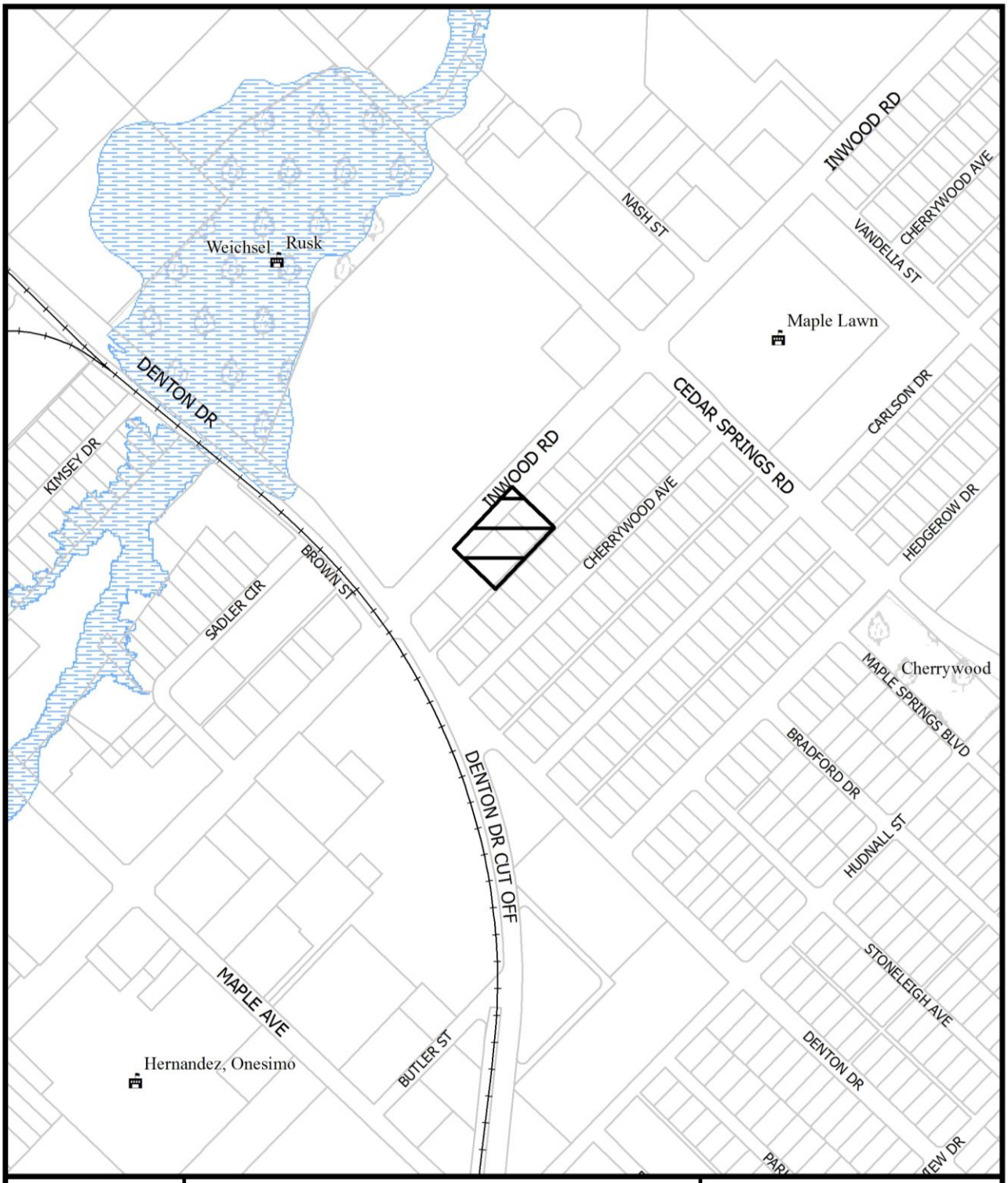
Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Inwood Road	Principal Arterial	80 ft.	80 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

LIST OF OFFICERS
Kendrick Properties II, Ltd.

- Dorothy D. Pearcy President



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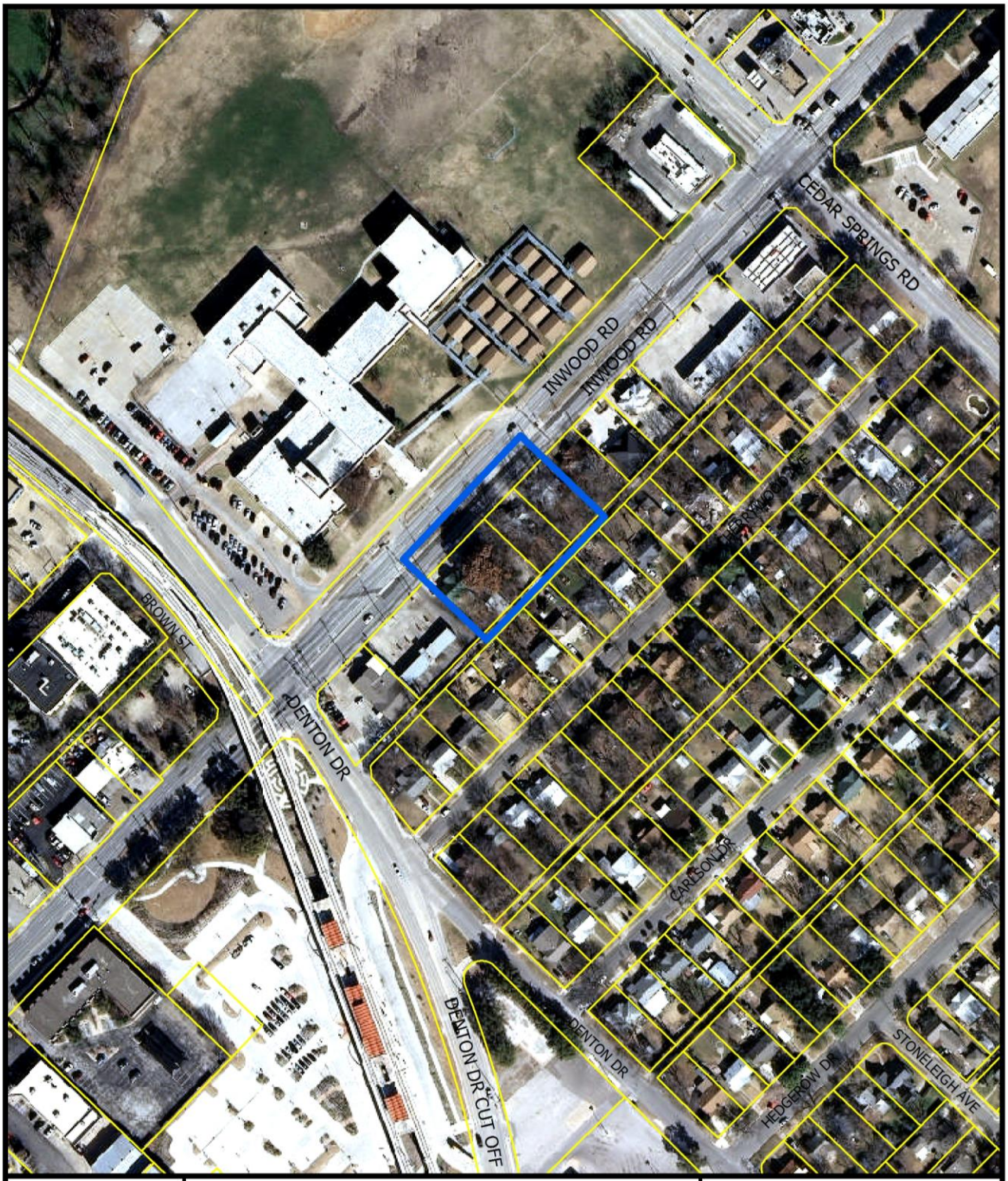
VICINITY MAP

Case no: Z145-132

Date: 12/12/2014



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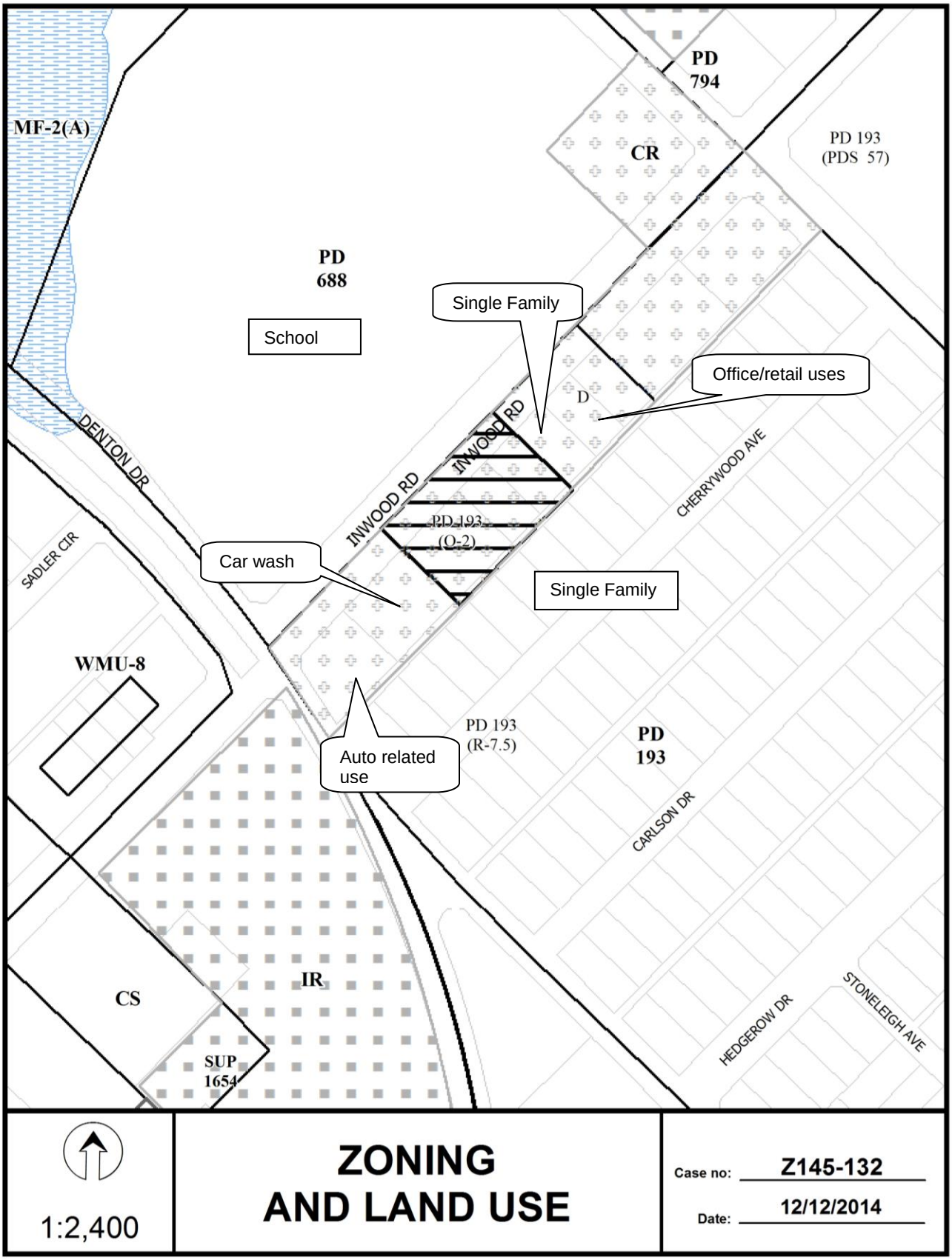
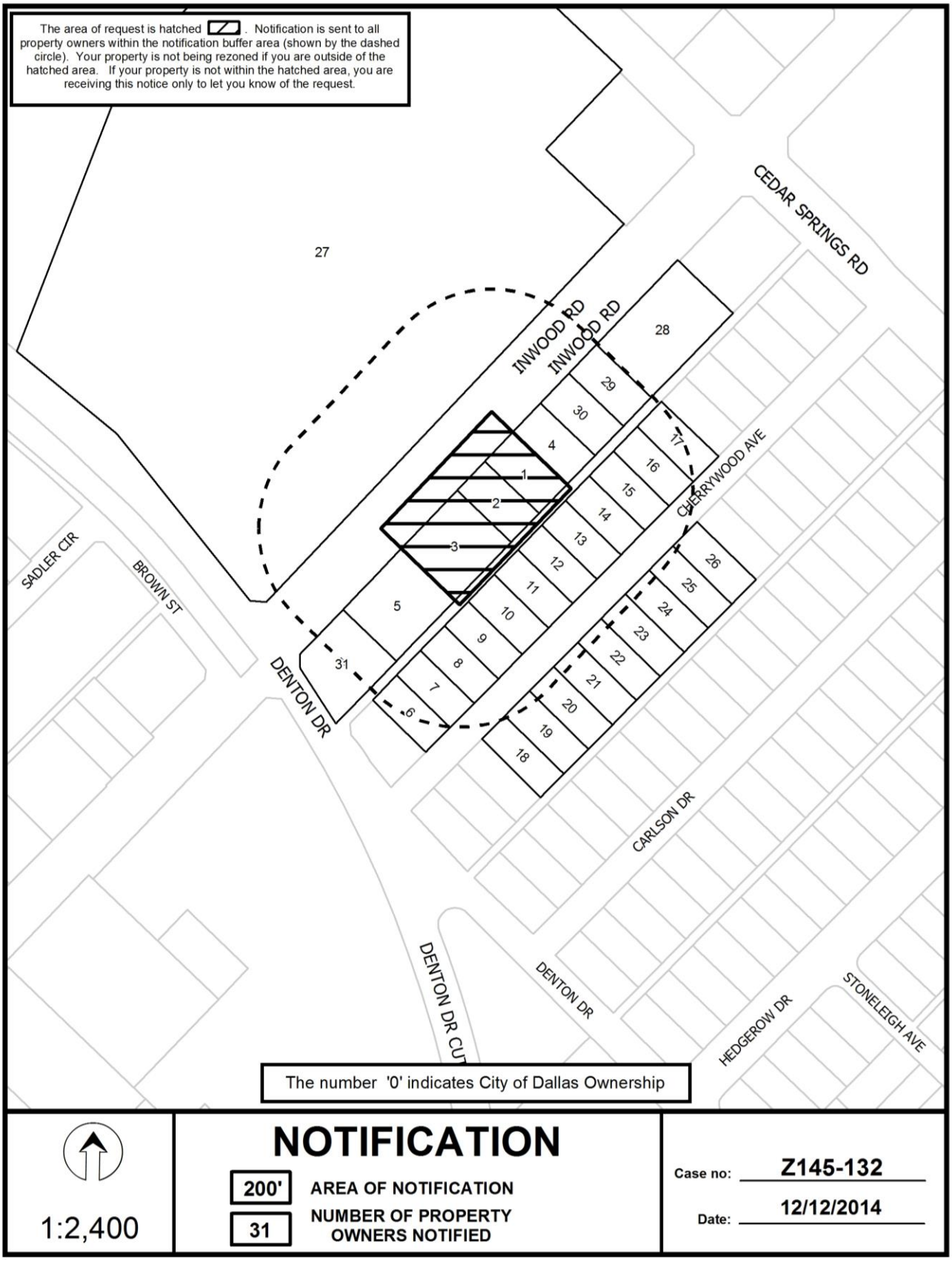
AERIAL MAP

Case no: Z145-132

Date: 12/12/2014


MF-2(A)
PD 794
CR
PD 193 (PDS 57)
PD 688
School
Single Family
Office/retail uses
D
INWOOD RD
INWOOD RD
DENTON DR
CHERRYWOOD AVE
PD 193 (O-2)
Car wash
Single Family
SADLER CIR
WMU-8
PD 193 (R-7.5)
PD 193
Auto related use
CARLSON DR
IR
CS
SUP 1654
HEDGEROW DR
STONELEIGH AVE
1:2,400
ZONING AND LAND USE
Case no: Z145-132
Date: 12/12/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
CEDAR SPRINGS RD
INWOOD RD
INWOOD RD
CHERRYWOOD AVE
SADLER CIR
BROWN ST
DENTON DR
DENTON DR CUT
DENTON DR
CARLSON DR
HEDGEROW DR
STONELEIGH AVE
27
28
29
30
4
1
2
3
5
31
6
7
8
9
10
11
12
13
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15
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26
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
31
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-132
Date: 12/12/2014

Notification List of Property Owners

Z145-132

31 Property Owners Notified

Label #	*Address*		*Owner*
1	2912	INWOOD RD	KENDRICK PROP II LTD
2	2904	INWOOD RD	KENDRICK PPTIES II LTD
3	2820	INWOOD RD	HARRISON MIKE
4	2916	INWOOD RD	RAMIREZ TONY ET AL
5	2810	INWOOD RD	KHAIRKHAH DANOUSH
6	2809	CHERRYWOOD AVE	CLARK PATRICIA J &
7	2815	CHERRYWOOD AVE	CLARK PATRICIA J &
8	2819	CHERRYWOOD AVE	SANTIAGO JULIAN
9	2823	CHERRYWOOD AVE	TORRES IVAN &
10	2827	CHERRYWOOD AVE	ESCOBEDO JOSE ANGEL
11	2831	CHERRYWOOD AVE	HERNANDEZ MARIA H
12	2837	CHERRYWOOD AVE	MEYER CLARA
13	2841	CHERRYWOOD AVE	SANCHEZ JOSE
14	2845	CHERRYWOOD AVE	E S INTERESTS LLC
15	2903	CHERRYWOOD AVE	ZARATE CONSUELO G
16	2907	CHERRYWOOD AVE	PSISEL PPTIES LLC
17	2911	CHERRYWOOD AVE	MOLINA JANET
18	2814	CHERRYWOOD AVE	MARTINEZ JOSE S &
19	2820	CHERRYWOOD AVE	TORRES MARIO & ANGELICA
20	2824	CHERRYWOOD AVE	RIOS NINFA EST OF &
21	2828	CHERRYWOOD AVE	GARZA ANGEL M
22	2832	CHERRYWOOD AVE	SAUCEDO JOE R & CELIA E
23	2838	CHERRYWOOD AVE	HERNANDEZ MARIA J &
24	2842	CHERRYWOOD AVE	CAMPOS JUAN M & MARIA DC
25	2846	CHERRYWOOD AVE	VEGA GABRIELA
26	2902	CHERRYWOOD AVE	NICHOLS JOHAN

12/12/2014

Label #	*Address*		*Owner*
27	2929	INWOOD RD	Dallas ISD
28	3012	INWOOD RD	EIGHTY SEVEN HUNDRED LTD
29	2928	INWOOD RD	RUBIO TOM IV
30	2920	INWOOD RD	PSISEL PPTIES LLC
31	2802	INWOOD RD	PIT PROS 1 INC

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Planner: Olga Torres-Holyoak

FILE NUMBER: Z145-107(OTH) **DATE FILED:** November 7, 2014

LOCATION: North corner of Knight Street and Brown Street

COUNCIL DISTRICT: 2 **MAPSCO:** 35 – W

SIZE OF REQUEST: ± 0.66 acres **CENSUS TRACT:** 5.0

OWNER/APPLICANT: Classic Neighborhood FC Holdings LLC

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict uses and for the termination of Specific Use Permit No. 1191 for a Child-care facility, Foster home, and Nursing home on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant proposes to develop the property with 14 detached single-family units as part of a shared access development. The maximum height permitted for the MF-2 Subdistrict is 36 feet. This PD subdistrict would permit a height up to 13 feet above the maximum for "stairway bulkheads" only. "Stairway bulkheads" have been defined in the PDS conditions as an enclosed area on a roof that covers a stairwell. Each detached dwelling unit will have a stairway bulkhead.

STAFF RECOMMENDATION: **Approval** subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The allowance for an additional 13 feet of height for bulkhead stairways will not negatively impact surrounding property because the single family customized dwelling units are detached. The stairway bulkhead will cover a maximum of 50 percent of the footprint of each individual unit and has a significant amount of open area. The applicant is requesting additional height to allow for a stairway bulkhead to be projected 13 feet above the 36 feet maximum height allowed by right.

2. *Traffic impact* – The increase in height does not impact the existing street system.

3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Mixed-Use Building Block.

Zoning History: There have been three recent zoning cases in the area.

1. Z112-144 On March 28, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 78 within Planned Development District No 193, the Oak Lawn Special Purpose District.

2. Z123-199 On June 12, 2013, the City Council approved rezoning into Subdistrict No. 78 for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No 193, the Oak Lawn Special Purpose District.

3. BDA 134-109 On October 21, 2014, the Board of Adjustment approved a special exception to the landscape regulations at 4343 (AKA 4321) Congress Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Brown Street	Local	50 feet
Knight Street	Local	50 feet

Surrounding Land Uses:

	Zoning	Land Use

Site	PD No. 193 MF-2	Undeveloped
North	PD No. 193 MF-2	Multiple family
East	PD No. 193 MF-2	Single family & multiple family
South	PD No. 193 PDS No. 78 Tract 1	Multiple family
West	PD No. 193 PDS No. 78 Tract 1	Multiple family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Urban Mixed-Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The increase in height is consistent with the Urban Mixed-Use Building Block.

Land Use Compatibility:

The applicant is requesting to be allowed to increase the height of the development by 13 feet for stairway bulkheads only. However, a stairway bulkhead is not included in the list.

There are two apartment complexes to the west and southwest side of the subject property. These properties are zoned Tract I and Tract II of Planned Development

Subdistrict No. 78. The tracts allow for a maximum height of 54 and 75 feet respectively. The applicant's request will have a maximum height of 49 feet.

The property is adjacent to a single family home to the northeast. Other surrounding uses are multifamily with few undeveloped tracts of land. The area is experiencing significant changes and development of residential uses to satisfy the needs of the area for a variety of housing options.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 193, MF-2	20 20 15	5 10 10 *	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope Visual Intrusion	Multiple-family, duplex, single family
Proposed							
PDS MF-2	20 20 15	10 15 15 *	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36', additional 13' permitted for stairway bulkheads	60%	Proximity Slope	Multifamily, duplex, single family

*See Section 51P.193.120

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51P-193-113 for the specific off-street parking and loading requirements for each use.

Landscaping:

Landscaping of the property must be provided in accordance with Part I of Article No. 193.

List of Officers

Classic Neighborhood FC Holdings, LLC

DM Weekley, Inc.

David Weekley
Chairman / CEO

Dick Weekley
Vice President

John Johnson
COO

Heather Humphrey
CFO

John Burchfield
General Counsel

Ladd Fargo
Authorized Representative

PROPOSED CONDITIONS

Division S-___. PD Subdistrict ___.

SEC. S-___.___. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. ___, passed by the Dallas City Council on ____.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located at the north corner of Brown Street and Knight Street. The size of PD Subdistrict ___is approximately 0.66 acres.

SEC. S-___.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, SUBDISTRICT means a subdistrict of PD 193.

(c) STAIRWAY BULKHEAD means an enclosed area on a roof that covers a stairwell.

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

(e) This subdistrict is considered to be a residential zoning district.

SEC. S-___.104. DEVELOPMENT PLAN.

(a) Except as provided, 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) For a residential development tract, the plat serves as the development plan.

SEC. S-___.105. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family 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 MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-___.106. 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-___.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Height. Maximum height is 36 feet with an additional 13 feet for stairway bulkheads.

SEC. S-___.108. OFF-STREET PARKING AND LOADING.

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

SEC. S-___.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.110. LANDSCAPING.

(a) Landscaping must comply with Part I.

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

SEC. S-___.111. SIGNS.

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

SEC. S-___.112. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

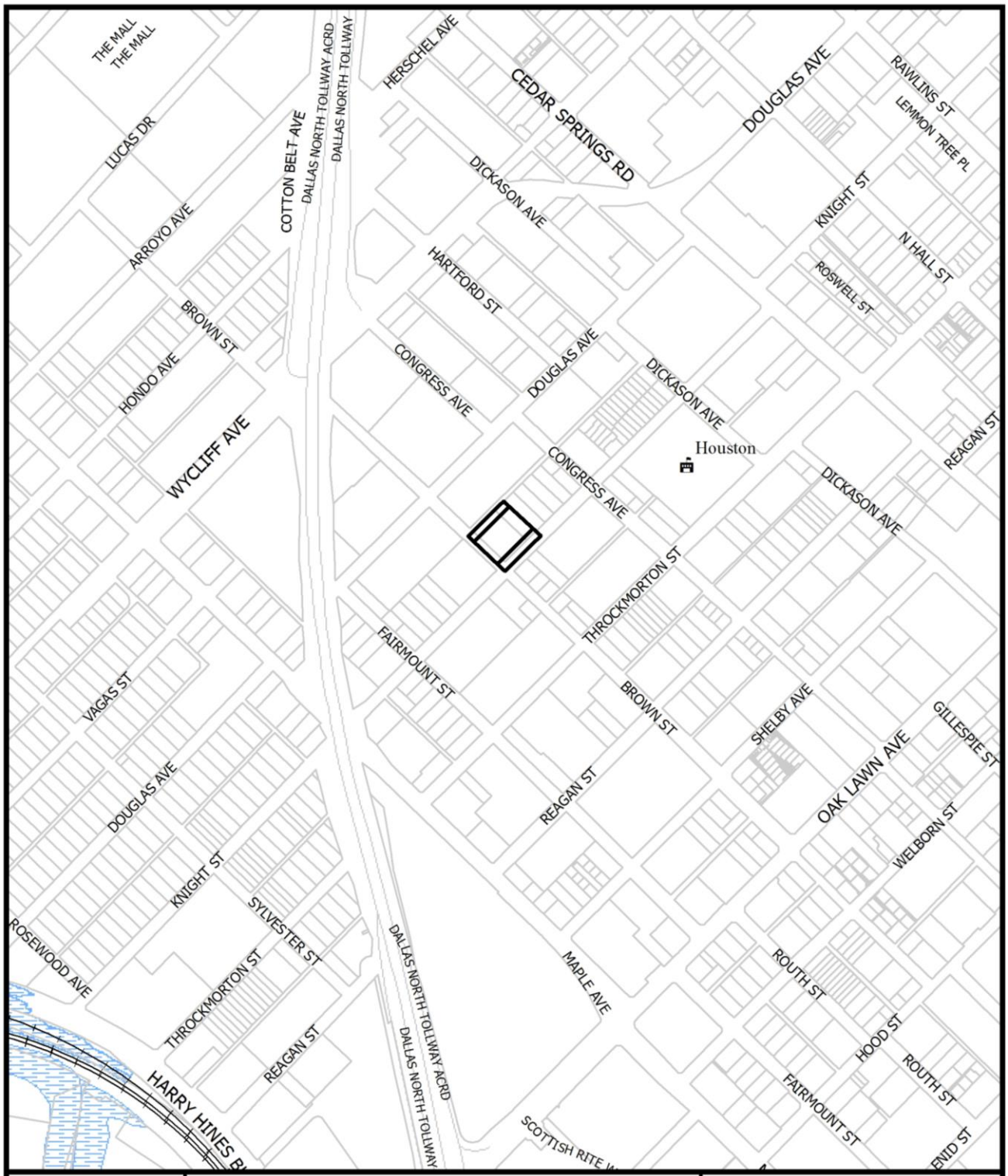
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

SEC. S-___.113. 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.



1:6,000

VICINITY MAP

Case no: Z145-107

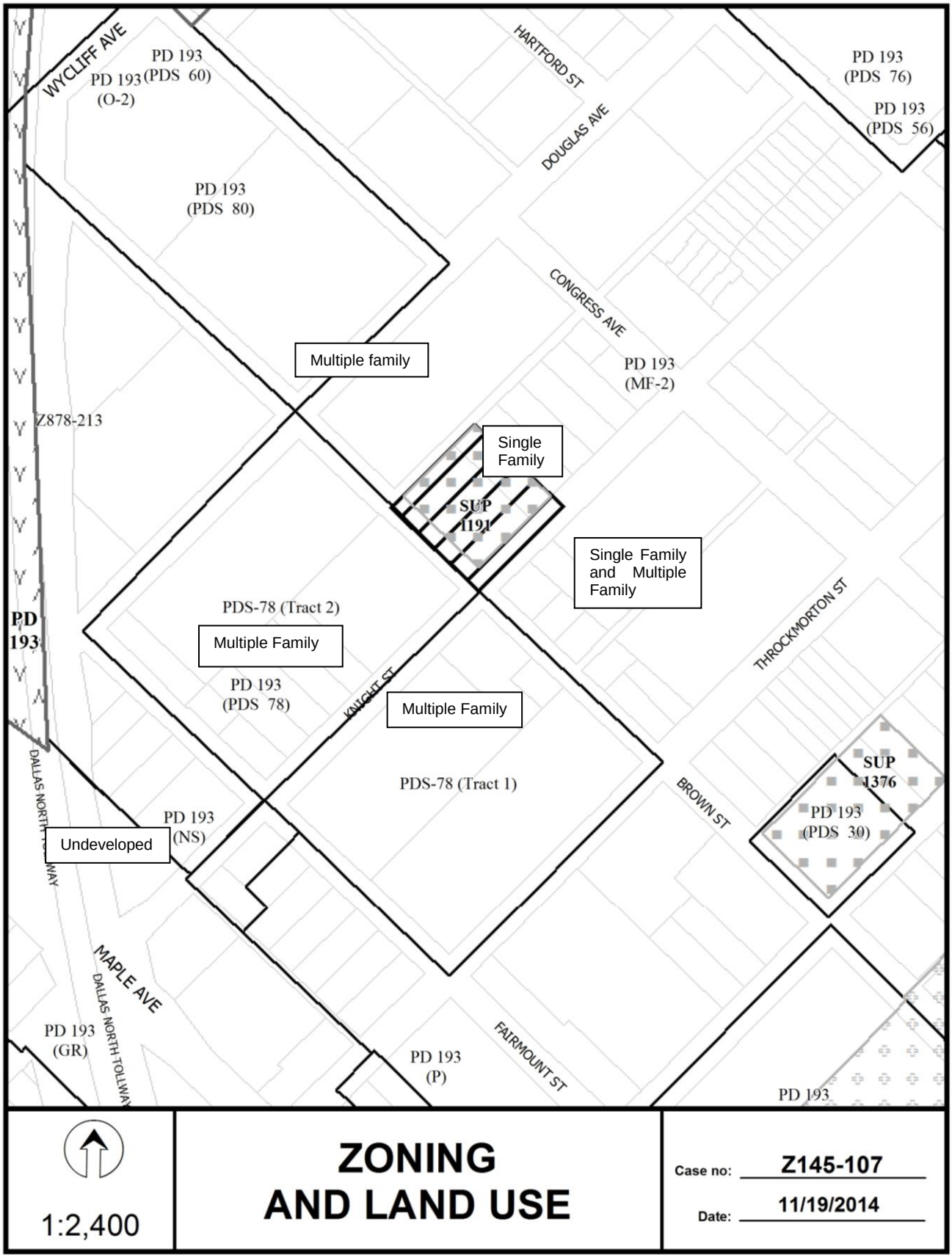
Date: 11/19/2014

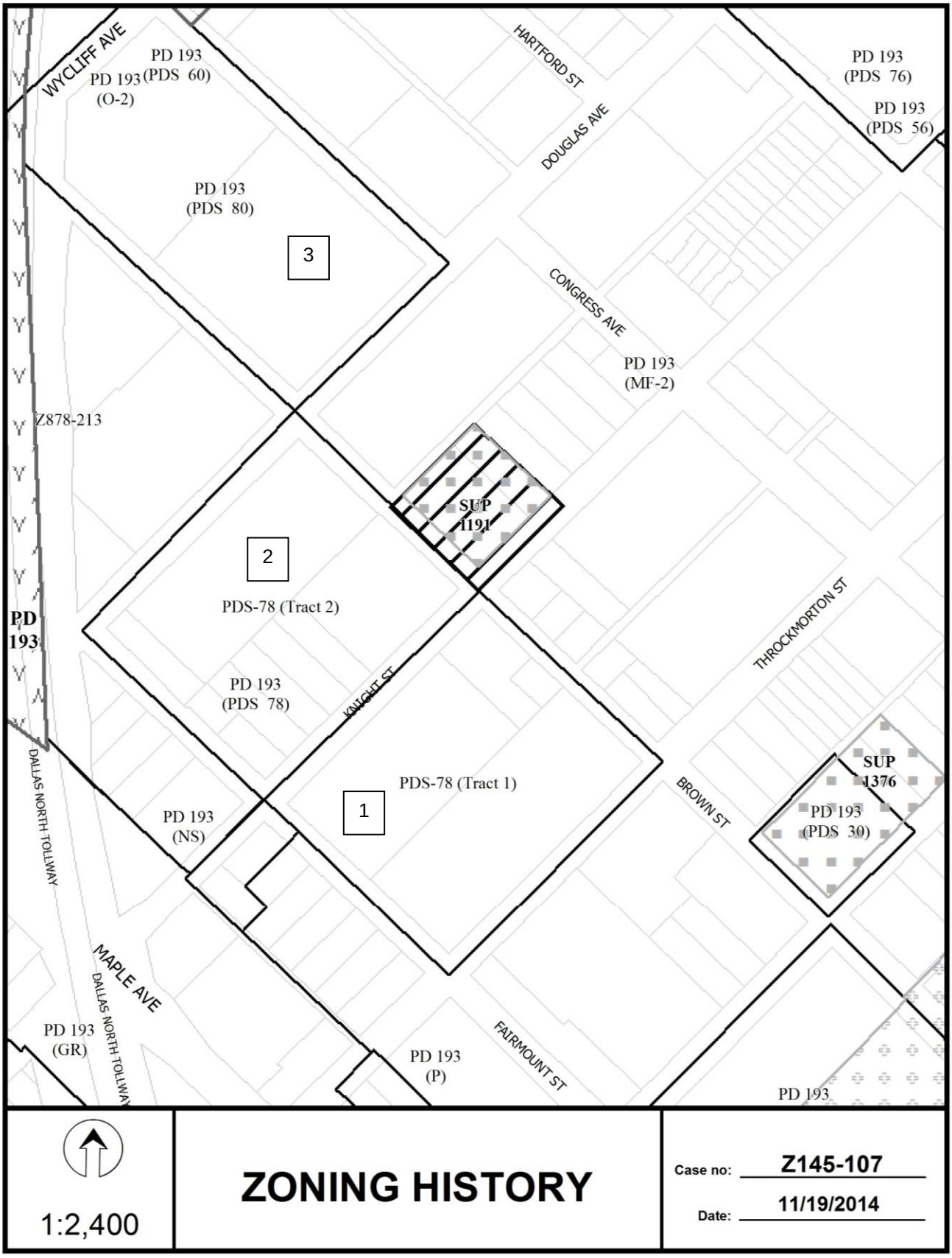
1:2,400

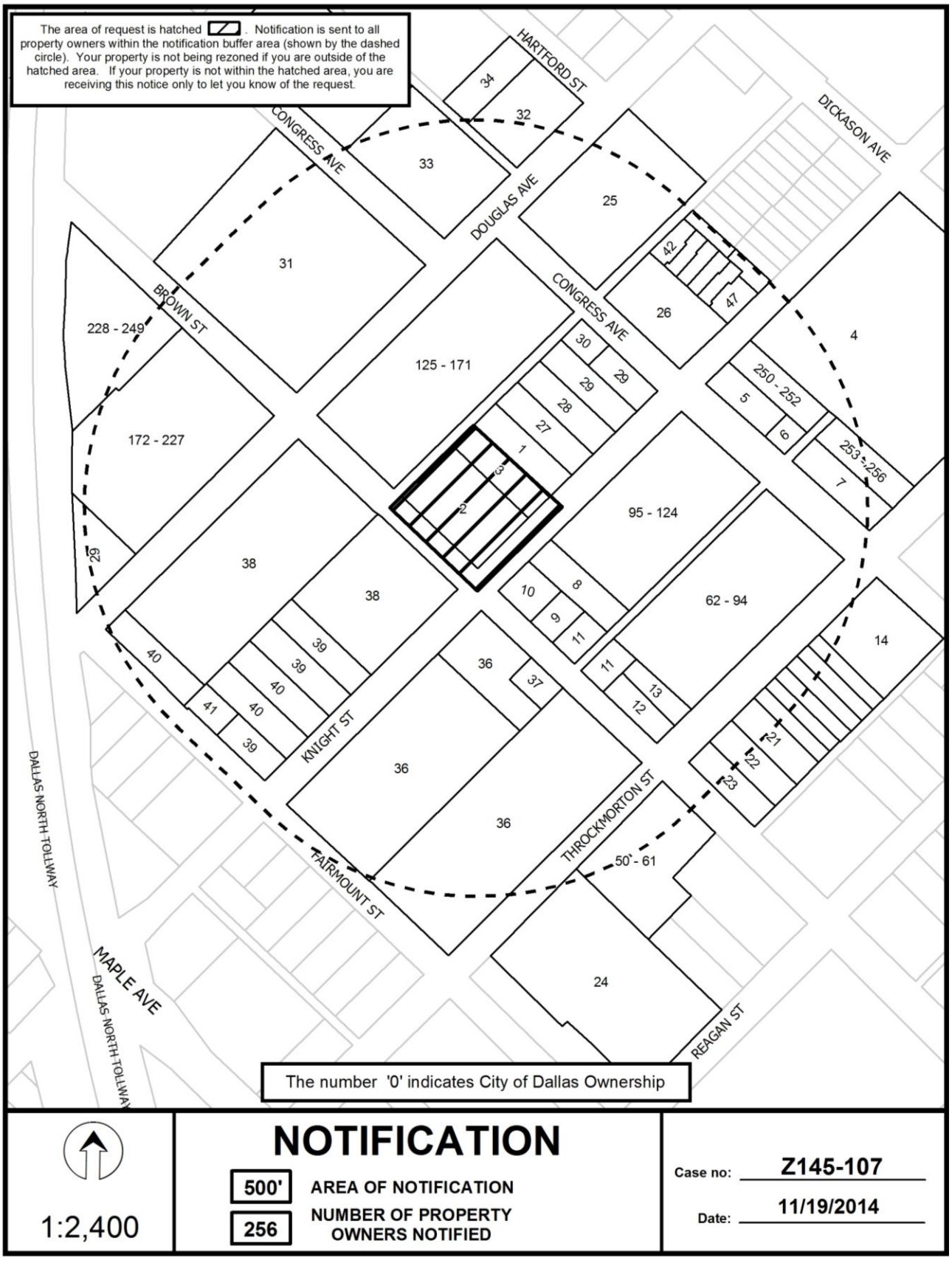
AERIAL MAP

Case no: Z145-107

Date: 11/19/2014


WYCLIFF AVE
PD 193 (PDS 60)
PD 193 (O-2)
HARTFORD ST
DOUGLAS AVE
PD 193 (PDS 76)
PD 193 (PDS 56)
PD 193 (PDS 80)
CONGRESS AVE
Multiple family
PD 193 (MF-2)
Z878-213
Single Family
SUP 1191
Single Family and Multiple Family
PD 193
PDS-78 (Tract 2)
Multiple Family
THROCKMORTON ST
PD 193 (PDS 78)
KNIGHT ST
Multiple Family
PDS-78 (Tract 1)
SUP 1376
BROWN ST
PD 193 (PDS 30)
DALLAS NORTH TOLLWAY
PD 193 (NS)
Undeveloped
MAPLE AVE
DALLAS NORTH TOLLWAY
PD 193 (GR)
PD 193 (P)
FAIRMOUNT ST
PD 193
1:2,400
ZONING AND LAND USE
Case no: Z145-107
Date: 11/19/2014


WYCLIFF AVE
PD 193 (PDS 60)
PD 193 (O-2)
HARTFORD ST
DOUGLAS AVE
PD 193 (PDS 76)
PD 193 (PDS 56)
PD 193 (PDS 80)
3
CONGRESS AVE
PD 193 (MF-2)
Z878-213
SUP 1191
2
PDS-78 (Tract 2)
PD 193
THROCKMORTON ST
PD 193 (PDS 78)
KNIGHT ST
DALLAS NORTH TOLLWAY
PDS-78 (Tract 1)
1
BROWN ST
SUP 1376
PD 193 (PDS 30)
PD 193 (NS)
MAPLE AVE
DALLAS NORTH TOLLWAY
PD 193 (GR)
PD 193 (P)
FAIRMOUNT ST
PD 193
1:2,400
ZONING HISTORY
Case no: Z145-107
Date: 11/19/2014


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
HARTFORD ST
CONGRESS AVE
DOUGLAS AVE
DICKASON AVE
BROWN ST
CONGRESS AVE
KNIGHT ST
THROCKMORTON ST
FAIRMOUNT ST
REAGAN ST
MAPLE AVE
DALLAS NORTH TOLLWAY
DALLAS NORTH TOLLWAY
34
32
33
25
31
228 - 249
172 - 227
125 - 171
42
47
26
4
250 - 252
5
6
253 - 256
7
30
29
29
28
27
1
3
2
95 - 124
62 - 94
10
8
9
11
11
13
12
14
38
38
39
39
40
40
41
39
36
37
36
36
21
22
23
50' - 61
24
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
256
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z145-107
Date: 11/19/2014

11/19/2014

Notification List of Property Owners

Z145-107

256 Property Owners Notified

Label #	*Address*		*Owner*
1	2717	KNIGHT ST	MUNIZ CIRILO P
2	2701	KNIGHT ST	CLASSIC NEIGHBORHOOD FC HOLDINGS LL
3	2713	KNIGHT ST	STERLING PROPERTIES LTD
4	2827	THROCKMORTON ST	Dallas ISD
5	2800	KNIGHT ST	VU LONG
6	4116	CONGRESS AVE	NGUYEN JIMY
7	2801	THROCKMORTON ST	NGUYEN JIMY T
8	2706	KNIGHT ST	WHITE KNIGHT LP
9	4118	BROWN ST	OSTERMANN CHARLES J &
10	2700	KNIGHT ST	OSTERMANN CHARLES
11	4114	BROWN ST	TEXAS INTOWN HOMES LLC
12	2701	THROCKMORTON ST	CALVIN COLLEEN Y
13	2705	THROCKMORTON ST	WEST OLIN N
14	2734	THROCKMORTON ST	BLUE FIN PARTNERS INC
15	2716	THROCKMORTON ST	MARTIN ROBERT GLEN &
16	2716	THROCKMORTON ST	ATCHESON FRANK
17	2714	THROCKMORTON ST	LEE JEFREY M
18	2714	THROCKMORTON ST	ASAFF JAMES H
19	2712	THROCKMORTON ST	CHILDS TYLER J
20	2712	THROCKMORTON ST	NUNNS EDWARD S JR
21	2710	THROCKMORTON ST	RODRIGUEZ ISAAC ALVA
22	2706	THROCKMORTON ST	BAUM EDWARD M
23	4040	BROWN ST	4040 BROWN STREET LLC
24	2612	THROCKMORTON ST	VILLAGE SQUARE APARTMENTS LLC
25	2800	DOUGLAS AVE	SCHUMACHER STEPPING STONE
26	2801	KNIGHT ST	KNIGHT STREET APARTMENTS LLC

11/19/2014

Label #	*Address*		*Owner*
27	2719	KNIGHT ST	LUNA MARY
28	2723	KNIGHT ST	GARZA CECELIA
29	2729	KNIGHT ST	MCCLAIN CAROLYN
30	4213	CONGRESS AVE	BAZLEH JASMIN
31	4303	CONGRESS AVE	TRG WYCLIFF LP
32	4301	HARTFORD ST	4400 HYER STREET LLC
33	4300	CONGRESS AVE	CONGRESS AVE DOUGLAS AVE LLC
34	4311	HARTFORD ST	4311 HARTFORD LLC
35	4338	CONGRESS AVE	TRG WYCLIFF LP
36	2607	THROCKMORTON ST	BEHRINGER HARVARD FAIRMOUNT
37	4117	BROWN ST	BEHRINGER HARVARD FAIRMOUNT
38	2624	DOUGLAS AVE	AFA APARTMENTS LP
39	2619	KNIGHT ST	AFA APARTMENTS LP
40	2611	KNIGHT ST	AFA APARTMENTS LIMITED PS
41	4210	FAIRMOUNT ST	AFA APARTMENTS LP
42	4213	DICKASON AVE	HOLTKAMP RANDALL S
43	4213	DICKASON AVE	THOMPSON MICHAEL A
44	4213	DICKASON AVE	LINDBERG ERIC & SHARON
45	4213	DICKASON AVE	MARTIN LEE ALAN
46	4213	DICKASON AVE	FRUMKIN DAVID B & HEIDI L
47	4213	DICKASON AVE	HSU WEITING
48	4213	DICKASON AVE	NELSON NICHOLAS J
49	4213	DICKASON AVE	GARIPPA TIMOTHY
50	2660	THROCKMORTON ST	HORAN LORRAINE A TR
51	2662	THROCKMORTON ST	DARLEY ROBERT C ESTATE OF
52	2664	THROCKMORTON ST	SHEPHERD JANET
53	2674	THROCKMORTON ST	MORRISS JAMES A ETUX
54	2678	THROCKMORTON ST	SHEPHERD JANET SUE
55	2680	THROCKMORTON ST	CHRISTIANSEN DEREK
56	2682	THROCKMORTON ST	VANGOOL ALFRED &
57	2686	THROCKMORTON ST	HEYLAND EDWARD &

11/19/2014

Label #	*Address*		*Owner*
58	2688	THROCKMORTON ST	TRUMAH LLC
59	2690	THROCKMORTON ST	MARTIN JUSTIN A
60	2694	THROCKMORTON ST	LEE KELLY S L
61	2696	THROCKMORTON ST	ULRICH CLIFF
62	2722	KNIGHT ST	CARNOHAN BRUCE C
63	2722	KNIGHT ST	SHIN HAE WON
64	2722	KNIGHT ST	LIN KERRI
65	2722	KNIGHT ST	BADEAUX MARTHA D & BRYAN A BADEAUX JR
66	2722	KNIGHT ST	SHAVE DAVID T &
67	2722	KNIGHT ST	ARREDONDO MARTHA &
68	2722	KNIGHT ST	ROBERTSON CHARLES ARNOLD
69	2722	KNIGHT ST	MALIK ANJALI
70	2722	KNIGHT ST	HERNANDEZ PABLO
71	2722	KNIGHT ST	HEJNY ROSEMARY KAY
72	2722	KNIGHT ST	FUNK JOSEPH M & CATHRYN L
73	2722	KNIGHT ST	CHANTHARAJ JUDITH
74	2722	KNIGHT ST	PILCIK BRITTANI
75	2722	KNIGHT ST	BALFOUR MARGARET
76	2722	KNIGHT ST	MADDOX RONALD L
77	2722	KNIGHT ST	ARRIETA DORA E
78	2722	KNIGHT ST	PASCUZZI MICHAEL
79	2722	KNIGHT ST	EMPIRE RENTALS LLC
80	2722	KNIGHT ST	MCALOON STEVEN P &
81	2722	KNIGHT ST	BALFOUR ELLEN P
82	2722	KNIGHT ST	SCURLOCK DELOIS C
83	2722	KNIGHT ST	RODRIGUEZ CHRISTOPHER &
84	2722	KNIGHT ST	THOMAS KIMBERLY L
85	2722	KNIGHT ST	RANGINWALA NAJEEB A &
86	2722	KNIGHT ST	JONES JASON R
87	2722	KNIGHT ST	GILLIAM BRADLEY N
88	2722	KNIGHT ST	SERIES 2722 KNIGHT

11/19/2014

Label #	*Address*		*Owner*
89	2722	KNIGHT ST	VILLARREAL D SCOTT
90	2722	KNIGHT ST	CRUZ JOSE MICHAEL
91	2722	KNIGHT ST	STICKLER RUSTIN E
92	2722	KNIGHT ST	MOHIUDDIN IMRAN
93	2722	KNIGHT ST	27 ONE INC
94	2722	KNIGHT ST	BUI HIEN THE & THUY DANG
95	2722	KNIGHT ST	LUETHE TROY
96	2722	KNIGHT ST	CAS TEX NEDA LLC
97	2722	KNIGHT ST	KOVELAN JOHN
98	2722	KNIGHT ST	GARGIULO MICHAEL R
99	2722	KNIGHT ST	27 ONE INC
100	2712	KNIGHT ST	WOODRUFF L MARK
101	2722	KNIGHT ST	VASQUEZ JANICE V
102	2722	KNIGHT ST	LEE TIFFANY C
103	2712	KNIGHT ST	ROBERTSON CHARLES ARNOLD
104	2722	KNIGHT ST	SULLIVAN PATRICK
105	2722	KNIGHT ST	LOWENSTEIN MARK D
106	2722	KNIGHT ST	TOMASI SALVATORE
107	2722	KNIGHT ST	BELL KRISTAPHER JAMES
108	2722	KNIGHT ST	DARLING ROBERT E JR
109	2722	KNIGHT ST	MILLER SANDRA JEAN
110	2722	KNIGHT ST	MARTIN BRITT M
111	2722	KNIGHT ST	PORTER CARRIE A
112	2722	KNIGHT ST	DEARDURFF CHRISTOPHER D
113	2722	KNIGHT ST	FEDERAL HOME LOAN MORTGAGE CORP
114	2722	KNIGHT ST	QUARLES STEPHANIE
115	2722	KNIGHT ST	PALETTI ERIC N
116	2722	KNIGHT ST	RANGINWALA MOIN A
117	2722	KNIGHT ST	MEZZACAPPA DAVID J
118	2722	KNIGHT ST	THOR PPTIES LLC
119	2722	KNIGHT ST	LAE INVESTMENTS LLC

11/19/2014

Label #	*Address*		*Owner*
120	2722	KNIGHT ST	RYNER JAMES M
121	2722	KNIGHT ST	PASH PENELOPE
122	2722	KNIGHT ST	LOZA LEONSO
123	2722	KNIGHT ST	RADDEMANN ROBERT J
124	2722	KNIGHT ST	RODGERS BRENT
125	2702	DOUGLAS AVE	ADAMS RICK &
126	2702	DOUGLAS AVE	BAGG DAVID
127	2710	DOUGLAS AVE	ANWEILER DAVID W
128	2710	DOUGLAS AVE	KAHN RICHARD
129	2702	DOUGLAS AVE	ARMSTRONG HENRIA D E M &
130	2702	DOUGLAS AVE	LEE SO JA
131	2702	DOUGLAS AVE	REEP GARY J
132	2710	DOUGLAS AVE	HODGES PHILIP
133	2702	DOUGLAS AVE	CHAUHAN VANDANA
134	2702	DOUGLAS AVE	ADAMS RICK
135	2702	DOUGLAS AVE	ABAY AZIEB
136	2710	DOUGLAS AVE	HODGES PHILIP
137	2710	DOUGLAS AVE	RODGERS RICHARD F
138	2710	DOUGLAS AVE	BORGERS FREDERICK & CHRISTINE C
139	2710	DOUGLAS AVE	DARBY JOHN P JR
140	2702	DOUGLAS AVE	MILLER ELIZABETH DIANE
141	2702	DOUGLAS AVE	FRUHWIRTH RICK E
142	2710	DOUGLAS AVE	SOLTANI OMID
143	2702	DOUGLAS AVE	SMITH PAUL &
144	2710	DOUGLAS AVE	KUERBITZ CHARLES RAY
145	2702	DOUGLAS AVE	DICKSON JAMES T
146	2710	DOUGLAS AVE	ARENDSE CHERIE MICHELLE &
147	2702	DOUGLAS AVE	SAMUKLA FRANK
148	2702	DOUGLAS AVE	CORSEY FLOYD
149	2702	DOUGLAS AVE	JEFFREY MARK A
150	2702	DOUGLAS AVE	PARK JAY H

11/19/2014

Label #	*Address*		*Owner*
151	2702	DOUGLAS AVE	COOK JIMMY DALE TESTMENTARY TRUST
152	2702	DOUGLAS AVE	FAGAN JODIE K
153	2702	DOUGLAS AVE	WILLIAMS RAY E LIFE ESTATE
154	2702	DOUGLAS AVE	ANWEILER DAVID W
155	2702	DOUGLAS AVE	POLLARD MARSHALL C
156	2710	DOUGLAS AVE	MITCHELL CYNTHIA R &
157	2702	DOUGLAS AVE	BOOTH MARC H
158	2702	DOUGLAS AVE	NONESUCH PLACE CONDO ASSN
159	2710	DOUGLAS AVE	STEWART RANDY &
160	2702	DOUGLAS AVE	TALAKAUSKAS ANTHONY J
161	2710	DOUGLAS AVE	LE KHANH N
162	2702	DOUGLAS AVE	JOHNSON GARY L
163	2702	DOUGLAS AVE	RAINBOW ESTATE LLC
164	2702	DOUGLAS AVE	FAULCONER LORANE & LLOYD
165	2710	DOUGLAS AVE	KIRBY KEVIN S
166	2702	DOUGLAS AVE	CAMBIASSO GRISEL SOLANGE
167	2702	DOUGLAS AVE	WEDGE REV LIVING TRUST
168	2710	DOUGLAS AVE	BAKER MICHAEL J
169	2702	DOUGLAS AVE	YOUNG JENNIFER E
170	2710	DOUGLAS AVE	BARRON DAVID L
171	2702	DOUGLAS AVE	BANKS JOHN L JR & SUSAN
172	4323	BROWN ST	SHEPHERD JANET
173	2627	DOUGLAS AVE	HILL DANIEL
174	2627	DOUGLAS AVE	PEDRAZA JAVIER
175	2627	DOUGLAS AVE	LOPEZ STEVE
176	2627	DOUGLAS AVE	DOMINGUEZ JOSE JORGE &
177	2627	DOUGLAS AVE	ADAMS MELVIN C
178	2627	DOUGLAS AVE	TAYLOR KENT L
179	2627	DOUGLAS AVE	BUSHNELL R WAYNE
180	2627	DOUGLAS AVE	KERR LAURA ELIZABETH
181	2627	DOUGLAS AVE	AKBARI LEYLA

11/19/2014

Label #	*Address*		*Owner*
182	2627	DOUGLAS AVE	STONE GARY
183	2627	DOUGLAS AVE	COLEMAN RONALD M & JULIE
184	2627	DOUGLAS AVE	SHEPHERD MICHAEL L
185	2627	DOUGLAS AVE	CAKAJ ILIR
186	2627	DOUGLAS AVE	MATA JOSE M
187	2627	DOUGLAS AVE	LEGROS GAETAN LUC
188	2627	DOUGLAS AVE	PHILLIPS STEVEN &
189	2627	DOUGLAS AVE	CRUZ GUSTAVO
190	2627	DOUGLAS AVE	NGUYEN LE BA
191	2627	DOUGLAS AVE	WILLIAMS SANDIE
192	2627	DOUGLAS AVE	MCELROY HOWARD WYNNE
193	2627	DOUGLAS AVE	HENNIG GWEN
194	2627	DOUGLAS AVE	TODD ANTHONY &
195	2627	DOUGLAS AVE	BETANCOURT ADRIANA
196	2627	DOUGLAS AVE	HATHAWAY JOSEPH H III
197	2627	DOUGLAS AVE	TRAN LINDA VAN
198	2627	DOUGLAS AVE	ZHONG CHUN LI PENG
199	2627	DOUGLAS AVE	GUZMAN MARIO C
200	2627	DOUGLAS AVE	PETE LEO A
201	2627	DOUGLAS AVE	HESS CRAIG
202	2627	DOUGLAS AVE	COLEMAN RONALD M
203	2627	DOUGLAS AVE	TRAN LINDA V
204	2627	DOUGLAS AVE	CUNNINGHAM CRAIG
205	2627	DOUGLAS AVE	MCHUGH JOHN
206	2627	DOUGLAS AVE	DEJEAN GERALD G
207	2627	DOUGLAS AVE	HUTTON JERRY B JR
208	2627	DOUGLAS AVE	POTTS DIMITRI R
209	2627	DOUGLAS AVE	QUINTANILLA JOE
210	2627	DOUGLAS AVE	REY JUAN ALBERTO
211	2627	DOUGLAS AVE	RAY JUAN A
212	2627	DOUGLAS AVE	GANDY JASON

11/19/2014

Label #	*Address*		*Owner*
213	2627	DOUGLAS AVE	COLEMAN RONALD M &
214	2627	DOUGLAS AVE	RODRIGUEZ GRACIELA
215	2627	DOUGLAS AVE	SMITH RONALD W
216	2627	DOUGLAS AVE	GOLDBERG RUTH
217	2627	DOUGLAS AVE	ZUNIGA JUAN ANTONIO & MARIA
218	2627	DOUGLAS AVE	HERRERA JUAN LOPEZ &
219	2627	DOUGLAS AVE	REY JUAN ALBERTO
220	2627	DOUGLAS AVE	LACEY CATHRYN
221	2627	DOUGLAS AVE	GANDY JASON
222	2627	DOUGLAS AVE	CAKAJ ILIR
223	2627	DOUGLAS AVE	MCHUGH JOHN
224	2627	DOUGLAS AVE	PARRIS ABIGAIL
225	2627	DOUGLAS AVE	SEVILLA MANAGEMENT LLC
226	2627	DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
227	2627	DOUGLAS AVE	LOPEZ ZULEMA
228	4323	BROWN ST	HERNANDEZ DANIELLA N
229	4323	BROWN ST	TILLERY JAMES WAYNE
230	4323	BROWN ST	BROWNE JOSE A
231	4323	BROWN ST	PARRA BERTHA
232	4323	BROWN ST	SHEPHERD JANET
233	4323	BROWN ST	SHEPHERD MICHAEL L
234	4323	BROWN ST	AGUILAR ROXANA PALACIOS &
235	4323	BROWN ST	RAY JUAN ALBERTO
236	4323	BROWN ST	SIMMONS JAMES N JR
237	4323	BROWN ST	SOISSON CHRISTIAN
238	4323	BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
239	4323	BROWN ST	SLAGLE JODY GLYN
240	4323	BROWN ST	SHEPHERD MICHAEL
241	4323	BROWN ST	STEPHAN JERALD M
242	4323	BROWN ST	CASTRO GEORGE L
243	4323	BROWN ST	CUMMINGS JOHN LYNN

11/19/2014

Label #	*Address*		*Owner*
244	4323	BROWN ST	MERCADO EDUARDO V
245	4323	BROWN ST	PARRA MARITHZA
246	4323	BROWN ST	CATHEY GARY A
247	4323	BROWN ST	SOTELO ALFREDO H &
248	4323	BROWN ST	FAUST DANNY K
249	4323	BROWN ST	MCWILLIAM CHARLES D
250	2807	THROCKMORTON ST	J B DOWNEY & SONS INC
251	2807	THROCKMORTON ST	DOWNEY RODNEY E
252	2807	THROCKMORTON ST	DOWNEY J B & SONS INC
253	2806	KNIGHT ST	JENNINGS LESLIE D
254	2806	KNIGHT ST	J B DOWNEY & SONS INC
255	2806	KNIGHT ST	DOWNEY JB & SONS, INC
256	2806	KNIGHT ST	ORSAK RODNEY E

CITY PLAN COMMISSION **THURSDAY, JANUARY 22, 2015**

Assistant Director: Auro Majumdar, P.E; P.T.O.E.

FILE NUMBER: DCA145-001 **DATE INITIATED:** October 13, 2014

TOPIC: A potential amendment to the Dallas Development Code, Chapter 51A, Section 51A-9.401 for four-way/all-way stop signs

COUNCIL DISTRICT: All **CENSUS TRACT:** All

PROPOSAL:

A potential amendment to the Dallas Development Code, Chapter 51A, Section 51A-9.401, which requires that a petition for a four-way/all-way stop on a residential intersection be supported by at least two-thirds of the owners or tenants residing within 900 feet of the intersection at issue.

The potential amendment would reduce the 900 feet requirement to 300 feet.

STAFF RECOMMENDATION: Based on several negative impacts associated with unwarranted stop signs, staff recommends that the commission choose Option 4, which would keep the petition radius unchanged; however, the CPC can choose any of the options 1 through 7, or combinations thereof and direct staff accordingly

SUMMARY:

The Street Services Department is requesting that the Commission discuss a potential amendment to the Dallas Development Code, Chapter 51A, Section 51A-9.401 for four-way/all-way stops Citywide and chose one of the seven options or combination thereof and direct staff accordingly.

Staff had presented this potential amendment to the CPC at it's December 4, 2014 meeting. The CPC had asked staff to come back with answers to questions raised during the hearing and to develop a recommendation. This presentation addresses queries from CPC at the last presentation, including development of alternatives and staff recommendation. Staff has developed the following alternates for CPC to consider:

1. Reduce petition Area to 300'
2. Reduce petition Area to 600'
3. Reduce petition Area to 750'
4. Keep Petition Area at 900'
5. Keep Petition Area at 900', however, require no more than 206 lots for a given petition (a 25% reduction for standard lot sizes at present)

6. Choose any combination of radius and support % (2/3rd or 80%) from the table on slide 19
7. Any other option the commission chooses

In an effort to develop a recommendation, staff reviewed findings of several researchers who have documented negative impacts of installing unwarranted stop signs including:

- They result in negative compliance - drivers often tend to ignore stop signs installed on busy streets when they routinely do not see any traffic on the side street
- They result in increased accidents – several studies have recorded drastic increase in accidents when high volume streets are stopped for low volume streets
- They endanger pedestrians – unwarranted stop signs provide pedestrians a false sense of confidence, which combined with negative compliance from motorists often have tragic results
- They are not effective for speed control
- They increase emergency vehicle response times

PUBLIC SAFETY COMMITTEE: Full Council Discussion of Proposed Amendment

CITY PLAN COMMISSION: Continued with direction to staff to present answers to questions and to develop recommendation

BACKGROUND INFORMATION:

Four-way/All-way stops in the City of Dallas can be installed in two ways:

- Based on a Warrant Analysis
- A Warrant Analysis is a technical study in which traffic data e.g. traffic volumes; speed; accident history; sight distance, geometrics etc. is analyzed to determine if established technical criteria for installation of a four-way/all-way stop control are met – if it is determined that a stop is warranted, the stop signs are installed
- Based on a petition process per Chapter 51A, Division 51A-9.400 of Dallas City Code
- Section 51A-9.401 of the Dallas City Code requires that a petition for a four-way/all-way stop on a residential intersection should be supported by at least two-thirds of the owners or tenants residing within 900 feet of the intersection at issue. The potential amendment proposes that the 900 feet requirement be reduced to 300 feet.

- The potential amendment was presented to the Public Safety Committee on June 23, 2014, which had recommended that it be presented to the Dallas City Council
- The potential amendment was presented to the City Plan Commission (CPC) at its December 4, 2014 meeting - CPC determined that there was not enough information in the presentation for it to make a recommendation and directed staff to bring back the item with answers to questions raised by the commissioners, including:
    - Details of all-way stop requests/petitions that staff receive in a year
    - What does the Manual on Uniform Traffic Control Devices (MUTCD) recommend
    - What do other communities do
    - Develop options and discuss impacts
    - What is staff's recommendation

PUBLIC SAFETY COMMITTEE ACTION:

On June 23, 2014, the Public Safety Committee recommended that potential amendment be presented to the City Council.

ORDINANCE NO. _ _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-9.401; amending the petition process for four-way/all-way stop sign requests at residential intersections; 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 this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subsection (a), “Prerequisites for Accepting an Application,” of Section 51A-9.401, “Application,” of Division 51A-9.400, “Four-Way/All-Way Stop Controls at Residential Intersections” of Article IX, “Thoroughfares,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) Prerequisites for accepting an application. An application for installation or removal of four-way/all-way stop controls at residential intersections must be filed with the traffic engineer. The traffic engineer shall not accept an application unless it has the support of at least two-thirds of the owners or tenants residing within 300 [900] feet of the intersection at issue.”

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000. SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. 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 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By_____

Assistant City Attorney

Passed_____

date: January 14, 2015

purpose: Updates to the DRAFT The Bottom Urban Structure and Guidelines

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The following track changes to The Bottom Urban Structure & Guidelines DRAFT. These changes reflect the dallas city**design** studio's responses to comments from Texas Heavenly Homes (THH) received on December 15, 2014 and changes to improve the general flow, readability and conveyance of the message the community has for The Bottom.

Changes in response to Texas Heavenly Homes (THH) comments:

1. THH request: Single family zoning should be a planned development zoning rather that the existing R-5 zoning to allow for flexibility in the design of homes to meet market demand and customer preference

   Changes highlighted in **bold** (PG. 85 in the US&G)

   > **If the community is supportive, an update to expand the current PD zoning in the area that follows the recommendations of The Bottom Urban Structure and Guidelines may be supported.**

2. Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet (6') are strongly encouraged. The porch shall be clearly delineated from the front yard with at least a 12-inch grade change. The use of columns and open railings is strongly encouraged. **Alternatively, an uncovered front porch or patio with a minimum depth of six feet (6') is acceptable. It is recommended that future zoning allow front porches to encroach up to eight feet (8') into front yard setbacks.**

   1. THH request: Front Porches should be allowed to encroach up to 8' into the front yard setback.

      Changes highlighted in **bold** (PG. 61 in the US&G)

      > Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet (6') are strongly encouraged. The porch shall be clearly delineated from the front yard with at least a 12-inch grade change. The use of columns and open railings is strongly encouraged. **Alternatively, an uncovered front porch or patio with a minimum depth of six feet (6') is acceptable. It is recommended that future zoning allow front porches to encroach up to eight feet (8') into front yard setbacks.**

   2. THH request: No minimum size or depth requirement on front porches.

      Changes highlighted in **bold** (PG. 56 in the US&G)

      > Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet (6') are strongly encouraged. The porch shall be clearly delineated from the front yard with at least a 12-inch grade change. The use of columns and open railings is

strongly encouraged. **Alternatively, an uncovered front porch or patio with a minimum depth of six feet (6') is acceptable. It is recommended that future zoning allow front porches to encroach up to eight feet (8') into front yard setbacks.**

An example image of an "uncovered porch" has been added to PG. 61

For clarity, the following two definitions have been added to the Glossary on PG. 90

Covered Porch. **for the purpose of these urban structure and guidelines, a covered porch has a roof structure and is attached to a permanent structure serving the main, street-facing, entry to a home. It provides an important character-defining feature but does not have permanent weatherproof walls or windows. It helps make a transition between the house and its landscape surroundings and offers a comfortable place to congregate and interact among neighbors.**

Uncovered Porch or Patio. **for the purpose of these urban structure and guidelines, an uncovered porch or patio is attached to a permanent structure serving the main, street-facing, entry to a home. It provides an important character-defining feature but does not have permanent weatherproof walls, windows or a roof. It helps make a transition between the house and its landscape surroundings and offers a place to congregate and interact among neighbors.**

3. THH request: Maximum 60% lot coverage allowed rather than 45%

   Changes highlighted in **bold** (PG. 60 in the US&G)

   Existing lot sizes in The Bottom are small. Recent efforts to introduce new single family residential have brought re-plat requests to create larger lots. To ensure the existing single-family neighborhood is preserved and enhanced, it is important that lots are kept to a maximum size of 6,000 sq ft. In addition, maximum lot coverage of 45%, in line with existing zoning requirements, shall be required to help discourage out of scale homes that can destroy the character of the neighborhood. **It is recommended that any future re-zoning allow up to 60% lot coverage when all other architectural guidelines are met. Covered front porches shall not count against lot coverage calculation. We encourage the use of small lots and maximum lot widths of 50' but recommend that lot widths of 60' and/or a maximum lot size of 7,500 sq ft be allowed. Special Consideration may be given to maximum lot size when lot depth is greater than 100'.**

4. THH request: Minimum of 2' garage set-back from the front façade of the house rather than 8' minimum; no detached or rear rear-entry garage requirement – delete references to "hidden" garages in text and graphics.

   Changes highlighted in **bold** (PG. 56 in the US&G)

   Careful consideration shall be given to the placement and treatment of garages. Garages shall not dominate a home's front elevation. Preference is given to garages placed to the rear of a home. An alternative would be to place garages a minimum of eight feet (8') behind the front-most portion of a home's elevation and to architecturally treat them to de-emphasize their impact**. If a front porch is provided, the minimum garage setback may be reduced from eight feet (8') to two feet (2').** Tandem parking is permitted and encouraged.

5. THH request: Amend or delete the use chart on page 78 – delete reference to R-5A zoning; clarify the meaning of the "parking setbacks" for single family, then either amend or delete; explain and amend or delete "ground floor transparency"(30% on primary street and 20% on side street) in the single family category.

   Changes highlighted in **bold** (chart on PG. 78 in the US&G)

   - **front setback: 20'*(consistent with current R5-A zoning)**

     ***see guidelines on pg. 56 for recommended front yard setback and encroachment allowances (consistent with current R5-A zoning)**

   - **Parking setback requirement amendment to 22'** for neighborhood residential from primary street and side street to fall in line with recommended front yard setback and encroachment allowances referenced on pg. 56**

     ***applies for garages and meeting off-street parking requirements. This does not include temporary park**

   - **Ground floor transparency requirements changed to 15% on primary streets and 10% on side streets. Solid walls with no or limited transparency are discouraged.**

Changes to improve the general flow, readability and conveyance of the message the community has for The Bottom:

1. Past planning effort specific recommendations and strategies listed on PG. 8 have been moved to Appendix F on PG. 104

2. The Bottom Concept Diagram has been updated to reflect the reach of mixed-use development – high density footprint along 8th Street at Corinth Street.

3. The following additions highlighted in **Bold** have been made to the Implementation section on PG. 84

   - **Establish a committee of local stakeholders to provide input into economic development aspects of this plan in cooperation with the Office of Economic Development, Housing, Public Works, and Sustainable development and Construction and to provide oversight that ensures the community's vision for The Bottom is respected**

4. The following additions highlighted in **Bold** have been made to the Implementation section on PG. 86

   - *Pedestrian and vehicular connections linking services, amenities, and streets*
     The community vision for The Bottom is of a compact urban living environment that will support walkability, convenience, and opportunities for unique public open spaces. With most residential streets that dead end at the levee, limited connections up to 8th

Street and into the Trinity, **and mostly sub-standard sidewalks where they exist**, a new and thoughtful approach to adding mobility, opportunity, choice and convenience must be added.

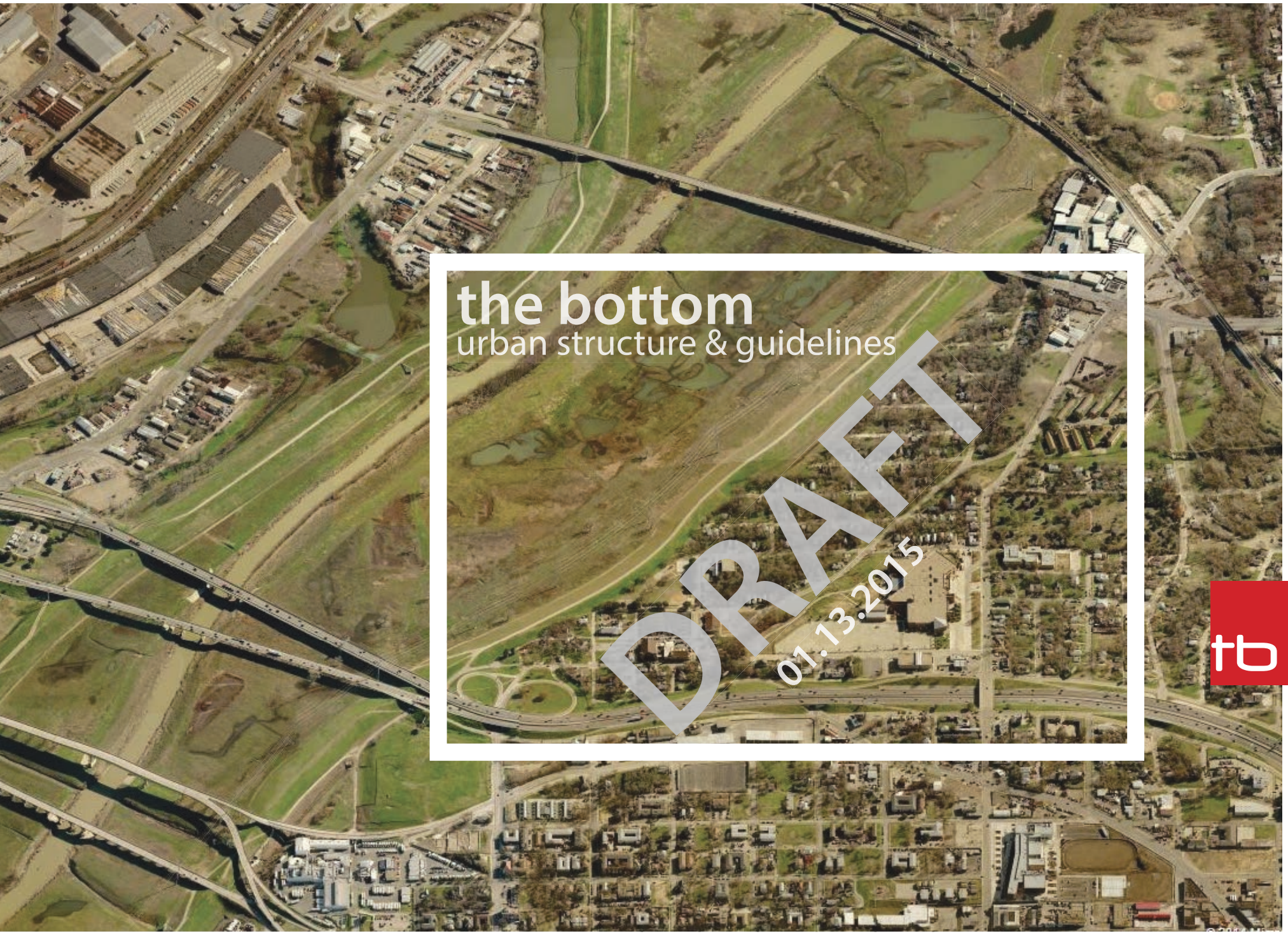
- **With the neighborhood, complete a walkability survey that evaluates the lack of or presence of sidewalk, their condition, accessibility, and connectivity. This survey can then be used to prioritize along with development needs investment in the sidewalk construction and repairs.**

5. The following additions highlighted in **Bold** have been made to the Implementation section on PG. 87

   - *Make 8th Street a great street*
     8th Street was once a vibrant and vital part of The Bottom and 10th Street communities, offering neighborhood services, retail, residential, among other uses. It contributed greatly as an important social and economic hub for the community. Over the years, businesses closed or changed to less desirable uses and vacancy increased.

     Current efforts are underway to bring vibrancy and vitality back to The Bottom and surrounding neighborhoods. Great communities need great streets **and safe walkable sidewalks as a** backbone. With bold changes, 8th Street can be that great street.

   - **With the neighborhood, complete a walkability survey that evaluates the lack of or presence of sidewalk, their condition, accessibility, and connectivity. This survey can then be used to prioritize along with development needs investment in the sidewalk construction and repairs.**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urban structure & guidelines
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01 Intro

Located on a low lying stretch of land adjacent to the Trinity River, The Bottom is geographically among the closest areas to downtown.

The Bottom is comprised of 126 acres with direct connections to Downtown Dallas by I-35 and to The Cedars by the Corinth Street Bridge. It is bounded by I-35 to the west, Eighth Street to the south, Corinth Street to the east, and Trinity River Levee to the north.

An area that has seen neglect over the years, The Bottom is also among a growing number of river edge communities discussing revitalization as our city re-focuses its center back to the Trinity River.

A dwindling residential population has seen a steady decline of a once thriving community. However, among the roughly 70% of vacant or poorly maintained single family lots, sits one of the nation's best high schools, Yvonne A. Ewell Townview Center School for the Talented and Gifted (Townview), the active and thriving Golden Gate Missionary Baptist Church, the former Shiloh Missionary Baptist Church, and the Eloise Lundy Park and Recreation Center.

The area's proximity to downtown and the Trinity River combined with its vacancy offers a great opportunity for infill development. This document strives to vet and refine prior planning efforts and distill community priorities to establish a framework to realize the potential for the area.

History

The stretch of land, known today as Oak Cliff, was originally established when William H. Hord, a Tennessee native, slave owner, Dallas County Judge, and later Lieutenant Governor of Texas, settled this area across the Trinity from John Neely Bryan's settlement on January 12, 1845. 640 acres of high oak-shaded land would be first known as Hord's Ridge and become a growing farming community.

When the news of slavery's end finally reached Texas in 1865, 10 acres of this land were deeded to former slaves on Hord's Ridge, establishing a Freedmen's Town. In 1879, the new Cleburne and Rio Grande Railway passed through the growing community. A station was built there in 1882, opening it up to national transportation. Hord's Ridge maintained its identity until 1887 when Thomas Marsalis and John S. Armstrong bought a large parcel of land on the southwest bank of the Trinity, including the Hord homestead, and named the area Oak Cliff. The City of Oak Cliff was incorporated in 1890, and along with the area known as The Bottom, was finally incorporated into the City of Dallas in 1903.

Much of the remaining vacant and flood-prone land of The Bottom was developed in smaller residential lots as the area continued to grow and develop into a self-sufficient community, much the same way as other African-American communities of the time. Small shotgun and other typical house types of the late 19th and early 20th centuries were constructed to house the growing community and everyday needs were met nearby by a vibrant commercial district with many family-owned businesses. The community's spiritual, social, and economic needs are met by several churches including the former Shiloh Baptist Church (now Living Waters), Golden Gate Missionary Baptist Church, and True Purpose Missionary Baptist Church.

However, it was the building of the levees in the early 1930's, which first destroyed a portion of the community built into today's floodway. Evidence of this can be witnessed by the abrupt termination of once connected north-south streets as they meet the levee. Following the Great Depression, deterioration began in The Bottom and continued with the out-migration of residents looking for work in the 1940's and 1950's. Sixty years later the community has continued to shrink and is faced with issues and challenges evidenced by deteriorating homes, a large and ever growing number of vacant lots, unkept sidewalks, streets and lighting.

Most recently, through the acquisition of a critical mass of residential lots by the city, The Bottom is poised to welcome back a diverse and vibrant community.

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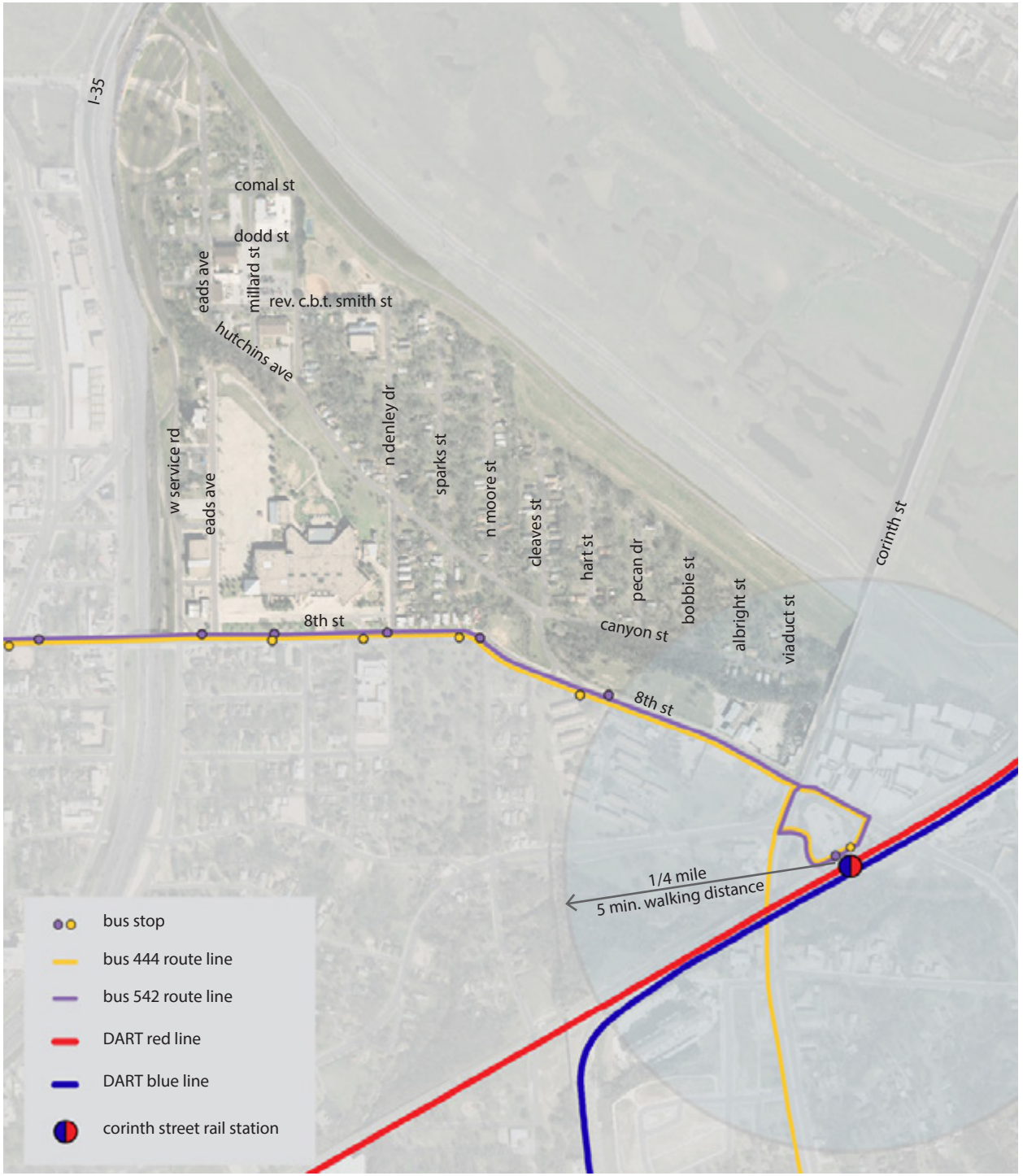

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01 aerial plan of the study area with local public transportation overlay

02 & 03 the corinth DART station is served by the south oak cliff segment of the DART rail red and blue lines and two bus routes down 8th street. Facilities include a drop-off/pick-up area, bicycle rack and free commuter parking spaces

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Stakeholders

The culturally and historically rich area of The Bottoms has a number of stakeholders who have begun efforts to champion a more vibrant, sustainable and inclusive future for its community through visioning and planning exercises starting in the early 2000's. Stakeholders include community institutions such as Golden Gate Missionary Baptist Church, which has continued its committed efforts of community service since 1930; Golden S.E.E.D.S. Foundation is a community development corporation with a mission to transform and revitalize The Bottom to create affordable housing, encourage economic development and facilitate community building. Texas Heavenly Homes, LLC, a land development company whose goal is "to comprehensively revitalize The Bottom residential area, creating a desirable community for present and future community-oriented families"; Bottom District Economic Development Corporation; Dallas Housing Authority (DHA); Dallas Independent School District (DISD), Shiloh Baptist Church, True Purpose Missonary Baptist Church, current residents and property owners make up the remainder of the areas stakeholders who are intent on seeing a revitalized community, reversing the cycle of decline.

Past Planning Efforts

In 2007, led by Golden Gate Missionary Baptist Church, a local planning team from Good Fulton & Farrell met with local residents and area stakeholders to help steward the future growth of The Bottom. Goals generated over this time included a vision for a diversified neighborhood as it revitalizes and more broadly, a model for community cooperation, health and renewal.

Recommendations and implementation strategies for that particular planning effort were never completed. However, they have informed and become a starting point, but not specifically a part of this current effort to advance the re-emergence of a once vibrant community near the core of Dallas.

Please see Appendix F for those specific recommendations and strategies talked about prior to the start of our work in The Bottom.

01

01 single family lots in the bottom contain occupied homes in fair condition as well as various states of disrepair, vacant homes, and many more empty lots

02

02 downtown Dallas is seen in the distance with Golden Gate Baptist Church and single family homes framing Eads Street

01

02

03

A Different Approach to Planning

The Urban Structure was developed using a collaborative, community-based process under the guidance of the Dallas city**design** studio. Design has played a key role in the facilitation of ideas leading to a set of three-dimensional plans and guidelines called a Structure, an alternative to traditional local planning tools. The Structure reflects the organic nature of development while offering a clear public vision for change in the area, challenging and guarding against past trends of local development that create short-term benefits while sacrificing long-term vision.

This Urban Structure proposes a set of objectives for existing and future stakeholders of The Bottom. It expands from an area plan by including detailed guides for the development of the public realm and individual building sites, providing a conceptual rendering of future development and indicating phases of growth. These illustrations will carefully guide development proposals and the prioritization of public realm improvements. As projects come forward, the City of Dallas will use this Structure to determine the project's support of the area's long-term vision. At that time, zoning changes can occur and specific development needs can be discussed in order to produce the most appropriate business solution and benefit for the area. Proposals consistent with this Structure will move through the approval process more quickly. Inconsistent development proposals will be reviewed further to determine their contribution toward achieving the vision.

This Urban Structure helps create stability in the marketplace by demonstrating political will to make this vision a reality. Balancing the interests of current and future stakeholders while maintaining dedication to the vision is essential to maintaining the necessary flexibility to keep the Structure relevant over time. The processes and guidelines bind these opportunities together offering a unique way for achieving the spirit of the vision for The Bottom while allowing consideration of many variations.

01 view of single family homes lining the south side of Canyon Street in The Bottom

02 the current state of streetscape and pedestrian facilities in The Bottom area can be generally considered poor and in need of a vision that focuses on much more than just transportation

03 valued architectural features present in existing homes include covered porches, steps leading up to front door and porch, and garages hidden in the back

Process

The first step in any successful urban revitalization and redevelopment effort is the creation of a shared vision for how an area should change. The vision must be generated through a partnership between those most affected by change working with those attempting to make change.

This Urban Structure has been informed, crafted and endorsed through a collective and inclusive process comprised of individual property owners, residents, businesses, civic staff, non-profit organizations, and design specialists. Work sessions have been convened in the community and at Dallas City Hall, and have involved listening to concerns, opportunities, and ideas while discussing options for the future planning of The Bottom. Going forward, various groups will work at their own schedule and scale to construct projects which shape this area's landscape with the ultimate goal of achieving the shared vision as well as their private interests. Examples of these work sessions and efforts include:

The Bottom – A Community Wide Master Plan
Following the ideas and concepts promoted by the Trinity River Corridor Land Use Plan for The Bottom in 2002 and 2004 and *forwardDallas!* in 2006, this master plan added ideas to guide the vision and future growth of the community in 2009. The Urban Structure and Guidelines have been informed by this previous master plan.

LINCing Dallas Charrette
On June 2, 2012, the City of Dallas welcomed residents, business owners, investors, developers, local design professionals, community advocates, and City staff to Dallas City Hall to work together to advance the interests of their community and to shape their city. On this Saturday, the Dallas city**design** studio structured a full day of design activities applying the knowledge gathered from the previous months. The objective was to find solutions to the area's challenges, direct potential development, and deliberately re-connect our city to our Trinity River.

01 residents and stakeholders of The Bottom come together at a community workshop in July 2012 to review documentation from an earlier community charrette held on June 2nd

01

02 designers, area residentas, and stakeholders of The Bottom help to generate vision and design objectives for the area

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01 a follow-up community meeting in The Bottom convenes to present a draft concept plan for the area and the findings from the large community charrette held on June 2nd

02 area residents and stakeholders generate design objectives for The Bottom during the June 2nd community charrette held at city hall

03 participants and stakeholders of The Bottom share their goals, ideas, and implementation strategies developed during the June 2nd community charrette in City Hall

02 Vision + Direction

The concept diagram takes into consideration the many ideas generated at the design charrette and community meetings and synthesizes them into a set of development objectives.

Neighborhood Vision

Regardless of the precise development response, the community generated development objectives and the corresponding conceptual diagram shall be maintained and adhered to as the benchmark for evaluating future development proposals. The development objectives are represented in the diagram to the right and include:

1. Create vehicular and pedestrian connections linking existing streets;
2. Preserve and enhance existing single family neighborhood;
3. Develop quality market and affordable infill single family housing;
4. Introduce diverse housing choices west of Denley Drive, including townhomes, live-work, and multi- family increasing density toward IH35;
5. Mixed-use development along 8th Street from I-35 to Brackins Village and along I-35 from 8th to the Trinity River;
6. Enhance existing and add new pedestrian infrastructure and amenities;
7. Make 8th Street a great street;
8. Convert existing open area along 8th Street at Townview into a community plaza;
9. Develop access paths into the river and invest in public spaces, such an amphitheater and major entry features.

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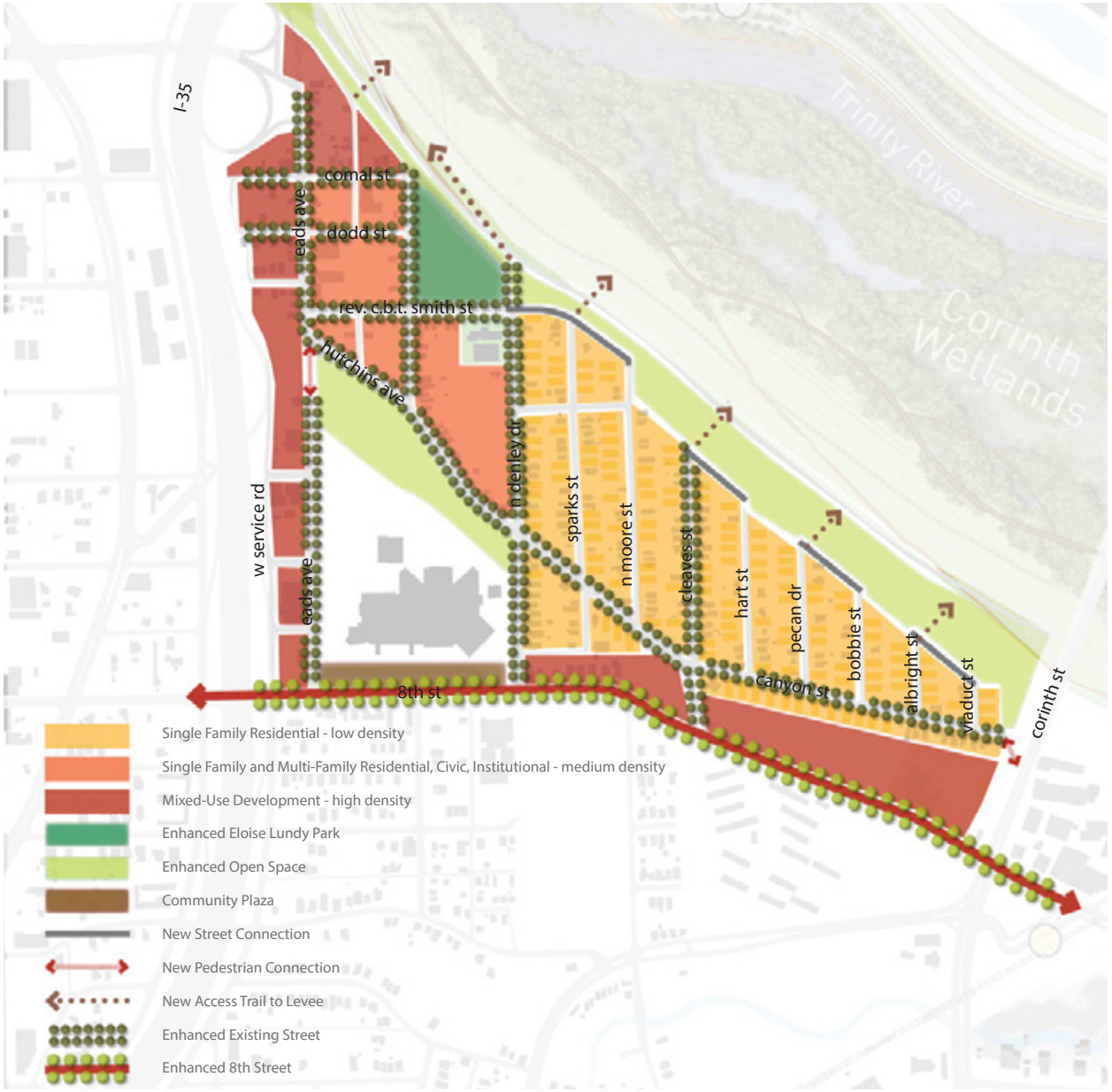

02

01 discussing the neighborhood vision and concept diagram for The Bottom in the community

02 The Bottom concept diagram
NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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Illustrative Urban Structure

What might The Bottom look like fifty years into the future if the core objectives for the area are successfully followed? As a vision for shaping the re-development and revitalization of this portion of southern Dallas, this rendering is but one possible scenario of what that future might be. There are many other potential development responses that may achieve the same community objectives. This conceptual plan was conceived merely as a model to detail key urban development moves and provide a quantifiable understanding of the vision as an implementation guide. The end result is a coherent, sustainable, and memorable environment supporting the collective needs and wants of residents, not for-profit institutions, landowners, and other stakeholders of the area.

The Urban Structure anticipates development in this study area to reach a population of 2,500. The plan includes up to 390 units of infill and revitalized single-family homes, 550 units of mixed-income multi-family housing, and 500,000 square feet of commercial/office/retail. Actual development of this area will vary due to market conditions and/or opportunities yet to be revealed. Variations from the detailed plan will no doubt be appropriate, but only when consistent with the intent of this Urban Structure and the underlying design principles, objectives and guidelines established with The Bottom community in this document.

01

01 illustrative plan

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

Area Visions for The Bottoms

These areas are identified for the purpose of describing a unique character, vision, and combination of land uses for the Urban Structure. As development occurs, the size and boundaries of areas may change to conform to future market circumstances and community objectives.

The names given to the neighborhoods in this plan are conceptual. As development takes place, more appropriate names may grow organically from the inherent nature of each neighborhood and the preferences of inhabitants.

Each area is now connected via a larger network of streets and trails which prioritize the pedestrian and place neighborhood services and recreational opportunities close and easily reachable. A population with diverse demographic and economic characteristics is envisioned as new building types, densities, and uses are introduced in many of these districts. Families, seniors, single workers, young couples and students will be able to live within close proximity to one another, promoting neighborhoods that reflect the diversity and richness of the larger Dallas community.

01 area plan

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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Area A

Vision: Signature residential buildings with three-story townhomes lining the street, orientated to the Trinity River with views back to Downtown

Recommended Uses: Mid- to high-density residential, community services, commercial/retail, and office

Growth Scenario: A small geographic area, but one that could accommodate up to 800 new residents

Area B

Vision: Anchored by long established institutions such as Golden Gate Baptist Church, the former Shiloh Baptist Church, True Purpose Church, Eloise Lundy Park and Recreation Center, this area increases the types and quality of services offered to the community within a walkable campus-type environment, including diverse housing products to meet all needs in the community, identified as a key objective by stakeholders

Recommended Uses: Educational and care giving facilities, market rate, attached single-family homes, affordable and transitional housing, improved recreational facilities, and ministries of the church

Growth Scenario: Nearly 60,000 square feet of new space to expand and augment community services provided by local institutions, along with 70 new single family homes at various densities

Area C

Vision: As the center piece of this district, Yvonne A. Ewell Townview Magnet Center engages with the residential community below and with a revitalized 8th Street corridor, including commercial and office development lining the frontage road and 8th Street

Recommended Uses: Office, retail, neighborhood services provided by a partnership of the Magnet Center and private institutions, and small open spaces

Growth Scenario: Up to 400,000 square feet of new construction

Area D

Vision: A once strong and vital single-family neighborhood is restored and enhanced with a safe, attractive and better connected network of streets and trails

Recommended Uses: Infill one- and two- story quality market and affordable single-family homes and the conservation and restoration of existing homes

Growth Scenario: Up to 220 infill single-family homes to help strengthen the neighborhood

Area E

Vision: Mixed-use development including retail, entertainment and neighborhood services return to the community along with mid- to high-density residential development taking advantage of location and views towards downtown

Recommended Uses: Transit-oriented mixed-use development (TOD), retail, entertainment, neighborhood support services and residential

Growth Scenario: Approximately 55,000 square feet of retail and 400 new residents

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01 single family homes such as this can infill empty lots and increase the population and restore the The Bottom neighborhood

02 area along the Trinity and I-35 could see medium density residential development similar to this to take advantage of height to gain views across to downtown and provide a gateway entry into community

03 retail and restaurants oriented towards outdoor spaces to take advantage of views towards downtown from 8th Street and 'show hill'

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03 Civic Policy Context

The Urban Structure follows work done in recent years to help map a more livable future for Dallas. This section serves as a touch point connecting the Structure to the varied city policies applicable to the area.

Existing Policies

The Urban Structure has been developed with input from the following work done in recent years to help map a more livable future for Dallas.

forwardDallas!

Dallas is a city of neighborhoods. *forward*Dallas!, the city's comprehensive plan adopted in 2006, aims to celebrate these with a unique vision for each aligned with its personality, cultural vibrancy, life-style and economic options. The goal of f*orward*-Dallas! is to strengthen urban neighborhoods such as The Bottom by introducing key initiatives that preserve their individuality while uniting them with the vision of a livable city.

Balanced Vision Plan for the Trinity River

The Plan balances diverse goals for the Trinity River Corridor: flood protection, environmental restoration, recreation, transportation, community and economic development. The result is the guidebook for the most monumental public works projects ever undertaken by the City of Dallas.

Trinity River Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan, adopted by Dallas City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project's infrastructure improvements, land use and economic development. Its broad vision establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance on appropriate land uses and development for the corridor that can be used by citizens, property owners, and City officials as they review specific development proposals.

City of Dallas Trail Network Plan

The Park and Recreation Department's Trail Network Master Plan, first adopted in March 2005, reflects the city's current trail network and identifies proposed, programmed, and funded trails. The plan links The Bottom to multiple recreation and exercise opportunities, parks, public transportation, and popular destinations nearby such as Moore Park, the Santa Fe Trestle Trail, and the Standing Wave.

PD 571

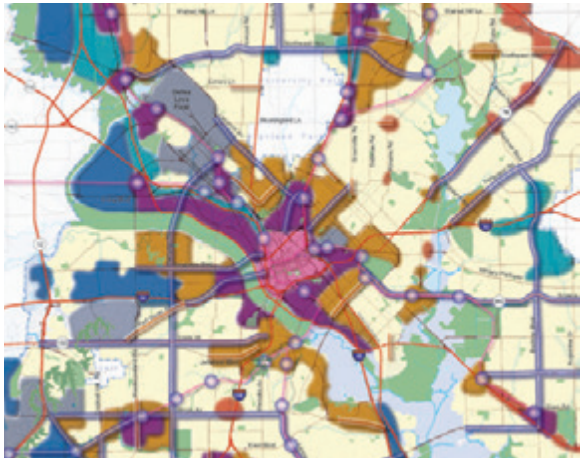
Informed by the 1999 10th Street Land Use Study, Planned Development District 571 (PD 571) was approved by City Council in 2000. It includes two sub-districts on the western half of The Bottom established to modify the Dallas Development Code to allow non-residential uses and to augment economic growth in the area.

PDs 383 and 388

Planned Development Districts 383 and 388 (PD 383 & PD 388) were established to help preserve the 10th Street neighborhood and to allow for higher density transit-oriented development on both sides of Corinth around the DART station.

TOD TIF – Lancaster Corridor Sub-District

The Lancaster Corridor TOD TIF district was established in 2008 in an effort to promote higher density and pedestrian-friendly development at the strategically important Corinth DART light rail station. This area contains a significant amount of undeveloped and underutilized land that may not develop as quickly without public assistance.



02

01 balanced vision plan for the trinity river balancing diverse goals: flood protection, environmental restoration, recreation, transportation, community and economic development

02 forwardDallas! provides a framework for land use, economic development, housing, transportation, urban design, the environment and neighborhoods

01

04 Expectations of The Urban Structure

Today, The Bottom includes an aging single-family residential neighborhood, vacant land and buildings, a result of out-migration, an aging population, and disinvestment in the area. However, this area also boast one of the nation's best high schools, two active church groups providing important social outreach programs, the city's closest DART station to the Trinity River (Corinth Station), the Eloise Lundy Recreation Center and city park in the shadow of Dallas' skyline, and a small commercial concentration of uses on IH35.

Through city and local non-profit efforts over the past few years, the area has begun to experience the promise of the rebuilding of its residential community. Over time, incremental development will continue to change this area without eliminating its cultural heritage and access to affordable housing.

Phasing

The Urban Structure is presented using three phases of development of The Bottom at ten years, fifteen years, and at final build-out (17+ years). These plans capture a snapshot of the community's vision that will certainly evolve over the decades to come. The detailed conceptual plan is an illustration of only one of the countless potential development scenarios that embody the fundamental objectives underlying the plan.

1. Preserve and enhance the existing single-family neighborhood
2. Develop quality market and affordable infill housing increasing density as development moves towards I-35
3. Create pedestrian and vehicular connections linking existing services, amenities, and streets, especially those that dead end into the levee
4. Make 8th Street a great street

The important test of any proposed development is how it advances these objectives, and not whether it is a literal translation of the artistic rendering of what future development might look like. The drawings serve as a portrayal of how the built environment can be re-ordered over the next few decades, and the phasing plans should be understood as a graphic illustration of development priorities. Numerous changes, both large and small, will define the path toward redevelopment over time.

01 existing conditions plan

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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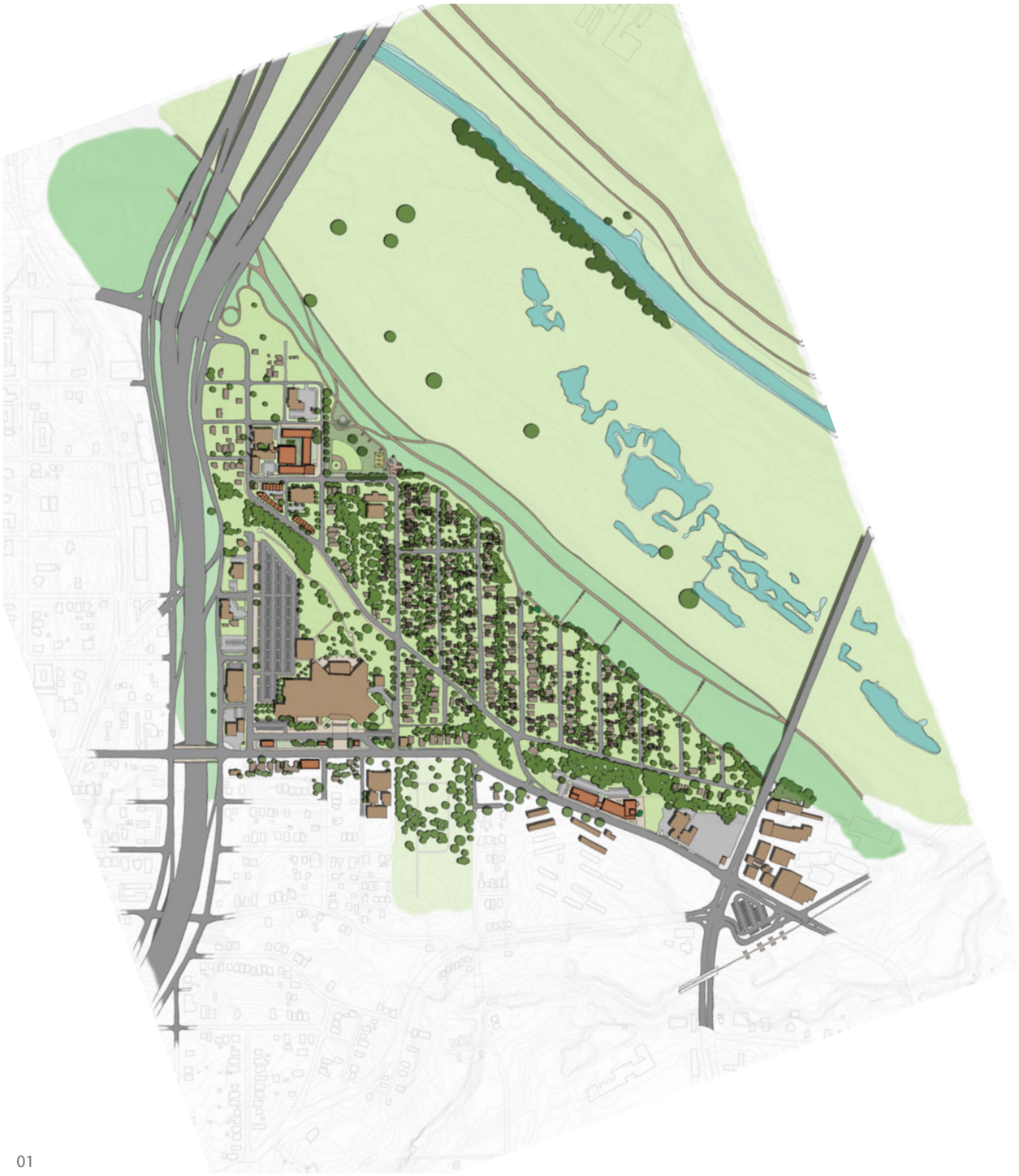
Phase I

Among the most significant changes to the public realm are the completion of the "Horseshoe Project", which replaced the I-35 and I-30 bridges across the Trinity with two new bridges, including the signature Margaret McDermmott Bridge, accommodating pedestrian access over both bridges and bicycle access over the latter across the river.

The Trinity Trails network system has been expanded and residents of The Bottom now easily access this system from various marked trail head points along the levee. Miles of trails connect users to the first phase downtown lakes, Crow Park, and the Continental pedestrian bridge to the north, and to Moore Park, the Santa Fe Trestle Trail, and the Great Trinity Forest to the south.

These recreational amenities, along with improved access to downtown employment and entertainment centers and convenient public transportation provides the area with a locational advantage, enhancing its competitiveness with other in-town markets.

New development includes some infill single family residential closest to the neighborhood's center, expansion of community and educational services provided by the area's churches and Townview, community retail returning to 8th Street, and enhancements to Eloise Lundy Park.



01 hypothetical phase I
10 years
NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

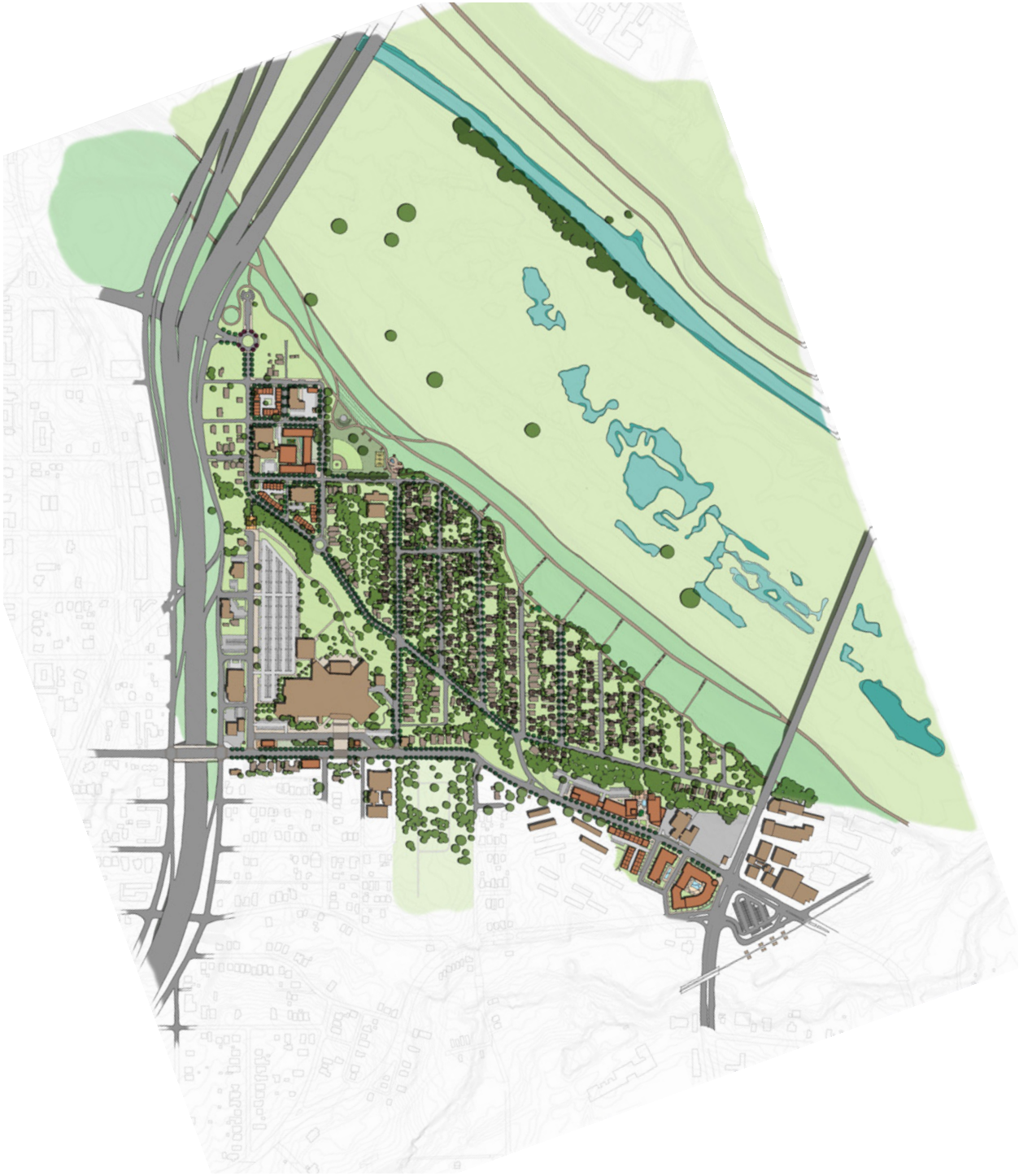
01

Phase II

New construction of single-family infill housing continues to be part of the development pattern, but a new focus on larger scale development of higher density emerges closer to I-35 and around the DART station with new townhomes and low to mid rise multi-family. Maintaining economic diversity through available housing options will be an important challenge for The Bottom to face.

Ongoing improvements to the public realm include enhanced sidewalks on a majority of single-family residential streets, added pedestrian access points into the Trinity throughout the neighborhood, new pocket parks, a gateway feature into the The Bottom from I-35 and Colorado Boulevard, and a stairway directly connecting the lower portion of Eads Street to commercial and retail opportunities among developments on I-35 and 8th Street.

The Trinity River Corridor recreational offerings are now even more established with trails connecting south to the Texas Horse Park, and the Audubon, north to Elm Fork, White Rock Lake, Santa Fe and Katy Trails.



01 hypothetical phase II plan
20 years
NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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Phase III

Over a 17+ year evolution, The Bottom will have re-established itself as a strong community in Dallas with a growing and diverse population enjoying a high quality of life. The neighborhood will thrive and benefit from retail and community services available within walking distance as well as other employment and recreational opportunities a short and convenient distance away. Many of the structures and amenities envisioned for the Trinity in the Balanced Vision Plan will have been completed and access to them from The Bottom will be among the most convenient in Dallas.

The single family neighborhood has completely filled out with new and rehabilitated homes fronting safe and tree-lined streets. Townhome lined mid-rise residential developments and commercial buildings against I-35 offer views across the Trinity to downtown, helping to signal arrival into The Bottom. Retail and higher density development along 8th Street and the DART station will have expanded to meet the expanding needs of the community.

Development will follow market forces with the urban structure and guidelines providing adherence to the community's vision of the area. With improvements and revitalization, specific efforts will continue to be made to ensure that an affordable housing base remains accessible.

01 hypothetical phase III plan

25+ years & alternate infill plan

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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05 Guidelines

Successful communities leverage their land uses, open spaces, street network connectivity, and transportation plans to create a clear sense of scale, transition, and activity to build strong human-scaled and memorable places. The Urban Guidelines ensure the community's vision for The Bottom is clear and effective in guiding the development pattern for the site.

Preface

The Urban Guidelines define suggested parameters around design decisions that define street character and how buildings relate to and form public space. The guidelines seek to strike a balance between predictability and flexibility that allows and even facilitates variations in regards to land use, architectural style, and market conditions while remaining consistent with the overall vision and intent of the Structure. These guidelines aim to provide a more sustainable development model than current development practices generally afford. The Bottom is intended to facilitate the creation of a rich tapestry of neighborhood identity while encouraging a new mix of development scenarios.

Presented first are the major components that shape urban form such as street framework, parks and open space, land use, and building placement. This is followed by identifying a finer grain of detail with regard to the architectural treatment of buildings and requirements for the public realm. The final section includes a pattern book for detached and attached single family homes covering a broad range of the market from the most affordable to those designed for buyers with greater discretionary incomes. The pattern book sets standards that draw on the local, historical, and vernacular architectural qualities and vocabularies of The Bottom to help generate regional interpretations of traditional architectural styles suitable for contemporary living.

01 new residential product can take many forms, densities, and arrangements while incorporating key architectural characteristics from the existing regional vernacular still present in the community

02 this image depicts mix of uses with residential in close proximity to neighborhood retail and commercial space, a key factor in making a sustainable and walkable community

03 character example of park and open space. a necessary component for a vibrant and diverse place

04 building placement, consistent use of a planted buffer, and generous sidewalks help provide a strong street edge definition and a safe walking environment for the pedestrian

05 an example of a new home incorporating architectural features found in many of the homes in The Bottom today

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Who Should Use Guidelines?

The guidelines should be used by individual property owners, builders, developers, architects and landscape architects in bringing the vision described here to reality. Although it is intended that the conceptual urban structure plan remain flexible over time to accommodate changing market forces, maintaining the integrity of the vision is critically important to align with the primary objectives of the plan.

These guidelines should become the basis for future zoning and public investment decisions. The Dallas Housing, Public Works and Transportation, and Parks and Recreation Departments among others should ensure that their investments and improvements in the area follow the overall vision for The Bottom.

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01+02 through a range of housing types, age and economic class are integrated and the bonds of an authentic neighborhood are formed

04 private buildings with semi-private spaces that address and form a clear edge with the street delineate the the public streetscape and provide a backdrop for a safe pedestrian environment

03

05

03 a physically defined park with a range of amenities can provide for many types of informal social and recreational opportunities for a community

05 access to neighborhood services can be enhanced with streetscape design that includes wide sidewalks, and street lights

Best Practices and Principles as Influence

These Urban Guidelines are informed by national and local best practices on sustainable planning and development.

The Dallas Green Building Ordinance, The U.S. Green Building Council LEED Certification System, Green Built North Texas, Integrated Stormwater Management (iSWM) manual, Smart Growth principles and draft Urban Design Principles for Dallas have influenced the idea of integrating sustainable practices and traditional urbanism strategies within the Urban Guidelines.

As The Bottom regenerates, is revitalized, and grows in the coming years and into the future, the core of its mission should be transforming the way buildings and communities have been typically designed, built and operated throughout Dallas. Sustainable and walkable urbanism strategies should instead be practiced on every front. It should address more than the simple effort to minimize energy consumption, to emphasize "green" construction practices, and to institutionalize recycling. It should encompass infill construction and the reuse of existing buildings, as well as the creation of buildings with long life spans and with built-in flexibility to allow for the potential of different uses in the future. It should also strive for reduced auto dependence by designing proximity to schools, work and services, providing a diversity of uses within a compact development pattern, and convenient access to public open space and transportation.

We should all be mindful that tools currently used locally and nationally represent best practices today. With new research and technologies evolving, these tools may be updated, expanded-upon, or new ones may be developed that can better address sustainability and walkable urbanism issues of the future.

01 'hidden density' a new potential way of building, where multiple residences under one roof are blended into a traditionally single-family neighborhood providing a sustainable community

02 an example of a residential building with a flexible ground floor design able to accommodate various uses over time

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Street and Public Realm

Much of the street design guidance in Dallas over the last fifty to sixty (50-60) years has been on facilitating and expediting vehicle circulation along arterials transitioning to low use conventional suburban loops and cul-de-sacs. This focus has resulted in unsuitable land development patterns, fewer transportation choices, increased noise, pollution, and a decline in social, civic, and economic activity on streets. Mobility functions of streets must instead be balanced with the role of the street in creating economically vibrant and livable neighborhoods contributing to a physically beautiful environment and a sustainable ecology.

Streets will accommodate all modes of travel including pedestrians, cyclists, public transportation, movement of service and goods, and private vehicles in that order. Streets in The Bottom must serve many functions and their pattern must balance efficiency and quality with function and aesthetics making connectivity, walkability, and livability of foremost importance.

01 providing accessible, convenient, and comfortable facilities is important in accommodating the movement of goods and people of all ages including; motorists, bicyclists, and pedestrians

02 an interconnected network of streets disperses and slows traffic, reduces the number and length of automobile trips, and encourages walking

03 the notion of defensible space, "eyes on the street" and clear sightlines support an environment which maximizes the casual surveillance of public areas

04 streets should be designed contextually to closely respond to the character, land use, particular needs and scale of places within The Bottom community

05 streets should be designed to create conditions that allow for a vibrant public realm with high-quality public spaces that facilitate social, civic, and economic interactions

06 streets should be designed to a high level of aesthetic standard, maintaining consistency in character to help establish a coherent and harmonious streetscape

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Street Framework

The street and streetscape standards are based on the following reference street framework plan and create a high level of pedestrian and vehicular connectivity while providing development flexibility over time in The Bottom.

Key design features which are necessary to create the inviting public realm characteristics listed above include:

1. A small gridded pattern of interconnected streets
2. Continuity of sidewalks along each street
3. Crosswalk demarcation at street intersections
4. Wide sidewalks with shade trees
5. Parallel and head-in parking to shield pedestrians from traffic movement
6. Narrow street crossing sections and curb extensions at crosswalks
7. Pedestrian stairways connecting the northern part of The Bottom to 8th Street
8. A series of direct pedestrian connections into the Trinity linked to a trail system lining the edge of The Bottom

01 street framework plan

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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Public Realm Objectives

The construction of the levees, which began in 1928, benefitted The Bottom greatly. However, while it relieved most of the problematic flooding of the low lying area, it also destroyed a portion of a connected network of streets from N Denley west. Years later, the construction of I-35E further fragmented and isolated The Bottom from neighborhoods west.

With many of the streets in The Bottom having been neglected for years, the safest and most expedient way to move is by private vehicle. Where sidewalks are present, most are in disrepair, overgrown with vegetation, and poorly lit at night. Safe and comfortable connections for pedestrians and bicyclist mobility throughout The Bottom, into the Trinity, to the DART station, and to surrounding neighborhoods can be considered substandard today. As revitalization efforts and development occur in The Bottom, streets should also be brought up to a standard that can be supportive of the community's goals.

Streets in The Bottom shall be designed to accommodate all modes of travel including pedestrians, cyclists, public transportation, movement of services and goods, and private vehicles in that order. They shall fulfill a variety of functions as safe multimodal corridors, outdoor living rooms and green layers for the city.

1. A small-scale grid pattern of interconnected streets disperse and slow traffic and encourage alternate forms of transportation leading to a reduction in the number and length of automobile trips.
2. Continuity of sidewalks that are accessible, convenient , and comfortable along each street to accommodate and help move goods and people of all ages in a safe and efficient manner.
3. Crosswalk demarcation at street intersections are essential for a safe, convenient pedestrian realm.
4. Wide sidewalks with shade trees help encourage people to spend time engaging in social and recreational activities with a high level of pedestrian safety, comfort, and security. Street trees are also an important organizing element of the streetscape environment and can create a distinct character for specific streets and neighborhoods.
5. On-street parking helps buffer pedestrians from traffic movement and affect vehicle speeds producing a tremendous effect on both the safety and quality of the pedestrian realm.
6. Narrow street crossing sections and curb extensions at crosswalks provide additional pedestrian space at key locations. They enhance pedestrian safety by increasing pedestrian visibility, shortening crossing distances, slowing turning vehicles, and visually narrowing the roadway.
7. Pedestrian stairways connecting the northern part of The Bottom to 8th Street create convenience and encourage walking.
8. A series of direct pedestrian access points into the Trinity, linked to a trail system lining the edge of The Bottom, will connect the community to a larger network or recreational opportunities in the Trinity.

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01 generous and well designed sidewalks shaded with street trees and safely illuminated with street lights encourages walkability by all age groups

02 today's boundary of The Bottom shown shaded over a 1925 map of Dallas clearly shows a connected grid of streets before it was destroyed with the construction of the levee in 1928

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01 small-scale gridded system of interconnected streets disperse traffic and encourage pedestrian use

02 example showing continuity of sidewalks along all streets encourage mobility by residents of all ages

03 crosswalk demarcation at street intersections are an essential part of a safe, convenient, pedestrian realm

04 wide sidewalks with shade trees help support safe and comfortable environments for pedestrians

05 parallel and head-in parking helps shield pedestrians from traffic movement

06 narrow street crossing sections and curb extensions at crosswalks enhance pedestrian safety at key locations

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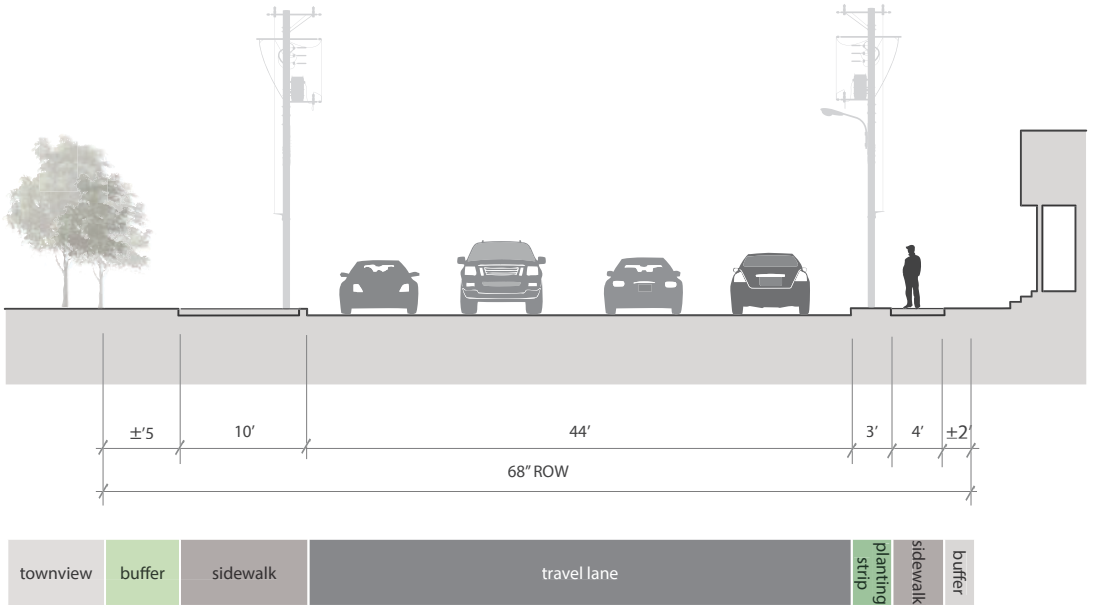
A

8th Street @ Townview

key map

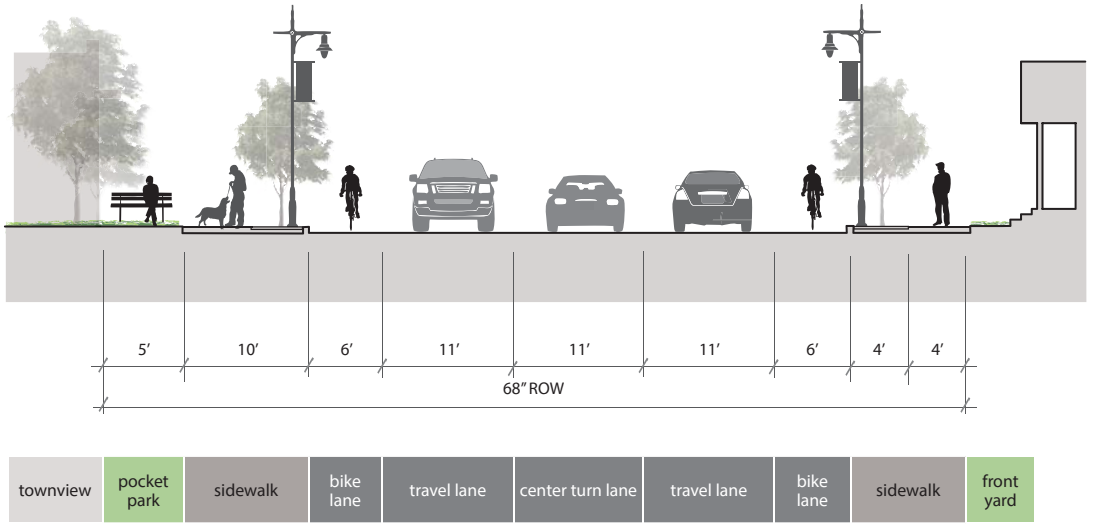
Standard Streetscape Components:

Intersections
Marked Crosswalks
Sidewalks
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Planting Area
Special Paving



01

01 existing street section for 8th Street at Townview with a 68' ROW



02

02 proposed street section for 8th Street at Townview with a 68' ROW

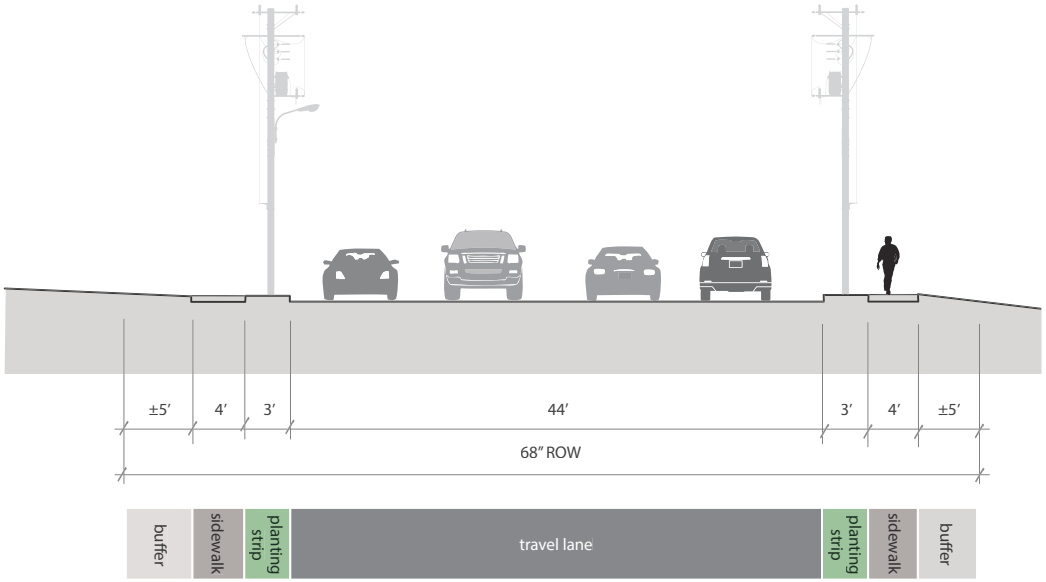
B

8th Street @ Show Hill

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
Sidewalks
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Planting Area
Special Paving



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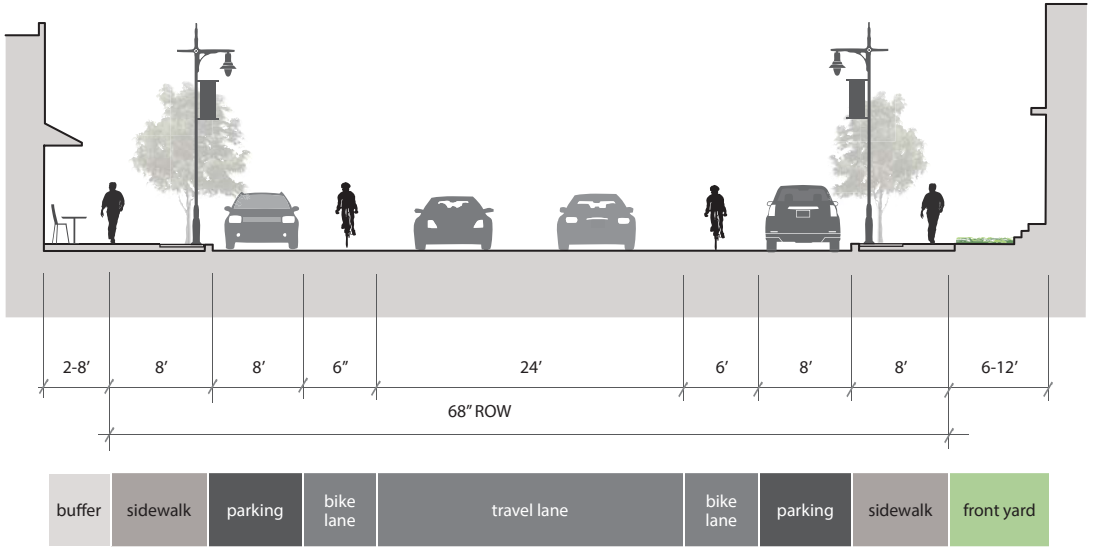
01 existing street section for 8th Street at Show Hill with a 68′ ROW



02

02 proposed street section for 8th Street at Show Hill with a 68′ ROW

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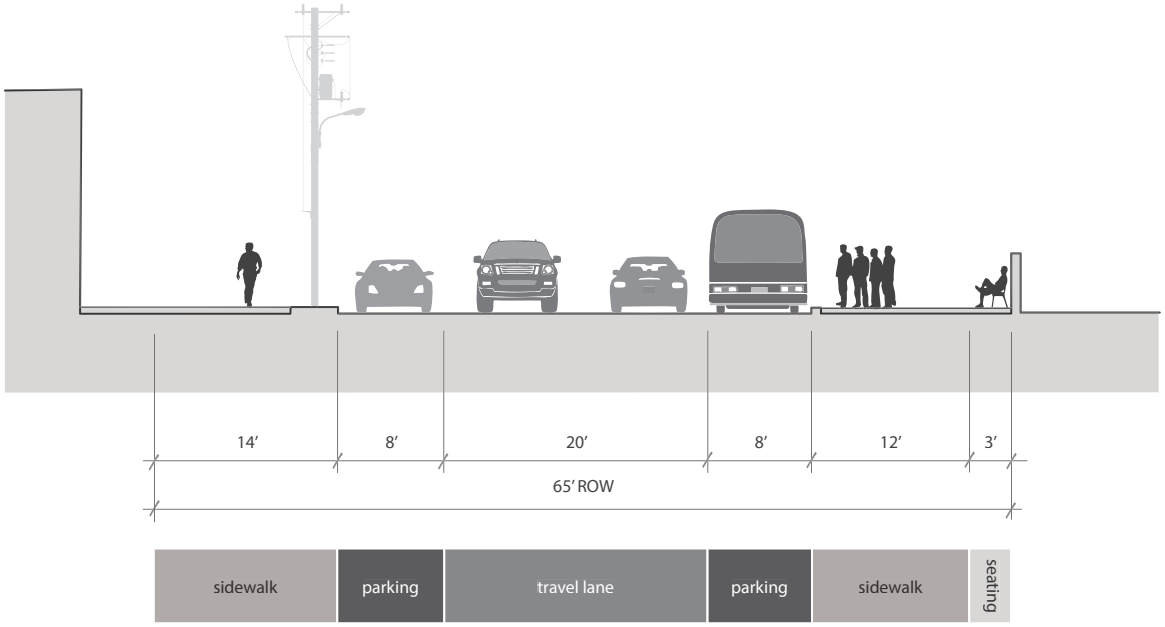
C

Eads Avenue

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Curb-Extensions
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Street Parks
Pedestrian Stairway
Planting Area
Special Paving



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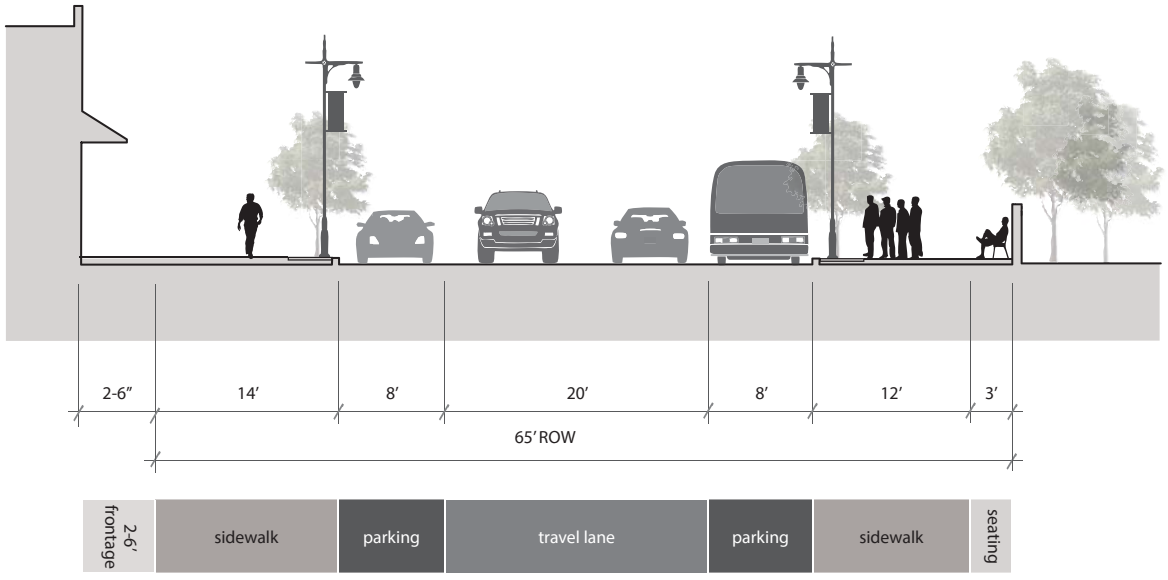


02

01 existing street section for Eads Avenue with a 65' ROW

02 proposed street section for Eads Avenue with a 65' ROW

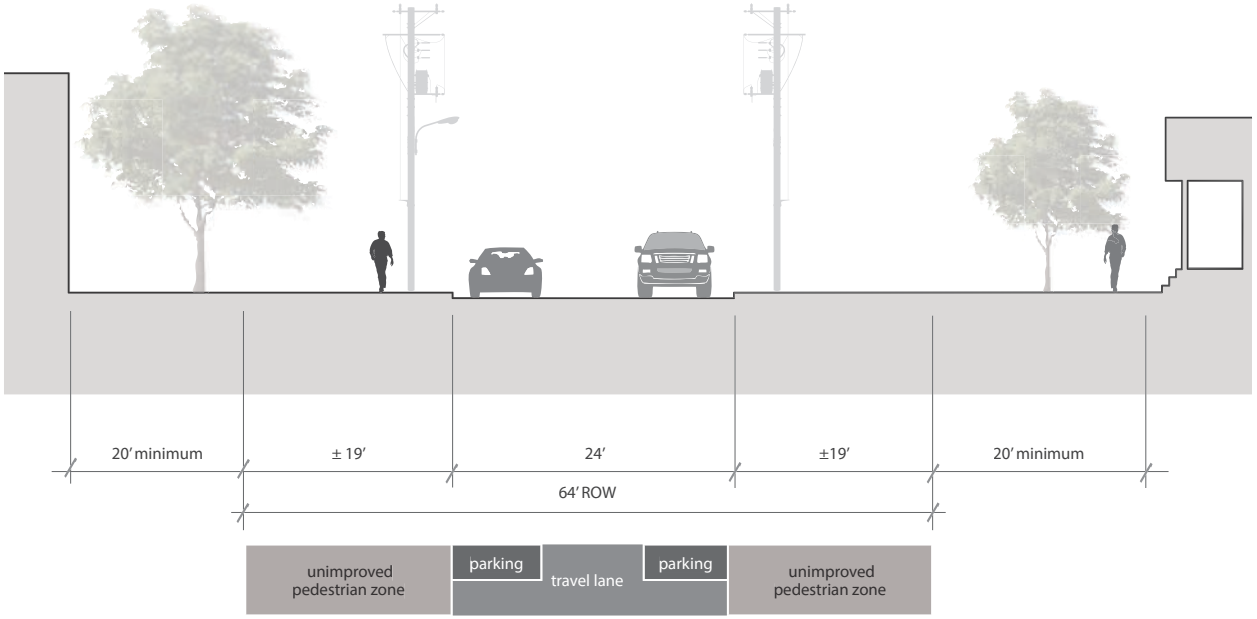
D

North Denley Drive

key map

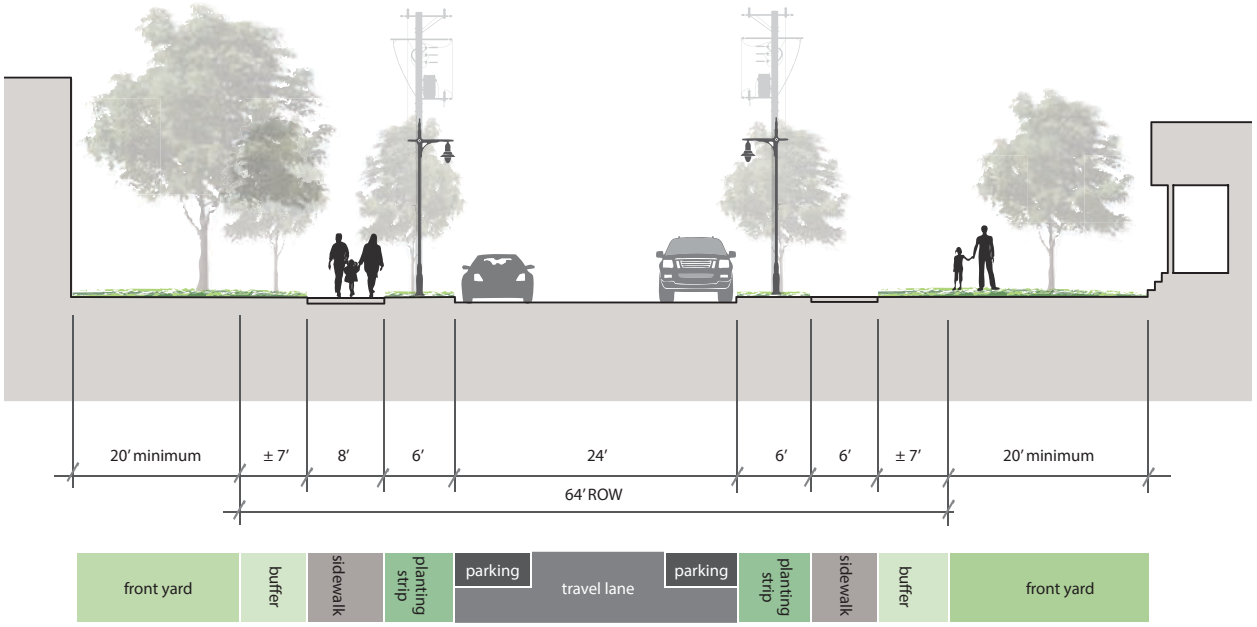
Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Planting Area
Special Paving



01

01 existing street section for North Denley Drive with a 64' ROW



02

02 proposed street section for North Denley Drive with a 64' ROW

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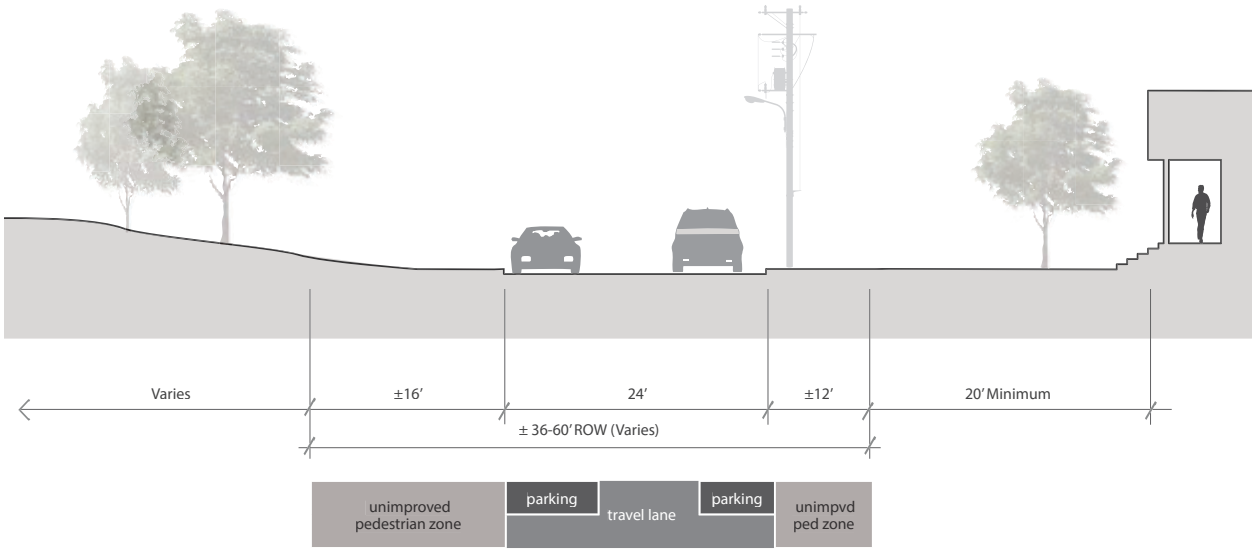
E

Hutchins/North Denley Drive

key map

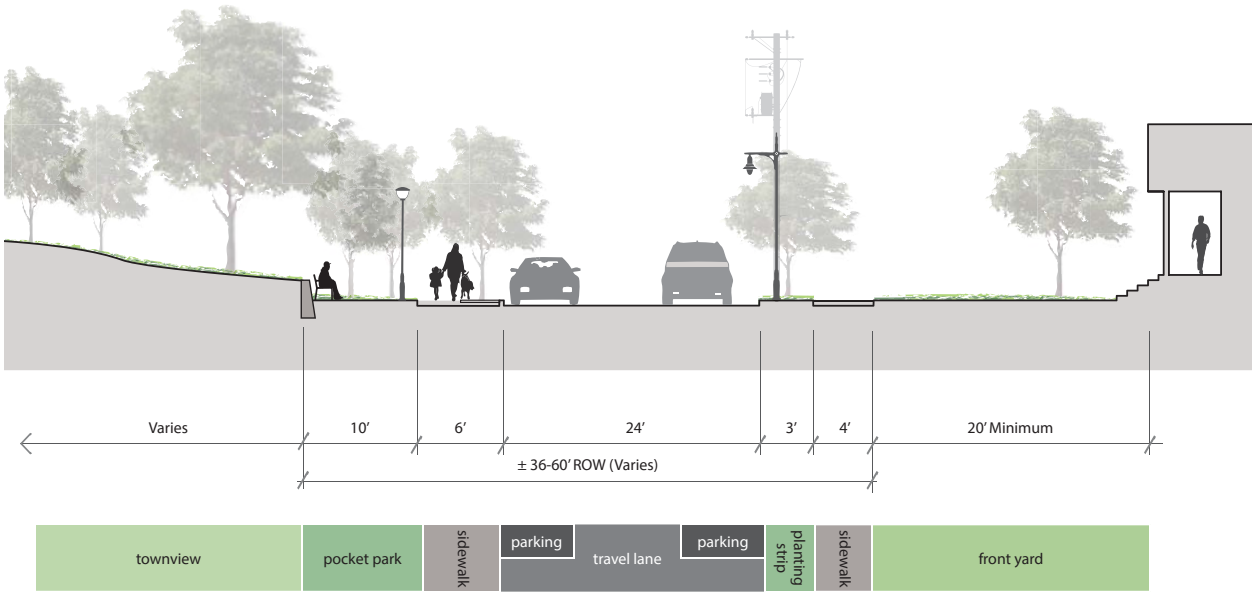
Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Curb-Extensions
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Street Parks
Planting Area
Special Paving



01

01 existing street section for Hutchins Avenue with a 36'-60' ROW



02

02 proposed street section for Hutchins Avenue with a 36'-60' ROW

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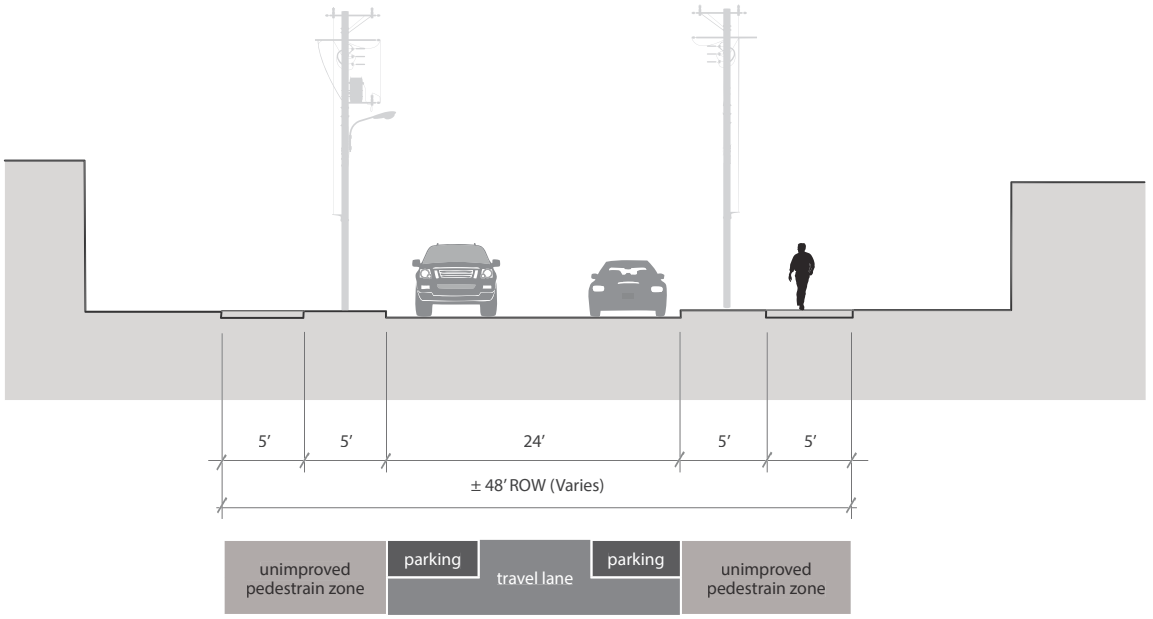
F

Local Streets (mixed use)

key map

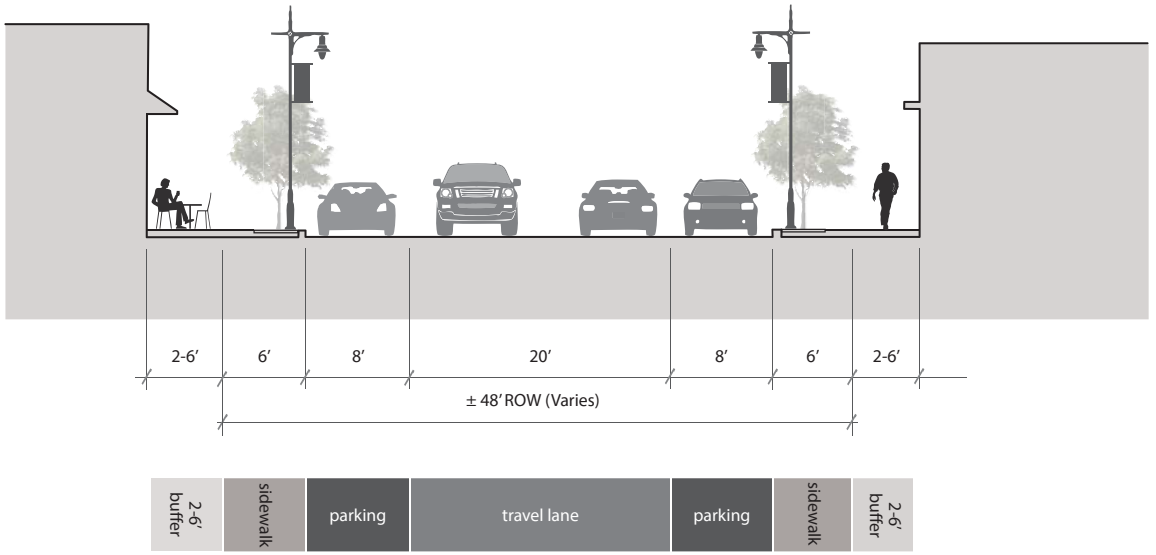
Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Curb-Extensions
Street Trees
Street Lighting
Street Furniture
Bicycle Facilities
Street Parks
Planting Area
Special Paving



01

01 existing street section for a typical mixed use street with a 48' ROW



02

02 proposed street section for a typical mixed use street with a 48' ROW

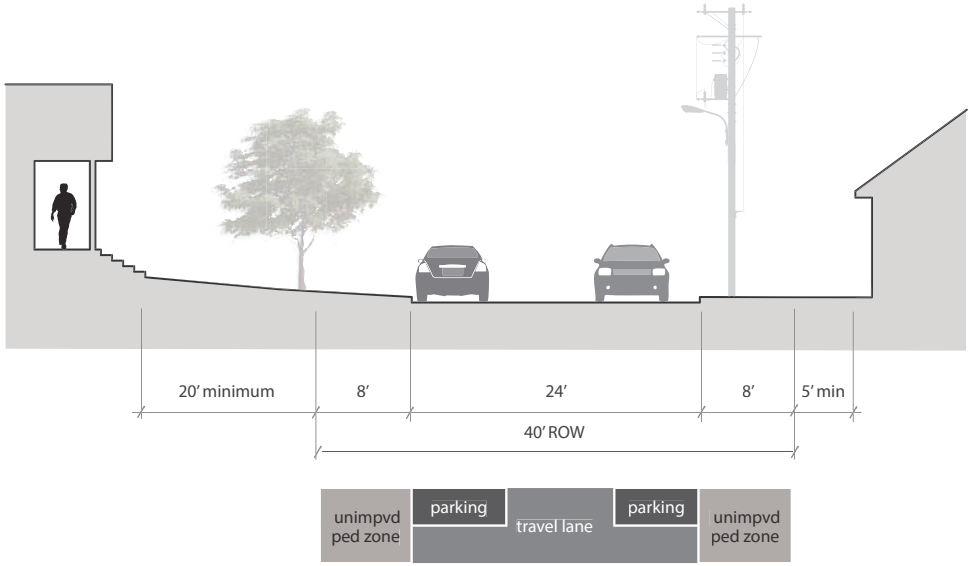
G

Canyon Street (40' ROW)

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Planting Area



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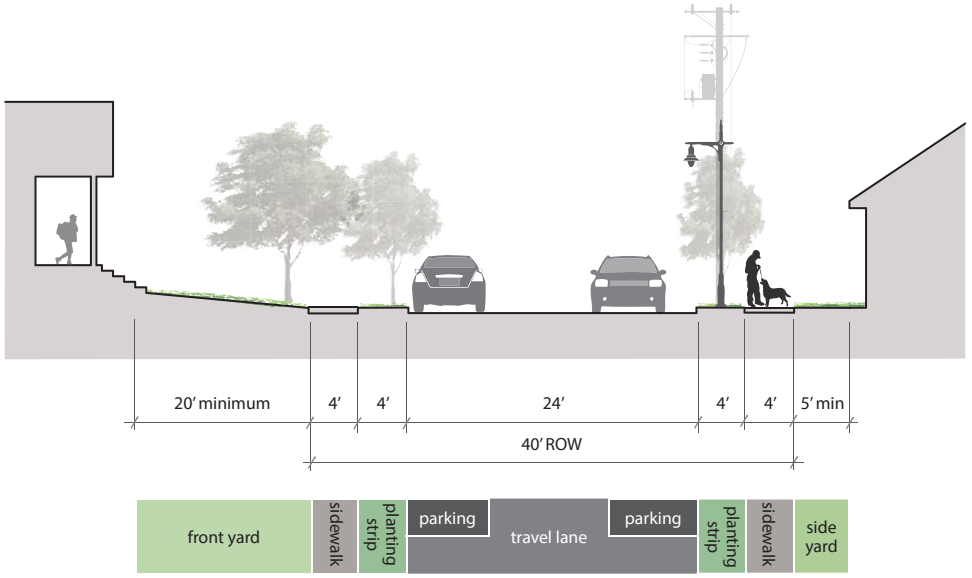


02

01 existing street section for Canyon Street with a 40' ROW

02 proposed street section for Canyon Street with a 40' ROW

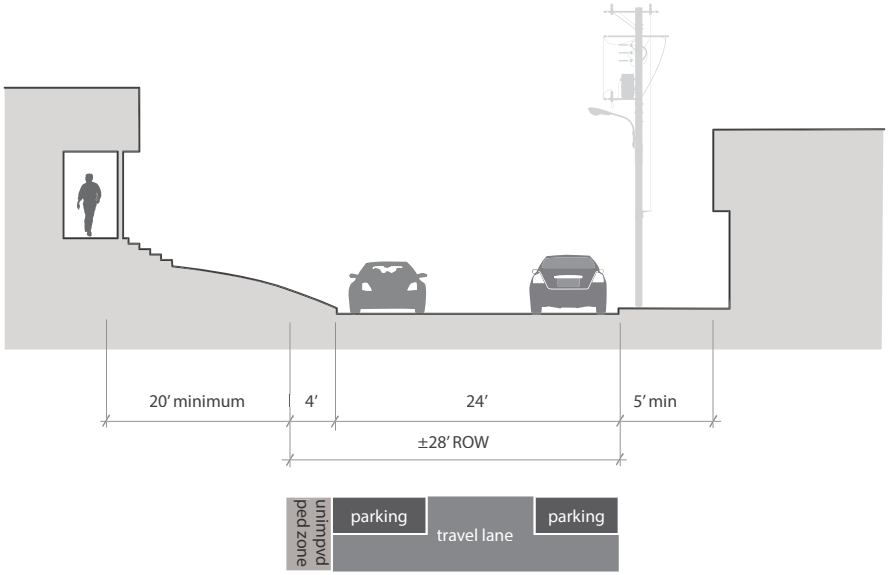
H

Canyon Street (28' ROW)

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Planting Area



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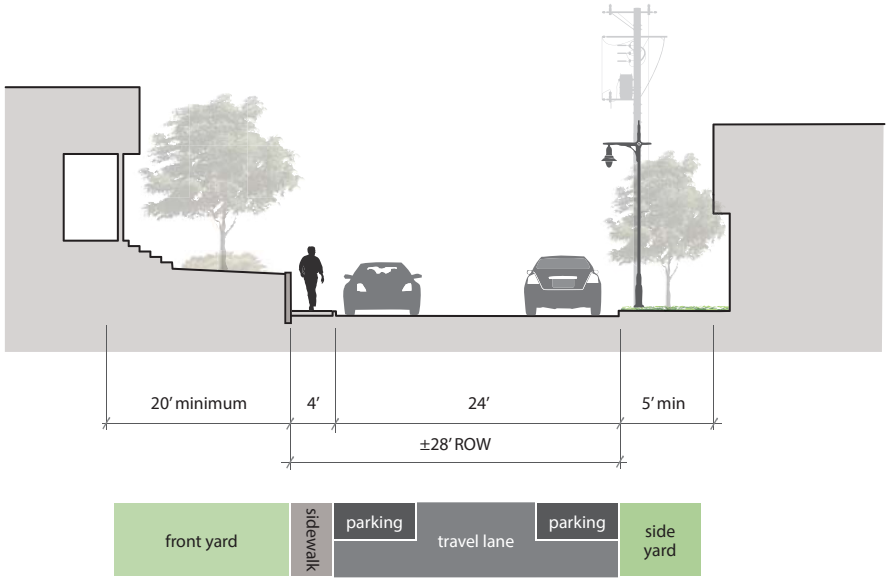
01 existing street section for Canyon Street with a 28' ROW



01 proposed street section for Canyon Street with a 28' ROW

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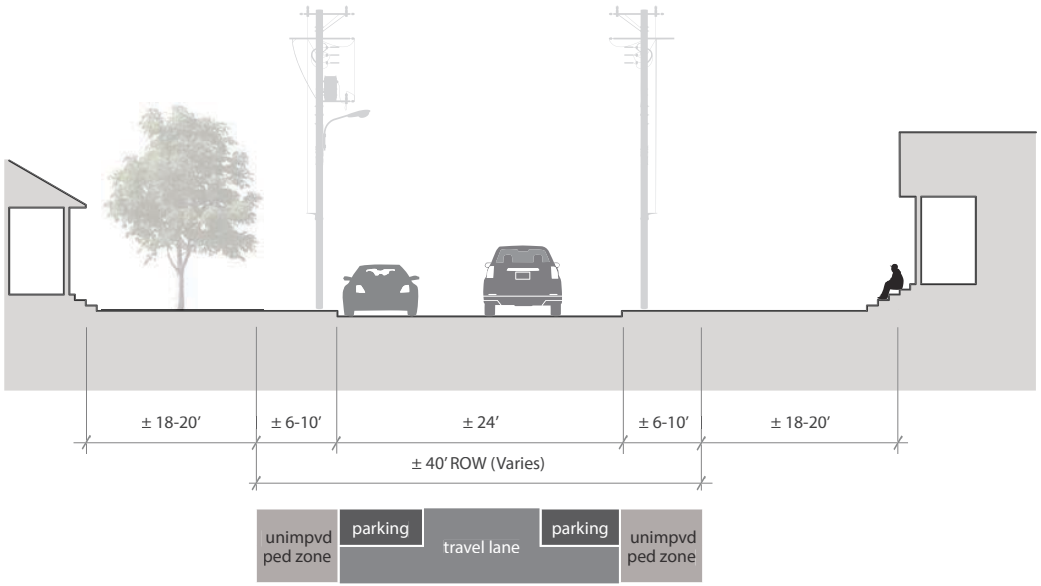
Local Streets (single family 40′ ROW)

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Planting Area



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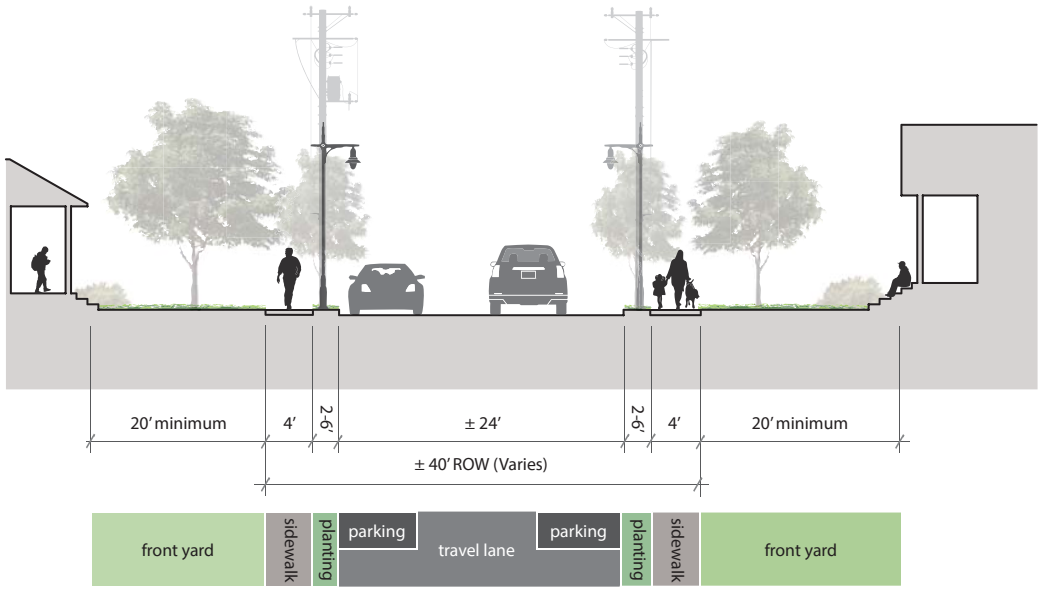
01 existing street section for a typical local street with a 40′ ROW



02

01 proposed street section for a typical local street with a 40′ ROW

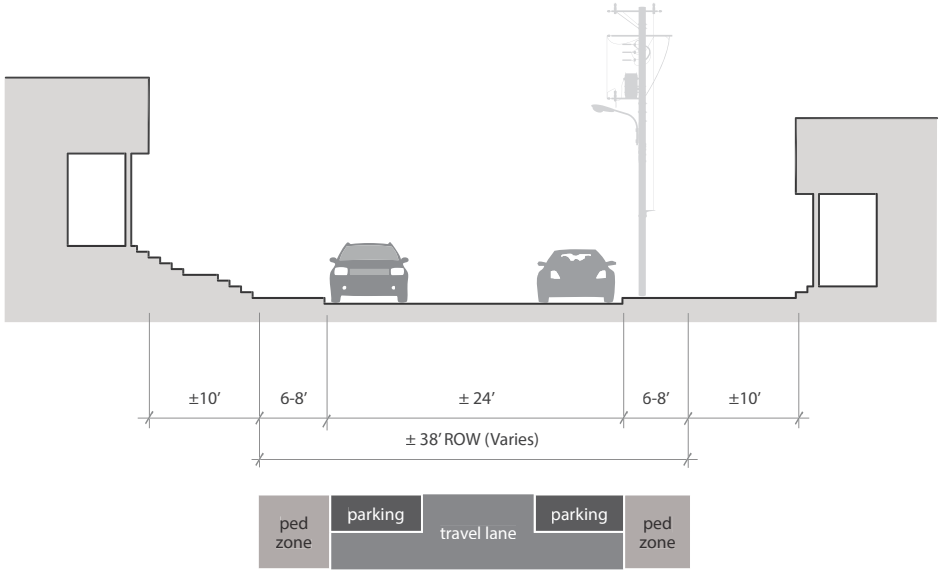
J

Local Streets (single family 38′ ROW)

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Planting Area



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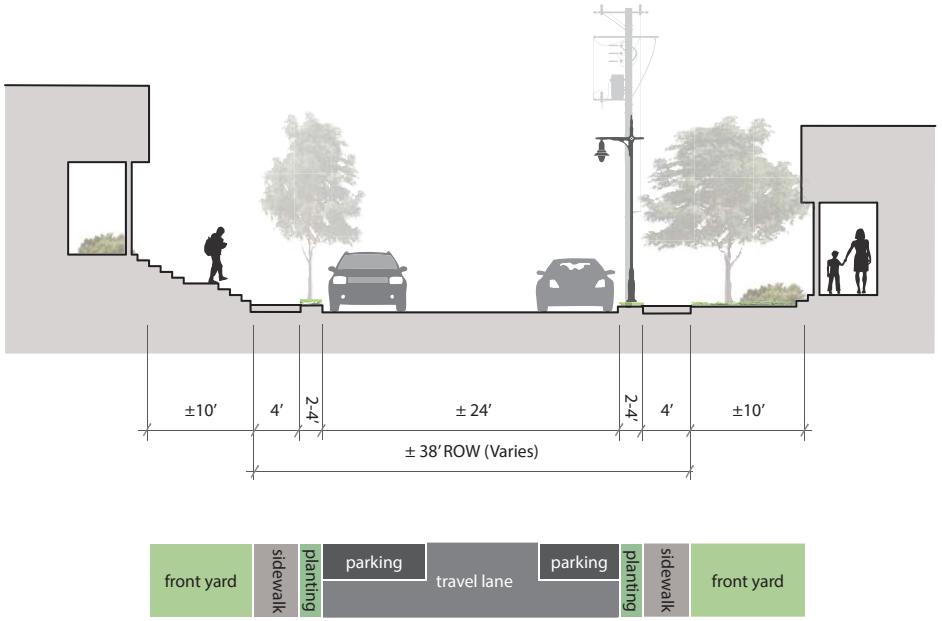
01 existing street section for a typical local street with a 38′ ROW



02

02 proposed street section for a typical local street with a 38′ ROW

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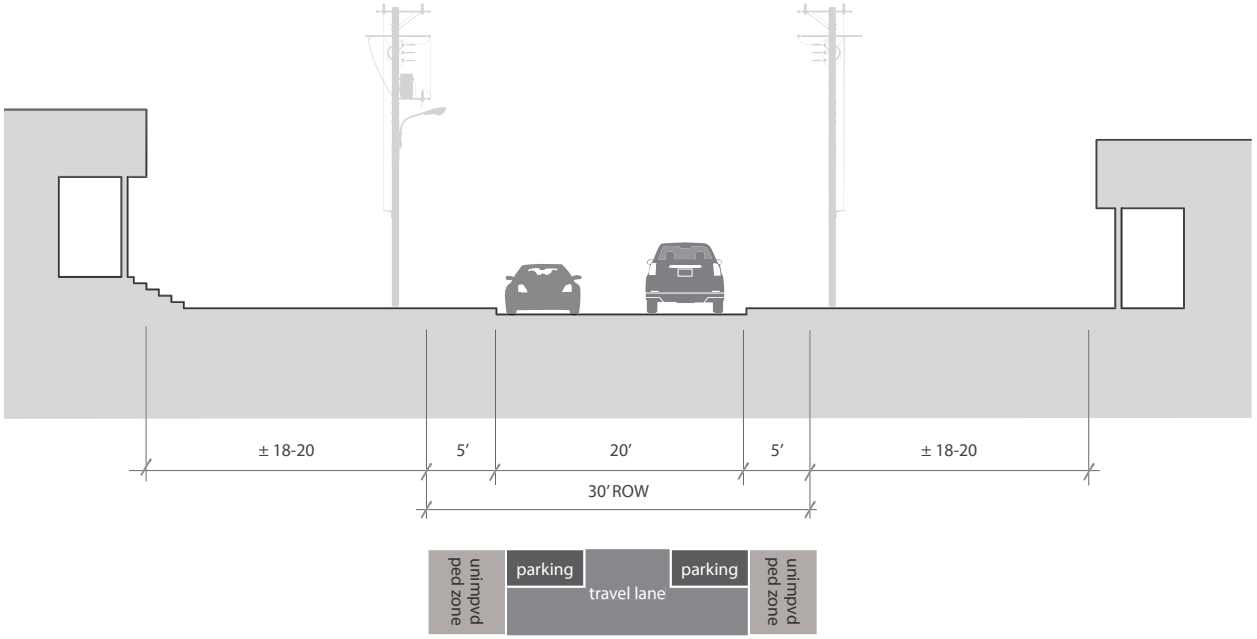
Local Streets (single family 30′ ROW)

key map

Standard Streetscape Components:

Intersections
Marked Crosswalks
On-Street Parking
Sidewalks
Street Trees
Street Lighting
Planting Area



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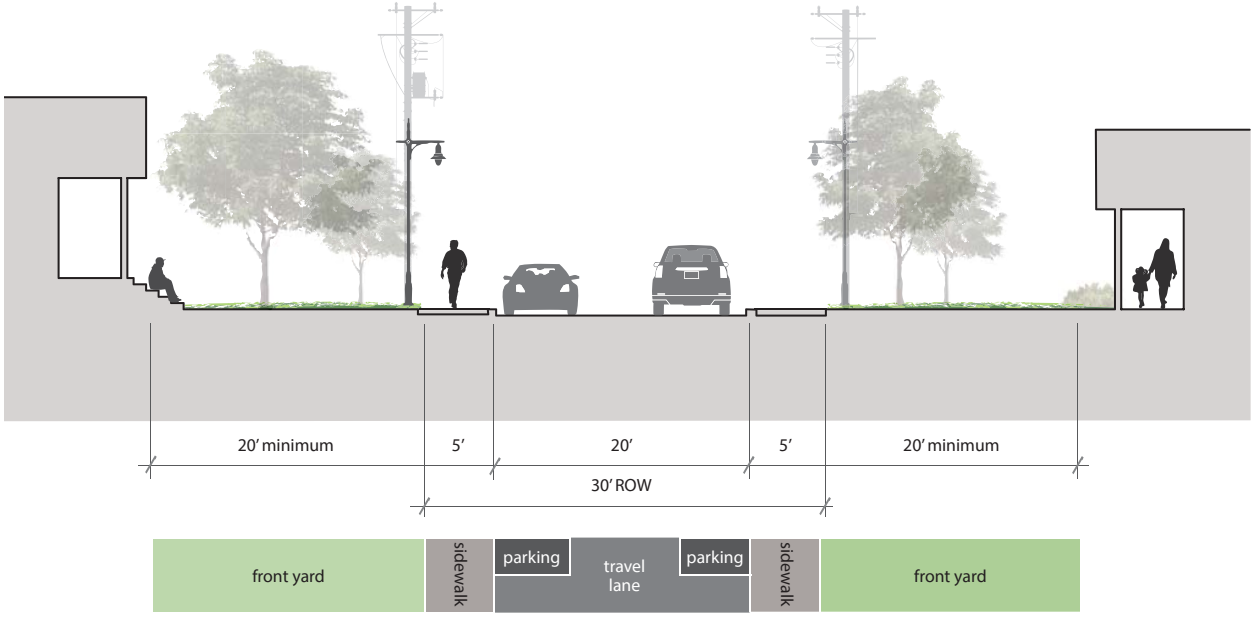
01 existing street section condition for a typical local street with a 30′ ROW



02

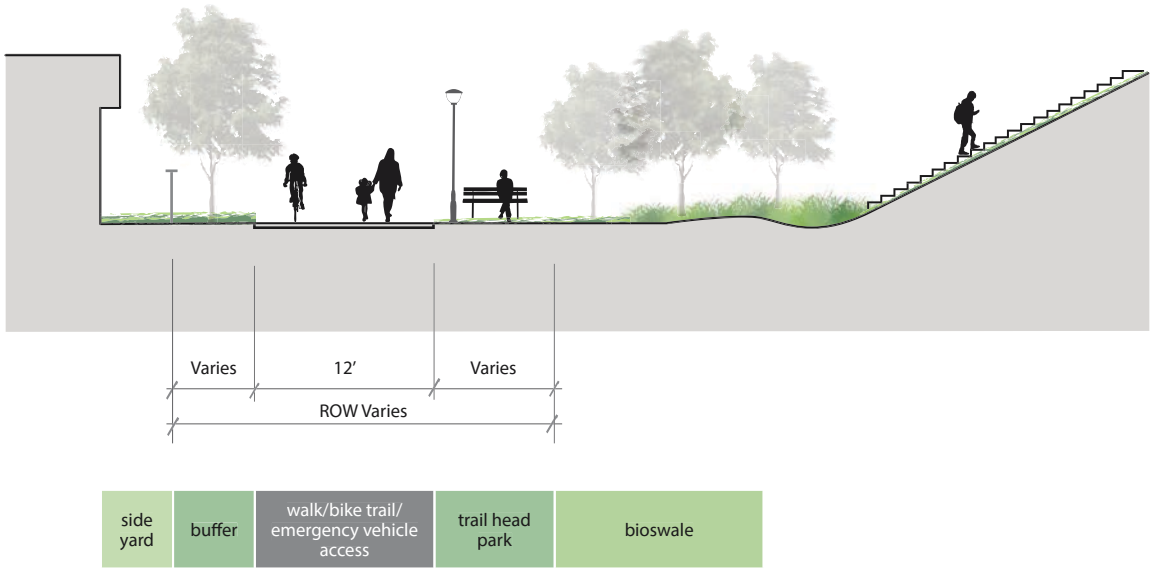
02 proposed street section for a typical local street with a 30′ ROW

Levee Bottom Trail (ROW varies)

key map

Standard Streetscape Components:

Planting Area
Street Furniture
Bicycle Facilities
Street Parks
Pedestrian Lighting
Special Paving
Trail Head
Levee Crossover



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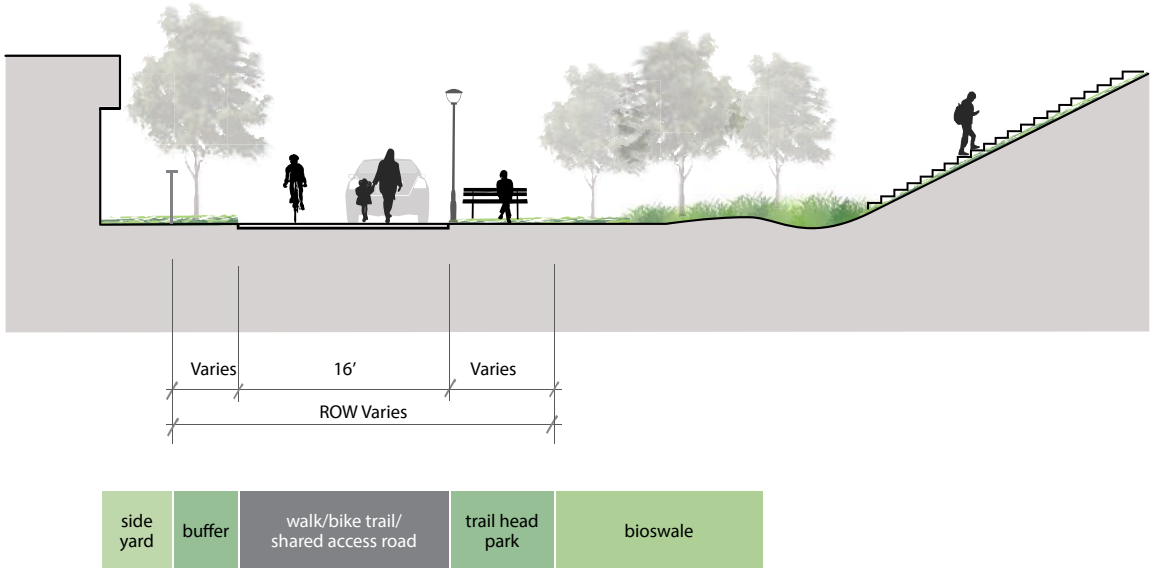
Shared Access Levee Bottom Road (ROW varies)

key map

Standard Streetscape Components:

Planting Area
Street Furniture
Bicycle Facilities
Street Parks
Pedestrian Lighting
Special Paving
Trail Head
Levee Crossover



02

01 proposed trail section for the levee bottom trail

02 proposed shared access road

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01 intersections should be as compact as practical, minimizing street crossing distances and limiting exposure to traffic, to increase pedestrian safety

02 marked crosswalks enable pedestrians to move safely and predictably across roadways. when treated with decorative paving material, crosswalks can emphasize pedestrian presence and primacy

03 sidewalks can be activators of the street. they may extend from a building to the face of curb. A well designed sidewalk is critical to its function as a public place, the most extensively used civic space in our communities

04 curb extensions, or bulb-outs, extend the sidewalk into the parking lane. they narrow the roadway and provide additional pedestrian space at corners while enhancing the overall pedestrian experience

05 special paving may consist of treated concrete, asphalt, or materials used as accents in key locations. they can give circulation areas a stronger presence and enhance hierarchy of public spaces

06 on-street parking provides a valuable buffer for pedestrians by limiting the negative visual, noise, safety, and environmental effects of passing vehicles

07 planting areas may include sidewalk planting strips, tree welllandscaping, street planters, and landscaped area between building and sidewalk. They buffer active pedestrian areas from the street

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01 street parks are small, active public spaces created in the existing public right-of-way within medians, curb extensions, at odd-corner conditions, or in furnishing zone on wide sidewalks

02 street trees organize and enhance the character of the street, neighborhood, and community. they mitigate air and noise pollution while reducing the heat island effect and help slow driving speeds

03 street lighting helps define a positive urban character, supports nightime activities, and is critical for both traffic and pedestrian safety and security

04 street furniture adds functionality, comfort, visual interest and vitality to the pedestrian realm. it may include seating, bicycle racks, bollards, transit shelters, and trash receptacles among others

05 bicycle facilities should follow City of Dallas Bike Plan recommendations for designated network along 8th Street

06 pedestrian stairways can provide important pedestrian connections given the area's hilly terrain. In many cases, a stairway may shorten the travel distance for a pedestrian since it is possible to traverse a steep slope via stairway that would be impossible on the roadway.

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01 levee bottom trail should accommodate pedestrians and bicyclist comfortably connecting each of the north-south streets in The Bottom to the larger network of planned trails within the Trinity

02 trailheads located where the Trinity Trails can be accessed should contain maps, sign posts, provide historic information, and nature and trail interpretive signs

05 direct access to the levee top trail should be provided where neighborhood north-south streets meet the levee. minimally invasive and easy to build stair structures should be considered

03

06

03 the levee bottom trail should allow for limited access by emergency and maintenance vehicles only through the use of retractable bollards and full use to pedestrians and bicycles at all times

06 lighting of the levee bottom trail is critical to maintain safe use of the trail and could take the form of pole mounted pedestrian lights or pedestrian scaled light bollards as an example

04

07

04 the shared access levee bottom trail allows for limited access slow-speed vehicles use and full use to pedestrians and bicycles at all times

07 bioswales can help store, treat, and convey stormwater along the edge of the levee through natural means including vegetation

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Parks and Open Space

Publicly accessible parks and open space organize and reinforce community structure and can create a strong identity for The Bottom. These spaces can provide a wide variety of passive and active recreational experiences ranging in size and type. Together, they create an integrated system enhancing livability, natural appearance, and ecological values, while providing gathering places for the community and visitors. The type and character of park and open space shall be influenced by its surrounding uses (e.g. retail, office, high, medium, or low density residential) and prospective user groups (e.g. workers, shoppers, children, visitors, residents). One general concern for providing parks and open space is the provision for their care and maintenance. Alternate maintenance partnership opportunities should be explored to bolster the city's efforts.

This study area provides an opportunity to look toward different models for the development, operation and upkeep of our open space assets. Options to consider include: exploring the use of food and equipment rental vendors in parks, new partnerships with non-profits, offering zoning incentives to developers who contribute funding for maintenance and operations, and creating public development authorities or conservancies for specific parks.

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01 successful neighborhood parks can accommodate a variety of active and passive uses for all age groups

02 the trinity corridor project will become a major regional park and destination with adjacency to existing Dallas neighborhoods such as The Bottom

03 small open spaces and parks sprinkled throughout a neighborhood can enhance the quality of life for residents and day-time users

04 an open space enhancement that responds to the existing topography can introduce new forms of recreational, social, and entertainment opportunities

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Phasing

A number of public spaces, critical to achieving key objectives of the framework, are described below.

Eloise Lundy Park

Existing city park is used by residents and groups outside of the immediate neighborhood and shows signs of overuse and poor maintenance but has the opportunity for enhancements to attract different users. The 2 acre park currently provides a well used baseball field, tennis court, basketball court, and small children's playground. Enhancements to the existing park could include the addition of a ceremonial outdoor gathering and performing area for the community, picnic areas, lighting, playground and an important trailhead into the Trinity River Corridor accessing the large network of existing and proposed trails.

Hutchins Slope Linear Park

This open area is currently not used by Townview and could easily be enhanced with landscaping, site work, and furniture to provide a passive recreation opportunities for the community.

8th Street Plaza

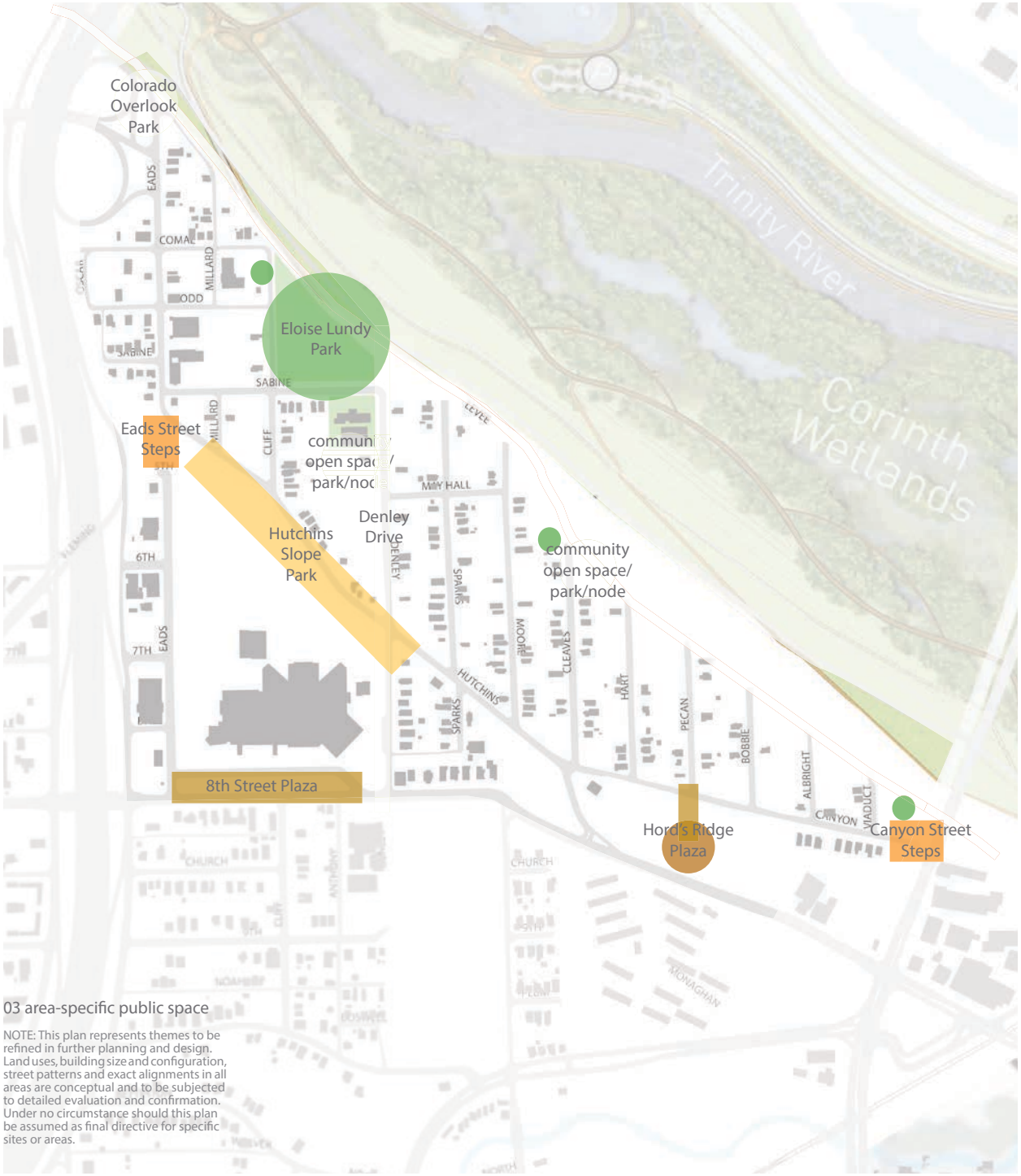
A new gateway to Townview which connects it to the community and introduces a series of small structures able to house services provided by a public/private partnership with the school.

Eads Street Steps

A grand pedestrian stairway accommodating landscaping, lighting and various overlooks with seating to take advantage of the views of downtown.

Hord's Ridge Plaza and Stairway

This square will connect a new commercial center to the community to take advantage of its prominent location on the ridge to afford views to downtown and the Trinity River bridges. it should be designed to accommodate a variety of gatherings, activities and events.



03 area-specific public space

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

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Canyon Street Steps
Stairway connecting The Bottom to the Corinth Street Bridge providing the community another iconic entry point and gateway into the community.

Colorado Overlook Park
A small park at the foot of the new I-35 bridge would provide residents and visitors an overlook to views of the new bridge and downtown skyline beyond. This spot should also accommodate a prominent trailhead into the Trinity River Corridor, a connection to the new pedestrian component of the I-35 bridge, and to the network of existing and proposed trails along and inside the levee.

Community Open Space/Park/Node
Small vacant lots re-purposed to provide community gardening, park and open space opportunities on a temporary or permanent basis.

Show Hill Terrace
A multi-purpose, multi-level park offering a variety of recreational and community gathering opportunities. With views to downtown, this park will also add an important gateway feature for the Bottom.

Denley Drive
Re imagined with tree-lined wide sidewalks leading from 10th Street Historic District to 8th Street corridor and down to the Bottom and into the Trinity.

Levee Top
The Corps of Engineers cannot entertain most opportunities to visually improve the actual levee but keeping the levees from damage caused by A.T.V.s and other vehicles can be addressed through creative design interventions that can also serve to beautify the neighborhood.

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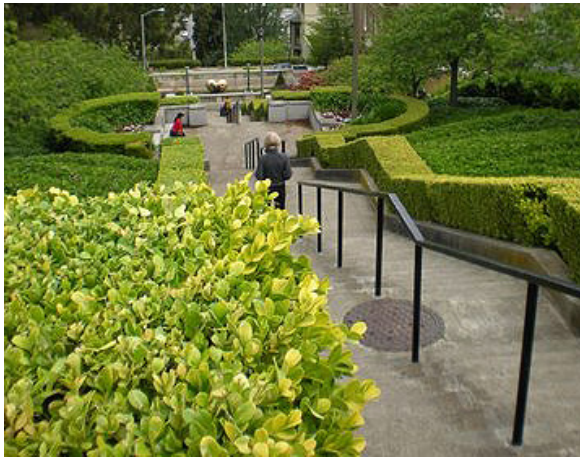

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05

01 an appropriate example of possible improvements which would help make Eloise Lundy Park a more attractive park to more families

02 improvements for the edge of Townview along Hutchins Avenue could include landscaping, a pedestrian promenade, pedestrian lighting, and seating to provide passive recreation opportunities

03 to help improve the connectivity of the neighborhood and provide additional public space for the community the upper and lower portions of Eads Street could be connected with a public stairway

04 open space in the form of community garden plots available to nearby residents for small scale cultivation should fit-in with the character of the surrounding neighborhood

05 a public square or park at Hord's Ridge could provide flexible space for recreational and commercial opportunities while taking advantage of the views towards downtown

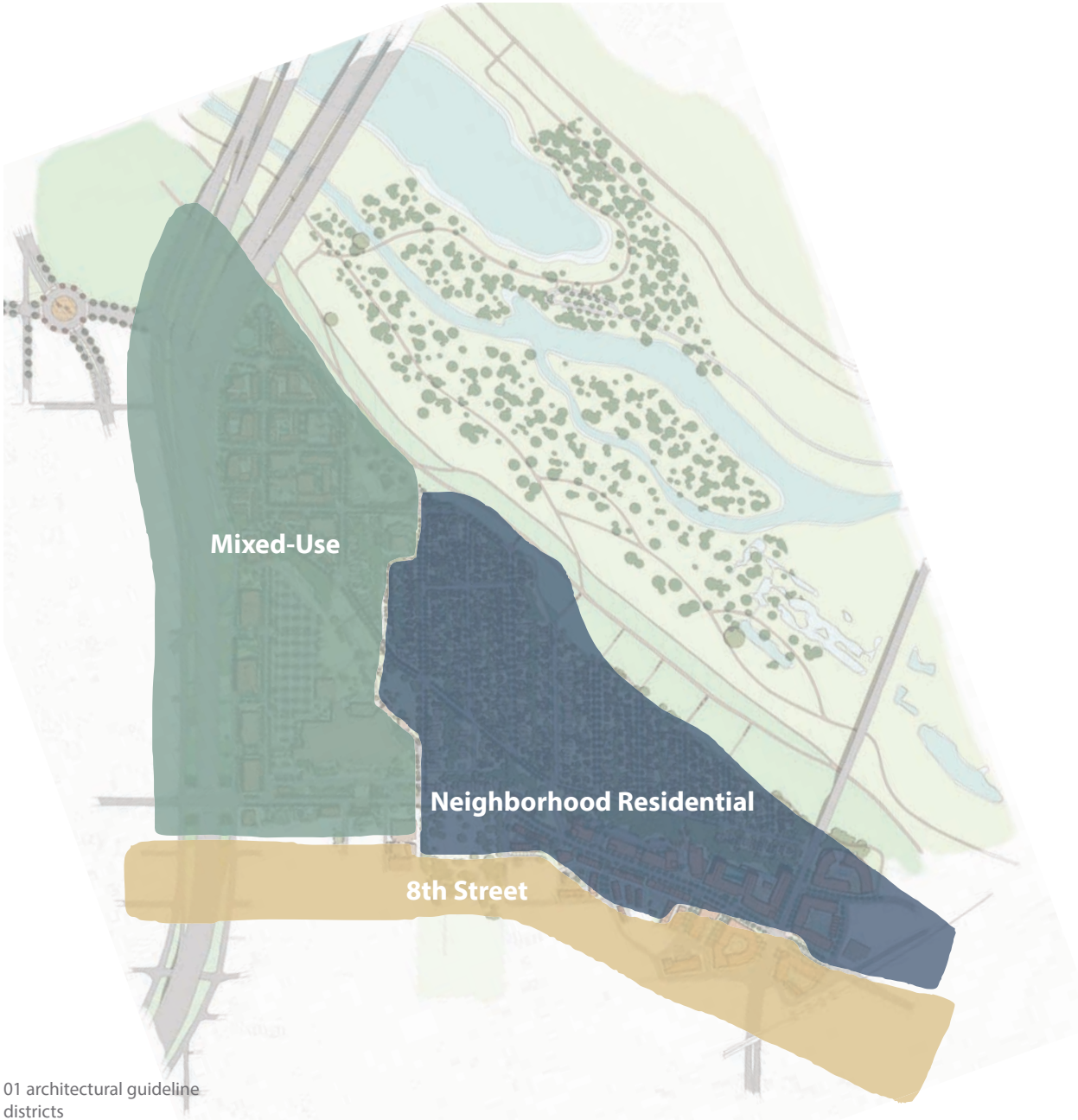
Architectural Guidelines

The architectural guidelines are intended to provide guidance for the physical makeup and shape of the construction inside property lines which affect the public realm and livability in The Bottom.

Guidelines have been divided up to reflect typical differences between the neighborhood residential, mixed-use, and 8th Street areas of The Bottom.

It includes both standards (requirements) and guidelines (suggestions). Standards typically use the word "shall" and suggestions typically use the word "should." Projects must comply with standards and are strongly encourage to comply with the guidelines.

In the spirit of providing maximum creativity, projects that do not follow the letter of every provision in the guidelines, but none the less demonstrate a clear alternative approach which achieves all the major objectives of the guidelines, should be recognized as a valid alternative.



01 architectural guideline districts

NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

01

Neighborhood Residential

Guideline priorities for The Bottom's neighborhood residential area are presented in the following pattern book with practical tools for builders, homeowners, and architects wishing to build, repair, expand, or restore single family homes.

To conserve and restore the sense of place specific to this locality, the pattern book provides a DNA code helpful in rebuilding and strengthening the neighborhood's character. Positive elements and patterns characterizing the neighborhood residential area should be protected and reinforced through appropriate use of scale, mass, building pattern, and details.

While the architecture of The Bottom may vary from one home to the next, a common regional vernacular language, or authenticity, exists resulting in the unique character and quality of a once flourishing neighborhood. As we walk down the residential streets of The Bottom today, it is the graceful porches, the steps leading up to the porches, roof shapes, and the tight grouping of similar sized homes that provided a sense of place and helped strengthen community.

Currently, The Bottom contains over two-hundred (200) vacant lots and a number of homes require major renovation or a complete re-construction will be necessary in the near future to remain livable, weather tight structures.

Infill construction in the neighborhood residential area shall be limited to single family use and should respect the following R-5(A) zoning requirements:

- front yard setbacks (20 feet min.)
- side yard setbacks (5 feet min.)
- rear yard setbacks (5 feet min.)
- height (30 feet max.)
- lot coverage (45% max.)

Deviations from current zoning requirements shall follow the re-zoning process and be evaluate based upon their relationship to the context.

Pattern Book Overview

The pattern book is organized into three sections: Neighborhood Patterns, Architectural Patterns, and Landscape Patterns. Each section is designed to provide key information to help make design and site planning decisions about a renovation, addition, or new house construction in The Bottom.

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02 architectural patterns found historically in The Bottom should be incorporated into redevelopment or new development in the community

01 recognizing, identifying, and following key neighborhood patterns will aid in strengthening the neighborhood as redevelopment and growth occur

03 appropriate landscaping for new and redeveloped property should take cues from existing landscape patterns

How to Use the Pattern Book

The following is a step-by-step procedure describing how to use the Pattern Book for those interested in renovating, adding-on-to an existing home, or building a new single-family home.

Existing Homes

Step 1: Identify the Architectural Style of Your House

Identify the architectural style most closely resembling your house. The overview in the beginning of the Architectural Patterns section identifies the predominant architectural styles historically found in The Bottom. If your house does not have an identifiable style or is a mix of two styles, select one for it that would work best with its massing and height.

Step 2: Additions and Renovations

For information on appropriate means of modifying your house, refer to the Architectural Patterns section. This section will provide preferred design solutions when considering additions to a home or building a garage. Strategies for changing or making improvements to exterior components such as windows, doors, roofs, and porches are found here also. This section will help the home owner achieve an authentic architectural style that fits in with the neighborhood by directing one to appropriate architectural elements.

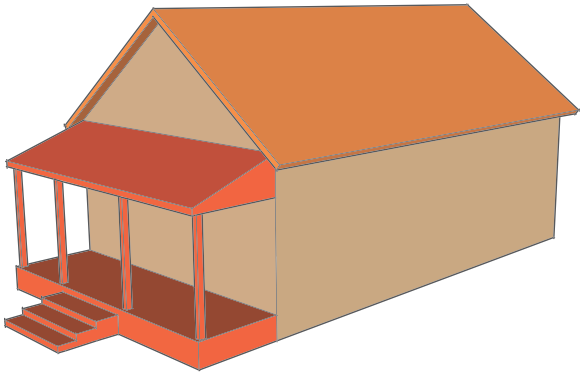
New Homes

Building a New House

This section outlines the process of composing a house and introduces the individual components such as window, door, and porch styles appropriate for a home in The Bottom. For placing a house on a lot, refer to the typical house lot drawing. The diagram describes the typical "zones" of a house lot, such as front yard, front façade, side yard, and private zone. The Garage and Other Ancillary Structures section illustrates how to locate a garage and ancillary structures on a lot.

01 example of an older single family home which has been renovated to fit in with the architectural style of its neighborhood

02 key elements of a single family home in The Bottom include a pitched roof, a raised front porch, a garages, if present, that are hidden set back from the street



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Neighborhood Patterns

The character of The Bottom neighborhood was established when streetcars still crossed the city and the automobile was not as prevalent. Streets were lined with closely spaced homes, often with raised front porches. Single family homes in The Bottom have been built at various setbacks, but they've been generally sited close to the street with parking relegated to the street, back, or side of the property.

Lot Patterns

Lot Sizes

Most regular shaped lots are 25-35 feet wide and 90-120 feet deep.

Setbacks

In The Bottom, the single family lots are zoned R-5(A), which calls for front setbacks of 20' with 5' rear and side yard setbacks.

Front Yard Setback

Houses are set back at a relatively uniform distance from the street, generally 10-20 feet from the front property line. Minor fluctuations in the building setback provide visual relief. This setback is called the Front Façade Zone. In The Bottom, however, some of the older homes are located closer to the front property line. Houses on corner lots usually conform to the front yard setbacks of the adjacent houses on both streets.

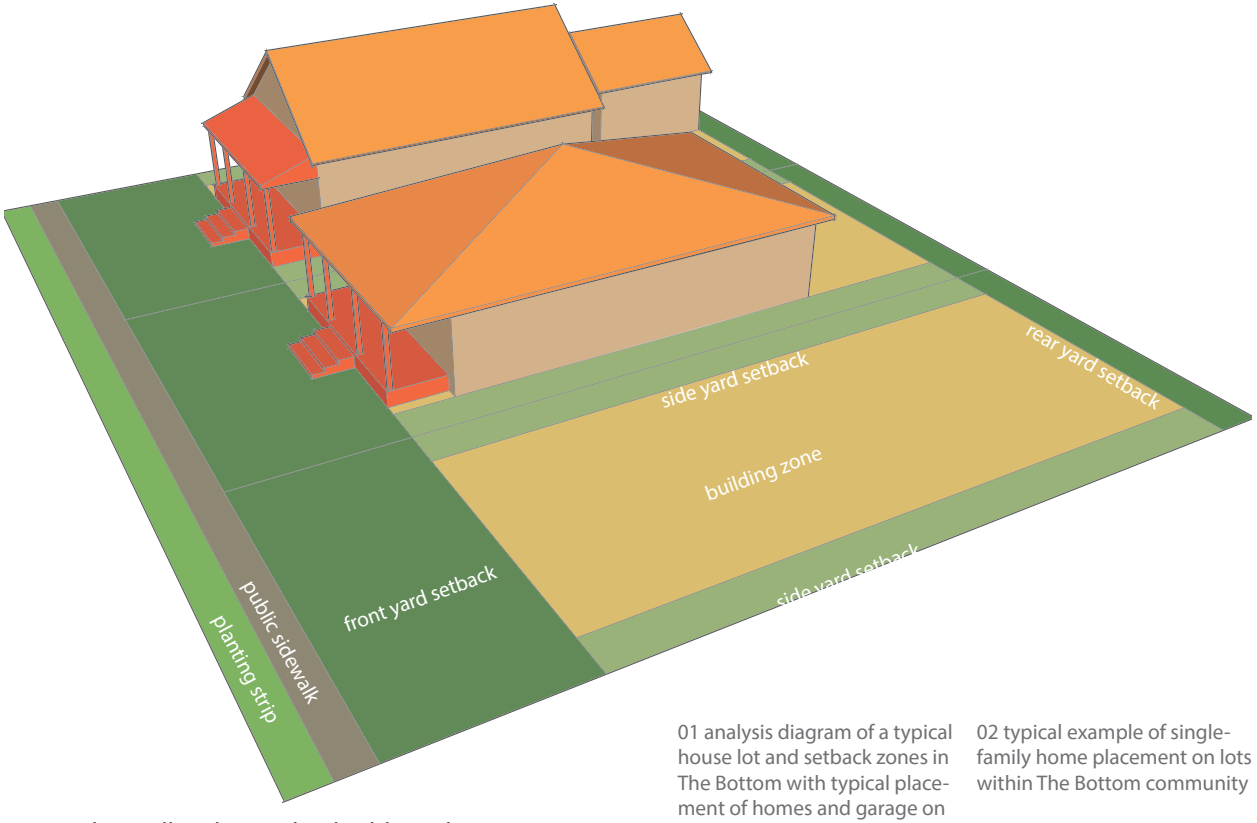
Side Yard Setback

Side yard setbacks are tight and are typically 5 feet. However, a few older homes are observed to be placed closer to their side property lines. Driveways may require an additional 8 to 10 feet on one side of the house.

Garages and Ancillary Structures

Older homes with garage additions are typically located in the rear or along the side, helping to preserve a pedestrian friendly streetscape. Newer homes in the area have regularly placed garages flush or in front of the home, removing space that was traditionally relegated to building elements that helped build a close-knit community, such as front yards, raised porches, front doors facing the street, walkways, and windows which meant more "eyes on the street," fostering social contact with neighbors and helping to deter crime and improve public safety.

Careful consideration shall be given to the placement and treatment of garages. Garages shall not dominate a home's front elevation. Preference is given to garages placed to the rear of a home. An alternative, would be to place garages a minimum of eight feet (8') behind the front-most portion of a home's elevation and to architecturally treat them to de-emphasize their impact. If a front porch is provided, the minimum garage setback may be reduced from eight feet (8') to two feet (2'). Tandem parking is permitted and encouraged.



01 analysis diagram of a typical house lot and setback zones in The Bottom with typical placement of homes and garage on individual lots

02 typical example of single-family home placement on lots within The Bottom community

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Streetscape Character

Streets

Single family streets in The Bottom have a narrow cross section, usually 27 to 36 feet in width, with parallel parking available on both sides, necessitating a 'yield street' condition. The 'yield street' condition allows for a 13 to 22 drive aisle for two-way traffic between parked vehicles, more than adequate in this low-traffic volume neighborhood.

Most residential streets abruptly end at the Trinity Levee. Efforts should be made to create new pedestrian connections at the foot of the levee by means of a larger trail system connecting north-south trailheads into the Trinity River corridor to be a more efficient corridor and public space that provides a strong sense of place and contributes to the social life of the community. Limited-access vehicular connections should be considered where R.O.W. permits connecting adjacent streets. See street framework plan and proposed street sections.

Planting Strip

Most streets in The Bottom do not have a formal planting strip. Planting strips, where present, serve to buffer traffic and provide space for regularly spaced street trees and other planting opportunities

Sidewalks

Less than 20% of residential streets have sidewalks. If present, they are in various states of disrepair and do not follow a regular placement pattern or are of the same width.

Lighting

Lighting primarily consists of cobra head extensions mounted high on wood electrical poles and placed far apart at irregular intervals.

Landscape Character

Fencing

Fences and walls provide delineation between public and private spaces and between yards.

Homes in The Bottom do not generally employ the use of fences, but where they do, generally they are low chain link fences with newer homes employing taller wood fences to delineate back yards.

Retaining Walls and Steps

Topography, especially along Canyon Street, requires the employment of concrete retaining walls and steps along the front property line. Slightly raised properties occasionally use two to three concrete steps and a low wall as an entry feature to the property.

03

01

02 most small residential streets in The Bottom terminate abruptly at the Trinity River levee

02+03 occupied lots represent the minority in The Bottom. more than 2/3 of the present day lots are vacant

02

01 most streets in the bottom do not have sidewalks or planting strips. this example on n. denley drive illustrates two different conditions on the same street

04

02 a residential sidewalk, in this case, found in average condition. most of the streets in The Bottom don't have sidewalks and when they are present, they are rarely continuous

05

03 topography in The Bottom is varied, sometimes requiring retaining wall construction as this typical example on canyon street illustrates

03

04 lighting throughout The Bottom is spaced inconsistently, composed of cobraheads on telephone poles, and rarely provide sufficient illumination

05 a typical residential street in The Bottom where sidewalks are not present making walking a less convenient and safe alternative

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Architectural Patterns

This section builds on the previous Neighborhood Patterns section. Whereas distinct neighborhoods can be perceived subconsciously and help to make cities different from one another, architectural patterns have definite tactile qualities.

Six simplified architectural styles contribute to the authentic character of The Bottom:

1. The Gable-Front
2. The Single and Double Shotgun
3. The Craftsman inspired
4. The Hall and Parlor
5. Massed Plan (single gable)
6. Pyramidal

These styles and variations, are found in parts of the city were 'folk style' homes, built from the 1930's to the 1950's, housed African-American, immigrant, and citizens of modest means. Additions, renovations and new construction should incorporate basic and authentic elements found in these styles to link the past to the future and create a more authentic community.

01a

01d

01b

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01 the various styles of homes found in The Bottom include: a) the gable front, b) the single and double shotgun, c) craftsman inspired, d) hall and parlor, e) massed plan, f) pyramidal

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Variations and Diversity

To promote diversity and interest within the neighborhood, each block face should pay attention to the distribution of floor plans and architectural elements.

Building a Home in the Bottom

Essential elements found in The Bottom include simple volumes, pitched or sloped roofs, front porches, and simplified detailing that should make up the major elements comprising a new or remodeled home in the neighborhood.

Lot Size and Coverage

Existing lot sizes in The Bottom are small. Recent efforts to introduce new single family residential have brought re-plat requests to create larger lots. To ensure the existing single-family neighborhood is preserved and enhanced, it is important that lots are kept to a maximum size of 6,000 sq ft. In addition, maximum lot coverage of 45%, in line with existing zoning requirements, shall be required to help discourage out of scale homes that can destroy the character of the neighborhood. It is recommended that any future re-zoning allow up to 60% lot coverage when all other architectural guidelines are met. Covered front porches shall not count against lot coverage calculation. We encourage the use of small lots and maximum lot widths of 50' but recommend that lot widths of 60' and/or a maximum lot size of 7,500 sq ft be allowed. Special Consideration may be given to maximum lot size when lot depth is greater than 100'.

1. Garages are included in lot coverage calculations;
2. Surface parking is not.

Porches

Throughout the neighborhood, it's been observed that raised porches provide the most common link and represent the strongest characteristic of each of the architectural styles found in The Bottom and form a link back to an important form of American vernacular.

Porches can promote interaction and socialization opportunities for residents. Porches can help build community and sustain it by facilitating interaction among neighbors and provide the added benefit of also making a safer neighborhood. Porches are a

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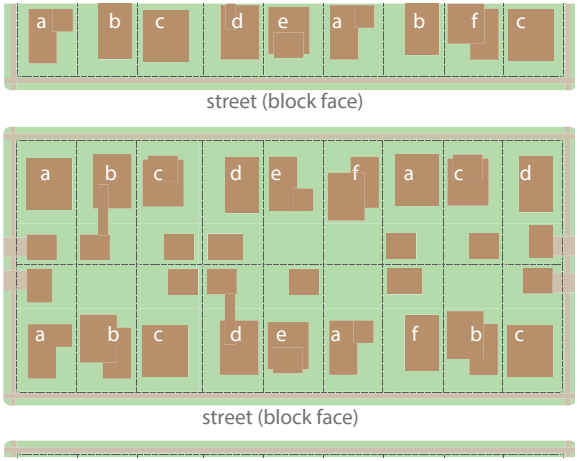
04a

01 example of a single family neighborhood where front porches are prominent features and a variety of styles are employed creating an interesting and authentic feeling neighborhood

02 to ensure that each block and the neighborhood avoids a "cookie cutter" feel, attention should be paid to the distribution of floor plans and architectural elements. homes on corner lots shall have garage accessed from the side street



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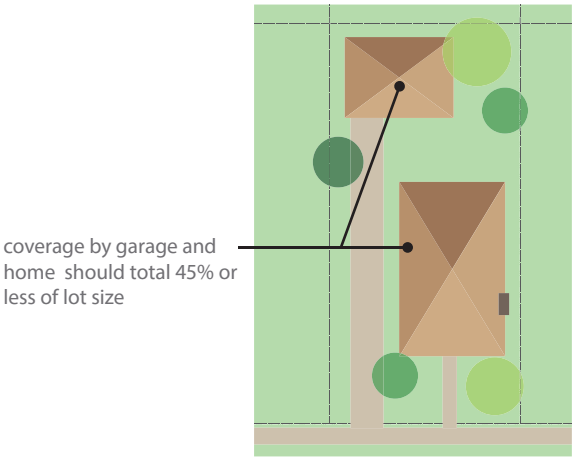


03

03 the historical neighborhood pattern of The Bottom was not dominated by large homes overtaking the majority of a lot. the maximum recommended lot coverage should be 45%

04a&b street-facing porches not only provide a covered transition from inside to outside but also help build community and should be used in The Bottom to link new homes to older homes in the neighborhood

04b

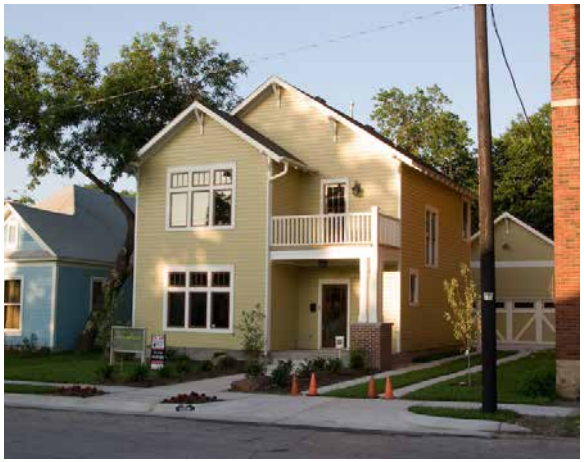
place where you can encounter the world. Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet (6') are strongly encouraged. The porch shall be clearly delineated from the front yard with at least a 12-inch grade change. The use of columns and open railings is strongly encouraged. Alternatively, an uncovered front porch or patio with a minimum depth of six feet (6') is acceptable. It is recommended that future zoning allow front porches to encroach up to eight feet (8') into front yard setbacks.

Roof Forms
Homes should have sloping roofs, employing gables and hipped forms only. Mansard roofs, which do not represent a Texas regional style, shall not be permitted in The Bottom.

Exterior Doors
Doors with traditional stile and rail proportions, panel profiles, and incorporating glazed panels, sidelights, or transoms are encouraged.

Windows
Windows should be typically vertical in proportion, have operable capabilities and may include various muntin patterns.

Trim
Windows and doors typically have trim when siding is used with appropriate material being wood or composite materials. Cast stone, brick, or wood lintels are encouraged for masonry window and door openings.



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01 an appropriate example for a roof. this one employs a double gable front with enough of a roof pitch to fit-in with the neighborhood

02 this represents an example of a hipped roof with a false gable front, another appropriate roof type for use in The Bottom

03 & 04 an example of appropriate window proportions and operation along with use of trim to add interest

05 although covered front porches are preferred, an uncovered front porch or patio with a minimum depth of six feet (6') is acceptable

Corner Lots

Corner lots in the single-family residential area of The Bottom present a special opportunity to continue the attention to architectural treatment on the side-street side which is typically only placed to the front of the house.

A corner lot also allows the removal of a garage and access to it from the front. Corner lots shall have their garages accessed from a side street to allow for design of the front elevation which is unencumbered by the need to provide access to or storage of a vehicle.

02

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01 example of a home on a corner lot that employs the use of a raised and covered front porch, columns and railings and angled roofs. Garage access and placement shall be provide on the side of the home

02 this corner lot house has an attached garage facing the side street which allows for a front elevation unencumbered by the requirements of storing a vehicle

Landscape Patterns

Landscape elements constituting the front yard can include steps, walls, patios, fencing, walkways, driveways, and planting. The overall character of the street can be strongly influenced by the presence, quality and maintenance of these elements.

The Bottom neighborhood's historic building pattern, although resulting in a typically shallow front yard, can still provide adequate space for landscaping. Among the landscape elements which can be observed throughout the neighborhood are: canopy and ornamental trees, groundcover, steps, low-walls, fences, and pervious and non-pervious material such as driveways, walkways, and patios.

Foundation Planting

Houses in The Bottom are typically raised and have porches and stairs providing a transition area from the street. Raising the first floor level above that of the sidewalk and yard allows the residents to enjoy a level of privacy. "Grounding" the house to the front yard can be accomplished with foundation plantings such as lawns, low groundcover, bushes, and perennials.

Walls and Steps

Found throughout parts of The Bottom is the low wall defining the front yard. Heights vary depending on topography, but these walls are typically constructed out of concrete.

Walkways and Driveways

Concrete is the most common walkway and driveway material found in The Bottom, although concrete edged in brick, brick, or paver material is also found in with the neighborhood.

To help ensure that sidewalks are safe and walkable, driveway widths should be minimized. A maximum driveway width of 12' at the curb that then transitions to the necessary width of the garage can help minimize interruptions in the sidewalk and promote a more inviting walking environment.

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01 example of a typical front yard in The Bottom today with minimal landscape improvements, concrete steps and a retaining wall

02 an example of successful foundation planting starting with a lawn, an array of evergreens, deciduous and flowering shrubs to add texture and color grounding the house to the yard

03a&b example of a low concrete wall and concrete steps up to a porch and a home's front door

04 this example illustrates concrete walkways leading up to a home's entry along with concrete driveways

DRAFT 01.13.15

Fencing

Fences are often employed to define the spaces between public and private areas, between two or more properties as well as traversing between changes in elevation.

Choosing a family with similar architectural character, ornamentation and materials unites the neighborhood as a whole enhancing the aesthetics and property values of the community.

It is recommended that air conditioning and mechanical equipment and any trash enclosures be screened from public view with landscaping, walls, fences, or a combination of the above that also fits in with the home and the neighborhood. If front yard fencing is provided, wood or iron fencing of a design in keeping with the home is the preferred option. All front yard fencing shall meet city of Dallas front yard fencing codes.

See Appendix D for additional fencing details.

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01a&b examples of fencing providing definition between public and private spaces. fences can also become an integral component of a home's landscaping

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02 prototypical screening condition key plan

03 enhanced screening

materials: concrete block,brick, cast stone column
sizing : column - 3'x3'x7'
cap : 6" cast stone

materials : wood fence panel

04 standard screening

materials: concrete block,brick, cast stone column
sizing : column - 3'x3'x5'
cap : 5' cast stone

materials : metal fence panel

05 amenity screening

materials: concrete block,brick, cast stone column
sizing : column - 2.5'x2.5'x7'
cap : 5" cast stone

materials : wood metal screen

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Trees

The Bottom neighborhood is covered with wonderful large mature trees. In most cases, these trees have survived despite little maintenance throughout the years and are found in various states of condition.

Effort shall be placed on preserving viable specimen trees and adding to existing tree coverage with additional shade and decorative trees.

Smaller decorative and fruit trees can be found in the neighborhood and serve to add color or interest to the front of a home.

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01 healthy, mature trees can add value to a property, help cool a home, provide visual and noise screens, prevent soil erosion and flooding, serve as shelter for wildlife and enhance the look of a home

02 smaller decorative and fruit trees add color, interest, and shade to the front of a home

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01 In this example, front porches, small set-backs, and consistency of scale all help to create a wallkable and livable environment

02 attention must be given to the design of buildings, as they shape and contribute to the quality and success of our public spaces

02

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Mixed-Use

As the western portion of The Bottom begins to revitalize and redevelop meeting the community's long term vision, any potential conflict between new uses and denser development and the established neighborhood residential area must be addressed.

Buffering The Bottom's single-family neighborhood edges shall be addressed through use, height, setback, scale, massing and detailing of adjacent buildings. Vehicular access and parking requirements for new development(s) should minimize impact on neighborhood traffic and avoid disturbing the character of the neighborhood.

To help protect and enhance this single-family neighborhood, adjacent uses should be limited to single family, duplex, and/or townhome redevelopment as buffers to the existing community. No portion of a building over twenty-six (26) feet in height may be located above the residential proximity slope as established in Section 51A-4.412.

As development moves closer to I-35, variety in uses and increased density and height is desired. Its strategic location close to transportation, downtown, and the Trinity River Corridor make this high visibility site well suited for mixed-use and higher density residential development. Retail, commercial, multi-family residential, and office with underground or structured parking are all fitting uses for this area.

Massing and Street Wall

Building massing may consist of low-rise, mid-rise, tower elements, or combinations of these, depending on use and needs. The preservation of natural light, sunlight, and ventilation are important aspects of livability. Preserving this and public views to downtown, into the Trinity River Corridor, and important street end views should be facilitated by requiring towers to be set-back from the street wall, employing the use of tower separation rules, and requiring towers built adjacent to the levee to step back from the levee as they increase in height. Various massing options are possible on any given site and should be explored to determine how objectives such as preserving views and sunlight can best be met.

To provide visual order, a strong definition of the streetwall should be provided through build-to requirements as described in this section. Massing should relate to adjacent buildings through proper scale, setback, and design. Tower elements extending above a defined podium should:

1. Be separated from other existing tower elements to provide privacy, and access to natural light and air.
2. Be sculpted to accommodate views and minimize shadows on public spaces and streets
3. Be a strong presence at ground level. This can be achieved by having portions of the tower carried continuously through to grade.
4. Be well-articulated in both plan and profile to help break up its mass. The use of terraced or stepped floors at upper levels is encouraged to diminish overall scale and minimize shadows and blockage of views.

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02 example of a development with mid-rise towers stepping back and perimeter units providing a strong definition of the street wall

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01 higher density mixed-use development is encouraged closer to I-35, and should take advantage of views, adjacency to downtown and the Trinity, while minimizing impact on traffic and views

03 example of an appropriately scaled building that enhances the public realm and accomplishes the difficult scale transition between higher-rise tower forms and low-rise elements

01 townhomes as an adjacent building type to the single-family neighborhood are appropriate in helping buffer it from higher density development closer to I-35

02 a three-story residential podium gives way to a mid-rise tower while incorporating a series of building massing changes that add interest to the street

01

02

Facade Variations and Materials

A building's lower three floors of frontage are the primary contributor to a pedestrian's understanding and enjoyment of the public realm and thus greater care, expense and workmanship should be given to its design.

Low-rise portions of buildings should be clearly differentiated from mid-rise or tower elements with a prominent step back and/or cornice. Stepping-back the facade to break up mass at upper levels of buildings should be significant enough to "read" visually. For example, when it is desired to break a tower mass down, a single, large two (2) story step may work better than two small single story ones.

A building's lower level shall be carefully designed to relate to the scale and enhance the "close up" view of the pedestrian. The use of high quality materials, more intensive detailing, window arrangements, etc., which contribute to a heightened pedestrian interest are encouraged. Ground-level commercial uses whether retail, service, restaurant, or office should use clear glass windows, individualized shop fronts, lighting, and weather protection to achieve pedestrian scale and interest. Mirrored surfaces, views into parking areas, blank walls, etc. shall be avoided.

Exterior building materials should be of good quality and regionally available. Care should be taken to avoid nostalgic reproductions, but use of traditional and natural materials may be used in a contemporary and meaningful manner. The following shall be prohibited for use as cladding materials:

1. Vinyl and plastic siding
2. Wood roof shingles
3. Reflective glass
4. Architectural foam detailing (for the first two building stories)

Building Access

Residential and commercial building entries should be separately identifiable from the street.

When a residential use is located on the ground level, individual unit entries and windows should engage the street providing "eyes on the street." A low, raised porch or front garden is encouraged to define usable space in the setback behind the property line. Pedestrian-scaled canopies projecting over residential lobby entryways are encouraged.

Major building entries should be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate.

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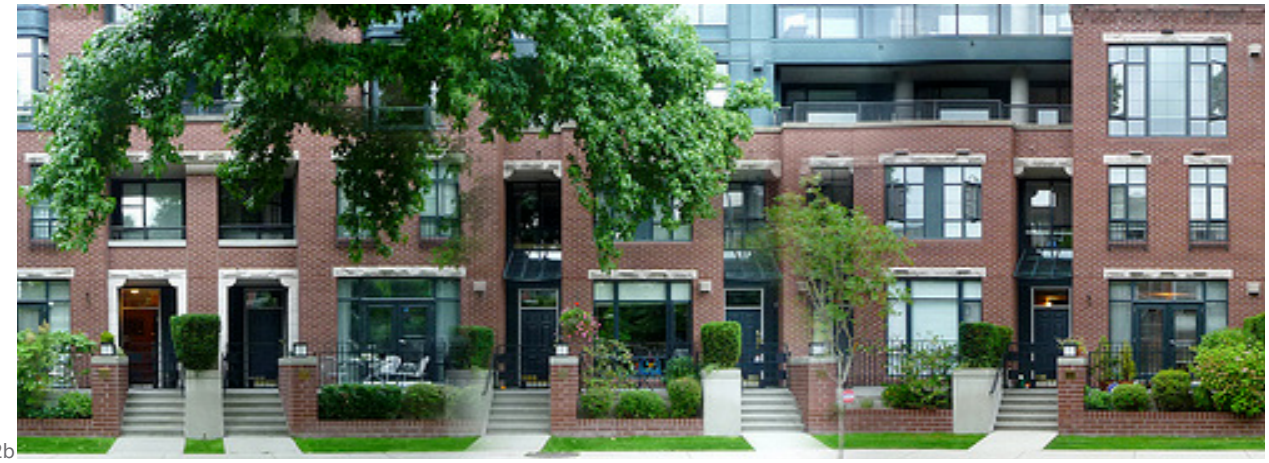

02b

01 a building's composition and care to detailing on the ground- level can greatly enhance a pedestrian's experience and encourage walkability

02a+b residential and commercial access is clearly identifiable in these two examples. windows, stoops, usable patios, and entries at ground-level units and retail storefront windows help animate the sidewalk

Awnings, Canopies, Arcades and Overhangs

Awnings, canopies, arcades and overhangs are encouraged at the ground level of shopfronts, commercial, civic, and multi-residential developments to enhance articulation of the building volumes and provide weather protection.

1. Materials should complement the building's design and permanent material is preferred to vinyl or fabric.
2. Awnings should not be internally illuminated.
3. Placement of street trees and lighting should be respected.
4. All large canopies and arcades that require structural support should be located to minimize impacts on pedestrian traffic.
5. A minimum clearance of ten (10) feet above the sidewalk must be maintained.

Windows

Windows should be located in all building facades visible from a public street. Retail and civic uses shall have active, transparent, and interesting storefront windows. Limitations on transparency, such as dark or reflective glass, or interior coverings, shall be avoided.

Roofs

Roof design should consider its contribution to the skyline and views from taller adjacent properties.

1. Towers should consider incorporating sculpted roof caps, terracing, or other articulation of upper floors.
2. Low and mid-rise building roofs should consider providing green roof design, landscaped courtyards as amenities providing pleasant views from taller neighboring properties.
3. Mechanical rooms and equipment should be integrated into the design of the architectural roof treatment or screened with compatible materials and finishes.

Ground-Level Treatment

Ground floor spaces shall be designed to contribute to the built environment and public realm by accommodating habitable space, avoiding blank walls, and hiding parking.

1. Ground floor treatment, except for residential units with individual entries, shall be designed with wall openings generally comprising a minimum of 50% of a building's street level facade (Additional guidelines may be found in the Development Guidelines Matrix).
2. Residential units with individual entries should include windows on the ground floor that look out onto the street.
3. A residential unit's individual entry and any private outdoor space for the unit should be several steps above a sidewalk's elevation (30" preferred).

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02 buildings should be well-articulated with changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes

01 green roofs provide private outdoor space for tenants while contributing to views from taller buildings

03 buildings should maintain a strong relationship to the street with primary building entrances oriented towards the street

Parking and Access

Because The Bottom will encourage a highly walkable, mixed-use, and compact environment which provides housing and travel choices, developments can be served with less parking. Shared parking is encouraged throughout with the exception of single family residential parking. A special exception to allow modification of the weekday or weekend employee/customer/parishioner or resident/visitor parking ratios should be considered along with any other ULI shared parking model assumptions.

Off-street parking facilities shall have limited visibility from streets and shall not detract from the pedestrian nature of the area. Parking should generally be structured or encapsulated within buildings to reduce the visual impact. Where not feasible, surface parking shall be located primarily behind buildings.

Surface parking areas shall be well landscaped with trees located in a regular configuration at a ratio of one tree per three parking stalls for the perimeter of the parking lot, and one tree per six spaces for the interior of the parking lot.

The use of permeable paving or alternative materials to reduce surface runoff is strongly encouraged as parking area surface material.

Vehicular Entries and Curb Cuts

The number and width of curb cuts and vehicular entries shall be limited to promote street wall continuity and reduce pedestrian conflicts.

1. Vehicular entries should be from the sides or rear of buidlings and not from the primary street frontage to camouflage parking from the street, reduce pedestrian and vehicle conflicts, and present a more attractive primary streetfront.
2. Curb cuts and parking/loading entries into buildings should be limited to the minimum number required and the minimum width permitted.
3. Parking and loading access should be shared wherever possible.
4. Parking and loading access should be located a minimum of twenty-five feet (25') from a primary building entrance or public outdoor gathering area.
5. Parking podiums, where the entire first floor is devoted to parking should be limited to a maximum of 4 feet above grade and should be screened with stoops, stairs, ornamental screens and landscaping.

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01 this image illustrates an encapsulated parking garage within a residential development which helps to not detract from the pedestrian experience

02 this vehicular entry into a residential garage is located on a side street and incorporated in to the design of the building to help limit the effects on the street

03 surface parking areas should be well landscaped to reduce visual impact, assist with storm water runoff, and to provide shade during the hot summer months

Site Control

Service areas are not intended to be visible from the street or adjacent properties. Service areas are encouraged to be placed within the building envelope they serve. If this is not possible, they may be located at the rear or sides of buildings provided they adhere to the following screening requirements.

1. Design of all service area screening should be complementary to the design of the building it serves in terms of material, color, and massing.
2. Screening should be equal to or greater than the height of the equipment.
3. All screening material should be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all service loading areas.
4. In general, screening should be simple in design.

Exterior Lighting

Exterior lighting helps discourage "dead spaces" within an urban environment. Because the street network in The Bottom is intended to be pedestrian-oriented, illumination of streets, parks, parking areas, and, buildings is necessary to promote the safety of all users.

Exterior lighting should be designed to provide uniform illumination with low glare, using equipment which does not detract from a building's design. Fixtures should be coordinated, cut-off luminaries selected from a single "family" of design. All light fixtures should be selected for compatibility with the architecture and with the overall public space lighting design. The minimum intensity needed for the intended purpose should be used. Lighting installations should be equipped with controls for photocell on and off timers and should specify the off time proposed. This requirement should not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security. The use of lighted bollards along pedestrian routes and at building entrances is encouraged.

Appropriate illumination is encouraged on exterior building walls which face public streets, walkways, and parking fields. Floodlighting of building facades should not be allowed; rather, highlighting of special portions of a building for functional, aesthetic, or security purposes is expected. Indirect wall lighting, "wall washing", overhead down lighting, or interior illumination which spills outside is encouraged. Uplighting of plants to cast shadows on wall surfaces or to highlight special landscaping is encouraged as well, provided light sources are concealed.

01 example of service area screening whose design blends in with the architecture of the building producing an uninterrupted pedestrian experience

02 example of preferred pedestrian and street lighting alternatives. the option of adding banner arms at the appropriate locations is encouraged

03 exterior lighting can make a significant contribution to the feeling of security and helps promote a lively neighborhood

04 how buildings meet the street, the front property line, and a continuous street wall can determine how safe, welcome, and interested pedestrians feel on a street

8th Street

Once a vibrant and vital part of The Bottom and 10th Street communities, 8th Street offered neighborhood services, retail, residential, among other uses, greatly contributing as an important social and economic hub for the community.

Although a magnet high school for Dallas, Yvonne Ewell Townview was established on 8th Street in 1995, the local elementary school and a community gathering place for over 80 years , N.W. Harllee Elementary was closed by the DISD in 2012. Meanwhile, necessary retail and community service establishments and single family homes have been falling into disrepair, disappearing altogether, or transitioning into less desirable uses for decades.

These architectural design guidelines apply to all new projects on properties which front onto 8th Street. They are intended to provide a cohesive community vision for The Bottom to ensure that buildings within The Bottom designed by different architects share common goals in shaping the urban realm.

The vision for 8th Street includes retail, neighborhood services, and residential uses along a safe and comfortable street that connects easily to The Bottom, 10th Street and The Heights neighborhoods, while also preserving a visual link back to downtown. Ground story spaces shall be designed to be flexible enough to accommodate a variety of viable uses with the change in the market over time.

Siting of Buildings on 8th Street

The point where building and the sidewalk meet is important in any urban environment. It's the moment where interaction between people on the sidewalk and buildings is most intense and a threshold where commerce and activity will cross. Street level restaurants, shops, stores, businesses and residences are all accessed at that line, and the more continuous it is, the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided.

Buildings, as they meet the ground, form the space around our city streets. The shape of our streetscape is created by the height and location of the buildings which line the sides. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces around them.

The required build-to line for all new buildings or additions to the front or street side of existing buildings helps visually reinforce the building facade line of the street. Buildings may be set back from the front or street side property line as listed on the following chart, to accommodate stoops, patios, porches, shop entrances, arcades, plazas, sidewalk cafes, other approved urban design amenities, or landscaping.

Except for on-street parking, no parking areas are permitted between the building and the street. Instead, parking must be located to the rear, side, underground or fall within a building envelope.

Building Massing

To support a pedestrian-oriented public realm, streets should be framed by buildings uniformly placed at the sidewalk.

8th Street follows a high ridge before spilling down in to the larger neighborhood of The Bottom. Vacant lots along the northern edge of the street today reveal spectacular views of downtown across the Trinity at "show hill" and where Eads, N. Denley, and Hutchins meet 8th Street. With the prospect of new development, preservation of views to downtown and into the Trinity River Corridor shall be facilitated by encouraging small breaks along the street wall and strategically siting public and private open space. In addition, massing options with proper scale, setback, and design should be explored to determine how preserving views and sunlight can best be met.

Where towers may be planned, elements extending above a defined podium should:

1. Be separated from other tower elements to provide privacy and access to natural light and air.
2. Be sculpted to accommodate views and minimize shadows on public spaces and streets
3. Provide a strong presence at ground-level. This can be achieved by having portions of the tower carried continuously through to grade.
4. Be well-articulated in both plan and profile help break up its mass. The use of terraced or stepped floors at upper levels is encouraged to diminish overall scale and minimize shadows and blockage of views.

Building Frontages

The frontage of a building, the elevation that faces a public street or public space, is a primary contributor to pedestrian activity and understanding and enjoyment of a city. Therefore, greater care shall be given to the design and workmanship of frontages on 8th Street. A building's elevation can be divided into its base, middle, and cap sections.

04

The base is comprised of the first story of the frontage of a building. This is the area one walks along; the frontages one experiences up-close. The use of high quality materials, more intensive detailing, and window arrangements, etc., which contribute to a heightened pedestrian interest is encouraged.

The primary entrance to each street-level retail, commercial or residential building that has frontage along a public street shall be provided from that street. The primary entrance that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza. Ground level uses shall use clear glass for wall openings, i.e. doors and windows, for maximum transparency, especially in conjunction with retail uses. Mirrored surfaces, dark tinted glass,views into parking areas, blank walls, etc. shall be avoided.

In addition to the base, a building's middle and cap elements may be expressed in traditional ways, or in more contemporary interpretations, but when this organizational principle is used, it helps to establish a sense of scale. This massing organization also correlates with the principle of establishing a consistency of height at the street edge.

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02 a building's composition where base, middle, and cap elements are expressed helps relate a pedestrian sense of scale

01 buildings should maintain a strong relationship to the street and reinforce the greater importance of the public space with primary building entrances and windows oriented towards the street

03 where primary entrances do not have a public frontage along a street, entrances shall be provided from a pedestrian paseo, courtyard or plaza

Ground-Level Treatment

Ground floor spaces along 8th Street or other intersecting streets with active uses shall orient tenant spaces to the street with storefronts and entries addressing principal sidewalks to sustain street level visual interest and promote pedestrian activity.

1. Where retail streets intersect other streets, the ground-level retail space should wrap the corner onto the intersecting street.
2. Ground floor retail space should be provided to a minimum depth of at least twenty feet (20') from the front facade.
3. The primary entrance to each street-level tenant space that has its frontage along a public street should be provided from that street.
4. The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza connected to a public street.
5. Storefront windows and doors should generally comprise a minimum of 75% of a building's street level facade.

Ground floor spaces for other non-retail uses facing 8th Street shall be designed to contribute to the built environment and public realm by accommodating habitable space, avoiding blank walls, and hiding parking.

Ground floor treatment, except for residential units with individual entries, shall be designed similar to that of retail streets but with wall openings generally comprising a minimum of 50% of a building's street level facade.

Building Access and Circulation

Residential and commercial entries to buildings should be separately identifiable from the street.

When a residential use is located on the ground level, individual unit entries with windows shall engage the street providing "eyes on the street". A low, raised porch, patio, or front garden is encouraged to define usable space in the setback behind the property line. Pedestrian-scaled entrance canopies projecting over residential lobby entryways are encouraged.

Major building entries should be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate.

Awnings, Canopies And Overhangs

Awnings, canopies, and overhangs are encouraged at the ground level of mixed-use shopfronts, single-story shopfronts, commercial, civic, and multi-residential developments to enhance articulation of the building volumes and provide weather protection.

1. Materials should compliment the building's design and a permanent material is preferred to vinyl or fabric.
2. Awnings should not be internally illuminated.
3. Placement of street trees and lighting should be respected.
4. A minimum clearance of ten (10) feet above the sidewalk must be maintained.

Windows

Windows shall be located in all building facades visible from a public street or fronting a public space. Retail uses should have active, transparent, and interesting storefront windows. Limitations on transparency, such as dark or reflective glass, or interior coverings, shall be avoided.

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01 retail tenant spaces should be oriented to the street with entries and storefronts addressing the sidewalk. commercial and residential entries should be separately identifiable.

02 entries should be designed and located providing access to the public street and sidewalk. doorways and entry features can be made prominent by their location and the use of awnings or canopies

Parking and Access

Shared parking is encouraged throughout with the exception of single-family residential parking. A special exception to allow modification of the weekday or weekend employee/customer or resident/visitor parking ratios should be considered based on captive market percentages for visitors and employees, drive percentages for visitors and employees, monthly or time of day adjustment factors, or any other model assumptions of the ULI shared parking model.

Parking areas themselves shall not be the dominant feature, therefore surface parking is discouraged, but where necessary, should be hidden. Structured and on-street parking is encouraged. The design of parking garages and parking access shall minimize conflicts or disruptions of the pedestrian environment.

The number and width of curb cuts and vehicular entries should be limited to promote street wall continuity and reduce pedestrian conflicts.

1. Curb cuts and parking/loading entries into buildings should be limited to the minimum number required and the minimum width permitted.
2. Parking and loading access should be shared where feasible.
3. Parking and loading access should be located a minimum of twenty-five feet (25') from a primary building entrance, pedestrian paseo, or public outdoor gathering area.

Surface Parking

Before planning and building surface parking lots, the feasibility of alternatives, such as underground or structured parking, should be considered. If these preferred alternatives are not possible, surface parking should reflect the following objectives:

- Respect the existing and/or planned context
- Enhance the safety and attractiveness of the public realm
- Minimize impact on the property and on surrounding properties
- Create direct, comfortable, and safe pedestrian routes to destinations
- Provide shade and high-quality landscaping to help mitigate the urban heat island effect
- Manage stormwater quality and quantity on-site

Surface parking lots should only be located behind or beside buildings hidden from primary street frontages and street corners. Exceptions may include parking lots on small or narrow lots. Large parking lots should be divided visually and functionally into smaller parking courts. Parking spaces and rows should be organized to provide consolidated landscaping and on-site storm water management opportunities. A direct and continuous pedestrian network within and adjacent to parking lots should be established to connect building entrances, parking spaces, public sidewalks, transit stops and other pedestrian destinations. All pedestrian routes within a parking lot should include:

- A barrier-free pathway
- Shade trees or structures along the pathway
- Pedestrian-scaled lighting to illuminate and define the route
- A clear division from vehicular areas

Efforts should be made to retain and protect existing trees and integrate them into the parking lot landscape plan. Landscaping (softscape and trees) shall be distributed throughout to help soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits. Landscaped areas include islands, medians, bio-retention and other consolidated planting areas and should be designed to accommodate native and drought tolerant trees and plants.

- Plant high-branching deciduous trees throughout the parking lot interior
- Provide internal shade trees at a minimum ratio

01 incorporating landscaping, special paving, permeable paving, clear pedestrian access, and pedestrian lighting into a project's surface parking lot can enhance the safety and attractiveness of the public realm

02 where surface parking is necessary, the use shade and high-quality landscaping helps mitigate the heat island effect and capture storm water run off relieving the city's storm drains

01

02

of one (1) tree planted for every five (5) parking spaces supplied
- Include landscaped islands at the beginning and end of each parking row and to break up longer rows or highlight special features
- Plant a minimum of one (1) shade tree (2 preferred) in each island

Minimize the extent of impermeable surfaces within the parking lot. This may be achieved in many ways, including; limiting the size and number of parking spaces; limiting the width of drive aisles and looking for opportunity to share access routes; and/or using permeable paving where hard surfaces are required. Management of rainwater on-site with infiltration, evapotranspiration and water re-use designs are encouraged.

Structured Parking

Parking structures can create value by decreasing the amount of land devoted to the singular use of parking. Parking structures shall exhibit the same principles as those for good building design that respect the context and character of its neighbors. Required parking may be integrated into a project it serves or provided remotely.

- With the exception for minimum ground-level frontage required for access to parking and loading, integrated parking and loading areas should not be visible from a public street.
- Where parking, loading or circulation is provided above the ground floor, it should be lined with occupied floor area along all street frontages and integrated into the design of the building.
- Stand-alone parking structures are encouraged to integrate an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls and columns. This can include heavy-gage metal screen, precast concrete panels, laminated glass, photovoltaic panels, etc.
- Sloping ramp conditions should not read on the facade.
- Sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and stormwater treatment may be integrated into the design of the parking structure.
- Vertical circulation cores should be located on primary pedestrian corners and be highlighted architecturally.
- The ground floor along public streets should provide active uses along the street frontage of the garage.
- Garage lighting levels shall meet code and provide safe passage for users but shall not negatively impact adjacent residential uses.
- Location of ventilation exhaust of parking structures and the noise from fans and blowers and impacts to adjacent uses and pedestrian environments should be considered in the design and impacts avoided where feasible.
- Pedestrian entrances to parking facilities shall be directly accessed by sidewalks, covered walkways, pedestrian paseos, or through internal building vestibules.

01

02

02 parking structures and loading areas should be incorporated into the building they serve and access to parking should be minimized

03

01 this parking structure's facade is completely integrated into the design of the streetscape. the parking structure is located behind the upper level windows

03 this example of a structured parking lot located on top of a commercialdevelopmentincorporates trees and landscaping to help soften its visual effect from taller adjacent buildings

	neighborhood residential	mixed-use	8th street
front setback			
min./max.	20'*/none	6'/12'	2'/12'
required street frontage			
min.	none	70%	80%
parking setback			
from primary street	22'**	30'	30'
from side street	22'**	30'	30'
abutting single family	none	10'	10'
side setback			
abutting single family min.	5'	5'	15'
abutting non-single family min.	5'	0'	0'
rear setback			
abutting single family min.	5'	5'	5'
abutting non-single family min.	5'	5'	5'
ground floor transparency			
primary street min.	15%	50%	60%
side street min.	10%	40%	40%
entrance			
primary entrance from public street or a plaza or a paseo that is connected to and visible from a public street	required	required	required

* see guidelines on pg. 56 for recommended front yard setback and encroachment allowances.
** applies for garages and meeting off-street parking requirements. this does not include temporary parking

Site Control

Service areas are zones and loading docks where servicing of the site takes place and include wall-mounted, ground-mounted or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

Service areas are not intended to be visible from streets or adjacent properties. Therefore, no service areas should front or be visible from a street, and are encouraged to be placed within the building envelope they serve.

Off-street loading and service areas should be placed at the side or rear of buildings and should be screened by the buildings they are located within. The entrance to the service area should be enclosed by gates designed to complement the building they serve. Transformers, switch gear, and other utility functions should be screened from sidewalk view.

In general, the design of all service area screening shall be complementary to the design of the building it serves.

New developments should be designed to be safe and secure without making a building or space feel like a fortress. Special attention should be placed on areas with minimal natural surveillance or guardianship such as parking garages and service areas.

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02

01 access to the service area for this corner mixed-use development has been designed to compliment the architecture and material selected for the building

02 this example illustrates how utility infrastructure has been addressed and designed to be an asset rather than a burden on the public realm

Exterior Lighting

Exterior lighting helps discourage "dead spaces" within an urban environment. Because the street network is intended to be pedestrian-oriented, illumination of buildings is necessary to promote the safety of all pedestrians. At the same time, exterior illumination design solutions can provide a special architectural opportunity to highlight 8th Street as inherently unique.

Exterior lighting for streets, entrance drives, and parking areas should be designed to provide uniform low glare illumination. Fixtures should be coordinated, cut-off luminaries selected from a single "family" of design. "Signature" fixtures may be used and are encouraged for the exterior lighting of pedestrian walkways, courtyards, and plazas. All light fixtures should be selected for compatibility with the architecture and with the overall public space lighting design. The minimum intensity needed for the intended purpose should be used. Lighting installations should be equipped with controls for photocell on and off timers and should specify the off time proposed. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

Appropriate illumination is encouraged on exterior building walls which face public streets, walkways, and parking fields. Floodlighting of building facades should not be allowed; rather, highlighting of special portions of a building for functional, aesthetic, or security purposes is expected. Indirect wall lighting, "wall washing", overhead down lighting, or interior illumination which spills outside is encouraged.

Surface Parking Lighting

Lighting should create an identity for the parking lot, enhance adjacent streets and pedestrian environments. It should be appropriate to the location, context and scale of the areas being lit without detracting from an adjacent building's design. In addition, the need for safety and security should be balanced with a reduction of energy consumption and light pollution.

The use of LED lighting, where appropriate, is encouraged. In addition to LED lighting, other forms of energy efficient lighting are encouraged.

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04

01 a surface parking lot equipped with appropriate fixtures to illuminate the parking field and help guide the pedestrian safely to/from the parking lot

02 exterior lighting in this example provides pedestrian-oriented illumination appropriate for the mixed-use character of this neighborhood

03 interior illumination which spills out of storefront windows helps in creating a safe and interesting pedestrian environment and should be encouraged

04 this public open space is illuminated with appropriately scaled fixtures that produce a gentle glow while not overly lighting it

Signage

Effective communication with the public requires the clear, concise delivery of an understandable message through a certain medium. One of the best ways to convey information to the public is through the medium of signs. A comprehensive sign program should foster safety, help identify businesses, buildings, facilities and activities.

Signage along 8th Street should be of high quality and designed to offer a positive image and identity. Signage should enhance overall property values and the visual environment in The Bottom by discouraging signs which contribute to the visual clutter of the streetscape.

It is important to understand that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve primarily as general advertising for business. Lastly, signs should reinforce the existing character and be integrated into the architectural scheme of the building.

Permitted signs should include the following:

1. Wall Signs
2. Awning and Canopy Signs
3. Arcade Signs
4. Vertical Projecting Signs
5. Small Blade Signs
6. Window Signs
7. Plaque Signs
8. Tenant Directory Signs
9. Monument Signs
10. Temporary Banner Signs

06 Implementation

The ability to respond to market conditions while maintaining the integrity of the vision for The Bottom is critically important. The Urban Structure and Guidelines advocate for an approach to implementation that allows for flexibility and adaptability over time as redevelopment unfolds.

Setting an inappropriate framework can be harmful to the long-term success of achieving the vision and make it difficult to set the area on an appropriate path. As such, it is important that ideas outlined in this document are advanced strategically over time and aligned with the community generated primary objectives of the plan.

Preserving and Enhancing Neighborhood

A fundamental objective underlying the Urban Structure and Guidelines is to ensure the protection of the The Bottom, from Denley Street east, as a single-family neighborhood and to provide amenities for improving the quality of life for its current and future residents. One of the Structure's initial priorities should be to recognize the current vacant lots within the neighborhood as sensitive residential opportunities.

Early residential projects must set the standard

As the writing of this document nears completion, Texas Heavenly Homes Ltd. is moving forward with requests to the city for zoning and plat configuration changes to allow for the construction of 5 to 6 new infill single-family homes.

It is important to monitor the first infill single-family homes planned for The Bottom. They should reflect the collective vision of the community for the redevelopment of the neighborhood. Key design aspects should focus on the following:

1. Front porch
2. Garage location
3. Roof forms
4. Placement of home on lot

Maintaining housing options

Critical with securing the future envisioned for The Bottom is ensuring that housing options for a spectrum of income levels and living needs are accommodated in redevelopment efforts for the neighborhood.

Crime watch

The Bottom residents and stakeholders rate crime protection as a high priority and a real impediment to future progress in the neighborhood. A strong neighborhood organization and support from the Dallas Police Neighborhood Patrol Team can help support starting and maintaining a strong community crime watch group. The Crime Watch Group is designed to reduce crime by making citizens a valuable partner in crime prevention with the added benefit of citizen awareness and cooperation with the police department.

Code education

Citizens of The Bottom have expressed a high priority for the enforcement of quality of life code violations. Today, there is a general lack of understanding about what the City deems as a violation, how a violation may be reported, and a sense that nothing will be done. Because of this, education in code compliance issues within the neighborhood should be addressed.

Clean-up program

Illegal dumping and general lack of maintenance of private and City property has continued to plague The Bottom. A reoccurring clean-up program should be organized by the neighborhood with assistance from the City, community groups, and local schools. The Dallas Streets and Sanitation Department can work with neighborhoods to arrange unscheduled trash pick-ups after clean-up programs.

Home improvement education

At most community meetings and workshops, one of the most repeated questions heard was "How can we improve/repair our homes now?" The City of Dallas Housing/Community Services Department has a number of programs that seek to help preserve and restore existing housing stock for low-income homeowners. These programs include:

1. Major Systems Repair Program (MSRP)
2. Reconstruction Program
3. People Helping People Program
4. Emergency Repair Program

In addition, Dallas County Health and Human Services' Weatherization Assistance Program provides assistance to income eligible households by weatherizing their homes, conserving energy and reducing high utility costs in the process.

New tree plantings

Planting of Park trees can occur through partnerships with area nonprofit organizations and corporate sponsors. These groups can provide volunteers who plant the trees with the guidance and assistance of Park Department employees. Park tree plantings are open events, and citizen volunteers are welcome to participate.

Operation and Maintenance of City Parks and Trees

A common concern of the City is who will maintain any new park space dedicated and new street trees. The City's efforts can be augmented with the use of volunteers and partnerships with non-profit groups.

Volunteers are the heart of the City's Park and Recreation Department. They help keep parks beautiful and recreation centers staffed and active. Individuals and groups can share their talents and expertise by participating in senior adult and after school programs, park beautification projects like "It's My Park Day," and numerous other daily activities and special events.

Forming a partnership with the City's Park and Recreation Department with non-profit groups such as "Friends of the Katy Trail," "Friends of Wagging Tail Dog Park," and "For the Love of the Lake," help augment the maintenance efforts and provide an added level of support to allow for beautification efforts.

Support competitiveness

Find ways to support entrepreneurship and competitiveness by making a commitment to providing high-speed Wi-Fi infrastructure in The Bottom. Staying connected is critical to success in the 21st century knowledge economy in helping to provide jobs for under-served populations and to facilitate innovation.

Action Items

- Design and construct a model infill single-family home that meets the intent of the design guidelines for the neighborhood
- Develop a market strategy for new development
- The City of Dallas should continue to invest in programs that make a full continuum of housing affordable. These programs include the Land Transfer Program, Release of Non-tax Liens Program, and the Urban Land Bank Demonstration Program
- Follow-up on community desires to establish a formal Crime Watch program between residents, key area stakeholders and the Dallas Police Neighborhood Patrol Team
- Provide resources and education on the City's code compliance efforts to foster clean, healthy, and safe communities that fight and help to prevent blight and help guide the neighborhood on how it can become an involved partner
- Organize recurring neighborhood clean-ups to restore the area and help send the message that this community does not welcome its use as a dumping ground
- Provide the neighborhood the opportunity to hear first-hand from the City's Home Repair Program Manager at a community meeting on the home repair, major systems repair, and reconstruction programs
- Continue to support staff efforts to apply for a Community Revitalization Plan grant in the future from the Texas Department of Housing and Community Affairs
- Ensure processes promote rather than penalize innovation and infill and that policy promotes good site and home design
- Use partnerships with area non-profit organizations and corporate sponsors to provide volunteers to help plant trees with guidance and assistance from the Dallas Parks Department
- Augment the city's ability to maintain parks and open space with the use of volunteers and partnerships with non-profit groups
- Explore partnership opportunities with greater Oak Cliff softball and little leagues to help maintain the existing softball field at Elouise Lundy Park
- Build housing that's authentic and fits well into the neighborhood
- Explore plans other cities have studied to pay for free WiFi such as targeting advertising at Internet users or creating partnerships for a network by selling corporate sponsorships and seeking donations from local philanthropists
- Establish a committee of local stakeholders to provide input into economic development aspects of this plan in cooperation with the Office of Economic Development, Housing, Public Works, and Sustainable Development and Construction and to provide oversight that ensures the community's vision for The Bottom is respected

Development of quality market and affordable infill housing

Mixed-income housing can provide many social advantages by strengthening social networks and expanding the social capital of The Bottom. A significant piece to securing a future for The Bottom, as envisioned by the community, is to make sure that a variety of high-quality housing options are built and made available for a variety of income levels.

New development should bring benefits to the community. Diverse benefits can be gained from adding density through new housing development in The Bottom.

New housing development, at higher densities can allow individuals and families to stay in the neighborhood while moving up or down in size of home. Most neighborhood retailers rely on "rooftop" counts to determine where to invest. Infill and higher densities will add rooftops, making The Bottom more inviting for retailers. Additional benefits may include new and/or improved community amenities, infrastructure, and access to services.

Design for livability and functionality

Care and imagination must be used when designing higher density infill housing to avoid conventional, inefficient land uses that don't engage the public realm. Good site and access design together with building orientation, clustering, and density can deliver vibrant spaces that are loved and inhabited by the community.

Housing design intended for large, conventional subdivisions will not work well in an infill and higher density setting such as The Bottom, especially where small lot sizes predominate. Instead, designs that are better-suited for the different feel and functionality of this site should be employed.

Creating designs that fit various market segments as well as fit well into this infill setting should not depend on just imitating the surroundings or projects that have worked well in other areas. Buildings should, however, pay special attention to important good urbanism principles highlighted in these guidelines.

Design for sustainability

Dallas is one of the first major cities in the nation to pass comprehensive green building standards for both new residential and commercial construction. Dallas recognizes the fundamental link between the building codes' intent of "safeguarding the public health, safety and general welfare" and preserving a safe and healthy natural environment. Incorporating sustainability through energy efficiency, water conservation, resource reuse and reduction, and low-water need landscaping strategies can translate into a stronger economy and area growth for The Bottom.

Action Items

- Develop a market strategy for new development
- The City of Dallas should continue to invest in programs that make a full continuum of housing affordable. These programs include the Land Transfer Program, Release of Non-tax Liens Program, and the Urban Land Bank Demonstration Program
- Adopt a housing policy that helps to secure affordable housing options as part of new development in the area
- Work with developers and City staff to not penalize or discourage applications for innovative development and redevelopment that is consistent with the vision and plan for The Bottom
- Continue to support staff efforts in applying for a Community Revitalization Plan grant from the Texas Department of housing and Community Affairs
- Champion the benefits of new housing and highlight the ways they can improve the community at little or no cost to current residents
- Amend and adjust policy that precludes innovative site design elements that make compact developments livable, sustainable and functional
- Identify and engage with commercial developers who have an interest and work on infill developments
- If the community is supportive, an update to expand the current PD zoning in the area that follows the recommendations of The Bottom Urban Structure and Guidelines may be supported

Pedestrian and vehicular connections linking services, amenities, and streets

The community vision for The Bottom is of a compact urban living environment that will support walkability, convenience, and opportunities for unique public open spaces. With most residential streets that dead end at the levee, limited connections up to 8th Street and into the Trinity, and mostly sub-standard sidewalks where they exist, a new and thoughtful approach to adding mobility, opportunity, choice and convenience must be added.

Link dead-end streets at the levee

Residential streets dead end at the levee in The Bottom, limiting the advantage connected streets can provide. The quality of streets and their connections can affect whether one chooses to walk, cycle, or drive. It can affect whether one feels safe. Its function also limits the choices drivers have in moving through the neighborhood.

Connected street networks minimize travel distances, provide choice of routes, maximize access to facilities and services, help to spread traffic loads, and improve safety.

Additional cycle and pedestrian connections are encouraged.

Add pedestrian connections to 8th Street from the neighborhood below

Topography, development patterns, and current street layout provide only two connections out of The Bottom to 8th Street.

Public stairs should be used to provide direct pedestrian routes where otherwise significant out-of-the-way connections by very steep sidewalks are required. Public stairways can enhance the pedestrian experience, provide mobility choice, add usable open space, and provide views of downtown and the neighborhood.

Provide convenient access into the Trinity

Recent completion of substantial enhancements to Moore Park, the continued addition of miles of hike/bike trails and many future recreational enhancements in the Trinity, it is important to ensure there are adequate, convenient, and safe trail connections from the neighborhood.

A dual-purpose maintenance and trail connection has recently been constructed at the end of N Cliff Street. Although a good start, additional pedestrian and bike trail heads are necessary, especially as one gets into the single-family neighborhood. Care and imagination should be used to provide such connections, while respecting the unique construction considerations inherent with building on a levee.

Additional thought should also be given to how trail heads connect to and add to the desired quality of the neighborhood.

Sustainable land use

As streets in The Bottom are upgraded, environmental impacts can be reduced while beautifying the streetscape through the use of low impact development (LID) and integrated stormwater management (iSWM) principles.

Action Items

- Identify and mark a pedestrian path from the neighborhood to the Corinth DART station
- Coordinate with DART to identify opportunities to support transit oriented development near the Corinth Station.
- Where vehicular connections are not provided, maintain pedestrian and cycle connections
- Determine the design and construction opportunities for building structures/trails on the levee
- Work with City staff to determine which streets can be connected without need of taking private land
- Ensure for public access easements to allow for new stairway connections at key points in the neighborhood
- Coordinate with the City of Dallas Trinity Watershed Management office in redesigning streets to ensure that the latest thinking on LID and iSWM practice and principles are included in their design
- Ensure that future street projects are coordinated across all departments and infrastructure capacity for projected new development is accounted for
- With the neighborhood, complete a walkability survey that evaluates the lack of or presence of sidewalks, their condition, accessibility, and connectivity. This survey can then be used to prioritize along with development needs investment in sidewalk construction and repairs

Make 8th Street a great street

8th Street was once a vibrant and vital part of The Bottom and 10th Street communities, offering neighborhood services, retail, residential, among other uses. It contributed greatly as an important social and economic hub for the community. Over the years, businesses closed or changed to less desirable uses and vacancy increased.

Current efforts are underway to bring vibrancy and vitality back to The Bottom and surrounding neighborhoods. Great communities need great streets and safe walkable sidewalks as its backbone. With bold changes, 8th Street can be that great street.

Complete streets

The City of Dallas launched the Complete Streets Initiative in 2011 to improve the way streets are designed and built. The vision of the Dallas Complete Streets Initiative is to build streets that are safe and comfortable for everyone: young or old, wheelchair or walker users, motorists, bicyclists, bus, and train riders alike.

The Initiative considers the entire space between buildings on either side of the street and is aimed at a phased transformation of Dallas' street network through a combination of public street improvements and incremental private developments.

Street form and composition

8th Street must accommodate multiple users, social interaction, and connect the broader street grid network with a balance of hardscaping, landscaping, street furniture, and building composition to create a unique personality while capturing a sense of public space.

Street character and personality

8th Street should accommodate community involvement and participation (festivals, parades, open-air markets, etc.) that reflect the unique culture and history of the community. Its location along Hord's Ridge provides natural features, unique vistas, and views to downtown that shall be preserved and qualities incorporated into efforts to redesign it.

Street environment and sustainable practices

The redesign of 8th Street should utilize green infrastructure and other sustainable strategies to promote and protect air and water quality and minimize or manage stormwater runoff.

Action Items

- Convene a committee of local stakeholders to provide input into economic development aspects of this plan in cooperation with the Office of Economic Development, Public Works, and Sustainable Development and Construction
- Fund design and implementation of improvements to 8th Street including gateways at Corinth and I-35
- Ensure that future street projects are coordinated across all departments
- Make street accessible and welcoming to pedestrians, strollers and bicycles - not just cars
- Engage DISD and Yvonne A Ewell Townview Center regarding development of surpluss land along 8th Street
- Facilitate strong development presences at key gateways along 8th Street at Cornith and I-35
- With the neighborhood, complete a walkability survey that evaluates the lack of or presence of sidewalks, their condition, accessibility, and connectivity. This survey can then be used to prioritize along with development needs investment in sidewalk construction and repairs

07 Glossary of Terms

Arterial. a street designated as either a principal or minor arterial in the city's thoroughfare plan.

Charrette. a "charrette" combines creative, intense working sessions with public workshops and open houses. a charrette is a collaborative planning process that harnesses the talents and energies of all interested parties to create and support a plan that represents trasformative community change.

Conceptual Rendering. a visual tool used by architects, landscape architects, planners, and artists. It is most often made up of 2D or 3D images acting as a visual representation of a proposed project or design.

Cross-Section. something that has been cut to reveal the inside. In urban planning, a "cross-section" is typically a street scape that shows a cut of its buildings, sidewalks, landscaping, bike lanes, and street widths.

Curb. a vertical or sloping member along the edge of a pavement forming part of a gutter, strengthening or protecting the pavement edge, and clearly defining the pavement edge to vehicle operators. The surface at the curb facing the general direction of the pavement is called the "face."

Dallas Green Building Ordinance. is a green building program regulating new construction work in the city for all residential and commercial projects.

DART. Dallas Area Rapid Transit (DART) provides transit service around Dallas and 12 surrounding cities with modern public transit services including DART Rail, Trinity Railway Express (TRE) and bus services.

Density. the ratio of dwelling units to lot area.

Development. any man made change in improved and unimproved real estate, including but not limited to the construction of buildings or other structures, mining, dredging, filling grading, paving, excavation, frilling operations, or storage of equipment or materials unless approved b the city on a temporary basis in connection with authorized construction activities.

Dwelling Unit. a single unit of residence for a family.

Façade. 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 faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are to be considered as part of a single facade.

***forward*Dallas!.** a citywide comprehensive plan driven by direct citizen involvement. It envisions what kind of city within which Dallas residents want to live and do business. *forward*Dallas! was adopted on June 14, 2006 by Dallas City Council and is available online at: www.dallascityhall.com/forwardDallas

Freedman's Town. a freedman's town in the United States, refers to communities built by freedmen, former slaves emancipated during or after the American Civil War.

Green Built North Texas. an initiative of the Homebuilders Association of Greater Dallas that provides climate-specific guidelines and verification systems for residential and multifamily green buildings.

Infill. the use of vacant or under-utilized land and property within a built-up area for further construction or development.

Integrated Stormwater Management (iSWM). an initiative the City of Dallas is developing to achieve water quality protection, streambank protection and flood mitigation goals, while also helping meet construction and post-construction obligations under state stormwater permits. The iSWM Criteria Manual [under development] and iSWM's other tools and technical materials provide information that can use to implement stormwater management programs.

LEED. Leadership in Energy and Environmental Design (LEED) is a green building rating system which serves as a nationally accepted standard for green buildings developed by the USGBC.

Levee. a manmade structure (usually an earthen embankment) designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water for protection from temporary flooding.

Levee System. a flood protection system consisting of a levee or levees and associated structures such as closure and drainage devices constructed and operated in accordance with sound engineering practices.

Live-Work. a dwelling unit that contains a commercial or office component.

Low Impact Development (LID). an integrated site design approach addressing hydrologic and environmental impacts often associated with conventional land development.

Mixed-Use. a development that contains uses in two or more categories of development as defined by a city. Such categories may include but are not limited to districts such as lodging, office, residential, and retail uses.

Muntin Pattern. an architectural term used to describe a strip of wood or metal separating and holding panes of glass.

Open Space. an area that is unobstructed to the sky and contains no structures except for ordinary projections of cornices and eaves.

Covered Porch. for the purpose of these urban structure and guidelines, a covered porch has a roof structure and is attached to a permanent structure serving the main, street-facing, entry to a home. It provides an important character-defining feature but does not have permanent weatherproof walls or windows. It helps make a transition between the house and its landscape surroundings and offers a comfortable place to congregate and interact among neighbors.

Public Realm. public and semi-public spaces of the city, especially the street spaces of the city from building face to the opposite building face (including the façade, front year, sidewalk and streets) and open space such as parks and squares.

Right-Of-Way. an area dedicated to public use for pedestrian and vehicular movement, but does not include alleys.

Right-Of-Way Line. the dividing line between a right-of-way and an adjacent lot.

Setback. the distance between a sign and the nearest public right-of-way line. An alley is not considered to be public right-of-way for the purpose of calculating a setback. Where a public way crosses a railroad right-of-way, the setback is measured from the public-right-of-way line extended across the railroad right-of-way.

Setback Line. a line marking the minimum distance a building may be erected from a street, alley, or lot line (also called the "building line").

Shotgun House. defined by the cultural geographer Kniffen (1936) as "one room in width and from one to three or more rooms in depth, with a front-facing gable". It was first built by free black from Haiti who'd immigrated to New Orleans at the beginning of the 19th Century. The single shotgun has been further refined into several subtypes such as the double shotgun, the camelback. This house type has been constructed and utilized in the community for over 130 years.

Sidewalk. that portion of the street between the curb lines or the lateral lines of a roadway and the adjacent property lines that is for the use of pedestrians.

Smart Growth. an urban planning and transportation theory that concentrates growth in the center of a city to avoid urban sprawl; and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

Street. a public way for purposes of vehicular travel, including the entire area within the right of way. This term in urban areas means a highway or street and in rural areas means a highway or road.

Streetwall. the wall or part of the building nearest the street line. the main wall of a structure that is closest to and most nearly parallel with an adjacent street.

TIF. (or Tax Increment Financing) district is a special purpose district. TIF funds area used to change the real estate market within a definable neighborhood by attracting business and residential development. A portion of the additional property tax from this new development is invested back into the neighborhood.

TOD. Transit-Oriented Development (TOD) is a style of land planning and building orientation that encourages pedestrian activity resulting from a passenger rail station. The boundary of a TOD can extend from a 1/4 to 1/2 mile radius around the passenger rail station depending on the walkability of the area. The main forms of development present within the TOD boundary are ideally often mixed-use and area designed to encourage people to bike and/or walk from the station and surrounding area to the development.

Transoms. an architectural term used to describe a transverse horizontal structural beam or bar, or to the crosspiece separating a door or the like from a window above it.

Umbrella Organization. is a large association of institutions, which coordinates the activities of its member organizations and works to protect their shared interests by providing resources and identity to the smaller organizations. An umbrella organization is often established when it is found difficult for an institution to carry out activities alone, when a sense of community and support makes institutions derive utility from multilateral and shared activities, when public awareness exists, and when legality for the engaged actions is required.

Uncovered Porch or Patio. for the purpose of these urban structure and guidelines, an uncovered porch or patio is attached to a permanent structure serving the main, street-facing, entry to a home. It provides an important character-defining feature but does not have permanent weatherproof walls, windows or a roof. It helps make a transition between the house and its landscape surroundings and offers a place to congregate and interact among neighbors.

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08 Appendix

The following information included here provides additional information and documentation of community and city efforts in developing these urban structure and guidelines for The Bottom.

The appendices consists of nine sections. In appendix A and B, the June 2nd LINCing Dallas charrette and subsequent community workshops and meetings are described. A corridor study for 8th Street, by HKS Architects is found in appendix C. Landscape amenities and Dallas county landscape requirements are provided in appendices E and F. Preferred site furnishings are contained in appendix G. Existing conditions in The Bottom are described in appendix H and changes underway today are listed in appendix I. Further reading and reference material can be found in appendix J.

Appendix A

LINCing Dallas June 2 Charrette

On June 2nd, 2012 the City of Dallas welcomed residents, business owners, investors, developers, local design professionals, community advocates, and city staff to Dallas City Hall where they worked together to find solutions to the area's challenges, direct potential deveopment, and deliberately re-connect our city to the Trinity River. This charrette followed months of community workshops across five areas in Dallas which make up LINC.

The charrette was divided into six sub-areas, Riverfront, Southside, Lamar Levee, The Bottom, 10th Street, and Cedar Creek. Participants and facilitators focused on developing a design program, objectives and concept plans. No idea was prohibited. Each idea was explored with the notion that good ideas would naturally survive and the marginal ideas would fall aside. All were asked and encouraged to participate and facilitators were tasked to make sure ideas were never lost, but instead documented by drawing on maps provided for each area.

The day long event was divided into three work sessions providing time and energy to set the design program for each area, design a vision for the entire LINC Dallas area, and identify implementation steps for each area's design program.

LINCing Dallas June 2 Charrette
Community Charrettes
8th Street Corridor Study
Landscape Amenities
Landscape Requirements for Dallas Co.
Site Furnishings
Existing Conditions
Changes Underway
Reference and Further Reading

01

04

02

03

01 stakeholders and a facilitator discuss challenges and opportunities in The Bottom before the start of the community charrette

03 work and discussion among stakeholders at The Bottom table during the June 2nd community charrette

02 stakeholders listen attentively to another participant's hopes and dreams for the future of The Bottom

04 a stakeholder in the area, discusses "what one thing must happen" in The Bottom in order for it to progress

01a

01b

01c

Key Implementation Steps

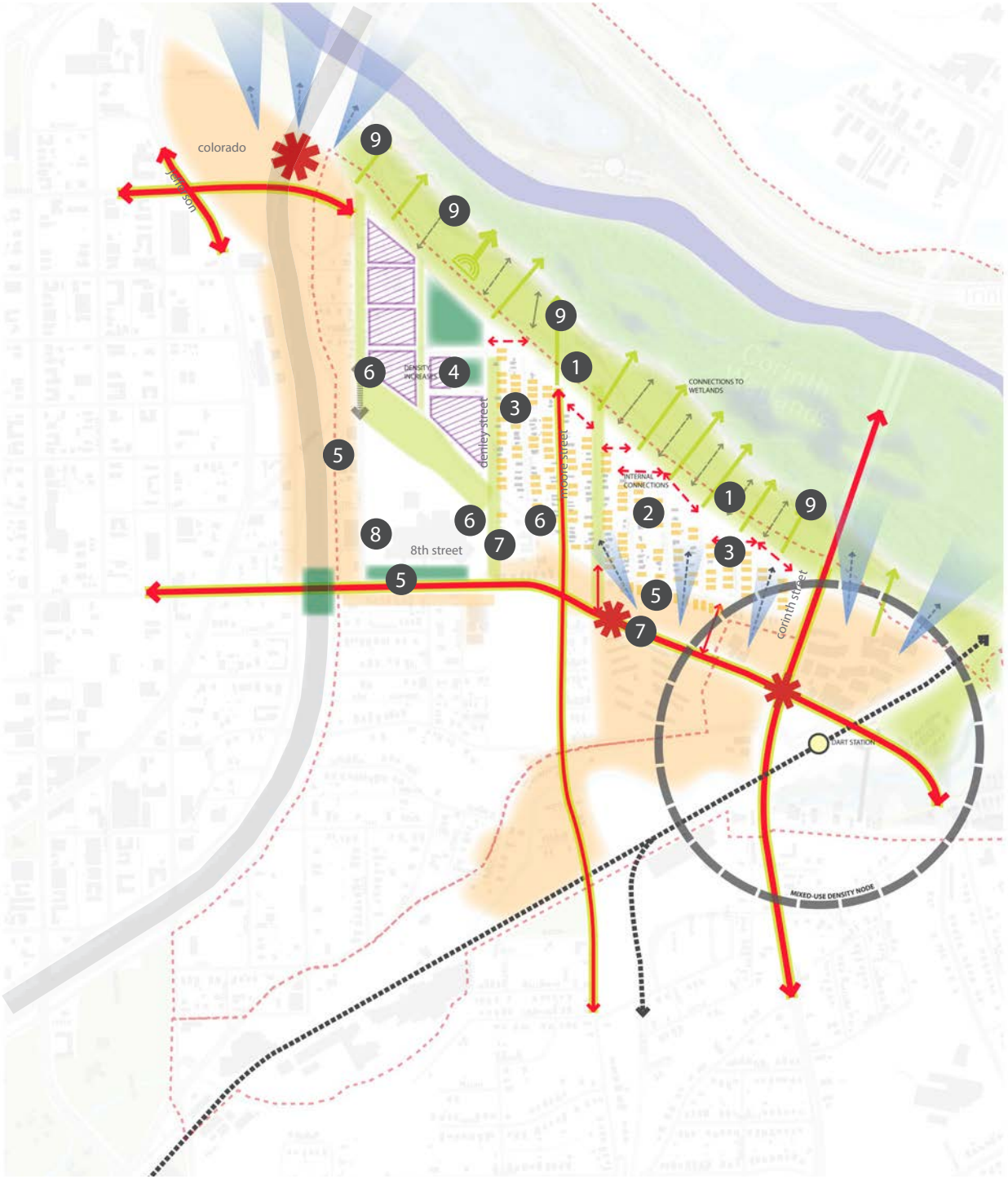
- Develop a timeline to review, refine and complete the vision document and phase 1 implementation drafted in 2009;
- Complete an existing housing survey and identify improvement needs;
- Design and construct a model infill single family home;
- Create opportunities for every resident to become involved and benefit from new development;
- Evaluate and consider "Re-branding" the area including a new name;
- Identify and mark a pedestrian path from the neighborhood to Corinth DART Station;
- Identify local resident skills and develop programs to match skills with potential employment as development begins;
- Develop a market strategy for new development.

01a,b,c design program concept plans for The Bottom generated at the June 2nd community charrette

DRAFT 01.13.15

Objectives and a Design Program

1. Create vehicular and pedestrian connections linking existing streets, especially those that dead end into the levee;
2. Enhance and preserve existing single family neighborhood;
3. Develop quality market and affordable infill single family housing;
4. Introduce housing choices west of Denley Drive, including townhomes, live-work and multi family increasing the density as development moves toward IH35;
5. Mixed-use development along 8th Street from R.L.Thornton Fwy to Brackins Village and along R.L. Thorton from 8th to the Trinity River;
6. Enhance existing and add new pedestrian infrastructure with amenities linking community to future nearby services;
7. Make 8th Street a great street;
8. Convert existing open area along 8th Street at Townview into a community plaza;
9. Develop access paths into the river and invest in public spaces, such an amphitheater and major entry features.



01 synthesis map of The Bottom generated from comments, concerns, and ideas from the June 2nd community charrette

01

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Appendix B

Community Workshops and Meetings

Engagement by the city**design** studio with The Bottom community began on April 12, 2012. Following the large Community Charrette held at City Hall on June 2, 2012, the studio has convened more than 20 community, stakeholder, and staff meetings and workshops over a two year period.

Over this time, we met in various community facilities, a church, private offices, and at city hall for open conversations about The Bottom and its future.

These gatherings have served to establish, confirm, and re-affirm a collective community vision for The Bottom, with input from over xx residents and stakeholders.

We began by asking participants to dream widely, creatively, and publicly about the future of The Bottom. Together and over many meetings, we wrote and drew what that vision could be. Subsequent meetings contributed to and refined this document. Drafts were shared and critiqued, then revised and shared again to arrive at a final urban structure and guidelines document the community, stakeholders, and the city felt represented everyone's vision for the future of The Bottom.

01

02

01 a community workshop presentation and discussion in The Bottom residents, land-owners, non-profit organizations, and city staff during a community workshop in The Bottom

02 community workshop presentation and discussion to review community charrette results and concept plan for The Bottom

Appendix C

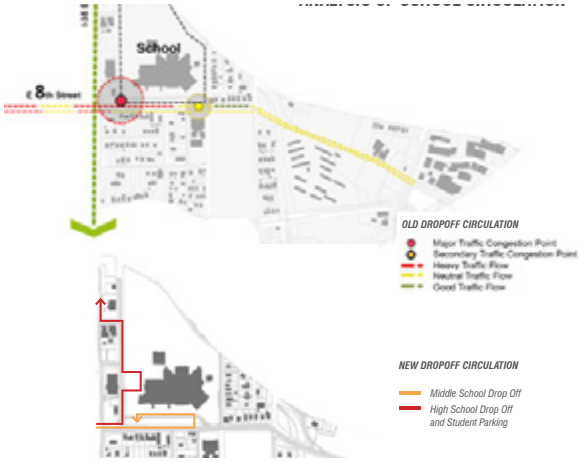
HKS Architects 8th Street Corridor Study HKS Architects, a global architecture firm with an office in Dallas volunteered time and resources to this project. HKS works to address issues of community development, design, planning, affordable housing and civic projects. Along those veins, HKS' urban design group produced a corridor study for 8th Street for the area that touches The Bottom study area which has long been a subject of concern for both the city and neighbors. A once vibrant and important social and commercial link to the community which fell into disinvestment, neglect and crime along large stretches, is now counted on to make a comeback along with The Bottom.

A closer look at the 8th Street Corridor identifies potential neighborhood assets which provide a natural springboard to a re-development strategy. The corridor is book-ended by DISD's Townview Magnet Center on its east end and by DART's 8th & Corinth Street Station on the west. At the midpoint of this stretch is the natural topographic high point of the site, which yields great views across the Trinity River back towards downtown.

HKS proposes a strategy to create an infrastructure and framework plan that sets a benchmark for the future. Rather than establishing an idealistic design of private land, HKS has attempted to direct the flow of human activity to promote growth and re-vitalization, allowing private development to follow the lead. While much work remains to be done, this exercise hopes to establish a strong vision for the area's evolution and re-vitalization.

These studies, helped inform and in some cases confirmed the work the studio was engaged with in the community.

01



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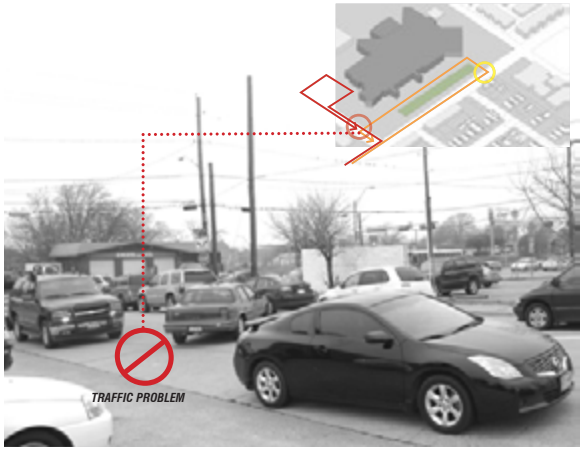


01 stakeholders and a facilitator discuss challenges and opportunities in The Bottom before the start of the community charrette

02 stakeholders listen attentively to another participant's hopes and dreams for the future of The Bottom

Design Recommendation

In order to carry the vision through development, HKS proposes the following master plans set the goals and parameters for a phased 15 year process, in 5 year increments, of enhancement to build upon as more detailed parcel plans begin to emerge.

5 Year

The 5 year scenario anticipates the rehabilitation of existing single family homes along 8th Street as a significant entry feature into the neighborhood from I-30. Redevelopment opportunities for Brakins Village are anticipated with a mixed-use component. Show Hill is envisioned as a lookout and open space amenity with the length of sidewalks along 8th Street improved with buffered sidewalks, street trees and lighting.

10 Year

The establishment of commercial and service amenities to key spots within the 8th Street corridor together with higher density residential infill opportunities are anticipated for the second phase. Community gathering and recreation opportunites are addressed with the proposal to ehance the lookout as a public plaza and to establish pedestrian paths between developed parcels

15 Year

Continuation of infill residential and commercial opportunities, further developing retail amenities, and completing additional pedestrian and vehicular connections to adjacent neighborhoods are seen as the final pieces to the transformation of 8th Street.

01

02

03

03 5, 10 & 15 year plans. HKS conceptual design for the 8th street corridor adjacent to the communities of The Bottom and 10th street historic district in three phases over 15 years

DRAFT 01.13.15

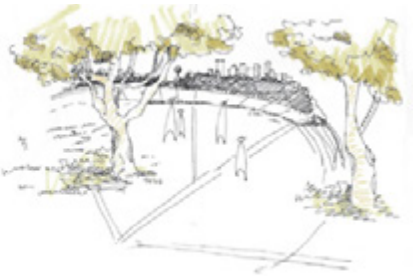
Green Space

The area surrounding 8th Street has several open spaces which can be connected with a series of green spines. The highest point on the site is both a natural inward focal point and a place for views out from the site. A public space at this intersection serves as a connection node between a potentially improved greenbelt stretching south to 10th street and northeast linking with a small walk path at the back of Townview Magnet, creating a network of green spaces that allow for pedestrian connections through the neighborhood.

01

TAKE ADVANTAGE OF SIGNIFICANT GRADE CHANGE TO REDEFINE EDGE CONDITIONS.

DEVELOP A GREEN NETWORK THROUGHOUT THE SITE AREA TO CONNECT HIGHWAYS, THOROUGHFARES, AND PARKING



CREATE INTERNAL FOCAL POINTS FOR VIEWS TO DOWNTOWN DALLAS.

02

01 HKS proposed green space improvements centered on 8th Street and how it might tie into the surrounding neighborhood

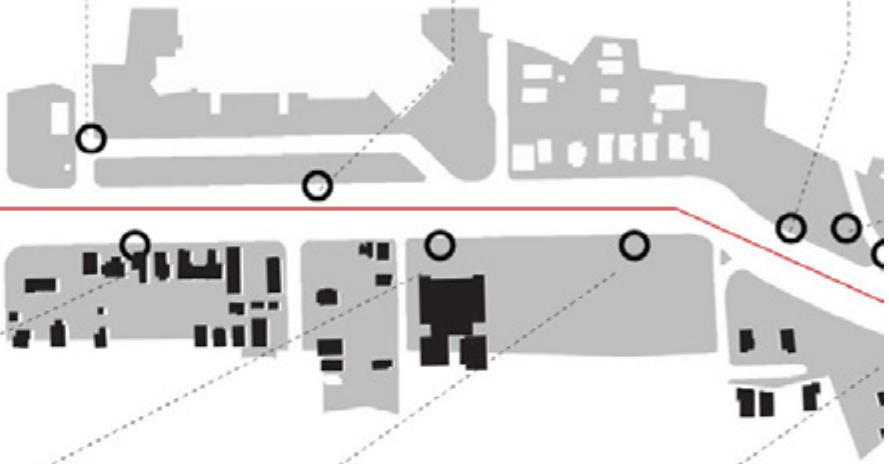
02 character images developed by HKS that try to represent edge, connection, and node improvements proposed for 8th Street

EXISTING CONDITIONS

1 Heavy traffic around school

2 Unsafe crossing condition

3 In



Single family housing 1

Abandoned school building 2

Oak Cliff Cemetery 3

Narrow and unsafe sidewalk 4

Distressed public housing 5

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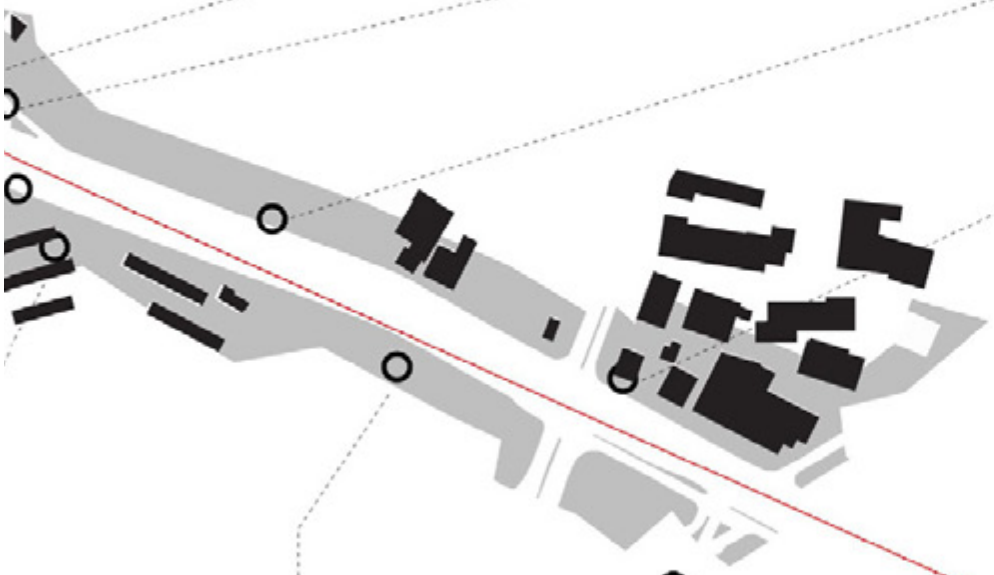
Internal focal point

4 Significant grade change

5 Visual node: unencumbered views of downtown

6 Large undeveloped parcels

7 Lack of retail/services



Large undeveloped parcels 6

DART rail station potential for increased connectivity 7

01 existing conditions photographs along 8th street corridor study area and key map

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Appendix D
Slope Analysis

The Bottom's unique topography affords certain benefits such as views, unique character and natural protection. Its topography, however can also present challenges when it comes to buildability, access to the site and isolation.

A study to better understand the topography of The Bottom was undertaken resulting in the contour grading diagram to the right. An existing tree canopy cover reveals the relationship between the greatest concentration of trees and the areas with most topography change.

02a

02b

02

01 slope analysis for The Bottom shown with the existing tree canopy coverage (in orange) and with grade measured as a percentage

02a & b The Bottom contains some of the most unique topography within sight of downtown Dallas. Although the levees are man made, "show hill" and the site where Townview rise dramatically from the neighborhood below

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Appendix E

Tree Coverage

Texas Trees Foundation is in the process of completing a comprehensive audit of the city's tree canopy coverage. The Bottom enjoys a 32% coverage today.

Texas Trees Foundation is developing a set of data that identifies the tree coverage on private and public land to better understand what the potential removal of trees would be under the city's current tree ordinance.

Future development and re-development efforts in the bottom shall be required to understand the potential impact on existing trees and plan to save as many as possible through careful planning, design, and construction.

01 tree coverage map generated by The Texas Trees Foundation (still under development)

DRAFT 01.13.15

Appendix F
Past Planning Efforts

In 2007, led by Golden Gate Missionary Baptist Church, a local planning team from Good Fulton & Farrell met with local residents and area stakeholders to help steward the future growth of The Bottom. Goals generated over this time included a vision for a diversified neighborhood as it revitalizes and more broadly, a model for community cooperation, health and renewal.

Recommendations and implementation strategies for that particular planning effort have informed and become a starting point only, for current efforts to advance the re-emergence of a once vibrant community near the core of Dallas.

Recommendations

- Concentration of civic, institutional, and religious uses around current location of Golden Gate Missionary Baptist Church
- Commercial mid-rise with ground floor retail bordering I-35
- Mixed-use high-rise residential at the northwest corner of the focus area to take advantage of views across the Trinity to downtown
- Improvements to Eloise Lundy Park to include a public gathering place and direct pedestrian access to a trail system and the Trinity River
- Commercial low-rise and small retail for area between Denley and Hutchins on 8th Street
- Multi-family mid-rise development around DART's Corinth Station, along 8th Street east of Hutchins and on the existing Brackins Village site
- Infill single-family residential with a variety of types and sizes while maintaining sensitivity to the existing neighborhood fabric
- Comprehensive street upgrades to include a distinctive and unified pedestrian friendly environment, including planting strips with street trees, sufficiently wide sidewalks, street lighting, street furnishings, curb ramps, enhanced crosswalks, and traffic calming measures

Implementation

- Increase efforts to close the motel use on 8th Street, as it is a major contributor to crime in the area
- Language revisions should be considered to portions of PD 571 and PD 383 and 388
- Creation of an umbrella organization [Bottom Policy & Development Corporation] to effectively plan the process, policies, coordination efforts, and implementation strategies to carry forth the master plan vision
- Creation of The Bottom Development Authority to issue funds independently of the City for investment in The Bottom
- Creation of an advisory board to lead fundraising efforts, procure other non-financial resources, and provide strategic advice and guidance to advance the area's development vision

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Appendix G

MESA Design Group Plant Selection

Native and Adaptive Plants of Dallas County

Landscaping with native plants or adaptive plants has many economical and environmental benefits. Native plants are hardy because they have adapted to the local conditions. Once established, native plants do not need pesticides, fertilizers, or watering. Not only is this good for the environment, it saves on maintenance cost and allocation of man power. This reduces the demand for non-renewable resources and improves the water and air quality.

Landscaping with native wildflowers and grasses helps return the area to a healthy ecosystem. Diverse varieties of birds, butterflies, and animals are attracted to the native plants, thus enhancing the biodiversity of the area.

01 proposed phase one initial landscape improvements key map for the bottom

02a-j list of recommended large size trees for use in the bottom

02a

01

02b *Ulmus crassifolia* Cedar Elm

02e *Magnolia grandiflora* Southern Magnolia

02h *Quercus macrocarpa* Bur Oak

02c *Fraxinus americana* White Ash

02f *Quercus virginiana* Live Oak

02i *Taxodium distichum* Bald Cypress

02d *Quercus muehlenbergii* Chinkapin Oak

02g *Quercus shumardii* Shumard Oak

02j *Gleditsia triacanthos var. inermis* Thornless Honeylocust

DRAFT 01.13.15

Acer barbatum var. Caddo Caddo Maple

01a

Prosopis glandulosa Mesquite

01b

Acer grandidentatum Bigtooth Maple

01e

Quercus fusiformis Escarpment Live Oak

01c

Fraxinus texensis Texas Ash

01f

Ulmus parvifolia Lacebark Elm

01d

Quercus buckleyi Texas Red Oak

01g

01a-j list of recommended medium size trees for use in the bottom

Sophora affinis Eve's Necklace

01h

02a-e list of recommended small size trees for use in the bottom

Viburnum rufidulum Rusty Blackhaw

02c

Juglans microcarpa Texas Black Walnut

01i

Diospyros texana Texas Persimmon

02a

Sideroxylon lanuginosum Chittamwood

02d

Juglans microcarpa Texas Black Walnut

01j

Lagerstroemia Copper Bark Crapemyrtle

02b

Ilex decidua Possumhaw

02e

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01a *Acer buergerianum* Trident Maple

01d *Quercus durandii* Durand Oak

01f *Prunus mexicana* Mexican Plum

01b *Chilopsis linearis* Desert Willow

01d *Lagerstroemia indica* Common Crapemyrtle

01g *Cercis canadensis* Redbud

01c *Juniperus ashei* Ashe Juniper

01e *Ilex vomitoria* Yaupon Holly

01h *Ilex x attenuata 'East Palatka'* East Palatka Holly

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02a *Abelia grandiflora* Abelia

02b *Gardenia jasminoides* Gardenia

02e *Berberis thunbergii atropurpurea*

02c *Rhaphiolepis indica* Indian Hawthorn

02f *Buxus spp.* Boxwood

02d *Rhododendron spp.* Rhododendron

02g *Loropetalum chinense* Loropetalum

1a-j list of recommended small size trees for use in the bottom continued

02a-g list of recommended shrubs for use in the bottom

DRAFT 01.13.15

01a *Rhus aromatica* Aromatic Sumac

01b *Cotoneaster spp.* Cotoneaster

01c *Juniperus sabina 'Tamariscifolia'* Tam Juniper

01d *Nandina domestica* Nandina

01e *Spirea spp.* Bridal Wreath Spirea

01f *Forsythia intermedia* Forsythia

01g *Prunus laurocerasus* Cherry Laurel

01h *Viburnum odoratissimum* Japanese Viburnum

01a-h list of recommended shrubs for use in the bottom

continued

01a *Bouteloua dactyloides* Buffalo Grass

01b *Nassella tenuissima* Mexican Feathergrass

01c *Liatris elegans* Blazing Star

01d *Oenothera speciosa* Pink Evening Primrose

01e *Muhlenbergia dubia* Pine Muhly

01f *Panicum virgatum* Switchgrass

01g *Muhlenbergia lindheimeri* Lindheimer Muhly

01h *Schizachyrium scoparium* Little Bluestem

01a-h list of recommended grasses for use in the bottom

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Coreopsis lanceolata Lanceleaf Coreopsis

01a

Crocus spp. Crocus

01c

Liriope muscariht Liriope

01f

Oenothera biennis Evening Primrose

01b

Pennisetum alopecuroides Perennial Fountain Grass

01d

Portulaca grandiflora Moss Rose

01g

Hosta spp. Hosta

01e

Trachelospermum asiaticum Asian Jasmine

Hedera helix English Ivy

Vinca minor Periwinkle

01h

01a-h list of recommended groundcover material for use in the bottom

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Appendix H
Landscape Requirements for Dallas County

Acceptable Plant Materials
The use of high-quality, winter-hardy, and heat and drought-tolerant plant materials is recommended. The use of native plant species is encouraged. No artificial plant materials may be used to satisfy the landscape requirements. Refer to SEC. 51A-10.103 (Acceptable Plant Materials) of Article X.

Single Family and Duplex Uses
Before the final inspection of any building on the lot, a lot containing a single family or duplex use established after May 29, 1994 must comply with this provision. Refer to SEC. 51A-10.125 (Mandatory Landscaping Requirements) of Article X.

Design Standards
Refer to SEC. 51A-10.126 (Design Standards) of Article X for the full list of requirements that one shall comply with throughout the planning process.

Tree Survey
It is required to have tree surveys to supplement an application for a development plan, site plan, record plat, replat, oil and gas well drilling permit, oil and gas pipeline permit, tree removal permit, or tree transplanting permit. A tree survey may be required to supplement a zoning application or a master plan amendment. Refer to SEC. 51A-10.132(b)(4) (Tree Removal Applications) of Article X.

Tree Removal Applications
An application for tree removal must be filed with the building official and signed by him/her for approval. Refer to SEC. 51A-10.132 (Tree Removal Applications) and Ordinance 22053 of Article X.

Protected tree preservation and mitigation
Tree protection is highly important and encouraged, even required for certain plant species and sizes. Refer to SEC. 51A-10.136 (Preservation of Protected Trees During Construction or Other Disturbance) and Ordinance 22053 of Article X.

Protected Trees
Only those tree species in the following lists shall be protected, preserved, and replanted based on the requirements of this section. A PROTECTED TREE means:

(A) a tree that has a caliper of eight inches or more and is not one of the following trees:

(i) *Acer saccharinum (Silver Maple)*
(ii) *Ailanthus altissima (Tree of Heaven)*
(iii) *Albizzia julibrissen (Mimosa or Silk tree)*
(iv) *Celtis occidentalis/ laevigata (Hackberry or Sugarberry)*
(v) *Fraxinus velutina (Arizona Ash)*
(vi) *Juniperus virginiana (Eastern Red Cedar)*
[unless protected under subparagraph (B)]
(vii) *Maclura pomifera [female only (Bois d'Arc or Horseapple)*
(viii) *Melia azedarach (Chinaberry)*
(ix) *Prosopis glandulosa (Mesquite)*
[unless protected under subparagraph (B)]
(x) *Salix nigra (Black Willow)*
(xi) *Sapium sebiferum (Chinese Tallow)*
(xii) *Ulmus pumila (Siberian Elm)*

(B) an Eastern Red Cedar (Juniperus virginiana) or Mesquite (Prosopis glandulosa) tree that has a caliper of eight inches or more and the trunk is located:

(i) within 120 feet of the boundary of a floodplain, a wetland, or an escarpment zone
(ii) within 50 feet of a natural channel setback line

(C) an Eastern Red Cedar (Juniperus virginiana) or Mesquite (Prosopis glandulosa) tree that has a caliper of at least twelve inches

(D) a tree that was planted as a replacement tree.

Refer to SEC. 51A-10.101(22) (Definitions) of Article X.

Note:
For complete information on the Landscape and Planting Regulations for the city of Dallas, consult full Article X – Landscape and Tree Preservation Regulations at:

http://www.isatexas.com/members/Ordinances/2012_Ordinances/Land_Pres_Ordinances/Dallas%20-%20Land%20+%20Pres%20Tree%20Ordinance.pdf

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Approved Replacement Trees

Scientific Name	Common Name	
Acer barbatum var. Caddo	Caddo Maple	(1)
Acer grandidentatum	Bigtooth Maple	(1)
Acer buergerianum	Trident Maple	(3b)
Carya illinoensis	Pecan	
Cercis canadensis	Redbud	(3b)
Chilopsis linearis	Desert Willow	(3b)
Diospyros texana	Texas Persimmon	(3b)
Diospyros virginiana [male only]	Common or American Persimmon	
Fraxinus americana	White Ash	(2)
Fraxinus texensis	Texas Ash	(1)
Gleditsia triacanthos var. inermis	Thornless Honeylocust	(2)
Gymnocladus dioicus	Kentucky Coffeetree	
Ilex decidua	Possumhaw or Deciduous Holly	
Ilex vomitoria	Yaupon Holly	
Juglans microcarpa	Texas Black Walnut	(1)
Juniperus ashei	Ashe Juniper	
Juniperus virginiana	Eastern Red Cedar	(1)
Lagerstroemia indica	Crepe Myrtle	(3b)
Liquidambar styraciflua	Sweetgum	(2) (3a)
Magnolia grandiflora	Southern Magnolia	(2) (3a)
Pinus eldarica	Eldarica, Mondell, or Afghan Pine	
Pinus nigra	Austrian or Black Pine	
Pinus thunbergii	Japanese Black Pine	
Pistacia chinensis	Chinese Pistachio	
Prosopis glandulosa	Mesquite	(1)
Prunus mexicana	Mexican Plum	
Quercus buckleyi	Texas Red Oak	(1)
Quercus durandii	Durand Oak	
Quercus fusiformis	Escarpment Live Oak	(1)
Quercus macrocarpa	Bur Oak	(2)
Quercus muhlenbergii	Chinkapin Oak	(2) (3a)
Quercus shumardii	Shumard Oak	(2)
Quercus virginiana	Live Oak	(2) (3a)
Sapindus drummondii	Western Soapberry	
Sideroxylon lanuginosum	Chittamwood or Gum Bumelia	
Sophora affinis	Eve's Necklace	(1)
Taxodium ascendens	Pond Cypress	
Taxodium distichum	Bald Cypress	(2)
Ulmus crassifolia	Cedar Elm	(2)
Ulmus parvifolia	Lacebark Elm	(3a)
Viburnum rufidulum	Rusty Blackhaw	(1)

Refer to SEC. 51A-10.134
(Replacement of Removed or Seriously Injured Trees) and
SEC. 51A-10.135
(Alternative Methods of Compliance with Tree Replacement Requirements) of Article X.

PREFERRED USE OF TREES

(1) Public R.O.W. (Street Tree)

(2) Open Space/ Park

(3) Residential
- (a) Large Lot
- (b) Standard Lot

Arborist Recommended Shrubs List

Scientific Name	Common Name	Screening of Off-Street (P)arking: Min. 3' ht.	Screening of Off-Street (L)oading Spaces: Min. 6' ht.	Landscape (B)uffer Plant Material: No min. ht.	Foundation Planting: Spacing ≤ Mature Height	(P) Max. Spacing (ft. o.c.)	(L) Max. Spacing (ft. o.c.)	(B) Min. Spacing (ft. o.c.)	Mature Height (feet)
Abelia grandiflora	Abelia	X		X	X	4		5	6-8
Berberis trifoliata	Agarita				X				3-6
Fatsia japonica	Aralia				X				10-15
Thuja occidentalis	Arborvitae		X	X			8	10	25
Aspidistra eliator	Aspidistra				X				2
Aucuba japonica	Aucuba	X			X	3			5-6
Rhododendron spp.	Azalea	X			X	3			3-6
Bambusa spp.	Bamboo		X				2		2-20
Berberis thunbergii atropurpurea	Barberry, Red				X				3-6
Callicarpa americana	Beautyberry, American				X				4-8
Buxux spp.	Boxwood	X			X	3			3-5
Rhamnus caroliniana	Buckthorn, Carolina				X				15
Camelia spp.	Camelia	X	X	X	X	3	3	3	6-8
Ternstromia gymnanthera	Cleyera	X	X	X	X	3	3	4	4-10
Cotoneaster spp.	Cotoneaster				X				2-3
Lagerstroemia indica	Crapemyrtle, Dwarf				X				5-8
Elaeagnus macrophylla	Elaeagnus	X	X	X	X	3	4	3	6-8
Cyrtomium falcatum	Fern, Holly				X				2
Forsythia intermedia	Forsythia				X				6-7
Gardenia jasminoides	Gardenia	X			X	3			4-6
Rhaphiolepis indica	Hawthorn, Indian	X			X	3			2-5
Ilex cornuta 'Burfordii'	Holly, Burford	X	X	X	X	4	6	4	15
Ilex cornuta 'Burfordii Nana'	Holly, Dwarf Burford	X			X	3			3-5
Ilex cornuta 'Rotunda'	Holly, Dwarf Chinese				X				1.5-3
Ilex cornuta 'Nana'	Holly, Dwarf Yaupon				X				1.5-3
Ilex x attenuata 'East Palatka'	Holly, East Palatka		X	X			8	8	15-30
Ilex x attenuata 'Fosteri'	Holly, Foster		X	X			8	8	20
Ilex x 'Nellie R. Stevens'	Holly, Nellie R. Stevens		X	X			6	10	10-20
Ilex opaca 'Savannah'	Holly, Savannah		X	X			8	8	15-30
Ilex vomitoria 'Pendula'	Holly, Weeping Yaupon		X	X			5	8	15-20
Lonicera albiflora	Honeysuckle, White				X				8-10

Arborist Recommended Shrubs List

Scientific Name	Common Name	Screening of Off-Street (P)arking: Min. 3' ht.	Screening of Off-Street (L)oading Spaces: Min. 6' ht.	Landscape (B)uffer Plant Material: No min. ht.	Foundation Planting: Spacing ≤ Mature Height	(P) Max. Spacing (ft. o.c.)	(L) Max. Spacing (ft. o.c.)	(B) Min. Spacing (ft. o.c.)	Mature Height (feet)
Hydrangea macrophylla	Hydrangea				X				3-5
Hydrangea quercifolia	Hydrangea, Oak Leaf				X				6-7
Hypericum spp.	Hypericum				X				2-3
Jasminum humile	Jasmine, Italian	X		X	X	4		4	5-6
Juniperus sabina 'Tamariscifolia'	Juniper, Tam				X				1.5-3
Prunus laurocerasus	Laurel, Cherry		X	X			8		10-18
Sophora secundiflora	Laurel, Texas Mountain		X	X			5	8	8-12
Ligustrum japonicum	Ligustrum, Japanese		X	X			5	6	15-20
Ligustrum lucidum 'Variegata'	Ligustrum, Variegated	X	X	X	X	4	4	4	6-10
Ligustrum lucidum	Ligustrum, Waxleaf		X	X	X		4	5	10-15
Loropetalum chinense	Loropetalum	X	X	X	X	3	3	3	3-10
Mahonia bealei	Mahonia, Leather Leaf			X	X			3	5-7
Nandina domestica	Nandina, Standard		X	X	X		3	4	5-8
Nandina domestica 'Compacta'	Nandina, Compact	X				2			3-4
Nandina domestica 'Harbour Dwarf'	Nandina, Harbour Dwarf				X				1-2
Nandina domestica 'Nana'	Nandina, Dwarf Nana				X				1-2
Nerium oleander	Oleander			X				5	8-12
Photinia serrulata	Photinia, Chinese		X	X	X		5	6	15-20
Photinia x 'fraseri'	Photinia, Red-tip, Fraser's		X	X	X		4	5	10-15
Pinus mugo 'Mughus'	Pine, Mugho				X				4
Pittosporum tobira 'Variegata'	Pittosporum, Variegated	X		X	X	3		3	6-7
Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum, Variegated				X				3-4
Podocarpus macrophyllus	Podocarpus		X	X	X		3	3	10-15
Punica granatum	Pomegranate			X				6	10-15
Pyracantha spp.	Pyracantha	X	X	X	X	3	4	6	3-15
Chaenomeles japonica	Quince, Flowering				X				4-6
Rhododendron spp	Rhododendron	X			X	3			3-8
Leucophyllum frutescens	Sage, Texas	X			X	3			5-7
Santolina chamaecyparissus	Santolina, Gray				X				1-1.5

Arborist Recommended Shrubs List

Scientific Name	Common Name	Screening of Off-Street (P)arking: Min. 3' ht.	Screening of Off-Street (L)oading Spaces: Min. 6' ht.	Landscape (B)uffer Plant Material: No min. ht.	Foundation Planting: Spacing ≤ Mature Height	(P) Max. Spacing (ft. o.c.)	(L) Max. Spacing (ft. o.c.)	(B) Min. Spacing (ft. o.c.)	Mature Height (feet)
Spirea spp.	Spirea, Bridal Wreath				X				5-7
Rhus aromatica	Sumac, Aromatic				X				4-6
Rhus virens	Sumac, Evergreen		X	X			3	4	7
Viburnum odoratissimum	Viburnum, Japanese		X	X	X		4	4	10
Myrica pusilla	Waxmyrtle, Dwarf	X			X	3			3-6
Yucca aloifolia	Yucca, Hard			X	X			6	8-10
Yucca parviflora	Yucca, Red				X				3
Yucca gloriosa	Yucca, Soft				X				3-8

General Maintenance

The following are the guidelines for a site's landscape maintenance:

(A) Required plant materials must be maintained in a healthy, growing condition. The property owner is responsible for weeding, grass mowing, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with this article and the approved landscape plan within 90 days after notification by the city.

(B) Any damage to utility lines caused by the negligence of the property owner or his agents/ employees during the installation and maintenance of required plant materials in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, every reasonable effort shall be made to preserve the plant materials and return them to their previous locations after the utility work. If a plant material dies, it is the obligation of the property owner to replace it.

(C) For the purpose of site stabilization and erosion control, the Stormwater Management office suggests a uniform perennial vegetative cover of at least 70% of the native background vegetative cover of the area shall be planted or seeded on all unpaved areas and areas not otherwise covered by permanent structures, unless an alternative plant material or cover has been approved, or an alternative application time period has been approved. Synthetic turf would need to be determined to be an acceptable ground cover material.

Refer to SEC. 51A-10.108 (General Maintenance) of Article X.

Note:
For complete information on the Landscape and Planting Regulations for the city of Dallas, consult full Article X – Landscape and Tree Preservation Regulations at:

http://www.isatexas.com/members/Ordinances/2012_Ordinances/Land_Pres_Ordinances/Dallas%20-%20Land%20+%20Pres%20Tree%20Ordinance.pdf

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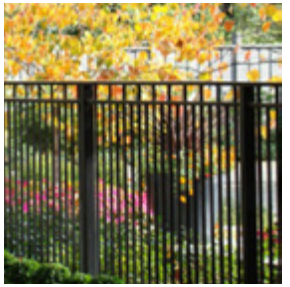
Appendix I
MESA Design Group Site Furnishings

Streetscape Furniture

Lighting Elements

Community Fencing

Landscape Improvements



Gateway Icons

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Site Furnishings

Landscape furnishings are aesthetic as well as utilitarian products which include seating, planting refuse, vehicular and bicycle allocation. Choosing a family of elements with similar character creates a uniting sense of identity within the community, complimenting the local architecture and landscape.

01a-d preferred family of street furniture

02a-b possible lighting alternatives

01a bench

01b bike rack

01c refuse

01d planter

01f preferred lighting alternative

01h lighting options

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01a

01b

01d

Materials and Sizing

Column

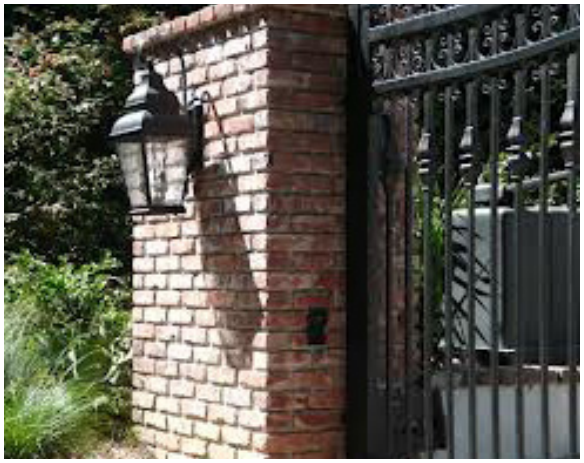
Materials: Concrete block, brick, cast stone
Sizing: Column - 2′ - 6″ x 2″ - 6″ x 6′
Cap: 5″ Cast Stone or Brick

Fence Panel

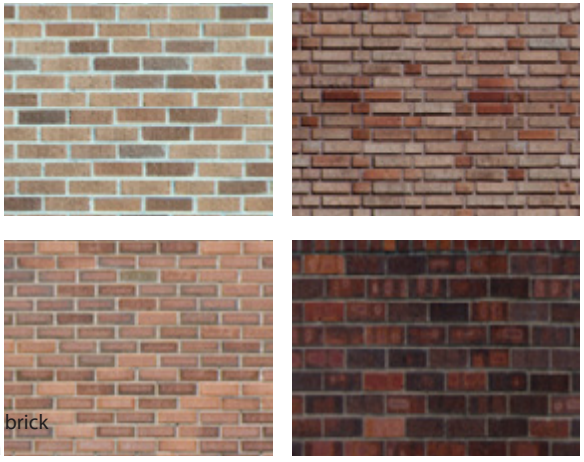
Materials: Metal
Sizing: 8′ (w) x 4′ - 6″ (h) varies

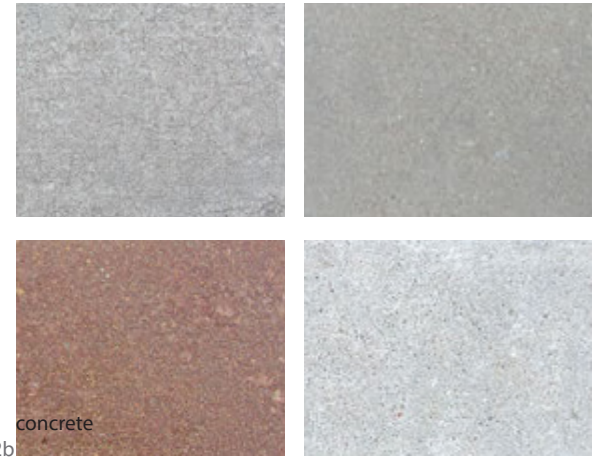
01a-e proposed typical community fence and walls for The Bottom

02a-c proposed material selection for community fence and walls


01c

01e


brick
02a


concrete
02b

wood
02c

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MESA Design Group Monumentation

Community monumentation enhances and addresses the entries to the neighborhood while creating a unique identity and sense of place within the community. It's important to choose a family of elements with similar architectural character, ornamentation and materials to unite the neighborhood as a whole and enhance the aesthetics and property values of the community.

01 gateway examples

02a-d proposed gateway and monumentation location map and designs

01

02b monumentation location map - sited at vacant lots

02a prefered neighborhood entry

02c neighborhood entry - Alt 'A"

02d development gateway - tbd

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Appendix J

Existing Conditions

Located on a low lying stretch of land adjacent to the Trinity River Levee, The Bottom includes roughly 140 acres and a population of just over 600 people. Established in the mid-nineteenth century, today it includes modest single family homes built in the 1930's-1950's, community churches, a city park and recreation center, vacant parcels and the nationally ranked Yvonne A. Ewell Townview Magnet Center. The Bottom is connected to Downtown Dallas by IH35 and to The Cedars by Corinth Ave and shares 8th Avenue to the south with the 10th Street Historic District. The Corinth DART station is nearby with red and blue line light-rail train service. Although immediately adjacent to the Trinity, no formal entry points exist to the Trinity making it difficult for residents to fully take advantage of downtown views and recreational opportunities along the river.

In 2009, local residents and area stakeholders with GFF Architects began working to develop a community-wide master plan. A draft was developed but never completed. Goals, recommendations, and implementation strategies developed from that effort helped inform this effort with the underlying question: How can we re-develop this area stewarding the sitting community while also bringing new residents to the area?

01

02

03

04

01 view of downtown across the trinity from eads avenue and rev. c.b.t. smith street with golden gate missionary baptist church on the right

02 view down towards The Bottom's single-family neighborhood from the top of the levee

03 Eloise Lundy Park and the The Bottom neighborhood from the top of the levee

04 School for the talented and gifted at Yvonne A Ewell Townview Center located on 8th Street at the edge of The Bottom neighborhood

Appendix K

Changes Underway

Since the city**design** studio began working in The Bottom, a number of significant changes are currently underway. Signs of new activity are quickly beginning to take place and are welcomed changes that help support the community's vision for improvement of the area.

As part of a larger Texas Department of Transportation, known as the Horseshoe Project, work has begun on the replacement of the I-35E bridge over the Trinity River. With construction slated to be complete in 2017, reconfigured on/off ramp work, servicing The Bottom has begun.

An enhanced maintenance service road and trailhead connection into the Trinity River, linking it to the Trinity Trail network system is now complete. It directly links the neighborhood to recreational opportunities within the river corridor from the foot of N. Cliff Street.

After years of planning, Texas Heavenly Homes Ltd. has begun earnest efforts to build its first 5 to 6 new homes for a group of new homeowners. Re-platting and re-zoning requests have been submitted to allow for 50' wide lots, increased lot coverage, and reduce front setback requirements. The hope is that these first 5 to 6 homes will be under construction in early 2015.

01 aerial photo taken of the the Pegassus Horsehoe project August 2014 courtesy of pegasus link constructors (plc)

02 aerial photo taken of the the Pegassus Horsehoe project August 2014 courtesy of pegasus link constructors (plc)

02

01

Appendix L
References and Further Reading

Green Built North Texas
www.greenbuiltnorthtexas.com

Green Dallas
www.greendallas.net/green_buildings.html

Smart Growth
www.smartgrowth.org

U.S. Green Building Council LEED
www.usgbc.org

Walkscore
www.walkscore.com

American Institute of Architects (Dallas Chapter)
www.aiadallas.org

Congress for the New Urbanism (North Texas)
www.cnu.org/northtexas

The Trinity Trust
www.thetrinitytrust.org

City of Dallas
www.dallascityhall.com

Dallas CityDesign Studio
www.dallascityhall.com/citydesign_studio/index.html

City of Dallas Parks and Recreation Department
www.dallasparks.org

Manual on Uniform Traffic Control Devices (MUTCD)
www.mutcd.fhwa.dot.gov/

National Park and Recreation Association
www.nrpa.org

Urban Land Institute
www.uli.org

Texas Tree Foundation
www.texastrees.org

City of Dallas Housing Repair
www.dallascityhall.com/housing/HomeRepair/index.html

Dallas County Weatherization
www.dallascounty.org/department/hhs/weatherization.html

Rebuilding Together
www.rebuildingdallas.org/

Dallas Horseshoe Project
http://dallashorseshoe.com/

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1.13.15

date: January 13, 2015

purpose: Updates to the DRAFT Wynnewood Urban Design Guide

The following track changes to the Wynnewood Urban Design Guide DRAFT. The Changes reflect a desire to better describe the purpose of the book and to include background information on the planning process.

1. The document has been renamed to read "**Wynnewood Urban Design Guide"** rather than "Wynnewood Urban Design Strategy" to better reflect the intent of this document to be used as a set of guidelines when future development occurs in this area rather than simply a strategy.

2. The appendix has been expanded to include previous work, work which informed the final development recommendations and helped generate the urban design guidelines for the study area. The additions to the appendix include:

    a. Formatting changes to the charrette notes explaining the area's history and the studio and community's work in the planning efforts.

    b. We've added a timeline documenting key milestones in the process from the studio's first involvement to the beginning of the political process,

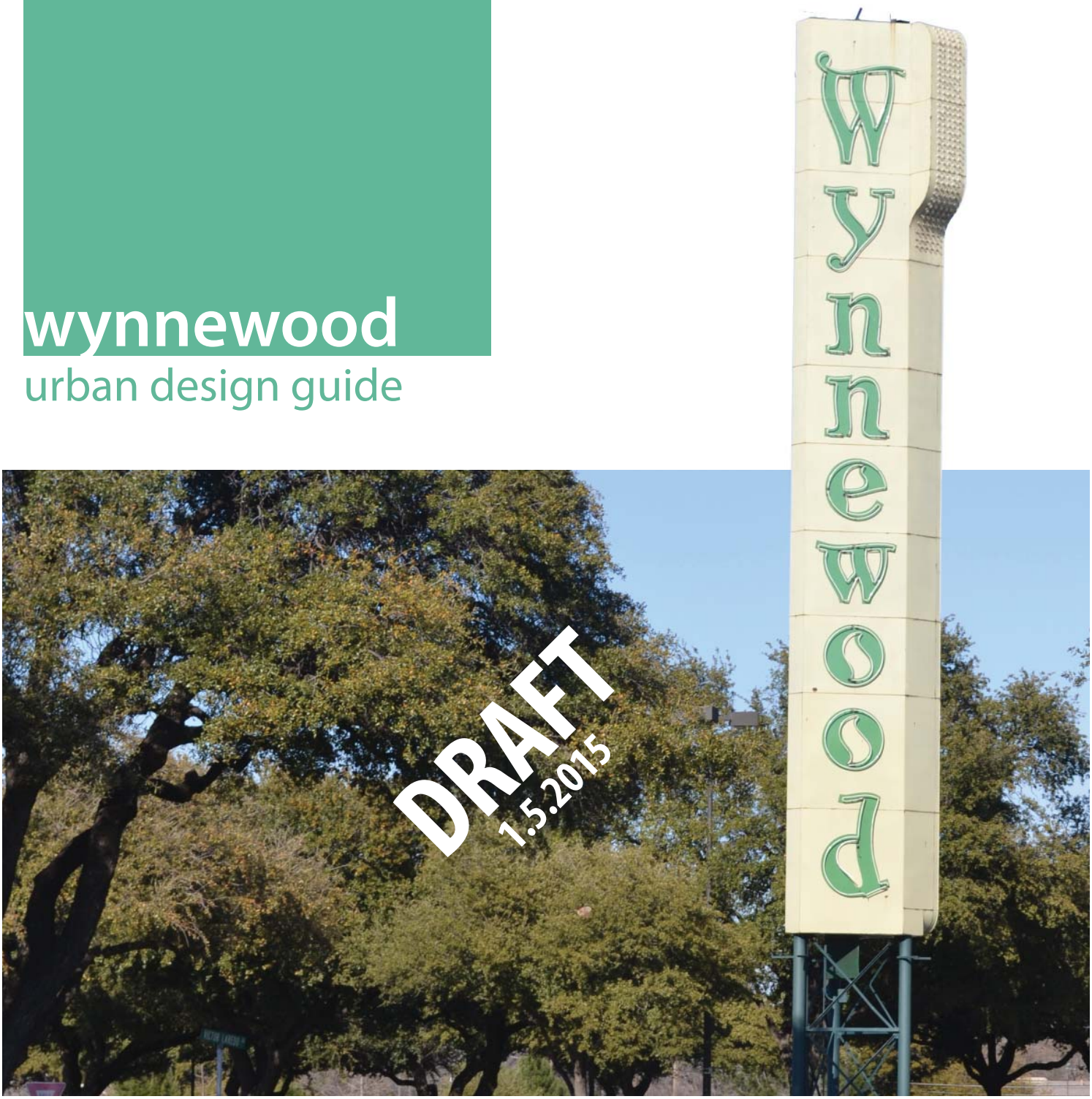
    c. Community Charrette notes from the kick-off meeting of July 21, 2012 have been added.

    d. Community Charrette notes from the community charrette held on November 3, 2012 with phase II recommendations have been added.

    e. Community Charrette notes dated March 7, 2014 with phase III recommendations have been added.

    f. Community Charrette notes dated May 5, 2014 with phase IV recommendations have been added.

wynnewood
urban design guide



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05	**Appendix** Charrette Notes Scale Comparisons Timeline	**22**

wynnewood background

The Parks at Wynnewood is an apartment home community in South Oak Cliff first opened over 60 years ago. In 1995, it was restored, and became restricted to only low-income tenants for 404 of its 408 units. The Parks at Wynnewood's owners (Bank of America) now plan to redevelop the 48 acres on a reduced footprint to include a combination of both affordable multi-family housing and low-income senior housing units. In accordance with existing Land Use Restriction Agreement (LURA) requirements, a minimum of 404 low-income units will be developed in phases to include low-income housing on site for a minimum of 20 years. The surplus land for development will be presented for consideration for market rate housing, retail, and/or office.

The City's forgiveness of its $1.08 million loan to Bank of America shall correspond to the anticipated three-phase release of the Texas Department of Housing and Community Affairs' (TDHCA) LURA on the property as TDHCA accepts the replacement of the existing 404 LURA-encumbered units with the construction or redevelopment of a minimum of 404 new affordable units on a smaller footprint on the project site.

The location, program and design of Phase I for the redevelopment of the Parks at Wynnewood was completed before the dallas city**design** studio was asked to provide planning services.

Engagement efforts were kicked-off with residents of the Parks at Wynnewood and neighboring communities with a charrette on July 21, 2012 to discover views on opportunities, challenges, and "must happen" priorities. Follow up meetings and workshops with the residents of the Parks at Wynnewood and surrounding neighborhoods were convened to continue the conversation and to begin to document a collective vision for the area.

Project Study Area [right]
The Parks at Wynnewood and Wynnewood Village shopping center

A Vision for Wynnewood [below]
Community members and stakeholders at a workshop to help envision the neighborhood's future

Parks
at
Wynnewood
Pratt
Llewellyn
Vernon
Zang
Wynnewood
Village
Louisiana
I-35
Illinois

wynnewood
purpose + use

Purpose

This urban strategy guide has been created to steward the community and stakeholder's vision for Wynnewood. As development continues in the Parks at Wynnewood, as market rate development is planned in the future for the remainder of this land, and should Wynnewood Village want to redevelop, this guide will help guide their design and development.

The process for arriving at the vision for the remaining land for market-rate development for the Parks at Wynnewood and Wynnewood Village are also described.

Use

The guide is intended to be used by community members, stakeholders, property owners, developers and their design team, and city administrators. The book includes recommendations for locating new development and the key design objectives that should be met with all new development. It should be used as a tool for informing, and guiding all future development decisions in the study area.

Through extensive studies and community workshops, the dallas city**design** studio arrived at recommendations for locating affordable housing for Phases II and III and market rate development. With each phase and future type of development for Wynnewood, it was important to articulate how the building would relate to its neighbors and to its surroundings. Equally important has been the documentation of the community's preferences for treatment of the surrounding public space, the 'space between buildings'. These results are included in the following pages as design objectives for development.

A Vision for Wynnewood [below]
Community members and stakeholders at a workshop to help envison the neighborhood's future

wynnewood process

The dallas city**design** studio's mantra for working in communities is simple: listen, draw, repeat. A good plan is an informed plan and can only happen if the community and stakeholders are given every opportunity to participate. Through a series of meetings and workshops, their dreams and concerns are shared, then transfered onto drawings and plans. Plans are presented back to the stakeholders for input and the process is repeated until a plan that meets stakeholder objectives is developed.

On November 3, the dallas city**design** studio engagement efforts continued with residents of the Parks at Wynnewood and neighboring communities. The day's objectives were two-fold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site's future. To help direct the conversation, development and open space "playing cards" were introduced. Each card, with a representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally attached to a specific location on the present site. The results were documented and directly led to our recommendation for the redevelopment of the Parks at Wynnewood.

Over the next several months, the dallas city**design** studio continued, through a series of stakeholder meetings and community workshops, the process of revealing a complete vision for the future of the Parks at Wynnewood and Wynnewood Village through a collaborative community process.

A recommendation for the preferred location, type and density for Phase III was presented in April 2014 to the owners of the Parks a Wynnewood. Design objectives relating to streets, parks and open space, and architecture were provided to ensure a desired level of performance in the public realm.

In September 2014 a similar set of design objectives accompany the vision for a more integrated, sustainable, and desirable Wynnewood Village.

Community Workshops In Progress [below] The community, stakeholders, design professionals (volunteers) and the studio at work

wynnewood vision

The following pages contain the dallas city**design** studio's recommendations and design objectives for each of the remaining Parks at Wynnewood redevelopment phased scenarios. Suggestions for Wynnewood Village are included which support the community's vision for this critical component of the surrounding neighborhoods.

Additional information that documents the process, strategy , advantages and disadvantages for each of these recommendations are included in the accompanying appendix.

The Community at Work [below]
Discussions begin at one of the tables tasked with visioning Phases II & III

phase II recommendation

- Located on approximately 3.90 acres on the east side of Zang Avenue
- Proposal is for low-rise affordable multi-family development of 124-156 units

phase III recommendation

- Located on approximately 3.35 acres on the west side of Zang Avenue
- Proposal is for low-rise low-income senior housing of 140-160 units
- Provide a direct visual and physical connection to open space improvements of Phase I senior housing development

Discussions Continue [below]
Ongoing discussions at one of the tables tasked with visioning Phase II & III

market rate recommendation

- Approximately 32.25 acres remain for future market rate development after the completion of Phases I - III
- Area is envisioned to accommodate additional streets, pedestrian paths and trails, parks and open space and a mixture of building types at densities that respect the surrounding neighborhoods while achieving the public vision for a truly livable, sustainable attractive and engaging community
- Ground floor retail should be encouraged to help better connect the existing retail to the new and redeveloped Wynnewood

Community Visioning [below]
Residents participate in a visioning exercise

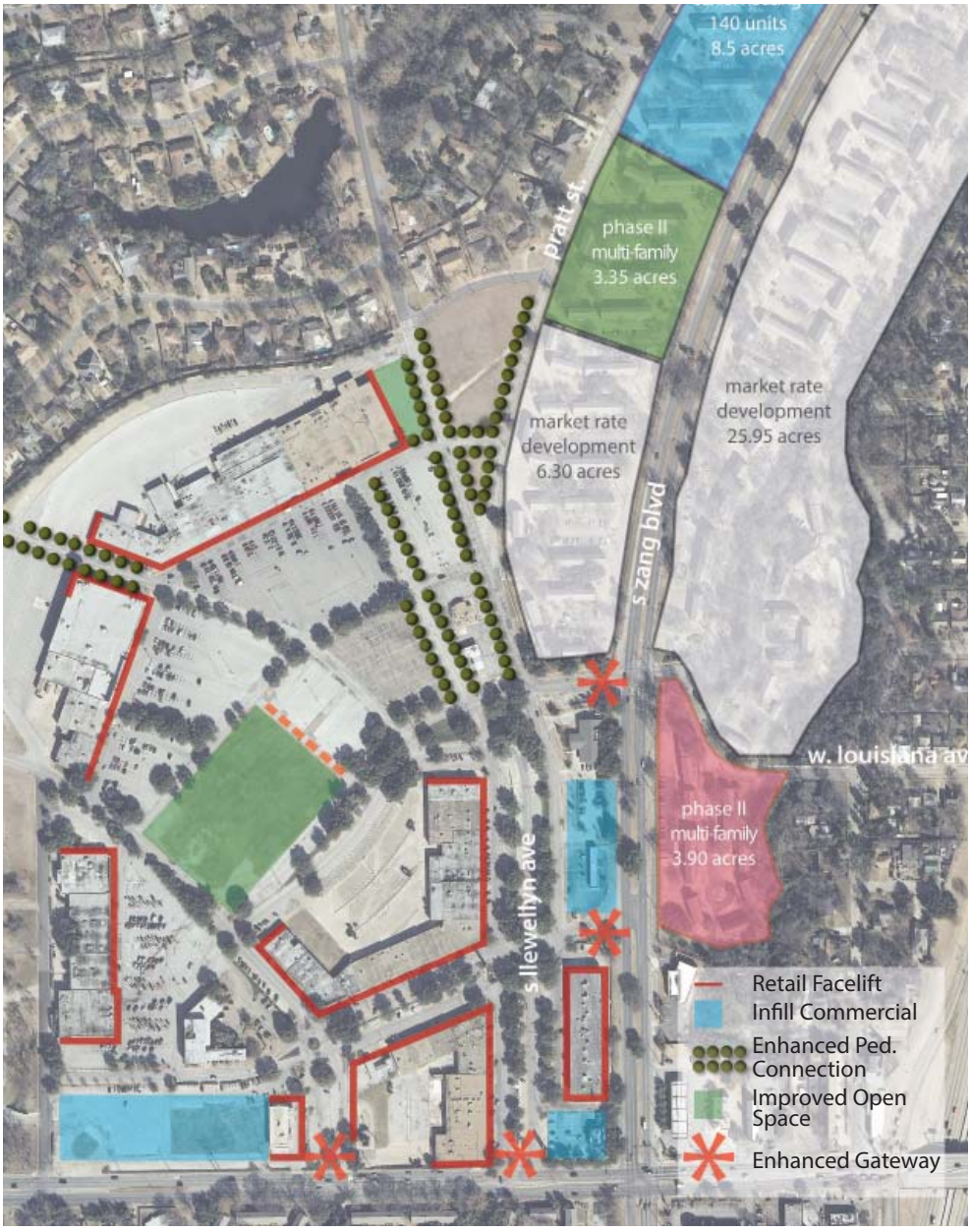
synthesis plan for the parks at wynnewood

Community Visioning [below]
Residents participate in a visioning exercise

wynnewood village "light" improvements

Wynnewood Village, once the heart of the community has continued to lose its relevance and importance with surrounding neighbors. The city**design** studio has convened several community workshops and meeting to help re-imagine the roughly 69 acre site to something that could once again be embraced by the community.

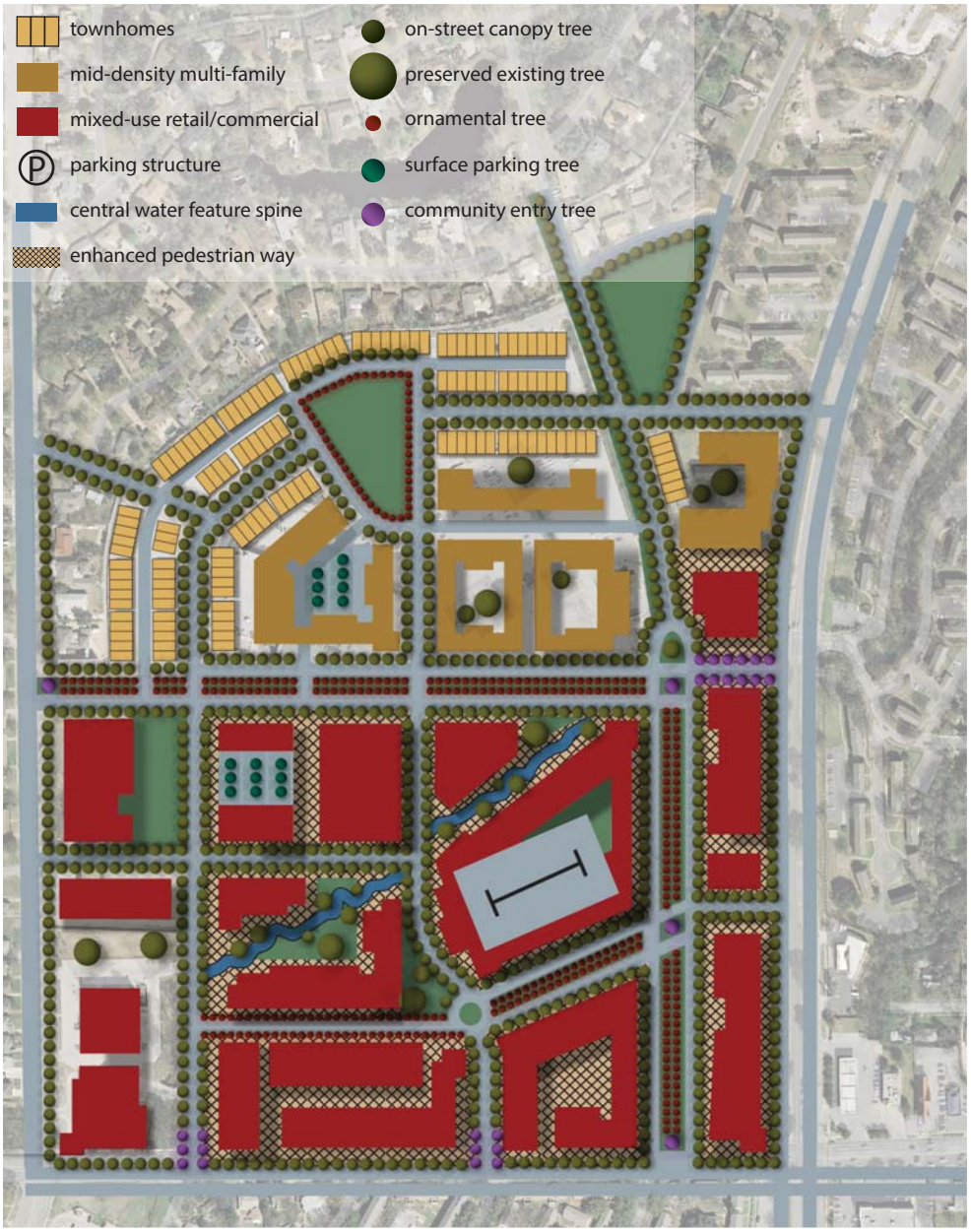
This page and the next illustrate two potential interventions for Wynnewood Village. The first, the "light" improvement version, imagines what could occur with minimal changes, including cosmetic and circulation improvements in tandem with selective infill development to help define gateways into the center. The second scenario re-imagines the arrangement and concentration of retail while introducing residential construction of various scales and densities that buffer the existing neighborhoods. This scenario relies on an efficient and concentrated parking solution and a tighter arrangement of walkable and connected streets.



Neighborhood Input [below]
bcWorkshop devised a 'board game' to help the community communicate what they would like to see the Wynnewood Village redevelop into

- The "light" improvements propose to give the center's existing retail a facelift while also making improvements to the pedestrian realm and major entryways into the development
- Select limited sites should be considered for infill commercial development
- Improve existing open space as a temporary use to accommodate farmer's markets, festivals, and holiday and community events
- Provide safe pedestrian and vehicular circulation improvements

wynnewood village reconstruction



The Community at Work [below]
Discussions begin at one of the tables tasked with visioning Phase II

Locating Phase III [below]
Discussions and work continues at one of the workshop tables

- An on-street, centralized and shared parking structure scenario based on detailed parking analysis allows for the re-imagination of a new compact shopping village with excess land given over to new residential development that transitions in scale and type naturally buffering the existing surrounding neighborhoods
- A symbolic re-interpretation of a former creek that ran through the site becomes the centerpiece of the re-imagined and walkable shopping village
- Design improved existing and new open space, park and interconnected streets to provide for a healthy, safe, walkable and livable community

design guidelines
streets + public realm

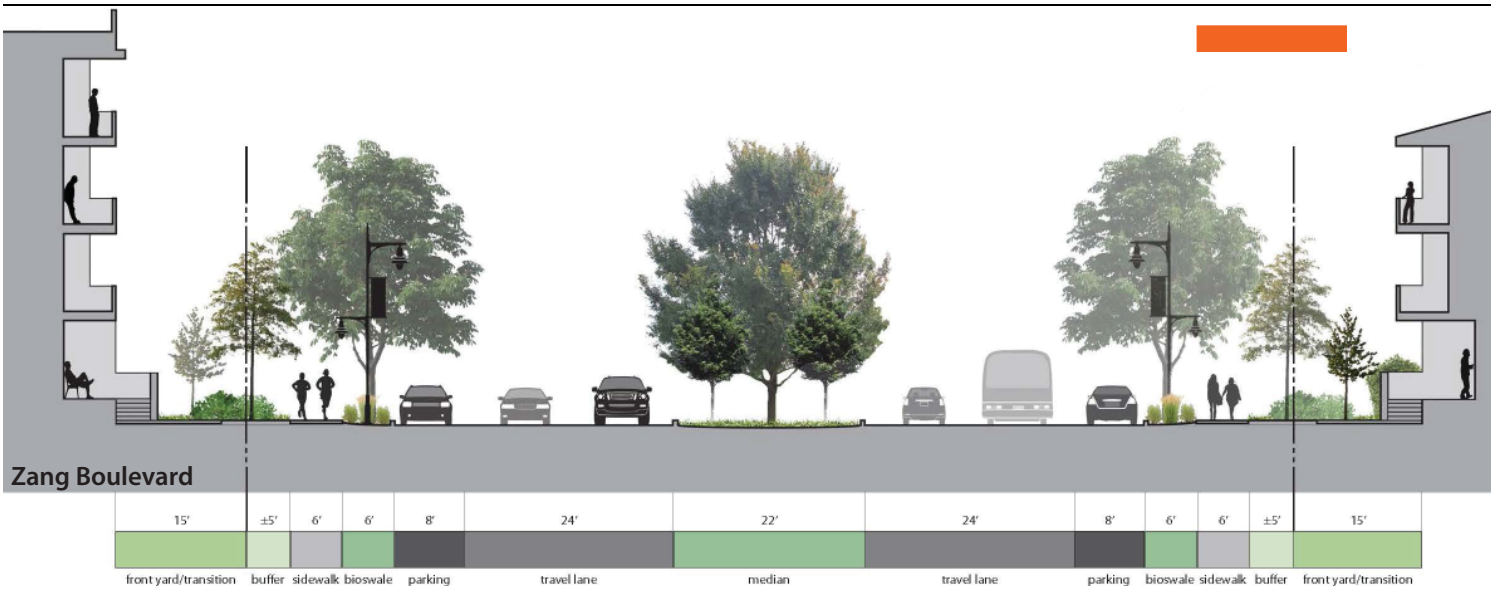
Key map [below] the three typical street sections shown on the opposite page are referenced by color to the key map below

Much of the street design guidance in Dallas over the last fifty to sixty (50-60) years has been facilitating and expediting vehicle travel along arterials with transitions to low use conventional suburban loops and cul-de-sacs. This focus has resulted in the unsuitable land development patterns, fewer transportation choices, increased noise pollution, and decline in social, civic, and economic activity we see on streets today. Mobility functions of streets must instead be balanced with the role of the street in creating economically vibrant and livable neighborhoods contributing to a physically beautiful environment and a sustainable ecology.

Streets must serve many functions and their pattern must balance efficiency and quality with function and aesthetics to make connectivity, walkability, and livability of foremost importance. Wynnewood streets will accommodate all modes of travel including pedestrians, cyclists, public transportation, movement of service and goods, and private vehicles in that order.

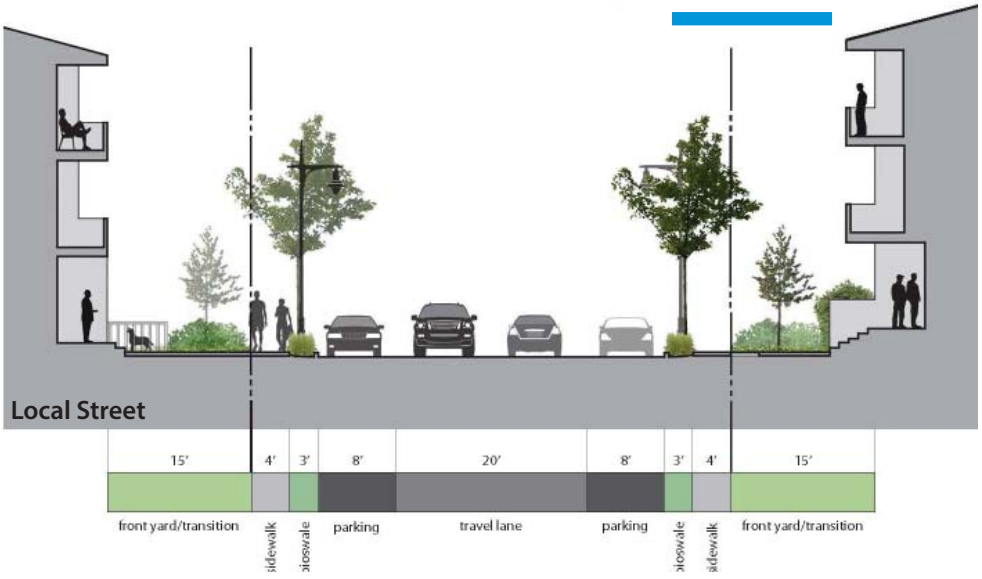
Key street and public realm standards allowing a high level of pedestrian and vehicular connectivity and design features necessary to create the inviting public realm characteristics listed above include:

1. Additional choices for connecting to Zang and across Zang in the form of tree lined streets and linear parkways with comfortable, safe sidewalks and amenities
2. Continuity of sidewalks throughout
3. Wide sidewalks and a network of green spaces and tree-canopied streets
4. On-street parking that shields pedestrians from traffic movement and aids in slowing down traffic
5. Narrow street crossings, crosswalk markings and curb extensions
6. Coordinate with the Dallas Bike and Trail plan to ensure nearby amenities and neighborhoods are safely connected to Wynnewood



Proposed Street Sections [above & right]
Various typologies for the neighborhood

Street & Public Real Design Objectives [Images 1-4] help to illustrate the type of street and public realm qualities that balance efficiency and quality with function and aesthetics



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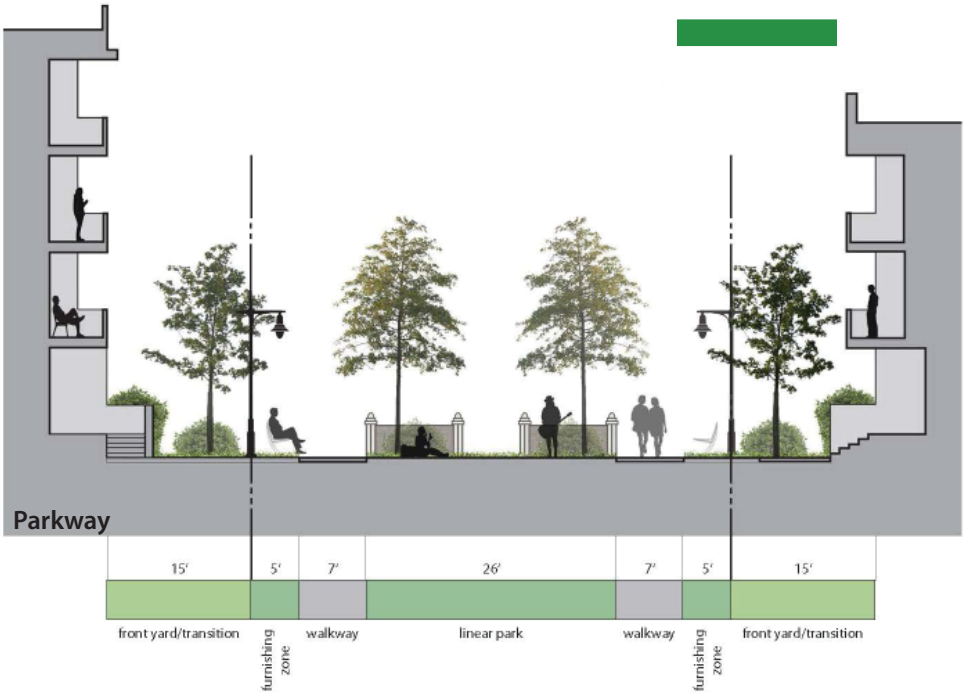


design guidelines
parks + open space

Key map [below] location of parks and open space, described on this page, are referenced by color to the key map below

Publicly accessible parks and open space organize and reinforce community structure and can help to create a strong identity for Wynnewood. They can provide a wide variety of passive and active recreational experiences ranging in size and type. Together they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places for the community and visitors. The type and character of park and open space should be influenced by its surrounding uses (e.g. retail, office, high, medium, or low density residential) and type of prospective user groups (e.g. workers, shoppers, children, visitors, residents).

Parks and open space play a critical role in successfully integrating commercial and residential uses and are necessary to achieve livability, especially in a high-density mixed-use community. A minimum of 10% of the land available for market rate development must be reserved for usable park and open space and should be secured before development planning begins.

In addition to the parks and open spaces described below, streetscape and private open space play a significant role in the visual, experiential, and degree of comfort one feels in an area.

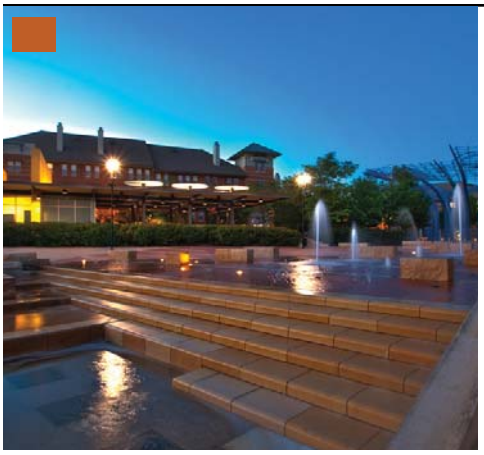
During a community workshop, the studio introduced the following open space concepts to guide discussions and work around the redevelopment of the Parks at Wynnewood.

Pocket Park
- Less than 1 acre in size
- Service area is 1/4 mile
- Created out of small and/or forgotten spaces
- Passive or active park space
- Provides greenery and a place to sit outdoors
- May incorporate playground equipment, public art, historical markers, monuments, seating, shelters, water features, etc.

Plaza/Square
- Supports civic and commercial activity
- Bordered by buildings
- Active to quiet with extensive use of paving material, formal tree plantings and ground cover
- Ample seating choices
- Water features
- Public Art

Linear Park
- Built connection or natural corridor linking parks, open spaces, and/or civic and service destinations together via bicycle and/or pedestrian facilities
- perimeter roads along one or both sides are encouraged to provide safety
- Otherwise unbuildable land may become an amenity

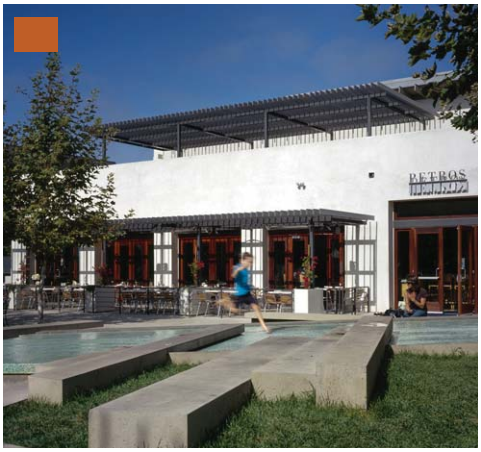
Neighborhood Park
- 1 - 15 acres in size
- Service area 1/4 to 1/2 miles
- Passive and/or active recreation
- Portions should be devoted to accessible and grassy areas
- Park is enhanced when adjoining fronts open up to the park



The following are parks and open space design objectives for each of the development recommendations listed in the previous pages.

Phase II

- Connecting the Parks at Wynnewood Phase II along an enhanced creek and trail network system
- Provide a direct visual and physical connection to share the open space improvements completed as part of the Phase I affordable senior housing development



Phase III

- A new linear park that connects Zang to Pratt and beyond to Wynnewood Village

Market Rate Development

- Connecting the Parks at Wynnewood Phase II along an enhanced creek and trail network system
- Pocket parks that serve as pedestrian connections to and within the Parks at Wynnewood
- Open space enhancements that preserve trees at key locations where development is most difficult due to topography and adjacency to creek
- Shared front yards for cluster housing groupings

Open Space & Parks [this page] character images representing the types of parks and open space that will be necessary in making the redeveloped Parks at Wynnewood a livable, walkable community

design guidelines
architecture

Key map [below] various building types shown on the key map below were proposed for the Parks at Wynnewood site. A short description and representative image of each is shown on these two pages

Issues of potential conflict between areas of new and dense development with existing lower density single family development must be addressed. Their character should be considered in the design and planning of adjacent and denser development.

Use, height, setback, scale, massing and detailing of new buildings can determine how existing neighborhoods and new development seamlessly blend together. Minimizing vehicular access and parking impacts should be addressed with placement and treatment of parking and service area facilities.

Where building and sidewalk meet is important in any urban environment. It's the moment where interaction between people on the sidewalk and buildings is most intense and a threshold where commerce and activity will cross. Street level restaurants, shops, stores, businesses and residences are all accessed at that line, and the more continuous it is, the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided.

During a community workshop, the studio introduced the following building types to help guide discussions and work around new housing with the redevelopment of the Parks at Wynnewood.

Residential Small Lot
- density: 8-16 DU/acre
- 1 to 2 stories
- may allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- surface &/or garage parked
- communal open space & small private outdoor space

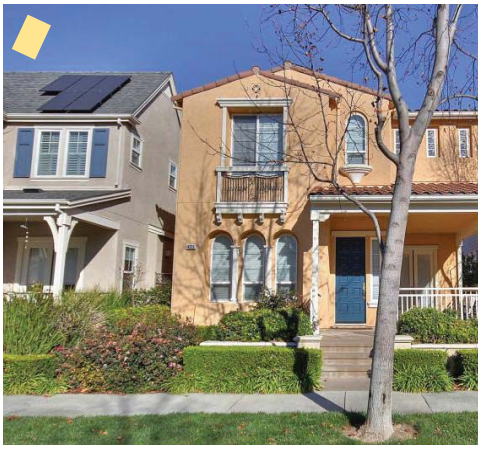
Attached House
- density: 12-32 DU/acre
- 2 to 3 stories
- may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- townhomes groupings of 6 or more as a minimum
- surface &/or garage parked

Low-Rise Multi-Family
- density: 32-40 DU/acre
- 2 to 4 stories
- apartment & lofts
- ground floor units have direct access to street or common space
- surface &/or garage parked

Mixed-Use
- density: 32-50 DU/acre
- 2 to 5 stories
- apartment, lofts, & live work
- ground floor units have direct access to street or common spa
- ground floor units designed with flexibility in use
- surface, tuck-under, &/or garage parked

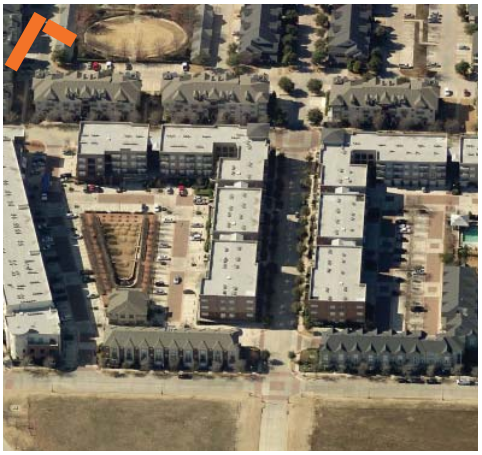
The architectural design objectives and principles are intended to provide guidance for the physical makeup and shape of the construction inside property lines which affect the public realm and livability in Wynnewood.

The following are architectural design objectives for each of the development recommendations listed in the previous pages.



Phase II

- Small setbacks with windows and direct access from each ground level unit to the street. Stoops/porches provide public to private transition space
- Parking hidden internal to building

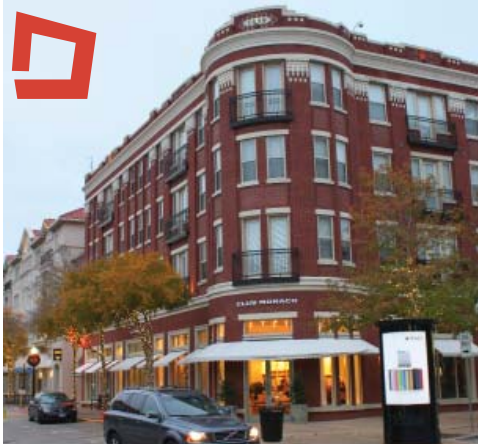


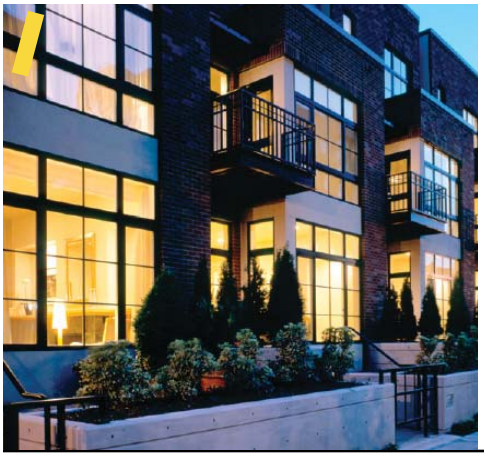
Phase II

- Small setbacks with windows and direct access from each ground level unit to the street. Stoops/porches provide public to private transition space
- Parking hidden internal to building
- Lower density attached housing along Pratt to help buffer the existing single-family neighborhood

Market Rate Development

- Small-lot cluster residential
- Single-Family homes on small lots with small yards
- Low-rise multi-family with ground floor entries to individual units
- Parking hidden internal to the site to enhance character and walkability of street
- Retail with residential or office above
- Attached homes to help transition with scale of existing neighborhood





Design Objectives
Small setbacks and hidden parking are some of the primary design objectives.

Building Type Examples
Redevelopment of Wynnewood with a variety of residential products can help seamlessly transition higher densities with the surrounding neighborhoods and accommodate a diverse population while making positive contributions to the public realm

design guidelines
wynnewood village

At every community meeting, workshop, or charrette the **design**studio has heard stakeholders' concerns about the future of Wynnewood Village. The overwhelming consensus is that it is moving in the wrong direction, getting away from providing what the community truly needs in services, shopping, entertainment, and aesthetics. Two redevelopment scenarios are proposed based on these discussions and are presented on pages 12-13. Design of these changes will have an incredible impact on how successful a transformation of Wynnewood Village can be.

The following are Wynnewood Village design guidelines for each of the two development recommendations.

"Light" Redevelopment Option

- Provide a "facelift" to all of the existing retail buildings including storefronts, signage and pedestrian realm
- Complete safe, comfortable "key" pedestrian connections to better link separate parts of the shopping village to one another and to surrounding neighborhoods
- Provide new and attractive gateway features into Wynnewood Village from key point along Illinois and Zang
- Pursue strategic commercial infill opportunities to help create a more connected shopping experience and fill-in some of the unused land
- Identify one or two areas to improve with flexible and programmable open space to accommodate a variety of events such as: farmer's markets, neighborhood events, holiday events, festivals, movie nights, and as an extension of the services provided by the shopping village

Character images [this page] residential infill could take the form and densities of these examples of townhome and multi-family product that bring a mix of new residents to the area and act as a sensitive buffer to the adjacent existing single family neighborhoods

Mixed-use and retail [opposite] a variety of mixed-use and retail examples illustrating how outdoor space can be used to accommodate parks/open space, cafe seating, and shaded sidewalks that are inviting and active day and night and that are not visually dominated by the automobile

Reconstruction Option

- Reconstruct a well-connected and walkable grouping of mixed-use commercial buildings in the front half of the property centered around a main pedestrian spine taking its inspiration from the creek which once traversed the site
- An iconic stream-like waterway that provides a pedestrian-oriented green space
- Other elements of the landscape design support the overall concept of urban living, with a neighborhood park, pocket parks, roof gardens, and landscape connections throughout the project
- New centralized shared parking structures to allow for a more dense development of the entire property and minimize visual impact
- Back-half of property developed with a mix of housing types that drop in height to meet and buffer the existing single family neighborhood to the north
- Residential uses located on the ground level shall have individual entries with low, usable raised porches, patios or front gardens and windows that engage and provide "eyes on the street"
- An interconnected, logical network of streets with on street parking, street tree planting zones to provide shade, well lit and comfortable sidewalks, and short, safe pedestrian crosswalks at all intersections

appendix
charrette notes

The following information in the appendix is intended to document the ideas and work generated by all of the participants at several Wynnewood community meetings and workshops. The citydesign studio has made recommendations for phase II, III and for phase IV, the market rate development.

cha·rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

The Parks at Wynnewood is an apartment home community which first opened over 60 years ago. In 1995, it was restored, and became restricted to only low-income tenants for 404 of its 408 units. Its owners now plan to redevelop the 48 acres. In accordance with existing requirements, a minimum of 404 units will be developed in phases to include a combination of both affordable housing units and multi-family housing for low-income seniors. The surplus land for development will be presented for consideration for market rate housing, retail and/or office.

Engagement efforts were kicked-off with residents of the Parks at Wynnewood and neighboring communities with a charrette on July 21, 2012 to discover stakeholder views on opportunities, challenges, and "must happen" priorities for this area. Follow up meetings with residents and surrounding neighborhoods were convened to continue the conversation and to begin revealing and documenting a collective vision for the area.

On November 3, 2012 the Dallas citydesign studio engagement efforts continued with residents of the Parks at Wynnewood and neighboring communities. The day's objectives were two-fold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site's future. To help direct the conversation, development and open space "playing cards" were introduced. Each card, with representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally taped to a specific location on the remaining 48 acres. The results are documented and have been essential in helping to directly plan and determine how the Parks at Wynnewood is redeveloped.

"If you hate something you can never do something for it. You have to love it, genuinely love it." **Jane Jacobs**

Table at Work [below right]
Table discusses its community's future during a break-out work session at the Parks at Wynnewood

appendix
scale comparison

Time and time again we have heard from the community about what they would like to see change with Wynnewood Village because it is not meeting their needs.

When first developed in the early 1950's, Wynnewood Village earned a reputation as a "self-contained" village that catered to the everyday shopping, service and entertainment needs of the surrounding community. Finally, It was no longer necessary for Oak Cliff shoppers to make their major purchases at the big stores downtown and at the Highland Park Village. Everything from doctor's offices, shoe repairs, grocery stores, hardware, hotel, and a theater could be found at Wynnewood Village. Over the years it expanded outward, growing from an original 29 acres to 69 acres today, ignoring opportunities to fill-in and better exploit existing adjacencies. Instead large surface parking lots poorly connected to the buildings it served further separated groupings of buildings. Stores and service providers have come and gone, in most cases replaced by less desired tenants which again have forced the community to once again travel far to meet their everyday shopping needs.

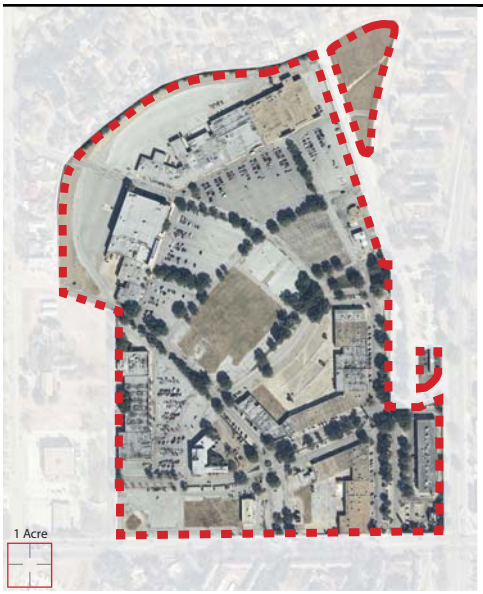
The scale comparison precedent study helps us analyze a range of notable and well known shopping centers, most in the metroplex. They've been analyzed in a variety of ways to help us understand their scale, what makes them functionally and aesthetically successful, and why they are so memorable.

A brief preview of the full document follows. The full document can be found on the design studio's website below.

Please see http://www.dallascityhall.com/citydesign_studio/ for further information.

3 Scale Comparison Plans [left to right]
Wynnewood Village, West Village, and Legacy Town Center

Wynnewood Village [right, below]
Aerial view of the village when it was an important community and regional draw in the area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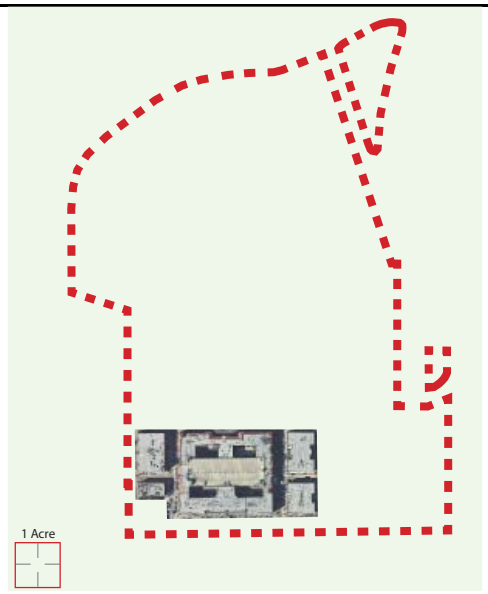
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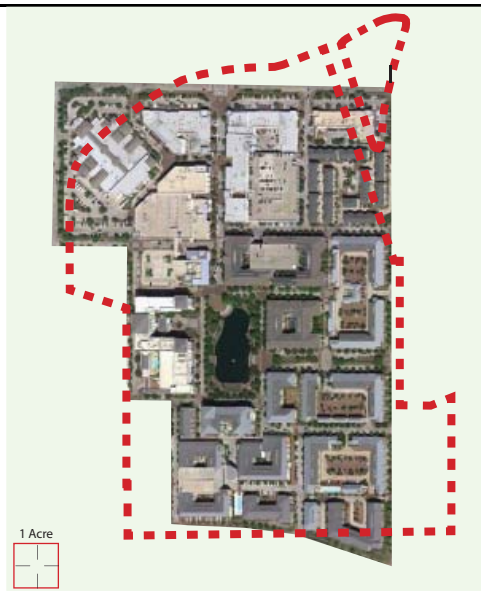
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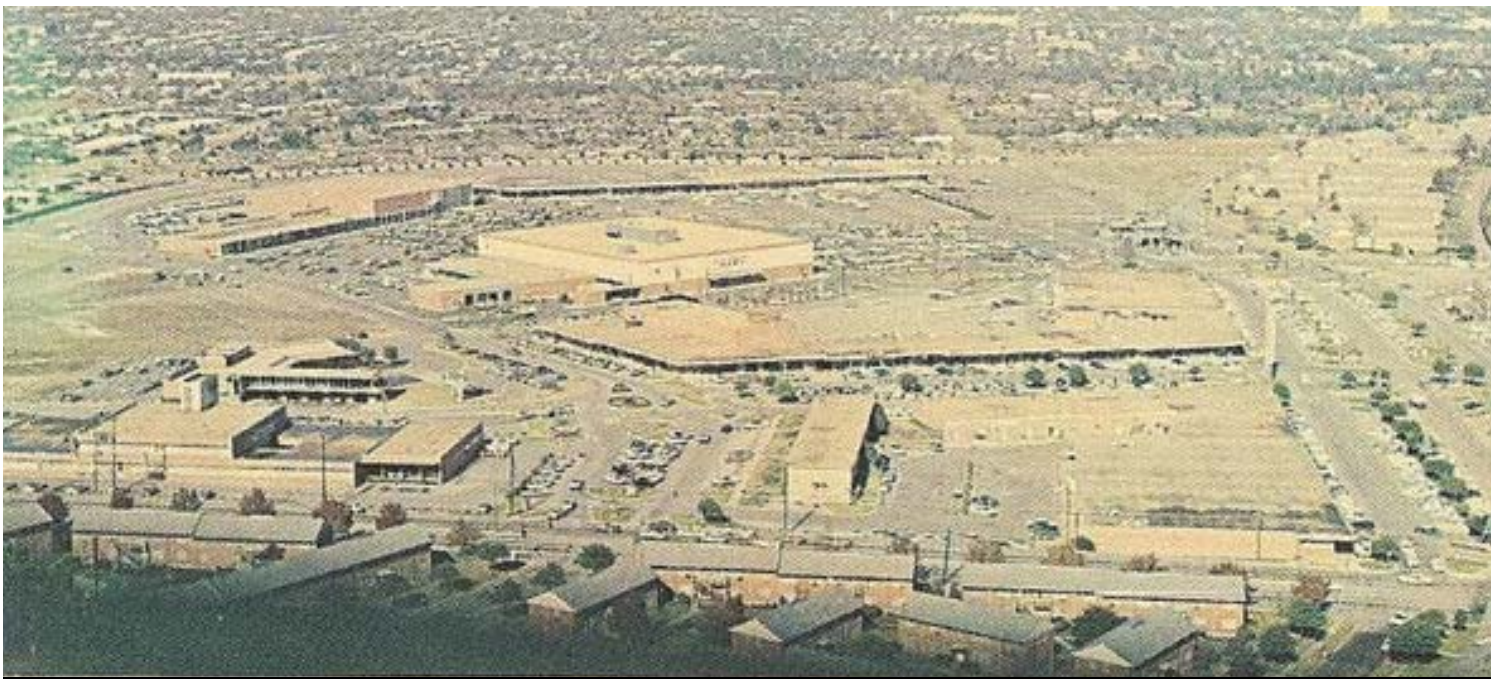
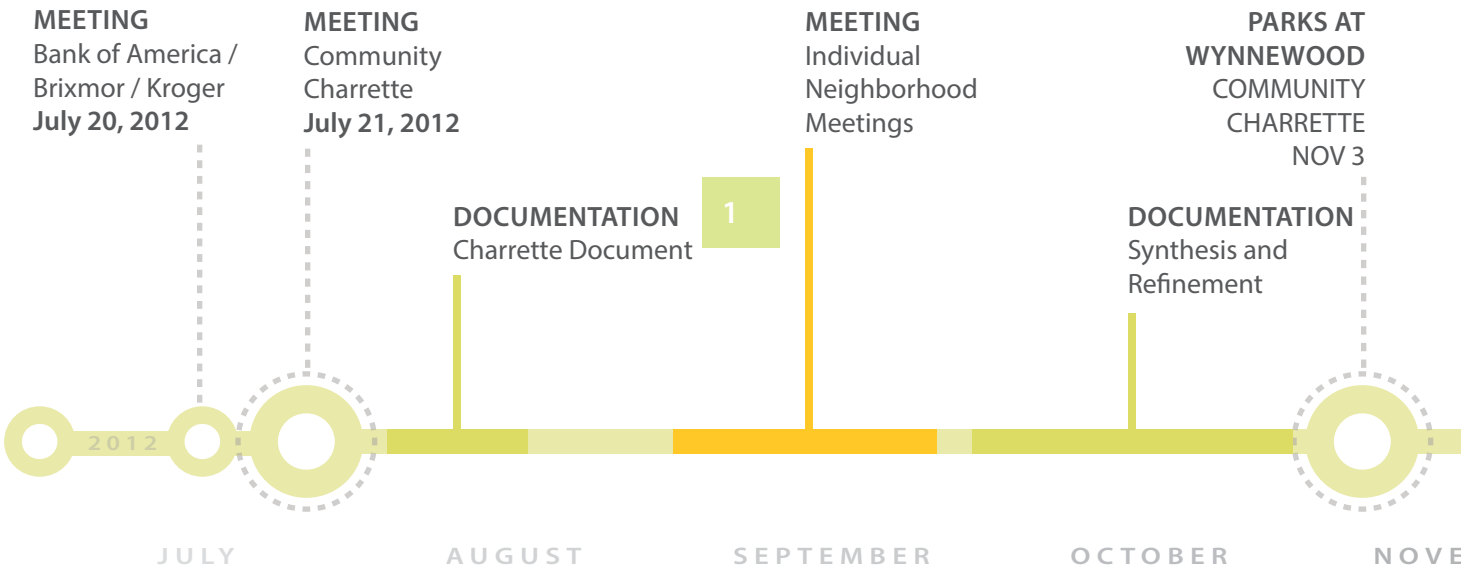
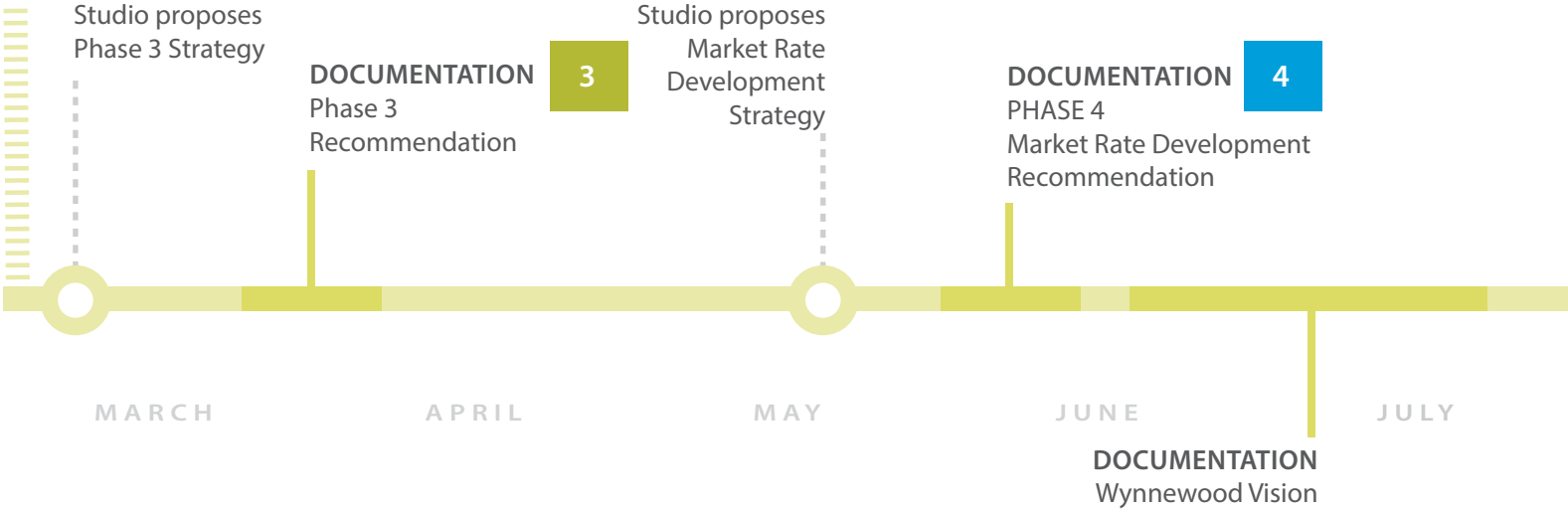
CLUB MONACO



appendix timeline

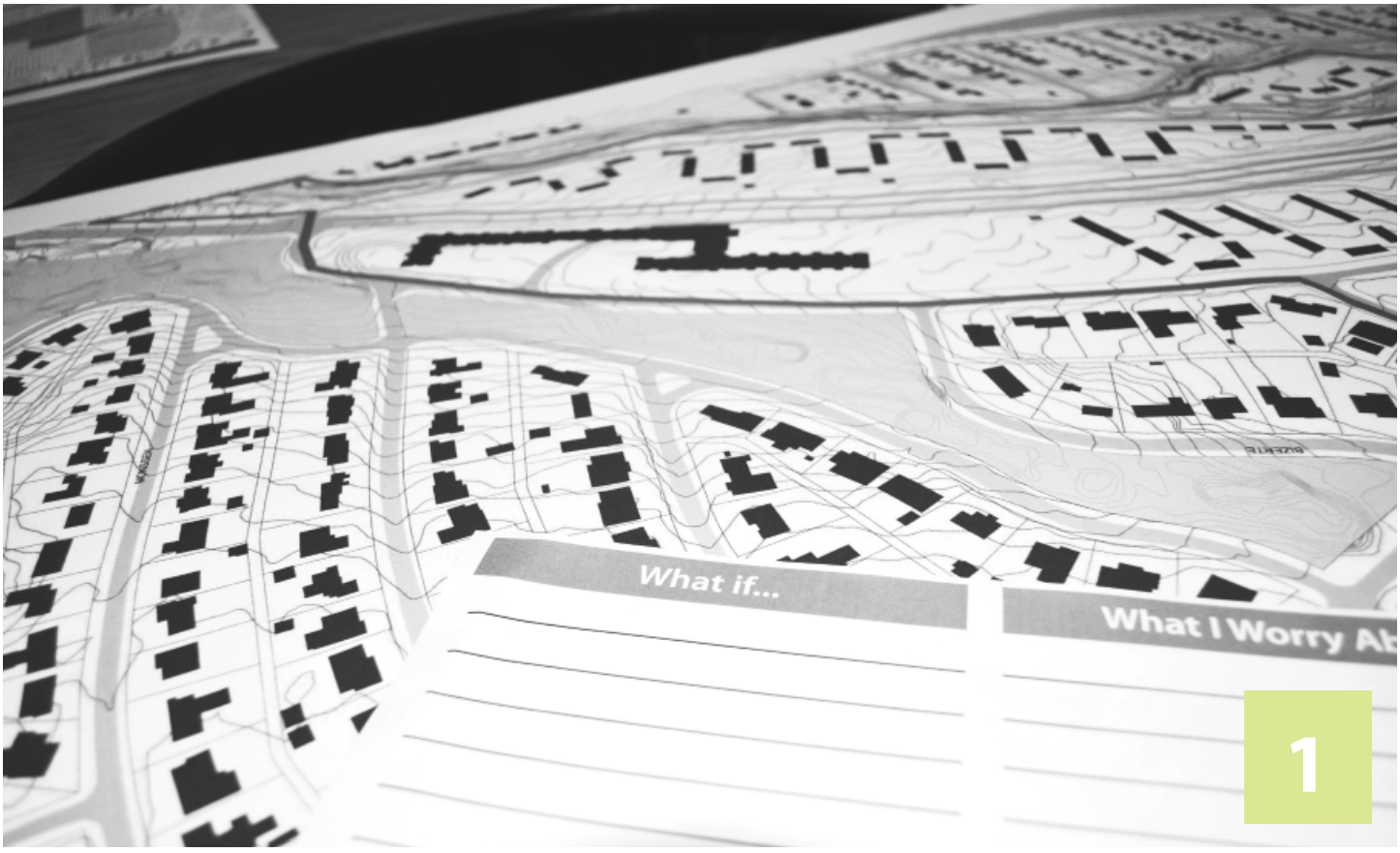
Below is a general project timeline and schedule for the city**design** studio's planning efforts in the Wynnewood community. The dallas city**design** studio's goals were to be centered around collecting information about needs and possibilities for the future from the surrounding communities, and using those findings to ultimately create a set of principles to guide the future development in this area and a design concept for the site illustrating how these principles could be applied.





Studio proposes
Phase 2 Strategy
DOCUMENTATION
Phase 2
Recommendation
2
MEETING
Individual
Neighborhood
Meetings
Housing Committee
Briefing
2013
MBER
DECEMBER
JANUARY
FEBRUARY
MARCH
Bank of America
Announces Phase 2
Proposal
APRIL 2013 - FEBRUARY 2014
2014
bcworkshop presents
wynnewood
neighborhood stories
MEETING
Community Open House,
Presentation of DRAFT
Wynnewood Guide
BRIEFING
Urban Design
Committee
ACTION
Urban Design
Committee
POLITICAL PROCESS BEGINS
City Plan Commission Briefing
AUGUST
SEPTEMBER
OCTOBER
NOVEMBER
DECEMBER

wynnewood
community charrette notes
july 21, 2012



community charrette notes

wynnewood

cha·rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

*The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on July 21, 2012. The city**design** studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.*

project context map

126 **acres**
[project study area]

1,132 **total population**

8.98 **persons per acre**

440,879 **wynnewood village gross leasing area**

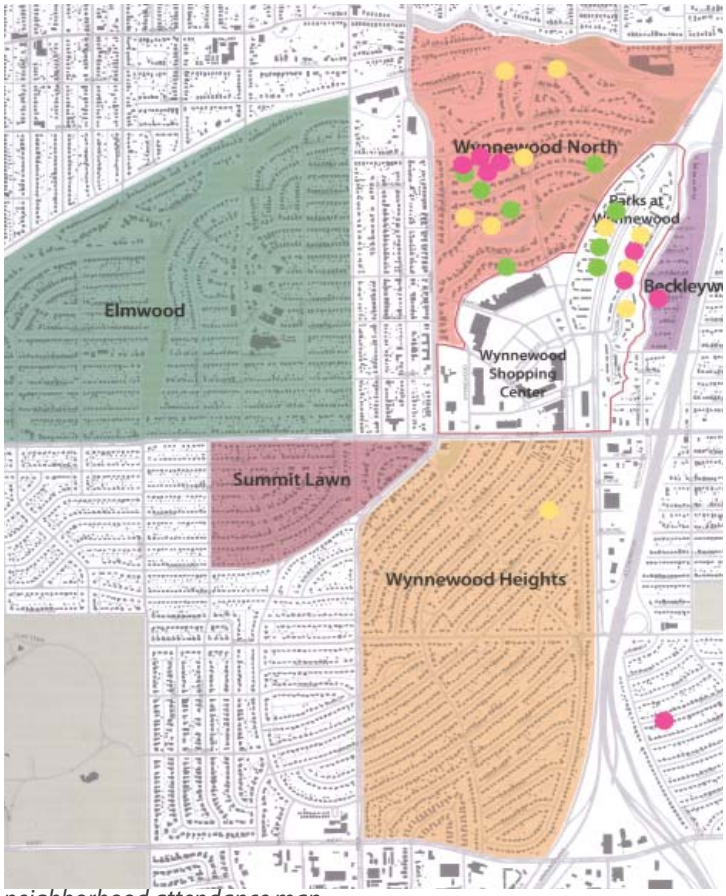
20,662 **population 1 mile**

153,389 **population 3 miles**

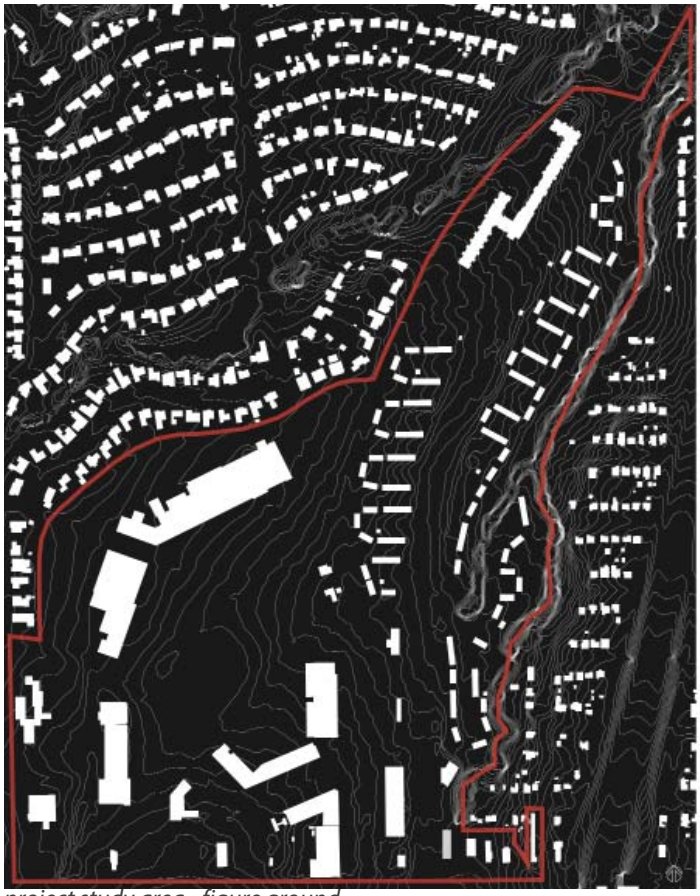
291,283 **population 5 miles**

408 **housing units**

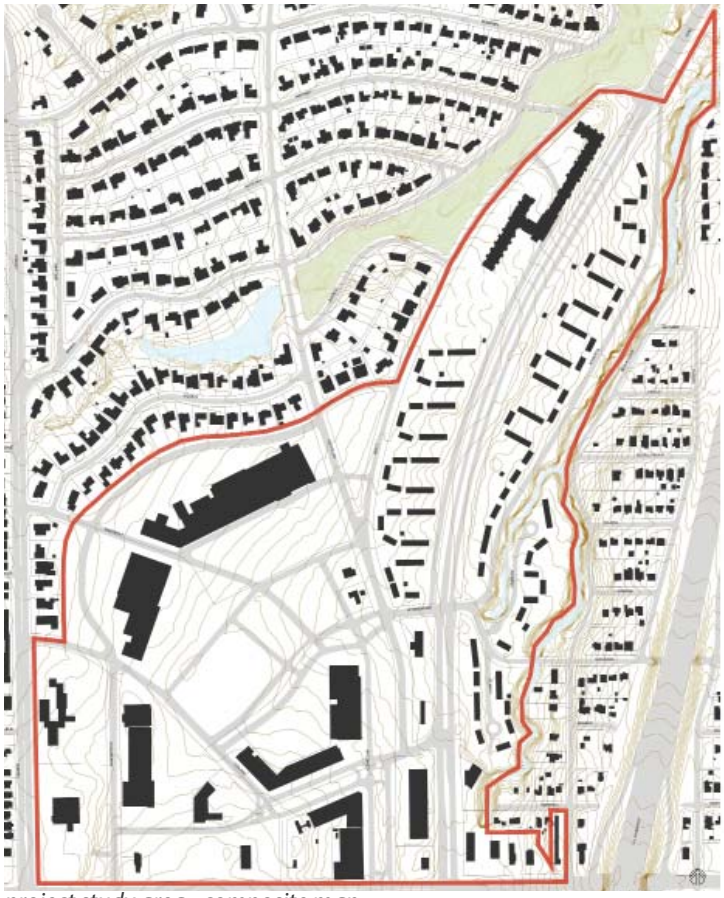
3.24 **units per acre**



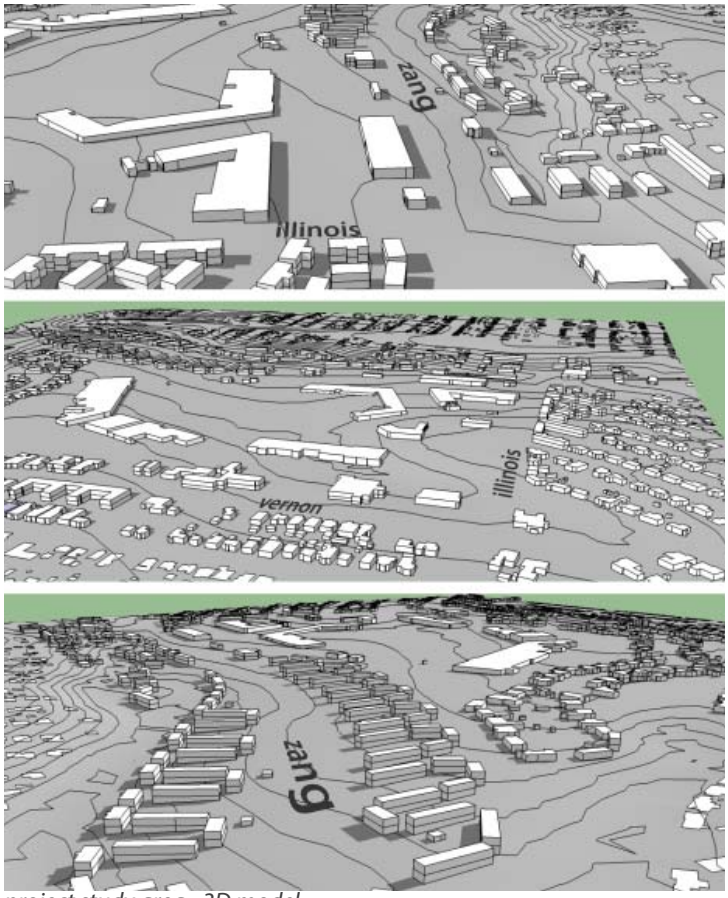
neighborhood attendance map



project study area - figure ground



project study area - composite map



project study area - 3D model

On the morning of July 21, 2102 the Dallas city**design** studio kicked-off engagement efforts with residents of the Parks at Wynnewood and neighboring communities to reveal their views on opportunities, challenges, and "must happen" priorities for this area. With emphasis on the importance of participation in helping shape their community's future and the impending changes to the Parks at Wynnewood, this work session was designed to generate as many unfiltered ideas and observations as possible. Inclusive and focused discussions among five (5) tables, with participants from each of the represented communities, concluded with a short "report-out" of each table's work. The day's work was collected and has been documented in this booklet for the review and comment of community stakeholders, before moving on to the next phase in developing a collective vision for Wynnewood.

tables discuss their community's future

the world.
EXIT

Table 01
community drawing

WHAT IF...

- We had senior focused and clinic-style medical facility and fitness center
- There was walkable access to amenities - openings in perimeter fences
- We could count on a better postal delivery system
- We had upscale retail, new facades/facelift, more variety of stores and shopping experience
- There was better landscaping, vehicular circulation, and a publicity campaign for Wynnewood
- Wynnewood had a central public space available for holiday events, programed space, water features throughout
- This area had a police substation
- There was a process to continue development in area
- We could see townhomes and commercial rate housing near the creek

I WORRY...

- About pedestrian access and better lighting
- That landscaping is not cared for
- About mail theft and crime
- About development isolation

WHAT MUST HAPPEN...

- Better living facilities, upkeep, and improved laundry facilities
- Funding and mixed zoning to allow and promote mixed use and retail
- Better lighting and a police substation (enhanced perception of security)
- Improved circulation
- Improved parking

scan of table map created during work session

Table 02
community drawing

WHAT IF...

- We had better retail and restaurant offerings, income didn't drive retail, and had local and regional destination draw?
- There was consistency in apartment management?
- There were parks?
- We could start from scratch and have a mix of uses?
- This was "the Uptown" of Oak Cliff?
- There was an internal bus/shuttle?
- There we could improve frontage/visibility from Illinois?
- The area offered events and invited food trucks?
- One way street were removed?

I WORRY...

- For the perception of the neighborhood, flooding, and trash in creek
- About pushing out people based on income
- About the enforcement of residential guidelines
- Keeping the historic integrity of Wynnewood Shopping Center

WHAT MUST HAPPEN...

- Management must be involved and there must be leasing requirements
- A PR campaign to market area
- A small police office to provide more police presence
- Resident council to hear concerns and help enforce rules
- After school programs

scan of table map created during work session

Table 03
community drawing

WHAT IF...

- There was 24/7 security and better lighting?
- Maintenance issues were responded to quickly and we had comfortable fixtures for a variety of physical conditions?
- Kroger offered healthy food options and the center accommodated farmer's market events?
- There was a better variety of stores that cater to all cultures?
- We had a theater, small emergency care facilities, and a park in the shopping center?
- There was better public transportation options?
- Close-in neighborhoods spent their money here instead of somewhere else?
- There were different market-rate housing options offered on the site of the Parks at Wynnewood?

I WORRY...

- About how hard it is to access to the local pharmacy
- About crime and delinquency in the rear of Kroger
- About the lack of a simple circulation system
- Having too much parking and not enough green space and desirable tenants in the shopping center

WHAT MUST HAPPEN...

- The shopping center must change
- Area must offer things to do for all ages
- There must be attractions/shops/services to draw customers to spend money here
- Area must be safe

scan of table map created during work session

Table 04
community drawing

WHAT IF...

- We had a shopping center with quality restaurants, entertainment, services, and grocery stores?
- Unused space was better used?
- There was more diversity in the surrounding population and a variety of residential offerings?
- Wynnewood was more than a neighborhood center, but a destination center?
- There were better community centers, after school programs, day care, and recreation/sport facilities for kids in residences that are supervised and safe environments?
- There was maintenance and use landscape to separate vehicles from pedestrians?
- There was better and safe connectivity between different uses, safe crosswalks, bridge/underpass between neighborhoods?

I WORRY...

- About crime and security within housing development and the lack of maintenance of the creeks
- About access to public transportation and DART stations
- About loosing the character and matching the success of Wynnewood in its heyday
- About trash and cut-through traffic into neighborhood
- About the back of house view of Wynnewood shopping center from Wynnewood North

WHAT MUST HAPPEN...

- Must have constant presence of shopping center and housing development owners
- Removal of graffiti, safe streets, a safety patrol, and curfew for children
- Programs for seniors and residents
- Better and complete sidewalks throughout community and connecting key commercial and transportation nodes
- Create a destination center

s vernon ave.
s zang blvd.
w illinois ave.
I-35
Public Space
Anchor Point
Senior Center
Police Sub
Gateway Access
Gateway
Gateway
Gateway

Table 05
community drawing

WHAT IF...

- The new streetcar system was extended into this area?
- The area was revitalized and destination shopping was created,?
- We could have a theater, a community center, small office incubators, or a community school or college?
- Retailers like Ikea, Target, etc were willing to take a chance and come here?

I WORRY...

- That this area will have similar parking issues as Lower Greenville
- About losing the area's identity
- About displacement of current residents
- About affordability for the working class families
- Having a mix of housing types
- About incremental change
- About the flood control issues of the creek and trash blowing into Wynnewood North

WHAT MUST HAPPEN...

- North end of shopping center must clean up its back-of house
- Light and noise pollution must be mitigated
- Community must be active in their neighborhood
- Bring-in an important community asset that brings a sense of ownership, such as higher education campus
- A connection to Bishop Arts by providing off-site valet parking or attracting the same type of entrepreneurial businesses
- Create visibility from the highway and surrounding streets
- Bring in higher-end retailers to the area

s vernon ave.
s zang blvd.
w illinois ave.
I-35
Thru Traffic
Thru Traffic
No Street Traffic
Too much Thru Traffic
Stormwater
Landscaped area
Landscaped area
Bike Path
Bike Path
Bike Path

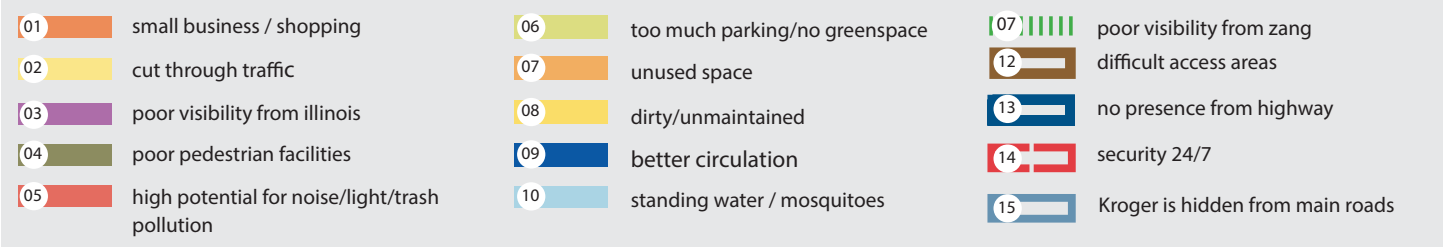
synthesis
area challenges

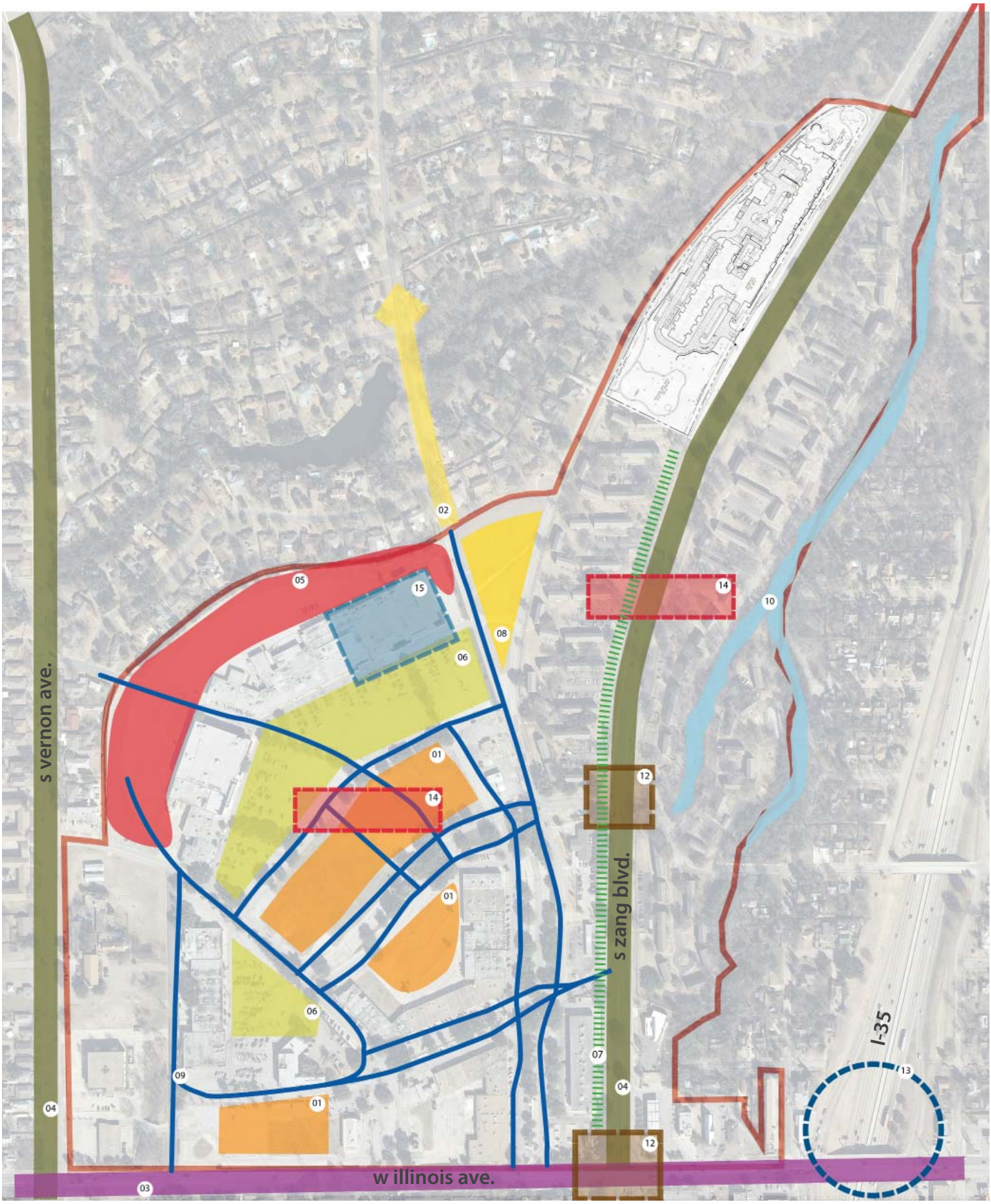
GENERAL CHALLENGES

- Stores cater mostly to one social and income demographic;
- There is too much surface parking;
- Pedestrian accommodations are inconsistent and some are in disrepair.

PARKS AT WYNNEWOOD CHALLENGES

- Poor maintenance of buildings.




s vernon ave.
s zang blvd.
w illinois ave.
I-35
01
02
03
04
05
06
07
08
09
10
12
13
14
15

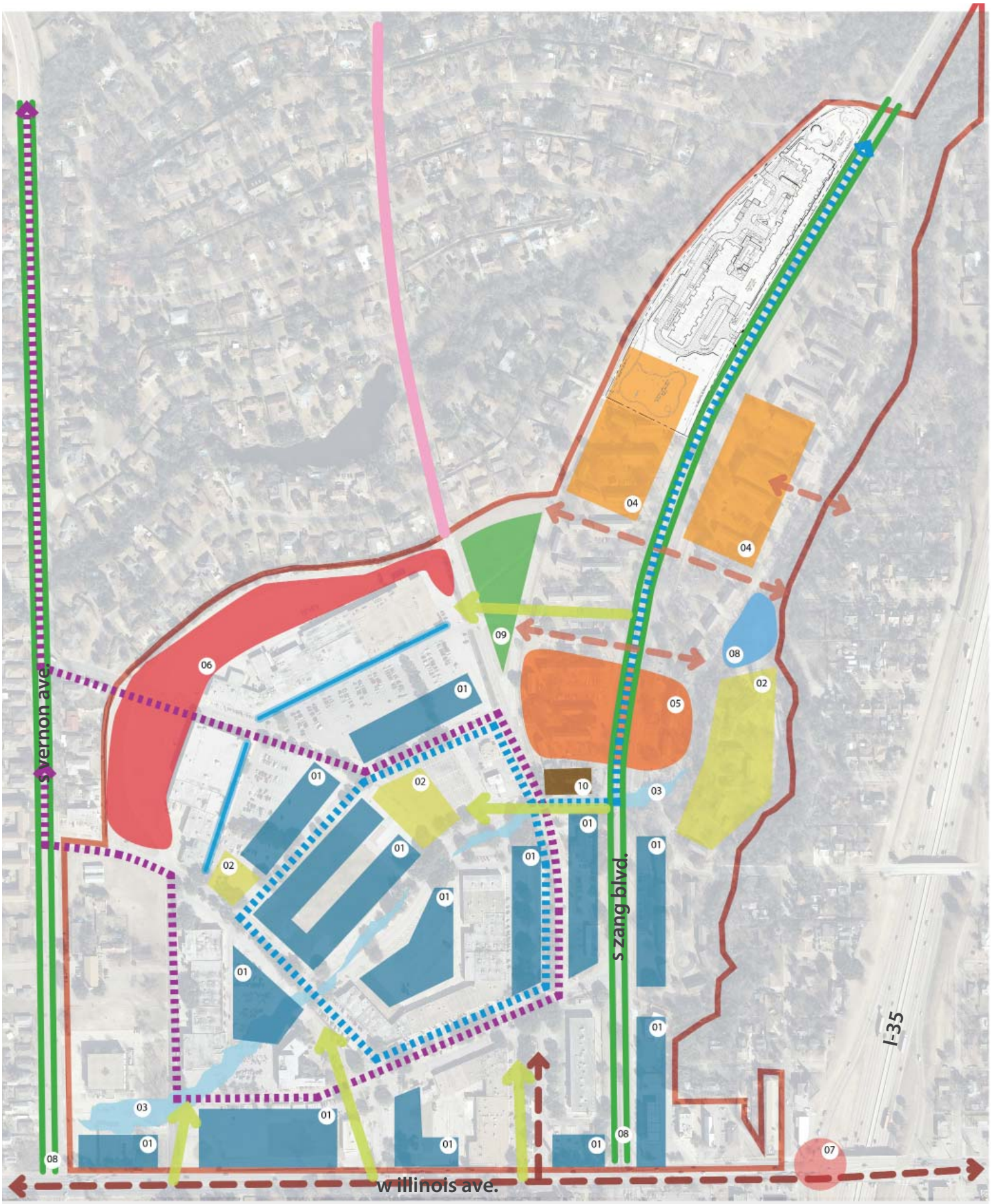
synthesis
area opportunities

GENERAL OPPORTUNITIES

- Create a TIF district to help provide funding for infrastructure improvements;
- Attract a better variety of stores and attractions to draw customers of all ages and have them spend their money here;
- Remove excess parking or offer valet parking for Bishop Arts;
- Provide more public transportation options;
- Provide better and more consistent lighting.

PARKS AT WYNNEWOOD OPPORTUNITIES

- Provide washer and dryer hook-up in each unit;
- Provide private decks, patios, porches for all or some units;
- Better and more timely maintenance;
- A fitness center for the development;
- Comfortable and usable fixtures/amenities for all resident's physical conditions.


s vernon ave.
s zang blvd.
I-35
w illinois ave.
01
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wynnewood

community charrette notes
november 3, 2012

community charrette notes

wynnewood

cha·rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

*The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The city**design** studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.*

ready to work

arriving, beginning, drawing, sharing

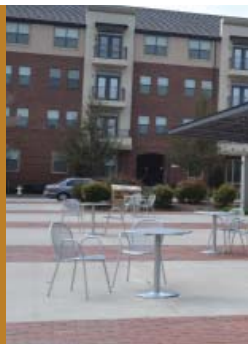
tables discuss their community's future

TABLE

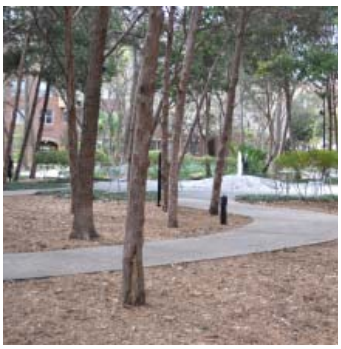
tables discuss their community's future

To help guide charrette participants begin to move forward with specific redevelopment and phasing solutions for the Parks at Wynnewood, a helpful tool of "playing cards" were introduced. Each set included four open space and building typologies, which gave participants an accurate idea of what each could bring to the project's density, height, use, land coverage, and design. It was the participant's task to discuss their attributes and their impact on the project site. The "playing cards" used that day are included below and on the next page for reference.

P/S



PP



LP

NP

parks and open space "playing cards"

P/S

plaza/square

- supports civic & commercial activity
- bordered by buildings
- active to quiet with extensive use of pavement, formal tree plantings & ground cover
- ample seating choices
- water features
- public art

PP

pocket park

- less than 1 acre in size
- service area is 1/4 mile
- created out of small and/or forgotten spaces
- passive or active park space
- provide greenery & a place to sit outdoors
- playgrounds, public art, historical markers, or monuments can be included

LP

linear park

- built connection or natural corridor linking parks, open spaces, or civic destinations together via bicycle &/or pedestrian facilities
- perimeter roads along one or both sides are encouraged to provide safety
- otherwise unbuildable land may become an amenity

NP

neighborhood park

- 1-15 acres in size
- service area 1/4 to 1/2 miles
- passive &/or active recreational opportunities
- portions of site should be devoted to accessible and grassy areas
- park is enhanced when adjoining building fronts open up to the park

RSL

AH

MF

MU

building types "playing cards"

RSL

residential single lot

- density: 8-16 dwelling unit/acre
- 1 to 2 stories
- may allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- surface &/or garage parked
- communal open space & small private outdoor space as part of development

AH

attached housing

- density: 12-32 dwelling unit/acre
- 2 to 3 stories
- may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- townhomes groupings of 6 or more as a minimum
- surface &/or garage parked

MF

low rise multi-family

- density: 32-40 dwelling unit/acre
- 2 to 4 stories
- apartment & lofts
- ground floor units have direct access to street or common space
- surface &/or garage parked

MU

mixed-use

- density: 32-50 dwelling unit/acre
- 2 to 5 stories
- apartment, lofts, & live work
- ground floor units have direct access to street or common space
- ground floor units designed with flexibility in use
- surface, tuck-under, &/or garage parked

Table 01
community drawing

STRATEGY

- Buffer existing neighborhoods by increasing development density from north to south and propose a limited amount of residential single lot development
- Provide a system of linear parks and trails along one side of the creek and extending west to Wynnewood North and Wynnewood Village
- Introduce a series and variety of park spaces to link trails, new development, and Wynnewood Village
- Introduce a new street connection between both sides of the Parks at Wynnewood across Zang
- Discourage garden style apartment development
- Create multiple enhanced pedestrian crossing opportunities from neighborhoods into Wynnewood Village
- Reduce traffic speeds along Zang

PHASE II

- Located on approximately 5.50 acres on the east side of Zang
- Proposal for low-rise multi-family development of units

ACRES:	**5.50**
PRODUCT:	**LOW-RISE MULTI-FAMILY**
UNITS:	**176 - 200**
DENSITY:	**32 - 40 DU/ACRE**

table 1 discusses their community's future

photograph of table map created during work session

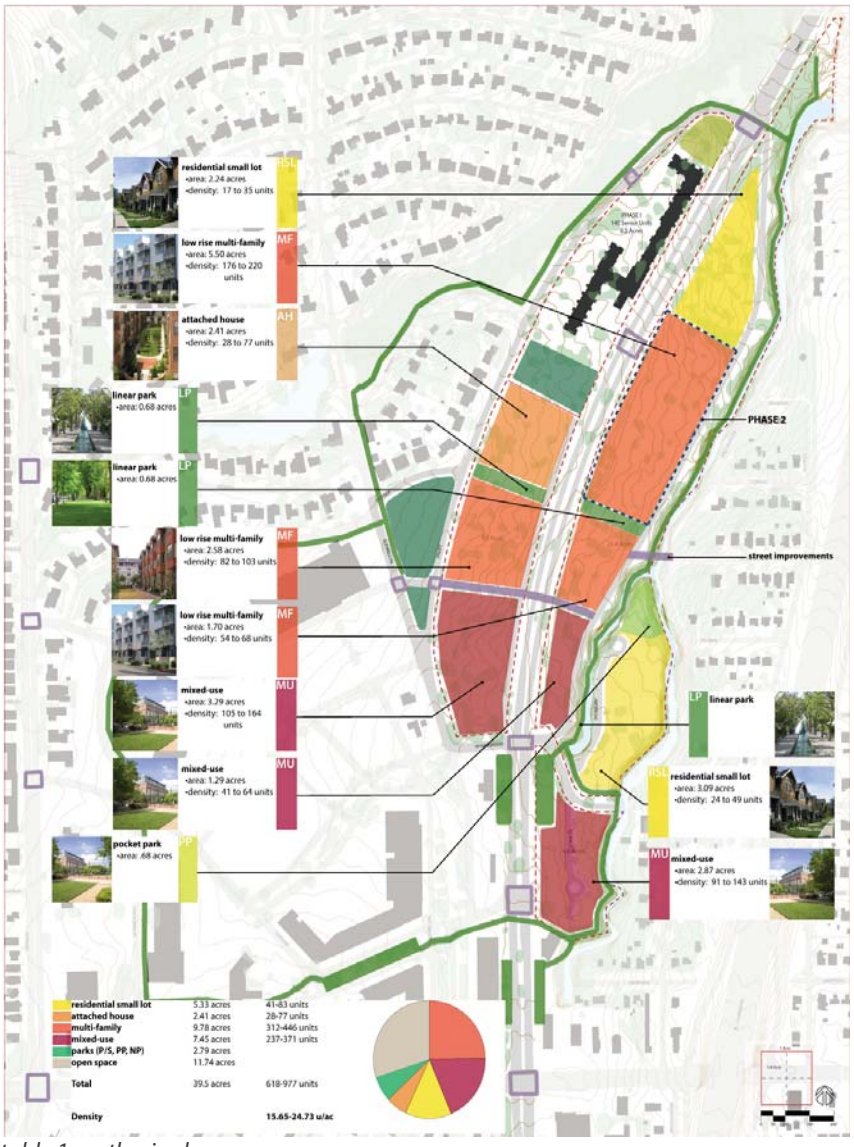


table 1 synthesis plan

Table 02
community drawing

STRATEGY

- Development across from Wynnewood North increases in density moving east to Zang
- Low-rise multi-family development represent the majority of new construction as it is delegated to the north-east portion of the project site
- Lowest density single family small lot development is relegated to the two smaller sites south
- Mixed-use development opportunities are limited to the southern portion of the project to compliment the Wynnewood Village
- A linear park connects a series of pocket parks and runs down the center of the development's east side
- New east-west streets connecting to Zang but not directly to Beckleywood
- A new street connection to Wynnewood Village between the mixed-use and lower density developments

PHASE II

- Located on approximately 2.85 acres on the southern tip of the west side of Zang
- Proposal for a multi-use development of 91 - 142 units

ACRES:	**2.85**
PRODUCT:	**MIXED-USE**
UNITS:	**91 - 142**
DENSITY:	**32 - 50 DU/ACRE**

table 2 discusses their community's future

photograph of table map created during work session

table 2 synthesis plan

Table 03
community drawing

STRATEGY

- Existing neighborhoods east and west of the project site are buffered by adjacency to low-density residential single lot development
- Density increases towards Zang from east and west with the higher density development generally occurring on the southern end
- An extensive linear park and trail system circling the site, running along Zang, and bordering the open space network of Wynnewood North
- Pocket parks distributed within the new development
- New intersections and enhancements to existing intersections on Zang

PHASE II

- Located on approximately 3.90 acres on the east side of Zang
- Proposal for low-rise multi-family development of 124 - 156 units

ACRES:	**3.90**
PRODUCT:	**LOW-RISE MULTI-FAMILY**
UNITS:	**124 - 156**
DENSITY:	**32 - 40 DU/ACRE**

table 3 discusses their community's future

photograph of table map created during work session

table 3 synthesis plan

Table 04
community drawing

STRATEGY

- Buffer Wynnewood North single-family with lower density attached housing
- Density increases towards Zang from west with the higher density low-rise multi-family development
- A linear park and trail network runs along the eastern edge of the site to take advantage of the creek
- Create safe and convenient pedestrian facilities linking trail network, development, parks, and Wynnewood Village
- Mixed-use development with thought placed on the non-residential component to not compete with Wynnewood Village
- Locate residential small lot development on the south-east portion of the site to better match the density pattern of Becklywood to the east
- Reduce traffic speeds along Zang and improve pedestrian accommodations

* After much discussion, no clear direction was proposed east of Zang, and is indicated to the right without a use/color designation

PHASE II

- Located on approximately 4.9 acres on the east side of Zang
- Proposal for both attached housing and low-rise multi-family development of 116 - 180 units

ACRES:	**4.90**
PRODUCT:	**ATTACHED HOUSING AND LOW-RISE MULTI-FAMILY**
UNITS:	**116 - 180**
DENSITY:	**12 - 32 AND 32 - 40 DU/ACRE**

table 4 discusses their community's future

photograph of table map created during work session

table 4 synthesis plan

Table 05
community drawing

STRATEGY

- Incremental increase in density moving from north to south on the site respecting the smaller scale nature of adjacent existing single-family neighborhoods of Wynnewood North and Beckleywood
- A linear park and trail network running along the eastern edge of the site to take advantage of the creek
- A new street connection linking the eastern portion of the site with the western portion of the site and through to Wynnewood Village
- Develop parks and plaza space in the harder to develop edges and corners of the site
- Re-imagine Zang as a safer street with walkable linear parks flanking its edges

PHASE II

- Located on approximately 9.65 acres on the east side of Zang
- Proposal for a mix of residential small-lot, low-rise multi-family, and mixed-use developments of 152 - 288 units with a plaza anchoring the southern tip of phase II

ACRES:	**9.65**
PRODUCT:	**RESIDENTIAL SMALL LOT, ATTACHED HOUSING, AND MIXED-USE**
UNITS:	**152 - 288**
DENSITY:	**8 - 16, 12 - 32, AND 32 - 50 DU/ACRE**

table 5 discusses their community's future

photograph of table map created during work session

table 5 synthesis plan

phase II location options

TABLE 1 LOCATION OPTION FOR PHASE II

5.50 acres, low-rise multi-family, 176 - 200 units, 32 - 40 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- Accommodates a large number of units

Negatives

- Separates existing units north and south of new development
- Construction acitivity would sever utility and infrastructure to one side of phase II development

TABLE 2 LOCATION OPTION FOR PHASE II

2.85 acres, mixed-use, 91-142 units, 32 - 50 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- A small lot leaves a large balance for future market rate development

Negatives

- Removes desirable land for market rate development
- Land area not adequate to accommodate phase II

TABLE 3 LOCATION OPTION FOR PHASE II

3.90 acres, low-rise multi-family, 124 - 156 units, 32 - 40 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- Small lot leaves a large balance for future market rate development
- Adjacency to retail, services, and public transportation

Negatives

- Removed from phase I, leasing center, and new amenities

TABLE 4 LOCATION OPTION FOR PHASE II

4.90 acres, attached housing & low-rise multi-family, 116 -180 units, 12 - 40 units/acre

Positives

- Continues development south from phase I
- Buffers existing single family with similar product

Negatives

- Leaves smaller parcel south to develop in the future

TABLE 5 LOCATION OPTION FOR PHASE II

9.65 acres, residential small lot, attached housing & mixed-use, 152 - 288 units, 8 - 50 units/acre

Positives

- Continues development south from phase I

Negatives

- Takes large parcel and leaves less land for phase III and future market rate development

*EXISTING LOCATION OF PHASE I

phase II proposed location options

phase II recommendation

POSITIVES OF RECOMMENDED LOCATION FOR PHASE II

- Places a concentration of families closer to retail, services, and public transportation
- With improvements to the creek running along the back side of the property, a trail network along its edge could provide alternative recreation and transportation opportunities
- Existing single family neighborhoods are not threatened by proximity and height of new development buildings
- Removes a total of 22 existing units for redevelopment of site
- Adjacency to the Empowerment Center, an established community resource and services center
- Small site, 3.90 acres, leaves a larger balance for Phase III and future market rate development

NEGATIVES OF RECOMMENDED LOCATION FOR PHASE II

- Located away from Phase I, leasing center, community park, and dog park

recommended phase II location and balance of developable land

phase II
recommendation

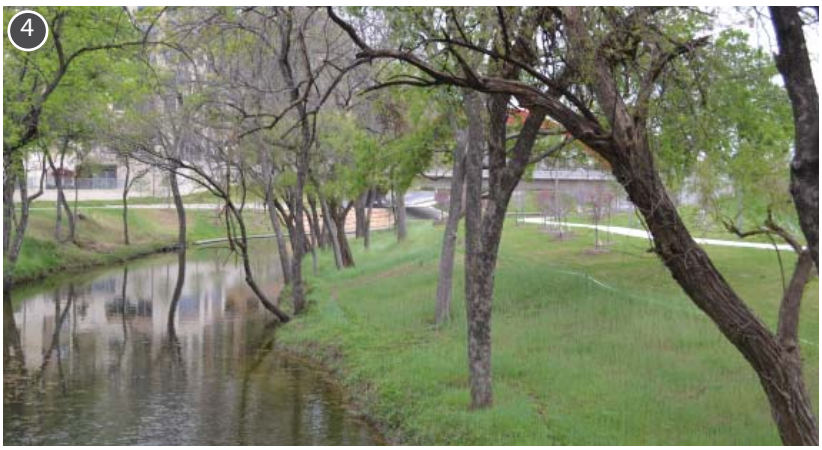
DESIGN OBJECTIVES

1. Small setbacks with windows and direct access from each ground level unit to the street. stoops/porches provide transition from public to private
2. Shape and character of the street is enhanced with parking hidden internal to the building
3. Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
4. Connect The Parks at Wynnewood along an enhanced creek and trail system

ground floor units directly open up to the street

surface parking hidden behind building

safe, comfortable pedestrian accommodations along Zang



an enhanced creek with trail network

design objectives for recommended phase II location

wynnewood
community charrette notes
march 7, 2014

community charrette notes

wynnewood

cha·rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

*The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The city**design** studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase III of development to meet affordable housing requirements.*

phase III
recommendation

POSITIVES OF RECOMMENDED LOCATION FOR PHASE III

- Adjacent Wynnewood North single family neighborhood fronted with lower density attached homes to fit the character of the existing neighborhood along Pratt Street
- Removes a total of 44 existing units for redevelopment of site
- Adjacency to the new senior housing Phase I development allows shared use of amenities
- Small site, 3.35 acres, leaves a larger balance available for future market rate development

recommended phase III location and balance of developable land

phase III
recommendation

DESIGN OBJECTIVES

1. Small setbacks with windows and direct access from each ground level unit to the street. stoops/porches provide transition from public to private
2. Shape and character of the street is enhanced with parking hidden internal to the building
3. Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
4. New connection linking Zang to Pratt and beyond to Wynnewood Shopping Center
5. Lower density attached house product along Pratt to help buffer the existing single-family neighborhood
6. Provide a direct visual and physical connection to share access to open space improvements of Phase I

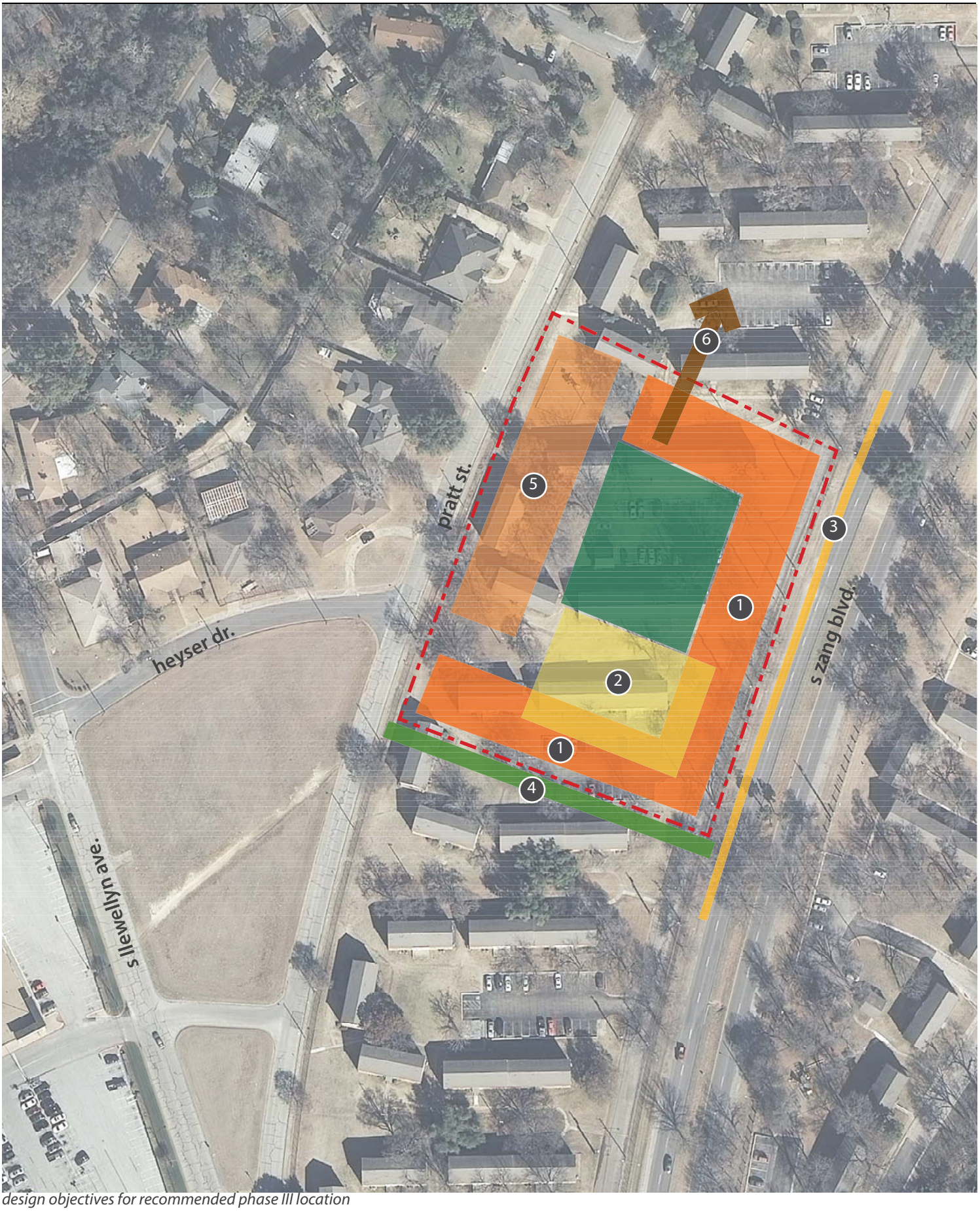
ground floor units directly open up to the street

parking embedded or hidden behind building

safe, comfortable pedestrian facilities at Zang

new link from Zang to Pratt

lower density attached single family housing at pratt



design objectives for recommended phase III location

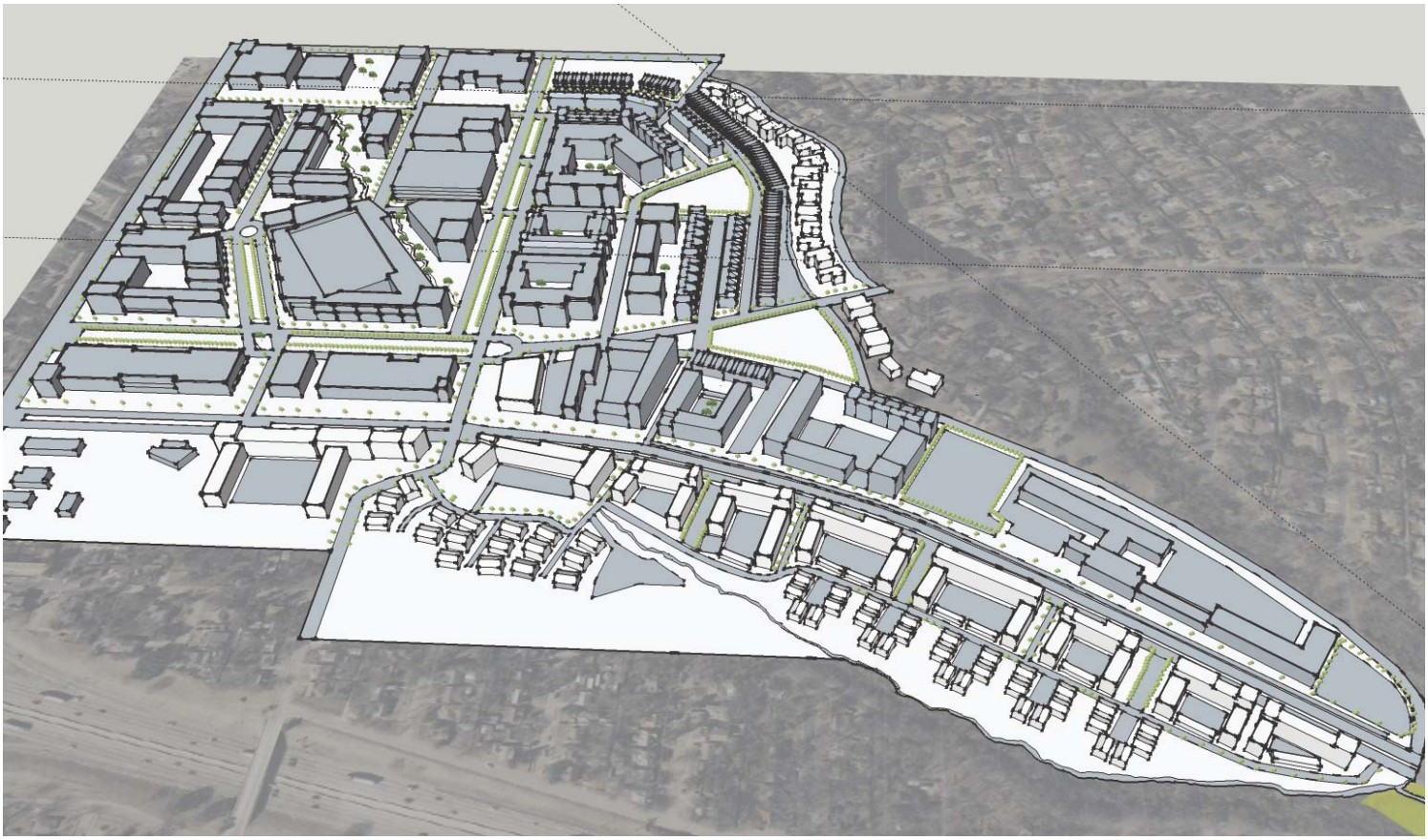
TABLE 1

NEXT STEPS

- Bank of America announces Phase II location
- Brief to City of Dallas Housing Committee
- Discuss current bond funds available for stormwater management and their design potential for improvements to the community
- Discuss the extent of potential improvements to Wynnewood Village with owner
- Produce a conceptual master plan for phase III and market development for the remaining land area in the Parks at Wynnewood and share with owners, residents, and local stakeholders for comments and concerns
- Develop implementation strategies to realize the market potential of the land over time
- Begin efforts to re-imagine Wynnewood Village

The maps illustrated in this booklet document, as faithfully as possible, ideas and concerns expressed during the charrettes of July 22 and November, 2012 with Wynnewood area residents and stakeholders. The studio will continue collaborating to refine the possibilities for developing a collective vision for the area's future, with all area residents and stakeholders.

wynnewood
community charrette notes
may 5, 2014



phase IV market rate development recommendation

DESIGN OBJECTIVES

1. Small-lot residential cluster housing
   - density: 8-16 du/acre
   - 1 to 2 stories
   - may allow 1 house per lot, 2 per lot (tandem) or 4-12 per lot (fourplex and cottage homes)
   - surface and/or garage parked
2. Single-family homes
   - density: 6-10 du/acre
   - 1 to 2 stories
   - surface and/or garage parked
3. Low-rise multi-family with ground floor entries to individual units
   - density: 32-40 du/acre
   - 2 to 4 stories
   - apartment and lofts
   - surface and tuck-under garage parked
4. Parking hidden internal to site to enhance character and walkability of street
5. Retail with residential or office above
6. High-density mixed-use development with residential above
   - density: 32-50 du/acre
   - 2 to 5 stories
   - apartment, lofts, and live-work
   - surface and tuck-under and/or garage parked
7. Attached homes
   - density: 12-32 du/acre
   - 2 to 3 stories
   - may allow 2 homes per lot (duplex), individual homes sharing common walls on individual lots (townhomes)
   - surface and/or garage parked
8. Public pedestrian connections, pocket parks, and open space

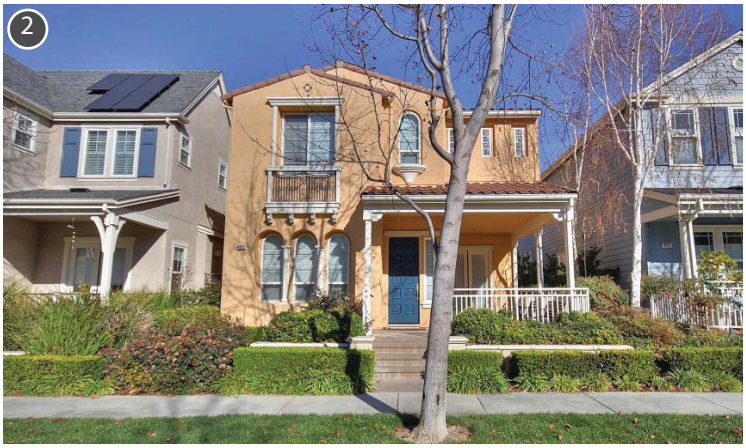
design objectives for recommended market rate development location

phase IV market rate development recommendation

DESIGN OBJECTIVES

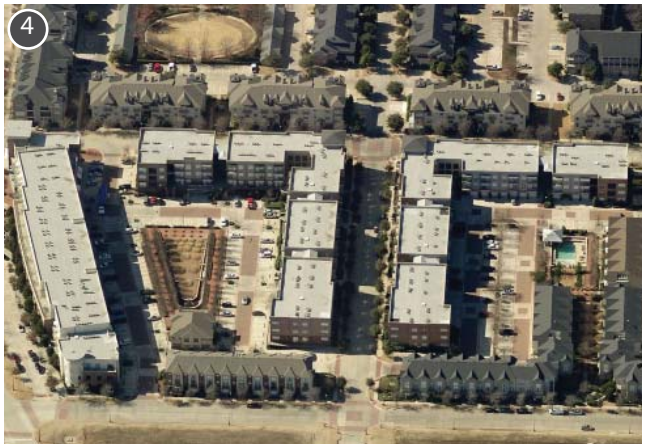
1. Small-lot residential cluster housing
2. Single-family homes on small lots with small yards
3. Low-rise multi-family with ground floor entries to individual units
4. Parking hidden internal to site to enhance character and walkability of street
5. Retail with residential or office above
6. High-density mixed-use development with residential above
7. Attached homes to help transition with scale of existing neighborhood
8. Public pedestrian connections, pocket parks, and open space

courtyard housing and common open space



single-family homes help buffer existing neighborhoods

ground floor units with individual entries help support a safe and active sidewalk



internal courtyard parking doubling as open space

mixed-use development creates vitality and walkable destinations

safe, comfortable pedestrian facilities at Zang

high-density residential with ground floor retail and services

passive and active recreational pursuits are made available with pocket parks, open space and linear parks as connectors

ACKNOWLEDGEMENTS

Multiple parties contributed resources, time, and dedication to the re-visualization of Wynnewood

The Trinity Trust
For their continued support and commitment to our work in the city

Former Council Member Delia Jasso and Council Member Scott Griggs
Their commitment to Wynnewood has made this study possible

Bank of America Community Development Corporation
Their contributions fund this study and illustrate their commitment to improving the Parks at Wynnewood and surrounding areas

Central Dallas Community Development Corporation
Development partner in the Parks at Wynnewood and committed to the idea that people have the right to a decent place to live

The Empowerment Center & Reverend Johnny Flowers
For the use of their facilities

Facilitator Volunteers
Great leadership and design talent

bcWorkshop
For their neighborhood stories forum of discovery and debate of Wynnewood

All of the Area Stakeholders
For their dedication, enthusiasm and great ideas!

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The Honorable Mike Rawlings
Dallas City Council

December 18, 2014

Re: Consideration of treatment of street name changes.

Mayor Rawlings and members of the City Council,

As you are aware, there have been a number of proposed street name changes which have recently come before the City Plan Commission and City Council. All have been requested as a means of honoring individuals who have been civic leaders, either locally or on the world stage.

The hearings on these proposed changes have evidenced, however, some of the difficulties which are brought to bear on the owners and residents along the subject streets, both residential or commercial. Besides the obvious questions associated with emergency access and directional confusion, the not-inconsiderable question of expenses associated with the name change have been raised frequently by those in opposition. A street name change causes a ripple effect – not only are residents and business owners along the street obligated to change, but maps, all manner of publicity materials, transit stations, and entities such as the Veteran's Administration hospital (with the broad reach of a nation-wide federal institution) must also bear the costs and confusion in the transition.

There is precedent in other cities for providing a vehicle to honor individuals through an "honorary" street name change while maintaining the existing name of the thoroughfare. This is often done using street name sign toppers or an additional sign on the same post. This has the dual benefit of justifiably honoring the individual while avoiding the stresses and costs associated with a complete street name change. In fact, Dallas has already done this with the honorary naming of Herb Kelleher Way at Love Field, after the founder of Southwest Airlines.

The City Plan Commission recommends that the Dallas City Council consider a policy change implementing an "honorary" nomenclature as an option for appropriately honoring individuals who have graced Dallas with their impact, but reserve the actual and complete name change for those instances where a name change serves a need in the community or when requested specifically by the applicant. If the City Plan Commission can assist with this process we are at your service.

Please don't hesitate to contact me with any questions or thoughts you may have on this issue. In the spirit of this holiday season, I wish you all the best.

Very truly yours,

_____

Gloria M. Tarpley
Chair, City Plan Commission

12/4/2014

Mayor Rawlings and members of the Council:

We respectfully request, after the current street name changes being considered are resolved, that as a matter of practice we cease street name changes and instead do "honorary" name changes.

"Honorary" name changes could accomplish the mission of honoring significant citizens with sign toppers atop existing street signs without the expense, confusion, and break in historical continuity of existing street names.

These "honorary" designations can be accomplished by the council by resolution minus the costly, time consuming, and often contentious street name change process.

We have already done this at Love Field with the Herb Kelliher designation and in The Arts District with the Jack Evans designation.

We remain, sincerely yours in common public service,

Emma Rodgers CPC 3

The City of Dallas Plan Commission