



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, April 2, 2015  
AGENDA

---

BREFINGS:	5ES	11:00 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

Planner: Paul Nelson

Consent Items:

- (1) **S134-168R**  
(CC District 3)  
An application to revise a previously approved preliminary plat (S134-168) to create one 47.8453-acre lot, and one 38.9243-acre lot from an 86. 7696-acre tract of land in City Block 8720 on property located on Grady Niblo Road east of Mountain Creek Parkway.  
Owner: CH Realty VI/I; Dallas Mountain Creek I, L.P.  
Surveyor: Pacheco-Koch Engineering, Inc.  
Application Filed: March 4, 2015  
Zoning: PD 521(D)(B-1)(North Zone)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S145-116**  
(CC District 3)  
An application to create one 0.9836-acre lot from a tract of land in City Block 6114 on property located at 4012 W. Illinois Avenue, west of Coombs Creek Drive.  
Applicant/Owner: O'Reilly Auto Parts/Illinois Capital Partners, LLC  
Surveyor: Huitt-Zollars, Inc.  
Application Filed: March 4, 2015  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-118**  
(CC District 7) An application to create one 5.534-acre lot from a tract of land containing part of Tracts 12, 13 and 14 of "Old Indiana Plantations", an Unrecorded Addition in City Block 6240 on property located at the northwest corner of Lake June Road and C.F. Hawn Freeway (U.S. Highway 175).  
Applicant/Owner: Frank and Kelli Forrest  
Surveyor: Sands Surveying Corporation  
Application Filed: March 6, 2015  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-119**  
(CC District 5) An application to replat a 5.674-acre tract of land containing all of Lot 2 in City Block 6658 into one 2.752-acre lot and one 2.922-acre lot on property located on Lake June Road at Oak Hill Drive, southwest corner.  
Applicant/Owner: Sikka Investments, LLC  
Surveyor: Pacheco-Koch Engineers  
Application Filed: March 06, 2015  
Zoning: CR(D-1), MF-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-121**  
(CC District 3) An application to create one 0.440-acre lot and one 0.476-acre lot from a 0.916 acre tract of land in City Block 6043 on property located at Ledbetter Drive and Westmoreland Road, southwest corner.  
Applicant/Owner: Lee Ann Vidmer  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: March 6, 2015  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S145-122**  
(CC District 2) An application to replat all of Lots 10, 11, 12, and 13 in City Block 1/4624 to create one 0.789-acre lot on property located on Inwood Road between Denton Drive and Cedar Springs Road.  
Owner: LG Acquisitions, LLC / Kendrick Properties II, Limited  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: March 6, 2015  
Zoning: PD 193 (O-2) (D)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (7) **S145-117**  
(CC District 14)
- An application to remove the 10-foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street and McKinney Avenue.  
Applicant/Owner: Trammell Crow Co. / Lisar, Inc., and Gaedeke Holdings II, Ltd.  
Surveyor: Bury-DFW, Inc.  
Application Filed: March 6, 2015  
Zoning: PD 193, (PDS 113)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W145-006**  
Olga Torres Holyoak  
(CC District 2 & 7)
- An application for a waiver of the two-year waiting period to submit a request to amend Planned Development District No. 269, the Deep Ellum/Near East Side District generally bound by T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the West.  
Staff Recommendation: **Denial**  
Applicant: Deep Ellum Foundation  
Representative: Roger Albright

- W145-008**  
Olga Torres Holyoak  
(CC District 7 & 8)
- An application for a waiver of the two-year waiting period to submit a request to amend Planned Development District 883 along the north and south sides of Great Trinity Forest Way.  
Staff Recommendation: **Denial**  
Applicant: Equest, Patrick J. Bricker

Miscellaneous Items – Under Advisement:

- D134-016**  
Danielle Jimenez  
(CC District 2)
- An application for a development plan and landscape plan within Tract A of Planned Developed Subdistrict 67 of Planned Development District No. 193, at the north corner of Miles Street and Bowser Avenue.  
Staff Recommendation: **Denial**  
Applicant: Wes Homeyer, Weekley Homes, LLC  
Representative: Robert Baldwin, Baldwin Associates  
U/A From: September 18, 2014

**D145-007**

Danielle Jimenez  
(CC District 7 & 8)

An application for a development plan and conceptual landscape plan within Subareas 2a and 2b of Planned Development District No. 883, along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road.

Staff Recommendation: **Hold under advisement until April 16, 2015.**

Applicant: The Company of Trinity Forest Golfers, Inc.

Representative: Wade Peterson, Pacheco Koch and Jim Barger, Oncore

U/A From: March 5, 2014

Zoning Cases - Consent:

1. **Z145-118(WE)**

Warren Ellis  
(CC District 2)

An application for an amendment and expansion of Specific Use Permit No. 918 for an open-enrollment charter school and child-care facility on property zoned Subarea A of Planned Development District No. 134 on the northeast line of Wayne Street and the southwest line of Parkview Avenue at the termination of Gurley Avenue.

Staff Recommendation: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site/landscape plan, traffic management plan and conditions.

Applicant: Lumin Education, Inc.

Representative: Michael R. Coker

2. **Z145-175(AF)**

Aldo Fritz  
(CC District 14)

An application for an amendment to Planned Development District No. 556 along the east line of North Central Expressway, between Lee Street and Normah Street.

Staff Recommendation: **Approval**, subject to a revised development plan and conditions.

Applicant: Caddo Fitzhugh, LP.

Representative: Rob Baldwin, Baldwin Planning

3. **Z145-176(CG)**

Carrie Gordon  
(CC District 2)

An application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowdus Street.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: Loannis Manettas

Representative: Audra Buckley

4. **Z145-179(CG)**  
Carrie Gordon  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District, on the northwest corner of Fitchburg Street and Chalk Hill Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions.
- Applicant/Representative: Gamaliel Albarran

Zoning Cases – Under Advisement:

5. **Z145-105(CG)**  
Carrie Gordon  
(CC District 8)
- An application for 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 on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay along the east line of Kleberg Road, the north line of Carleta Street and the south line of Parkcliff Drive.
- Staff Recommendation: **Hold under advisement until May 7, 2015.**
- Applicant: Ci Retail Management, Inc.  
Representative: Pamela Craig  
U/A From: March 19, 2014
6. **Z145-151(CG)**  
Carrie Gordon  
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned a RR Regional Retail District on the south line of Samuell Boulevard, east of Owenwood Avenue.
- Staff Recommendation: **Hold under advisement until May 7, 2015.**
- Applicant/Representative: Guliana D. Cantu  
U/A From: February 19, 2015 and March 5, 2015
7. **Z123-266(SM)**  
Sarah May  
(CC District 4)
- An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District on the southeast corner of Southerland Avenue and Bonnie View Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions.
- Applicant: Charles McKinney  
Representative: Matthew Cragun  
U/A From: March 5, 2014

8. **Z145-140(OTH)**  
Olga Torres Holyoak  
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.  
Staff Recommendation: **Hold under advisement indefinitely.**  
Applicant: Verizon Wireless  
Representative: Kathy Zibilich, Griffin Harris PLLC  
U/A From: February 19, 2015
9. **Z145-141(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned an RR Regional Retail District on the west corner of East Grand Avenue and Wayne Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions  
Applicant/Representative: Juanita Currens  
U/A From: March 5, 2014

Zoning Cases – Individual:

10. **Z145-186(WE)**  
Warren Ellis  
(CC District 3)
- An application for an amendment to Planned Development District No. 612 and to repeal Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road.  
Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan and conditions.  
Applicant: UME Preparatory Academy  
Representative: Juan Pena, Callaway Architecture
11. **Z145-182(CG)**  
Carrie Gordon  
(CC District 7)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a dance hall on property zoned Tract 9, Community Commercial Subdistrict within Planned Development District No. 595 on the west side of the Julius Schepps Freeway and the northeast side of Holmes Street at the termination of Hamburg Street.  
Staff Recommendation: **Denial**  
Applicant/Representative: Isaac Nyachwaya
12. **Z145-101(RB)**  
Richard Brown  
(CC District 14)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Woodall Rodgers Freeway, between North Pearl Street and Olive Street.  
Staff Recommendation: **Approval**, subject to a development plan, reflectivity plan and conditions.  
Applicant: TCDFW Development, Inc.  
Representative: Jonathan Vinson

13. **Z145-147(RB)**  
Richard Brown  
(CC District 14)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict and MF-2 Multiple-family Subdistrict uses on property zoned an O-2 Office Subdistrict and an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of North Central Expressway and Oliver Street, and the southeast line of McKinney Avenue, south of Oliver Street.
- Staff Recommendation: **Approval**, subject to a Tract 1 development plan, Tract 1 landscape plan, Tract 2 development/landscape plan and conditions.
- Applicant: S.L.C. Development, Inc.
- Representative: Karl Crawley
14. **Z145-152(OTH)**  
Olga Torres Holyoak  
(CC District 11)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the northwest corner of Southern Boulevard and Noel Road.
- Staff Recommendation: **Approval** for a ten-year period, subject a site plan, landscape plan, elevations plan and staff's recommended conditions.
- Applicant: Cornerstone RPG Storage I, LP
- Representative: Robert Reeves

Landmark Commission Appeal:

- Jennifer Anderson  
(CC District 2)
- An appeal of the Landmark Commission's decision to deny without prejudice Certificate of Appropriateness CA145-097(JKA) at 4323 Worth Street within the Peak's Suburban Historic District.
- Staff Recommendation: **Denial without prejudice**
- Landmark Commission Recommendation: **Denial without prejudice**
- 
- 

Other Matters

Minutes: March 5, 2015  
March 19, 2015

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 2, 2015**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** – Thursday, April 2, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 9:00 a.m. **(1) DCA 145-005** - Consideration of amending the Dallas Development Code to amend Tower/Antenna for Cellular Communication regulations, and **(2) DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

**TRANSPORTATION COMMITTEE MEETING** - Thursday, April 2, 2015, City Hall, 1500 Marilla Street, in 5ES at 9:00 a.m., to consider the following: **Beckley/Zang Amendments** - **(1)** Change the dimensional classification of Beckley Avenue from IH-30 to Greenbriar Lane from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with a cycle track within 100 feet of right-of-way; **(2)** Change the dimensional classification of Beckley Avenue from Greenbriar Lane to Colorado Boulevard from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with a cycle track within 100 feet of right-of-way and 72 feet of pavement; **(3)** Change the dimensional classification of Beckley Avenue from Colorado Boulevard to Zang Boulevard from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with cycle track within 88 feet of right-of-way and 64 feet of pavement; **(4)** Change the dimensional classification of Zang Boulevard from Jefferson/Houston Viaduct to Oakenwald Street from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special four lane divided roadway with bicycle lanes and a dedicated streetcar lane within 100 feet of right-of-way and 80 feet of pavement; **(5)** Change the dimensional classification of Zang Boulevard from Oakenwald Street to Beckley Avenue from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right-of-way and 80 feet of pavement; and **(6)** Change the dimensional classification of Zang Boulevard from Beckley Avenue to Davis Street from a six lane divided roadway [M-6-D(A)] within 100 feet of right-of-way to a special four lane divided roadway with parking in 100 feet of right-of-way with 72 feet of pavement and **Midtown Amendments** - **(1)** Change the dimensional classification of Peterson Lane from Preston Road to Unnamed FN6 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement; **(2)** Change the dimensional classification of Peterson Lane from Unnamed FN6 to a local street Road 1 (as shown in Zoning documents) from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special two lane undivided roadway (SPCL 2D) roadway with parking within 65 feet of right-of-way and 40 feet of pavement; and **(3)** Change the dimensional classification of Peterson Lane from Road 1 (as shown in Zoning documents) to Unnamed FN5 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a collector couplet (CPLT) Peterson East and Peterson West with one lane and parking each direction within 38.5 feet of right-of-way and 26 feet of pavement.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://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 negotiations 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 negotiations 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]

**LOCATION:** Grady Niblo Road east of Mountain Creek Parkway.

**DATE FILED:** March 4, 2015

**ZONING:** PD 521(D)(B-1)(North Zone)

**CITY COUNCIL DISTRICT: 3    SIZE OF REQUEST: 86.7696-acres    MAPSCO: 61B, E**

**OWNER:** CH Realty VI/I Dallas; Mountain Creek I, L.P.

**REQUEST:** An application to revise a previously approved preliminary plat (S134-168) to create one 47.8453-acre lot, and one 38.9243-acre lot from an 86.7696-acre tract of land in City Block 8720 on property located Grady Niblo Road east of Mountain Creek Parkway.

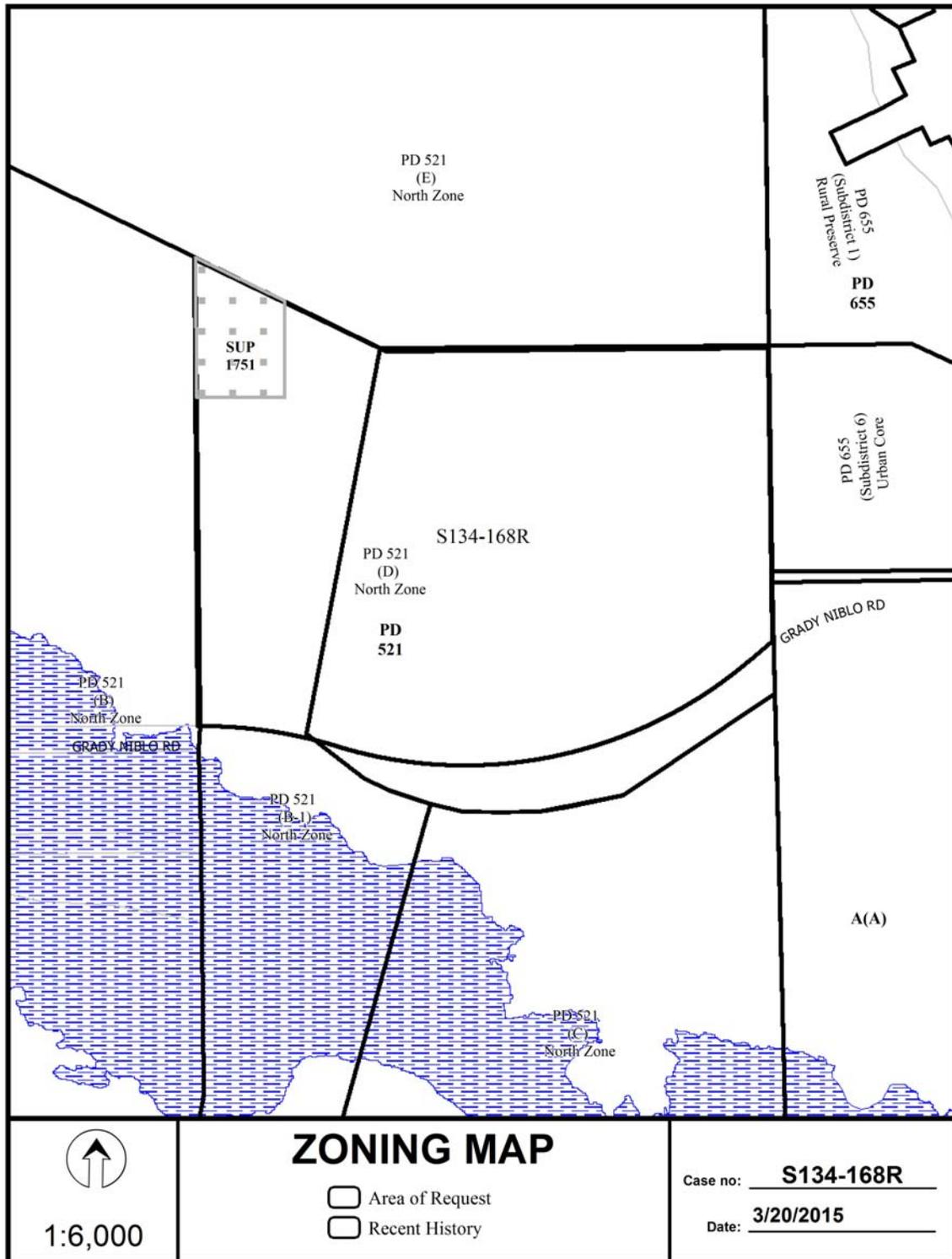
**SUBDIVISION HISTORY:**

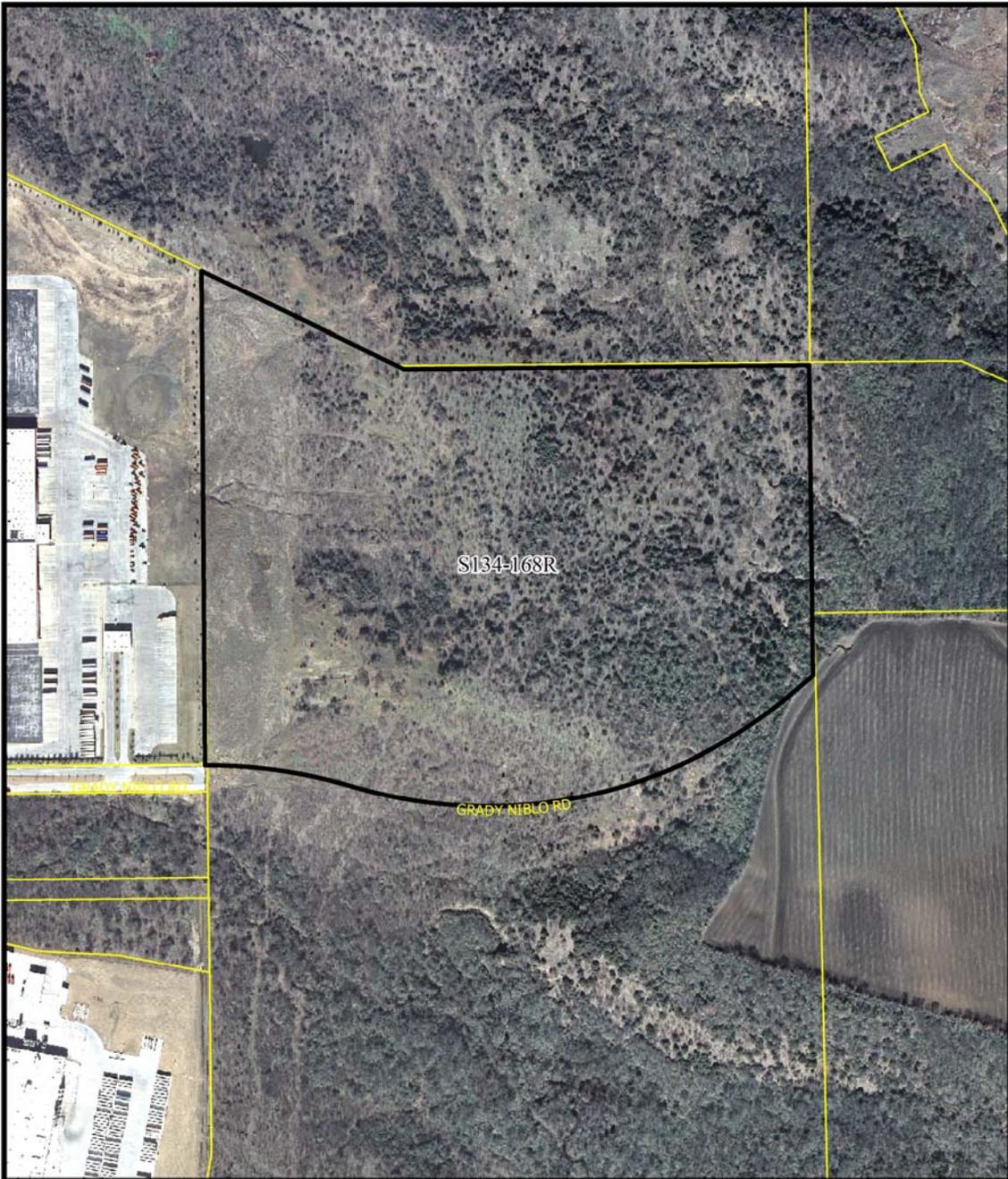
1. S134-168 was an application on the same property as the present request to create one 86.7696-acre lot from a tract of land in City Block 8720 on property located on Grady Niblo Road east of Mountain Creek Parkway. The request was approved on June 19, 2014 but has not been recorded.

**STAFF RECOMMENDATION:** Staff concludes that the request complies with the requirements of PD 521(D)(B-1)(North Zone); therefore, staff recommends approval subject to compliance with the following conditions:

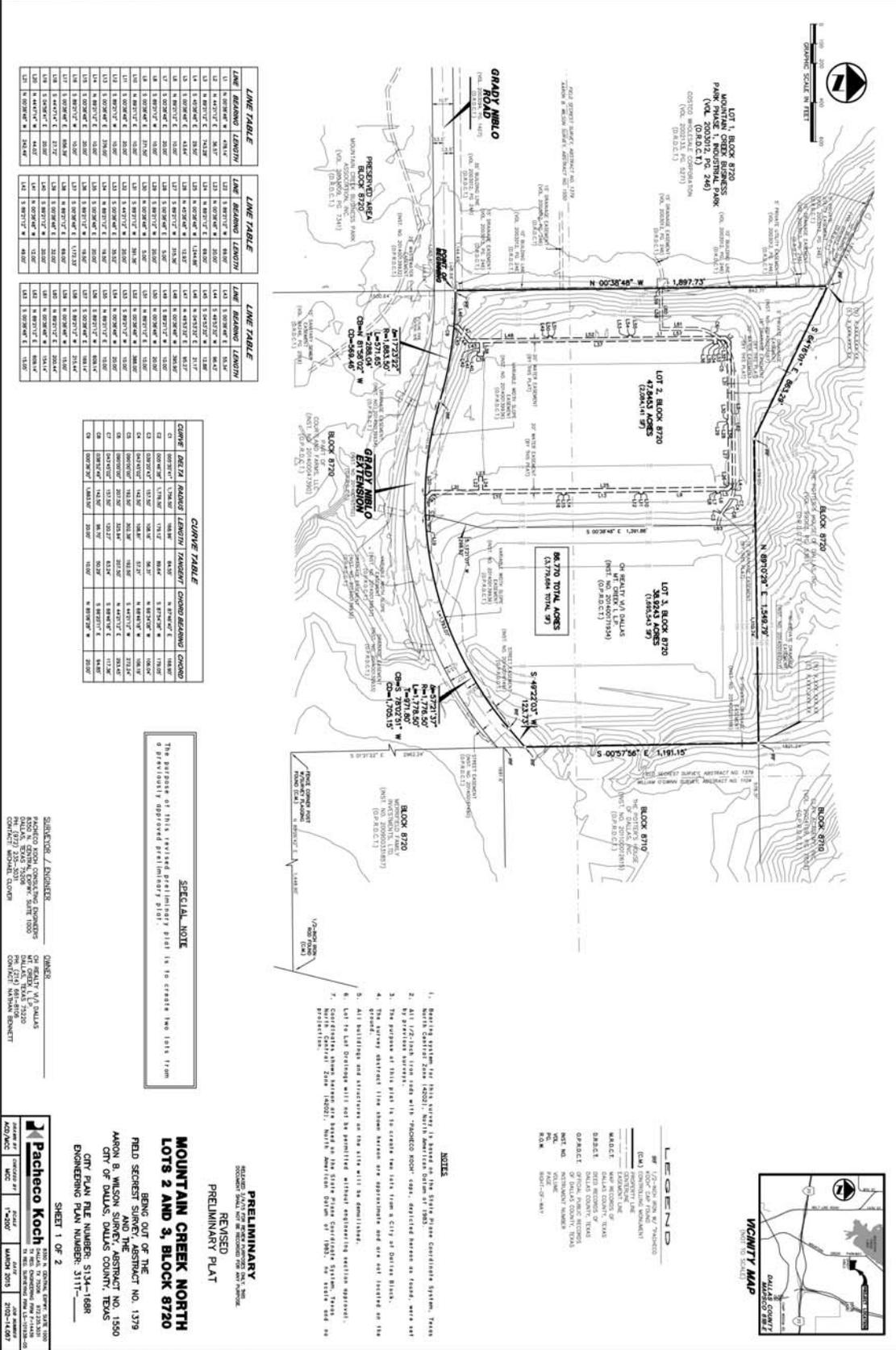
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A8.501(b).
6. 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. Section 51A-8.502(a)(b).

7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6),(7),(8),(9).
13. Prior to approval of the final plat the final design and construction of Grady Niblo Road (city project 311D-4254) must be coordinated with and approved by the director of public works and transportation. Section 51P-820.112(1)(2)(3)(4); City Project No. 311D-4254.
14. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
16. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
17. On the final plat change "Future Grady Niblo Extension" to "Grady Niblo Road". Section 51A-8.403(a)(1)(xiv)(e).
18. On the final plat identify the property as Lots 2 and 3 in City Bock 8720. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).
19. Withdraw file S134-168 before or at the same time as submitting the final plat for the Chairman's signature.





 1:6,000	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S134-168R</b>    </u> Date: <u>    <b>3/24/2015</b>    </u>
--	--	---



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 00°00'00" E	724.14	L21	S 89°57'17" W	810.00	L41	S 00°00'00" E	534.14
L2	N 44°51'17" E	262.37	L22	S 00°00'00" W	20.00	L42	S 44°51'17" W	864.37
L3	N 00°00'00" E	135.00	L23	S 00°00'00" W	135.00	L43	S 00°00'00" W	135.00
L4	N 00°00'00" E	135.00	L24	S 00°00'00" W	135.00	L44	S 00°00'00" W	135.00
L5	N 00°00'00" E	135.00	L25	S 00°00'00" W	135.00	L45	S 00°00'00" W	135.00
L6	N 00°00'00" E	135.00	L26	S 00°00'00" W	135.00	L46	S 00°00'00" W	135.00
L7	N 00°00'00" E	135.00	L27	S 00°00'00" W	135.00	L47	S 00°00'00" W	135.00
L8	N 00°00'00" E	135.00	L28	S 00°00'00" W	135.00	L48	S 00°00'00" W	135.00
L9	N 00°00'00" E	135.00	L29	S 00°00'00" W	135.00	L49	S 00°00'00" W	135.00
L10	N 00°00'00" E	135.00	L30	S 00°00'00" W	135.00	L50	S 00°00'00" W	135.00
L11	N 00°00'00" E	135.00	L31	S 00°00'00" W	135.00	L51	S 00°00'00" W	135.00
L12	N 00°00'00" E	135.00	L32	S 00°00'00" W	135.00	L52	S 00°00'00" W	135.00
L13	N 00°00'00" E	135.00	L33	S 00°00'00" W	135.00	L53	S 00°00'00" W	135.00
L14	N 00°00'00" E	135.00	L34	S 00°00'00" W	135.00	L54	S 00°00'00" W	135.00
L15	N 00°00'00" E	135.00	L35	S 00°00'00" W	135.00	L55	S 00°00'00" W	135.00
L16	N 00°00'00" E	135.00	L36	S 00°00'00" W	135.00	L56	S 00°00'00" W	135.00
L17	N 00°00'00" E	135.00	L37	S 00°00'00" W	135.00	L57	S 00°00'00" W	135.00
L18	N 00°00'00" E	135.00	L38	S 00°00'00" W	135.00	L58	S 00°00'00" W	135.00
L19	N 00°00'00" E	135.00	L39	S 00°00'00" W	135.00	L59	S 00°00'00" W	135.00
L20	N 00°00'00" E	135.00	L40	S 00°00'00" W	135.00	L60	S 00°00'00" W	135.00

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L61	N 00°00'00" E	135.00	L61	N 00°00'00" E	135.00	L61	N 00°00'00" E	135.00
L62	N 00°00'00" E	135.00	L62	N 00°00'00" E	135.00	L62	N 00°00'00" E	135.00
L63	N 00°00'00" E	135.00	L63	N 00°00'00" E	135.00	L63	N 00°00'00" E	135.00
L64	N 00°00'00" E	135.00	L64	N 00°00'00" E	135.00	L64	N 00°00'00" E	135.00
L65	N 00°00'00" E	135.00	L65	N 00°00'00" E	135.00	L65	N 00°00'00" E	135.00
L66	N 00°00'00" E	135.00	L66	N 00°00'00" E	135.00	L66	N 00°00'00" E	135.00
L67	N 00°00'00" E	135.00	L67	N 00°00'00" E	135.00	L67	N 00°00'00" E	135.00
L68	N 00°00'00" E	135.00	L68	N 00°00'00" E	135.00	L68	N 00°00'00" E	135.00
L69	N 00°00'00" E	135.00	L69	N 00°00'00" E	135.00	L69	N 00°00'00" E	135.00
L70	N 00°00'00" E	135.00	L70	N 00°00'00" E	135.00	L70	N 00°00'00" E	135.00

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L71	N 00°00'00" E	135.00	L71	N 00°00'00" E	135.00
L72	N 00°00'00" E	135.00	L72	N 00°00'00" E	135.00
L73	N 00°00'00" E	135.00	L73	N 00°00'00" E	135.00
L74	N 00°00'00" E	135.00	L74	N 00°00'00" E	135.00
L75	N 00°00'00" E	135.00	L75	N 00°00'00" E	135.00
L76	N 00°00'00" E	135.00	L76	N 00°00'00" E	135.00
L77	N 00°00'00" E	135.00	L77	N 00°00'00" E	135.00
L78	N 00°00'00" E	135.00	L78	N 00°00'00" E	135.00
L79	N 00°00'00" E	135.00	L79	N 00°00'00" E	135.00
L80	N 00°00'00" E	135.00	L80	N 00°00'00" E	135.00

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L81	N 00°00'00" E	135.00	L81	N 00°00'00" E	135.00
L82	N 00°00'00" E	135.00	L82	N 00°00'00" E	135.00
L83	N 00°00'00" E	135.00	L83	N 00°00'00" E	135.00
L84	N 00°00'00" E	135.00	L84	N 00°00'00" E	135.00
L85	N 00°00'00" E	135.00	L85	N 00°00'00" E	135.00
L86	N 00°00'00" E	135.00	L86	N 00°00'00" E	135.00
L87	N 00°00'00" E	135.00	L87	N 00°00'00" E	135.00
L88	N 00°00'00" E	135.00	L88	N 00°00'00" E	135.00
L89	N 00°00'00" E	135.00	L89	N 00°00'00" E	135.00
L90	N 00°00'00" E	135.00	L90	N 00°00'00" E	135.00

**GRADY HIBEL ROAD**  
 66,370 TOTAL ACRES  
 (A 17,944 TOTAL ACRES)

**LOT 1, BLOCK 8720**  
 MOUNTAIN CREEK BUSINESS PARK PHASE 1, INDUSTRIAL PARK (VUL. (P.D.B.C.1))  
 47,845 ACRES (2,604,411 S.F.)  
 (VUL. (P.D.B.C.1))

**LOT 2, BLOCK 8720**  
 47,845 ACRES (2,604,411 S.F.)  
 (VUL. (P.D.B.C.1))

**LOT 3, BLOCK 8720**  
 47,845 ACRES (2,604,411 S.F.)  
 (VUL. (P.D.B.C.1))

**GRADY HIBEL ROAD EXTENSION**

**LEGEND**  
 1. 2" = 100' SCALE  
 2. 1" = 100' SCALE  
 3. 1" = 100' SCALE  
 4. 1" = 100' SCALE  
 5. 1" = 100' SCALE  
 6. 1" = 100' SCALE  
 7. 1" = 100' SCALE  
 8. 1" = 100' SCALE  
 9. 1" = 100' SCALE  
 10. 1" = 100' SCALE  
 11. 1" = 100' SCALE  
 12. 1" = 100' SCALE  
 13. 1" = 100' SCALE  
 14. 1" = 100' SCALE  
 15. 1" = 100' SCALE  
 16. 1" = 100' SCALE  
 17. 1" = 100' SCALE  
 18. 1" = 100' SCALE  
 19. 1" = 100' SCALE  
 20. 1" = 100' SCALE  
 21. 1" = 100' SCALE  
 22. 1" = 100' SCALE  
 23. 1" = 100' SCALE  
 24. 1" = 100' SCALE  
 25. 1" = 100' SCALE  
 26. 1" = 100' SCALE  
 27. 1" = 100' SCALE  
 28. 1" = 100' SCALE  
 29. 1" = 100' SCALE  
 30. 1" = 100' SCALE  
 31. 1" = 100' SCALE  
 32. 1" = 100' SCALE  
 33. 1" = 100' SCALE  
 34. 1" = 100' SCALE  
 35. 1" = 100' SCALE  
 36. 1" = 100' SCALE  
 37. 1" = 100' SCALE  
 38. 1" = 100' SCALE  
 39. 1" = 100' SCALE  
 40. 1" = 100' SCALE  
 41. 1" = 100' SCALE  
 42. 1" = 100' SCALE  
 43. 1" = 100' SCALE  
 44. 1" = 100' SCALE  
 45. 1" = 100' SCALE  
 46. 1" = 100' SCALE  
 47. 1" = 100' SCALE  
 48. 1" = 100' SCALE  
 49. 1" = 100' SCALE  
 50. 1" = 100' SCALE  
 51. 1" = 100' SCALE  
 52. 1" = 100' SCALE  
 53. 1" = 100' SCALE  
 54. 1" = 100' SCALE  
 55. 1" = 100' SCALE  
 56. 1" = 100' SCALE  
 57. 1" = 100' SCALE  
 58. 1" = 100' SCALE  
 59. 1" = 100' SCALE  
 60. 1" = 100' SCALE  
 61. 1" = 100' SCALE  
 62. 1" = 100' SCALE  
 63. 1" = 100' SCALE  
 64. 1" = 100' SCALE  
 65. 1" = 100' SCALE  
 66. 1" = 100' SCALE  
 67. 1" = 100' SCALE  
 68. 1" = 100' SCALE  
 69. 1" = 100' SCALE  
 70. 1" = 100' SCALE  
 71. 1" = 100' SCALE  
 72. 1" = 100' SCALE  
 73. 1" = 100' SCALE  
 74. 1" = 100' SCALE  
 75. 1" = 100' SCALE  
 76. 1" = 100' SCALE  
 77. 1" = 100' SCALE  
 78. 1" = 100' SCALE  
 79. 1" = 100' SCALE  
 80. 1" = 100' SCALE  
 81. 1" = 100' SCALE  
 82. 1" = 100' SCALE  
 83. 1" = 100' SCALE  
 84. 1" = 100' SCALE  
 85. 1" = 100' SCALE  
 86. 1" = 100' SCALE  
 87. 1" = 100' SCALE  
 88. 1" = 100' SCALE  
 89. 1" = 100' SCALE  
 90. 1" = 100' SCALE  
 91. 1" = 100' SCALE  
 92. 1" = 100' SCALE  
 93. 1" = 100' SCALE  
 94. 1" = 100' SCALE  
 95. 1" = 100' SCALE  
 96. 1" = 100' SCALE  
 97. 1" = 100' SCALE  
 98. 1" = 100' SCALE  
 99. 1" = 100' SCALE  
 100. 1" = 100' SCALE

**NOTES**  
 1. THE SYSTEM FOR THIS PROJECT IS BASED ON THE STATE PLANNED SYSTEM. THIS  
 2. ALL LOT-LINE CORNERS WILL BE MARKED WITH CONCRETE PIPES OR IRON PIPES SET  
 3. THE PROPOSED LOT LINES WILL BE SET BY THE CITY OF DALLAS.  
 4. THE APPROXIMATE LOT LINES SHOWN HEREIN ARE APPROXIMATE AND ARE NOT TO BE  
 5. ALL BUILDINGS AND STRUCTURES ON THE SITE WILL BE DEMOLISHED.  
 6. THE CITY OF DALLAS WILL NOT BE PROVIDING UTILITIES TO THE PROJECT.  
 7. THE CITY OF DALLAS WILL NOT BE PROVIDING UTILITIES TO THE PROJECT.  
 8. THE CITY OF DALLAS WILL NOT BE PROVIDING UTILITIES TO THE PROJECT.  
 9. THE CITY OF DALLAS WILL NOT BE PROVIDING UTILITIES TO THE PROJECT.  
 10. THE CITY OF DALLAS WILL NOT BE PROVIDING UTILITIES TO THE PROJECT.

**SPECIAL NOTE**  
 THE PORTION OF THIS PROJECT PREVIOUSLY SHOWN IN A PREVIOUSLY APPROVED PRELIMINARY PLAN IS TO BE CANCELED AND IS NOT TO BE CONSIDERED.

**PRELIMINARY**  
 REVERSED  
 PRELIMINARY PLAN

**NEIGHBORHOOD MAP**  
 MOUNTAIN CREEK NORTH

**OWNER:**  
 MOUNTAIN CREEK NORTH  
 1500 MOUNTAIN CREEK NORTH  
 DALLAS, TEXAS 75244  
 CONTACT: MICHAEL COOPER

**DESIGNER:**  
 PACNETCO KOCH  
 1500 MOUNTAIN CREEK NORTH  
 DALLAS, TEXAS 75244  
 CONTACT: MICHAEL COOPER

**FIELD SECRET SURVEY, ABSTRACT NO. 1579**  
 MOUNTAIN CREEK NORTH, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NUMBER: 5134-1688  
 DEDICATED PLAN NUMBER: 3111-1688

**LEGEND**  
 1. 2" = 100' SCALE  
 2. 1" = 100' SCALE  
 3. 1" = 100' SCALE  
 4. 1" = 100' SCALE  
 5. 1" = 100' SCALE  
 6. 1" = 100' SCALE  
 7. 1" = 100' SCALE  
 8. 1" = 100' SCALE  
 9. 1" = 100' SCALE  
 10. 1" = 100' SCALE  
 11. 1" = 100' SCALE  
 12. 1" = 100' SCALE  
 13. 1" = 100' SCALE  
 14. 1" = 100' SCALE  
 15. 1" = 100' SCALE  
 16. 1" = 100' SCALE  
 17. 1" = 100' SCALE  
 18. 1" = 100' SCALE  
 19. 1" = 100' SCALE  
 20. 1" = 100' SCALE  
 21. 1" = 100' SCALE  
 22. 1" = 100' SCALE  
 23. 1" = 100' SCALE  
 24. 1" = 100' SCALE  
 25. 1" = 100' SCALE  
 26. 1" = 100' SCALE  
 27. 1" = 100' SCALE  
 28. 1" = 100' SCALE  
 29. 1" = 100' SCALE  
 30. 1" = 100' SCALE  
 31. 1" = 100' SCALE  
 32. 1" = 100' SCALE  
 33. 1" = 100' SCALE  
 34. 1" = 100' SCALE  
 35. 1" = 100' SCALE  
 36. 1" = 100' SCALE  
 37. 1" = 100' SCALE  
 38. 1" = 100' SCALE  
 39. 1" = 100' SCALE  
 40. 1" = 100' SCALE  
 41. 1" = 100' SCALE  
 42. 1" = 100' SCALE  
 43. 1" = 100' SCALE  
 44. 1" = 100' SCALE  
 45. 1" = 100' SCALE  
 46. 1" = 100' SCALE  
 47. 1" = 100' SCALE  
 48. 1" = 100' SCALE  
 49. 1" = 100' SCALE  
 50. 1" = 100' SCALE  
 51. 1" = 100' SCALE  
 52. 1" = 100' SCALE  
 53. 1" = 100' SCALE  
 54. 1" = 100' SCALE  
 55. 1" = 100' SCALE  
 56. 1" = 100' SCALE  
 57. 1" = 100' SCALE  
 58. 1" = 100' SCALE  
 59. 1" = 100' SCALE  
 60. 1" = 100' SCALE  
 61. 1" = 100' SCALE  
 62. 1" = 100' SCALE  
 63. 1" = 100' SCALE  
 64. 1" = 100' SCALE  
 65. 1" = 100' SCALE  
 66. 1" = 100' SCALE  
 67. 1" = 100' SCALE  
 68. 1" = 100' SCALE  
 69. 1" = 100' SCALE  
 70. 1" = 100' SCALE  
 71. 1" = 100' SCALE  
 72. 1" = 100' SCALE  
 73. 1" = 100' SCALE  
 74. 1" = 100' SCALE  
 75. 1" = 100' SCALE  
 76. 1" = 100' SCALE  
 77. 1" = 100' SCALE  
 78. 1" = 100' SCALE  
 79. 1" = 100' SCALE  
 80. 1" = 100' SCALE  
 81. 1" = 100' SCALE  
 82. 1" = 100' SCALE  
 83. 1" = 100' SCALE  
 84. 1" = 100' SCALE  
 85. 1" = 100' SCALE  
 86. 1" = 100' SCALE  
 87. 1" = 100' SCALE  
 88. 1" = 100' SCALE  
 89. 1" = 100' SCALE  
 90. 1" = 100' SCALE  
 91. 1" = 100' SCALE  
 92. 1" = 100' SCALE  
 93. 1" = 100' SCALE  
 94. 1" = 100' SCALE  
 95. 1" = 100' SCALE  
 96. 1" = 100' SCALE  
 97. 1" = 100' SCALE  
 98. 1" = 100' SCALE  
 99. 1" = 100' SCALE  
 100. 1" = 100' SCALE

**NEIGHBORHOOD MAP**  
 MOUNTAIN CREEK NORTH

**CITY PLAN COMMISSION****THURSDAY, APRIL 02, 2015****FILE NUMBER:** S145-116**Subdivision Administrator:** Paul Nelson**LOCATION:** 4012 W. Illinois Avenue, west of Coombs Creek Drive**DATE FILED:** March 4, 2015**ZONING:** LI**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 0.9836-Acre    **MAPSCO:** 53S**APPLICANT/OWNER:** O'Reilly Auto Parts/Illinois Capital Partners, LLC

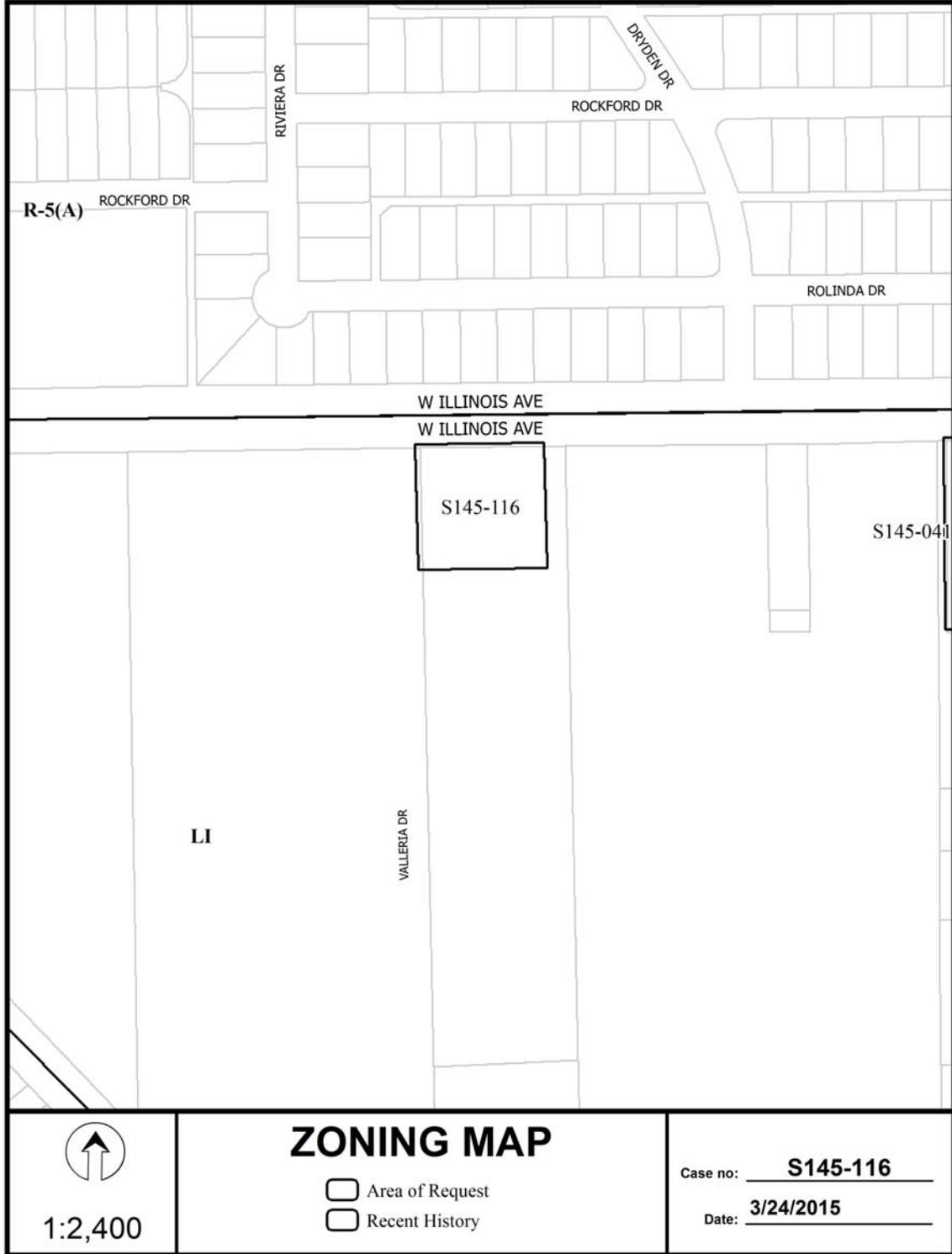
**REQUEST:** An application to create one 0.9836-acre lot from a tract of land in City Block 6114 on property located at 4012 W. Illinois Avenue, west of Coombs Creek Drive.

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

**STAFF RECOMMENDATION:** The proposed lot complies with the LI District requirements; 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. Section 51A-8.102(a)(b)(c)(d).
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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.

8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat show how all right-of-way was created. Survey Manual.
13. On the final plat show two control monuments. Survey Manual.
14. On the final plat extend the plat boundary to encompass the existing street easement and dedicate the street easement as fee simple right-of-way. Survey Manual.
15. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.
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. Chapter 49(60)(g)(1).
17. New water and/or wastewater easements need to be shown. Chapter 49-60(d).
18. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1); Chapter 49-62(f)(1); Chapter 49-62(b)(9c).
19. On the final plat identify the property as Lot 1, City Block B/6114. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





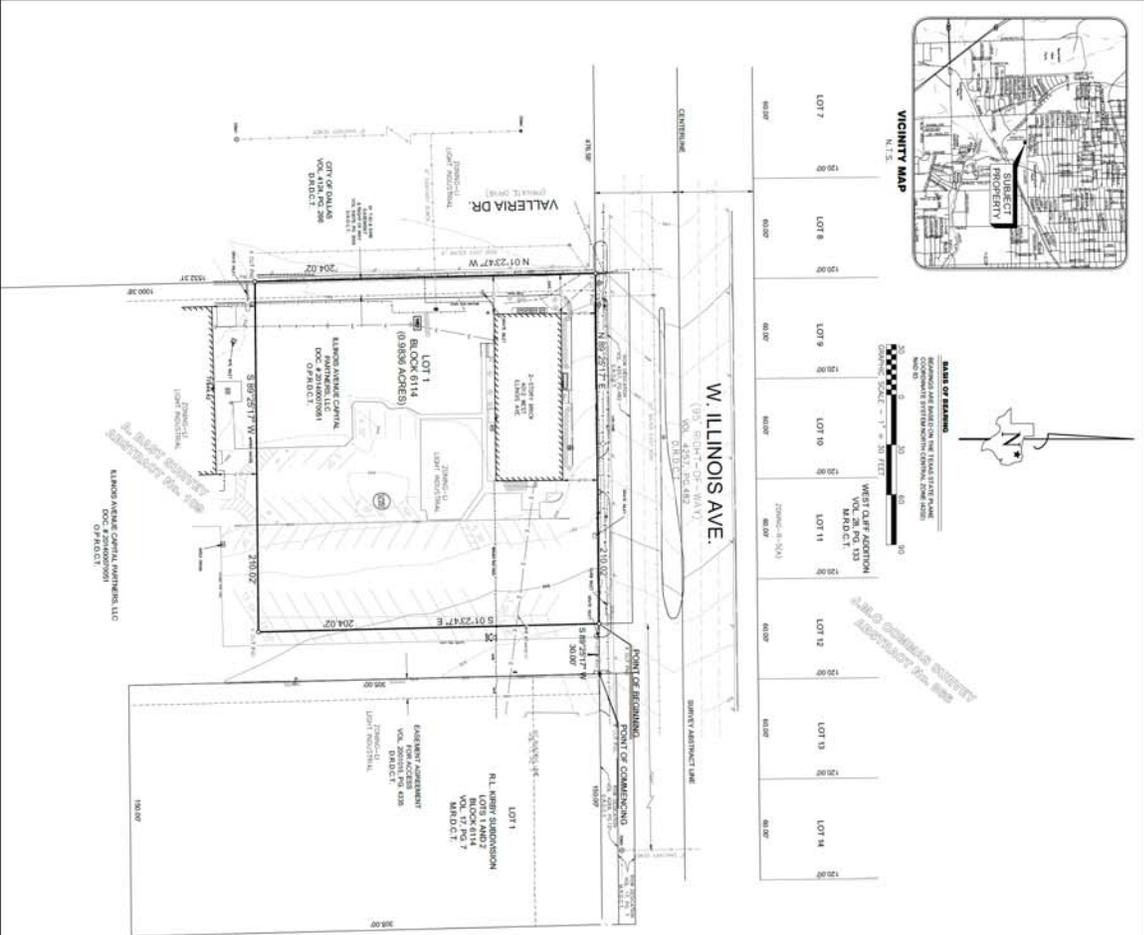
1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S145-116

Date: 3/20/2015



**PROPERTY**  
 The property is located in the City of Dallas, Texas, in the County of Dallas, Texas, and is bounded by the following:

**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**ADDITIONAL NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**STATE OF TEXAS**  
 COUNTY OF DALLAS

**PREPARED BY:**  
 HUNT-ZOLARS  
 1000 WEST WILSON STREET, SUITE 200  
 AUSTIN, TEXAS 78703-4875  
 Phone: 512-471-5311 Fax: 512-471-5277

**RECEIVED BY:**  
 O'REILLY DALLAS NO. 4  
 LOT 1, BLOCK 614  
 CITY BLOCK 614  
 09 BRANCHES SITUATED IN THE A. BAUTZ SURVEY, ABSTRACT NO. 109  
 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE NO. 3182-118  
 JANUARY 29, 2015

**DATE:** 04/02/15  
**TIME:** 10:33:25 AM

**LOCATION:** Lake June Road and C.F. Hawn Freeway (U.S. Highway 175).

**DATE FILED:** March 6, 2015

**ZONING:** CS

**CITY COUNCIL DISTRICT: 7      SIZE OF REQUEST: 5.534-Acres      MAPSCO: 57M**

**APPLICANT/OWNER:** Frank and Kelli Forrest

**REQUEST:** An application to create one 5.534-acre lot from a tract of land containing part of Tracts 12, 13 and 14 of "Old Indiana Plantations", an Unrecorded Addition in City Block 6240 on property located at the northwest corner of Lake June Road and C. F. Hawn Freeway (U.S. Highway 175) Service Road.

**SUBDIVISION HISTORY:**

1. S123-085 was an application to create one 35.78 acre lot, one 106.42 acre lot, and one 236.67 acre lot from a 378.86 acre tract of land in City Block 6239 and City Block 6257 on property located on Pemberton Hill Road, north of Great Trinity Forest Way. This application was approved on March 7, 2013 but has not been recorded.
2. S123-079 is an application to create one 138.43 acre lots, one 224.27 acre lot and one 2.25 acre lot from a 364.945 acre tract of land City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at Pemberton Hill Road. This application was approved on March 7, 2013 but has not been recorded.
3. S123-080 is an application in the same general area as the subject plat and is an application to create three lots from a 104.60 acre tract of land in City Block 6257 and 6258 on property located on Great Trinity Forest Way west of Pemberton Hill Road. This application was approved on March 7, 2013 but has not been recorded.
4. S123-081 is an application to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River. This application was approved on March 7, 2013 but has not been recorded.
5. S123-082 is an application to create one 142.65 acre lot from a tract of land located in City Blocks 6238, 6239, 7982 and 7985 on property located on C.F. Hawn Freeway (U.S. Highway 175) west of Pemberton Hill Road. This application was approved on March 7, 2013 but has not been recorded.
6. S123-083 is an application to create one 35.62 acre lot and one 478.78 acre lot from a 520.38 acre lot from a tract of land in City Blocks 6258, 6259 and 7972 on property located south of Great Trinity Forest Way at the Trinity River. This application was approved on March 7, 2013 but has not been recorded.

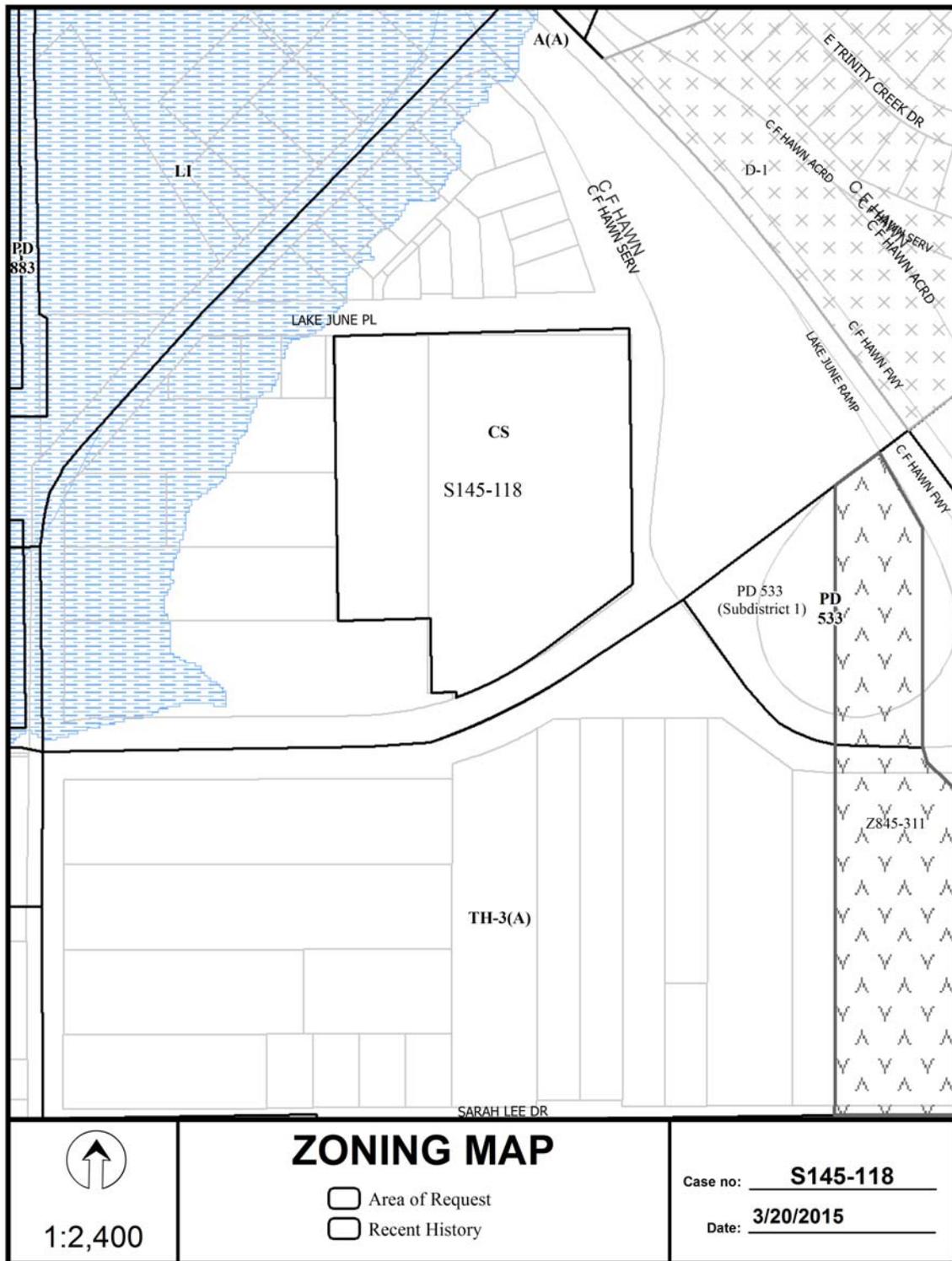
7. S123-084 is an application to create two lots from a 337.99 acre tract of land in City Block 6239, 6257, and 7948 on property located north of Great Trinity Forest Way at the Trinity River. This application was approved on March 7, 2013 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the CS District requirements; 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. Section 51A-8.102(a)(b)(c)(d).
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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat, add a note stating that TXDOT approval may be required for any driveway modifications or new access to US Highway 175.
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
14. On the final plat extend the boundary of the plat to include the portion of Tract 13 that is the easement created by Volume 5803, Page 474 D.R.D.C.T. and dedicate it as fee simple right-of-way for Lake June Road.
15. On the final plat provide a Lien Holder's Subordination Agreement. Survey Manual.
16. On the face of the final plat change the name of the unrecorded plat from "Old Indians Plantations Addition" to "Old Indiana Plantations Addition"
17. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
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. Chapter 49(60)(g)(1).
20. Wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1); Chapter 49-62(f)(1); Chapter 49-62(b)(9c).
21. On the final plat change "U.S. Highway 175 Frontage Road" to "C.F. Hawn Freeway (U.S. Highway 175)". Section 51A-8.403(a)(1)(xii).
22. On the final plat identify the property as Lot 1, City Block A/6240. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



1:2,400

### ZONING MAP

- Area of Request
- Recent History

Case no: S145-118  
 Date: 3/20/2015





**LOCATION:** Lake June Road at Oak Hill Drive, southwest corner

**DATE FILED:** March 6, 2015

**ZONING:** CR(D-1), MF-1(A)

**CITY COUNCIL DISTRICT: 5    SIZE OF REQUEST: 5.674-Acres    MAPSCO: 58M**

**APPLICANT/OWNER:** Sikka Investments, LLC

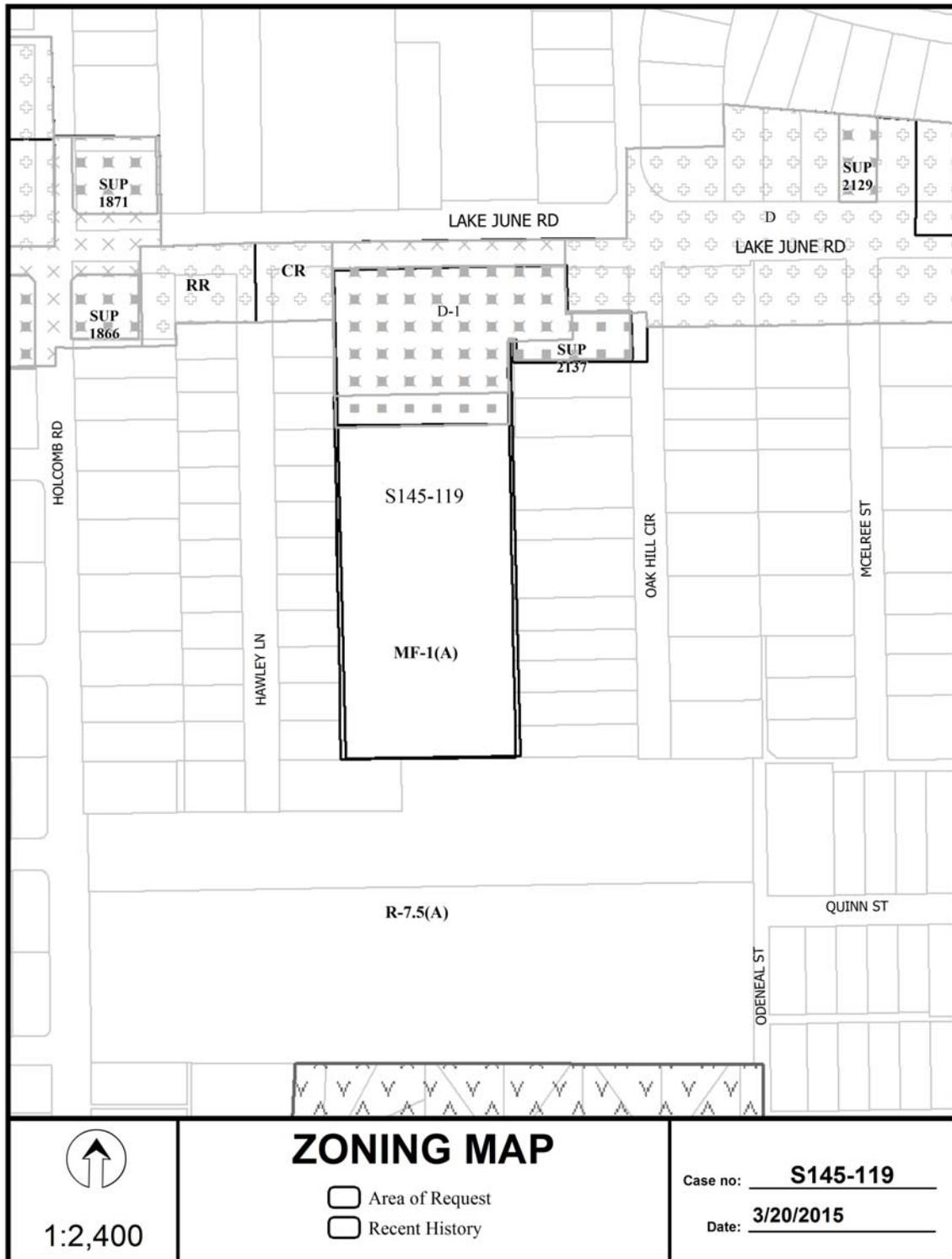
**REQUEST:** An application to replat a 5.674-acre tract of land containing all of Lot 2 in City Block 6658 into one 2.752-acre lot and one 2.922-acre lot on property located on Lake June Road at Oak Hill Drive, southwest corner.

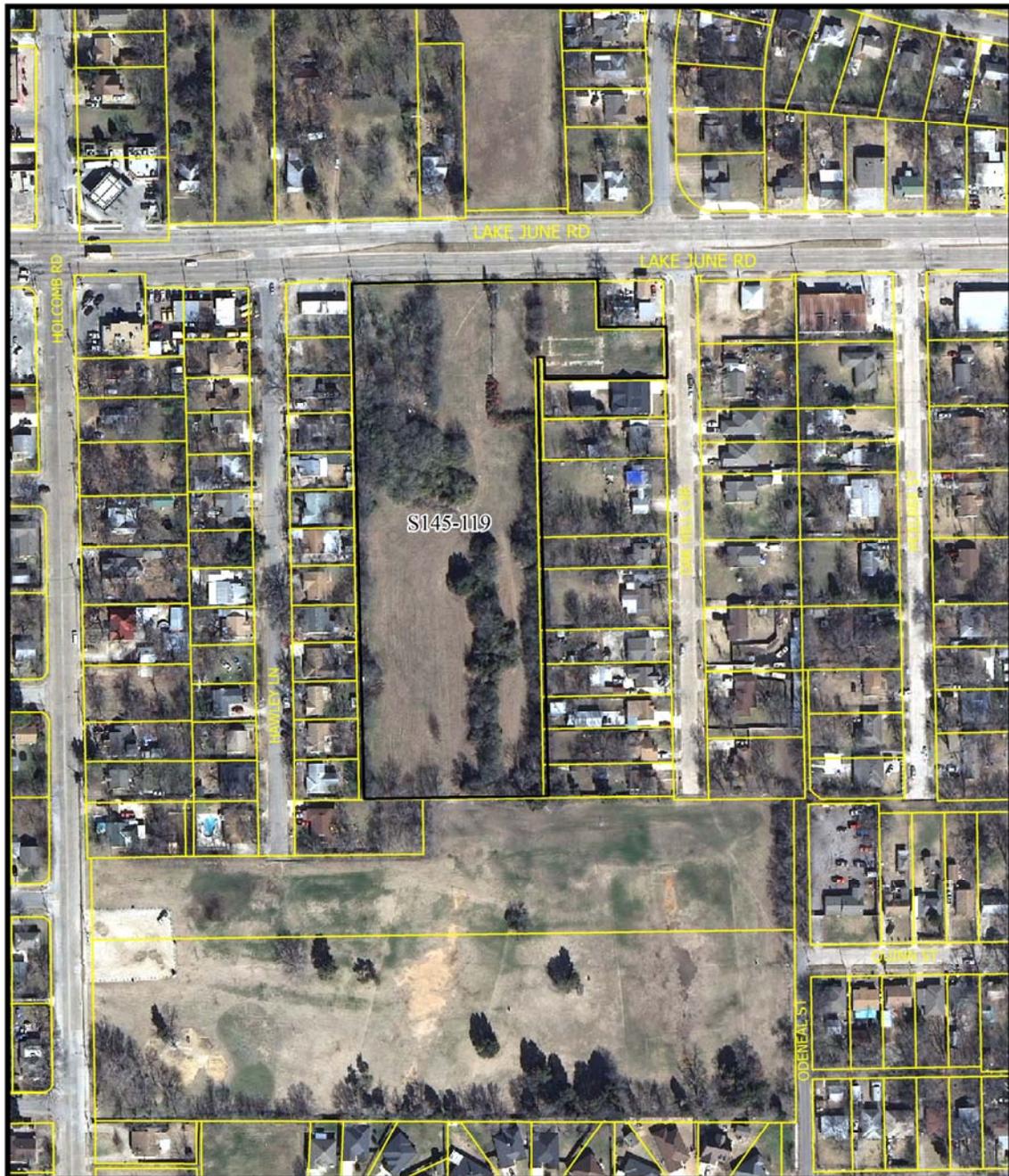
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the CR(D-1) and MF-1(A) District requirements; 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. Section 51A-8.102(a)(b)(c)(d).
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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.

8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat extend the boundary of the plat along Lake June Road to include the street easements and dedicate them as fee simple right-of-way for Lake June Road.
13. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
15. 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. Chapter 49(60)(g)(1).
16. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1); Chapter 49-62(f)(1); Chapter 49-62(b)(9c).
17. On the final plat either create a 10 foot wide mutual access easement along the west line of proposed Lot 1, or increase the width of the flag lot for proposed Lot 2 from 10 feet to 20 feet. Section 51A-8.403(a)(1)(xii).
18. A written approval from Dallas Fire & Rescue must be submitted to the Building Official verifying that adequate fire access road(s) are present prior to submittal of the final plat for the Chairman's signature.
19. On the final plat identify the property as Lots 2A and 2B, City Block 6658. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S145-119</u> Date: <u>3/20/2015</u>
--	---	--



**CITY PLAN COMMISSION**

**THURSDAY, APRIL 02, 2015**

**FILE NUMBER:** S145-121

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Ledbetter Drive and Westmoreland Road, southwest corner

**DATE FILED:** March 6, 2015

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 0.916-Acre    **MAPSCO:** 63E & F

**APPLICANT/OWNER:** Lee Ann Vidmer

**REQUEST:** An application to create one 0.440-acre lot and one 0.476-acre lot from a 0.916 acre tract of land in City Block 6043 on property located at Ledbetter Drive and Westmoreland Road, southwest corner.

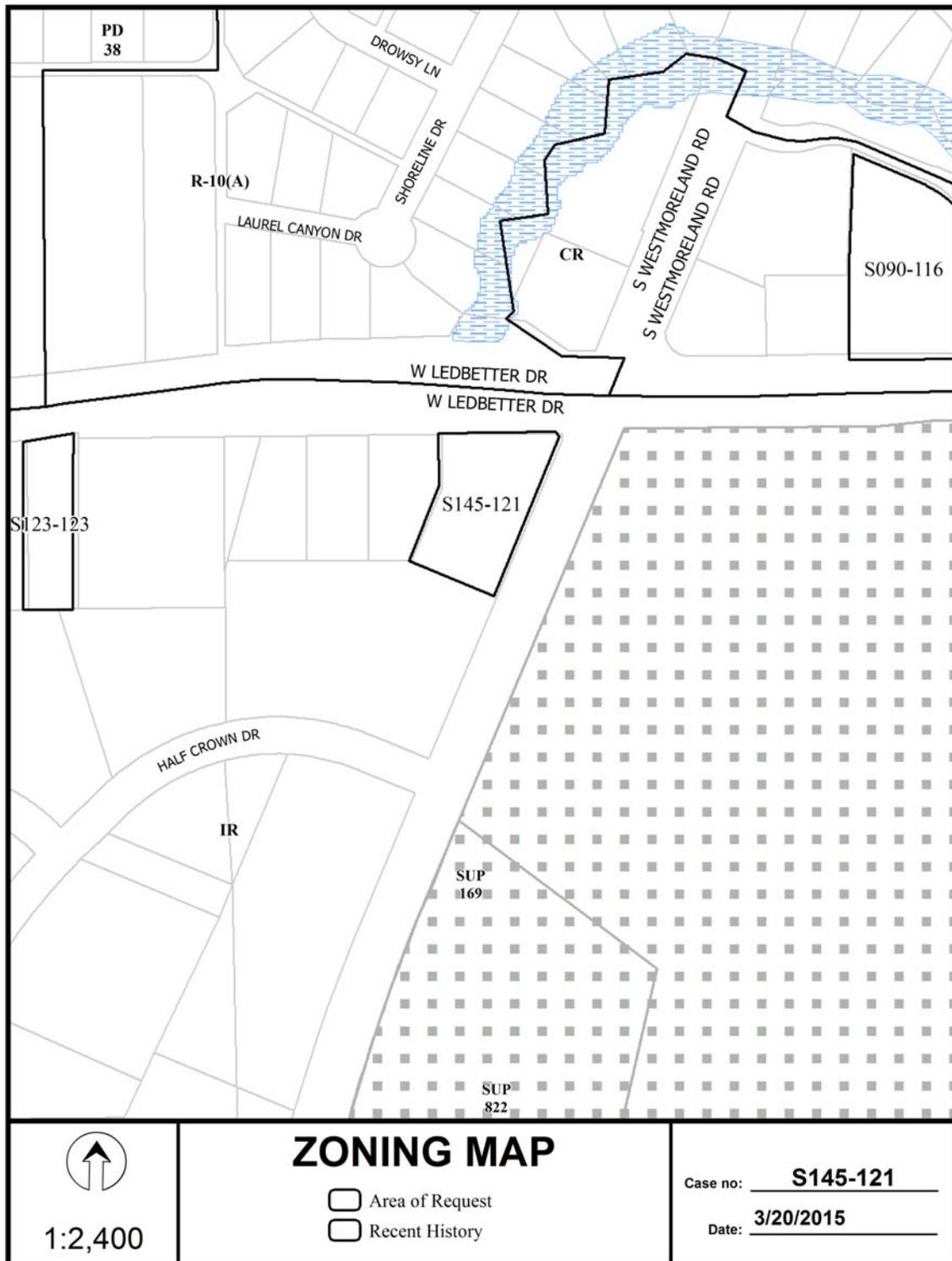
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request site.

**STAFF RECOMMENDATION:** The proposed lot complies with the IR District requirements; 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. Section 51A-8.102(a)(b)(c)(d).
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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.

8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat, dedicate a 20 foot by 20 foot corner clip at Westmoreland Road and Ledbetter Drive. Section 51A-8.602(d)(1).
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
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. Section 51A-611(d) Trinity Watershed Management, Drainage Design Manual Addendum V.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-611(d), Trinity Watershed Management; Drainage Manual, Article V.
17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. Any access easement must be created by separate instrument and the recording information placed on the face of the plat. Survey Manual.
22. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.

23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
24. 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. Chapter 49(60)(g)(1).
25. Wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1); Chapter 49-62(f)(1); Chapter 49-62(b)(9c).
26. On the final plat identify the property as Lots 1 and 2, City Block A/6043. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>      <b>S145-121</b>      </u> Date: <u>      <b>3/20/2015</b>      </u>
--	--	--



**CITY PLAN COMMISSION****THURSDAY, APRIL 02, 2015****FILE NUMBER:** S145-122**Subdivision Administrator:** Paul Nelson**LOCATION:** Inwood Road between Denton Drive and Cedar Springs Road**DATE FILED:** March 6, 2015**ZONING:** PD 193 (O-2)(D)**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 0.789-Acre    **MAPSCO:** 34Q**APPLICANT/OWNER:** LG Acquisitions, LLC / Kendrick Properties II, Limited

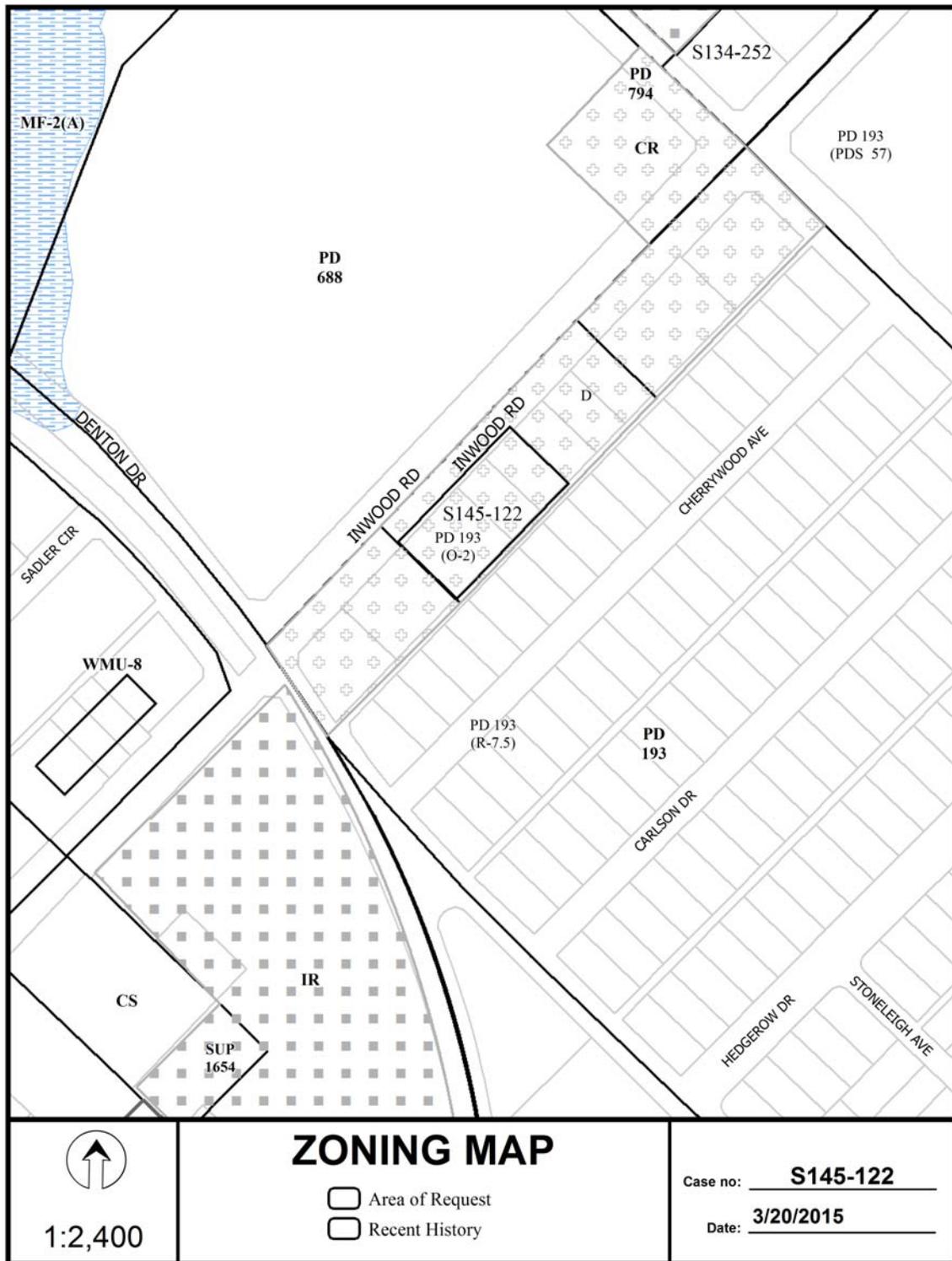
**REQUEST:** An application to replat all of Lots 10, 11, 12, and 13 in City Block 1/4624 to create one 0.789-acre lot on property located on Inwood Road between Denton Drive and Cedar Springs Road.

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

**STAFF RECOMMENDATION:** The proposed lot complies with the requirements of PD 193 (O-2)(D) District requirements; therefore, staff recommends approval subject to compliance with the following conditions:

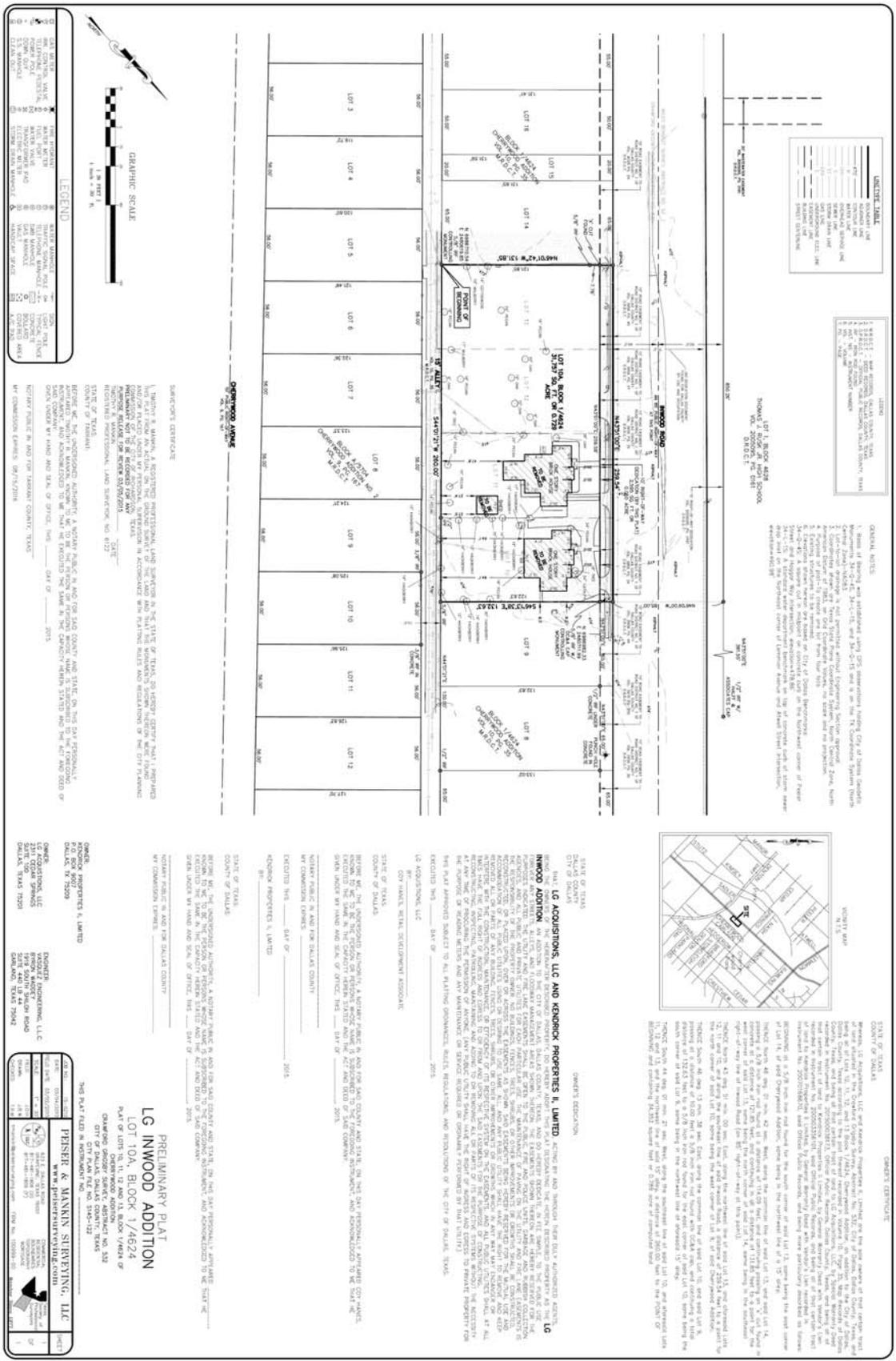
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.

8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat, dedicate 50 feet of right-of-way from the established centerline of Inwood Road. Section 51A-8.602(d)(1).
13. On the final plat show how all right-of-way was created. Survey Manual.
14. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.
15. 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. Chapter 49(60)(g)(1).
16. On the final plat identify the property as Lot 10A, City Block 1/4624. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          S145-122          </u> Date: <u>          3/20/2015          </u>
--	--	--



**LEGEND**

- 1. LOT 3
- 2. LOT 4
- 3. LOT 5
- 4. LOT 6
- 5. LOT 7
- 6. LOT 8
- 7. LOT 9
- 8. LOT 10
- 9. LOT 11
- 10. LOT 12

**GENERAL NOTES**

1. This site plan was prepared using GPS coordinates under City of Dallas zoning Ordinance 21-0-42, 24-1-11, and 24-2-11 and is on the City of Dallas zoning Ordinance 21-0-42, 24-1-11, and 24-2-11.
2. Lot 10 is a 100% lot and is not subject to any other zoning Ordinance.
3. Existing structures on the site are shown in grey and are not to be demolished.
4. Existing structures on the site are shown in grey and are not to be demolished.
5. A 100% lot is a lot that is not subject to any other zoning Ordinance.
6. A 100% lot is a lot that is not subject to any other zoning Ordinance.

**GENERAL NOTES**

1. This site plan was prepared using GPS coordinates under City of Dallas zoning Ordinance 21-0-42, 24-1-11, and 24-2-11 and is on the City of Dallas zoning Ordinance 21-0-42, 24-1-11, and 24-2-11.
2. Lot 10 is a 100% lot and is not subject to any other zoning Ordinance.
3. Existing structures on the site are shown in grey and are not to be demolished.
4. Existing structures on the site are shown in grey and are not to be demolished.
5. A 100% lot is a lot that is not subject to any other zoning Ordinance.
6. A 100% lot is a lot that is not subject to any other zoning Ordinance.



**LG ACQUISITIONS, LLC AND KENDRICK PROPERTIES II, LIMITED**

THE HERETOFORE DESCRIBED PROPERTY IS BEING ACQUIRED BY AND THROUGH THE LG ACQUISITIONS, LLC AND KENDRICK PROPERTIES II, LIMITED FOR THE PURPOSES OF DEVELOPING AND OPERATING A COMMERCIAL BUILDING TO BE USED AS A RETAIL STORE. THE PROPERTY IS BEING ACQUIRED BY AND THROUGH THE LG ACQUISITIONS, LLC AND KENDRICK PROPERTIES II, LIMITED FOR THE PURPOSES OF DEVELOPING AND OPERATING A COMMERCIAL BUILDING TO BE USED AS A RETAIL STORE. THE PROPERTY IS BEING ACQUIRED BY AND THROUGH THE LG ACQUISITIONS, LLC AND KENDRICK PROPERTIES II, LIMITED FOR THE PURPOSES OF DEVELOPING AND OPERATING A COMMERCIAL BUILDING TO BE USED AS A RETAIL STORE.

**LG ACQUISITIONS, LLC**

BY: \_\_\_\_\_

**KENDRICK PROPERTIES II, LIMITED**

BY: \_\_\_\_\_

**PRELIMINARY PLAT**

**LG INWOOD ADDITION**

LOT 10A, BLOCK 1/A624

DALLAS, TEXAS

**PREPARED BY:** PRISHER & MANNING STRIPPING, LLC

**DATE:** 04/02/2015

**PROJECT:** LG INWOOD ADDITION

**LOT:** LOT 10A, BLOCK 1/A624

**CITY:** DALLAS, TEXAS

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 02, 2015**

**FILE NUMBER:** S145-117

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Oak Grove Avenue, Bowen Street and McKinney Avenue

**DATE FILED:** March 6, 2015

**ZONING:** PD 193, (PDS 113)

**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 1.322-Acre    **MAPSCO:** 45B

**APPLICANT/OWNER:** Trammell Crow Co. / Lisar, Inc. and Gaedeke Holdings II, Ltd.

**REQUEST:** An application to remove the 10 foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street and McKinney Avenue.

**SUBDIVISION HISTORY:**

1. S134-199 was an application northeast of the present request to replat three lots into one 1.07-acre lot on property located at Lemmon Avenue and Oak Grove Road, southwest corner. The request was approved on July 25, 2014 but has not been recorded.
2. S078-118 was an application to create one 1.322-acre lot and one 1.866-acre lot on property which contained the property that is the subject of the current Building Line Removal application. The request was approved on March 6, 2008 and recorded on September 20, 2010.

**BUILDING LINE REMOVAL STANDARD:** The Commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

(1) upon the affirmative vote of at least three- fourths of the commission members present; and

(2) if the commission finds that relocation or removal of the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The building line along McKinney Avenue is 15 feet; however, the setback on McKinney Avenue by Planned Development Sub-district 113 is 10 feet. The removal of this portion of the building line will leave part of the block-face on McKinney Avenue with a 10-foot zoning setback and the remainder of the block face will have a 15-foot building line whereas PDS 113 provides for a 10 foot setback.
- The 10-foot building line on both Bowen Street and Oak Grove Avenue is the same setback as provided by PDS 113. The removal of the building

lines will allow the properties to be developed in accordance with the setback requirements of PDS 113.

“(ii) be contrary to the public interest;”

- No notices were sent because the property is zoned a non residential district.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will not adversely impact neighboring properties as the removal will allow the property to be developed in compliance with the requirements of PDS 113.

“(iv) adversely affect the plan for the orderly development of the subdivision.”

- The removal of the building lines will allow for development of the property to be in accordance with the requirements of PDS (113).

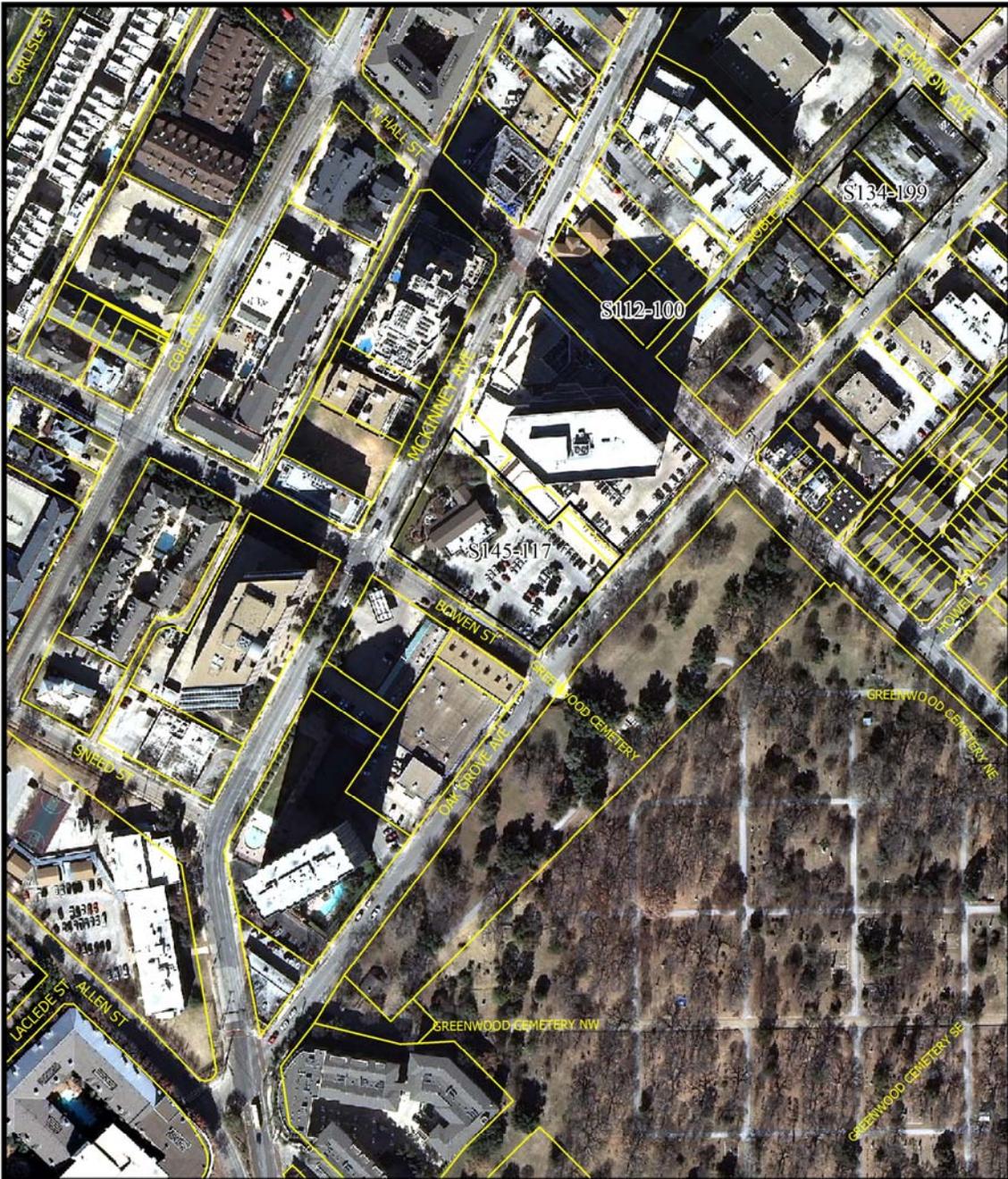
**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The staff supports the removal of the building lines.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 193, (PDS 113); 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. Section 51A-8.102(a)(b)(c)(d).
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. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).

7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. 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. Section 51A8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat dedicate 25 feet of right-of-way from the established centerline of Bowen Street. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
13. On the final plat, dedicate a 15 foot by 15 foot corner clip at McKinney Avenue and Bowen Street. Section 51A-8.602(d)(1).
14. The number and location of fire hydrants, must comply with the International Fire Code Section 508, Appendix C.
15. 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. Chapter 49(60)(g)(1).
16. On the final plat identify the property as Lot 2C, City Block 1/638. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).
17. On the final plat add the following statement "The platted 15 foot building line along McKinney Avenue within the boundary of this plat and the platted 10 foot building lines on Bowen Street and Oak Grove Avenue within the boundary of this plat are removed by this plat."





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>      <b>S145-117</b>      </u> Date: <u>      <b>3/20/2015</b>      </u>
--	--	--



**FILE NUMBER:** W145-006

**DATE FILED:** March 4, 2015

**LOCATION:** Generally bounded by T.&P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west

**COUNCIL DISTRICT:** 2, 7

**MAPSCO:** M-45, R-45, J-46, K-6, N-46 and P-46

**SIZE OF REQUEST:** ±273.64 acres

**CENSUS TRACT:** 33.00

**MISCELLANEOUS DOCKET ITEM:**

**APPLICANT/OWNER:** Deep Ellum Foundation

**REPRESENTATIVE:** Roger Albright

**REQUEST:** An application for a waiver of the two-year waiting period to amend Planned Development District No. 269, the Deep Ellum/Near East Side District generally bounded by T.&P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

**SUMMARY:** Upon the City Plan Commission's recommendation, City Council approved Zoning Case Z123-267(CG) on May 28, 2014 to amend certain use regulations and development standards. The amendments were brought forward by the Deep Ellum Association Foundation and other stakeholders and resulted from numerous meetings between 2011 to present.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to May 28, 2016 without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Other than ownership, there are no circumstances regarding the property that have changed since this zoning case was approved.

**Staff Recommendation:** Denial



APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2123-267(CG)

Location T&P Railway Row/Parry Ave/RL Thornton/N. Central (i.e., Deep Ellum PD-269)

Date of last CPC or CC Action May 28, 2014

Applicant's Name, Address & Phone Number Deep Ellum Foundation represented by Roger Albright, 3301 Elm Street, Dallas, Texas 75226, 214.939.9224

Property Owner's Name, Address and Phone No., if different from above  
Multiple owners - Existing PD was amended through City Council authorized hearing.

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Various developments planned or undertaken since passage of PD Amendments, and/or improvements to Deep Ellum area such as Elm Street have sufficiently changed circumstances of property in area to warrant a Waiver of the two-year limitations and a new hearing to consider additional amendments.

[Handwritten Signature]  
Applicant's Signature

[Handwritten Signature]  
Owner's Signature  
Scott Rohman, President, Deep Ellum Foundation

RECEIVED  
MAR 04 2015  
Sustainable Development & Construction  
Date Received  
Fee: \$500.00

**FILE NUMBER:** W145-008

**DATE FILED:** March 6, 2015

**LOCATION:** North and south sides of Great Trinity Forest Way

**COUNCIL DISTRICT:** 7, 8

**MAPSCO:** 57-G,K,L,N,P,Q,S,T,U,W,X,Y,Z;  
67-B,C,D

**SIZE OF REQUEST:** ±2,120 acres

**CENSUS TRACT:** 93.03, 115.00, 116.01,  
202.00

---

**MISCELLANEOUS DOCKET ITEM:**

**APPLICANT:** Equest, Patrick J. Bricker

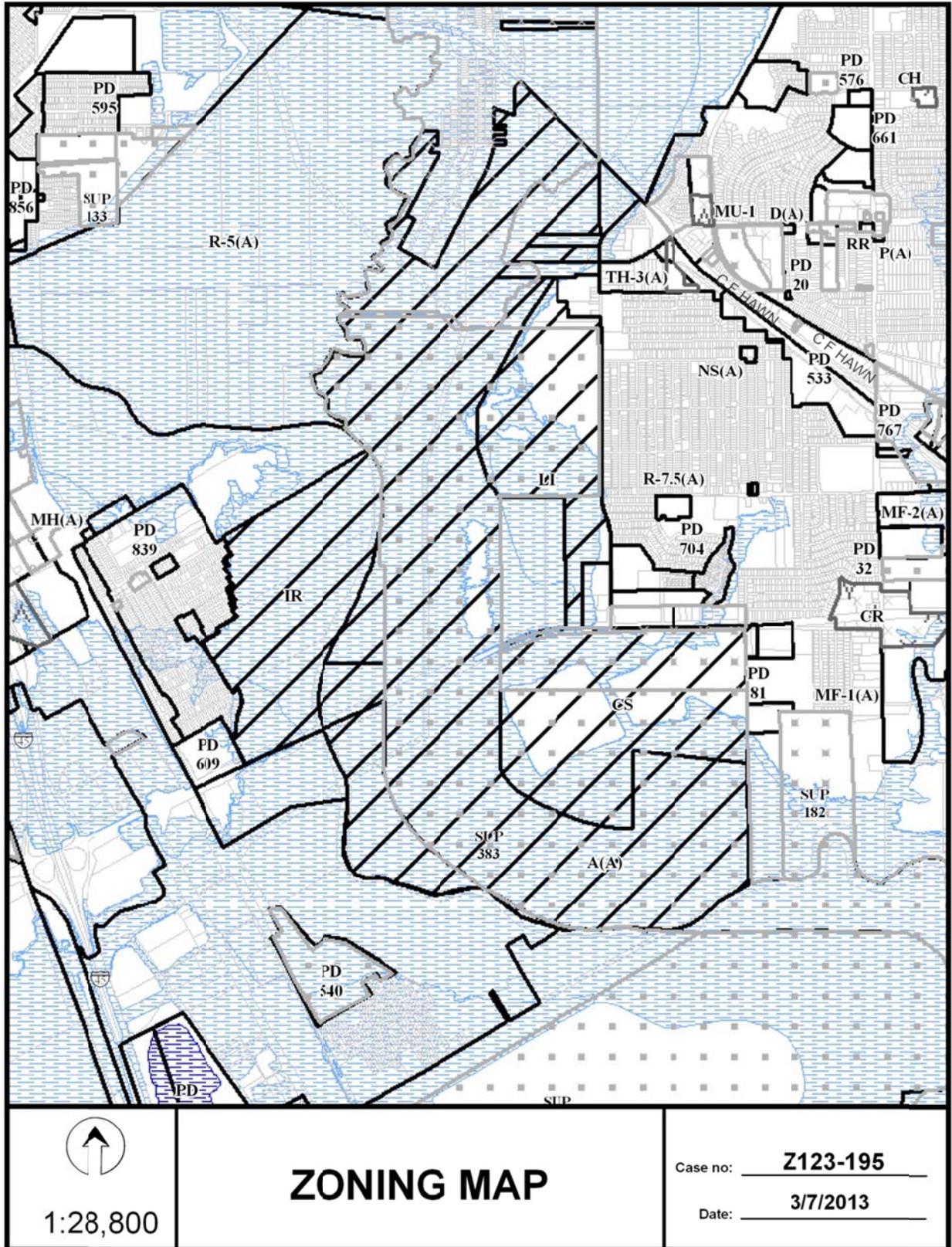
**OWNER:** City of Dallas, Trinity Watershed Management

**REQUEST:** An application for a waiver of the two-year waiting period to submit a request to amend Planned Development District 883 located along the north and south sides of Great Trinity Forest Way.

**SUMMARY:** Upon the City Plan Commission's recommendation, City Council approved Zoning Case Z123-195(MW) on April 24, 2013 for Planned Development District No. 883 for a horse park, golf course and forest and mitigation land which will include recreational trails and amenities.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to April 24, 2015 without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Other than ownership, there are no circumstances regarding the property that have changed since this zoning case was approved.

**Staff Recommendation:** **Denial**



APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2123-195 (MW)

Location 811 Pemberton Hill Rd., Dallas, TX 75217

Date of last CPC or CC Action April 24, 2013

Applicant's Name, Address & Phone Number \_\_\_\_\_

Equest, PO Box 192747, Dallas, TX 75219 (972) 412-1099

Property Owner's Name, Address and Phone No., if different from above

City of Dallas - Trinity Watershed Management (214) 671-9505

1500 Marilla Street, RM 6BS, Dallas, TX 75201 ATTN: Director

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Equest desires to build a 150'x150' covered arena in order to properly serve its rider population. Equest also desires to build: fencing and corrals for its horses, loafing sheds for shade from weather and heat in the pastures and possibly connect a mobile home trailer to the existing utility outlets created for such purpose by the City of Dallas.

  
Patrick J. Bricker  
Digitally signed by Patrick J. Bricker  
DN: cn=Patrick J. Bricker o=Equest,  
ou=CEO, email=pbricke@equest.org, c=US  
Date: 2015.01.19 14:43:10 -06'00'

Applicant's Signature

  
Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership)

3/6/15  
Date Received  
Fee: \$300.00  
Receipt # 5367

W145-008

TJA 03/06/15

**FILE NUMBER:** D134-016

**DATE FILED:** April 8, 2014

**LOCATION:** North Corner of Miles Street and Bowser Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34-R

**SIZE OF REQUEST:** ±1.69 acres

**CENSUS TRACT:** 0006.01

---

MISCELLANEOUS DOCKET ITEM

**OWNER/APPLICANT:** Wes Homeyer, Weekley Homes, LLC

**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates

**REQUEST:** An application for a development plan and landscape plan within Tract A, Planned Developed Subdistrict 67 of Planned Development District No. 193, the Oak Lawn Special Purpose District located at the north corner of Miles Street and Bowser Avenue.

**SUMMARY:** On January 25, 2006, the City Council passed Ordinance No. 26226, which established Planned Development Subdistrict (PDS) No. 67 within Planned Development District (PDD) No. 193, the Oak Lawn Special Purpose District. PDS 67 consists of 8 tracts: Tracts A, B, C, D, E, F, G, and H. Since 2007, the City Plan Commission has approved development plans for Tracts C, D, E, G, and H.

PDS 67 of PDD 193 states that the City Plan Commission must approve a development plan and landscape plan for each phase of development prior to the issuance of a building permit to authorize work in this subdistrict. These plans for Tract A provide for a shared access development with 26 single family lots and a landscaped open space.

The development plan and landscape plan do not meet the requirements for Tract A of PDS 67 within PDD 193. Sec. S-67.104 states, "Development and use of the Property must comply with the conceptual plan except as provided in Section S-67.112." While a note on the conceptual plan reads, "Final location of ingress egress points to be determined at development plan," the intent was that, while location of ingress egress points could deviate by a few feet, they still had to be located along the road they were proposed on. The conceptual plan was approved with two ingress/egress points on Miles Street. While the proposed development plan has one ingress/egress point on Miles Street, there is an ingress/egress point on Dorothy Avenue, which conflicts with the approved conceptual plan and is not in accordance with Sec. S-67.104.

Therefore, staff's recommendation is for denial.

An important note: There are deed restrictions for several tracts in PDS 67, including Tract A. These deed restrictions refer to an Avigation Easement, Release, and Disclosure Agreement for free and unobstructed passage of aircraft landing at or taking off from, or operating at or on the Dallas Love Field Airport.

The ordinance may be viewed at this link:

[http://www.dallascityattorney.com/51P/Articles%20Supp%208/Div%20S-67%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%208/Div%20S-67%20[Part%20II%20PD%20193].pdf)

**STAFF RECOMMENDATION:** Denial

**CPC PREVIOUS ACTION:** On September 18, 2014, the City Plan Commission recommended to hold this case under advisement until a plat application had been filed and a revised landscape plan had been submitted. On March 5, 2015, the City Plan Commission approved a preliminary plat at the site. The landscape plan exceeds by 9 trees the number of required trees (19) per the landscape regulations for PDS No. 67 within PDD No. 193, thereby providing the two trees needed in lieu of providing two off-street guest parking spaces.

## Partners and Officers

### ***Weekley Homes, LLC***

#### **Chairman/CEO**

David Weekley

#### **Vice President**

Dick Weekley

#### **COO**

John Johnson

#### **CFO**

Heather Humphrey

#### **General Counsel**

John Burchfield

#### **Authorized Representative**

Ladd Fargo

**CPC Action: April 02, 2014:**

**D134-016**

Planner: Danielle Jimenez

**Motion:** In considering an application for a development plan for Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Miles Street and Bowser Avenue, it was moved to **hold** this case under advisement and return with a plat application and a revised landscape plan.

Maker: Emmons  
Second: Murphy  
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0  
Absent: 0  
Vacancy: 0

**Speakers:** None



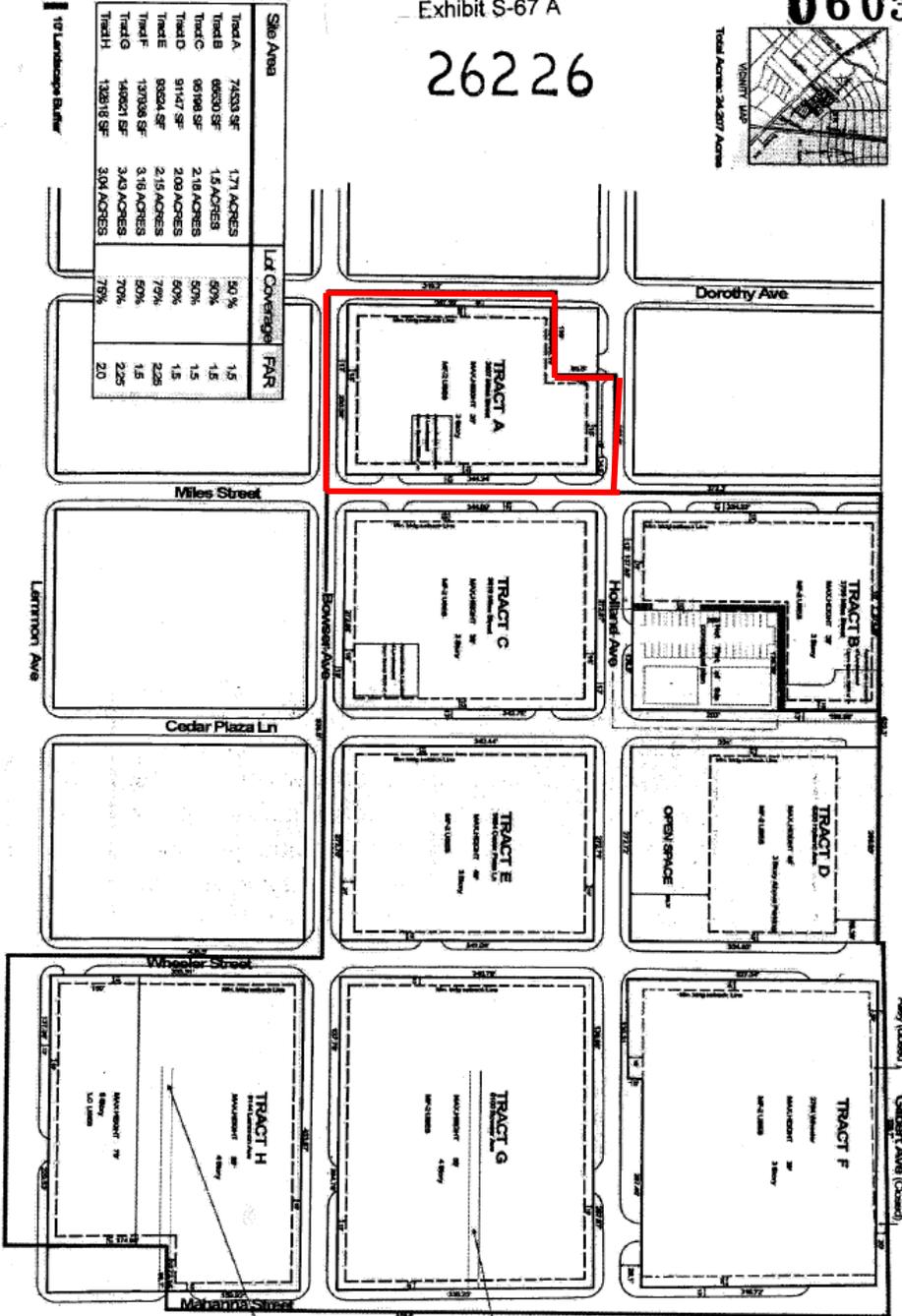
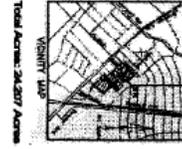


# EXISTING CONCEPTUAL PLAN

Exhibit S-67 A

## 26226

060338



Sub Area	Area	LdF Coverage	FAR
Tract A	74533 SF 1.71 ACRES	90%	1.5
Tract B	66530 SF 1.5 ACRES	90%	1.5
Tract C	95198 SF 2.18 ACRES	90%	1.5
Tract D	91147 SF 2.09 ACRES	90%	1.5
Tract E	8924 SF 2.15 ACRES	79%	2.25
Tract F	13708 SF 3.19 ACRES	90%	1.5
Tract G	14821 SF 3.43 ACRES	70%	2.25
Tract H	1,251.15 SF 304 ACRES	79%	2.0

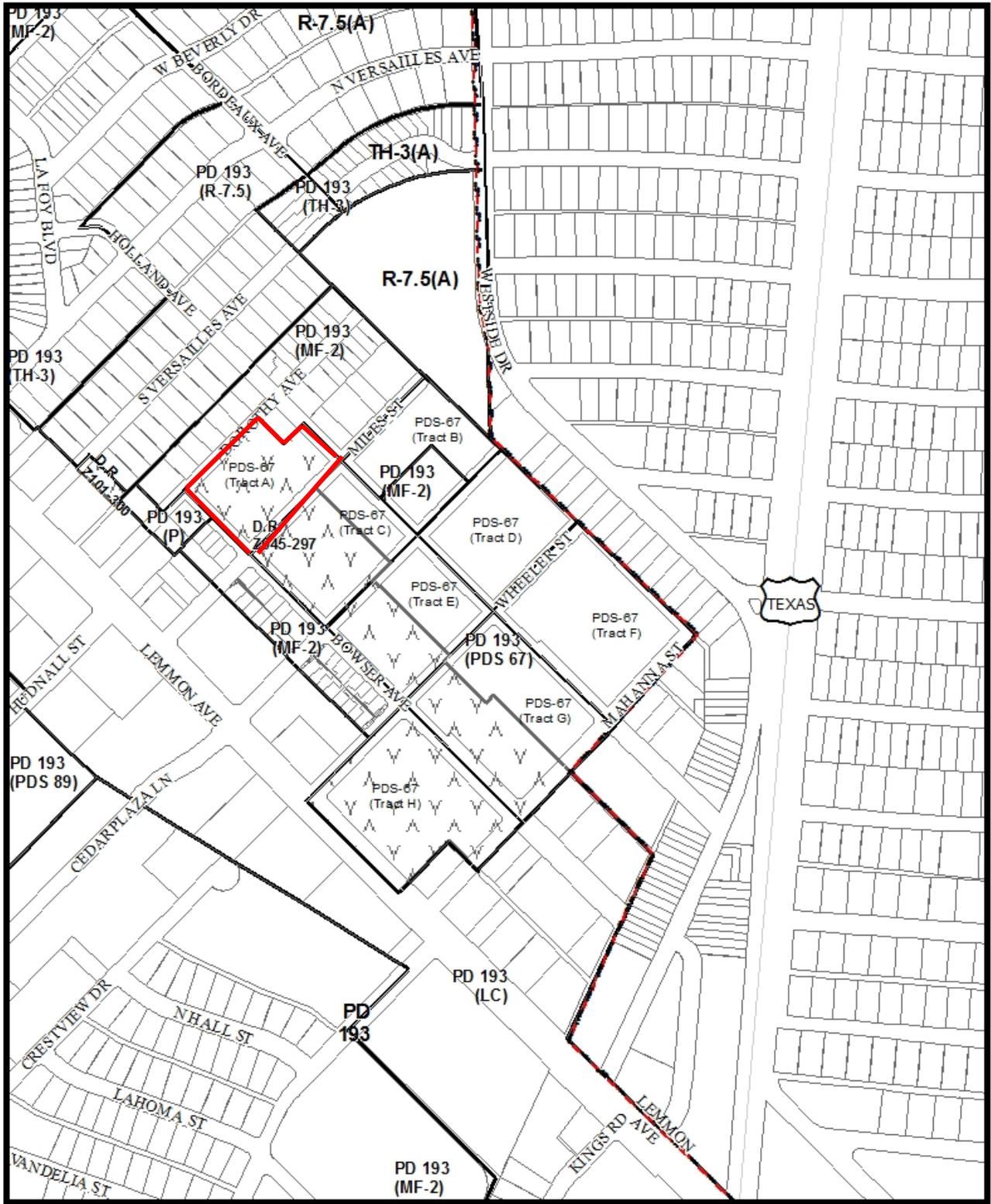
Note: Final location of ingress egress points to be determined at development plan

SCALE 1"=40'-0"

**Cityville At Oak Park CONCEPTUAL PLAN**  
 DALLASTX October 14, 2005  
 PDS 67  
 Planned Development District No. 193  
 Approved City Plan Commission December 8, 2005  
 Developer: FIRST WORTHING  
 Prepared By: **RWKL**

DEED RESTRICTIONS

# ZONING MAP



1:4,368

D134-016



**FILE NUMBER:** D145-007

**DATE FILED:** January 7, 2015

**LOCATION:** North and South Lines of Great Trinity Forest Way, West of Jim Miller Road

**COUNCIL DISTRICTS:** 7 & 8

**MAPSCO:** 57-Q & 57-Y

**SIZE OF REQUEST:** ±469.55 acres

**CENSUS TRACT:** 93.03 & 116.01

---

MISCELLANEOUS DOCKET ITEM

**OWNER/APPLICANT:** The Company of Trinity Forest Golfers, Inc.

**REPRESENTATIVE:** Wade Peterson, Pacheco Koch and Jim Barger, Oncore

**REQUEST:** An application for a development plan and conceptual landscape plan within Subareas 2a and 2b of Planned Development District No. 883, located along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road.

**SUMMARY:** On April 24, 2013, the City Council passed Ordinance No. 28980, which established Planned Development District No. 883. PDD No. 883 is divided into four subareas: Subarea 1 (Texas Horse Park), Subareas 2a and 2b (Trinity Championship Golf Course), Subareas 3a and 3b (Trinity Forest Lands), and Subareas 4a and 4b (Trinity Mitigation Lands). The City Council approved a development plan for Subarea 1, the Texas Horse Park, at the same time PDD No. 883 was created.

PDD No. 883 states that development plans for Subareas 2a and 2b must be approved by the City Plan Commission before the issuance of a building permit to authorize work in those subareas. However, a development plan is not required for these subareas for: excavation, fill, or grading; tree removal; irrigation systems; paths, trails, or roads associated with development of a golf course, golf driving range, or golf practice facilities; or structures less than 2,000 square feet in floor area that house maintenance equipment such as pumps and irrigation equipment, sanitary facilities, or concession facilities.

PDD No. 883 further states: "A conceptual landscape plan for a country club with private membership must be approved by the City Plan Commission before implementing the landscape plan on property designated as a landfill requiring remediation and managed under the Texas Commission on Environmental Quality Voluntary Cleanup Program (VCP). The conceptual landscape plan must provide a list of native and drought-adaptive noninvasive plant materials for use on the property." The City of Dallas Chief Arborist has

indicated that the submitted landscape plan meets the requirements for a conceptual landscape plan.

A permanent landscape plan that complies with Article X must be approved by the City Plan Commission before the issuance of a permit for the following: “parking lots, roads, trails, clubhouse facilities, cottages, training facilities, other structures, or site grading or excavation for a country club with private membership.” A permanent landscape plan was not submitted with this application, but one is forthcoming.

This development plan, divided into three sheets, provides for a country club with private membership, the championship golf course, an academy area, a storage/mechanical room, and a vehicle maintenance and storage facility. Based on an e-mail conversation with the representative, the academy area is proposed to be a place to have lessons and practice.

According to Chapter 51A of the Dallas Development Code, a country club with private membership is defined as follows: “A private recreational club containing a golf course and a club house that is available only to the country club and their guests.” Chapter 51A further stipulates, “This use may contain a private bar, dining room, a swimming pool, and tennis courts and similar services and recreational facilities.” The championship golf course, academy area, and storage/mechanical room are considered part of the country club with private membership use, while the vehicle maintenance or storage facility is considered an accessory use. According to PDD No. 883, for accessory uses, Subareas 2a and 2b are considered one lot, and accessory uses are not limited to the five percent area restriction as outlined in Section 51A-4.217.

There is no minimum lot size required for the development. For Subareas 1, 2a, and 2b, the maximum lot coverage is 25 percent. Subarea 1 has a maximum allowable building area of 145,000 square feet, and Subareas 2a and 2b have a combined proposed maximum floor area of 74,000, for a total of 219,000 square feet of floor area for Subareas 1, 2a, and 2b. The proposed development complies with a lot coverage of .01 percent.

While the development plan and conceptual landscape plan meet the requirements for Subareas 2a and 2b of Planned Development District No. 883, the Engineering department has requested the following information in order for the director to determine if a reduction in the number of off-street parking is warranted at the site.

1. Provide a PDF of parking analysis.
2. Provide a diagram showing parking demands for major events locations and number of parking spaces anticipated.
3. Attach an 11” by 8 ½” site plan to the parking report showing the proposed parking supply.

The ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2032/ARTICLE%20883.pdf>

**STAFF RECOMMENDATION:** Hold under advisement until April 16, 2015

**CPC PREVIOUS ACTION:** On March 5, 2015, CPC voted to hold the item under advisement so the applicant could submit a parking demand analysis to illustrate whether or not a parking reduction in the number of required off-street parking spaces was appropriate.

**Partners and Officers**

**The Company of Trinity Forest Golfers, Inc.**

***President***

Jonas Woods

***Secretary***

Harrison Frazar

***Treasurer***

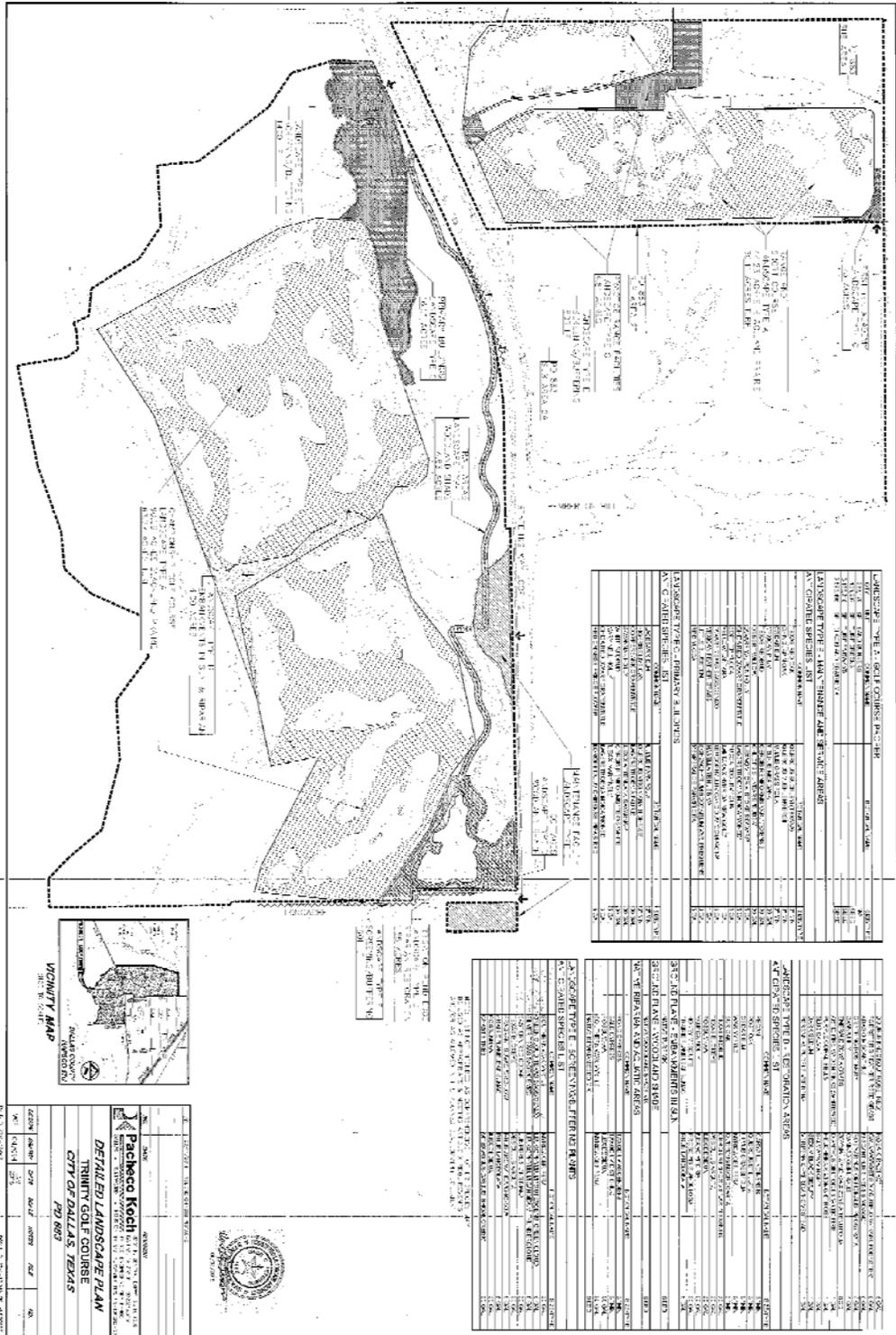
Ronald E. Spears







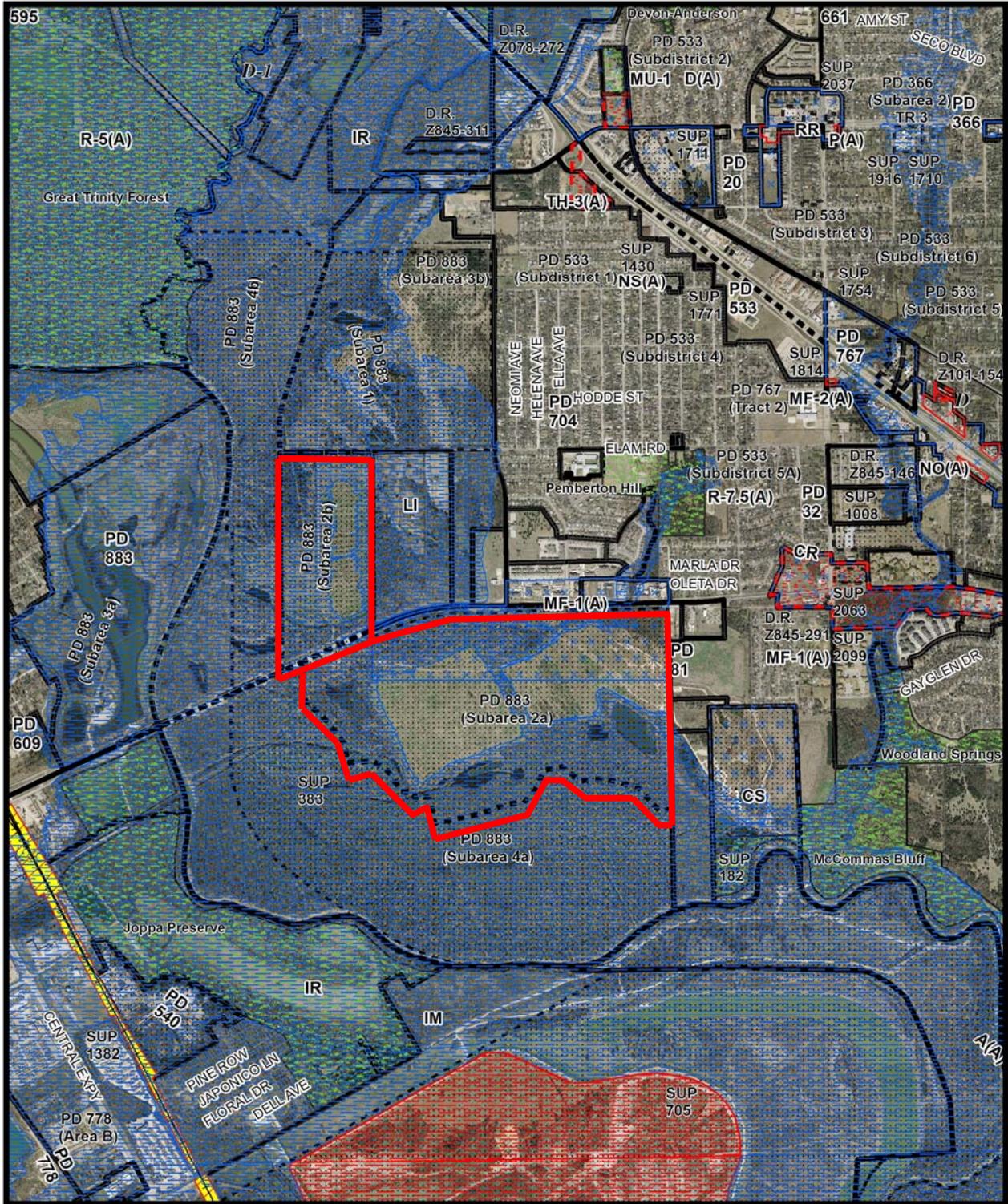
# PROPOSED CONCEPTUAL LANDSCAPE PLAN







# AERIAL MAP



1:24,000

Revised Date: 03/25/2015

D145-007

**FILE NUMBER:** Z145-118(WE)                      **DATE FILED:** November 3, 2014

**LOCATION:** Northeast line of Wayne Street and the southwest line of Parkview Avenue at the termination of Gurley Avenue

**COUNCIL DISTRICT:** 2                                      **MAPSCO:** 46-H

**SIZE OF REQUEST:** Approx. 1.524 acres              **CENSUS TRACT:** 12.04

---

**APPLICANT / OWNER:** Lumin Education, Inc.

**REPRESENTATIVE:** Michael R. Coker

**REQUEST:** An application for an amendment and expansion of Specific Use Permit No. 918 for an open-enrollment charter school and child-care facility on property zoned Subarea A of Planned Development District No. 134.

**SUMMARY:** The purpose of this request is to permit the school to expand their campus. The applicant is requesting to change the use from a private school to an open-enrollment charter school. The applicant proposes to expand the campus by constructing a two story building on a vacant lot on Parkview Avenue that will have two classrooms on the first level and an office on the second floor. In addition, the student enrollment will increase from 92 students to 160 students, which includes the child-care facility of 12 children.

**STAFF RECOMMENDATION:** Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site/landscape plan, 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 expansion of the school on an adjacent vacant lot will not affect the compatibility with the surrounding area. The open-enrollment charter school is located in a predominately residential area and the new structure will be designed to be compatible with the existing campus and surrounding residential uses. The new structures will be designed and built to as single family dwelling, which is consistent with the structures on campus and the adjacent residential development. The structure will not exceed 30 feet in height.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed expansion of the open-enrollment charter school will neither contribute to nor be a detriment to adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the school.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

**BACKGROUND INFORMATION:**

- On May 22, 2002, the City Council approved the Specific Use Permit on the subject site for a private school and day care center for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 134, SUP No. 918, Subarea A	Open-enrollment charter school, Undeveloped
<b>North</b>	PDD No. 134, Subarea A	Single Family
<b>South</b>	PDD No. 134, Subarea A	Single Family
<b>East</b>	PDD No. 134, Subarea A	Single Family
<b>West</b>	PDD No. 134, Subarea A	Single Family

**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 Residential Neighborhood Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*.

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.

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The 1.524-acre site is developed with approximately nine structures that are being used for classrooms, offices and a child-care facility. The land uses surrounding the request site are primarily single family. The applicant's request to develop a vacant lot that is contiguous to the existing campus with a 2-story structure will increase the number of classrooms on campus from 8 classrooms to 10 classrooms. In addition, the majority of the students who attend the open-enrollment charter school reside in the surrounding area.

Staff's recommendation for a twenty-year period with an automatic renewal for additional twenty-year periods is consistent with the time limit the City Council approved in May 2002.

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					
PDD No. 134 Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

**Landscaping:** Landscaping of any development will be in accordance Article X, as amended.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Parkview Avenue	Local	50 ft.	50 ft.
Wayne Avenue	Local	50 ft.	50 ft.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. The applicant has submitted a Traffic Management Plan for the open enrollment charter school and will become a part of the Specific Use Permit conditions. In addition, the Public Works and Transportation Department has determined that the stacking /queuing on the city-right-way will not negatively impact the street system.

**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:

- one and one half space for each kindergarten/elementary school classroom;

The number of required off-street parking spaces for the school is 15 spaces (based upon 10 classrooms). The 4,550-square-foot child-care facility requires a minimum of 9 spaces (1 space per 500 square feet). The maximum number of off-street parking spaces required on site is 24 spaces. The applicant is proposing a total of 24 spaces.

**LIST OF OFFICERS**

**Lumin Education**  
**2013-14 BOARD OF DIRECTORS**  
*Updated May 2014*

(Lumin Education is incorporated as a 501(c)(3) nonprofit corporation and was formerly known as NEIGHBORS UNITED FOR QUALITY EDUCATION, INC.)

**Mike Birrer, Treasurer, Attorney, EHS Committee**

Employment Practice Group Chair, Carrington Coleman, LLP  
Advisory Board Member, Booker T. Washington High School for the Performing and Visual Arts  
Board Member, Creative Arts Center of Dallas

**Michael Giles**

Managing Principal, Right Management Consultants  
Board Member, President, Summit International Preparatory  
Board Member, Uplift Education

**John H. Fullinwider, President**

Executive Director, Common Ground Community Development Corporation  
DISD Teacher of the Year, 1997-98  
Board Member, Teatro Dallas  
Board Member, South Dallas Cultural Center  
Board Member, Dallas Peace Center

**Terry Ford**

Executive Director, Lumin Education

**Amrit Kirpalani**

Founder & CEO, Nectar Online Media

**Mary Caroline Parker, Vice President, Early Childhood Expertise, EHS Committee**

Head of School, Barbara Gordon Montessori Association Montessori Internationale  
Board Member, American Montessori Internationale of the United States Foundation (AMI/USF)  
Board Member, Montessori Institute of North Texas (MINT)  
Board Member, Montessori Institute of Texas (MIT)  
Board Member and Secretary, AMITOT (AMI Teachers of Texas)

**Trevor Palacio, Head Start Alum, EHS Committee,**

Student, El Centro College, Paralegal Studies  
Board Member, CitySquare (formerly Central Dallas Ministries)

**Jeremy Smith, Secretary**

Executive Director, Rainwater Charitable Foundation  
Advisory Council, Young Men's Leadership Academy

**PROPOSED SUP CONDITIONS**

1. SITE PLAN/LANDSCAPE PLAN: Use of the Property must comply with the attached site /landscape plan.
2. LANDSCAPING: Landscaping must be provided as shown on the attached site /landscape plan. Landscaping must be completed in accordance with Article X of the Dallas Development Code, as amended.
3. USES: The only uses authorized by this specific use permit are an open-enrollment charter school and child-care facility [~~Private school and a Day care center~~].
4. PARKING: Off-street parking must be provided in accordance with the Dallas Development Code, with not less than ~~[23]~~ 24 off-street parking spaces [~~must be~~] located as shown on the attached site /landscape plan.
5. INDOOR FLOOR AREA: A minimum of 50 square feet of indoor floor area must be provided for each child in attendance.
6. OUTDOOR PLAY AREA: A minimum of 100 square feet must be provided for each child in the play area. The outdoor play area must be located as shown on the attached site /landscape plan.
7. FENCING: The outdoor play area must be enclosed by a minimum four-foot high fence, as shown on the attached site /landscape plan.
8. TIME LIMIT: This specific use permit is approved for a 20-year period, and is eligible for automatic renewal for additional 20-year periods pursuant to Section 51-4.219 of CHAPTER 51A [~~"PART I OF THE DALLAS DEVELOPMENT CODE,"~~] of the Dallas City Code, as amended. [~~In order~~] F[f]or automatic renewal to occur, the P[p]roperty 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 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.)
9. HOURS OF OPERATION: The hours of operation are limited to the hours between 6:00 a.m. and 8:00[~~6:30~~] p.m., Monday through Friday and 8:00 a.m. through 5:00 p.m.

10. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site /landscape plan.

11. CLASSROOMS: The maximum number of classrooms is 10~~nine~~.

12. TRAFFIC MANAGEMENT PLAN:

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

(b) 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 March 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; and

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.

(c) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director 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; and

(B) submit an amended traffic management plan.

(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) of Chapter 51A of the Dallas City Code, as amended.

(2) 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.

13[42]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

14[43]. 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 TRAFFIC MANAGEMENT PLAN**

## TRAFFIC MANAGEMENT PLAN

A TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term “parent” refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

### *School Operational Characteristics*

**Table 1** summarizes the known operational characteristics for East Dallas Community School assumed in this analysis:

**Table 1. School Operational Characteristics**

	<b>Existing Conditions</b>	<b>Proposed Conditions</b>
Enrollment (by grade):	PreKindergarten – 35 students Kindergarten – 19 students 1 <sup>st</sup> Grade – 14 students 2 <sup>nd</sup> Grade – 17 students 3 <sup>rd</sup> Grade – 7 students  <i>Total (All grades): 92 students, plus 12 toddlers students</i>	PreKindergarten – 54 students Kindergarten – 27 students 1 <sup>st</sup> Grade – 20 students 2 <sup>nd</sup> Grade – 16 students 3 <sup>rd</sup> Grade – 14 students  <i>Total (All grades): 131 students, plus 12 toddlers students</i>
Daily Start/End Schedule	Grades PreK-K: >Arrival: 7:55 – 8:15 AM (Optional Before School Care: 7:00 AM, All grades) >End: 3:00 PM (Optional After School Care: 4:00 PM – 6:00 PM, All grades) Grades K-3rd: >Arrival: 7:55 – 8:15 AM (Optional Before School Care: 7:00 AM, All grades) >End: 3:30 PM (Optional After School Care: 4:00 PM – 6:00 PM, All grades)	Grades PreK-K: >Arrival: 7:55 – 8:15 AM (Optional Before School Care: 7:00 AM, All grades) >End: 3:00 PM (Optional After School Care: 4:00 PM – 6:00 PM, All grades) Grades K-3rd: >Arrival: 7:55 – 8:15 AM (Optional Before School Care: 7:00 AM, All grades) >End: 3:30 PM (Optional After School Care: 4:00 PM – 6:00 PM, All grades)
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Walking: ≈10%	By Walking: ≈10%

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon

evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

**Existing Traffic Conditions**

The subject site has frontage on two streets: Wayne Street and Parkview Street. Both Wayne and Parkview are low-volume residential streets with a street width of approximately thirty (30) feet. (Currently daily traffic volume data are provided in the Appendix.) School zones currently exist on both streets. Gurley Street previously continued through the site, but the segment of Gurley Street between Wayne and Parkview was previously abandoned and is now part of the campus. Small parking lots used for faculty/staff parking now exist on the former right-of-way.

Drop-off and pick-up for the toddlers occurs along the curb in front of the school on Wayne Street. The remainder of students is dropped-off and picked-up on the Parkview side of campus. Along Parkview a very small traffic lane is provided within the site which accommodates some of the drop-off and pick-up of students in Grades PreK-3<sup>rd</sup>; however, much of the loading/unloading occurs along the curbside of Parkview.

Based upon field observations conducted by DeShazo during typical school-day conditions (on November 11, 2014), the peak number of parent-vehicles on site during the various morning drop-off and afternoon pick-up periods was quantified. The vehicle accumulation count includes all vehicles in queue, or parked on- and off-campus.

Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. A summary of the peak number of vehicles is provided in **Table 2**.

**Table 2. Peak Vehicles Parked and In Queue During Afternoon Pick-Up Period**

	<b>Existing Conditions (Observed)</b>	<b>Proposed Conditions (Estimated)</b>
Peak Number of On-Street Vehicles on Wayne Street	Approximately five parent vehicles (for current enrollment of 12 toddlers students)	Approximately five parent vehicles (for current enrollment of 12 toddlers students)
Peak Number of On-Street Vehicles on Parkview Avenue	Approximately seven parent vehicles (for current enrollment of 92 toddlers students)	Approximately nine parent vehicles (for current enrollment of 131 toddlers students)

**Recommendations**

The subject site is extremely constrained by the physical size of the campus. Out of necessity, the majority of loading and unloading of students must occur in the public right-of-way in the immediate vicinity of the school. No significant increase in on-site vehicle capacity will be achievable with the proposed school expansion, so the status quo conditions will continue to function.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

The City of Dallas should assess the need to install marked crosswalks at the intersections of Parkview Avenue and Gurley Avenue.

To the extent practical (on Parkview Avenue), loading and unloading of students should occur within the on-site drive lane. The school should strive to efficiently yet safely process as many vehicles as practical within the site and utilize the on-site drive lane to the optimum potential. When on-street loading/unloading and/or queuing/standing is necessary, vehicles should utilize the curbside along the school's street frontage to the extent practical. Also see **Exhibit 1** – Traffic Circulation Plan.

In order to minimize the vehicular traffic impact to the local streets, the school should continue utilizing staggered schedules and distributing the number of students within each schedule group. The school should, on an on-going basis, encourage parents to:

- Always exercise caution when loading or unloading students within the public right-of-way, and when possible escort students between the vehicle and the proper location within the campus.
- Always be mindful and respectful of the community surrounding the school campus and always exercise good judgment in their driving and parking habits in the vicinity of the school with the intent of minimizing negative impacts.

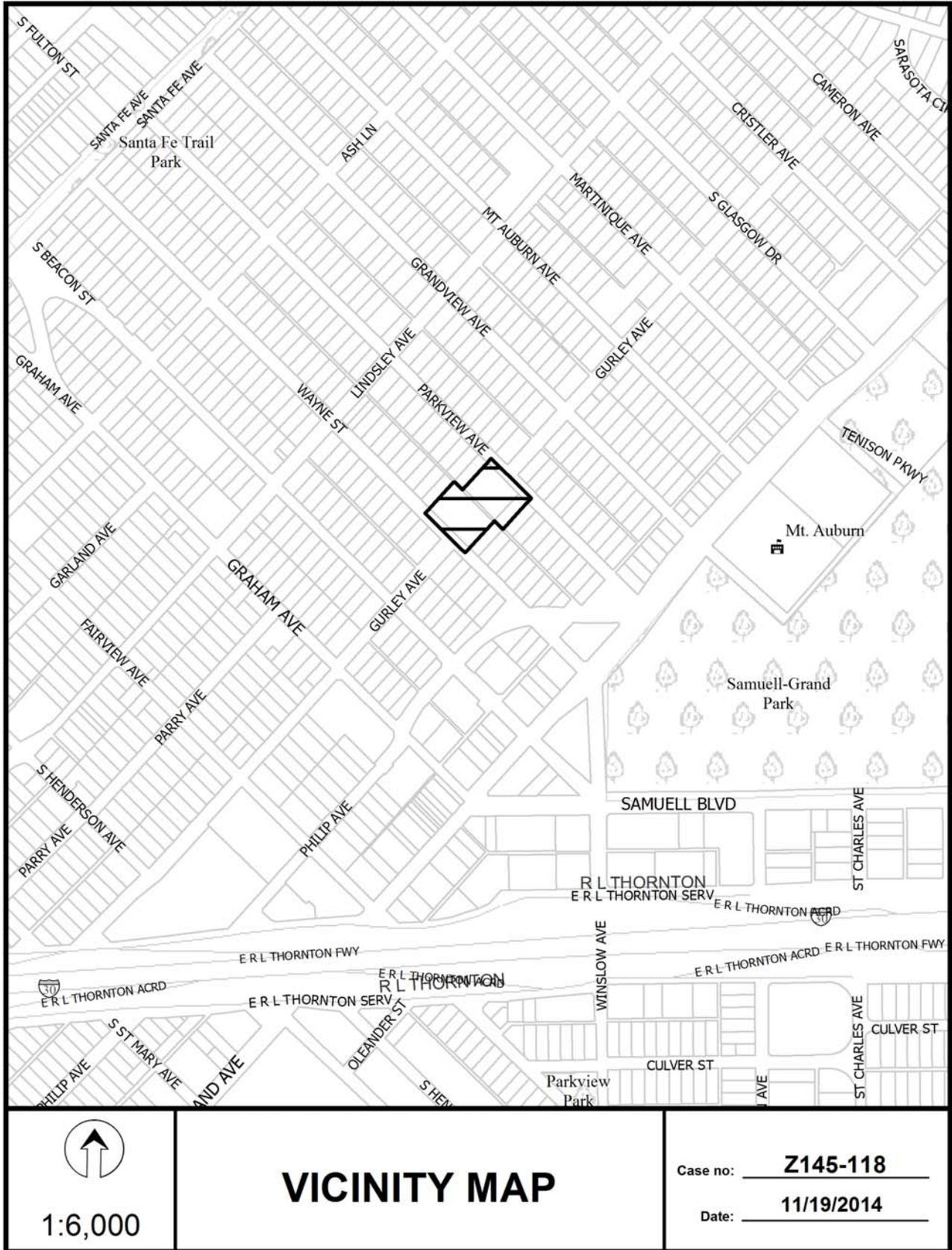
The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

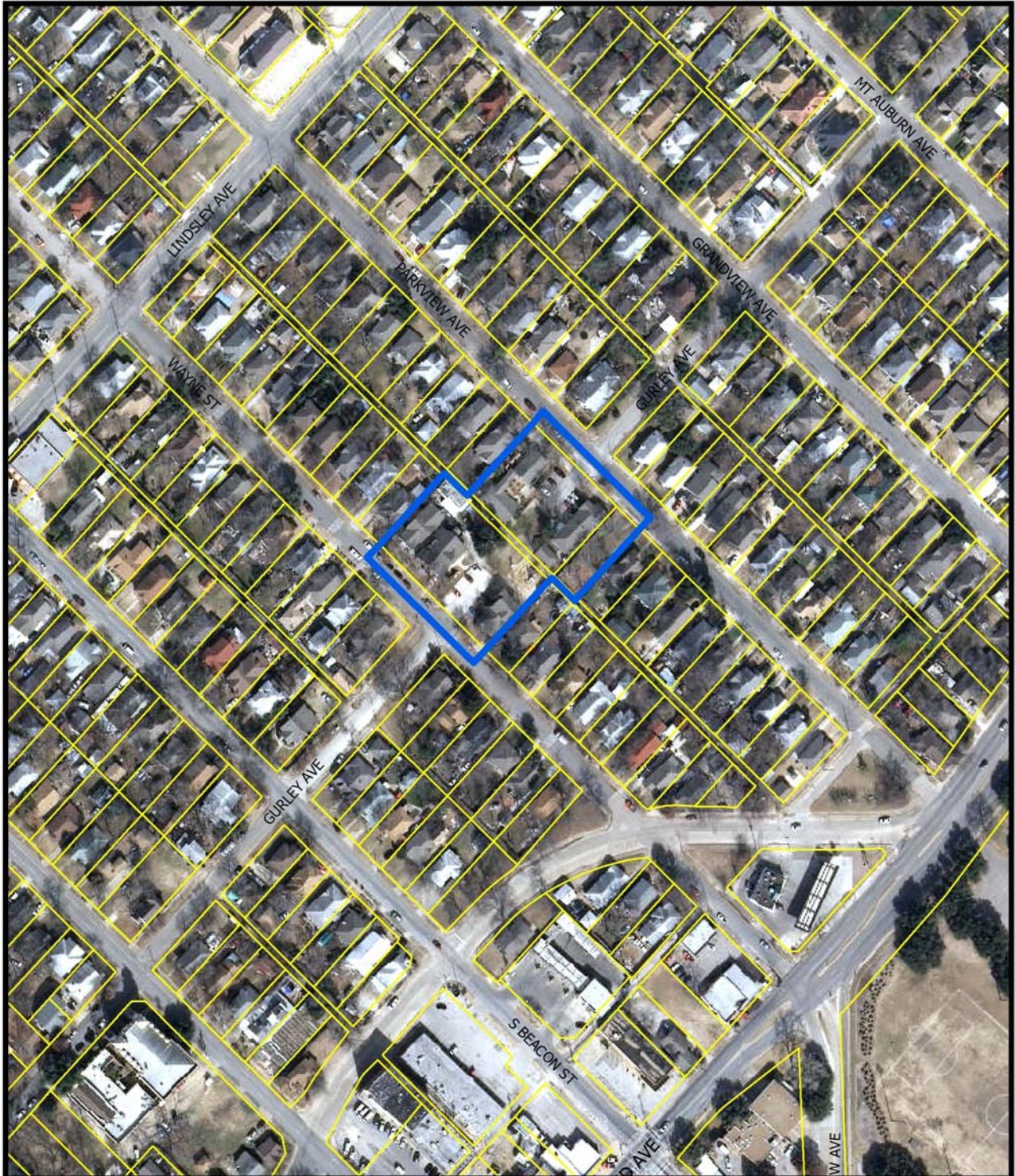
## SUMMARY

This goal of the TMP for the East Dallas Community School is to provide safe and efficient transportation of students, staff, and faculty to and from the site. Due to site constraints, the school must continue to utilize on-street areas for loading and unloading of students to some extent. However, this is an existing condition that has been in use for the thirty-five-year history of the school. Exercising safety and respectful driving and parking habits in and around the school campus is an ongoing responsibility of the school and its parents.

**END OF MEMO**





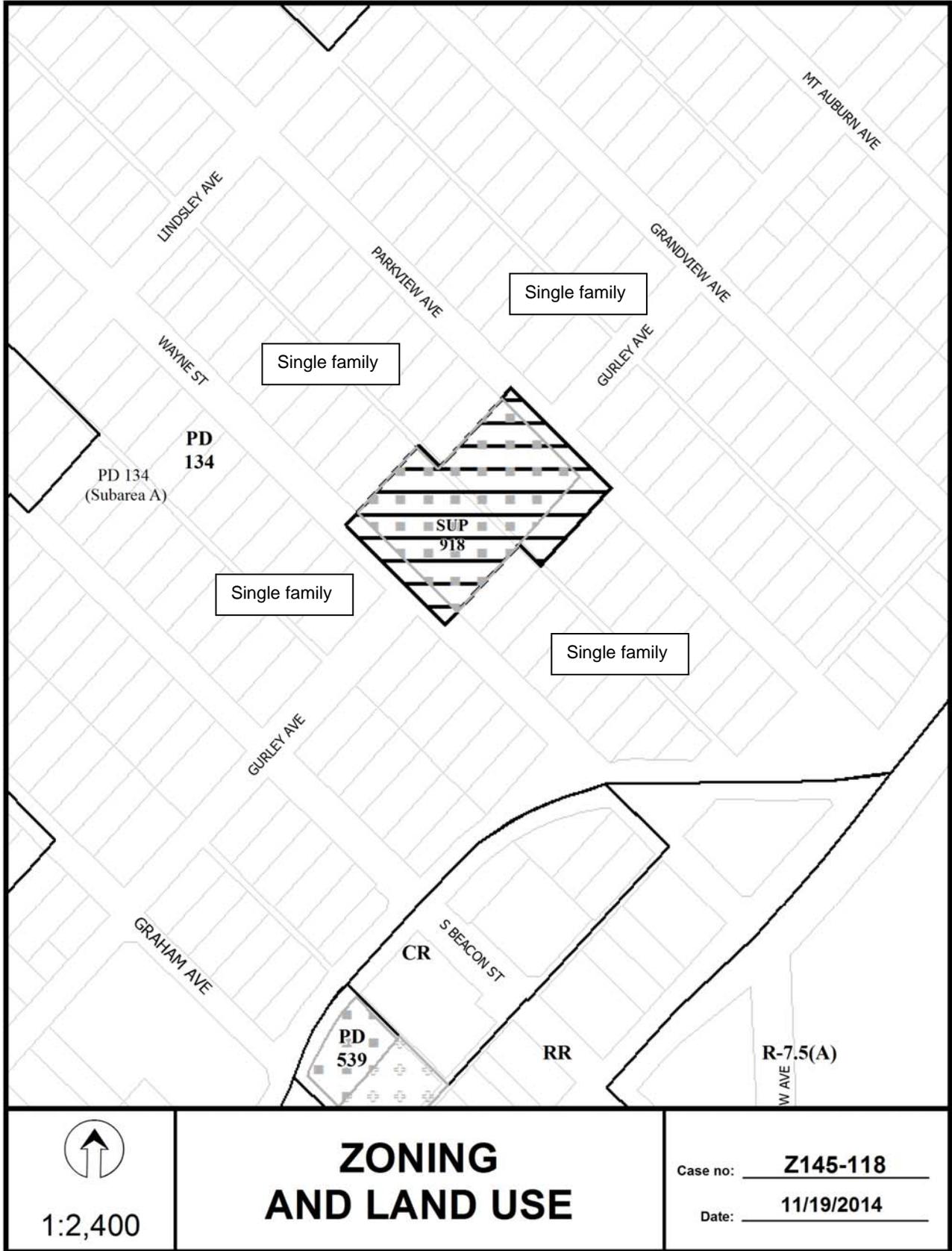


1:2,400

# AERIAL MAP

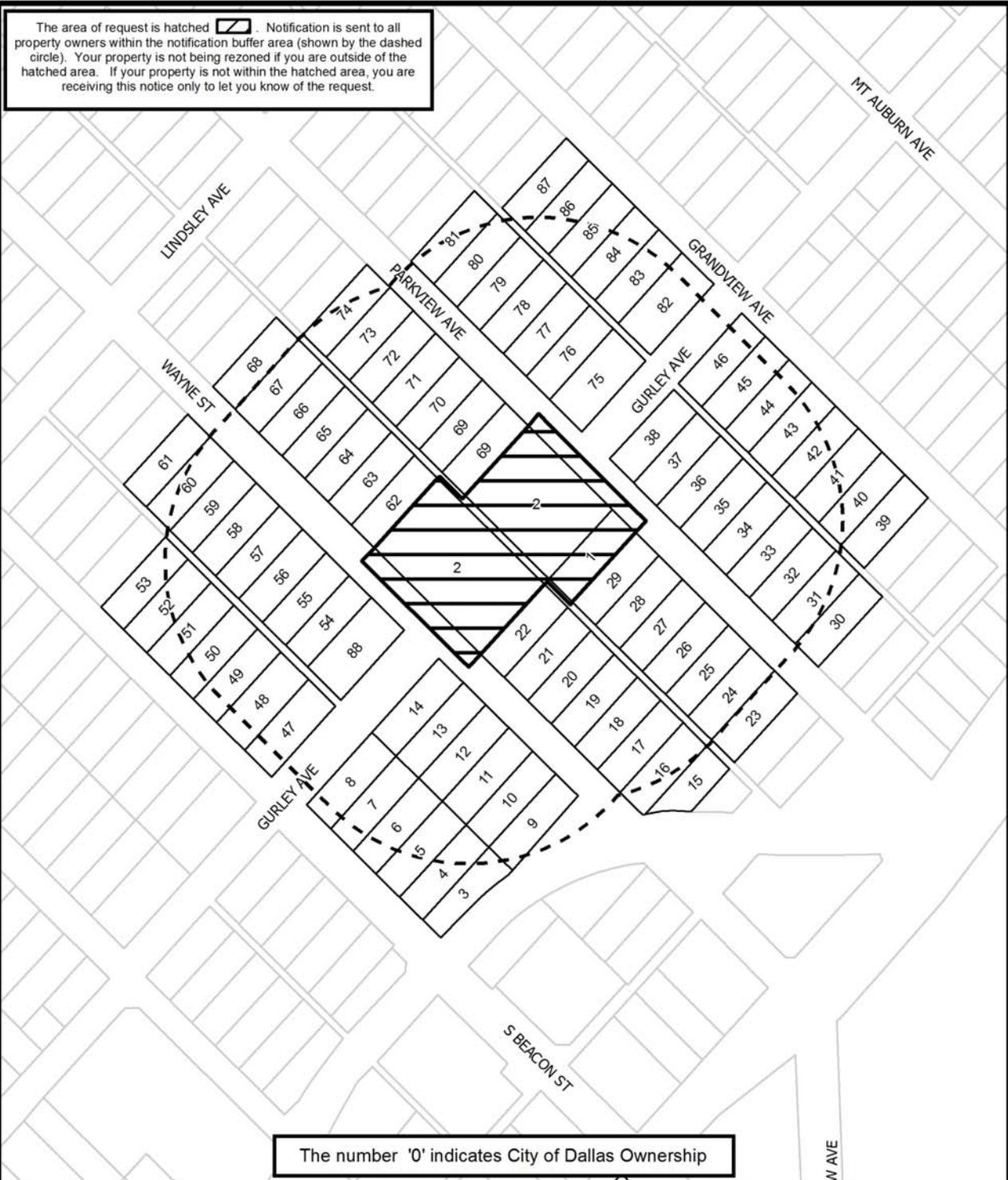
Case no: Z145-118

Date: 11/19/2014



# ZONING AND LAND USE

Case no: Z145-118  
Date: 11/19/2014



 1:2,400	<h2>NOTIFICATION</h2> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">300'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">88</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u>          Z145-118          </u> Date: <u>          11/19/2014          </u>
--	---	---

## **Notification List of Property Owners**

**Z145-118**

**88      *Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1007 PARKVIEW AVE	NEIGHBORS UNITED FOR QUALITY EDUCATION INC
2	924 WAYNE ST	NEIGHBORS UNITED FOR
3	1022 BEACON ST	HURTADO ISIDORO
4	1018 BEACON ST	HERRERA MANUEL & ELIDA
5	1014 BEACON ST	GONZALES SOPHIA
6	1010 BEACON ST	MINCHACA ALFONSO ALDAVA
7	1006 BEACON ST	RUIZ ALEJO & SILVIA
8	1004 BEACON ST	GALVAN RAMIRO & MARIA R
9	1023 WAYNE ST	JAMES MARIANNE B
10	1019 WAYNE ST	SOLIS MARLEN
11	1015 WAYNE ST	RAMIREZ AURELIO BASIO &
12	1011 WAYNE ST	RAMIREZ IGNACIO &
13	1007 WAYNE ST	TORRES RAYMUNDO &
14	1003 WAYNE ST	LOPEZ SALVADOR & LISA
15	1102 WAYNE ST	GUEVARA JUAN JOSE
16	1030 WAYNE ST	JIMENEZ JUAN J &
17	1026 WAYNE ST	DIAZ JUSTINO JR
18	1022 WAYNE ST	GRADLE RANDALL K & DORIS
19	1018 WAYNE ST	SIMMS DAVID B
20	1014 WAYNE ST	HOUSTON JOYCE L
21	1010 WAYNE ST	CASTRO AGUSTIN &
22	1006 WAYNE ST	RICO JOSE DOLORES &
23	1103 PARKVIEW AVE	VALDEZ MOISES
24	1031 PARKVIEW AVE	MACEDO ALEJANDRO S &
25	1027 PARKVIEW AVE	SANCHEZ HERMELINDA
26	1023 PARKVIEW AVE	HERNANDEZ PERFECTO O &

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1019 PARKVIEW AVE	SANCHEZ FRANCISCO C &
28	1015 PARKVIEW AVE	KORNBLUM REBECCA
29	1011 PARKVIEW AVE	SALDUA ELIZABETH
30	1104 PARKVIEW AVE	DENISON JOHN E & CATHEE
31	1030 PARKVIEW AVE	BERNAL GUADALUPE EST OF
32	1026 PARKVIEW AVE	SANCHEZ MARIA A
33	1022 PARKVIEW AVE	CODA PROPRTIEL LP
34	1018 PARKVIEW AVE	HERNANDEZ RAFAEL P &
35	1014 PARKVIEW AVE	KNIGHT EDWARD C
36	1010 PARKVIEW AVE	HERNANDEZ GLORIA &
37	1006 PARKVIEW AVE	OSTERBERG DOROTHY
38	1002 PARKVIEW AVE	HURLEY DENNIS
39	1031 GRANDVIEW AVE	CITIMORTGAGE INC
40	1027 GRANDVIEW AVE	ROMAN INES
41	1023 GRANDVIEW AVE	SOSA SANTIAGO &
42	1019 GRANDVIEW AVE	CRUZ ALVARO DE LA & EDITH DE LA
43	1017 GRANDVIEW AVE	LUNA MARGARITA &
44	1009 GRANDVIEW AVE	COPPOLA HENRY
45	1005 GRANDVIEW AVE	AVILA JESUS &
46	1001 GRANDVIEW AVE	COLIN ROBERTO I
47	922 BEACON ST	FRANCIS MARIA L
48	918 BEACON ST	COLSON TIMOTHY P
49	914 BEACON ST	STATON BETTY
50	910 BEACON ST	AVILES MARIA H
51	904 BEACON ST	MARES NATALIE C
52	902 BEACON ST	JUAREZ FLORENCIO
53	820 BEACON ST	AVILES TONY R JR &
54	919 WAYNE ST	OGDEN LEROY
55	913 WAYNE ST	SOSA ALEJANDRO MACEDO
56	911 WAYNE ST	BENAVIDES LUCIA
57	907 WAYNE ST	CARBAJAL SOLEDAD &

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	903 WAYNE ST	ZAVALASOLIS JOANN
59	821 WAYNE ST	IYENGAR DWARAKA R & CHITRA
60	817 WAYNE ST	SABHARWAL PAWAN &
61	815 WAYNE ST	AVILA ALFONSO E &
62	914 WAYNE ST	DIAZ JUSTINO & VELMA T
63	912 WAYNE ST	LOPEZ PEDRO C & EVELIA
64	906 WAYNE ST	REDDEN MICHAEL R
65	902 WAYNE ST	SCHOENMANN ROBERT A &
66	820 WAYNE ST	IYENGAR DWARAKA & CHITRA
67	816 WAYNE ST	RUIZ RAMON & ELVIRA
68	812 WAYNE ST	GUZMAN EMILIANO &
69	919 PARKVIEW AVE	DIVOT LP
70	909 PARKVIEW AVE	GALIMORE ELLEN M
71	907 PARKVIEW AVE	DIAZ JUSTINO
72	903 PARKVIEW AVE	CHOU HSIAOFEN
73	825 PARKVIEW AVE	CARRIZALES ROLANDO
74	819 PARKVIEW AVE	SIMMS DAVID B
75	922 PARKVIEW AVE	FRANKS DOUGLAS KEITH
76	918 PARKVIEW AVE	HERNANDEZ CONCEPCION
77	910 PARKVIEW AVE	SANCHEZ FRANCISCO
78	906 PARKVIEW AVE	RUSSELL JOHN R
79	904 PARKVIEW AVE	GIRON ISRAEL & IRENE
80	902 PARKVIEW AVE	RUBIO MOISES &
81	824 PARKVIEW AVE	FLORES JUAN &
82	923 GRANDVIEW AVE	COLIN ROBERTO & MARIA
83	919 GRANDVIEW AVE	GOMEZ JOB &
84	915 GRANDVIEW AVE	OROZCO ALVARO
85	911 GRANDVIEW AVE	PEREZ YOLANDA
86	905 GRANDVIEW AVE	FERNANDEZ RUBEN &
87	903 GRANDVIEW AVE	QUIJADA JOSE R &
88	923 WAYNE ST	ORTEGA MARIO A &

**FILE NUMBER:** Z145-175(AF)

**DATE FILED:** January 28, 2015

**LOCATION:** East line of North Central Expressway between Lee Street and Normah Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35-V

**SIZE OF REQUEST:** ±1.06 acres

**CENSUS TRACT:** 9.00

---

**APPLICANT/OWNER:** Caddo Fitzhugh, LP.

**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**REQUEST:** An application for an amendment to Planned Development District No. 556.

**SUMMARY:** The purpose of this request is to permit encroachment of the existing masonry wall into the 10-foot landscape buffer along the east side of the property. The site was developed with a 50,779-square-foot office building and a 62,411-square-foot parking structure. There is currently a drainage easement on the property that restricts landscaping to be installed along +/- 115 linear feet of the southeastern portion of the property. In order to mitigate any impact felt on the abutting residential property, a masonry wall was built along the portion that lacks landscaping.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan and conditions

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Surrounding uses comprise of residential homes, retail, and offices. The applicant has built a masonry wall on the portion of the property line where the landscape buffer requirement cannot be met. This is done to mitigate any possible negative impact on development located east of the property.
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 request complies with the Comprehensive Plan.

**Zoning History:**

**File No. Request, Disposition, and Date**

1. **Z145-147** On December 19, 2014, an application for a PD subdistrict with multifamily uses was submitted. No CPC hearing date has been scheduled yet.
2. **Z123-332** On June 25, 2014, City Council approved an application for an amendment to Planned Development District No. 820 for certain Mixed Uses.
3. **Z112-265** On October 23, 2013, City Council approved an application for a Planned Development Subdistrict for GR General Retail subdistrict Uses on property zoned a GR General Retail subdistrict and an O-2 Office Subdistrict, with deed restrictions on the northern portion of the site currently zoned an O-2 Office Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District.
4. **Z112-287** On May 9, 2012, City Council approved an application to terminate deed restrictions on property zoned an RR Regional Retail District on the southeast corner of North Central Expressway and Walnut Hill Lane.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
North Central Expressway	Highway	Variable
Lee Street	Minor Arterial	45'
Normah Street	Minor Arterial	50'

**Traffic:**

The change has no additional impact upon the roadway system than what is already permitted.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 556	Office
<b>North</b>	D/CR, Community Retail	Office
<b>East</b>	TH-3 (A)	Residential
<b>South</b>	CR	Retail
<b>West</b>	PD 193 O-2	Office

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The Vision Illustration depicts the request site as within an *Urban Neighborhood* Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. 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 Compatibility:**

The request site is surrounded by office/retail to the north and south. There is residential to the east and North Central Expressway is to the west of the property. All four corners of the intersection of N. Fitzhugh and North Central Expressway allows for a wide assortment of non-residential uses that include drive-through restaurants, automobile-

oriented retail, restaurants, and a school. Old dilapidated, single family structures have been demolished and replaced with cluster housing in the form of attached townhomes with less front and backyard square footage.

The building is occupied by a bank with a drive-through ATM located along the North Central Expressway service road. The hours of operations are 8 am through 5 pm, Monday through Friday. The drive-through ATM lane connects Normah St. to the south and Lee St. to the north.

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
PDD 556	15 '	15.6'/14.3'	FAR 1.09	70'	20,000 sq. ft.		MC-1 Multiple Commercial District uses

**Parking:** Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for each use. The applicant is not requesting any concession to this requirement.

**Landscaping:** Prior to the issuance of any building permit, a landscape plan must be approved by the building official that complies with Article X. Planned Development 556 requires a solid screening at least six feet in height and a 10 foot landscape buffer. The applicant requests to amend the development plan to allow for a decorative fence to be installed as a substitution to the landscaping where a conflict with a drainage easement exists.

**Partners/Principals/Officers:**

Caddo Fitzhugh GP, LLC

Dustin Schillin, Manager  
Tim Slaughter, Manager  
Justin Engler, Manager

**ARTICLE 556.**

**PD 556.**

**SEC. 51P-556.101. LEGISLATIVE HISTORY.**

PD 556 was established by Ordinance No. 23977, passed by the Dallas City Council on August 11, 1999. Ordinance No. 23977 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

**SEC. 51P-556.102. PROPERTY LOCATION AND SIZE.**

PD 556 is established on property fronting on the southeast line of North Central Expressway between Lee Street and Normah Street. The size of PD 556 is approximately 1.093 acres.

**SEC. 51P-556.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

**SEC. 51P-556.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 556A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

**SEC. 51P-556.105. MAIN USES PERMITTED.**

(a) Except as provided in Subsection (b), the uses permitted in this district are all uses permitted in the MC-1 Multiple Commercial District, subject to the same conditions applicable in the MC-1 Multiple Commercial District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MC-1 Multiple Commercial District by specific use permit (SUP) only is permitted in this planned development district by SUP only; a use subject to development impact review (DIR) in the MC-1 Multiple Commercial District is subject to DIR in this planned development district; etc.

- (b) The following uses are prohibited:
  - Alcoholic beverage establishments.
  - Auto service center.
  - All lodging uses.
  - Labor hall.

- Motor vehicle fueling station.
- Swap or buy shop.

**SEC. 51P-556.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-556.107. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front, side, and rear yard.
  - (1) Minimum front, side, and rear yard is as shown on the development plan.
  - (2) Dumpsters must be setback as shown on the development plan.
- (b) Density. No maximum dwelling unit density.
- (c) Floor area. Maximum floor area ratio is 1.09.
- (d) Height. Maximum permitted structure height is 70 feet. The residential proximity slope does not apply to structures constructed on the Property.
- (e) Lot coverage. Maximum lot coverage is 20,000 square feet. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (f) Lot size. No minimum lot size.
- (g) Stories. Maximum number of stories above grade is four, plus a mechanical penthouse.

**SEC. 51P-556.108. OFF-STREET PARKING AND LOADING.**

For all permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

**SEC. 51P-556.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-556.110. EGRESS.**

(a) Egress from the Property to Normah Street is limited to right turn only. Right turn only signage, approved by the director of public works and transportation, must be installed prior to the issuance of a certificate of occupancy.

(b) The design of any driveways must be approved by the director of public works and transportation prior to the issuance of a building permit.

**SEC. 51P-556.111. LANDSCAPING.**

(a) Except as provided in this section. ~~Prior to~~ the issuance of any building permit, a landscape plan must be approved by the building official that complies with Article X. Solid screening at least six feet in height and a 10 foot landscape buffer must be provided along the eastern property line.

(b) A decorative fence may be provided in easements and as shown on the development plan in the southeast area of the property.

**SEC. 51P-556.112. SIGNS.**

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

**SEC. 51P-556.113. ADDITIONAL PROVISIONS.**

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

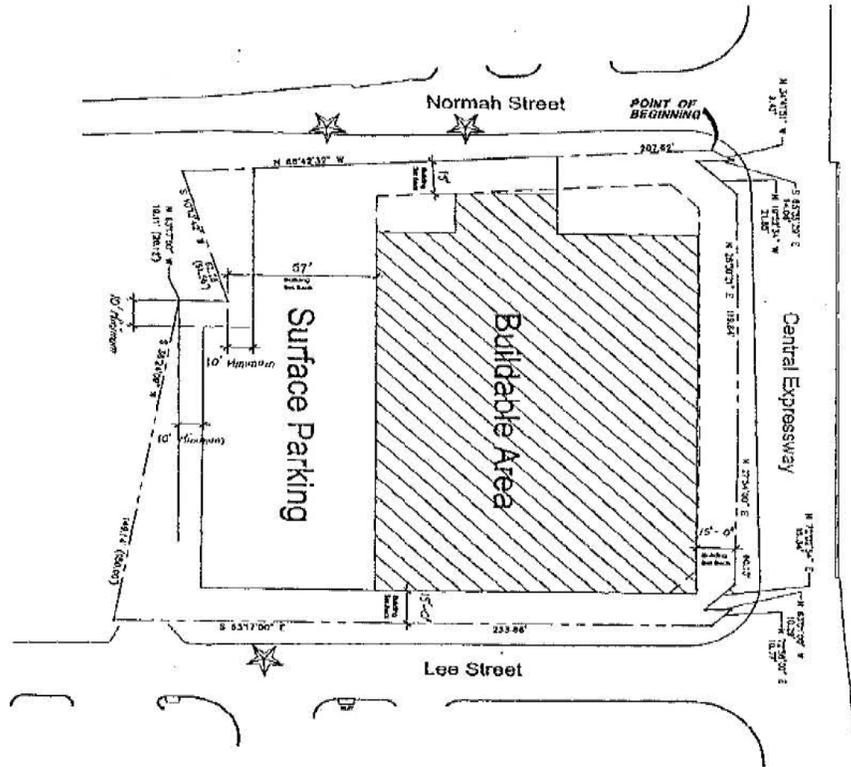
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-556.114. 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 director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development 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.

Current Development Plan



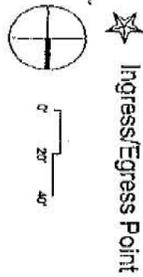
**DEVELOPMENT PLAN**

Site Area: 1.093 Acres

Maximum Floor Area Ratio: 1.09

Maximum Coverage: 20,000 sf

Maximum Building Height: 70' / 4 Stories  
(3 floors office / 1 floor parking)  
2 floors below grade parking



992366  
23977

APPROVED BY  
CITY COUNCIL

AUG 11 1999

*Shirley Gray*  
(City Secretary)

Approved  
City Plan Commission

2-82-99

PLANNED DEVELOPMENT DISTRICT NO. 556  
Z 989-19/10849-c(55)

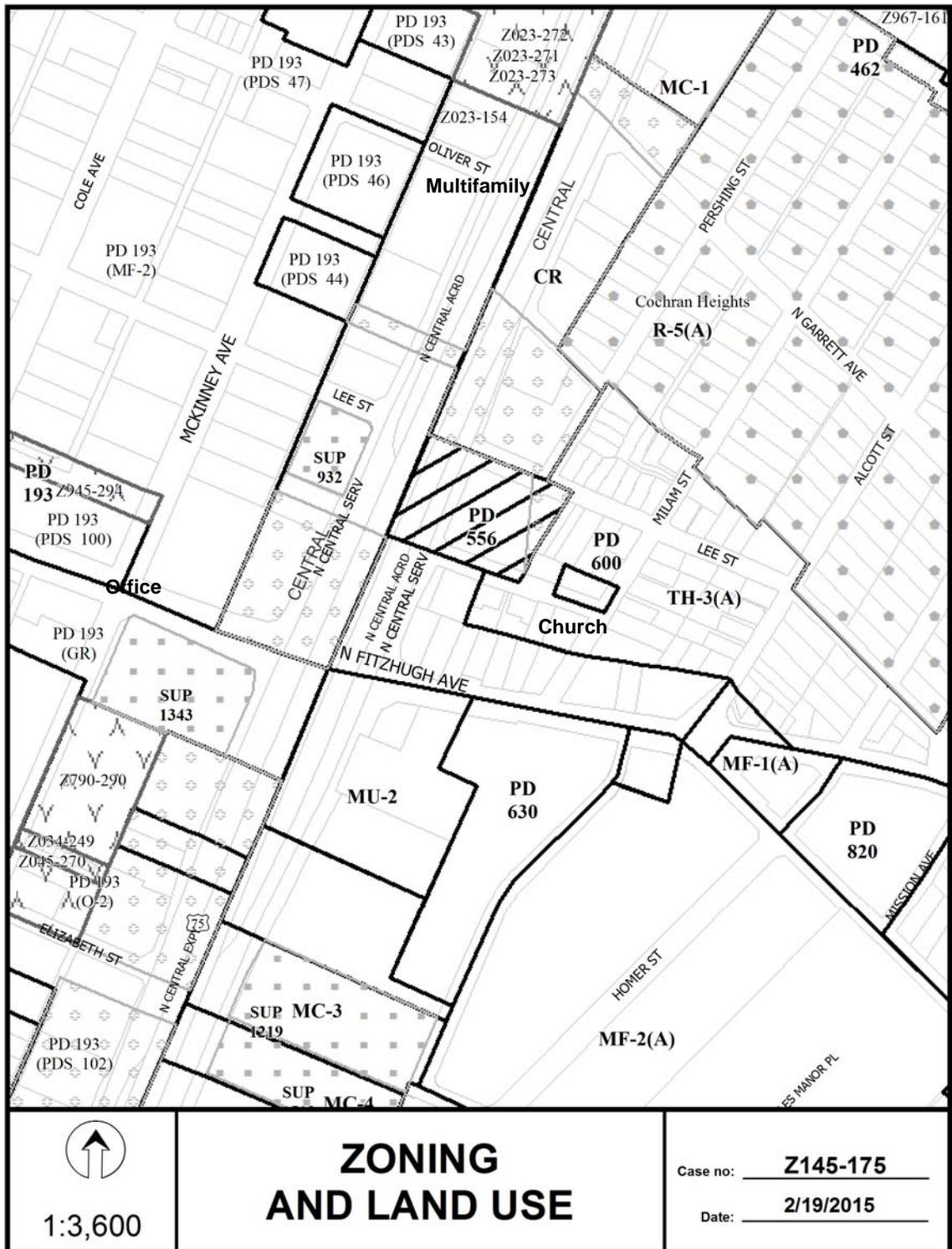
**BRIGHT OFFICE BUILDING**

Dallas, Texas

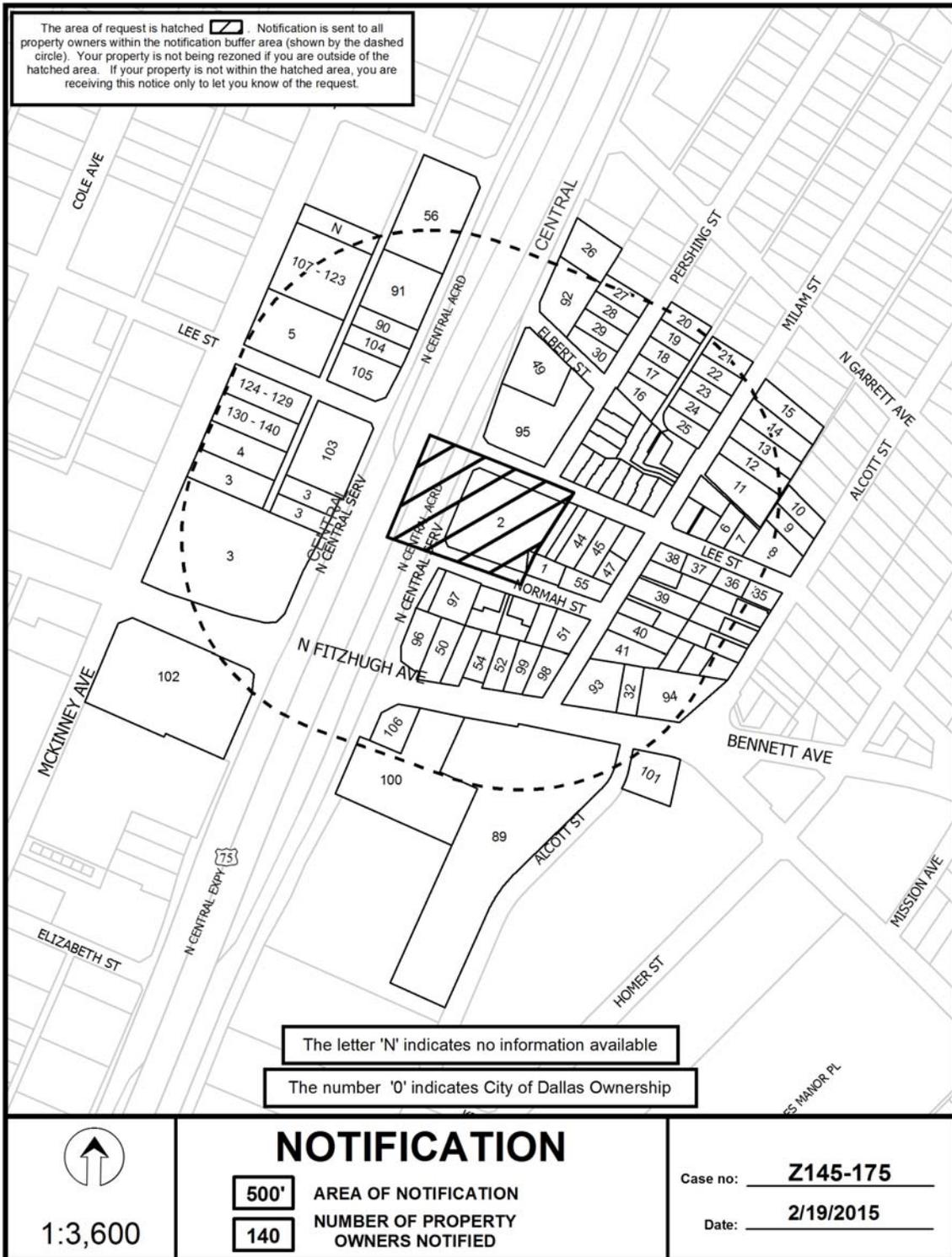












02/19/2015

***Notification List of Property Owners******Z145-175******140 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2914 NORMAH ST	RUSHING CHARTER L &
2	4228 CENTRAL EXPY	4228 CENTRAL LLC
3	4200 MCKINNEY AVE	Dallas ISD
4	4230 MCKINNEY AVE	IVANYI INC
5	4302 MCKINNEY AVE	AREAC PPTIES INC
6	2816 LEE ST	MORENO ANGEL
7	2810 LEE ST	ANGUIANO CIPRIANO JR
8	5001 ALCOTT ST	HARGROVE DAVID M
9	5005 ALCOTT ST	STRAVA LIZA
10	5011 ALCOTT ST	MACEDO ESTEBAN &
11	5012 MILAM ST	GRANT CATHAL P
12	5016 MILAM ST	GUSTAFSON SARAH G & ANDY
13	5020 MILAM ST	ANGUIANO PEDRO
14	5024 MILAM ST	FOLTZ THERESA M
15	5028 MILAM ST	JOHANNESSEN W PATRICK &
16	5020 PERSHING ST	VARGAS ANTONIO JOSE &
17	5024 PERSHING ST	ROTHENBACH CARMEN S EST OF
18	5030 PERSHING ST	FEELEY JOSEPH
19	5034 PERSHING ST	GONZALEZ MARIO
20	5038 PERSHING ST	TOLOCKO MARK
21	5033 MILAM ST	HENRY SHAWN M
22	5029 MILAM ST	HASSETT SHERYL
23	5025 MILAM ST	APPLE ANNELLE BINFORD
24	5021 MILAM ST	PARKER ROGERS D
25	5017 MILAM ST	WINTERROWD STEPHEN C &
26	4330 CENTRAL EXPY	KNOBLER DON

## Z145-175 (AF)

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5037 PERSHING ST	ANDRADE URIEL
28	5033 PERSHING ST	GANNON JASMINE PERLIC
29	5029 PERSHING ST	STOLER SCOTT
30	5025 PERSHING ST	CLEVELAND RICHARD &
31	5015 MILAM ST	MOURAD GEORGE
32	2818 FITZHUGH AVE	JOHNSON PAGE H &
33	4929 ALCOTT ST	SCHOONOVER DAVID L
34	4927 ALCOTT ST	WINGARD HELEN M &
35	4931 ALCOTT ST	COBB G KENT & MARY CRONIN
36	2807 LEE ST	GRANT NOREEN
37	4936 MILAM ST	WARDRUP DIANE M
38	4934 MILAM ST	BOWERS CHARLOTTE
39	4928 MILAM ST	SEDDIGHZADEH CAMERON
40	4920 MILAM ST	GRANT DEIRDRE E
41	4912 MILAM ST	JOHNSON PAGE H &
42	2843 LEE ST	TRIOLA MICHAEL &
43	2845 LEE ST	WALLER LOGAN
44	2841 LEE ST	MORRISON STEPHEN &
45	2837 LEE ST	T56 HOLDINGS
46	2833 LEE ST	REED JEFFREY N
47	2835 LEE ST	PATEL TARUN J &
48	5013 MILAM ST	BANK OF DALLAS
49	4306 CENTRAL EXPY	HERRIN INVESTMENTS LLC
50	2922 FITZHUGH AVE	BASS CLARK & WANDA CO TR
51	2903 NORMAH ST	SATIRIPS RLTY LLC
52	2909 NORMAH ST	LAM YING KIT
53	2931 NORMAH ST	JOHNSON PARTNERS LTD
54	2910 FITZHUGH AVE	NAXON RESOURCES LTD
55	4927 MILAM ST	SJR MILAM LP
56	4343 CENTRAL EXPY	LAGUARDA LOW II LTD
57	2824 LEE ST	SANTAULARIA JULIENNE M

## Z145-175 (AF)

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5008 MILAM ST	CLARK KELLY B & JANET D
59	2820 LEE ST	GALLARDO JULIO C
60	2822 LEE ST	HASSAN ALIZAZA
61	4911 ALCOTT ST	KEEFER ANN TIDMORE
62	4913 ALCOTT ST	PATEL NIMIT N
63	4915 ALCOTT ST	DAF REAL ESTATE HOLDING INC
64	4917 ALCOTT ST	HUDNALL DAVID TYSON
65	4919 ALCOTT ST	BOEING CARL D
66	4921 ALCOTT ST	FEGARAS LEONIDAS
67	4923 ALCOTT ST	GROPPEL DONNA J
68	4932 MILAM ST	GREENSPAN MICHAEL
69	4930 MILAM ST	RIST MICHAEL D
70	4926 MILAM ST	RODRIGUES LAUREN MARIE
71	2915 NORMAH ST	TUCKER WAYNE E JR &
72	2917 NORMAH ST	KNOX HENDERSON INVESTMENTS LLC
73	2921 NORMAH ST	CORSICANA FAMILY RENTALS LLC
74	2919 NORMAH ST	HIBBS DOUGLAS
75	2832 LEE ST	ALEMAN ROSA &
76	2836 LEE ST	STEVENS LINDA B L
77	2840 LEE ST	MOSS BEVERLY PARKHURST
78	2844 LEE ST	ERB TIMOTHY ELLETT
79	2848 LEE ST	KHABIR TONNETTE
80	2852 LEE ST	MONTAGUE AMI M
81	2856 LEE ST	ROGERS DONZA J
82	5012 PERSHING ST	TRIMBLE JUDITH M
83	5014 PERSHING ST	SCHER JACOB STEVEN
84	5016 PERSHING ST	MCEACHERN JERRY JR
85	5018 PERSHING ST	CADY ROBERT M II
86	5005 MILAM ST	TRUSSELL RICHARD NATHAN &
87	5007 MILAM ST	DYER JAMES H
88	5009 MILAM ST	AMAYA JAIME

Z145-175 (AF)

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2819 FITZHUGH AVE	WRPV XI VUE FH DALLAS LP
90	4313 CENTRAL EXPY	ST JOSEPHS HELPERS OF DALLAS TEXAS INC
91	4321 CENTRAL EXPY	DESIGN INV GROUP INC
92	4310 CENTRAL EXPY	CALLEJO WILLIAM F
93	2818 FITZHUGH AVE	JOHNSON PAGE H &
94	2802 FITZHUGH AVE	KWIK CHEK REALTY CO
95	4300 CENTRAL EXPY	TRITON COMMERCIAL PPTIES
96	4210 CENTRAL EXPY	NAXON RESOURCES LTD
97	4212 CENTRAL EXPY	JOHNSON PARTNERS LTD
98	2900 FITZHUGH AVE	SATIRIPS REALTY LLC
99	2906 FITZHUGH AVE	LAM YING KIT
100	4150 CENTRAL EXPY	RAJ HOSPITALITY LP
101	2801 FITZHUGH AVE	FITZHUGH INVESTMENTS INC
102	4151 CENTRAL EXPY	LORTON CORPORATION THE
103	4245 CENTRAL EXPY	CADDO OAK LAWN LP
104	4309 CENTRAL EXPY	KNOBLER DONALD G
105	4303 CENTRAL EXPY	RANDALL B ISENBERG INV
106	4164 CENTRAL EXPY	FITZHUGH AT CENTRAL LP
107	4312 MCKINNEY AVE	TANNEN ANN MOREE
108	4312 MCKINNEY AVE	HERRMANN ANDREW C & SARAH E
109	4312 MCKINNEY AVE	GOMEZ MARTIN
110	4312 MCKINNEY AVE	KANNER OSNAT &
111	4312 MCKINNEY AVE	GRANOFF JACK
112	4312 MCKINNEY AVE	HAMILTON SEAN D
113	4312 MCKINNEY AVE	DVOROCSIK GREGORY M
114	4312 MCKINNEY AVE	BOYLE MARY C
115	4312 MCKINNEY AVE	SCHLEISS CHRISTOPHER
116	4312 MCKINNEY AVE	AVSHALUMOV YASHA
117	4312 MCKINNEY AVE	NATHAN TODD D & KAREN
118	4312 MCKINNEY AVE	CHOE ZACHIA
119	4312 MCKINNEY AVE	MORTENSON JAY E

Z145-175 (AF)

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4312 MCKINNEY AVE	REYNOLDS LISA M
121	4312 MCKINNEY AVE	MILLER MARK G
122	4312 MCKINNEY AVE	WARREN THOMAS D &
123	4312 MCKINNEY AVE	KELLOGG STEVEN R
124	4238 MCKINNEY AVE	PATEL NIMESH
125	4238 MCKINNEY AVE	JADHAVJI ASIF
126	4238 MCKINNEY AVE	ALSEDEK STEVEN M
127	4238 MCKINNEY AVE	DALY MARGARET M
128	4238 MCKINNEY AVE	ALOLABI MOHAMMAD RAGHID
129	4238 MCKINNEY AVE	AULDS A TREVOR
130	4232 MCKINNEY AVE	FELL DELAINA
131	4232 MCKINNEY AVE	YARGER THERESA B & RICHARD
132	4232 MCKINNEY AVE	RAINS LINDA
133	4232 MCKINNEY AVE	KENEALY CRYSTAL L
134	4232 MCKINNEY AVE	SUN PATRICIA
135	4232 MCKINNEY AVE	CHRISTISON DENISE B
136	4232 MCKINNEY AVE	ANDREW LORRI J
137	4232 MCKINNEY AVE	NAVA MARTHA
138	4232 MCKINNEY AVE	TABAIE JENNIFER
139	4232 MCKINNEY AVE	SMITH LEESA L
140	4232 MCKINNEY AVE	HIGHTOWER GREGORY D &

**FILE NUMBER:** Z145-176(CG)                      **DATE FILED:** February 2, 2015  
**LOCATION:** South side of Elm Street, east of North Crowdus Street  
**COUNCIL DISTRICT:** 2                                      **MAPSCO:** 45-M  
**SIZE OF REQUEST:** ± 0.06 acres                      **CENSUS TRACT:** 204.00

---

**APPLICANT:** Loannis Manettas

**REPRESENTATIVE:** Audra Buckley

**OWNER:** Westdale Properties America I, LTD

**REQUEST:** An application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District.

**SUMMARY:** The purpose of this request is to continue the operation of a bar, tavern or lounge within the Deep Ellum District [Elm Street Bar]. This specific use permit will expire on May 9, 2015. There are no changes to the existing site plan or conditions.

**STAFF RECOMMENDATION:** Approval for a three-year period, subject to 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 existing use is compatible with the adjacent bars, restaurant, and personal service uses. The primary uses in PDD No. 269 consists of mix of alcoholic beverage establishments, restaurant, personal service and office uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions that appear to mitigate any potential negative impacts.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

**Zoning History:** There are nine zoning requests within the last five years that are within close proximity to the requested site.

1. Z112-234      The City Council approved SUP No. 1685 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 9/12/2017)
2. Z101-371      The City Council approved SUP No. 1974 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 8/15/2015)
3. Z123-309      The City Council approved SUP No. 1686 for a body piercing studio and a tattoo studio. (Expires 10/24/2016)
4. Z145-121      The City Council approved SUP No. 1783 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 2/11/2020)
5. Z134-224      The City Council approved SUP No. 2122 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 10/10/2016)
6. Z123-299      The City Council approved SUP No. 2050 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 10/8/2015)
7. Z123-109      The City Council approved SUP No. 1694 for an alcoholic beverage establishment for a bar, lounge or tavern and an inside commercial amusement limited to a Class A dance hall. (Expires 12/10/2017)

- 8. Z134-307 The City Council approved SUP No. 1982 for an alcoholic beverage establishment for a bar, lounge or tavern. (Expires 2/11/2020).
- 9. Z123-206 The City Council approved SUP No. 1707 for a tattoo studio and a body piercing studio. (Expires 6/12/2018).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Elm Street	Local Street	70 ft.	70 ft.
Crowdus Street	Local Street	35 ft.	35 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 269, Tract A	Bar, lounge or tavern
<b>North</b>	PDD No. 269 Tract A	Retail, Commercial
<b>South</b>	PDD No. 269 Tract A	Retail, Commercial
<b>East</b>	PDD No. 269 Tract A	Retail, Bar, lounge or tavern
<b>West</b>	PDD No. 269 Tract A	Surface parking

**COMPREHENSIVE PLAN:**

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

The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The ±2,500 square foot site is located within a one-story multi-tenant mixed use development and is adjacent to a variety of retail and bar,

lounge or tavern uses. The request for renewal of SUP No. 1696 for a bar, lounge or tavern will allow the applicant to operate within the existing structure.

Specific Use Permit approvals for the subject use were granted as follows: three year period [12/12/07 to 12/12/2010]; 2) one year [08/10/2011 to 08/10/2012]; and 3) three year period [05/09/2012 to 05/09/2015].

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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.

**Landscaping:** The request site is located within an existing structure and the landscaping requirements will not be triggered.

**Parking:** Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirements. PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern uses when located on the first floor in an original building.

**Dallas Police Report:** Below is the activity for the last five years.

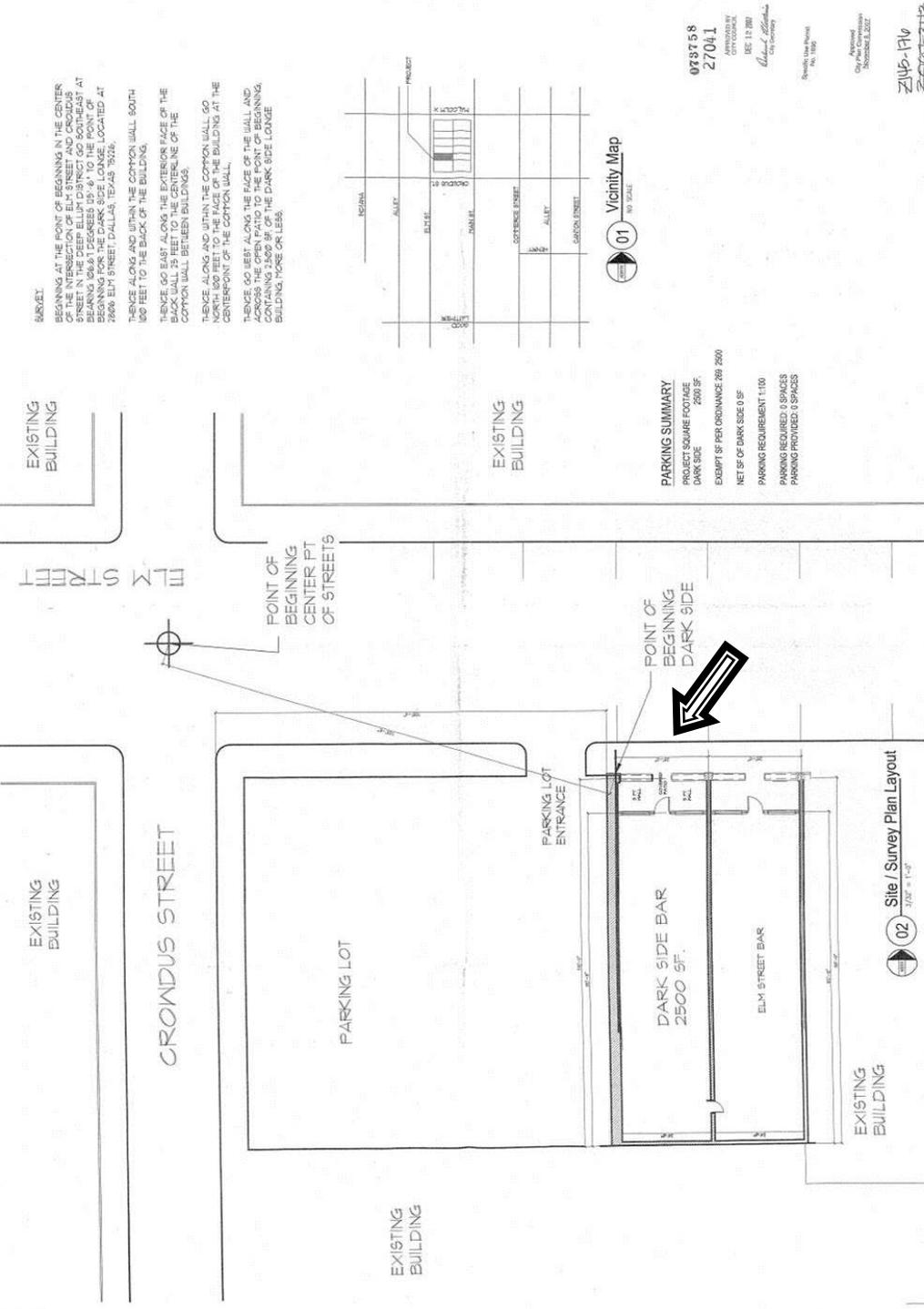
DATE	OFFENSE
10/7/2013	MULTIPLE ROBBERY INCIDENT
10/7/2013	MULTIPLE ROBBERY INCIDENT

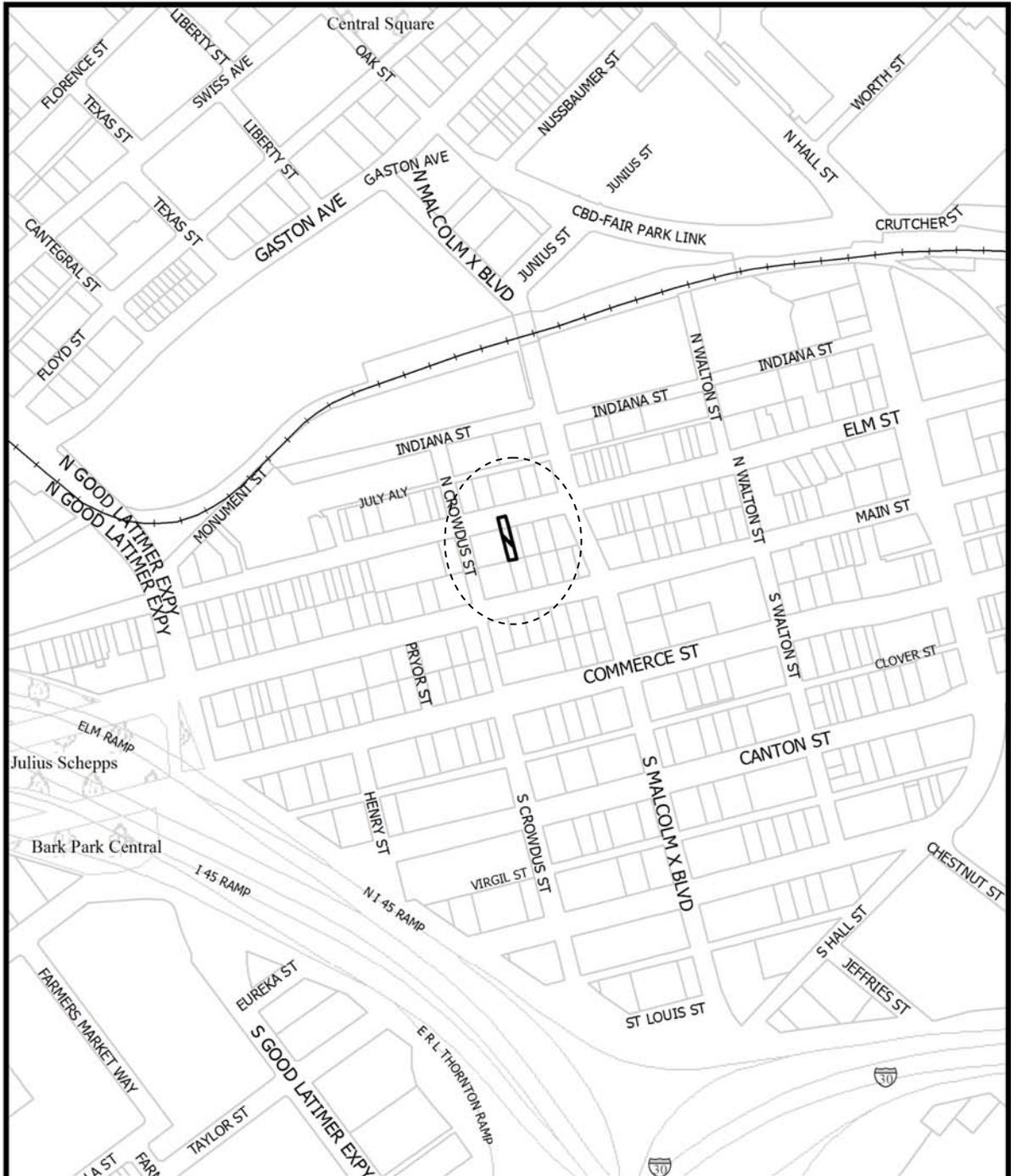
SUP No. 1696 Conditions

1. **USE:** The only use authorized by this specific use permit is a bar, lounge, or tavern.
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 \_\_\_\_\_ (three years) ~~May 9, 2015.~~
4. ~~**CERTIFICATE OF OCCUPANCY:** The bar, lounge, or tavern must obtain an amended certificate of occupancy from the Building Official by September 10, 2011. All requirements of this specific use permit and Planned Development District No. 269 must be met before the Building Official may issue the amended certificate of occupancy.~~
5. **FLOOR AREA:** The maximum floor area is 2,500 square feet in the location shown on the attached site plan.
6. **HOURS OF OPERATION:** The bar, lounge, or tavern may only operate between 6:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and 3:00 p.m. through 2:00 a.m. (the next day), Saturday and Sunday.
7. **OFF-STREET PARKING:** Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirements.
8. **OUTSIDE SPEAKERS:** Speakers located outside are prohibited.
9. **SECURITY:** A minimum of one security officer is required on site between the hours of 10:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
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.”

# Existing Site Plan

<b>Hamilton Wolf Andrews</b> Architectural Design / Landscape Development 10000 Preston Road, Suite 1000 Dallas, Texas 75226 Phone: 972.382.1100 Fax: 972.382.1101 www.hamiltonwolf.com	<b>PROJECT CLIENT</b> DARK SIDE LOUNGE Z067-344 2810 Elm Street Dallas, Texas 75226
---	--





1:4,800

### VICINITY MAP

Case no:           Z145-176          

Date:           2/19/2015

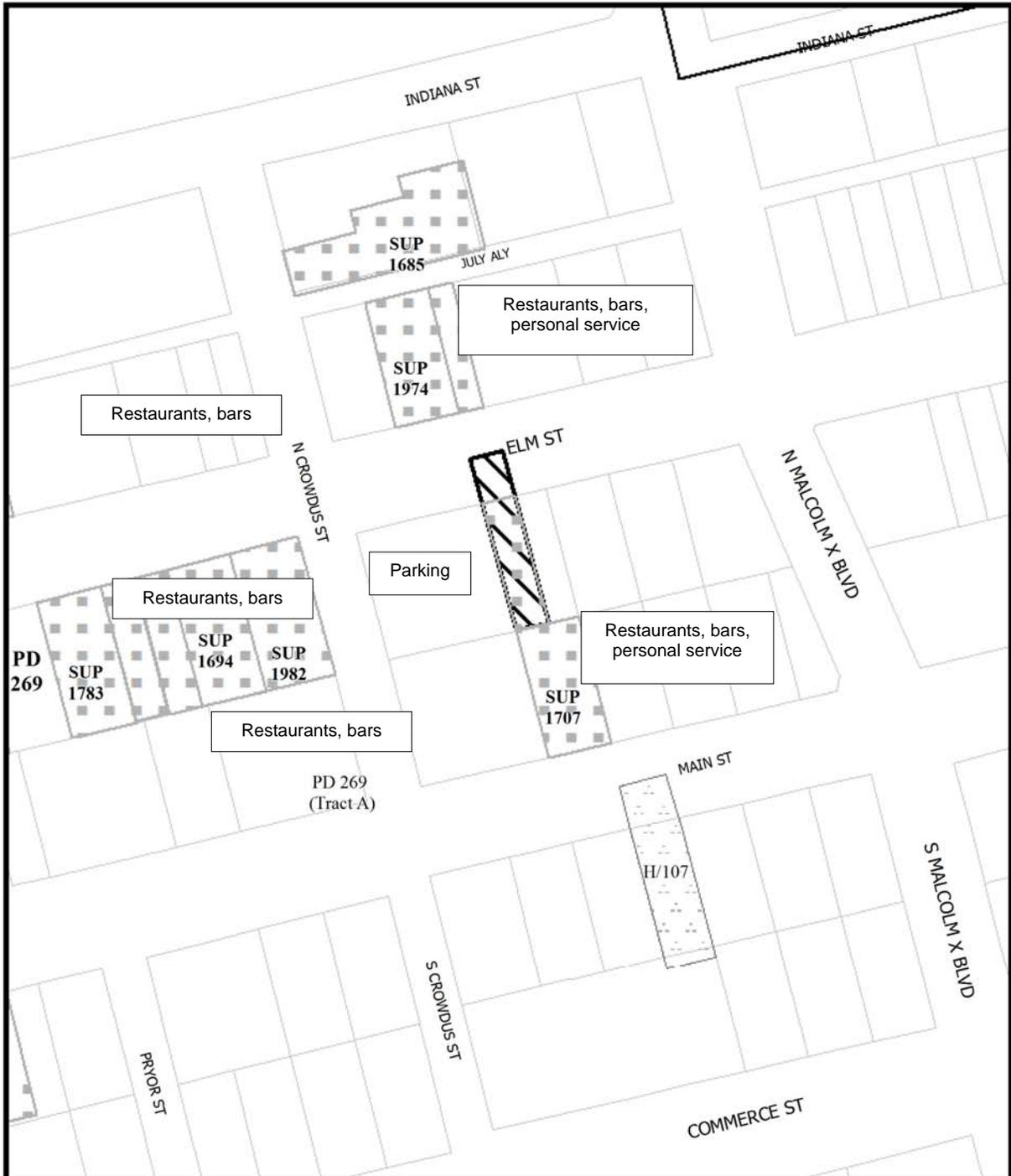


1:1,200

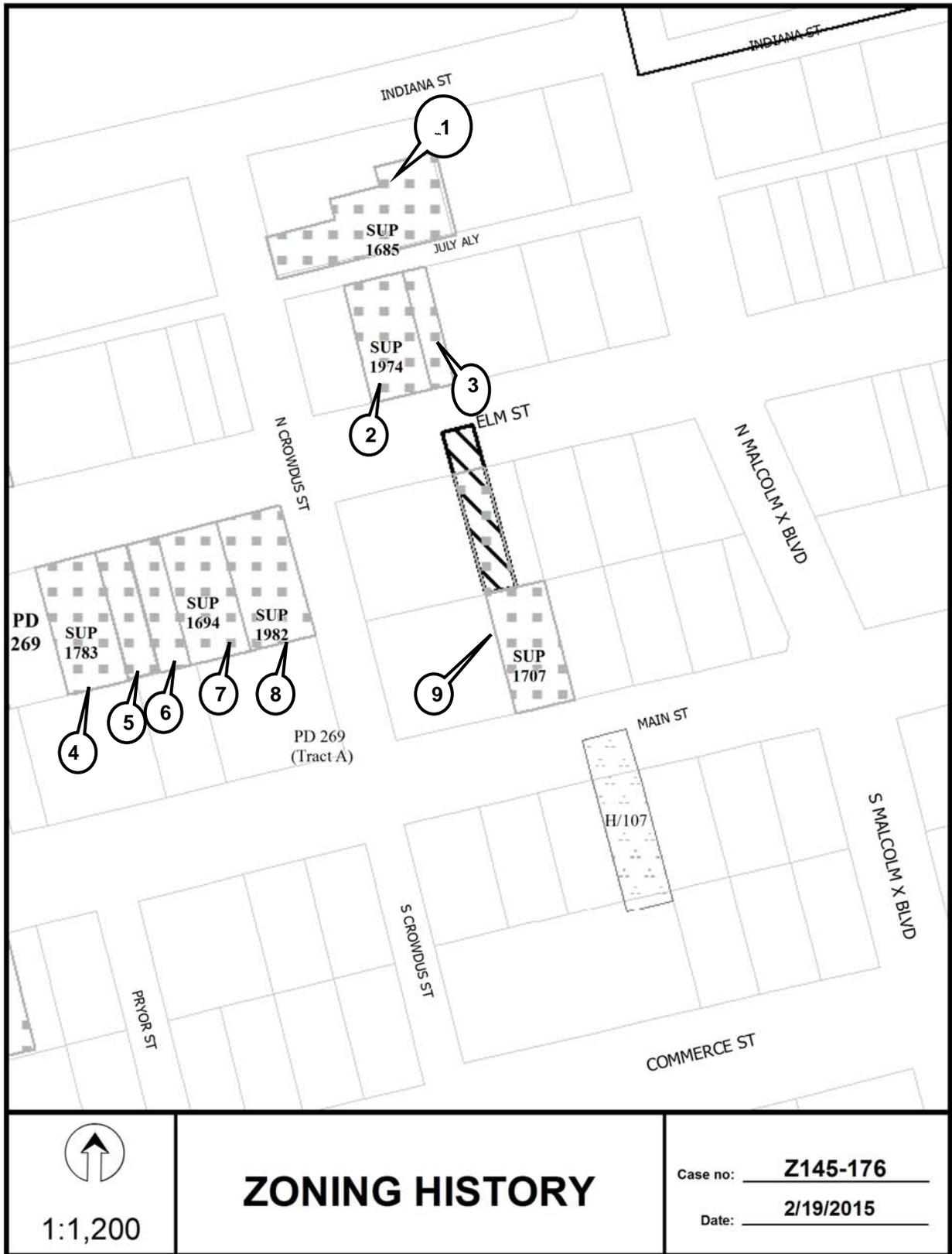
# AERIAL MAP

Case no: Z145-176

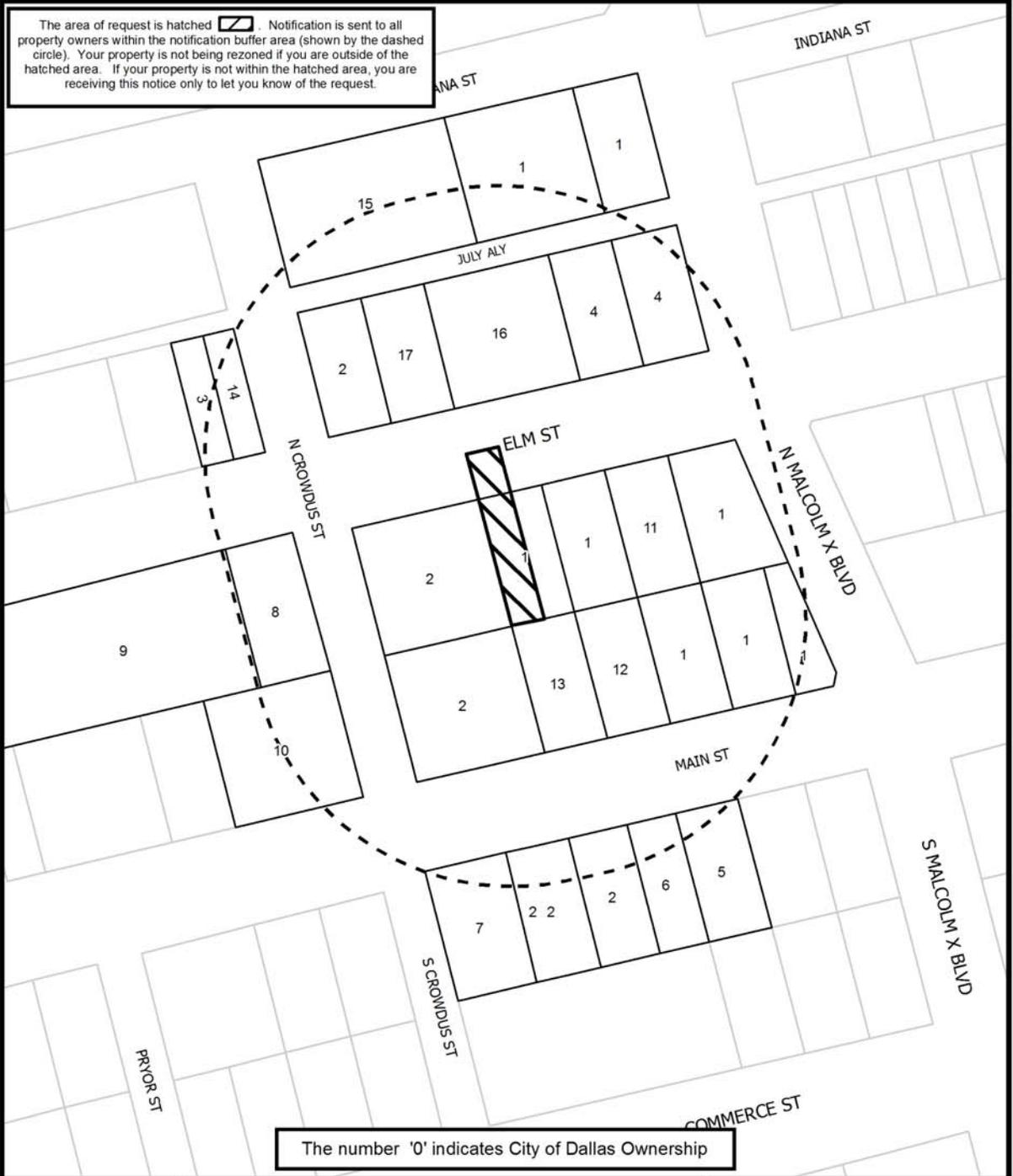
Date: 2/19/2015



 1:1,200	<h2>ZONING AND LAND USE</h2>	Case no: <u>    Z145-176    </u> Date: <u>    2/19/2015    </u>
--	----------------------------------	--



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.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          Z145-176          </u> Date: <u>          2/19/2015          </u>
200'	AREA OF NOTIFICATION					
17	NUMBER OF PROPERTY OWNERS NOTIFIED					

02/19/2015

## ***Notification List of Property Owners***

### ***Z145-176***

#### ***17 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2826 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2810 MAIN ST	42 DEEP ELLUM LP
3	2721 ELM ST	2723 ELM STREET JV
4	2819 ELM ST	MCCORMICK ARTHUR SR LFEST
5	2816 MAIN ST	42 DEEP ELLUM LP
6	2814 MAIN ST	640 LAND LLC
7	2800 MAIN ST	CONGRESS STREET NIGHTS
8	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
9	2720 ELM ST	ELM STREET REALTY LTD
10	2715 MAIN ST	MAIN PROPERTIES LLC
11	2818 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
12	2815 MAIN ST	CASS DON E TR
13	2809 MAIN ST	WESTDALE PROPERTIES AMERICA I LTD
14	2723 ELM ST	2723 ELM STREET JV
15	2810 INDIANA BLVD	WESTDALE PROPERTIES AMERICA I LTD
16	2811 ELM ST	MCCORMICK ARTHUR SR LFEST
17	2807 ELM ST	BLANTON JEANNE

**FILE NUMBER:** Z145-179(CG)                      **DATE FILED:** February 6, 2015

**LOCATION:** Northwest corner of Fitchburg Street and Chalk Hill Road

**COUNCIL DISTRICT:** 6                                      **MAPSCO:** 42-Q

**SIZE OF REQUEST:** ± 15,000 sq. ft.                      **CENSUS TRACT:** 106.02

---

**APPLICANT/OWNER:** Gamaliel Albarran

**REPRESENTATIVE:** Gamaliel Albarran

**REQUEST:** An application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District.

**SUMMARY:** The purpose of this request is to continue the operation of a commercial motor vehicle parking lot on the subject site.

**STAFF RECOMMENDATION:** Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to 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. *Performance impacts upon surrounding property* – The request site is adjacent to single family uses; however, the entire block face on Chalk Hill Road is zoned for commercial uses. The existing use has operated as a commercial motor vehicle parking lot on the subject site for approximately five years with adjacency to the residential area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions to mitigate any potential negative impacts.
3. *Not a detriment to the public health, safety, or general welfare* – The use has not been a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The subject site is within the Industrial Building Block, and will comply with all zoning regulations and standards.

**BACKGROUND INFORMATION:**

- On August 22, 2009, City Council approved this specific use permit for the subject site for a four-year period with automatic renewals for additional two-year periods.
- On August 28, 2013, City Council approved a renewal of this specific use permit for a two-year period.

**Zoning History:** There have been no recent zoning cases within close proximity of the subject site within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chalk Hill Road	Collector	100 ft.	50 ft.
Fitchburg Street	Local	50 ft.	50 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS w/SUP No. 1750	Commercial parking lot
<b>North</b>	CS	Single Family, vehicle storage
<b>South</b>	IM	Industrial
<b>East</b>	IM	Industrial
<b>West</b>	R-5(A)	Single Family

**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 located in an Industrial Building Block.

The request site is located near an industrial area and is in close proximity to a railroad line. The request site is also near an Industrial Building Block which typically areas offer important employment opportunities that occupy large areas of land are usually near major roads and heavy rail lines. Evolving technology and the need for freight movement through the Dallas area means that this sector of the city can offer an excellent opportunity for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district, an SUP is required. The single family district is adjacent to the request site.

The request site is adjacent to single family uses, even though the entire block face on Chalk Hill Road is zoned a CS Commercial Service District. In addition, Chalk Hill Road is the dividing line that separates an IM industrial Manufacturing District, which is a more intensive use than the CS Commercial Service District. The land uses surrounding the site consists of a single family dwelling to the north and single family uses to the west. East of the request site, across Chalk Hill Road, are uses that are developed industrial in nature and zoned an IM Industrial Manufacturing District. The property

south of the site is developed with an industrial use and is zoned an IM industrial Manufacturing District.

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.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

**Landscaping:** No additional landscaping is required on the site since the impervious surface is not increasing.

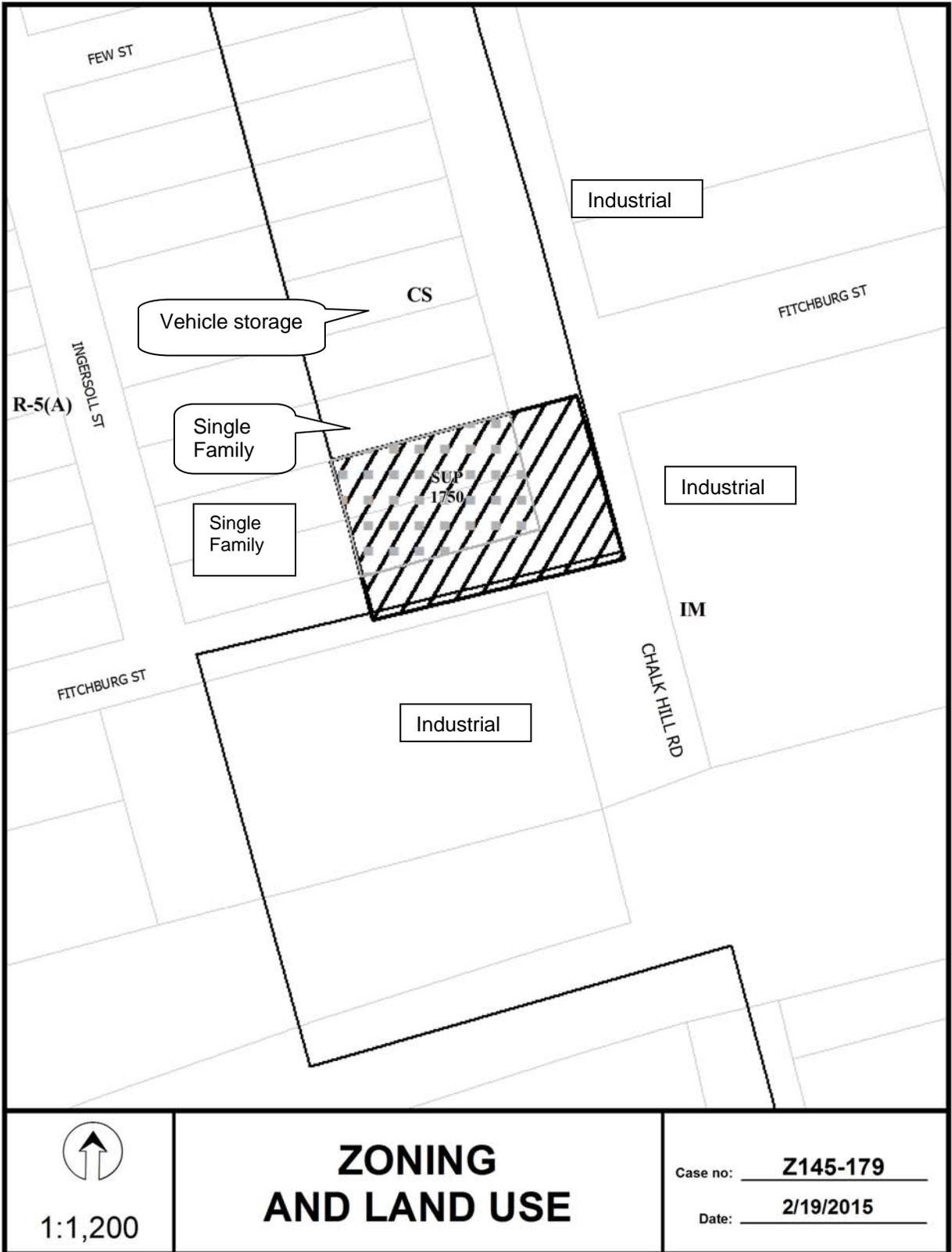
**EXISTING SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_, two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional two-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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. HOURS OF OPERATION: Ingress and egress of commercial motor vehicles may only occur between 9:30 a.m. and 4:00 p.m., Monday through Friday; and between 11:00 a.m. and 3:00 p.m. on Saturday.
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
7. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.
8. PARKING: Eight commercial motor vehicle parking spaces and three off-street parking spaces must be located as shown on the attached site plan/landscape plan.
9. REFRIGERATION UNITS: Trailers with refrigeration units are prohibited.
10. SCREENING: A six-foot-high solid fence must be provided in the location shown on the attached site plan/landscape plan.
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. 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.





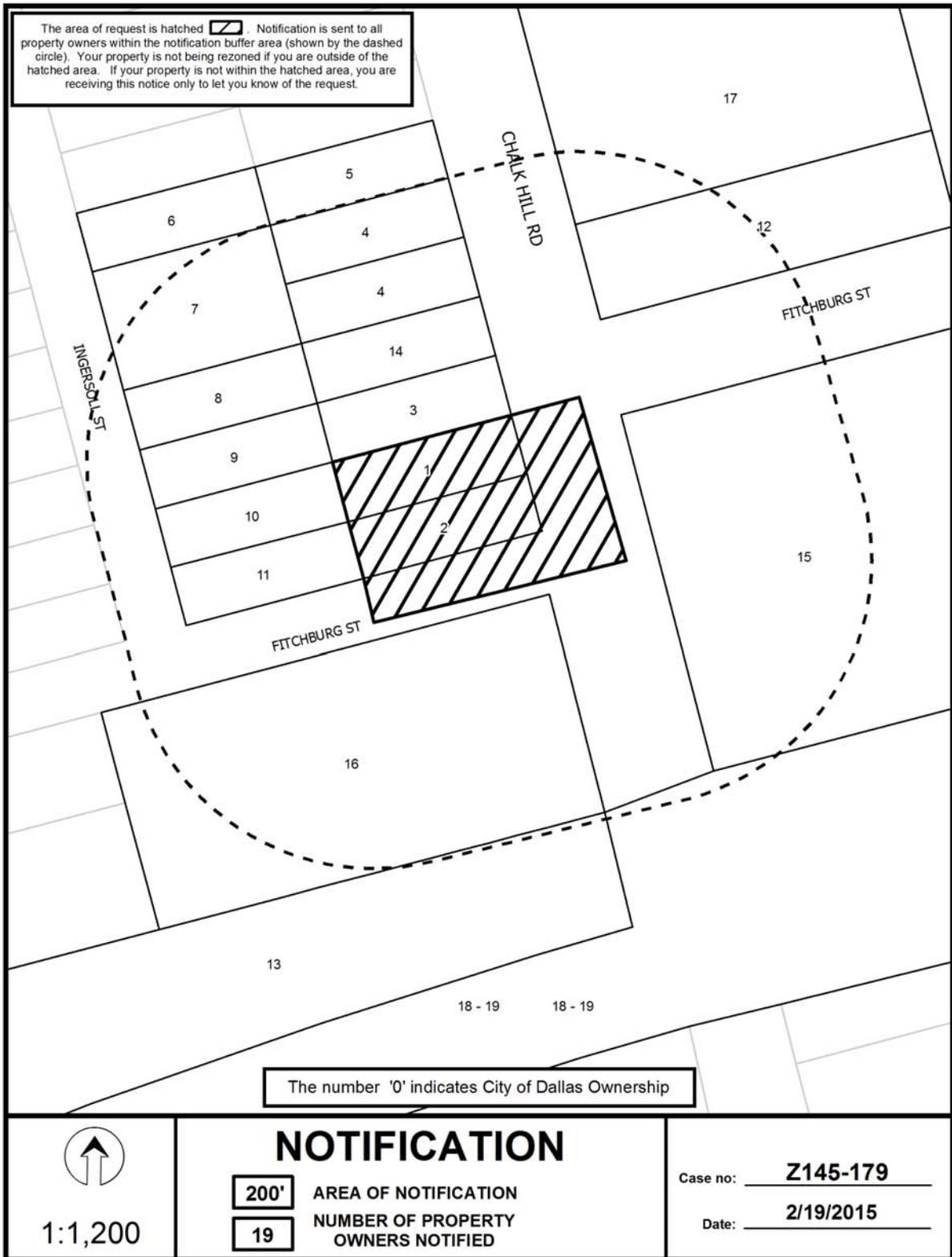




1:1,200

# ZONING AND LAND USE

Case no:     Z145-179      
Date:     2/19/2015



02/19/2015

***Notification List of Property Owners******Z145-179******19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2407 CHALK HILL RD	ALBARRAN GAMALIEL SR
2	2403 CHALK HILL RD	ALBARRAN GAMALIEL SR
3	2411 CHALK HILL DR	RODRIGUEZ JUANA B &
4	2419 CHALK HILL RD	GARCIA ROQUE & ROSALBA
5	2427 CHALK HILL RD	WR PROPERTIES LTD
6	2426 INGERSOLL ST	SANTOS RAUL A
7	2418 INGERSOLL ST	HERNANDEZ ANTONIO JR
8	2414 INGERSOLL ST	GONZALEZ SALLY B
9	2410 INGERSOLL ST	LARA ALEJANDRO
10	2406 INGERSOLL ST	GARFIAS MARIA L & JOSAFAT
11	2402 INGERSOLL ST	ALBARRAN CONRADO J
12	2518 CHALK HILL DR	AZTECA ENTERPRISES INC
13	5401 FANNIE ST	MISSOURI PACIFIC RR CO
14	2415 CHALK HILL RD	GARCIA ROQUE & ROSALBA
15	2414 CHALK HILL DR	BENITEZ FREDIS & MARGARITA
16	2323 CHALK HILL RD	A TRUCK EXPRESS INC
17	2518 CHALK HILL DR	FOUR L CAPITAL LTD
18	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
19	9999 NO NAME ST	UNION PACIFIC RR CO

---

**FILE NUMBER:** Z145-105(CG)                      **DATE FILED:** October 10, 2014  
**LOCATION:** East line of Kleberg Road, north of Carleta Street  
**COUNCIL DISTRICT:** 8                                      **MAPSCO:** 69A-U  
**SIZE OF REQUEST:** ± 0.459 acres                      **CENSUS TRACT:** 171.02

---

**APPLICANT/OWNER:** Ci Retail Management, Inc.

**REPRESENTATIVE:** Pamela Craig

**REQUEST:** An application for 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 on property zoned CR Community Retail with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store. The request site is currently developed with a 4,060-square-foot building. No improvements are requested as part of this application. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay. Specific Use Permit No. 1930 for the same use was granted at this location on December 14, 2011, for a two-year period. The Specific Use Permit expired and was not renewed and expired on December 14, 2013.

**STAFF RECOMMENDATION:** **Hold under advisement until May 7, 2015**

**PRIOR CPC ACTION:** On March 19, 2015, this item was held under advisement pending inspection for compliance with Chapter 12B, "Convenience Stores" of the Dallas City Code. As of March 24, 2015, the site had not passed inspection.

**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 additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the proposed use will be another service provided in the neighborhood, it is not foreseen that it will deter or enhance adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could be revoked, have a reduced time period or not be renewed if the applicant does not comply.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – All convenience stores must comply with Chapter 12B. 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 applicant is awaiting re-inspection to determine compliance with Chapter 12B.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Kleberg Road	Arterial	60 ft.	60 ft.
Carleta Street	Local	50 ft.	50 ft.

**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 roadway system.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
Site	CR-D-1	General merchandise/food store/motor vehicle fueling station
North	CR-D-1	Personal Service
South	CR-D-1	Retail
East	R-7.5(A)	Undeveloped
West	CR-D-1	Undeveloped/auto

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! 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 Residential Neighborhood Block.

This Residential Neighborhood 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.

**LAND USE**

**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 approximately 0.459 acre request site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a 4,060 sq. ft. general merchandise or food store and motor vehicle fueling station. The applicant proposes to continue these uses and sell alcohol for off-premise consumption. A Specific Use Permit for the sale of alcoholic beverages is required in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a single family, retail, institutional uses, vacant parcels and commercial use.

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 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, 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. 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.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

**Landscaping:** Additional landscaping is not required on the site because no new impervious area is proposed.

**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area plus two additional spaces for the motor vehicle fueling station use. The existing uses are to remain and require 22 parking spaces as shown on the attached site plan.

**Dallas Police Department:** A copy of a police report of the past 5 years of offences is provided below.

Search Records - Offense									
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1
<u>0027875-B</u>	02/03/2014	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	0513C
<u>0056273-Y</u>	03/06/2011	SALAZAR, LOLITA	TRAFFIC MOTOR VEHICLE	13317		KLEBERGRD	356	4435	32090
<u>0130609-Y</u>	05/21/2011	DAVIS,TERESA	ASSAULT	13317		KLEBERGRD	356	4435	08422
<u>0140762-Z</u>	05/17/2012	@ROCKWALL COSO	FOUND PROPERTY	13317		KLEBERGRD	356	4435	43030
<u>0160550-A</u>	03/05/2013	*AIR SERV	CRIMINAL MISCHIEF/VANDALISM	13317		KLEBERGRD	356	2230	14081
<u>0169699-Y</u>	06/29/2011	*SID'S FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0209623-A</u>	08/16/2013	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0224124-Z</u>	09/08/2012	HART,KRYSTLE	THEFT	13317		KLEBERGRD	356	4435	06951
<u>0225603-Z</u>	09/10/2012	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0273875-Z</u>	11/03/2012	HARLES,JACKIE	THEFT	13317		KLEBERGRD	356	2230	06953
<u>0285972-A</u>	11/11/2013	@CITY OF DALLAS	FOUND PROPERTY	13317		KLEBERGRD	356	4435	43020
<u>0287406-Y</u>	10/31/2011	*QUICK TRACK	BURGLARY	13317		KLEBERGRD	356	4435	05128

**OWNER OF THE PROPERTY**

Chup Corporation

Officers:

Dipak Kharel, Sole Officer

**TENANTS:**

Ci Retail Management, Inc.

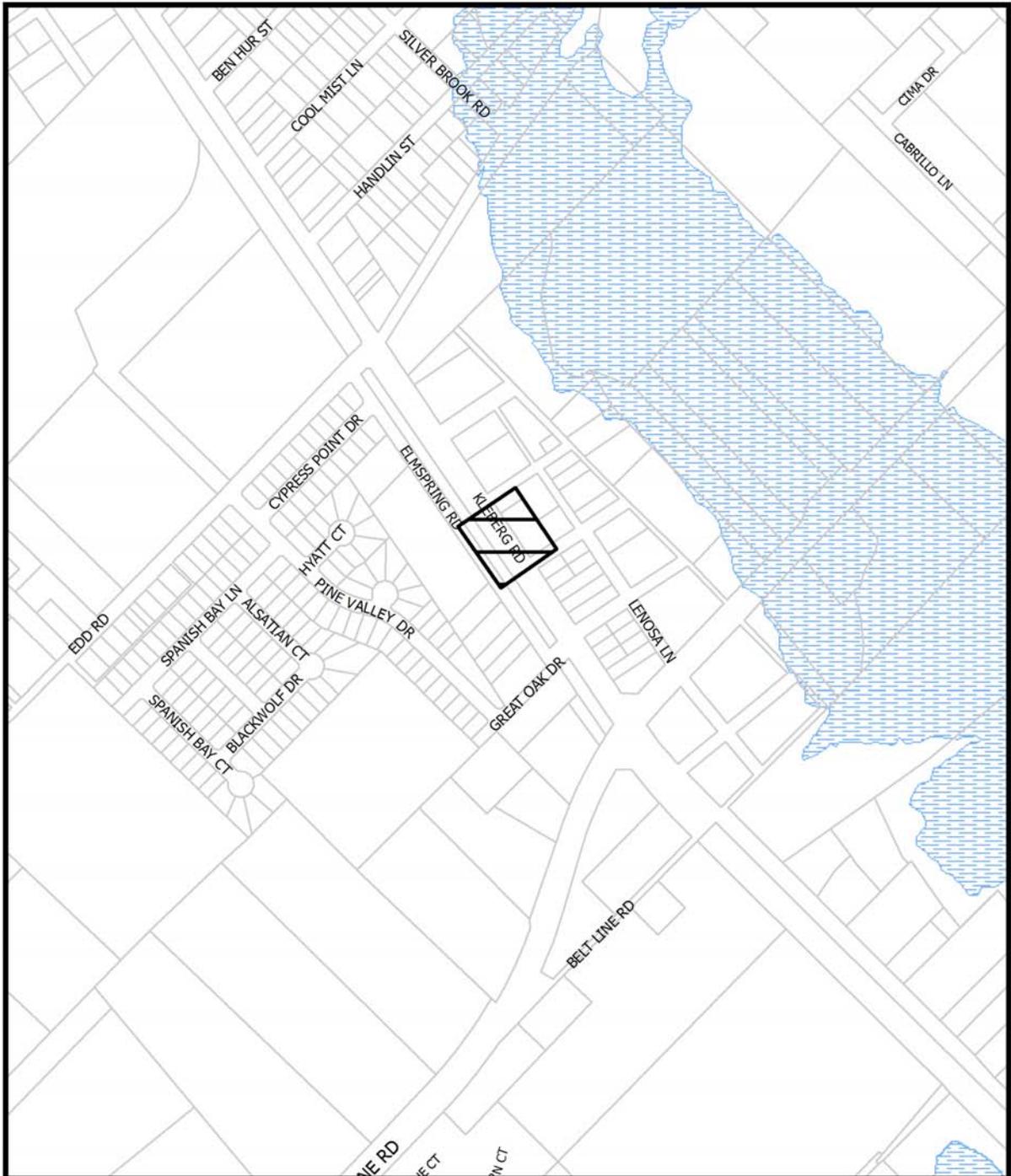
Officers:

Pratima Kharel, Sole Officer

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square feet.
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), 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.





1:6,000

### VICINITY MAP

Case no:     **Z145-105**    

Date:     **11/19/2014**

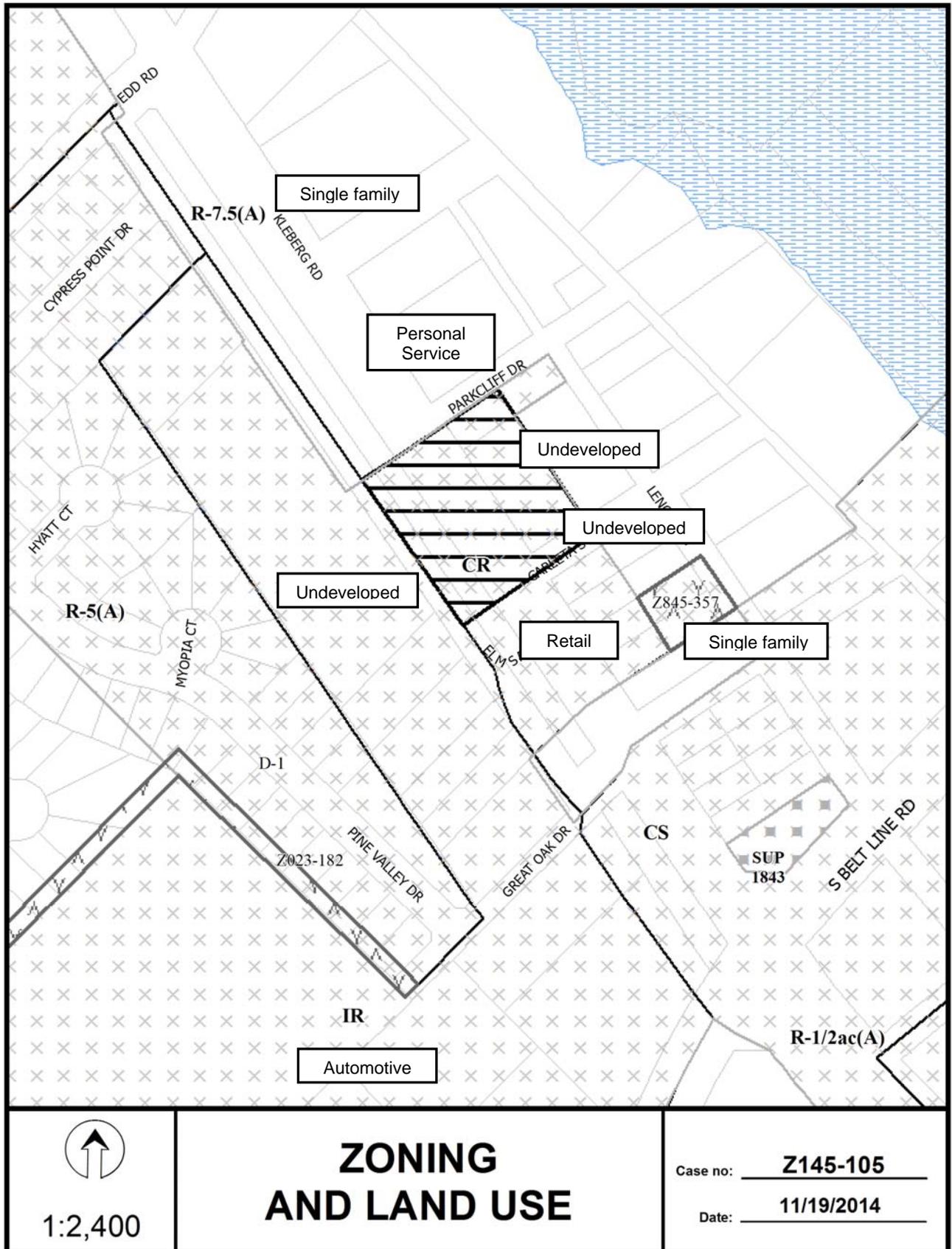


1:2,400

# AERIAL MAP

Case no: Z145-105

Date: 11/19/2014



**CPC RESPONSES**



<u>22</u>	Property Owners Notified (25 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>3/19/2015</u>	Date

**Z145-105**  
**CPC**



1:2,400

03/18/2015

**Reply List of Property Owners****Z145-105****22Property Owners Notified****1 Property Owners in Favor****1Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	1	13317 KLEBERG RD	CHUP CORPORATION INC
	2	13305 KLEBERG RD	DALLAS PETROLEUM LLC
	3	13423 KLEBERG RD	MARTINEZ GUADALUPE &
	4	13422 LENOSA LN	BLANCO ROSA D
	5	2300 CARLETA ST	MARSHALL EOLA
	6	13500 LENOSA LN	Dallas ISD
	7	13429 LENOSA LN	IGLESIA DE CRISTO ON
	8	13328 LENOSA LN	FREEMAN C B
O	9	13329 LENOSA LN	FRITTS DAVID E & TERI C
X	10	13323 LENOSA LN	CRUTCHER GEORGE W JR &
	11	13317 LENOSA LN	AGUILAR ERNESTO
	12	5 LENOSA LN	RIVERA SAMUEL O
	13	13137 KLEBERG RD	RIDGELL BARBARA R
	14	13133 KLEBERG RD	NEGRETE OLEGARIO
	15	2445 PARKCLIFF DR	LAMPHERE SHELLEY G
	16	2445 PARKCLIFF DR	RIDGELL WILLIAM CECIL &
	17	13424 ELMSPRING RD	SALAZAR ROGELIO
	18	13424 ELMSPRING RD	BOREN BILLY C
	19	13418 ELMSPRING RD	SALAZAR ROGELIO &
	20	13248 ELMSPRING RD	FIRST BAPTIST CHURCH OF
	21	13405 KLEBERG RD	FOREMAN ROBERT M
	22	13412 ELMSPRING RD	CASTANEDA ESTEBAN

**FILE NUMBER:** Z145-151(CG)

**DATE FILED:** December 29, 2014

**LOCATION:** South line of Samuell Boulevard, east of Owenwood Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 47-E

**SIZE OF REQUEST:** ±7,258 sq. ft.

**CENSUS TRACT:** 12.02

---

**APPLICANT/REPRESENTATIVE:** Guliana D. Cantu

**OWNER:** Teresa Castaneda

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned an RR Regional Retail District.

**SUMMARY:** The purpose of this request is to permit the operation of a bar, tavern or lounge on the subject site [Barbi's Bar]. No new construction is proposed by this application.

**STAFF RECOMMENDATION:** **Hold under advisement until May 7, 2015**

**PRIOR CPC ACTION:** On February 19, 2015 and March 5, 2015, the City Plan Commission held this item under advisement to allow additional time for research pertaining to the nonconforming status. Staff is awaiting information from the applicant.

**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 is compatible with the surrounding uses given the regional retail zoning and similar land uses along Samuell Boulevard that accommodate a variety of commercial and business service, retail and personal service, and restaurant uses. A condition limiting the hours of operation is anticipated to alleviate any potential conflicts with the park across Samuell Boulevard.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed bar, lounge or tavern is not anticipated to negatively impact the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed bar, lounge or tavern use will not be a detriment to the public health, safety, or general welfare. The specific use permit process provides the city an opportunity to establish conditions such as hours of operation and site layout to mitigate any potential negative impacts.
4. *Conforms in all other respects to applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.

**Zoning History:** There have been no recent zoning cases within the last five years in the general vicinity.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Samuell Boulevard	Major Arterial	60 ft.	60 ft.

**Traffic:** The Engineering Section has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR Regional Retail	
<b>North</b>	R-7.5(A) Residential	Park and vacant parcels
<b>South</b>	RR Regional Retail	Interstate 30 freeway
<b>East</b>	RR Regional Retail	Bars, liquor stores, auto-related and restaurant
<b>West</b>	RR Regional Retail	Bars, liquor stores, and restaurant

**Comprehensive Plan:**

The request site is identified as being within a Residential Neighborhood Block in the *forwardDallas! Vision* Illustration, adopted June 2006.

This 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.

The Comprehensive Plan does not make a recommendation for specific uses. The test for the Specific Use Permit is to assess the surrounding area for compatibility. Conditions may assist in mitigating certain impacts as long as there is a land use rationale basis. In this particular case, the existing uses and zoning in the surrounding area are consistent with the request as long as the conditions are met. However, due to the Comprehensive Plan designation and the park across the street, automatic renewals should not be granted for this use at this particular location.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

**Land Use Compatibility:**

The subject site is ±7,258 square foot with a 1,492.39 square foot square foot vacant structure that formerly operated as a bar, and a ±266 square foot food store (e.g., taqueria).

The existing land use to the north is zoned residential and is comprised of large vacant parcels and a public park. Land use to the south, east and west is developed with bars, liquor stores, motel, restaurant, and auto-related uses.

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:**

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

**Parking:** Parking is being provided in accordance with the Dallas Development Code. Ten parking spaces are being provided on the site.

**Landscaping:** No new development is proposed by this application; therefore, no additional landscaping is required.

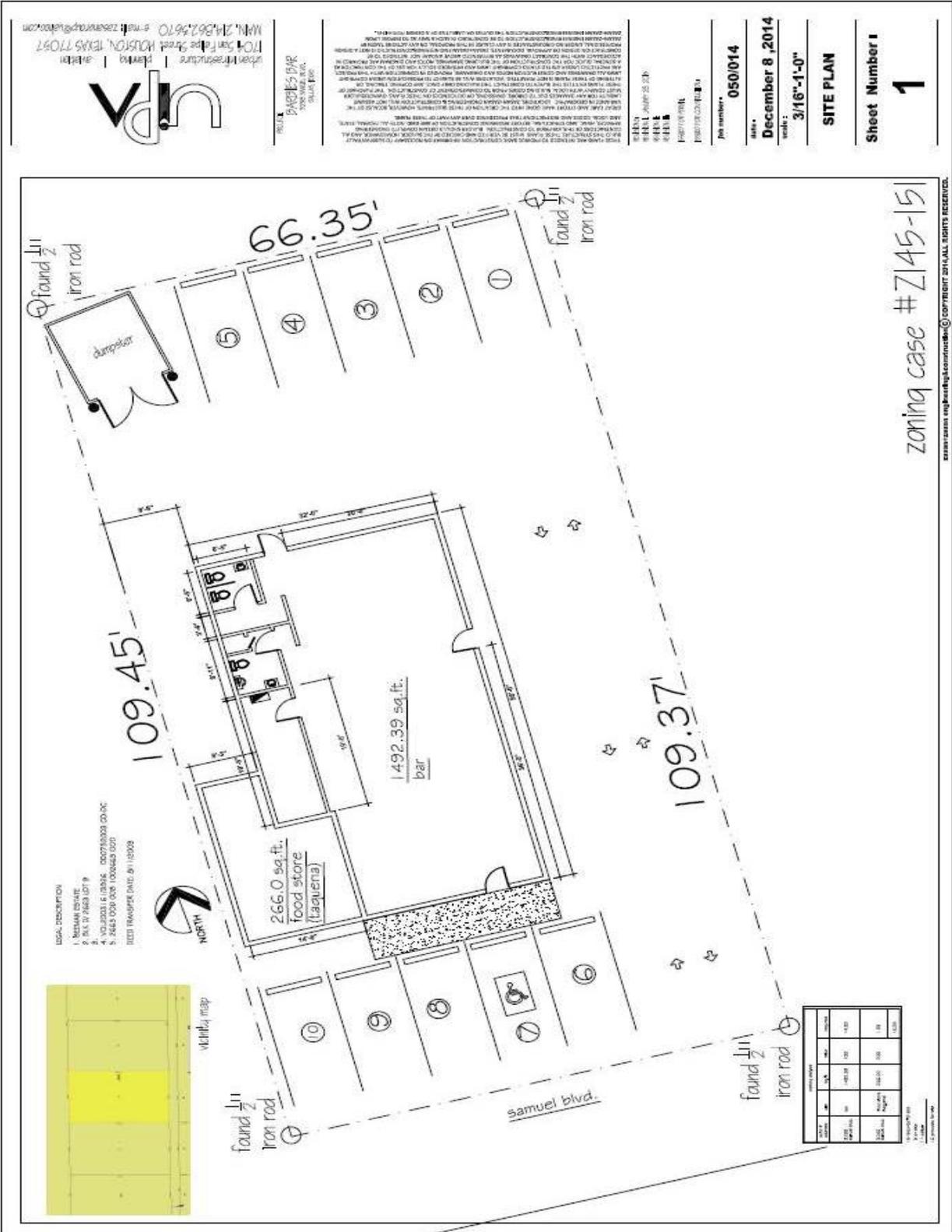
**Dallas Police Department:** A copy of a police report of the past 5 years of offenses is provided below.

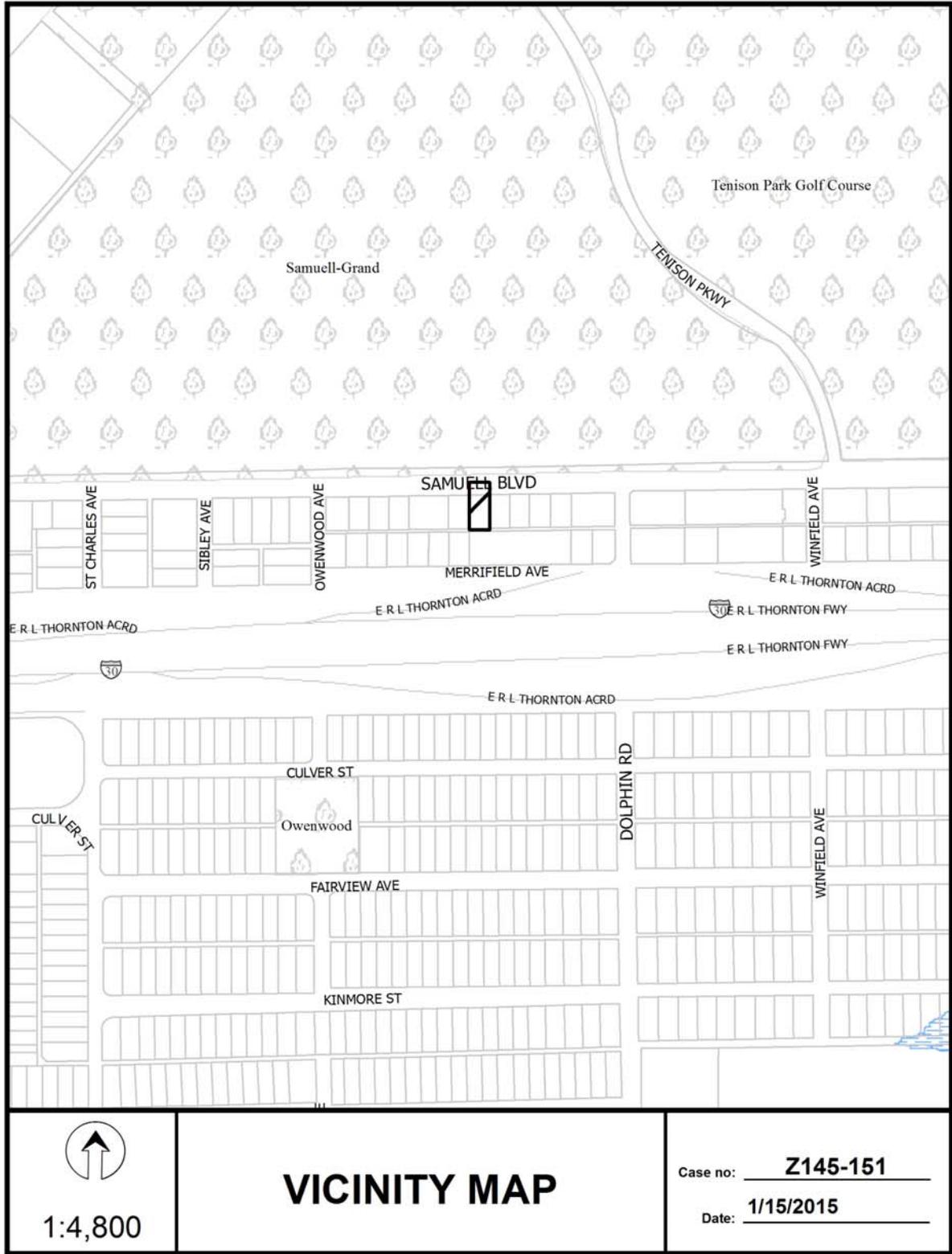
Search Records - Offense						
Offense Date	Service #	Complainant	Offense	Block	Dir	Street
03/02/2009	<del>0058188-W</del>	SANTOS,JESSICA	THEFT	03238		SAMUELLBLVD
03/11/2009	<del>0071202-W</del>	*BARBIES BAR	THEFT	03238		SAMUELLBLVD
04/15/2012	<del>0090213-Z</del>	ROMERO,DELM I	ASSAULT	03238		SAMUELLBLVD
04/15/2012	<del>0090255-Z</del>	ROMERO,SANDRA	ASSAULT	03238		SAMUELLBLVD
05/27/2010	<del>0147223-X</del>	*BARBIES BAR	BURGLARY	03238		SAMUELLBLVD
06/27/2010	<del>0179827-X</del>	BARRON, MIGUEL ANGEL	TRAFFIC MOTOR VEHICLE	03238		SAMUELLBLVD
07/31/2010	<del>0214002-X</del>	ALVAREZ,PEDRO	ROBBERY	03238		SAMUELLBLVD
11/07/2009	<del>0330819-W</del>	ARM IJO,RODRIGUEZ,ADRIAN	CRIMINAL MISCHIEF/VANDALISM	03238		SAMUELLBLVD

**SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a bar, lounge or tavern.
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 passage of the ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area for a bar, lounge or tavern is approximately 1,492.39 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The hours of operation for the bar, lounge or tavern is from 6:00 p.m. to 2:00 a.m. (the next day), Monday through Sunday.
6. OFF-STREET PARKING: Off-street parking must be provided in the location shown on the attached site plan.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. 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 Development Code.

**PROPOSED SITE PLAN**

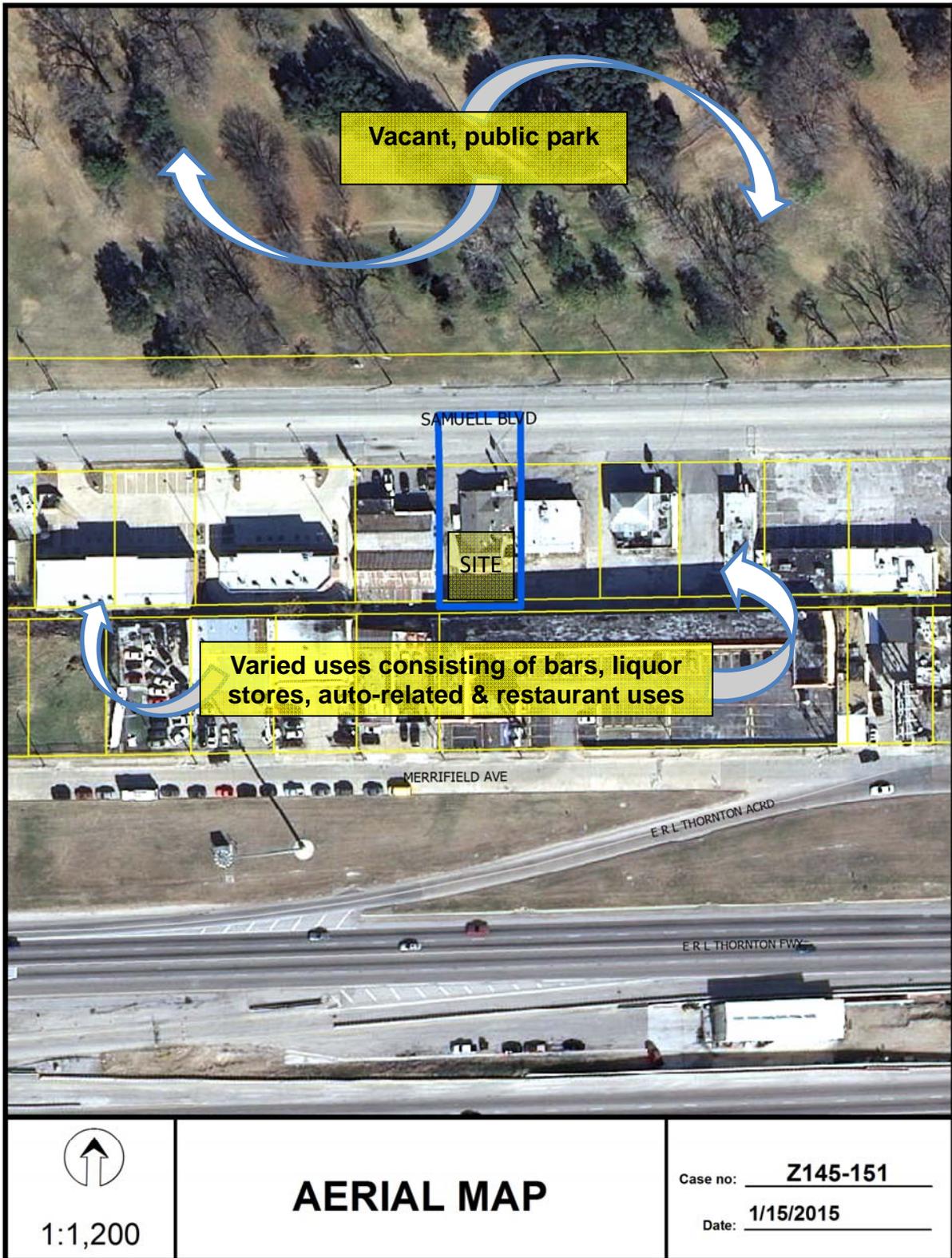




↑  
1:4,800

# VICINITY MAP

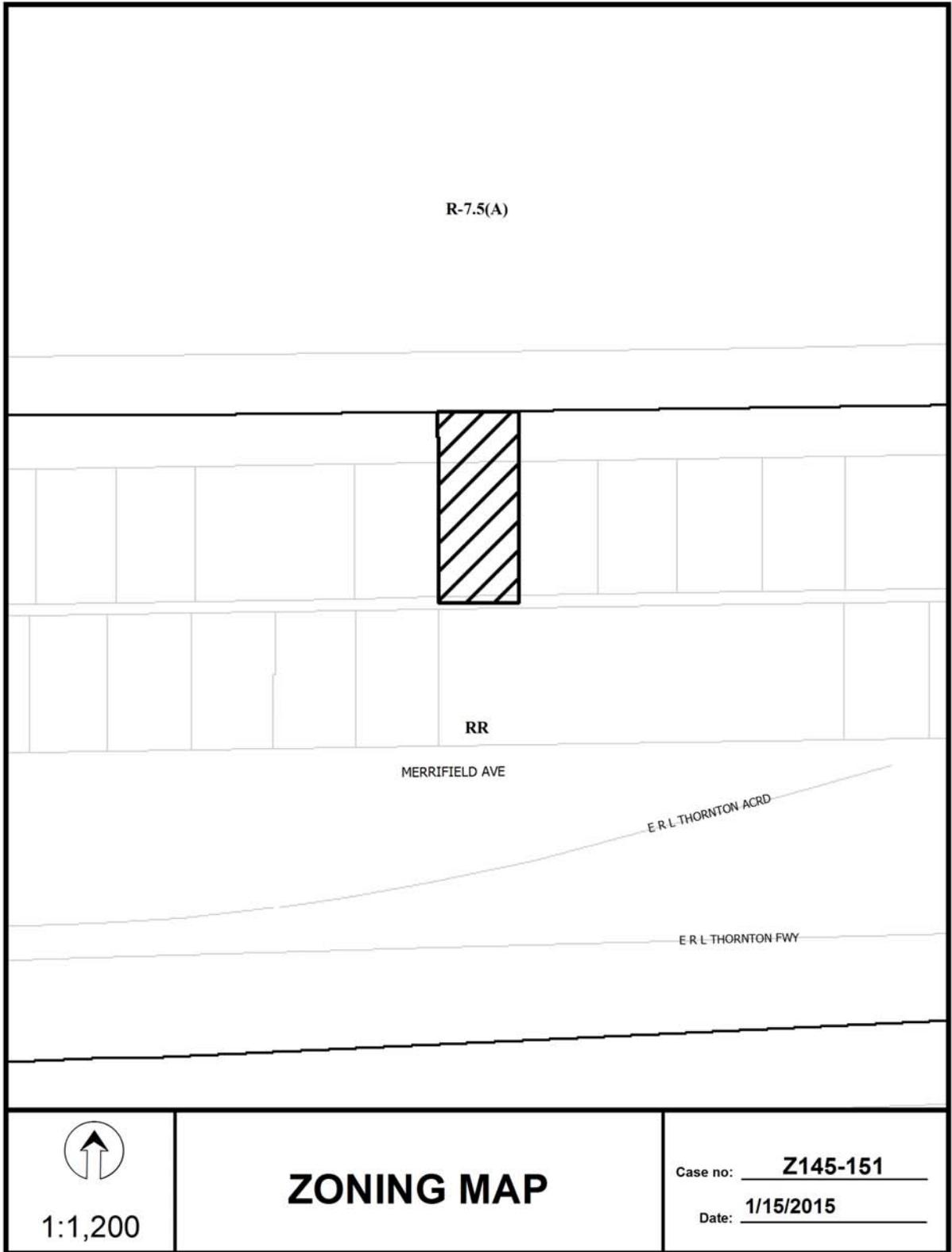
Case no: Z145-151  
Date: 1/15/2015

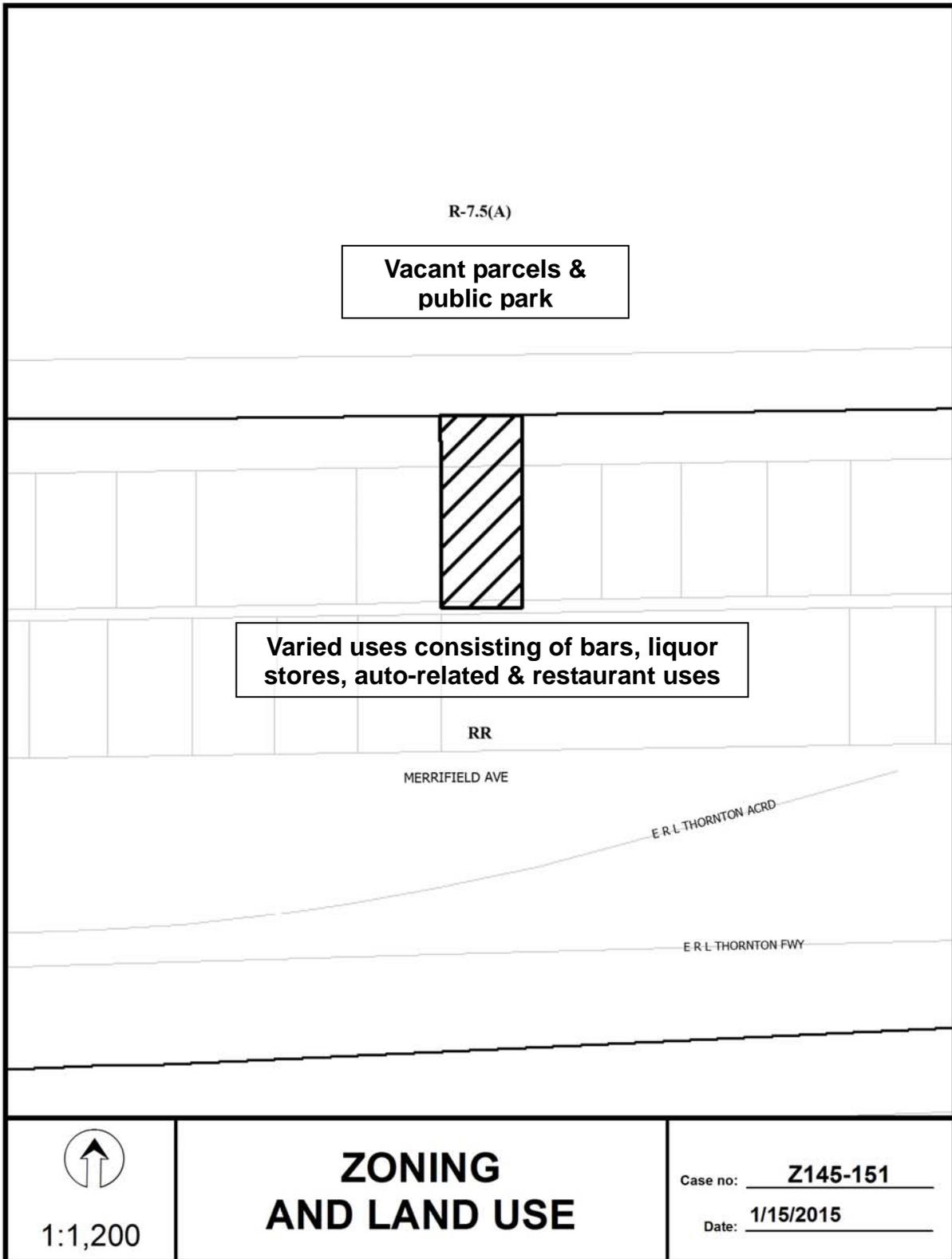


1:1,200

# AERIAL MAP

Case no: Z145-151  
Date: 1/15/2015



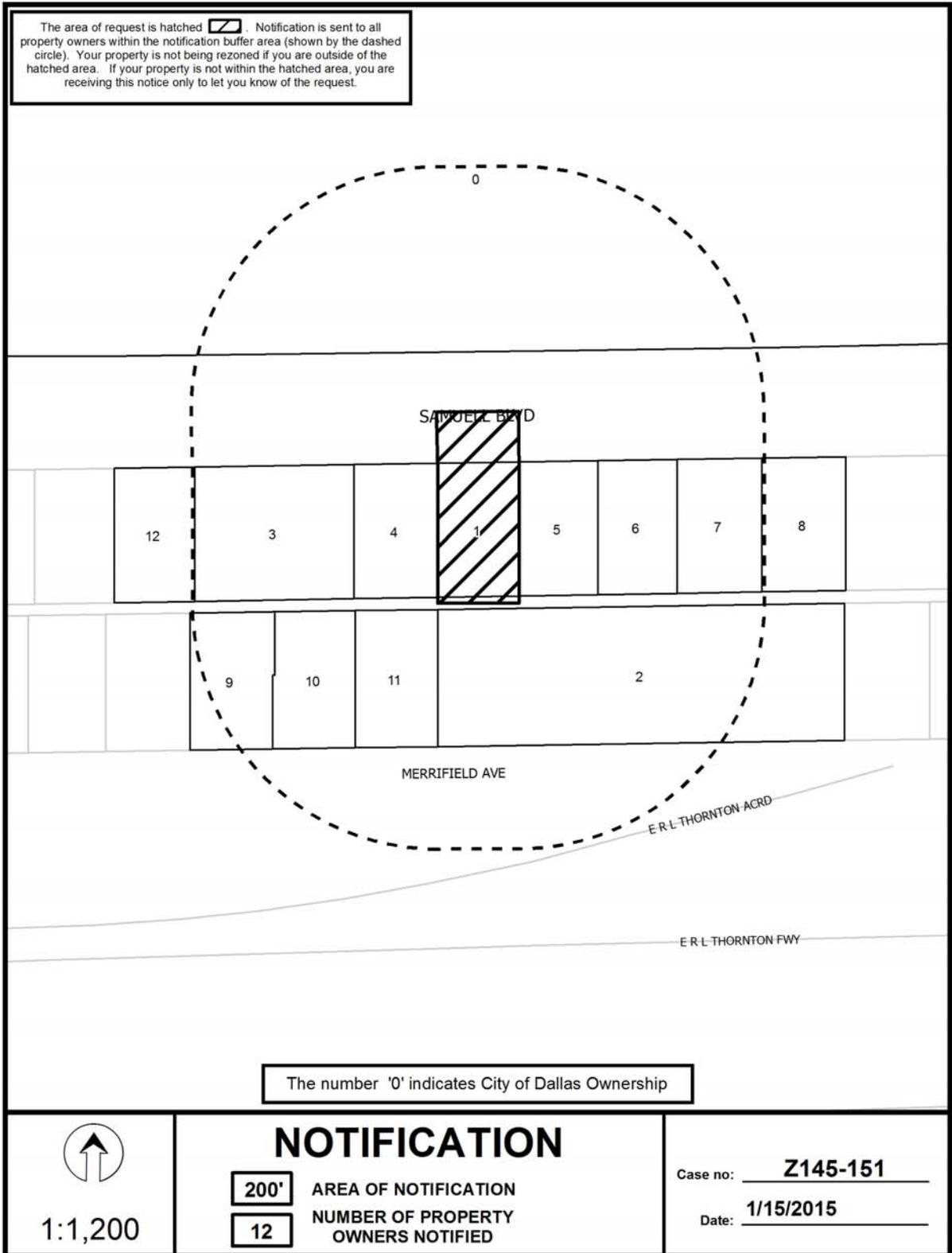


1:1,200

# ZONING AND LAND USE

Case no: Z145-151

Date: 1/15/2015



01/15/2015

***Notification List of Property Owners***

***Z145-151***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3238 SAMUELL BLVD	CASTANEDA TERESA DE JESUS
2	3243 MERRIFIELD AVE	MEER INC
3	3220 SAMUELL BLVD	HOLIDAY LODGE INC DBA ONE TEL COMM &
4	3234 SAMUELL BLVD	NORTON PEGGY SUE STOREY
5	3244 SAMUELL BLVD	SAMUELL BLVD III LLC
6	3250 SAMUELL BLVD	SAMUELL BLVD III LLC
7	3300 SAMUELL BLVD	SAMUELL BLVD III LLC
8	3320 SAMUELL BLVD	NUCKLES NETA ET AL
9	3223 MERRIFIELD AVE	UNIC AUTOMOTIVE & CYCLE
10	3231 MERRIFIELD AVE	BLACKMORE DEBRA S MCCORMICK &
11	3235 MERRIFIELD AVE	ZIESK ARTHUR N
12	3214 SAMUELL BLVD	INTELISIP NETWORKS LLC

**FILE NUMBER:** Z123-266(SM)

**DATE FILED:** April 24, 2013

**LOCATION:** Southeast corner of Southerland Avenue and Bonnie View Road

**COUNCIL DISTRICT:** 4

**MAPSCO:** 55-R

**SIZE OF REQUEST:** Approx. 2.825 Acres

**CENSUS TRACT:** 88.01

---

**APPLICANT:** Charles McKinney

**REPRESENTATIVE:** Matthew Cragun

**OWNER:** Bonnie Y LLC

**REQUEST:** An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The previous Specific Use Permit No. 1342 for a community service center and child-care facility expired. The purpose of this request is for a new Specific Use Permit to allow the community service center only to continue operating at the present location.

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

**GUIDING CRITERIA FOR RECOMMENATION:**

Staff recommends approval of the request, subject a site plan and conditions, based upon:

1. *Compatibility with surrounding uses and community facilities* – The request will utilize existing improvements with a physical separation ranging from 70 feet to 80 feet from single-family uses to the south and east and possessing a combination of buffer elements including landscape areas and screening fences. The Cedar Crest Golf Course is located to the south and the property to the north is undeveloped.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed community service center will serve the immediate area with services consistent with those provided by the nearby schools and recreational facilities (i.e., basketball camps, extracurricular activities, community and social programs/events).
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is consistent with those normally found in close proximity to residential uses.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – No variances or special exceptions are requested as part of this use.
5. *Staff recommends the following changes to the submitted site plan prior to City Council hearing* –
  - a. Specify the height of the fence. Where the fence is located in the front yard setback, it cannot be over 4 feet in height unless the Board of Adjustment grants a variance to the fence height regulations.
  - b. Relocate dumpster out of side or rear yard setbacks and screen the garbage storage area per Section 51A-4.602(b)(6).
  - c. Show visibility triangles per Section 51A-4.602(d).
  - d. Show the distance of the buildings from property lines.
  - e. Show a site location map on a smaller scale showing major circulation routes and other landmarks that would aid in the location of the site.
  - f. Show a site data table that specifies the district regulations of Section 4.100 and how the site complies with those regulations.

- g. Show a parking analysis of the use per Sections 4.200 and 4.300 that includes the minimum number of parking spaces required and the number of parking spaces provided.

**BACKGROUND INFORMATION:**

- The request site is developed with a single story community service center that includes community rooms, gymnasium, and surface parking area.
- The original structure was constructed as a YMCA in the early 1990s. In 2008, the current occupant was granted an amendment to SUP 1342 for a community service center and built an addition to the basketball gym.
- SUP 1342 automatically terminated June 25, 2013.
- The applicant proposes to continue to operate a community service center on the property.

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

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**Thoroughfare**

**Designation; Existing & Proposed ROW**

None

N/A

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The request site is located on the edge of an area considered an Urban Neighborhood and near a Residential Neighborhood area. The request site is consistent with its Vision Building Blocks as it provides a transition between the two. The Urban Neighborhood Building Block has pedestrian friendly streets, providing connectivity to schools and other community services. It also aims to have a mix of housing options and easy access to public transit with concentrations of shops and offices along key corridors or at key intersections providing important services and job opportunities within walking distance of residences. Neighborhoods that match this description include the Grand Avenue area in South Dallas, Oak Lawn, Jefferson Boulevard, and the Vickery Meadow area. The Residential Neighborhood 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.

The request is consistent with the following goals and objectives in the comprehensive plan:

Land Use Element

GOAL 1.1 Align land use and strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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 surrounded by undeveloped wooded areas, a golf course, and existing low-density single family development. Additionally, the site is approximately 500 feet west of the 100 year Trinity River flood plain.

The various programs associated with the requested use will be provided within the existing improvements. Due to the proximity of the rear yards for the single family uses to the east, staff has recommended specific hours of operation.

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.

**Parking:** The property is developed with an existing community service center use and parked accordingly. The proposed use will provide for required parking for the community service center (one space per 200 square feet of floor area), 83 spaces required and 83 spaces provided.

**Landscaping:** The site possesses established planting areas associated with the existing improvements. The change of use will not trigger, nor is staff recommending any additional landscaping.

Z123-266(MW)

**Partners/Principals/Officers:**

Mark Cuban, President

Dawn Knox, Vice President

John Russell, Vice President and Treasurer

Robert Hart, Secretary

**RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR A  
COMMUNITY SERVICE CENTER**

1. **USE:** The only use authorized by this specific use permit is a community service center.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

*Applicant requested:*

- |   |
|---|
| 3. <b>TIME LIMIT:</b> No expiration date. |
|---|

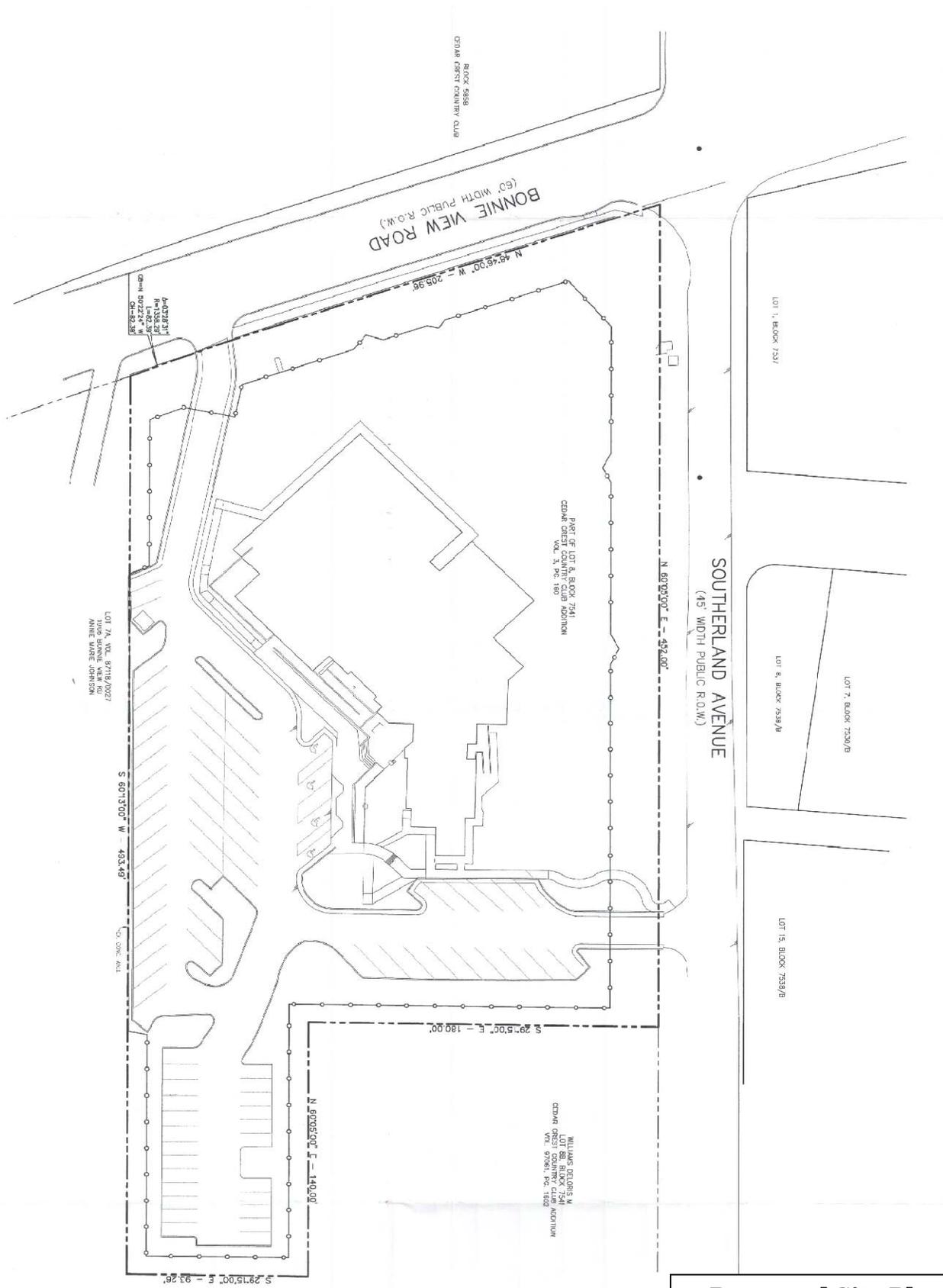
*Staff requested:*

- |  |
|--|
| 3. <b>TIME LIMIT:</b> This specific use permit expires on (five years from the passage of the ordinance), 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.) |
|--|

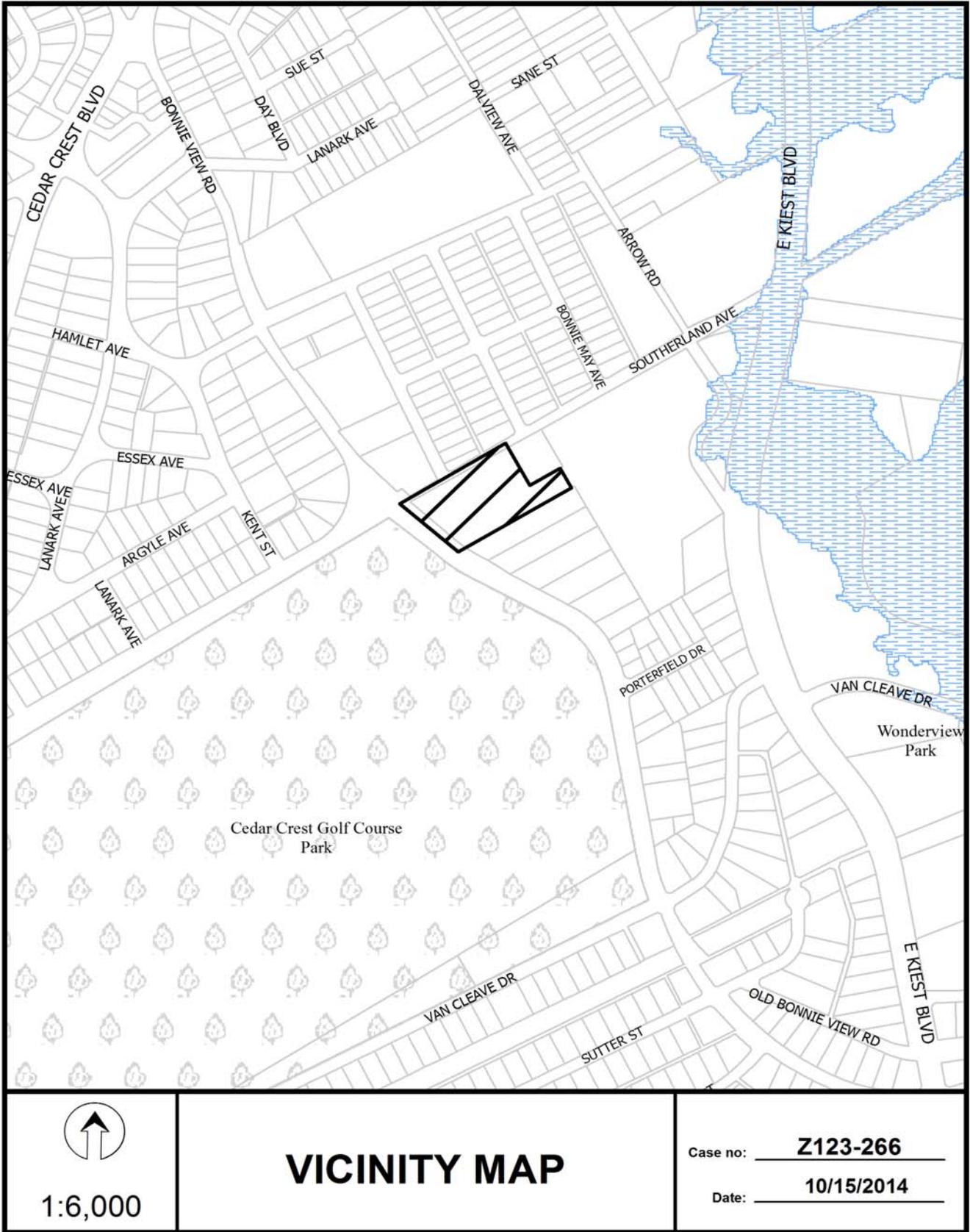
4. **FLOOR AREA:** The maximum floor area is 16,850 square feet in the location shown on the attached site plan.
5. **HOURS OF OPERATION:** The community service center may only operate between 9:00 a.m. and 10:00 p.m., Monday through Friday, and between 8:00 a.m and 10:00 p.m., Saturday and Sunday.
6. **LIGHTING:** Exterior lighting must be directed away from adjoining properties.
7. **SCREENING:** Screening of off-street parking must be provided as shown on the attached site plan.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance

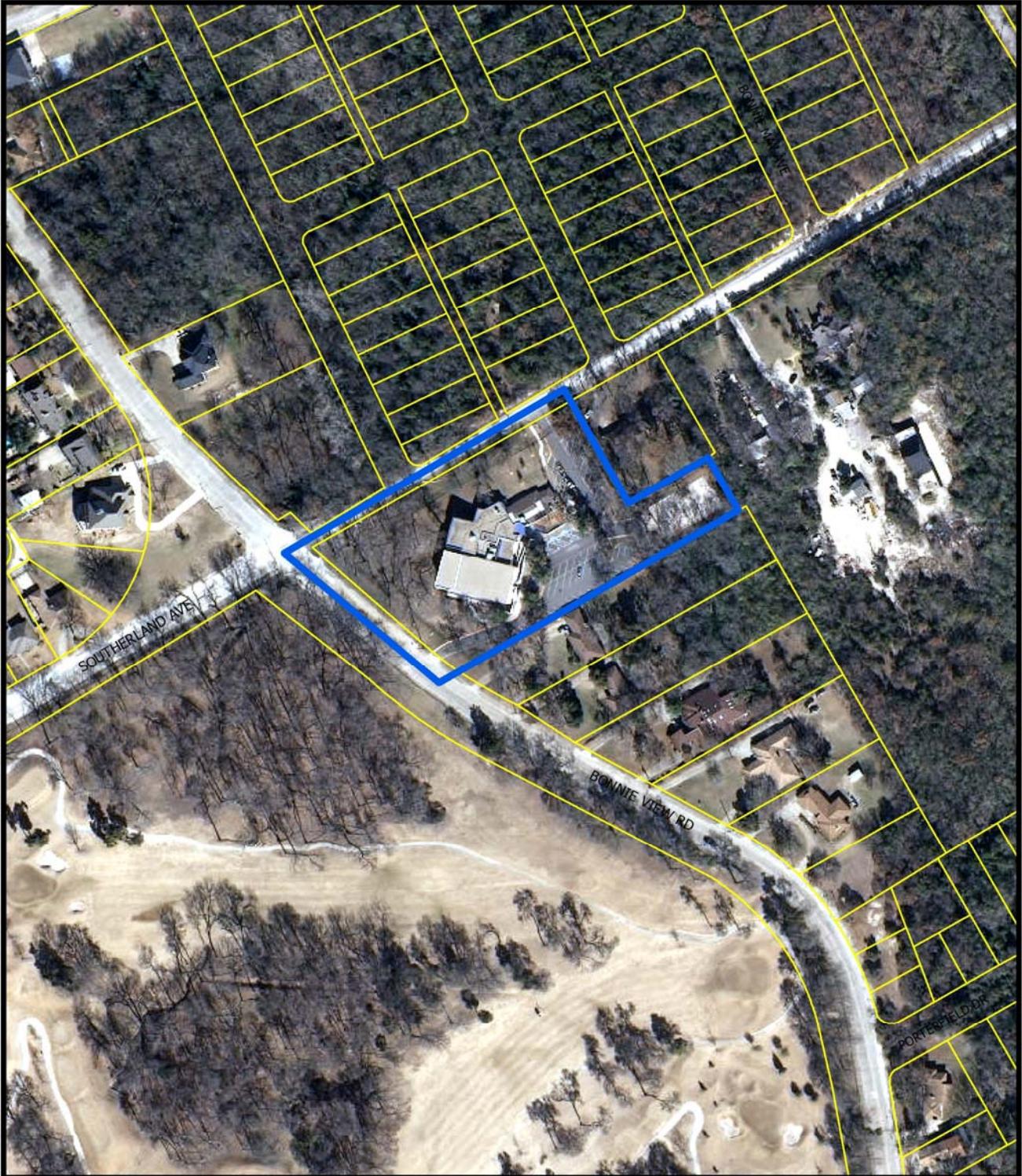
Z123-266(MW)

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.



**Proposed Site Plan**



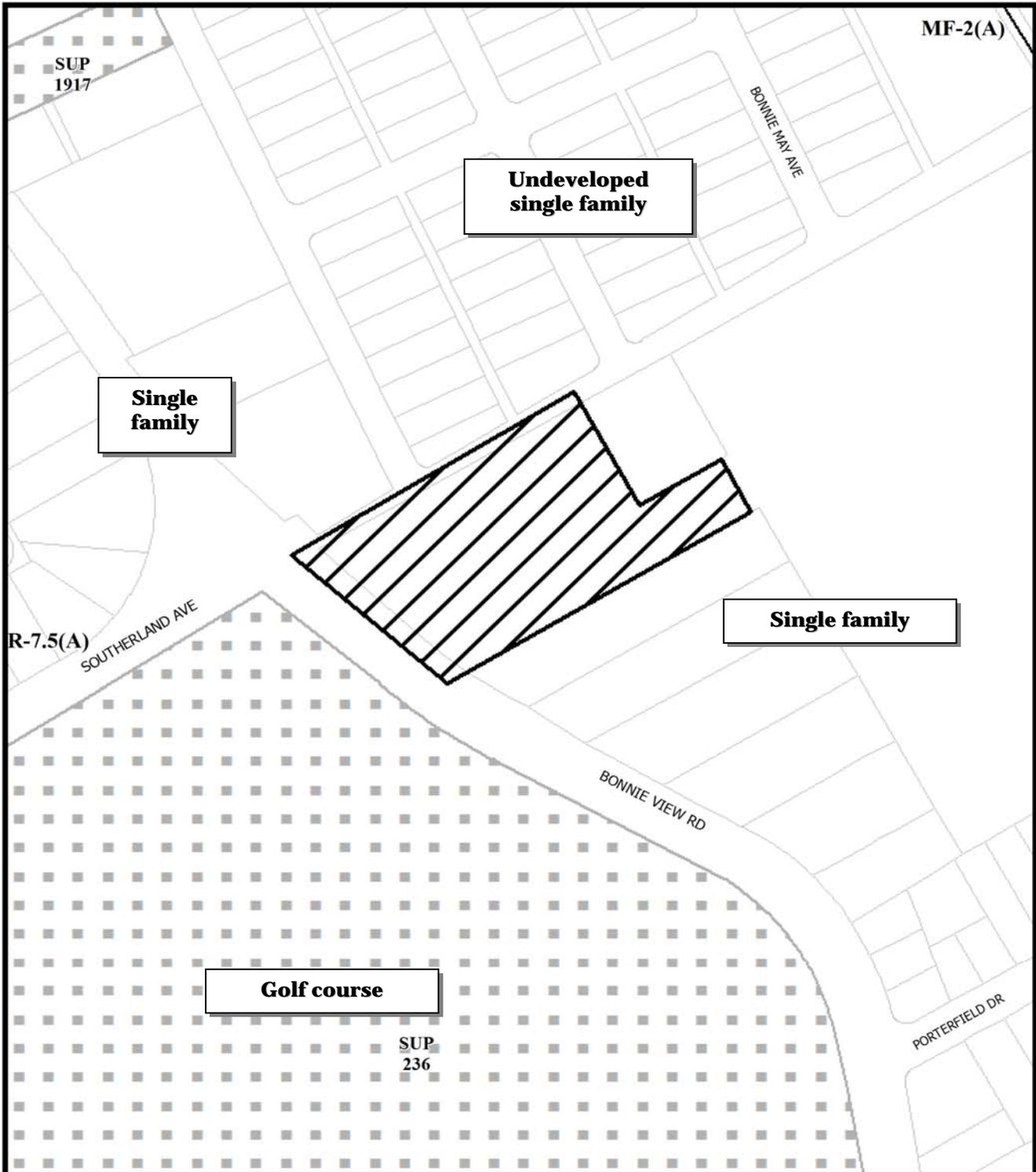


1:2,400

# AERIAL MAP

Case no: Z123-266

Date: 10/15/2014

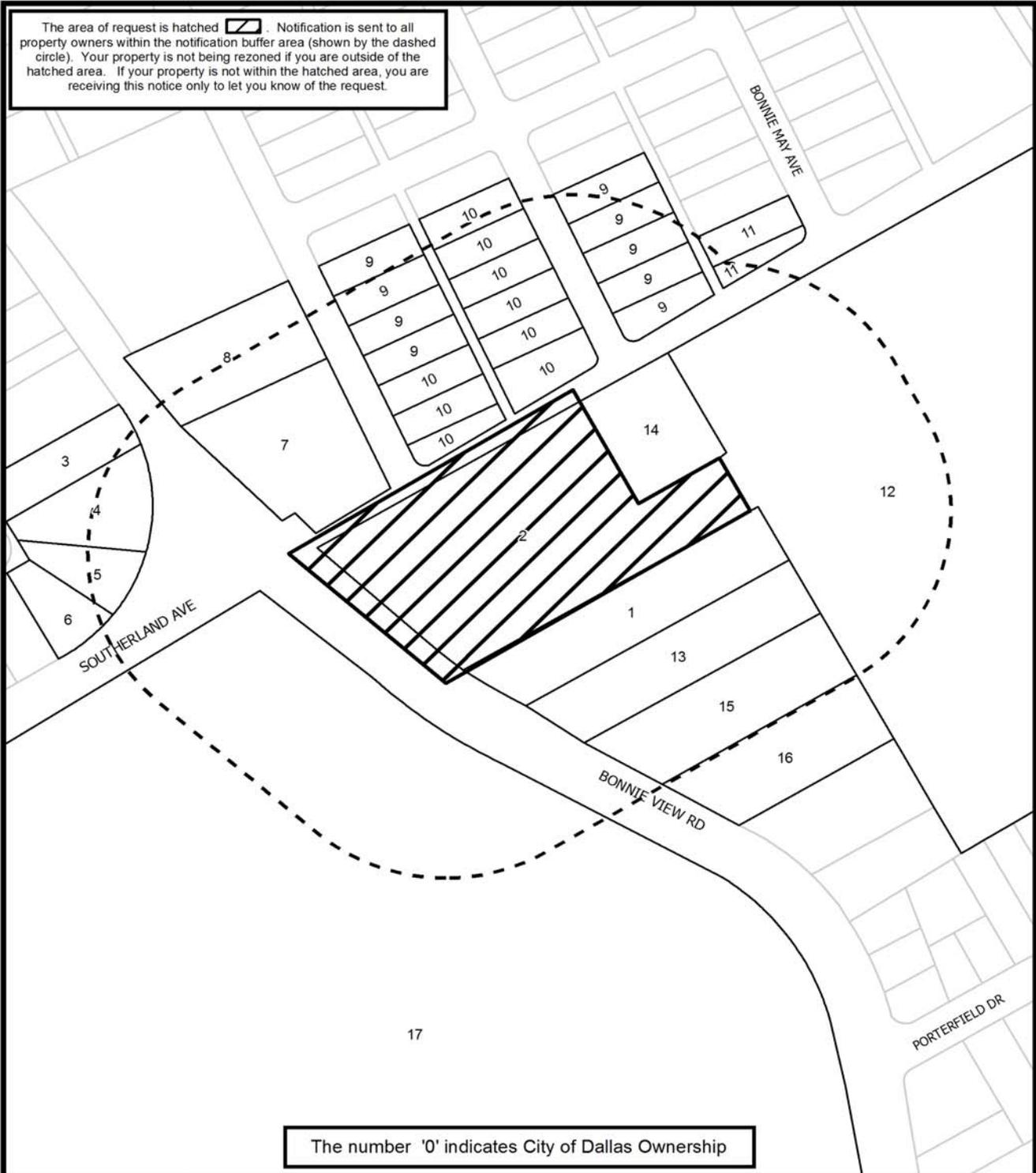


1:2,400

# ZONING AND LAND USE

Case no: Z123-266

Date: 10/15/2014



 1:2,400	<b>NOTIFICATION</b>	Case no: <u>          <b>Z123-266</b>          </u>			
	<table border="1" style="display: inline-table;"> <tr> <td style="text-align: center;"><b>300'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>17</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>300'</b>	AREA OF NOTIFICATION	<b>17</b>	NUMBER OF PROPERTY OWNERS NOTIFIED
<b>300'</b>	AREA OF NOTIFICATION				
<b>17</b>	NUMBER OF PROPERTY OWNERS NOTIFIED				

10/14/2014

## ***Notification List of Property Owners***

### ***Z123-266***

#### ***17 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1906 BONNIE VIEW RD	JOHNSON ANNIE MARIE
2	1800 BONNIE VIEW RD	BONNIE Y LLC
3	1649 BONNIE VIEW RD	MOSBY LARRY E &
4	1653 BONNIE VIEW RD	HAWKINS PATRICIA
5	2123 SOUTHERLAND AVE	BAILEY ANNETTE
6	2115 SOUTHERLAND AVE	HUBBARD HAROLD D
7	1706 BONNIE VIEW RD	CITY TEMPLE SDA CHURCH
8	1648 BONNIE VIEW RD	ALKEBULAN CRANSTON &
9	1704 DEAN ST	CITY TEMPLE COMMUNITY
10	1720 DEAN ST	CITY TEMPLE COMMUNITY DEV CORP
11	1721 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
12	2302 SOUTHERLAND AVE	BALLAS VICTOR E
13	1910 BONNIE VIEW RD	YOUNGER MARGARET
14	2228 SOUTHERLAND AVE	WILLIAMS DELORIS M
15	2008 BONNIE VIEW RD	LACY HARLAN R & MELANIE C
16	2020 BONNIE VIEW RD	SMITH VERDELL
17	1800 SOUTHERLAND AVE	DALLAS CITY OF

**FILE NUMBER:** Z145-140(OTH)

**DATE FILED:** December 10, 2014

**LOCATION:** South of Goodwin Avenue, east of Greenville Avenue

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-P

**SIZE OF REQUEST:** Approx. 615 sq. ft.

**CENSUS TRACT:** 02.02

**APPLICANT:** Verizon Wireless

**REPRESENTATIVE:** Kathy Zibilich, Griffin Harris PLLC

**OWNER:** 2900 Greenville Trust

**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District.

**SUMMARY:** The applicant proposes to build a 65-foot, 5-inch tall monopole cellular tower. The request site is approximately 615 square feet and is located within a parking lot of a multi-tenant retail development. The existing CR zoning allows a tower/antenna for cellular communication to be constructed up to a height of 65 feet by right; however, Chapter 51A requires that it meet residential proximity slope requirements. If the tower/antenna for cellular communication exceeds 65 feet in height, an SUP is required. Chapter 51A permits an exemption to residential proximity slope height restrictions for monopole cellular towers that exceed 65 feet in height via Specific Use Permit approval. Chapter 51A does not permit this exemption for monopole cellular towers 65 feet or less in height with or without Specific Use Permit approval.

**STAFF RECOMMENDATION:** **Hold under advisement indefinitely**

**PRIOR CPC ACTION:** On February 19, 2015, this item was held under advisement at the applicant's request. Since that time, it has been determined that the site plan does not meet code requirements and as a result, the notification boundaries of the site need to be expanded.

**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 proposed use will not have a negative impact in the surrounding area. The proposed tower will be in close proximity to a retail area and will be shielded by local utility transmission and distribution lines as well as existing structures and existing large trees in the neighborhood.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use will not deter or contribute to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to the public health, safety, or general welfare of the surrounding community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

**Zoning History:** There have been two recent zoning changes in the area:

1. **Z123-114** On March 27, 2013, the City Council approved a new subarea within Conservation District No. 9 on property on the southwest corner of Greenville Avenue and Vanderbilt Avenue.
2. **BDA 101-039** On Tuesday, May 17, 2011, the Board of Adjustment granted a variance of 15 feet to the front yard setback, subject to conditions at 2815 Greenville Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

**Surrounding Land Uses:**

	Zoning	Land Use
Site	CR	Parking lot
North	CR	Retail
East	CS & R-7.5(A)	Retail & Single Family
South	CS	Retail & office
West	CR	Retail

**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 classifies the area as Residential Neighborhood Building Block.

The Residential Neighborhood 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. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. 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.

The *forwardDallas! Comprehensive Plan* does not directly address the tower/antenna for cellular communication limited to a monopole cellular tower use. Uses permitted by Special Use Permits should be compatible with the neighborhood. The proposed tower will be shielded by the surrounding buildings and large trees in the area. There are several utility structures that will shield the proposed structure.

**Land Use Compatibility:**

The CR Community Retail District, where this property is located is surrounded by single family development which all are part of Conservation Districts No. 9 and 11 to the north, P(A) Parking District to the west and Conservation District No. 15. There are also office and retail uses to the west and south of the proposed site.

Because the height of the proposed tower requires an SUP based upon the height exceeding 65 feet, it is exempt from residential proximity slope (RPS) regulations per Chapter 51A. Monopole towers 65 feet or less are subject to RPS regulations. The proposed location will be approximately 60 feet away from the R-7.5(A) zoning.

The monopole cellular tower meets the following requirements:

1. The pole portion of a monopole cellular tower may not exceed 42 inches in diameter; microwave dishes or similar devices up to three feet in diameter may be mounted on the pole portion of a monopole cellular tower.
2. No more than two dishes or similar devices may be placed on a monopole cellular tower.
3. The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed 4 feet, excluding any whip antenna.

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.

**Parking:**

The Building Inspection Division determined that the proposed equipment and structures are not 120 square feet or more, therefore it is not required to provide any parking.

Z145-140(OTH)

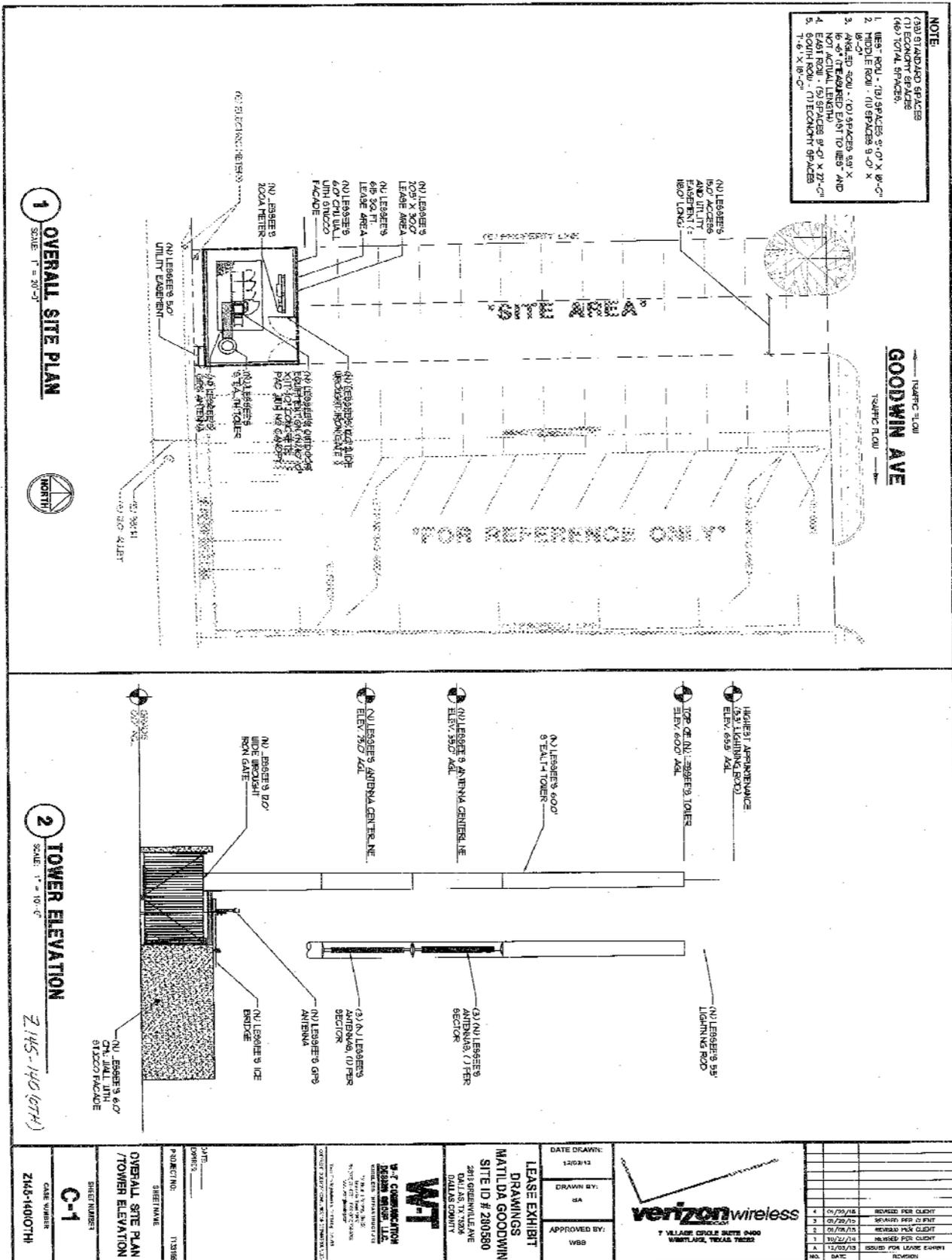
**Landscaping:**

Additional landscaping requirements are not triggered with this request.

**Proposed Conditions  
Z145-140(OTH)**

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. **SITE PLAN/TOWER ELEVATION:** Use and development of the Property must comply with the attached site plan/tower elevation.
3. **TIME LIMIT:** This specific use permit expires on \_\_\_\_\_, but is eligible for automatic renewal for additional \_\_\_\_-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.) *(For temporary renewable SUP.)*
4. **HEIGHT:** The monopole cellular tower authorized by this specific use permit may not exceed 65 feet and five inches in height.
5. **COLLOCATION:** Any tower/antenna support structure at this site authorized by this specific use permit that exceeds 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
6. **MAINTENANCE:** The entire Property must be properly maintained in a state of good repair and neat appearance.
7. **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



**List of Partners**

Madison Pacific Development Company, Inc. list of principals and officers

Name: Susan B Reese

Position held: President

Name: Larry Vineyard

Position held: Vice President

<b>DALLAS MTA, L.P.</b>	
Texas Taxpayer Number	17526822550
Mailing Address	1 VERIZON PL ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	08/16/1995
Texas SOS File Number	0008283611
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201

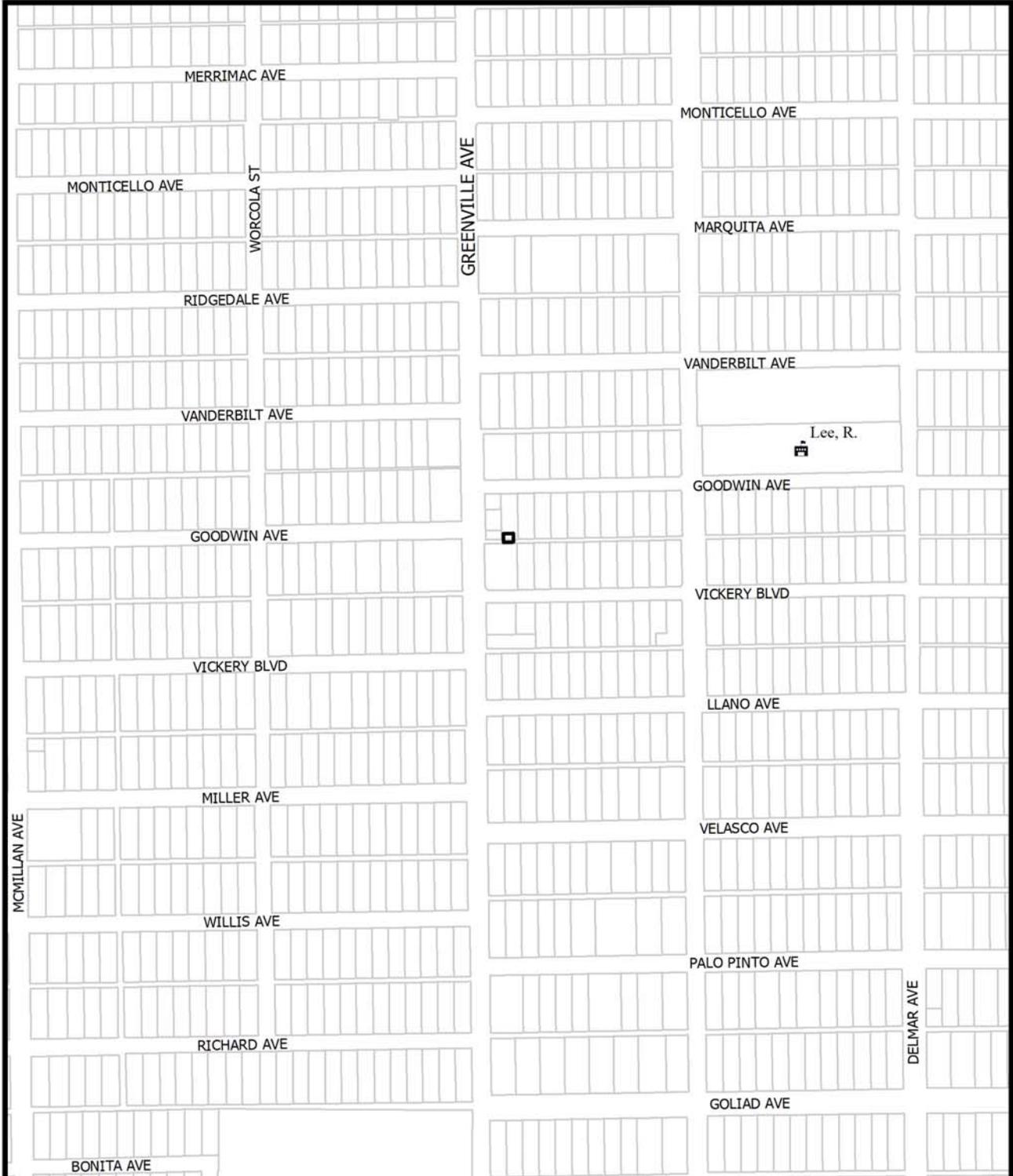
General Partner: Verizon Wireless Texas LLC

No individual Limited partners.

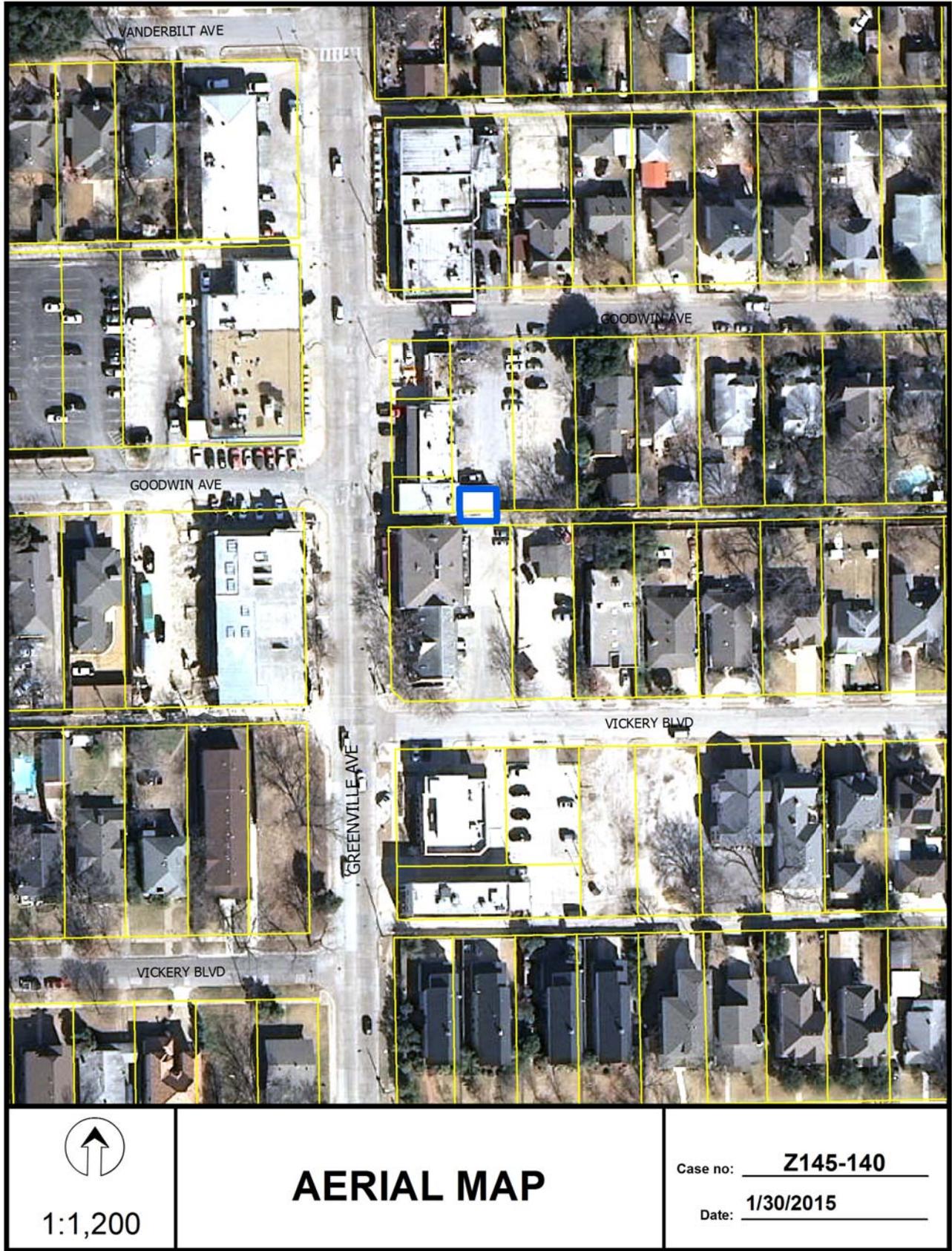
Dallas MTA LP is ultimately 100%  
owned by Verizon Wireless, a public company.

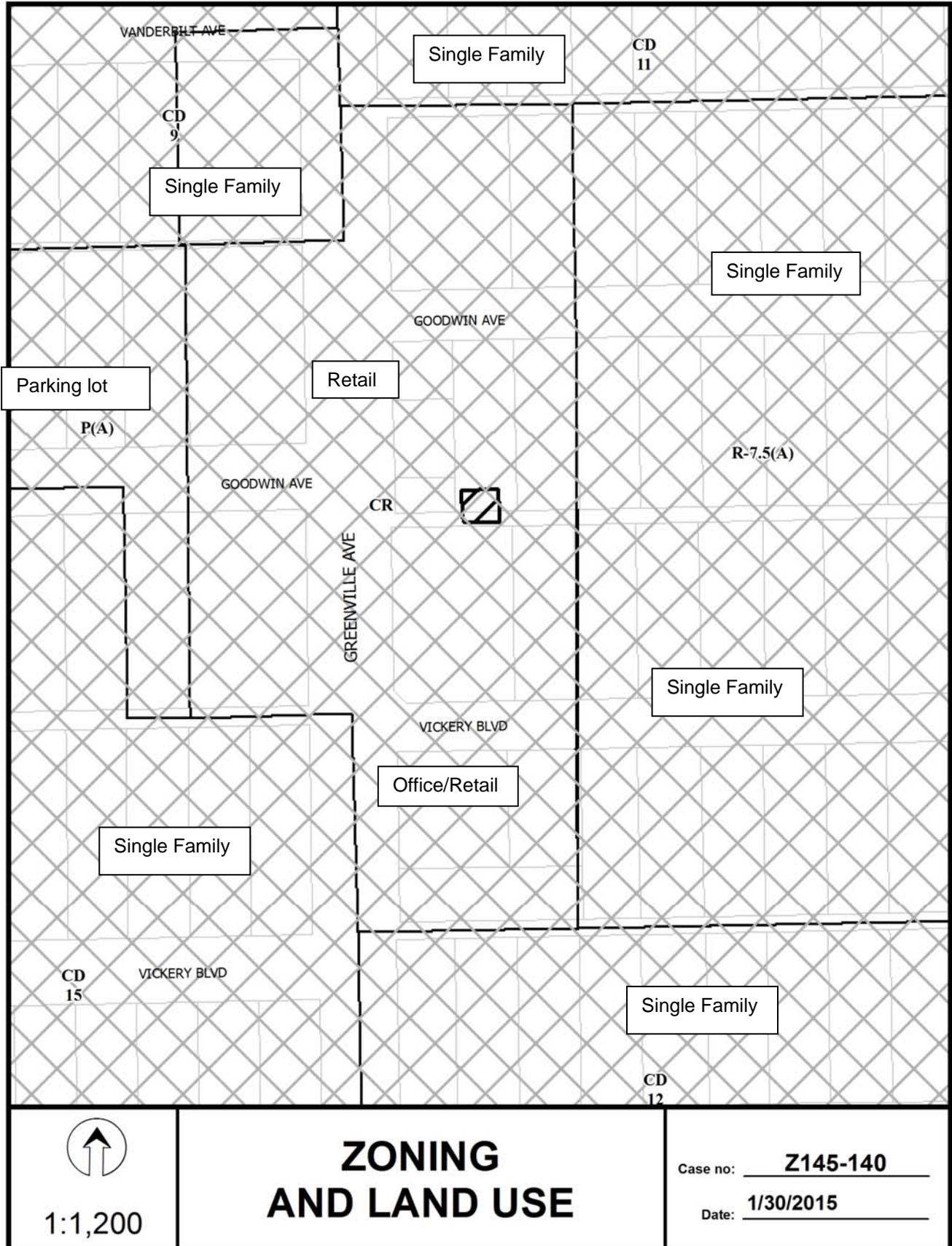
Z145-140(OTH)

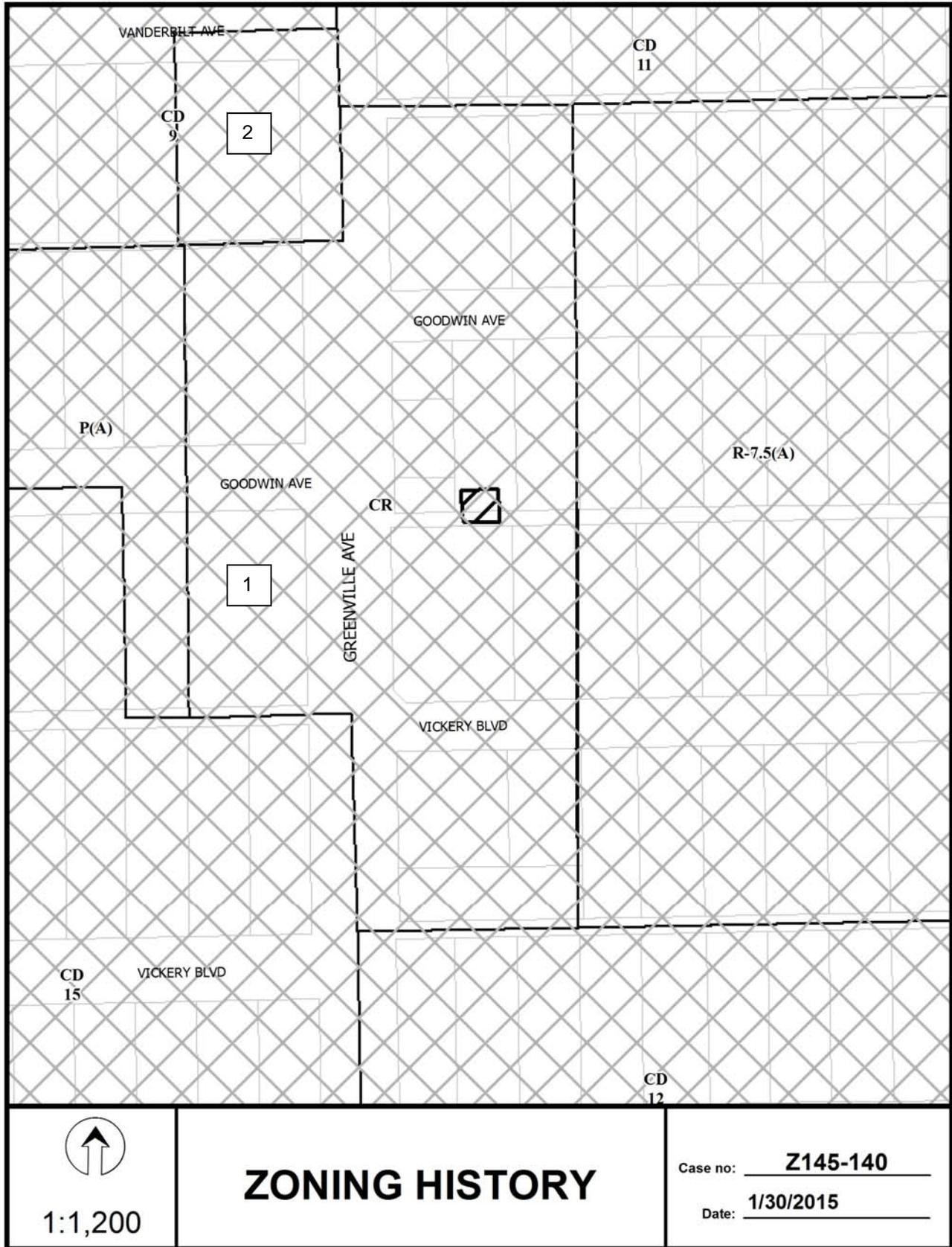
<b>VERIZON WIRELESS TEXAS, LLC</b>	
Texas Taxpayer Number	12237241729
Mailing Address	1 VERIZON PL C/O TAX DEPT ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	11/03/2000
Texas SOS File Number	0707769823
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	350 N. ST. PAUL ST. STE. 2900 DALLAS, TX 75201



 1:4,800	<h1>VICINITY MAP</h1>	Case no: <u>    <b>Z145-140</b>    </u> Date: <u>    <b>1/30/2015</b>    </u>
--	-----------------------	--





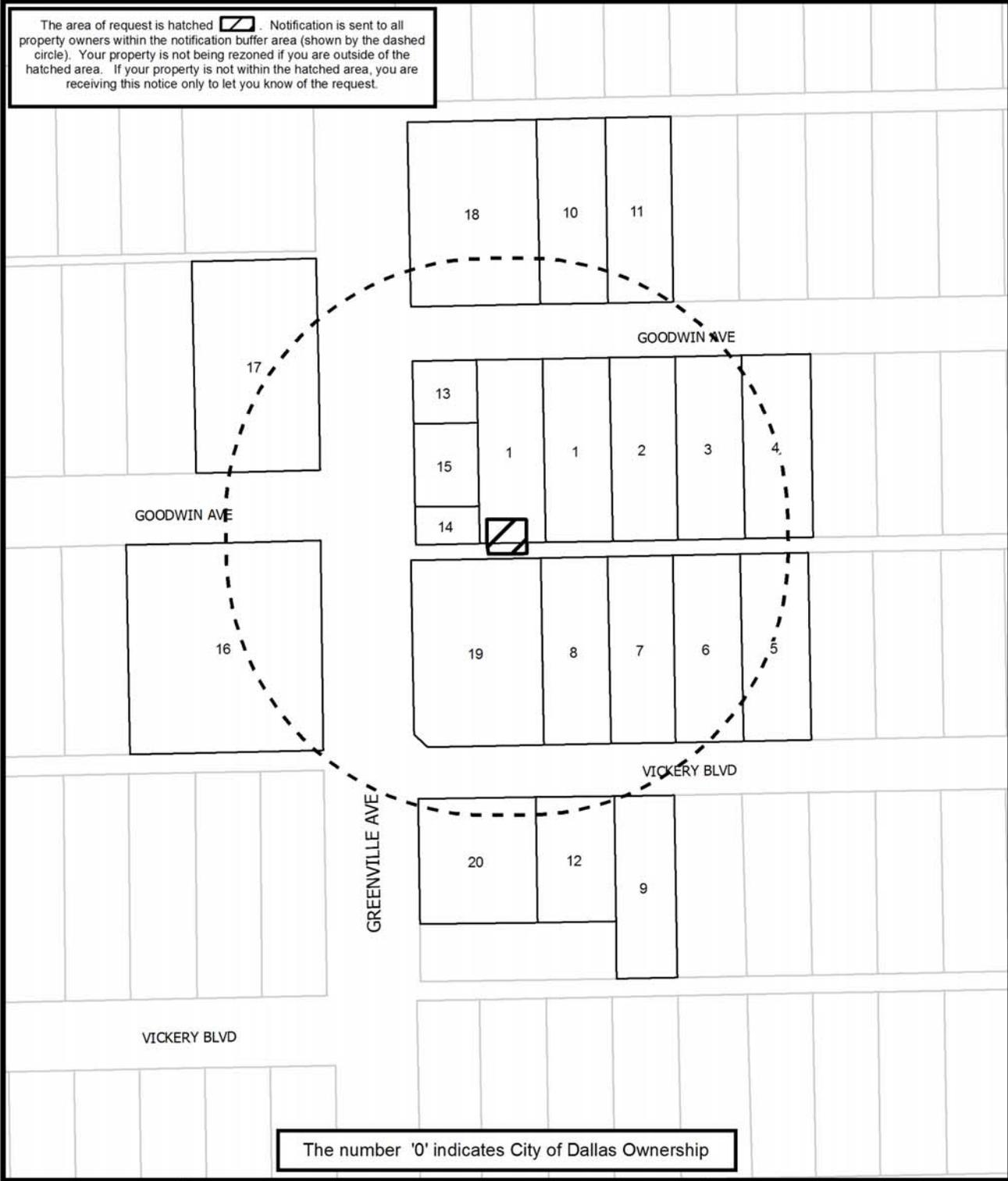


1:1,200

# ZONING HISTORY

Case no: Z145-140

Date: 1/30/2015



  
1:1,200

**NOTIFICATION**

 AREA OF NOTIFICATION  
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z145-140  
Date: 1/30/2015

01/30/2015

***Notification List of Property Owners******Z145-140******20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5706 GOODWIN AVE	2900 GREENVILLE TRUST
2	5714 GOODWIN AVE	PHILLIPS JAMES T
3	5718 GOODWIN AVE	COHN ERIC
4	5722 GOODWIN AVE	COHN ERIC
5	5723 VICKERY BLVD	LAMPLIGHT PROPERTIES
6	5717 VICKERY BLVD	AGUIRRE JUANA T
7	5713 VICKERY BLVD	REEDER VIRGINIA
8	5711 VICKERY BLVD	GRAPE BUILDING J V
9	5714 VICKERY BLVD	WILLIAMS HARDMON III &
10	5711 GOODWIN AVE	CASS DON TRUSTEE
11	5715 GOODWIN AVE	RESENDIZ CONSTANTINO I &
12	5710 VICKERY BLVD	K&B COMMERCIAL TEXAS ETAL
13	2820 GREENVILLE AVE	RUBIN MARTIN J
14	2810 GREENVILLE AVE	GRAPE BLDG JT VTR
15	2818 GREENVILLE AVE	RUBIN MARTIN J
16	2815 GREENVILLE AVE	GREENVILLE LANDMARK VENT
17	2901 GREENVILLE AVE	REISBERG FRED INV LTD
18	2900 GREENVILLE AVE	MADISON PACIFIC
19	2808 GREENVILLE AVE	GRAPE BUILDING JV
20	2724 GREENVILLE AVE	CIGS II 5 LLC

**FILE NUMBER:** Z145-141(WE)                      **DATE FILED:** December 11, 2014  
**LOCATION:** West corner of East Grand Avenue and Wayne Street  
**COUNCIL DISTRICT:** 2                              **MAPSCO:** 46-H  
**SIZE OF REQUEST:** Approx. 0.34 acres              **CENSUS TRACT:** 12.04

---

**APPLICANT / OWNER:** Juanita Currens

**REPRESENTATIVE:** Juanita Currens

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned an RR Regional Retail District.

**SUMMARY:** The purpose of this request is to permit a bar, lounge or tavern to operate. The site is developed with a one-story, multi-tenant retail structure and is adjacent to a variety of retail and residential uses. The applicant is proposing to expand a previous bar use that lost its non-conforming rights as a result of a break in service from July 2012 through June 2014. The maximum floor area of the proposed bar, lounge or tavern use is 2,516 square feet. In addition, the facility will have an uncovered patio on the northern facade.

**STAFF RECOMMENDATION:** Approval for a two-year period, subject to a site plan and staff's recommended conditions

**PRIOR CPC ACTION:** On March 5, 2015, the City Plan Commission held this case under advisement in order to review the crime statistics at the request site and surrounding area.

**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. Staff recommends approval, subject to the site plan and conditions are based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed bar, lounge or tavern use should not impact the surrounding uses negatively from a land use perspective. The request site is located in an area on East Grand Avenue where the underlying zoning provides a variety of retail or personal service uses. It is anticipated that limiting the hours of operation will help mitigate any potential concerns with the park and a schools located approximately 760 feet to the northeast on the south side of East Grand Avenue and approximately 530 feet northwest on the north side of Wayne Street. In addition, the nearest residential development is approximately 168 feet northwest of the site, which is across Phillip Avenue.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This request neither contributes to nor is a detriment to the welfare of adjacent property. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use to mitigate any potential conflicts.
3. *Not a detriment to the public health, safety, or general welfare* – The request is not anticipated to be a detriment to the public health, safety or general welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Currently, the site does not have the required number of parking spaces on-site to meet the requirement. A certificate of occupancy will not be issued until the parking requirement is met.

**BACKGROUND INFORMATION:**

- The applicant is proposing to renovate two suites within an existing one-story 2,516 square foot building. The proposed bar, lounge or tavern will also provide an uncovered outdoor patio area on the northern portion of the building.

**Zoning History:** There have been no zoning changes requested in the area within in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East Grand Avenue	Principal Arterial	Variable lane widths	Variable lane widths
Wayne Street	Local	50 ft.	50 ft.

**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 provides during the application submittal.

**Surrounding Land Uses:**

	Zoning	Land Use
Site	RR	Vacant building
Northeast	RR	General merchandise of food store w/ fueling station
Southeast	R-7.5(A)	Park, Fire Station
Southwest	RR	Retail and personal service
Northwest	CR	Single Family

**COMPREHENSIVE PLAN:** The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that shows general land use patterns. They 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 being in a Residential Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*.

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.

Even though the request site is identified as being in a residential building block, it is located on the outer perimeter of the retail district along East Grand Avenue. The proposed use is also located within a block that is zoned for RR Regional Retail and CR Community Retail District uses. A portion of the request site was used as a bar, lounge or tavern, but the owner lost their non-conforming rights as a result of a break in service. The SUP conditions should mitigate any potential concerns the adjacent property owners may have with the bar, lounge or tavern use, by starting the hours of operation at 5:00 pm and limiting the SUP to a two-year period.

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The 0.34 acre site is on the outer edge of a retail district that allows for a variety of uses in the RR Regional Retail and CR Community Retail District. The site is adjacent to an undeveloped tract of land, in which the applicant owns, and a retail and personal service use. West of the site are several non-conforming single family dwellings that are located within a CR Community Retail District. The nearest residential development is approximately 168 feet northwest of the request site, across Phillip Avenue. The property northeast of the site, across East Grand Avenue, is a city park.

The applicant's request is to expand an existing, non-conforming bar that is within a one-story, multi-tenant building. The bar lost its non-conforming rights as a result of a break in service. A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on premise consumption.

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.

**Landscaping:** The request site is located within an existing structure and the landscaping requirements will not be triggered.

**Parking:** The request site does not currently have an adequate number of on-site parking to provide the required 23 spaces (one space per 100 square feet of floor area). Prior to issuance of a Certificate of Occupancy, the site will have to meet the parking requirement. The applicant has indicated that they may improve the adjoining lot to the southwest that she owns with parking. A Specific Use Permit for a bar cannot reduce the number of required parking spaces. An option to reduce the parking would be a special exception by the Board of Adjustments unless this Specific Use Permit is approved with a required number of off-street parking spaces.

**Dallas Police Report:** Below is a list of incidents for the address 5623 E. Grand Avenue from the past five years.

<b>Date</b>	<b>Offense</b>
2/21/2014	ASSAULT
6/1/2014	EMBEZZLEMENT
2/18/2013	VANDALISM & CRIMINAL MISCHIEF
2/18/2013	VANDALISM & CRIMINAL MISCHIEF
4/7/2012	ROBBERY-INDIVIDUAL
7/15/2012	AGG ASSAULT
7/30/2012	ROBBERY-INDIVIDUAL
12/31/2010	INJURY (PUBLIC ACCIDENT)

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
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-year period from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area for a bar, lounge or tavern is 2,516 square feet in the location shown on the site plan. The maximum area for the uncovered patio is 15 square feet in the location shown on the site plan.

**Applicant's Request**

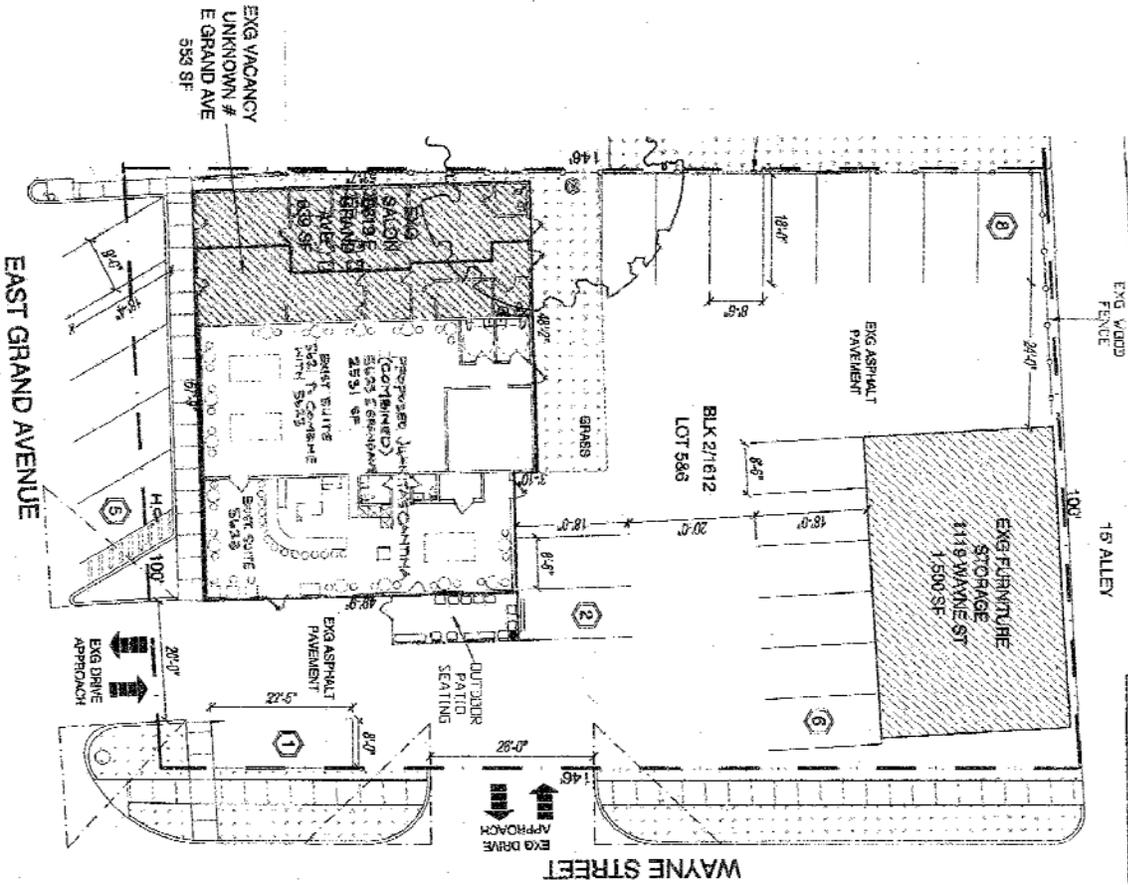
5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 2:00 p.m. to 2:00 a.m. (the next day), Monday through Friday and 12:00 p.m. to 2:00 a.m., Saturday and Sunday.

**Staff's Recommendation**

5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 5:00 p.m. to 2:00 a.m. (the next day), Sunday through Saturday.

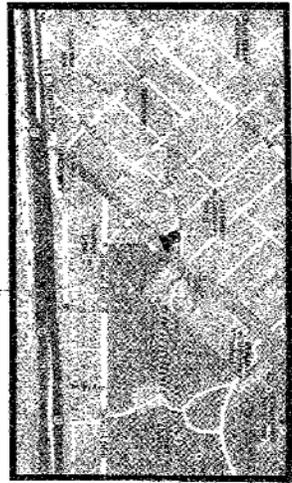
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

**PROPOSED SITE PLAN**



**LEGEND**

	EXISTING
	PROPOSED



VICINITY MAP  
for reference only

**PARKING ANALYSIS**

SUITE / ADDRESS	TENANT	SQUARE FOOTAGE	APPL. RATION 1 CAR PER	USE	PARKING REQUIRED
1119 WAYNE ST	EXG FURNITURE STORAGE	1,500	1,000	WAREHOUSE	1.5
9619 E. GRAND AVE	EXG BEAUTY SALON	635	200	PERSONAL SERVICE	3.2
UNKNOWN ADDRESS #	EXG VACANCY	953	200	VACANT	2.0
5623 E. GRAND AVE (TD CORNER CANTINA 5621 AND 5623)	PROPOSED JAVANTA CANTINA	2,531	100	ALCOHOL EST.	253
<b>PARKING PROVIDED</b>					<b>32.8</b>
<b>PARKING REQUIRED</b>					<b>24.0</b>

**PARKING BREAKDOWN**

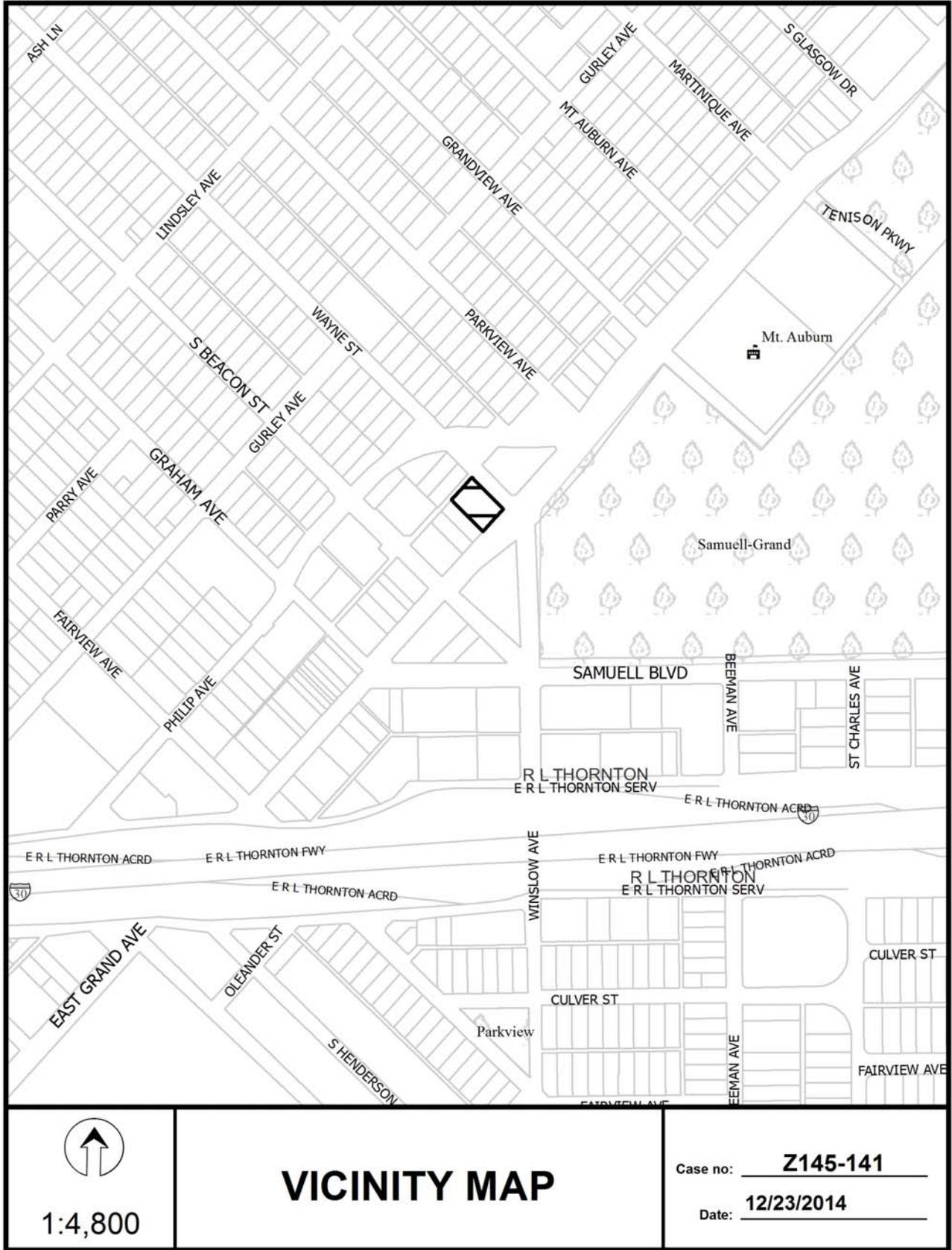
SPACES	8'6" X 18'	7'6" X 18'	9' X 13'	8' X 22'
REGULAR	16		4	
HAND-CAP				
PARALLEL	PARKING CALC: 2531 SF / 100 = 25.3 PARKING SPACES			
PARKING ASSESSMENT W/ LOT 4, BLK 1012 *				
NINE SPACES PROVIDED -----> +11 SPACES				
PARKING REQUIRED	32.8			
PARKING PROVIDED	39 *			

PROJECT: 5623 East Grand Ave  
Dallas, TX 75223

SCALE: 1" = 10'-0"



LENN ESCO  
MILLANT ARCHITECT  
BLK 29623 LOTS 4 & 6

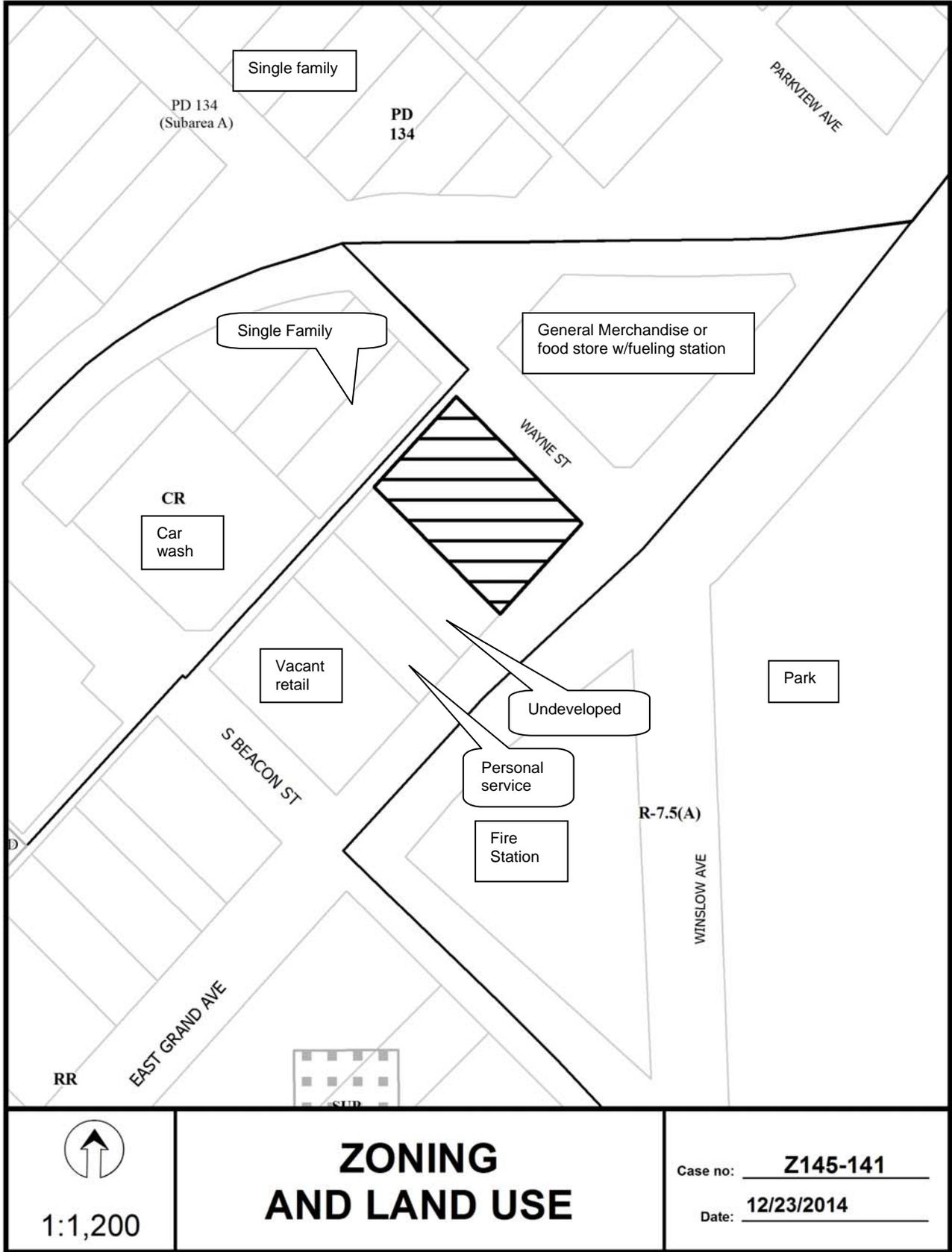


1:4,800

# VICINITY MAP

Case no: Z145-141

Date: 12/23/2014

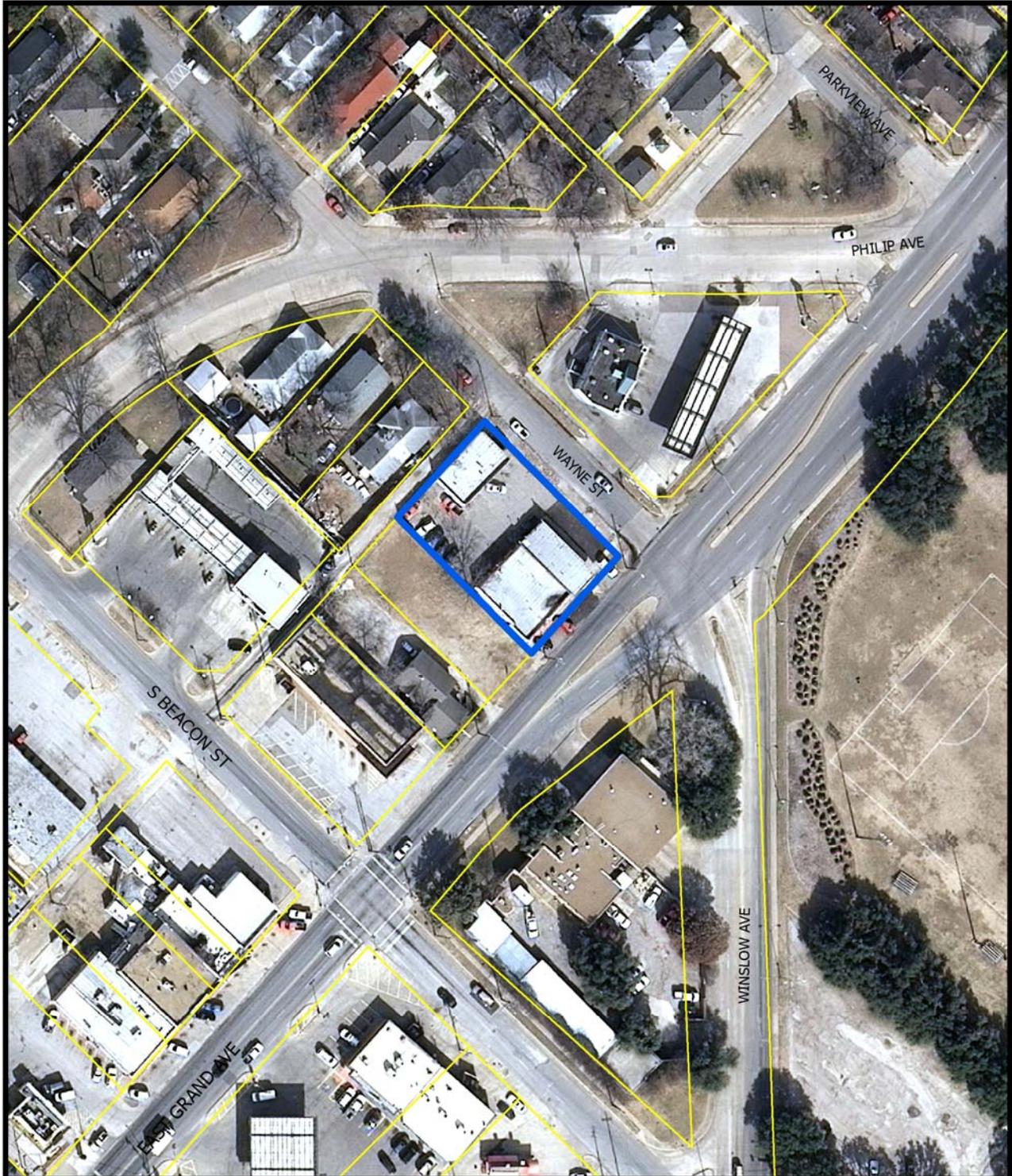


1:1,200

# ZONING AND LAND USE

Case no: Z145-141

Date: 12/23/2014

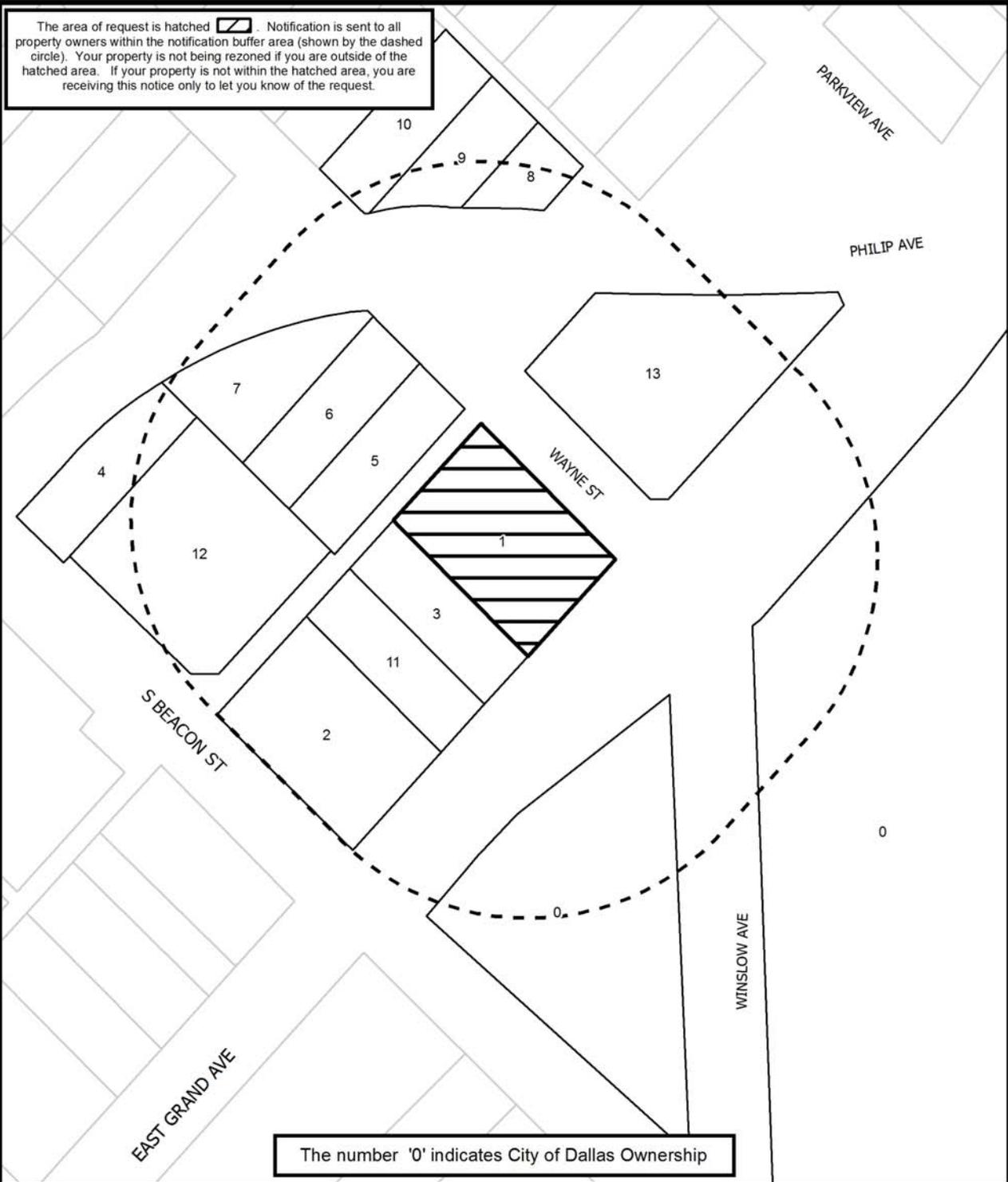


1:1,200

# AERIAL MAP

Case no: Z145-141

Date: 12/23/2014



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.

The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0" style="width: 100%;"> <tr> <td style="border: 1px solid black; padding: 2px;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"><b>13</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>13</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>Z145-141</b>          </u> Date: <u>          <b>12/23/2014</b>          </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>13</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## ***Notification List of Property Owners***

### ***Z145-141***

#### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5619 EAST GRAND AVE	JP CURRENS INVESTMENTS INC
2	5605 EAST GRAND AVE	BALLAS VICTOR
3	5617 EAST GRAND AVE	CURRENS THOMAS B
4	1100 BEACON ST	PINEDA JESUS
5	1115 WAYNE ST	SIMMS DAVID B
6	1111 WAYNE ST	IBARRA JUAN & SANJUANA
7	1107 WAYNE ST	CAUDILLO TONY
8	1104 WAYNE ST	GUEVARA JUAN
9	1102 WAYNE ST	GUEVARA JUAN JOSE
10	1030 WAYNE ST	JIMENEZ JUAN J &
11	5611 EAST GRAND AVE	CURRENS THOMAS & JUANITA
12	1106 BEACON ST	GARNER BRIAN S
13	5711 EAST GRAND AVE	M & N LO JOES CORP

**FILE NUMBER:** Z145-186(WE)                      **DATE FILED:** February 9, 2015

**LOCATION:** East side of Spur 408, north of Grady Niblo Road

**COUNCIL DISTRICT:** 3                                      **MAPSCO:** 61-B, H

**SIZE OF REQUEST:** Approx. 29.761 acres              **CENSUS TRACT:** 165.20

---

**APPLICANT / OWNER:** UME Preparatory Academy

**REPRESENTATIVE:** Juan Pena, Callaway Architecture

**REQUEST:** An application for an amendment to Planned Development District No. 612 and to repeal Specific Use Permit No. 1950 for an open-enrollment charter school.

**SUMMARY:** The purpose of this request is to permit an open-enrollment charter school [UME Prep Academy] to continue to operate on the property with an existing church. The Specific Use Permit (City Council approved April 12, 2011) will be terminated and the Planned Development District will permit the school by right. The applicant proposes to increase the number of classrooms by six by installing four modular buildings on the eastern portion of the church. Three of the four buildings will be used for classroom space and the remaining building will be used for the administration.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, traffic management plan and conditions.

**GUIDING CRITERIA FOR RECOMMENDATION:**

1. *Performance impacts upon surrounding property* – The expansion of the charter school will not have a negative impact on the adjacent properties, which are largely undeveloped.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the street system can accommodate the additional trips.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located along a Multi-modal Corridor. The request is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District* – PDD No. 617 is currently governed by the development standards of the A(A) Agricultural District. This planned development only covers the property for the church, where the school is located. Because both the PDD and an SUP require plans, it is more practical from a regulatory standpoint and for the property owner to include the school as part of the Planned Development in this situation.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Spur 408	Principal Arterial	Variable lane widths	Variable lane widths

The school will utilize a compressed class schedule which is based on a university method of class scheduling where students will arrive and depart at different times (an early and late session). The early session of classes will be from 8:30 a.m. to 1:50 p.m. and the late session of classes will begin at 10:30 a.m. and end at 3:30 p.m. The compressed scheduling of classes will allow less vehicular traffic on the access road, thus, reducing the length of queuing. There is only one point of ingress and egress onto the Property which is located on the Frontage Road of Spur 408, north of Grady Niblo Road. The length of the driveway on the property, in addition to the queuing length in the parking area, will provide a significant amount of queuing space for student drop-off and pick-up.

**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 along a Multi-Modal Corridor.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. Multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The request is in compliance with the forwardDallas! Comprehensive Plan.

**STAFF ANALYSIS:**

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 612	Church, School
<b>North</b>	A(A)	Undeveloped
<b>South</b>	A(A)	Undeveloped
<b>East</b>	A(A), TH-2(A) w/deed restrictions	Undeveloped
<b>West</b>	A(A)	Spur 408 Freeway

**Land Use Compatibility:**

The 29.761 acre site is developed with a church use and is adjacent to a major roadway, Spur 408 frontage road, which is used as the primary access to the school. The applicant’s request for an amendment to Planned Development District No. 617 will allow an existing open-enrollment charter school to operate, by right, on campus. In addition the school is proposing an increase in the number of classrooms, which will be located on the eastern portion of the church.

The request site is located within a predominately rural and undeveloped area. The closest residential development is approximately 1,392.50 feet or east of the request site.

**Development Standards:**

<b>DISTRICT</b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDD No. 612	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural, single family, church

**Landscaping:** Landscaping of any development will be in accordance Article X, as amended.

**Parking:** The requirement for off-street parking for a school, pursuant to the Dallas Development Code is:

- one and one-half space for each kindergarten/elementary school classroom;
- three and one-half space for each junior high/middle school classroom; and
- nine and one-half space for each senior high school classroom.

The number of required off-street parking spaces with the addition is 103 spaces and the applicant is proposing to provide 143 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. The school is proposing approximately 22 classrooms.

The church will share the parking lot during any weekday services or activities. The Development Code permits sharing of parking spaces when a charter school is operating within a church facility. The applicant will have to file a parking agreement with the Building Official to show that the number of off-street parking spaces on site will meet the parking requirements for both uses.

**LIST OF BOARD MEMBERS**  
UME Preparatory Academy

- Nolan Estes                      Chairman
- F. Charlene Conner              Vice-Chair
- Jill Jones                          Secretary
- Jaime Andrade                    Treasurer
- Michael Spurlock                Superintendent

**EXISTING SPECIFIC USE PERMIT  
No. 1950 – TO BE REPEALED**

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 expires on \_\_\_\_\_(five years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-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. CLASSROOMS: The maximum number of classrooms is 19.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday.
6. INGRESS/ EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. TRAFFIC MANAGEMENT PLAN:
  - (a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_B).
  - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
  - (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 **March 1, 2014**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 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. **MAINTENANCE:** The 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.



**PROPOSED DEVELOPMENT PLAN**

**ARTICLE 612.**

**PD 612.**

**SEC. 51P-612.101. LEGISLATIVE HISTORY.**

PD 612 was established by Ordinance No. 24715, passed by the Dallas City Council on September 12, 2001.

**SEC. 51P-612.102. PROPERTY LOCATION AND SIZE.**

PD 612 is established on property located on the east line of Spur 408 south of Kiest Boulevard. The size of PD 612 is approximately 29.76 acres.

**SEC. 51P-612.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

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

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

**SEC. 51P-612.104. DEVELOPMENT PLAN.**

(a) For the purpose of constructing an attached premise sign that exceeds the sign requirements for non-business zoning districts, development and use of the Property must comply with the development plan (Exhibit 612A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all permitted uses, the provisions of Section 51A-4.702 governing the submission of or amendments to a conceptual plan, development plan, site analysis plan, or landscape plan do not apply.

**SEC. 51P-612.105. MAIN USES PERMITTED.**

(a) The only main uses permitted in this district are those uses permitted in the A(A) Agricultural District, subject to the same conditions applicable in the A(A) Agricultural District as set out in Chapter 51A, as amended. For example, a use permitted in the A(A) Agricultural 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 A(A) Agricultural District is subject to DIR in this district; etc.

(b) Open-enrollment charter school, permitted by right

**SEC. 51P-612.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district 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. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-612.107. 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 Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided herein, the yard, lot and space regulations in the A(A) Agricultural District apply in this district.

(b) For an open-enrollment charter school the following regulations apply.

(1) Height: Maximum structure height is 24 feet.

(a) The maximum structure height for a church is 59 feet.

(2) Classrooms: The maximum number of classrooms is 22.

(3) Hours of operation: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday.

(c)[(b)] For all other uses, the development standards in Section 51A-4.111 apply.

**SEC. 51P-612.108. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-612.109. LANDSCAPING.**

Landscaping must be provided in accordance with Article X.

**SEC. 51P-612.110. SIGNS.**

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

(b) One attached premise sign with a maximum area of 250 square feet is permitted, as shown on the development plan.

(c) Each letter for an attached premise sign must be individually lighted if the letter exceeds 50 square feet in area.

**SEC. 51P-612.110. TRAFFIC MANAGEMENT PLAN.**

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

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(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 **March 1, 2014**~~18~~. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 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) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director 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; and

(B) submit an amended traffic management plan.

(e) 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.

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

(g) 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.

#### **SEC. 51P-612.111. ADDITIONAL PROVISIONS.**

(a) The entire 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.

#### **SEC. 51P-612.112. 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 or certificate of occupancy for a use in this district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city.

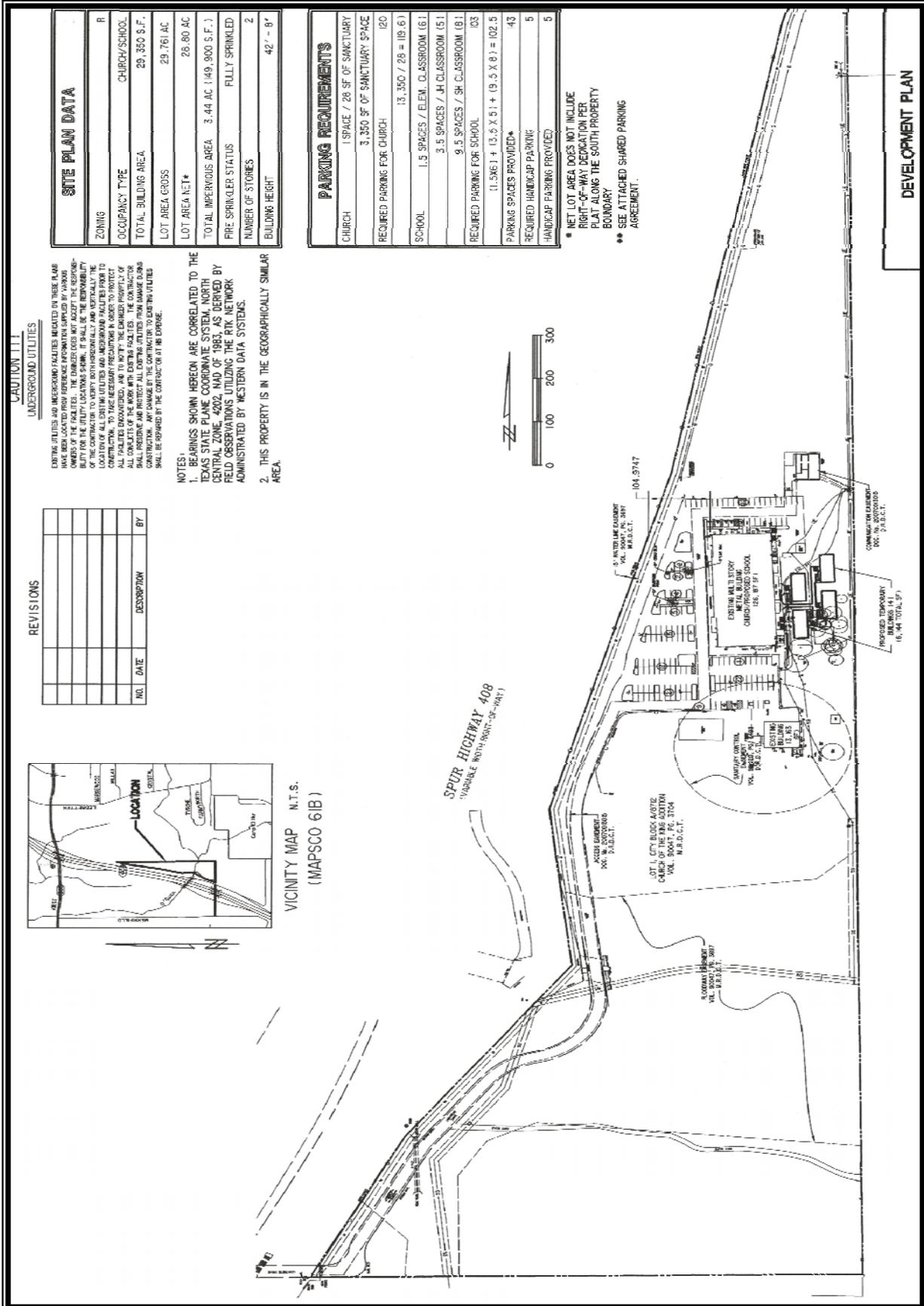
**SEC. 51P-612.113. ZONING MAP.**

~~[PD 612 is located on Zoning Map No. N-4]~~

]



**PROPOSED DEVELOPMENT PLAN**



**SITE PLAN DATA**

ZONING	R
OCCUPANCY TYPE	CHURCH/SCHOOL
TOTAL BUILDING AREA	29,350 S.F.
LOT AREA GROSS	29,761 AC
LOT AREA NET*	28.80 AC
TOTAL IMPERVIOUS AREA	3.44 AC (149,900 S.F.)
FIRE SPRINKLER STATUS	FULLY SPRINKLED
NUMBER OF STORIES	2
BUILDING HEIGHT	42' - 9"

**PARKING REQUIREMENTS**

CHURCH	1 SPACE / 26 SF OF SANCTUARY SPACE
	3,350 SF OF SANCTUARY SPACE
REQUIRED PARKING FOR CHURCH	120
SCHOOL	1.5 SPACES / ELEM. CLASSROOM (61)
	3.5 SPACES / JH CLASSROOM (51)
	9.5 SPACES / SH CLASSROOM (81)
REQUIRED PARKING FOR SCHOOL	103
	(1.5x61) + (3.5 x 51) + (9.5 x 81) = 102.5
PARKING SPACES PROVIDED*	43
REQUIRED HANDICAP PARKING	5
HANDICAP PARKING PROVIDED	5

\* NET LOT AREA DOES NOT INCLUDE RIGHT-OF-WAY DEGRADATION PER PLAT ALONG THE SOUTH PROPERTY BOUNDARY  
 \*\* SEE ATTACHED SHARED PARKING AGREEMENT.

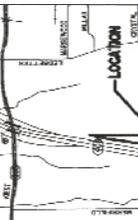
**CAUTION!!!**  
 UNDERGROUND UTILITIES

EXISTING UTILITIES AND MEASUREMENT FACILITIES INDICATED BY THESE PLANS HAVE BEEN LOCATED BY THE ENGINEER. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND MEASUREMENT FACILITIES PRIOR TO ANY CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS AND WORK TO PROTECT ALL UTILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES. THE CONTRACTOR SHALL PROTECT AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES SHALL BE SEPARATED BY THE CONTRACTOR AT HIS EXPENSE.

**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.  
 2. THIS PROPERTY IS IN THE GEOGRAPHICALLY SIMILAR AREA.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY



**SPUR HIGHWAY 408**  
 (VARIABLE WIDTH RIGHT-OF-WAY)



**DEVELOPMENT PLAN**

<b>Proposed Traffic Management Plan</b>
---

**Traffic Management Plan and Queuing Analysis  
Proposed UME Preparatory Academy Z145-186  
3838 Patriot Parkway, Dallas, TX  
March 9, 2015**

**Introduction:**

The proposed UME Preparatory Academy is a public charter school campus at the existing Verge Church in the northeast quadrant of the Spur 408 and Grady Niblo Road interchange.

The school will start with approximately 352 students for the 2015-2016 school year, and may ultimately grow to up to 540 students after five years. The building has a total of 19 classrooms. The following table shows the proposed distribution of classrooms and students at buildout, actual student distribution may vary by year:

Grade	Classrooms	Students	Drop-Off Time	Dismissal Time
Kindergarten	6	32	Early Session Arrival 8:30 AM	Early Session Dismissal 1:30 PM
1 <sup>st</sup> Grade		36		
2 <sup>nd</sup> Grade		36		
3 <sup>rd</sup> Grade		40		
4 <sup>th</sup> Grade		40		
5 <sup>th</sup> Grade	5	40	or	or
6 <sup>th</sup> Grade		44	Late Session Arrival 10:30 AM	Late Session Dismissal 3:30 PM
7 <sup>th</sup> Grade		44		
8 <sup>th</sup> Grade		44		
9 <sup>th</sup> Grade	44			
10 <sup>th</sup> Grade	8	48		
11 <sup>th</sup> Grade		48		
12 <sup>th</sup> Grade		48		
<b>Total</b>	<b>19</b>	<b>540</b>		

Class schedules will be divided into Early Sessions and Late Sessions. Early Sessions will arrive at 8:30 AM and are dismissed at 1:30 PM. Late Sessions will arrive at 10:30 AM and are dismissed at 3:30 PM. The student population will be divided equally between the two sessions.

While public charter schools can achieve bus usage of around 50%, no bus operations are planned for the UME Preparatory Academy.

**Proposed TMP Operation:**

The proposed TMP uses a large loading area along the west edge of the building, which will operate the same in both the drop-off and pick-up time periods.

The Loading Area is entered from Grady Niblo Road through the site's single driveway. Vehicles queue in a single line on the long driveway to the site, then turn through the parking lot to reach the Loading Area. There is approximately 1,200' (60 vehicles) of queuing distance identified within the site. The school's long driveway provides approximately 900' of potential queue length in addition to the 1,200' which is noted on the TMP.

Staff members will assist with loading and unloading. Once loaded or unloaded, the vehicles will loop around the parking lot and exit via the driveway back to Grady Niblo Road.

At all locations loading is performed on the passenger side, and no students have to cross vehicle paths. For the afternoon pick-up time period, arriving vehicles will display a sticker or placard indicating which student(s) they are picking up. The traffic administrator posted in advance of the loading stations looks for this information and calls ahead to the loading station so that the appropriate students are waiting at the correct loading station when the vehicle arrives. When the vehicles have come to a stop at the loading station, the students are loaded into the vehicles with the assistance of the staff member at each loading station.

The school will use two pick-up groups corresponding to the Early and Late Sessions. The maximum number of students in a pick-up group will be 270. The queue demand for this number of students is easily accommodated within the 1,200' of available queue distance.

**Queuing Analysis:**

Based on observations of queuing at other public charter schools in the DFW area, KHA uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

$$(\text{Students dismissed in time period} - \text{Students using other modes}) * 0.20 = \text{Number of vehicle in queue}$$

By design of the TMP, the largest single dismissal would be 270 students at buildout. Therefore, the projected maximum queue length is:

$$(270 \text{ students dismissed} - 0 \text{ Students using buses}) * 0.20 = 54 \text{ vehicles in queue}$$

The projected queue of 54 vehicles translates to 1,080' of queuing distance. This distance is well in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of charter schools which draw from a large area and tend to have fewer students arriving as pedestrians or by bicycle than traditional public schools.

The projected maximum queue demand of 1,080' can easily be accommodated within the queue distance available in the Loading Area. The Loading Area has 1,200' of distance available in the TMP, which is approximately 120' of queuing distance available in excess of the demand. As noted, the school's driveway could provide another 900' of queue distance, but it is not needed.

Projected Queue Demand:	1,080'	54 Vehicles
Available Queuing Distance:	1,200'	60 Vehicles
Surplus (Deficiency):	120'	6 Vehicles

The following table shows the projected conditions at school buildout. All dismissal groups have a comfortable amount of unused space in the available queue.

Queuing Summary - Buildout Conditions								
Group	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
Early Session	1:30 PM	270	0	0	270	54 Vehicles 1,080	60 Vehicles 1,200'	6 Vehicles 120'
Late Session	3:30 PM	270	0	0	270	54 Vehicles 1,080	60 Vehicles 1,200'	6 Vehicles 120'

**Parking:**

The existing church property contains 143 parking spaces. The school use, with 6 elementary classrooms at 1.5 spaces each, 5 junior high (grades 6-8) classroom at 3.5 spaces each, and 8 senior high (grades 9-12) classrooms at 9.5 spaces each will require 103 parking spaces at buildout per Dallas City Code §51A-4.202(17)(C).

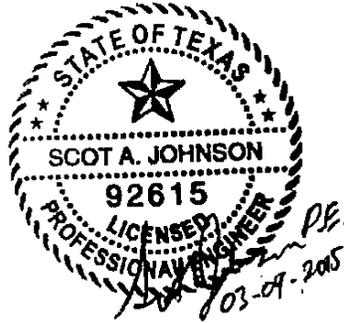
**Summary:**

This TMP and the attached TMP plan define the drop-off and pick-up procedures for the UME Preparatory Academy at 3838 Patriot Parkway with a maximum of 540 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

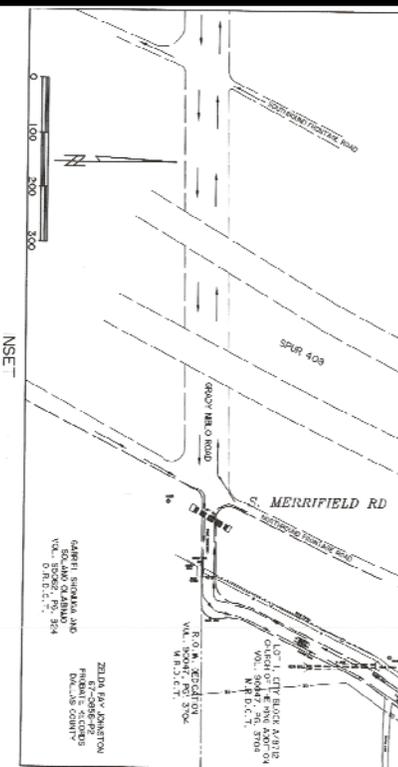
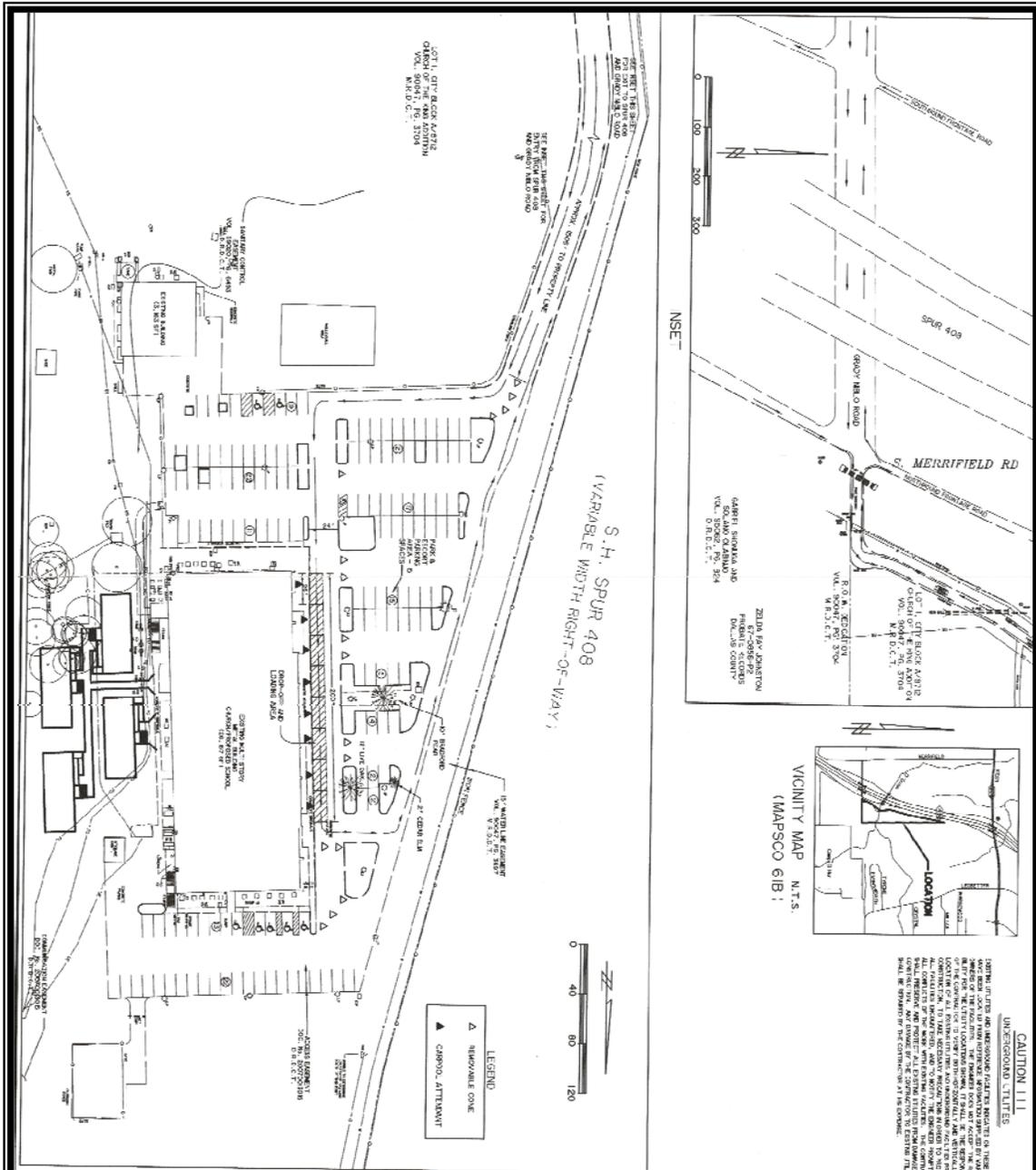
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at 3838 Patriot Parkway will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

In order to ensure that all queuing of vehicles is completely accommodated on school property, the school administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

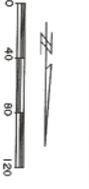
Prepared by:  
**Kimley-Horn and Associates, Inc.**  
Scot A. Johnson, P.E., PTOE  
12750 Merit Drive, Suite 1000  
Dallas, TX 75251  
(972) 770-1300



# PROPOSED TRAFFIC MANAGEMENT PLAN



**CAUTION !!!**  
 UNDERGROUND UTILITIES  
 THE SITE PLAN AND TRAFFIC MANAGEMENT PLAN DO NOT SHOW THE LOCATION OF ANY UNDERGROUND UTILITIES. THE LOCATION OF ANY UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY OF DENVER AND THE UTILITIES CONCERNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT.



**LEGEND**  
 ▲ REVERSIBLE CONE  
 ▲ CANOPIED ATTACHMENT

SITE PLAN DATA	
ZONING	R
OCUPANCY TYPE	CHURCH/SCHOOL
TOTAL BUILDING AREA	29,350 S.F.
LOT AREA GROSS	29,761 AC
LOT AREA NET*	28.80 AC
TOTAL INTERVIEWS AREA	3,414 AC (149,500 S.F.)
FIRE SPRINKLER STATUS	FULLY SPRINKLED
NUMBER OF STORES	2
BUILDING HEIGHT	42' - 0"

PARKING REQUIREMENTS	
CHURCH	1 SPACE / 28 SF OF SANCTUARY
REQUIRED PARKING FOR CHURCH	3,250 SF OF SANCTUARY SPACE
SCHOOL	1.5 SPACES / ELEM. CLASSROOM (61)
REQUIRED PARKING FOR SCHOOL	9.5 SPACES / SH. CLASSROOM (63)
PARKING SPACES PROVIDED*	11,500 ± (13.5 X 3) + (13.5 X 0) = 102.25
REQUIRED HANDICAP PARKING	103
UNUSUED PARKING PROVIDED	5

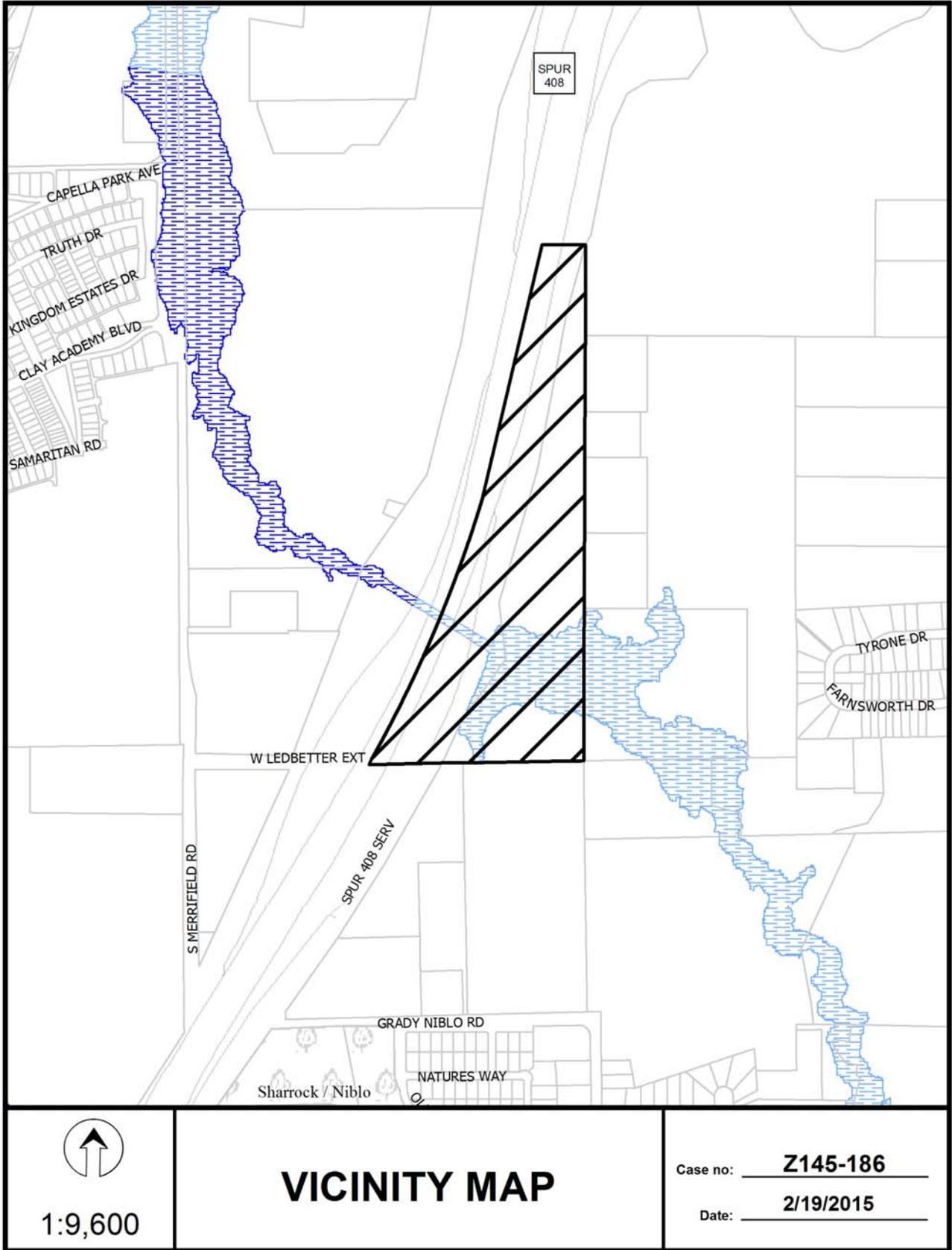
\* NET LOT AREA DOES NOT INCLUDE RIGHT-OF-WAY DEDICATION PER BOUNDARY  
 \*\* SEE ATTACHED SHARED PARKING AGREEMENT.

REVISIONS		
NO.	DATE	DESCRIPTION

**TRAFFIC MANAGEMENT PLAN**

**ZONING CASE**  
 No. : Z145-1





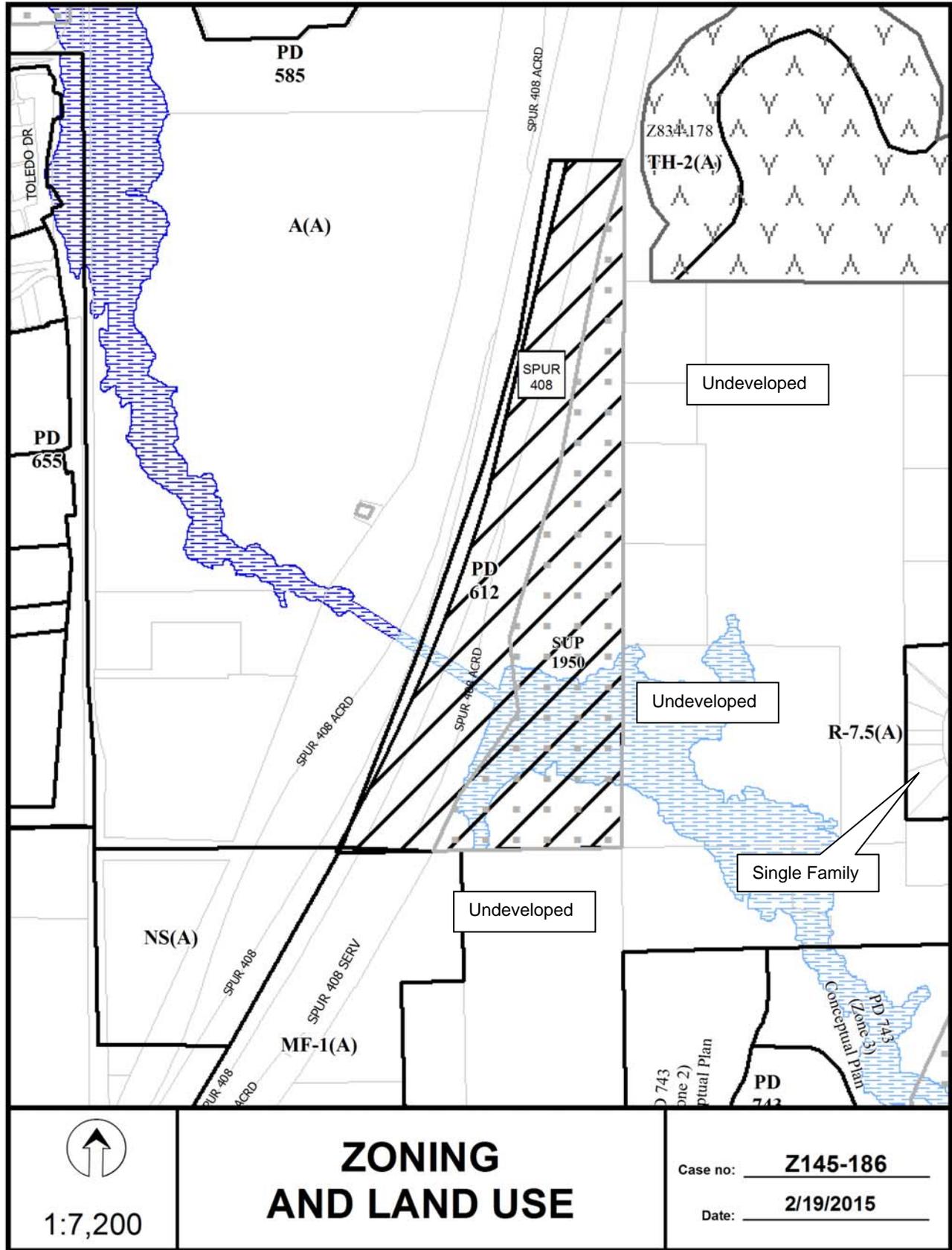
1:9,600

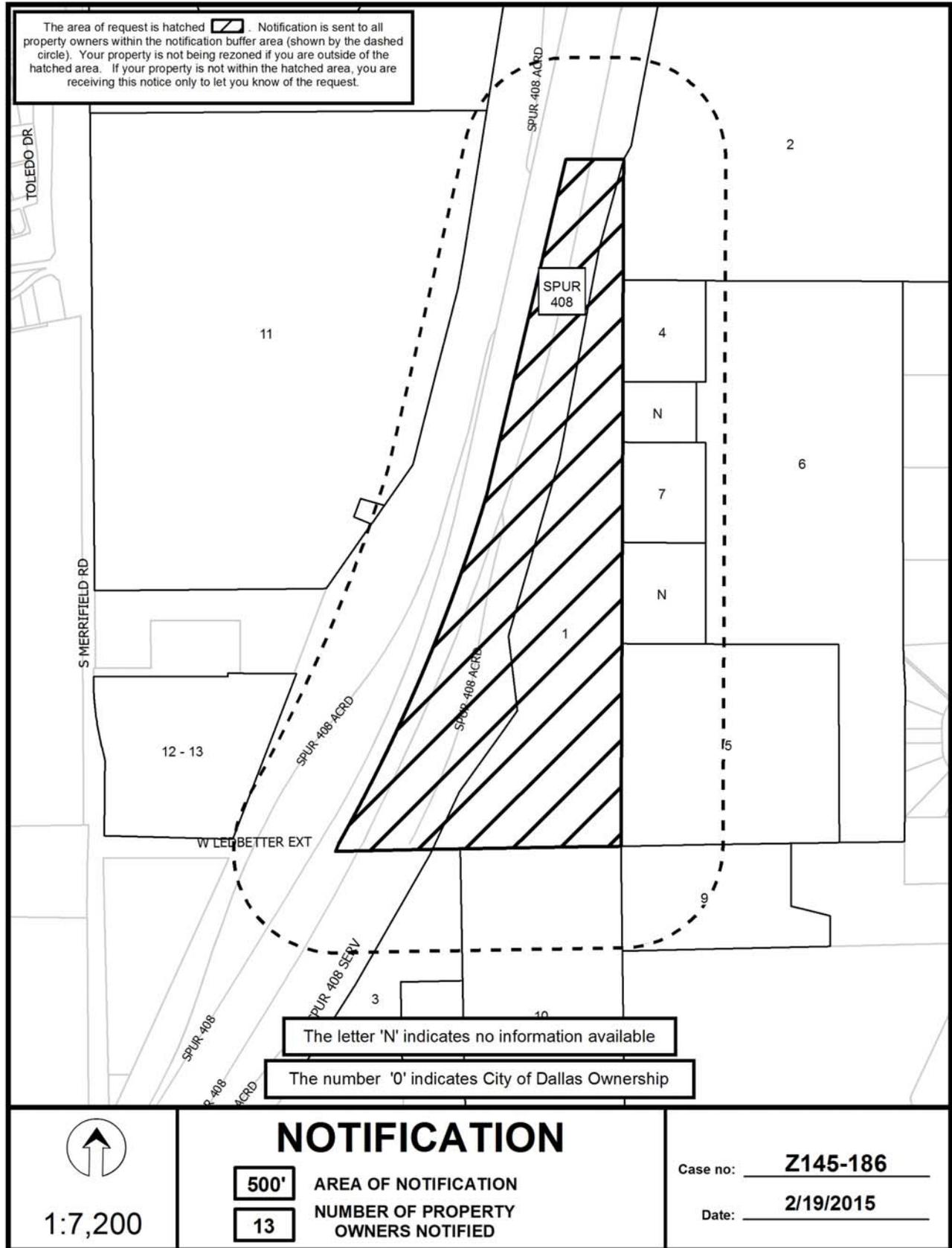
# VICINITY MAP

Case no: Z145-186

Date: 2/19/2015







## **Notification List of Property Owners**

### **Z145-186**

#### **13 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	3838 SPUR 408	UMEP INC
2	7500 KIEST BLVD	SOUTHWEST REG CONF ASSN
3	4500 SPUR 408	SHONUGA GABRIEL T &
4	3200 SPUR 408	BOYKIN LUCRETIA A J
5	3410 SPUR 408	JOHNSTON ZELDA FAY
6	3410 SPUR 408	JOHNSTON ZELDA FAY ETAL
7	3500 SPUR 408	BROWN BOBBY JO JOHNSTON
8	6700 KIEST BLVD	MERRIFIELD FAMILY INVESTMENTS LTD
9	4500 SPUR 408	PORTERFIELD D L &
10	6711 GRADY NIBLO RD	JOHNSON ZELDA FAY ET AL
11	3701 SPUR 408	MERRIFIELD FAMILY INVESTMENTS LTD
12	4201 SPUR 408	MERRIFIELD FAMILY INVESTMENTS LTD
13	3900 MERRIFIELD RD	MERRIFIELD FAMILY INVESTMENTS LTD

**FILE NUMBER:** Z145-182(CG)                      **DATE FILED:** February 9, 2011

**LOCATION:** West side of Julius Schepps Freeway and the northeast side of Holmes Street at the termination of Hamburg Street

**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 46-W

**SIZE OF REQUEST:** ± 0.20 acres                      **CENSUS TRACT:** 40.0

---

**APPLICANT/REPRESENTATIVE:** Isaac Nyachwaya

**OWNER:** Americans Express, Inc.

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement inside limited to a dance hall on property zoned Tract 9, CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of this request is to allow the applicant to operate a bar, lounge or tavern [Americansxp]. The subject site comprises a retail center with three lease spaces that measure approximately 3,340 square feet. The existing land uses include a restaurant and office. Approximately 1,588 square feet would be inside the building and 360 square feet would be on a covered patio. In addition, a 500-square-foot dance floor area is proposed. The property was previously used as a dance hall/club (inside commercial amusement). However, the Building Inspections Department determined that it lost its nonconforming use status because the use was discontinued for more than six months.

**STAFF RECOMMENDATION:** Denial

**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 subject site adjoins single-family residences to the northwest that are zoned for commercial uses. There is also a single-family neighborhood to the west across Holmes Street. While the site is in the vicinity of retail uses to the south and fronts a freeway, this block acts as a buffer from the freeway and to the residential uses in the area. The non-conforming single-family residences have not transitioned to non-residential uses. Furthermore, there is an active single-family neighborhood to the west. Given these circumstances, a bar/dance hall that does not have adequate on-site parking is not an appropriate use for the area at this time.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – Given the compatibility concerns noted above, the bar would not contribute, enhance, nor promote the welfare of the area.
3. *Not a detriment to the public health, safety, or general welfare* – Inadequate on-site parking with the operating hours proposed by the applicant pose a potential concern given the residential uses in the area.
4. *Conforms in all other respects to applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards.

**Zoning History:** There have not been any recent zoning changes requested in the area within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Julius Schepps Freeway	Principal Arterial	100 ft.	100 ft.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the surrounding street system can accommodate the additional trips.

**Land Use:**

	<b>Zoning with/in PDD No. 595</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 595, Tract 9	Restaurant, office and bar & lounge or tavern
<b>North</b>	CC Community Commercial Subdistrict	Freeway
<b>South</b>	CC Subdistrict, Tract 9 and CH(A) Clustered Housing	Retail & personal service; single family
<b>East</b>	CC Subdistrict, R-5(A)	Vacant
<b>West</b>	CC Subdistrict	Single family

**COMPREHENSIVE PLAN:**

The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that shows general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The request site lies within an Urban Mixed-Use Building Block.

Urban Mixed-Use Building Block. 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.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The proposed bar lies at the southern corner of the site. Land use to the north and west includes single family residential uses; to the south is a vacant tract and a retail and personal service strip center; with adjacency to the Julius Schepps Freeway on the east.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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. Based upon the abovementioned criteria, staff has determined that the request site complies with the provisions for a Specific Use Permit.

**Landscaping:** No additional landscaping is required because there will be no additional impervious surface.

**Parking:** The entire site comprises three buildings that equal to approximately 3,340 square feet. Off-street parking for the restaurant and office use requires 17 parking spaces.

The bar, lounge, or tavern use requires one off-street parking space per 100 square feet of floor area (1,448 square feet including covered patio and excluding dance floor) and the dance floor requires one off-street parking space per 25 square feet of floor area (500 square feet) for a total of 34 parking spaces. The applicant will utilize on-site parking spaces and remote parking spaces at an existing business across Holmes Street.

**Dallas Police Report:** Below is a list of incidents for the subject site for the past five years.

<b>Date</b>	<b>Offense</b>
3/31/2014	AUTO THEFT - UUMV
11/21/2014	AUTO THEFT - UUMV
5/23/2012	ASSAULT
8/21/2012	VANDALISM & CRIMINAL MISCHIEF
11/25/2012	ASSAULT
11/25/2012	MULTIPLE ROBBERY INCIDENT
5/8/2011	THEFT/BMV
5/17/2011	VANDALISM & CRIMINAL MISCHIEF
5/20/2011	OTHERS
6/19/2011	OTHER THEFTS
6/23/2011	ASSAULT
6/24/2011	OTHER THEFTS
6/24/2011	OTHER THEFTS

**Proposed SUP CONDITIONS**

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall.
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 passage of the ordinance).
4. FLOOR AREA:
  - A. Maximum total floor area for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall is 1,588 square feet in the location shown on the attached site plan.
  - B. Maximum floor area for a dance floor is 500 square feet in the location shown on the attached site plan.
  - C. Maximum floor area for a covered patio is 360 square feet.

***Staff Recommendation:***

5. HOURS OF OPERATION: The bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall may only operate between 5:00 p.m. and 12:00 p.m. (the next day), Monday through Sunday. The outdoor patio may only operate between 5:00 p.m. and 10:00 p.m.

***Applicant's Request***

5. HOURS OF OPERATION: The bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall may only operate between 4:00 p.m. and 4:00 a.m. (the next day), Monday through Sunday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
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.



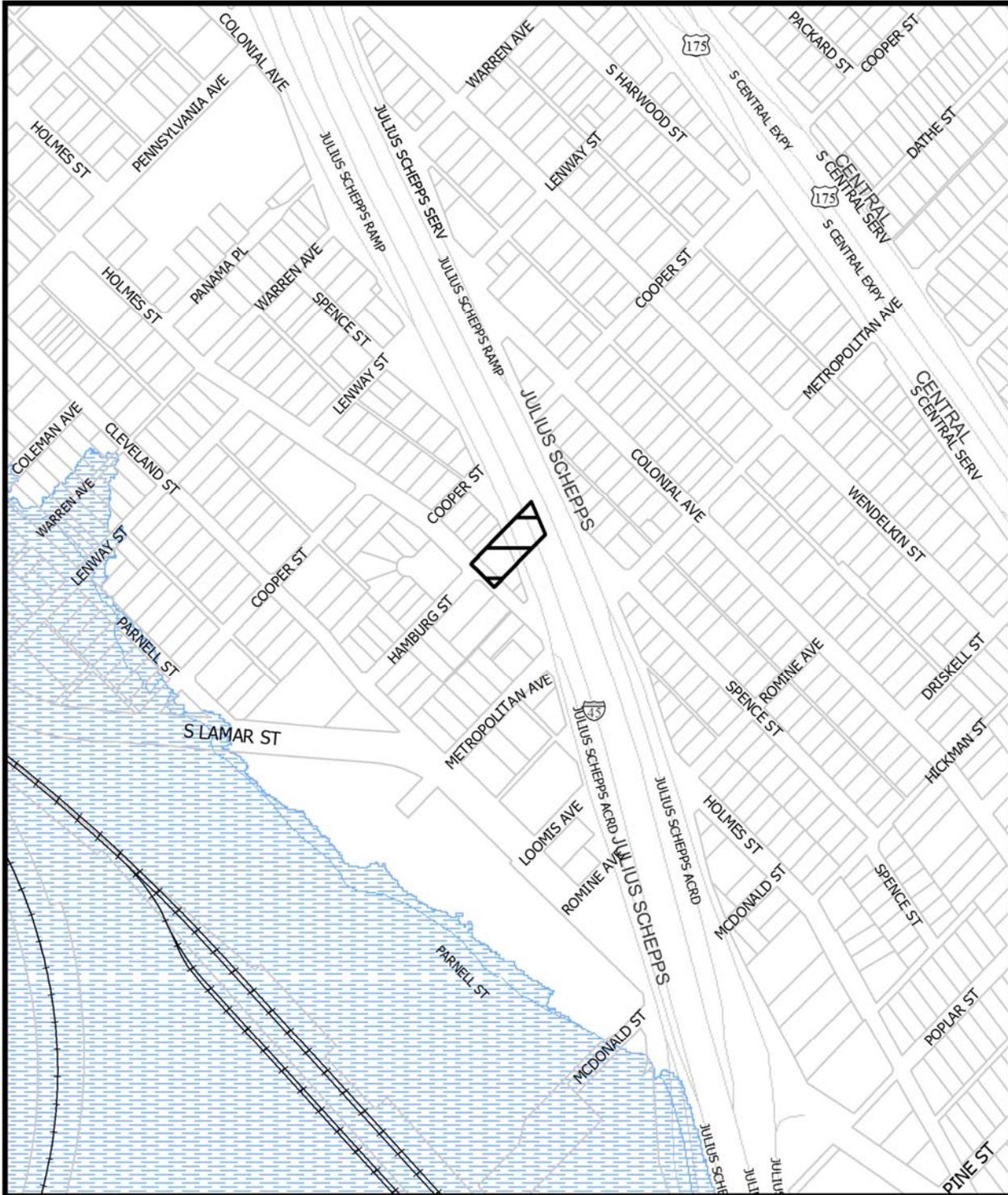


1:1,200

# AERIAL MAP

Case no:     Z145-182    

Date:     3/4/2015

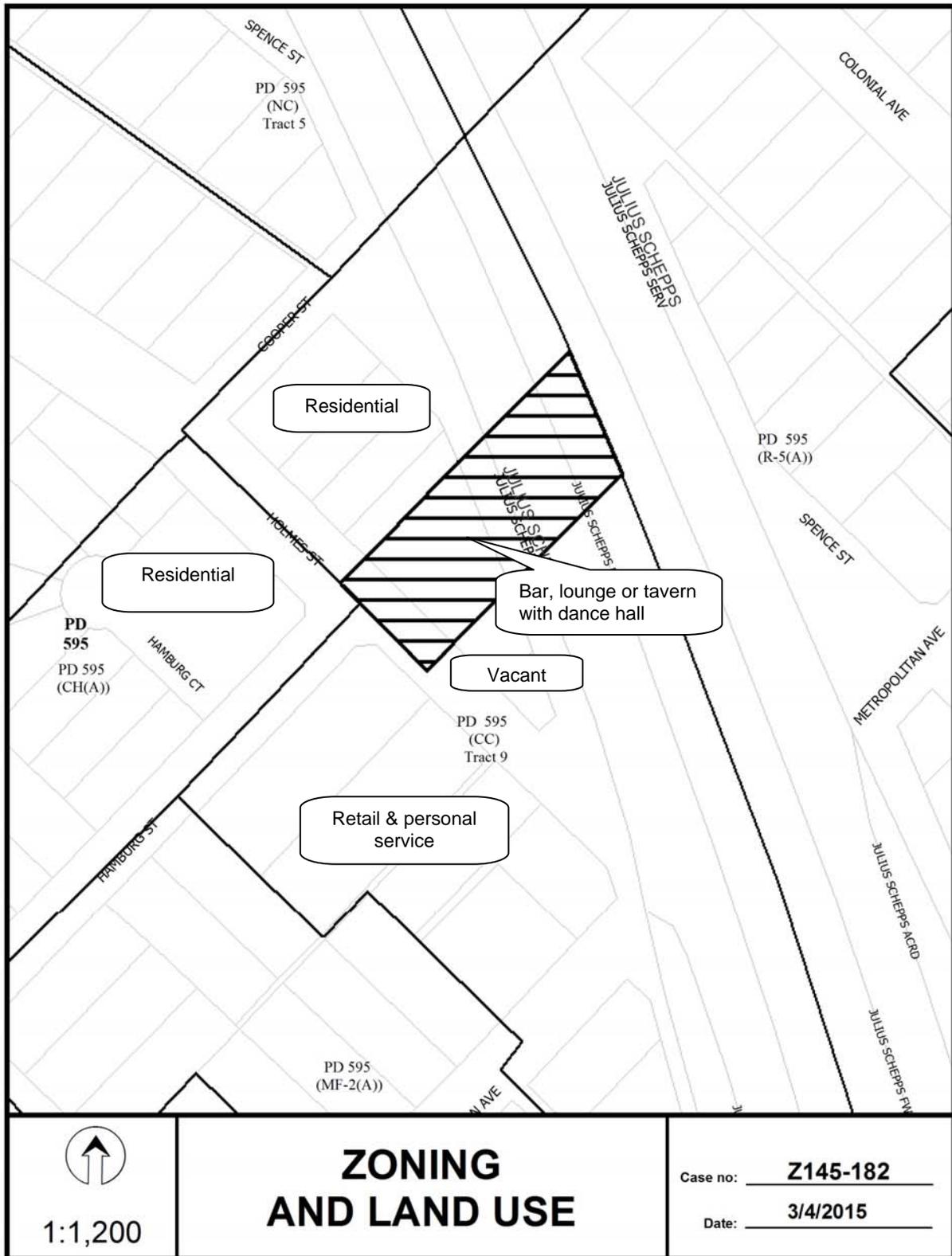


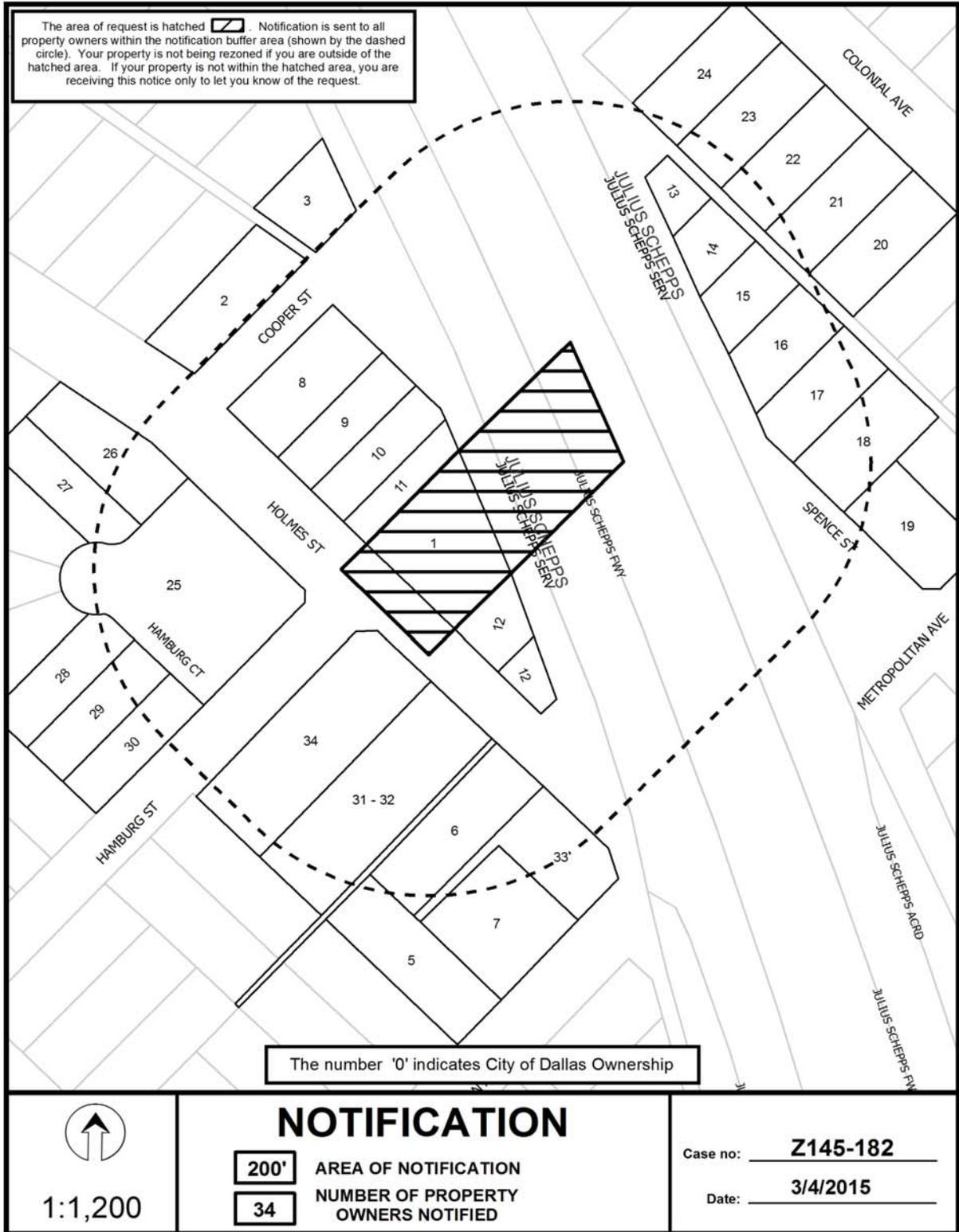
1:4,800

### VICINITY MAP

Case no:           Z145-182          

Date:           3/4/2015





03/04/2015

***Notification List of Property Owners******Z145-182******34 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3612 HOLMES ST	SIMITI ISAAC NYACHWAYA &
2	3530 HOLMES ST	VASQUEZ FLORIBERTO
3	3531 SPENCE ST	ARRINGTON ARNEE E
4	3645 HOLMES ST	HIRSCH LINDA R ET AL
5	1421 METROPOLITAN AVE	MARQUEZ JAVIER
6	3647 HOLMES ST	TAUBEN JOHN
7	1429 METROPOLITAN AVE	SMITH TERRENCE D
8	3600 HOLMES ST	JOHNS ALTON W
9	3604 HOLMES ST	RODRIQUEZ ROBERTO ETAL
10	3606 HOLMES ST	MALONE MAXEL CHARLES
11	3608 HOLMES ST	ROSS GEORGE A & ANNIE L
12	3620 HOLMES ST	ELLER MEDIA COMPANY
13	3610 JULIUS SCHEPPS FWY	GOMEZ GABRIEL
14	3614 JULIUS SCHEPPS FWY	TAYLOR EMERSON
15	3618 JULIUS SCHEPPS FWY	HAMMOND HORACE GENE ETAL
16	3622 JULIUS SCHEPPS FWY	WOODS JANICE
17	3626 SPENCE ST	BELL LOUIE B & MARY ELLA
18	3630 SPENCE ST	LOWE MARY E &
19	1603 METROPOLITAN AVE	SMITH MARY E
20	3621 COLONIAL AVE	STANBERRY EVA
21	3617 COLONIAL AVE	MATLOCK MAURY GENE
22	3613 COLONIAL AVE	DALLAS HOUSING ACQUISITION & DEV CORP
23	3609 COLONIAL AVE	PESINA BENEDA EST OF
24	3605 COLONIAL AVE	FERGUSON RUTH E
25	1 HAMBURG CT	FOREST HEIGHTS NEIGHBORHOOD
26	3603 HAMBURG CT	SPRIGGINS DONEKA

Z145-182(CG)

03/04/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3607 HAMBURG CT	WILLIAMS LEONA LASHARYL
28	3623 HAMBURG CT	WU YIWEI
29	3627 HAMBURG CT	BAKER ELIZABETH
30	3631 HAMBURG CT	GIPSON MICHAEL W
31	3639 HOLMES ST	HIRSCH LINDA R ET AL
32	3639 HOLMES ST	REISBERG HEDY M TRUST
33	3651 HOLMES ST	HIRSCH LINDA R ET AL
34	1600 HAMBURG ST	HANA & EUGENE INVS CORP

**FILE NUMBER:** Z145-101(RB)

**DATE FILED:** October 3, 2014

**LOCATION:** Northwest line of Woodall Rodgers Freeway, between North Pearl Street and Olive Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45-F

**SIZE OF REQUEST:** Approx. 3.26 Acres

**CENSUS TRACT:** 17.04

---

**APPLICANT:** TCDFW Development, Inc.

**REPRESENTATIVE:** Jonathan Vinson

**OWNERS:** TC Uptown Associates, LLC; Metropolitan Life Insurance Company; and, City of Dallas

**REQUEST:** An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy 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) increase structure height from 240 feet to 312 feet for certain areas of the site; and, 2) increase in permitted floor area from 4.0:1 to 6.46:1, with a 0.7:1 ratio of residential to non-residential.

**STAFF RECOMMENDATION:** Approval, subject to a development plan, reflectivity plan and conditions.

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request, subject to the attached development plan, reflectivity plan, and conditions based upon:

1. *Performance impacts upon surrounding property* – The applicant’s vision for the proposed development is not anticipated to impact adjacent properties (lighting, noise, odor). Additionally, staff’s recommended reflectivity plan will ensure minimal reflectance from the proposed development onto adjacent properties.
2. *Traffic impact* – With the introduction of nonresidential uses, along with the anticipated increase in density, the proposed development will create an increase in trip generations. However, the surrounding street system can accommodate the additional impact.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development, exclusive of the requested development rights, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment as well as mirroring the Downtown 360 Plan.
4. It should be noted staff supports the vision of the redevelopment subject to the various height zones and commitment to an active street front (requirement for outdoor seating areas for restaurants to face the park; pedestrian amenities and specific light standard requirements; and, enhanced pavement along Woodall Rodgers Freeway, wrapping 165 feet northward along Olive Street), thus providing a seamless transition from Klyde Warren Park.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request within the last five years.

<b><u>Thoroughfare/Street</u></b>	<b><u>Existing &amp; Proposed ROW</u></b>
Woodall Rogers Freeway	Freeway; Variable width ROW
Pearl Street	Principal Arterial; Variable width ROW
Olive Street	Principal Arterial Couplet; 60’ ROW
Colby Street*	Local (unimproved); 20’ ROW

\*Applicant will abandon this right-of-way and utilize within the northern portion of the development site.

**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. 1-4 and 7 will provide development and public pedestrian areas typical of the recent high-density development in the area, along with a sensitivity to its adjacency (i.e., wide sidewalk and amenities inclusive of outdoor restaurant seating orientation along Woodall Rodgers Freeway) to Klyde Warren Park. Staff's recommendation of a 0.7:1 component of residential to nonresidential ensures compliance with No. 5. Lastly, while an increase in structure height is requested, the applicant has worked to provide for a multi-level mixed use development footprint that is more visually interesting, a commitment not required by the underlying zoning.

**Downtown 360.** The Downtown Dallas 360 Plan, adopted by the City Council in April, 2011, identifies Uptown as a "supporting district" to the focus of this implementation plan, which is the Central Business District bounded by Woodall Rodgers Freeway, Central Expressway, I-30 and I-35. The supporting districts are included as the recommended new definition of "Downtown Dallas."

Uptown is largely successful in balancing jobs, housing and services. As Dallas's most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

With Klyde Warren Park aligned south of the site's 'front door', the commitment to the development's frontage captures the recommendations of the Downtown 360 plan:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Improve walkability on key streets such as Field/Moody/Pearl, Cedar Springs and Maple by calming traffic, introducing on-street parking, making sidewalk widths consistent, and planting street trees.

**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 partially developed with a bank or savings and loan office, inclusive of drive-in lanes. The northern portion of the site is undeveloped and includes the unimproved Colby Street right-of-way (abandonment application previously submitted and was held by the City Council on January 28, 2015).

The purpose of the request is to provide a mixed use development with consideration of the following: 1) increase structure height; and, 2) increase in permitted floor area.

The focus of the surrounding land use is somewhat unique as one of the site's three street frontages is situated north of Klyde Warren Park. The area west, north, and south of the site are developed with high density residential, office, and scattered supporting retail uses. PDD 145, the Dallas Arts District, encompassing approximately 61 acres and possessing various cultural attractions as well as supporting a mix of office, retail, and residential uses, abuts the south line of Klyde Warren Park.

With respect to the increase in structure height (30 percent across a portion of the site) as well as an increase of approximately 43 percent in permitted floor area, staff has been concerned with the massing of such a development. As such, requests have been made, and accepted, to ensuring air space and pockets of view corridors are provided. As such, the attached development plan will ensure building silhouettes of varying height are provided across the site.

Additionally, a requirement of minimum outdoor seating area for proposed restaurants facing Klyde Warren Park, along with a required public pedestrian amenity package will embrace the active street level activity existing in this area. As such, the development will enhance the pedestrian environment from its current state by requiring certain improvements that will enhance and extend those active street level functions found across from the park.

With respect to the applicant's aggressive (in terms of vertical development) proposed vision, staff requested a solar reflectivity analysis. Currently, PDD 193 permits a maximum of 27 percent reflectance. Staff requested the study to ensure adjacent properties, as well as the heavily utilized Klyde Warren Park would not be impacted by the development.

In summary, the study modeled the proposed development with respect to levels of reflectance on area properties. Specifically, the consultant utilized placement of receptors at grade on the park property and on the Nasher Sculpture Center grounds. Additionally, receptors were placed on the roof of the Nasher building. In summary, the proposed development will generate reflectance not to exceed 27 percent. Additionally, low reflectivity glazing (11 percent) is anticipated on various sections of the development's facades, and as such, staff is recommending adoption of the attached reflectivity plan.

In summary, the anticipated development is envisioned to be in scale with existing developments in the immediate area. As such, staff supports the request subject to the attached plans and recommended conditions. For informational purposes, the table found at the end of this section summarizes the existing entitlements to that being requested, with staff comments where applicable.

**Landscaping:** The applicant is proposing to comply with the existing landscape requirements required of PDD No. 193.

Z145-101(RB)

**Public space:** As noted above, staff has worked with the applicant to ensure that publically accessible pedestrian areas can accommodate the recent momentum created in and around Klyde Warren Park.

As such, there will be a focus on wide unobstructed sidewalks, pedestrian amenities, and pedestrian lighting. With respect to the former two, the applicant has agreed to wrap the project northward along the Olive Street frontage (165 feet) from the Woodall Rodgers Freeway frontage. From a visual adjacency perspective, staff feels this corner of the development is critical in enhancing the synergy of the public/private streetscape in this area.

<b>ZONING/ MAP NO.</b>	<b>HC Subdistrict (existing)</b>	<b>Applicant's request</b>	<b>Staff comments (where applicable)</b>
LAND AREA	3.26 ACRES	N/A	N/A
USES	MIXED USES	MIXED USES	N/A
F/S/R SETBACKS	0'/0*/0** *10'/25' S/R FOR MF>36'	0'/0'/0'; DEVELOPMENT PLAN REFLECTS 39'	STREET LEVEL FACADES TO CLEAR RESPECTIVE VISIBILITY CLIPS ALONG PERIMETER OF SITE
DENSITY	NO MAXIMUM	270	N/A
FAR	4.0:1 PLUS .5:1 FAR BONUS FOR 1:1 COMPONENT OF RES. TO NONRES.	5.96:1 FAR PLUS 0.5:1 FAR BONUS WITH .7:1 RESIDENTIAL COMPONENT	REQUESTED .7:1 COMPONENT OF RES. TO NONRES. IS SUPPORTED IN THAT THE DEMAND FOR OFFICE AS PART OF PROJECT IS APPROPRIATE
HEIGHT	240'	VARIOUS HEIGHT ZONES- MAX. HEIGHT OF 312'	N/A
LOT COVERAGE	100%	100%	N/A
LANDSCAPE	PDD 193	PDD 193	N/A
OFF-STREET PARKING	PER USE-PDD 193	PER USE-PDD 193	N/A
SIDEWALKS	6'	10' AND 8' UNOBSTRUCTED SIDEWALK SECTIONS	N/A
DESIGN CRITERIA	N/A	PEDESTRIAN AMENITIES, WRAPPING OF OLIVE STREET FRONTAGE, OUTDOOR SEATING FOR RESTAURANTS FACING KLYDE WARREN PARK	N/A

**APPLICANT/OWNER**

**TC UPTOWN ASSOCIATES LLC**

**OFFICERS AND DIRECTORS**

**TC Uptown Associates, LLC**, a Delaware limited liability company

Managing Member: **TC Uptown Associates Member, LLC**,  
a Delaware limited liability company

Managing Member: **TCDFW Office Development, Inc.**,  
a Delaware corporation

**Board of Directors**

**Name:**

**Title:**

Michael S. Duffy  
Scott A. Dyche

Director  
Director

**Officers**

**Name:**

**Title:**

Scott A. Krikorian  
Scott A. Krikorian  
Adam Saphier  
Matthew J. Nickels, III  
Michael S. Duffy  
Mark C. Allyn  
John A. Stirek  
T. Christopher Roth  
James H. Matoushek  
Scott A. Dyche  
Joel Behrens  
Valarie Gonzales  
S. Denton Walker, III  
Rebecca M. Savino  
Scott A. Dyche  
James H. Matoushek

Chief Executive Officer  
President  
Executive Vice President  
Senior Vice President  
Vice President  
Vice President  
Secretary  
Assistant Secretary  
Treasurer

Z145-101

**OFFICERS AND DIRECTORS**  
**METROPOLITAN LIFE INSURANCE COMPANY**  
**(OWNER OF PORTION OF PROPERTY)**

**Officers:**

Steven A. Kandarian	Chairman, President and Chief Executive Officer
Ricardo Anzaldúa	Executive Vice President & General Counsel
Steven J. Goulart	Executive Vice President and Chief Investment Officer
John C. R. Hele	Executive Vice President and Chief Financial Officer
Frans Hijkoop	Executive Vice President and Chief Human Resources Officer
Michel A. Khalaf	President, EMEA
Martin J. Lippert	Executive Vice President, Global Technology & Operations
Morris, Maria R. Morris,	Executive Vice President, Global Employee Benefits
Christopher G. Townsend	President, Asia
William J. Wheeler	President, Americas
James Ray	Director of Real Estate Investments

**Board of Directors:**

Steven A. Kandarian  
Cheryl W. Grisé  
Carlos M. Gutierrez  
R. Glenn Hubbard  
John M. Keane  
Alfred F. Kelly, Jr.  
William E. Kennard  
James M. Kilts  
Catherine R. Kinney  
Denise M. Morrison  
Kenton J. Sicchitano  
Lulu C. Wang

**RECOMMENDED CONDITIONS**

**Division S-\_\_\_\_\_ . Subdistrict \_\_\_\_\_.**

**SEC. S-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD Subdistrict \_\_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2015.

**SEC. S-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict \_\_\_\_\_ is established on property generally fronting on the east line of Olive Street, the north line of Woodall Rodgers Freeway, and the west line of Pearl Street. The size of PD Subdistrict \_\_\_\_\_ is approximately 3.26 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. In the event of a conflict, this division controls. In the event of 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) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

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

**SEC. S- .104. EXHIBITS.**

The following exhibit is incorporated into this division:

(a) Exhibit S\_\_A: development plan.

(b) Exhibit S\_\_B: reflectivity plan.

**SEC. S-\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) Except as provided in this section, development and use of the Property must comply with the Development Plan (Exhibit S-\_\_\_\_A). In the event of a conflict between the text of this division and the Development Plan, the text of this division controls.

(b) The area designated as Plaza on the development plan may be improved with fountains, design amenities, and other architectural features that comply with the minimum front yard setback on the southern Property line and are not required to be shown on a development plan.

**SEC. S-\_\_\_\_.106. MAIN USES PERMITTED.**

The main uses permitted in this subdistrict are those main uses permitted in the HC Heavy Commercial Subdistrict, subject to the same conditions applicable in the HC Heavy Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the HC Heavy Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the HC Heavy Commercial Subdistrict is subject to DIR in this subdistrict; etc.

**SEC. S-\_\_\_\_.107. ACCESSORY USES.**

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-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls)

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

(b) Side yard. No minimum side yard.

(c) Maximum structure height.

(1) Maximum structure height for A is 392 feet.

(2) Maximum structure height for B is 85 feet.

(3) Maximum structure height for C is 315 feet.

(d) Floor Area Ratio.

(1) Except as provided in this subparagraph, maximum floor area ratio is 5.96:1.

(2) An additional 0.5:1 floor area ratio is permitted when a minimum of 0.7:1 ratio of residential floor area to nonresidential floor area is provided.

(e) Density. Maximum number of dwelling units is 270.

**SEC. S-\_\_\_\_.109. OFF STREET PARKING AND LOADING.**

Consult Part I of this article for the specific off-street parking and loading requirements for each use. Consult the off street parking and loading regulations of PD 193 for information about off street parking and loading generally.

**SEC. S-\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI of Chapter 51A.

**SEC. S-\_\_\_\_.111. LANDSCAPE, STREETScape, SCREENING, AND FENCING STANDARDS.**

(a) Except as provided in this section, landscape, streetscape, screening, and fencing standards must be provided in accordance with Part I of this article.

(b) Sidewalks.

(1) Woodall Rodgers Freeway. A minimum unobstructed width of ten feet must be provided.

(2) Olive Street and Pearl Street. A minimum unobstructed width of eight feet must be provided.

(3) Sidewalks along Woodall Rodgers Freeway must consist of linear concrete unit pavers and finished concrete surfaces.

(4) Sidewalks along Olive Street and Pearl Street must consist of linear concrete unit pavers and concrete surfaces.

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

**SEC. S-\_\_\_\_.112. SIGNS.**

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

**SEC. S-\_\_\_\_.113. URBAN DESIGN REQUIREMENTS.**

(a) Any restaurant without drive-thru service facing Klyde Warren Park must have an outdoor seating area containing a minimum of 800 square feet.

(b) Light standards.

(1) Light standards must be provided along all street frontages and spaced no greater than 100 feet on-center.

(2) Maximum height for each light standard is 15 feet, six inches, measured to the top of the fixture.

Z145-101(RB)

(c) A minimum of two of each of the following pedestrian amenities must be provided along every street frontage:

- (1) Benches;
- (2) Trash receptacles; or
- (3) Bicycle racks.

**SEC. S-\_\_\_\_.114. STRUCTURE FAÇADE STANDARDS.**

(a) Except as provided in this section, use of highly reflective glass must comply with SEC.5P-193.127(b).

(b) Glass with an exterior visible reflectance not to exceed 11 percent must be used as an exterior building material and placed on the facades of the development as shown on the reflectivity plan.

**SEC. S-\_\_\_\_.115. ROADWAY IMPROVEMENTS.**

(a) Prior to the issuance of a certificate of occupancy, the existing channelized south bound right-turn on southbound Pearl Street at Woodall Rodgers Freeway must be replaced with a with a non-channelized right-turn bay, subject to approval of the transportation section of the streets department.

(b) Prior to the issuance of a certificate of occupancy, a no-left-turn sign at the northeast corner of the Property's ingress/egress drive onto northbound Pearl Street must be installed, subject to approval of the transportation section of the streets department.

**SEC. S-\_\_\_\_.116. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Except as provided in this division or shown on the Development Plan, development and use of the Property must comply with Part I of this article.

**SEC. S-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS.**

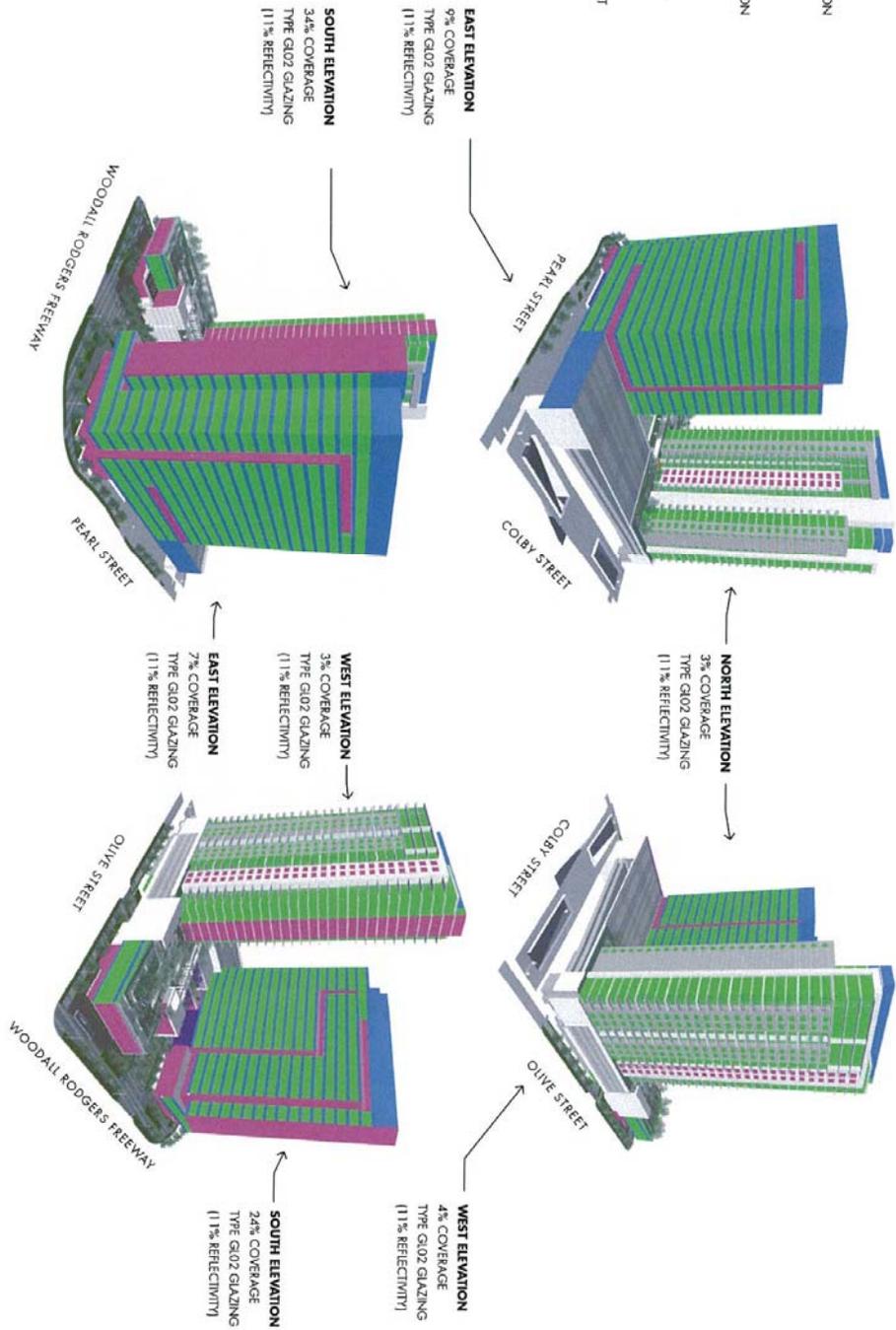
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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.



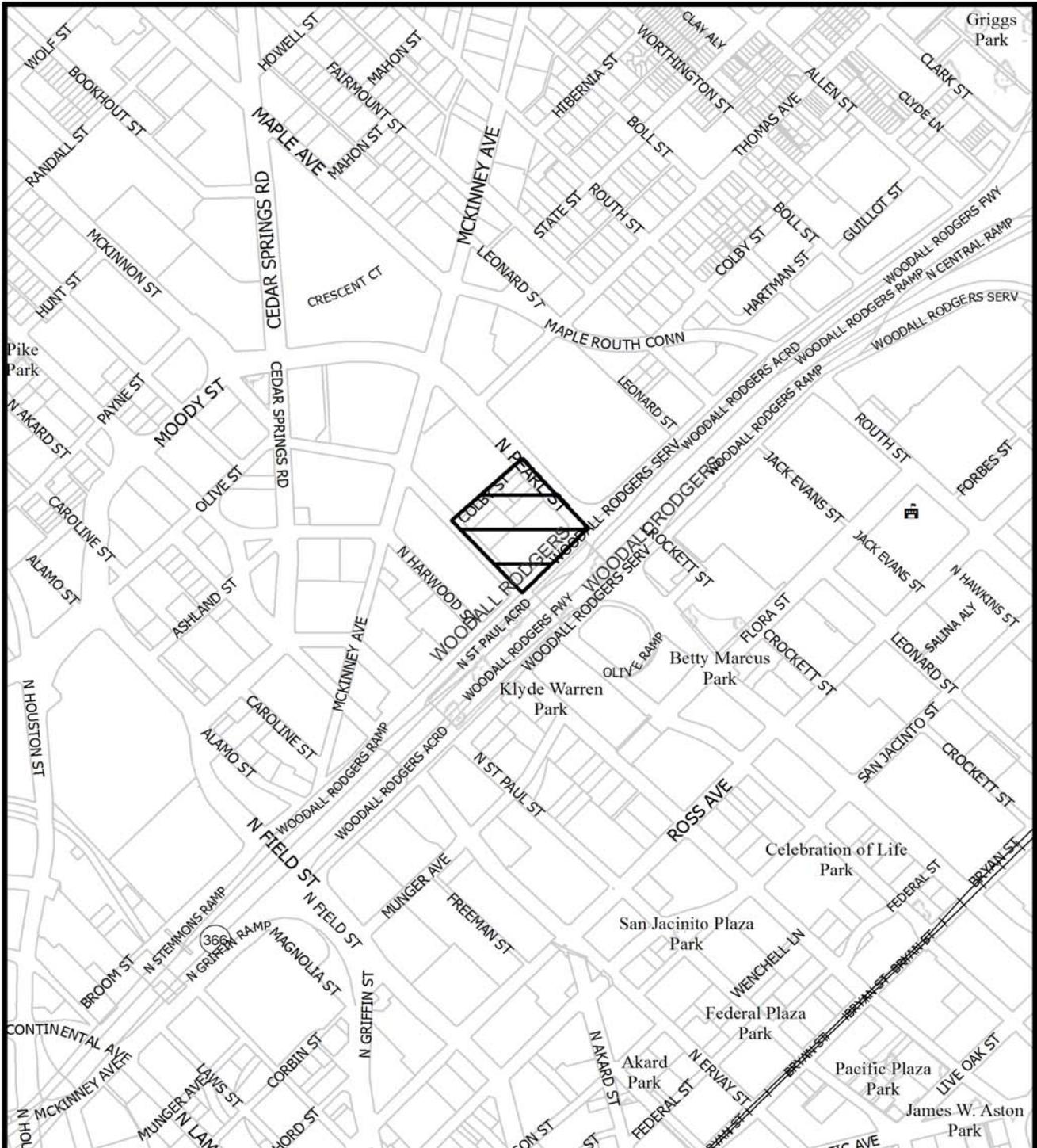
**BUILDING FACADE GLASS PROPERTIES**

- GL01B\***  
SPANDREL GLASS W/ 27%  
REFLECTIVITY AS BASE CONDITION
  - GL01A\***  
VISION GLASS W/ 27%  
REFLECTIVITY AS BASE CONDITION
  - GL02A**  
VISION GLASS W/ LESS  
REFLECTIVITY (11% REF. SHEET 5
  - GL03A\***  
MONOLITHIC GLASS - VISION AT  
LOBBY (LOW IRON)
- \* SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

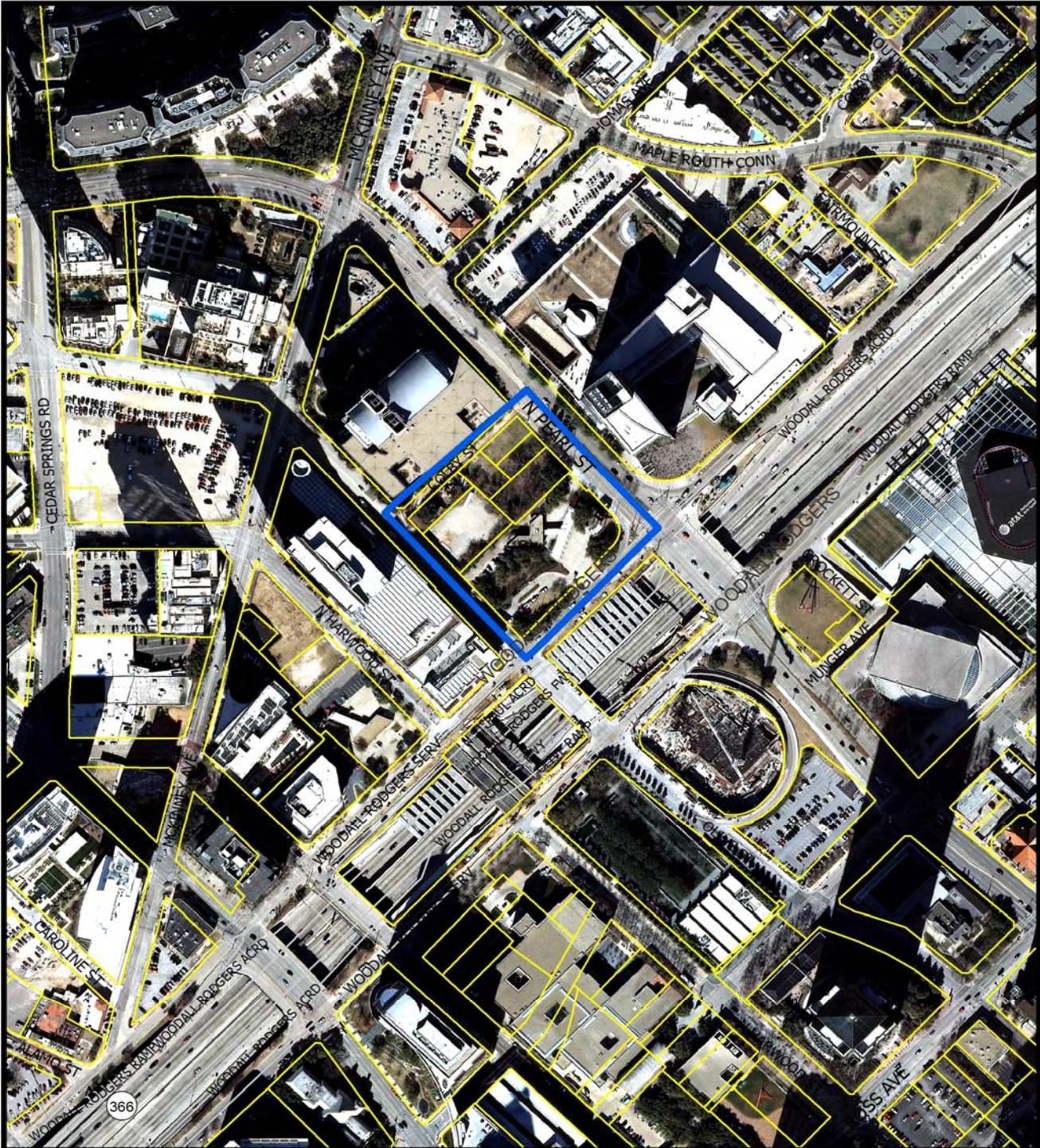


**PARKDISTRICT**

**REFLECTIVITY PLAN**  
#145-101 RB



 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u>    <b>Z145-101</b>    </u> Date: <u>    <b>10/29/2014</b>    </u>
--	-----------------------	---

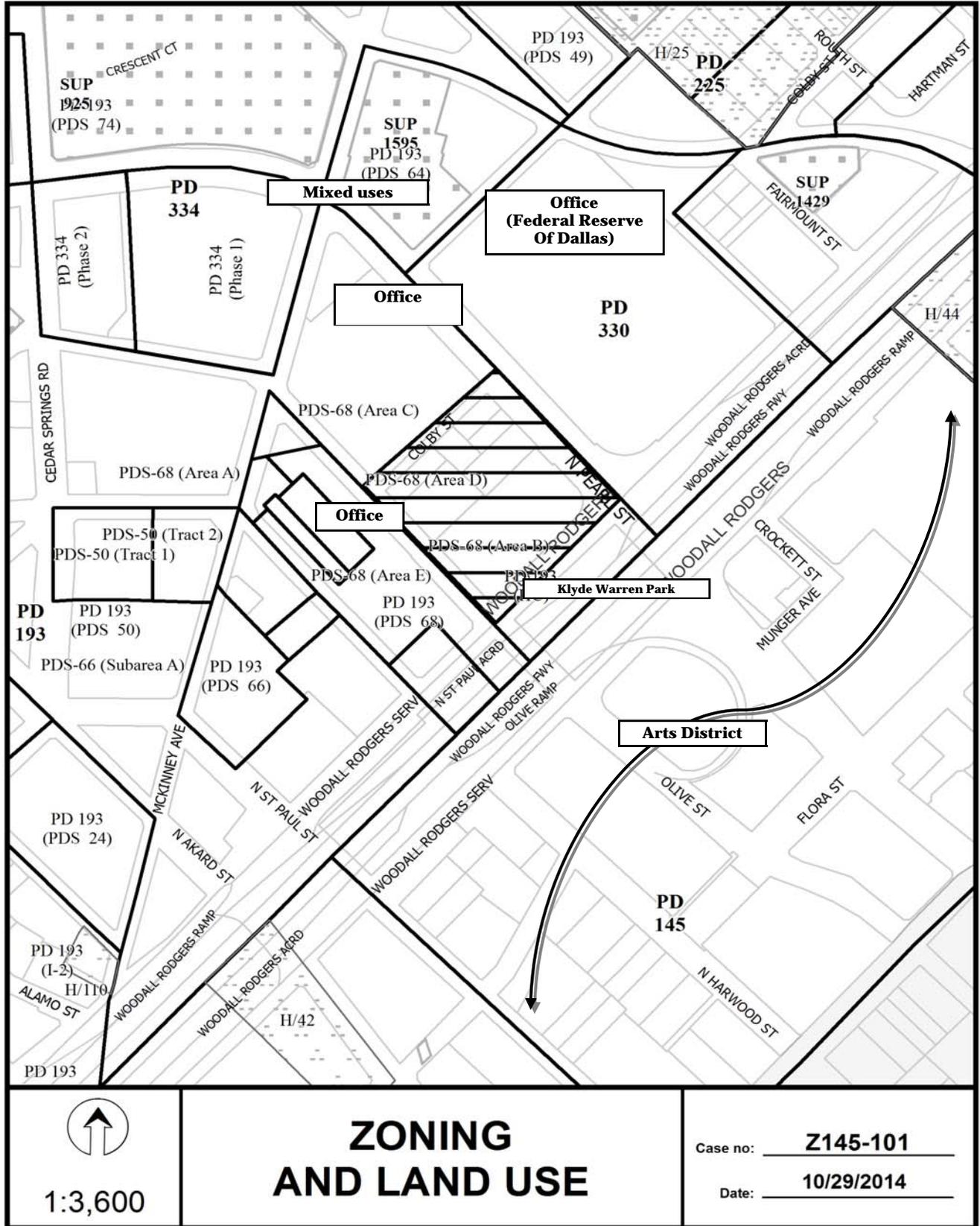


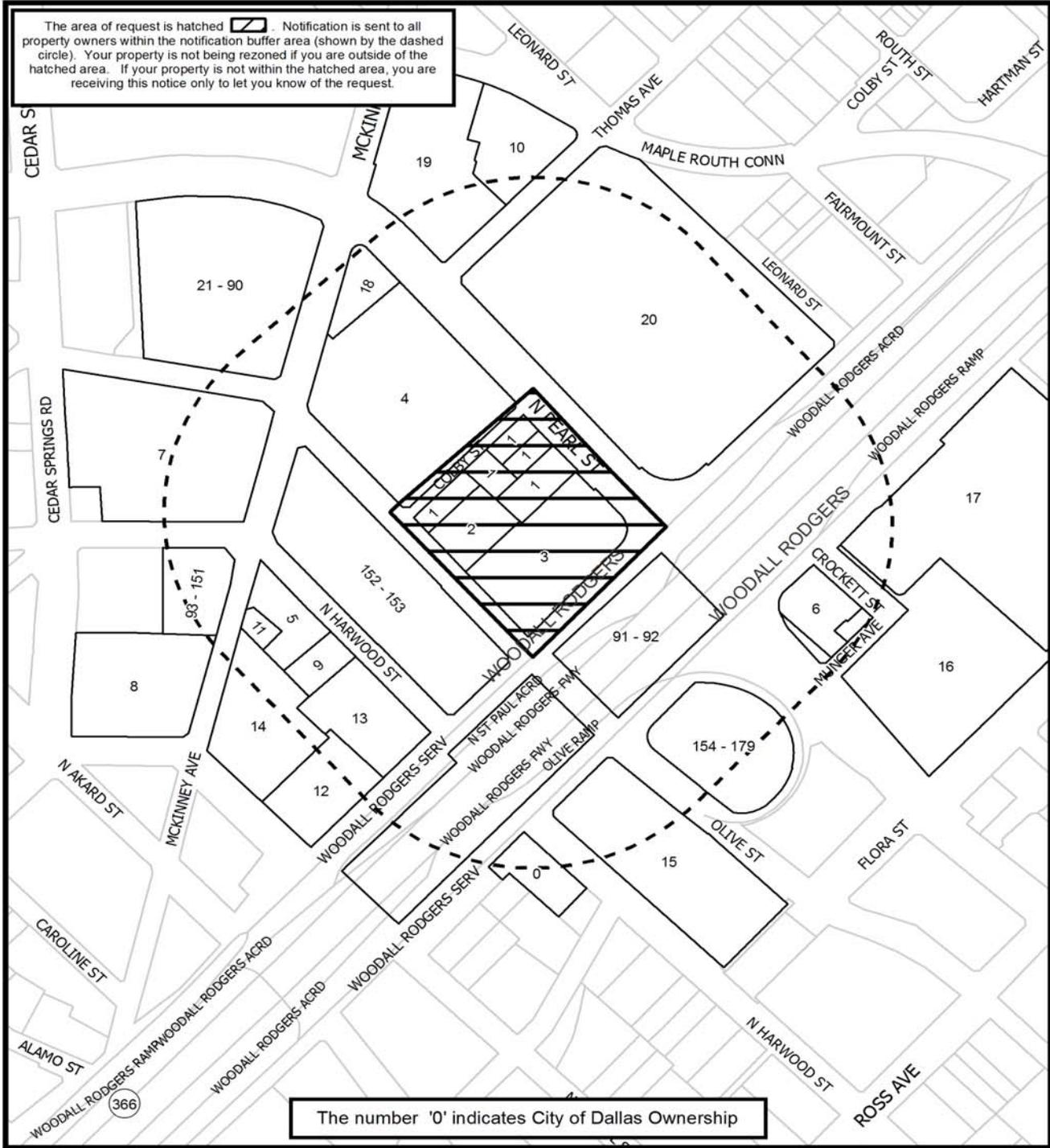
1:3,600

# AERIAL MAP

Case no: Z145-101

Date: 10/29/2014





 1:3,600	<h2>NOTIFICATION</h2>	Case no: <b>Z145-101</b>
	500' AREA OF NOTIFICATION 179 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>10/29/2014</b>

10/29/2014

***Notification List of Property Owners******Z145-101******179 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2130 OLIVE ST	TC UPTOWN ASSOCIATES LLC
2	2122 OLIVE ST	TC UPTOWN ASSOCIATES LLC
3	2101 PEARL ST	CHASE BANK OF TX NA
4	2100 MCKINNEY AVE	METROPOLITAN LIFE INC CO
5	1936 MCKINNEY AVE	1900 MCKINNEY HARWOOD LLC
6	2201 MUNGER AVE	DALLAS SYMPHONY
7	2001 MCKINNEY AVE	CRESCENT CROWN LAND HOLDINGS SPV LLC
8	1919 MCKINNEY AVE	HKS BUILDINGS LP
9	2125 HARWOOD ST	1900 MCKINNEY HARWOOD LLC
10	2212 MCKINNEY AVE	MRT UPTOWN RESIDENTIAL LLC
11	1920 MCKINNEY AVE	1900 MCKINNEY HARDWOOD LLC
12	1909 WOODALL RODGERS FWY	L & W REAL ESTATE LLC
13	2121 HARWOOD ST	L & W REAL ESTATE LLC
14	1900 MCKINNEY AVE	MCP 1900 MCKINNEY LLC
15	2021 FLORA ST	NASHER FOUNDATION THE
16	1800 PEARL EXPY	DALLAS CITY OF
17	2403 FLORA ST	DALLAS CITY OF
18	2120 MCKINNEY AVE	METROPOLITAN LIFE INS CO
19	2222 MCKINNEY AVE	AMREIT UPTOWN DALLAS LP
20	2200 PEARL ST	FED RESERVE BK OF DALLAS
21	2121 MCKINNEY AVE	CRESCENT PLZ HOTEL OWNER
22	2525 PEARL ST	HOWE KEVIN & CONSTANCE HOWE
23	2525 PEARL ST	ADELGLASS JEFFREY &
24	2525 PEARL ST	MCKENZIE ARETA B
25	2525 PEARL ST	HIXSON ROBERT L JR &
26	2525 PEARL ST	BADINTER SIMON M

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2525 PEARL ST	STONE EVAN
28	2525 PEARL ST	FRICKE MICHAEL T & ARLENE S
29	2525 PEARL ST	COTTEL WILLIS I TRUSTEE
30	2525 PEARL ST	SHINN LLOYD &
31	2525 PEARL ST	BOSSE JEFFREY F & DONNA S
32	2525 PEARL ST	QUIST SHARON S
33	2525 PEARL ST	MILLER PAUL C & C KELLEY KLINE
34	2525 PEARL ST	PIP HOLDINGS LLC
35	2525 PEARL ST	STERN MATT D
36	2525 PEARL ST	BOSH CHRISTOPHER WESSON & ADRIENNE
37	2525 PEARL ST	OHRE DAVID E
38	2525 PEARL ST	LIMBER JOSEPH M
39	2525 PEARL ST	SAVAGE LIVING TRUST THE
40	2525 PEARL ST	TOELLER GARY RICHARD & ANNE S TRUSTEES
41	2525 PEARL ST	SONNENSCHNEIN INVESTMENTS LTD
42	2525 PEARL ST	FONBERG PETER
43	2525 PEARL ST	CARTER LINDA JO
44	2525 PEARL ST	CARLOW CORP
45	2525 PEARL ST	GINSBURG SCOTT K
46	2525 PEARL ST	DIXON GENE JR &
47	2525 PEARL ST	ABOU QAMAR MAAMOUN Y
48	2525 PEARL ST	MITCHELL F LANE
49	2525 PEARL ST	GALLETTA NANCY J
50	2525 PEARL ST	BAILEY CHARLES R & VIRGINIA H
51	2525 PEARL ST	EAGLE ROBERT M
52	2525 PEARL ST	WESTDALE PPTIES AMERICA I
53	2525 PEARL ST	WITRY MARY CAROL
54	2525 PEARL ST	MANUEL GREGORY W
55	2525 PEARL ST	CUMMINGS KEVIN & GUINEVERE
56	2525 PEARL ST	SANDLIN MARK R
57	2525 PEARL ST	RICHARDSON ANDREW C & ERIN

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2525 PEARL ST	ZISMAN AVI
59	2525 PEARL ST	BROWER SHANNON
60	2525 PEARL ST	KIM TAESEUNG BEN &
61	2525 PEARL ST	RAPHAEL AUDREY LIVING TR
62	2525 PEARL ST	VANCLEAVE ROBERT C & SHARON L
63	2525 PEARL ST	1013 NW LOOP 410 VENTURE
64	2525 PEARL ST	MCKNIGHT JAMES ROSS & BILLIE
65	2525 PEARL ST	MITCHELL KEITH & LOIS TRUST THE
66	2525 PEARL ST	ALVARADO JOSEPH
67	2525 PEARL ST	HAUSLEIN FERDINAND A JR
68	2525 PEARL ST	WALKER ROBERT M & GUDRUN S
69	2525 PEARL ST	CASTO DAVID & LUANN
70	2525 PEARL ST	TAYLOR BERNARD &
71	2525 PEARL ST	ALBERTS DENNY & CYNTHIA COMPARIN
72	2525 PEARL ST	DOUGLASS GREGORY
73	2525 PEARL ST	NURENBERG PAMELA &
74	2525 PEARL ST	PARKS JAMES LEE
75	2525 PEARL ST	ROMAN FRANK
76	2525 PEARL ST	CROWDER KEVIN & KAREN
77	2525 PEARL ST	HEADINGTON REALTY & CAPITAL LLC
78	2525 PEARL ST	ROSS STEPHANIE REVOCABLE TRUST
79	2525 PEARL ST	BORICUA ENTERPRISES LP
80	2525 PEARL ST	TEL REAL ESTATE LLC
81	2525 PEARL ST	CARTER DONALD J & LINDA JO
82	2525 PEARL ST	MAYER TOM & SUSAN
83	2525 PEARL ST	KARKOUTLY AMAN &
84	2525 PEARL ST	WITZKE DAVID
85	2525 PEARL ST	QUINN TERRENCE JEROME &
86	2525 PEARL ST	WAGNER DUER III
87	2525 PEARL ST	HADDOCK RON W &
88	2525 PEARL ST	SOLOMON WILLIAM T & GAY F

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2525 PEARL ST	LARKIN JOHN G &
90	2525 PEARL ST	ANDERSON CHARLES C JR & MOLLY R
91	2000 WOODALL RODGERS FWY	DALLAS CITY OF
92	2000 WOODALL RODGERS FWY	SAVOR - RELISH
93	1999 MCKINNEY AVE	WAGNER JONATHAN
94	1999 MCKINNEY AVE	MOORE F DAVID
95	1999 MCKINNEY AVE	ARROYO DEANNE ALYSSA
96	1999 MCKINNEY AVE	CHEN PHILIP
97	1999 MCKINNEY AVE	SMITH WALTER G &
98	1999 MCKINNEY AVE	KALIL STEPHEN A &
99	1999 MCKINNEY AVE	GARRETT MICHAEL L &
100	1999 MCKINNEY AVE	FOX JAMES P & KATHLEEN K
101	1999 MCKINNEY AVE	JAIN ANISH K &
102	1999 MCKINNEY AVE	HENDRICKSON DWIGHT ETAL
103	1999 MCKINNEY AVE	SHABAN ALI HUSSAIN
104	1999 MCKINNEY AVE	CURTIS AUDREY A
105	1999 MCKINNEY AVE	STALEY MARY
106	1999 MCKINNEY AVE	HUTCHINSON WILLIAM L & SUZANNE S
107	1999 MCKINNEY AVE	SHARP THOMAS L
108	1999 MCKINNEY AVE	DEANE BELINDA
109	1999 MCKINNEY AVE	BUGG ROBERT C
110	1999 MCKINNEY AVE	SALES SUSAN CAROLINE
111	1999 MCKINNEY AVE	MEDINA MICHAEL A
112	1999 MCKINNEY AVE	KAYE JONATHAN D
113	1999 MCKINNEY AVE	HSBC BANK US NA
114	1999 MCKINNEY AVE	STUVE OLAF &
115	1999 MCKINNEY AVE	WERBNER MARK
116	1999 MCKINNEY AVE	DUFOUR FRANK & KRISTIN LEE
117	1999 MCKINNEY AVE	HOUSE JAMES A &
118	1999 MCKINNEY AVE	HALBERT LINDSEY &
119	1999 MCKINNEY AVE	BARTLETT CHARLES M & MELISSA S

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1999 MCKINNEY AVE	STRONG BRENDA L
121	1999 MCKINNEY AVE	MOORE LARRY H & DORRINE B
122	1999 MCKINNEY AVE	SCHUBERT FRANK B &
123	1999 MCKINNEY AVE	DOWLING MAUREEN F
124	1999 MCKINNEY AVE	SEBRA GEORGE J
125	1999 MCKINNEY AVE	DAWSON G STEVEN & KAY M
126	1999 MCKINNEY AVE	HAINES CAPITAL GROUP LLC
127	1999 MCKINNEY AVE	KISBERG PAMELA
128	1999 MCKINNEY AVE	ROY JOHN PARKER
129	1999 MCKINNEY AVE	BRINK RICHARD R &
130	1999 MCKINNEY AVE	OBERING MIHOKO K
131	1999 MCKINNEY AVE	BRADFORD TED R
132	1999 MCKINNEY AVE	BRUNT WILLIAM B
133	1999 MCKINNEY AVE	WOMACK STEVEN W
134	1999 MCKINNEY AVE	CAIRE MARY
135	1999 MCKINNEY AVE	MALONE MICHAEL W
136	1999 MCKINNEY AVE	EDMISTON ANGIE L
137	1999 MCKINNEY AVE	CLB PARTNERS, LTD.
138	1999 MCKINNEY AVE	ABINGTON TOM E & GLYNDA C
139	1999 MCKINNEY AVE	MILLER JAMES H & ROSANNE T
140	1999 MCKINNEY AVE	MYERSCOUGH DAVID TRUSTEE
141	1999 MCKINNEY AVE	WINTER F DAVID JR & RENEE
142	1999 MCKINNEY AVE	PRENTISS MICHAEL & STEFANIE K
143	1999 MCKINNEY AVE	LOMAT INVESTMENTS INC
144	1999 MCKINNEY AVE	FRENCH ROBERT P & MARSHA B
145	1999 MCKINNEY AVE	TABBAL GEORGES
146	1999 MCKINNEY AVE	HORTON EMILY
147	1999 MCKINNEY AVE	PRITCHARD JOHNNY G &
148	1999 MCKINNEY AVE	ASHMORE GLEN A
149	1999 MCKINNEY AVE	EISENSTEIN ABRAM &
150	1999 MCKINNEY AVE	KAYE JONATHAN DAVID

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1999 MCKINNEY AVE	LEDBETTER FINLEY & JONI
152	2000 MCKINNEY AVE	2000 MCKINNEY INVESTMENT
153	2000 MCKINNEY AVE	PARKSIDE RESIDENTIAL LP
154	1918 OLIVE ST	MUSEUM TOWER LP
155	1918 OLIVE ST	KHOURY ELIE
156	1918 OLIVE ST	PALLADINO JOSEPH J & YINZU A
157	1918 OLIVE ST	WHITE TOWER 703 LLC
158	1918 OLIVE ST	NAVIAS CRAIG & ESTHER TRUST THE
159	1918 OLIVE ST	OLIVE ST LLC
160	1918 OLIVE ST	WEBBER REVOCABLE TRUST
161	1918 OLIVE ST	PARK & PEARL LLC
162	1918 OLIVE ST	SHORT DONALD W & ANN M
163	1918 OLIVE ST	LMR FAMILY TRUST
164	1918 OLIVE ST	FISCHER BENNO JOHN &
165	1918 OLIVE ST	FISCHER BENNO JOHN &
166	1918 OLIVE ST	CHEATHAM RICHARD M & TRACY B
167	1918 OLIVE ST	GARTNER JAY S & MARY JO HERNANDEZGARTNER
168	1918 OLIVE ST	BASS RICHARD
169	1918 OLIVE ST	SEAY GEORGE E III
170	1918 OLIVE ST	B 29 PROPERTIES LLC
171	1918 OLIVE ST	SADDINGTON ROD
172	1918 OLIVE ST	SINGH ASHIT & KIRTI
173	1918 OLIVE ST	GOLDFARB IRA
174	1918 OLIVE ST	RODRIGUEZ JOSELITA
175	1918 OLIVE ST	OOSTERVEER PETRUS W B
176	1918 OLIVE ST	FITZGERALD SCOTT R & ROSE M
177	1918 OLIVE ST	JOHNSON STEPHEN &
178	1918 OLIVE ST	GRYPHONS GATE LP
179	1918 OLIVE ST	CHRIST JOHN J & ILENE H

**FILE NUMBER:** Z145-147(RB)

**DATE FILED:** December 19, 2014

**LOCATION:** West corner of North Central Expressway and Oliver Street, and the southeast Line of McKinney Avenue, south of Oliver Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35-V

**SIZE OF REQUEST:** Approx. 1.655 Acres

**CENSUS TRACT:** 7.02

---

**APPLICANT:** S.L.C. Development, Inc.

**REPRESENTATIVE:** Karl Crawley

**OWNERS:** See attached

**REQUEST:** An application for a Planned Development Subdistrict for O-2 Office Subdistrict and MF-2 Multiple-family Subdistrict uses on property zoned an O-2 Office Subdistrict and an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of the request is to provide for a multiple family use with a private amenity area supporting the residential project with consideration of the following: 1) increase in permitted floor area for residential uses; 2) alternate landscape requirements; and, 3) alternate sign regulations for a residential use.

**STAFF RECOMMENDATION:** **Approval**, subject to a Tract 1 development plan, Tract 1 landscape plan, Tract 2 development/landscape plan and conditions.

**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends approval of the request, subject to the attached plans and conditions based upon:

1. *Performance impacts upon surrounding property* – Subject to the design criteria applicable to the western facade, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – The proposed multiple family development will possess trip generations less than that of the existing office development and will be consistent with those generated by the adjacent multiple family uses along both sides of McKinney Avenue, west of the site.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed single use of the property, while retaining the ability to provide for a mix of uses by retaining the underlying O-2 Subdistrict Uses, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. It should be noted staff supports the vision of the redevelopment, inclusive of the attached design criteria that is sensitive to the western residential adjacency. The use of Tract 2 as a private amenity area will not impact adjacent properties, envisioned to possess minimal vertical construction (1,000 sq. ft. at 20 feet of structure height).

**Zoning History:** There has been no recent zoning activity within the immediate area.

<b><u>Thoroughfare/Street</u></b>	<b><u>Existing &amp; Proposed ROW</u></b>
North Central Expressway	Freeway; Variable width right-of-way
McKinney Avenue	Minor Arterial; 80' & 80' ROW
Oliver Street	Local; 60' ROW

**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.

Z145-147(RB)

- (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, 3, 4, and 6 are provided for in the applicant's redevelopment of the property. As No. 7 is generally more applicable to spans of street frontage that have direct exposure to other developments, the true 'frontage' is along the southbound access road for North Central Expressway, where all developments are impacted by TxDOT's ownership of the public right of way. As such, normal streetscapes are limited in their scope. It should be noted that Tract 2 will be limited to private open space (while retaining the underlying MF-2 Subdistrict uses and development standards), which will provide for a reconstructed sidewalk and tract-specific landscaping along the frontage (see attached Tract 2 development and landscape plan). Objective Nos. 2 and 5 are not applicable to the request as this is not considered a retail area (No. 2), while the increase in floor area will permit larger dwelling units while the density is permitted by the existing entitlements (No. 5).

**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 property consists of two tracts: a) Tract 1, possessing approximately 1.4 acres and located at the west corner of Oliver Street and the southbound access road of North Central Expressway, is developed with two office structures and surface parking within the western portion of the tract; and b) Tract 2, possessing approximately 10,000 square feet of land area and located along the McKinney Avenue frontage, is improved with a surface parking area that serves the nonresidential uses to the east.

The applicant is proposing to remove all improvements and redevelop the site with a multiple family use on Tract 1 and a private amenity area on Tract 2. The requested PDS will provide for consideration of the following: 1) increase in permitted floor area for residential uses; 2) alternate landscape requirements; and, 3) alternate sign regulations for a residential use.

The intervening 20 foot-wide alley between the two tracts tends to establish a demarcation between the residential and nonresidential built environment throughout this portion of the city. The area west of the referenced alley is developed with low to medium residential uses (multiple family structures) along both sides of McKinney Avenue, while the area east is developed with office uses along the southbound access road for North Central Expressway, with a mix of nonresidential uses along the northbound access road of the freeway (travel lanes of the freeway are depressed through this section).

Even though the applicant is requesting an increase in floor area for this residential use (retaining O-2 FAR for nonresidential uses), density is being capped over that permitted. As the applicant is proposing structured parking for the development and efforts to address the above referenced residential adjacency to the west, a design component for the first 36 feet in height is being provided. Specifically, this will ensure the adjacent three story residential uses will have a more pleasing and compatible design façade, restricted to a parking structure, with the residential component above a height in which these respective projects are constructed. As such, the sight lines for the new residential development will extend above the built environment to the west thereby minimizing the visual intrusion afforded by the development.

As a result of this analysis, staff is supportive of the request, subject to the attached plans and conditions.

**Landscaping:** The applicant has worked with the planning staff and arborist to address landscaping that will function with an anticipation of addressing TxDOT's position of requiring an alternative to the streetscape and sidewalk placement along the southbound access road. Additionally, specific landscaping is proposed for the Tract 2 portion of the site.

<b>ZONING/ MAP NO.</b>	<b>O-2 Subdistrict (existing)</b>	<b>Applicant's request</b>	<b>Staff comments (where applicable)</b>
<b>USES</b>	MIX OF USES WITH RESIDENTIAL	TRACT 1-RETAIN O-2 SUBDISTRICT USES; PROVIDE FOR PRIVATE AMENITY AREA; TRACT 2-MF-2 AND PRIVATE AMENITY AREA	TRACT 2-NORMAL REQUIREMENT FOR A MINOR AM. NOT REQ. AS LONG AS REQUESTED AMENDMENT WOULD BE CONSIDERED UNDER DIRECTOR PROVISION
<b>F/S/R SETBACKS</b>	20'/10'/25' (RES)	TRACT 1-23' OLIVER; 15' NORTH CENTRAL; 10' SIDE (US 75); 15' WEST P/L	N/A
<b>DENSITY</b>	~450 DWELLING UNITS (ASSUMES 50%/50% 1 BR/2 BR UNITS)	310 DU'S	N/A
<b>FLOOR AREA</b>	~244,000 SF (ASSUMES 100% RESIDENTIAL)	415,000 SF (RESIDENTIAL) TRACT 1; 1,000 SF TRACT 2	N/A
<b>HEIGHT</b>	240'	230' NORTH CENTRAL TRACT; 20'-MCKINNEY TRACT	N/A
<b>LOT COVERAGE</b>	75%	TRACT 1-75% TRACT 2-60%	TRACT 1 DP-70% TRACT 2 DLP-10%
<b>LANDSCAPE</b>	PDD 193	PDD 193 WITH: ALT. STREET TREE ALONG NORTH CENTRAL TRACT; SPECIFIC PLANTINGS FOR MCKINNEY TRACT	N/A
<b>OFF-STREET PARKING</b>	PER USE-PDD 193	PER USE-PDD 193; NONE REQUIRED FOR PRIVATE AMENITY AREA	N/A
<b>SIDEWALKS</b>	4'-RESIDENTIAL 6'-NONRESIDENTIAL	FINAL PLACEMENT FOR NORTH CENTRAL TRACT PER TXDOT; MCKINNEY AVE-4'	N/A
<b>DESIGN CRITERIA</b>	N/A	TRACT 1-WEST FAÇADE FOR FIRST 36 FEET	N/A
<b>SIGNAGE</b>	BUSINESS REGS	NON-BUSINESS PLUS SPECIAL ATTACHED SIGNS; ALLOW TRACT 2 MONUMENT SIGN (NON- PREMISE)	TRACT 2 SIGN LIMITED TO TRACT 1 PROJECT NAME

Z145-147(RB)

**4333 N Central Expressway and Tract 2 (McKinney Avenue)  
Lot 8A, Block D/1526 and a tract of land in Block D/1526**

LaGuarda Low II, Ltd.  
4333 N Central Expressway  
Dallas, TX 75205

**4321 N Central Expressway  
Lots 5-7, Block D/1526**

Design Investment Group, Inc.  
3831 Turtle Creek Blvd., Apt 11E  
Dallas, TX 75219

**SLC Development, Ltd.**  
Tim Downey, CEO  
Brian Sewell, President  
Ken Howell, CFO  
Michael McNally, VP of Multi-Family Development

**RECOMMENDED CONDITIONS**

**“ARTICLE**

**PD**

**“Division S-\_\_\_. PD Subdistrict \_\_\_.**

**SEC. S-\_\_\_\_.101. LEGISLATIVE HISTORY.**

Planned Development Subdistrict \_\_\_ was established by Ordinance No. \_\_\_\_\_ passed by the Dallas City Council on \_\_\_\_\_, 2015.

**SEC. S-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD 193 Subdistrict \_\_\_ is established on property located at the west corner of North Central Expressway and Oliver Street, and southeast line of McKinney Avenue, South of Oliver Street. The size of PD 193 Subdistrict \_\_\_ is approximately 1.655 acres.

**SEC. S-\_\_\_\_.103. CREATION OF TRACTS.**

This subdistrict is divided into Tract 1 and Tract 2 as shown on the \_\_\_\_\_ (Exhibit S- )

**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. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(b) In this division:

(1) TRACT 2 ATTACHED SIGN means any sign attached to, applied on, or supported by the exterior structural framing of a wall or fence enclosing the improvements on Tract 2.

(2) SUBDISTRICT means a subdistrict of PD No. 193.

(3) BLADE SIGN means sign projecting perpendicularly from a main building facade, visible from both sides, (and made of rigid or soft fabric materials).

Z145-147(RB)

(4) MONUMENT SIGN means detached premise sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence or masonry wall.

(5) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos, and a maximum of 1,000 square feet of floor area are allowed.

(c) 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 noresidential zoning district.

**SEC. S-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit S\_\_\_\_A: Tract 1 development plan.
- (2) Exhibit S\_\_\_\_B: Tract 2 development and landscape plan.
- (3) Exhibit S\_\_\_\_C: Tract 1 landscape plan.

**SEC. S-\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) For Tract 1, development and use of the Property must comply with the development plan (Exhibit S-\_\_).

(b) For Tract 2, development and use of the Property must comply with the development and landscape plan (Exhibit S-\_\_).

(c) If there is a conflict between the text of this division and the development plan, the text of this division controls.

(d) For a temporary construction or sales/leasing office related to a residential use on Tract A, no development plan is required, and the provisions of Section 51-4.702 regarding the submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. S-\_\_\_\_.106. MINOR AMENDMENT TO DEVELOPMENT PLAN.**

(a) In general. Except as provided in this section, amendments to a development plan must comply with Section 51A-4.702(h) of the Dallas Development Code, as amended.

(b) Tract 2. For private open space, any amendment to the improvements identified on the Tract 2 development and landscape plan may be approved by the

Z145-147(RB)

Director as outlined in Section 51A-4.702(h)(2)(A), except that 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

**SEC. S-\_\_\_.107. MAIN USES PERMITTED.**

(a) Tract 1. The only main uses permitted in Tract 1 of this Subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 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 Subdistrict is subject to DIR in this Subdistrict; etc.

(b) Tract 2.

(1) Except as provided in this subsection, the only main uses permitted in Tract 2 of 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.

(2) Private open space is a permitted use.

**SEC. S-\_\_\_.108. ACCESSORY USES.**

(a) 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 contained in Part I of this article. For more information regarding accessory uses, consult PD 193.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.
- Temporary construction or sales/leasing office *[Tract 2, only]*

**SEC. S-\_\_\_.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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) Tract 1. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(1) Multiple family.

(A) Front yard.

(i) Except as provided in this paragraph, minimum setback on Oliver Street is 23 feet. Attached signs may project into the required setback a maximum of two feet, subject to a minimum clearance of 20 feet above grade.

(ii) Except as provided in this paragraph, minimum setback on North Central Expressway is 15 feet. Attached signs may project into the required setback a maximum of two feet, subject to a minimum clearance of 15 feet above grade.

(B) Side yard.

(i) Minimum setback along the western Property line is 15 feet.

(ii) Minimum setback along the southern Property line is ten feet.

(C) Density. Maximum number of dwelling units is 310.

(D) Height. Except as shown on the Tract 1 development plan, maximum structure height is 230 feet.

(E) Lot coverage. Maximum lot coverage is 75 percent.

(F) Floor area. Maximum floor area is 415,000 square feet.

(b) Tract 2. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(1) Private open space.

(2) Front yard.

(A) Minimum setback on McKinney is 10 feet.

(B) Fences greater than four feet in height are permitted in the front yard.

(3) Side yard.

(A) Minimum setback along the northern Property line is five feet.

(B) Minimum setback along the southern Property line is five feet.

(4) Rear yard. Minimum setback is ten feet.

(5) Height. Maximum structure height is 20 feet.

Z145-147(RB)

- (6) Lot coverage. Maximum lot coverage is ten percent.
- (7) Floor area. Maximum floor area is 1,000 square feet.

**SEC. S-\_\_\_.110. OFF-STREET PARKING AND LOADING.**

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

(b) Private open space. No off-street parking is required.

**SEC S-\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI

**SEC. S-\_\_\_.112. LANDSCAPING.**

(a) For Tract 1, landscaping must be provided as shown on the attached Tract 1 landscape plan.

(b) For Tract 2, landscaping must be provided as shown on the attached Tract 2 development and landscape plan.

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

**SEC. S-\_\_\_ 113. DESIGN STANDARDS FOR PARKING STRUCTURES.**

(a) Purpose. Continuous facades on above ground parking structures often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. The design standards in this section are intended to mitigate the negative impact of monotonous, blank, or inactive facades, while allowing creativity, flexibility, and variety in design.

(b) Parking structures.

(1) Except as provided in this subsection, all aboveground parking structures must comply with Section 51P-193.127(a).

(2) The north, east, and south parking structure facades must include at least one of the following materials covering a minimum of 40 percent of each facade: heavy gauge metal screen, pre-cast concrete panels, laminated glass, photovoltaic panels, or other elements.

(3) Above ground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to block light spillage from headlights.

Z145-147(RB)

(4) Parking structures over one story that front on a public right-of-way must have the following additional design standards on the facade facing the public right-of-way:

(A) Each story must be differentiated horizontally to minimize the vertical plane of the parking structure facade using changes in wall materials, garage screening materials, or offsets or projections from the face of the adjacent story by a minimum of six inches.

(B) The horizontal plane of the facade wall of each parking structure story may not exceed 60 feet without a change in material, color, offset, or projections.

(C) Any parking garage facade facing the alley right-of-way along the western boundary of Tract I must have screening covering at least 60 percent of any openings above 36 inches in height above each level. The screening may allow ventilation but must reduce light spillage. The requirement for 60 percent coverage of the area between the height of 36 inches and the next floor level is limited to the first 36 feet of height. Any parking structure above 36 feet facing the west boundary must have a coverage of at least 40 percent of the openings between 36 inches and the next floor level.

**SEC. S-\_\_\_.114.**

**SIGNS.**

(a) Tract 1.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII.

(2) One monument sign is permitted with a maximum height of five feet and a maximum effective area of 75 square feet, and located as shown on the Tract 1 development plan.

(3) One blade sign is permitted along the eastern facade with a maximum effective area of 75 square feet, located no higher than 40 feet above grade.

(4) One attached sign is permitted along the eastern facade with a maximum effective area of 75 square feet, located no lower than 200 feet above grade.

(5) One attached sign is permitted along the Oliver Street frontage with a maximum effective area of 75 square feet.

(b) Tract 2.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts in Article VII.

(2) Multiple family.

(A) For a multiple family use developed on Tract 1, one Tract 2 attached sign is permitted along the McKinney Avenue frontage, with a maximum height of four feet and a maximum effective area of 50 square feet.

Z145-147(RB)

- (B) Illumination of the sign is prohibited.
- (C) The sign is limited to identifying a multiple family use developed on Tract 1.
- (D) For purposes of this section, Tract 1 and Tract 2 are considered as one lot only when Tract 1 is developed with a multiple family use.

**SEC. S-\_\_\_.115.                    ADDITIONAL PROVISIONS.**

(a) General maintenance. The Property must be properly maintained in a state of good repair and neat appearance.

(b) Compliance with all other laws. 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) Compliance with Part I. Except as otherwise provided in this division, development and use of the Property must comply with Part I of this article.

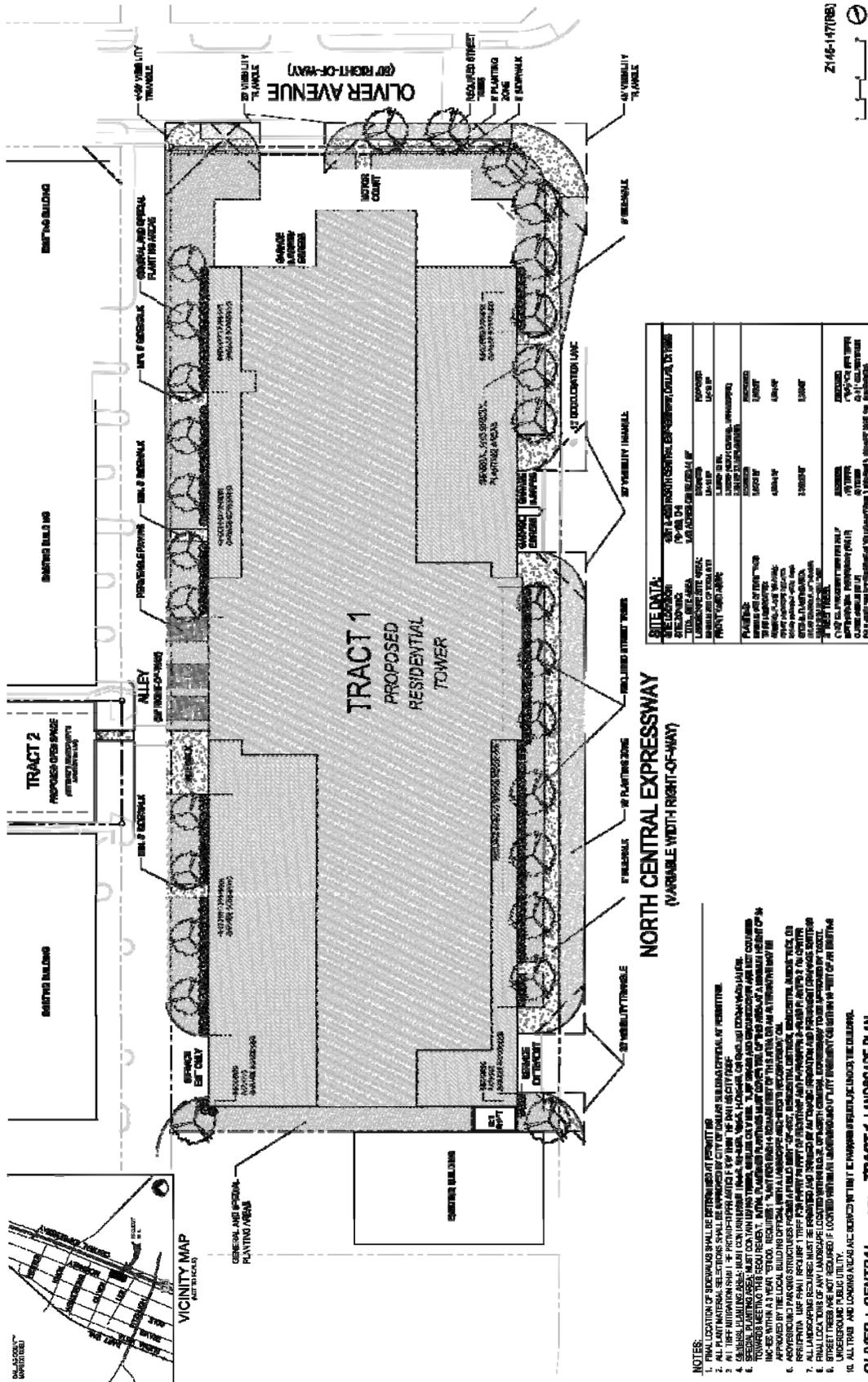
**SEC. S-\_\_\_.116.                    PAVING.**

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.

**SEC. S-\_\_\_.117.                    COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or a certificate of occupancy for 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.





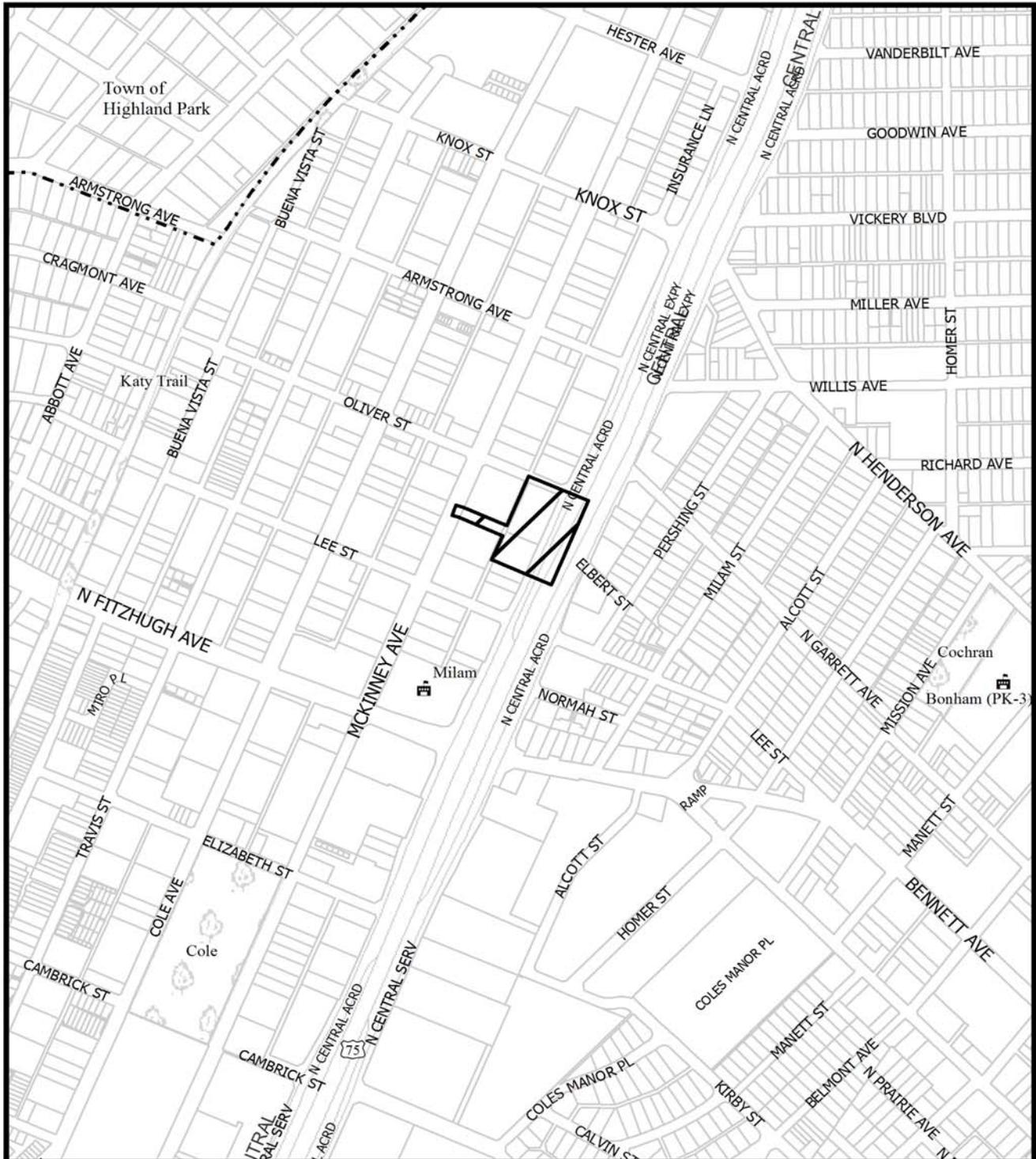
- NOTES:**
1. FINAL LOCATION OF STRUCTURES SHALL BE DETERMINED AT PERMITTING.
  2. ALL PLANT MATERIAL SELECTIONS SHALL BE APPROVED BY CITY OF DALLAS SILVURA DIVISION OFFICIAL AT PERMITTING.
  3. ALL TREE MITIGATION SHALL BE PROVIDED PRIOR TO ANY CONSTRUCTION.
  4. SPECIAL PLANTING AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
  5. TOWARDS MEETING THE REGULATORY, NATURAL, AND BIODEVELOPMENT PLANTING ZONE OF THIS AREA, AN IMMEDIATE RESULT OF AN INCORPORATING THE REGULATORY, NATURAL, AND BIODEVELOPMENT PLANTING ZONE OF THIS AREA IS A TRIMMING REPORT TO BE APPROVED BY THE LOCAL BUILDING OFFICIAL. REGULATORY, NATURAL, AND BIODEVELOPMENT PLANTING ZONE OF THIS AREA IS A TRIMMING REPORT TO BE APPROVED BY THE LOCAL BUILDING OFFICIAL.
  6. RESTORATION AND MAINTENANCE SHALL BE PROVIDED FOR THE LIFE OF THE PROJECT AND SHALL BE SUBJECT TO THE LOCAL BUILDING OFFICIAL'S APPROVAL.
  7. ALL LANDSCAPING REQUIREMENTS MUST BE PROVIDED AND MAINTAINED THROUGHOUT THE PROJECT'S LIFE CYCLE.
  8. FINAL LOCATION OF ANY LANDSCAPE LOCATED WITHIN THE COURTYARD SHALL BE APPROVED BY THE LOCAL BUILDING OFFICIAL.
  9. UNDERGROUND UTILITY SHALL BE MAINTAINED THROUGHOUT THE PROJECT'S LIFE CYCLE.
  10. ALL TREE AND LANDSCAPE AREAS SHALL BE MAINTAINED THROUGHOUT THE PROJECT'S LIFE CYCLE.

**OLIVER + CENTRAL DALLAS TX - TRACT 1 LANDSCAPE PLAN**

**SOUTHERN LAND COMPANY**







1:7,200

# VICINITY MAP

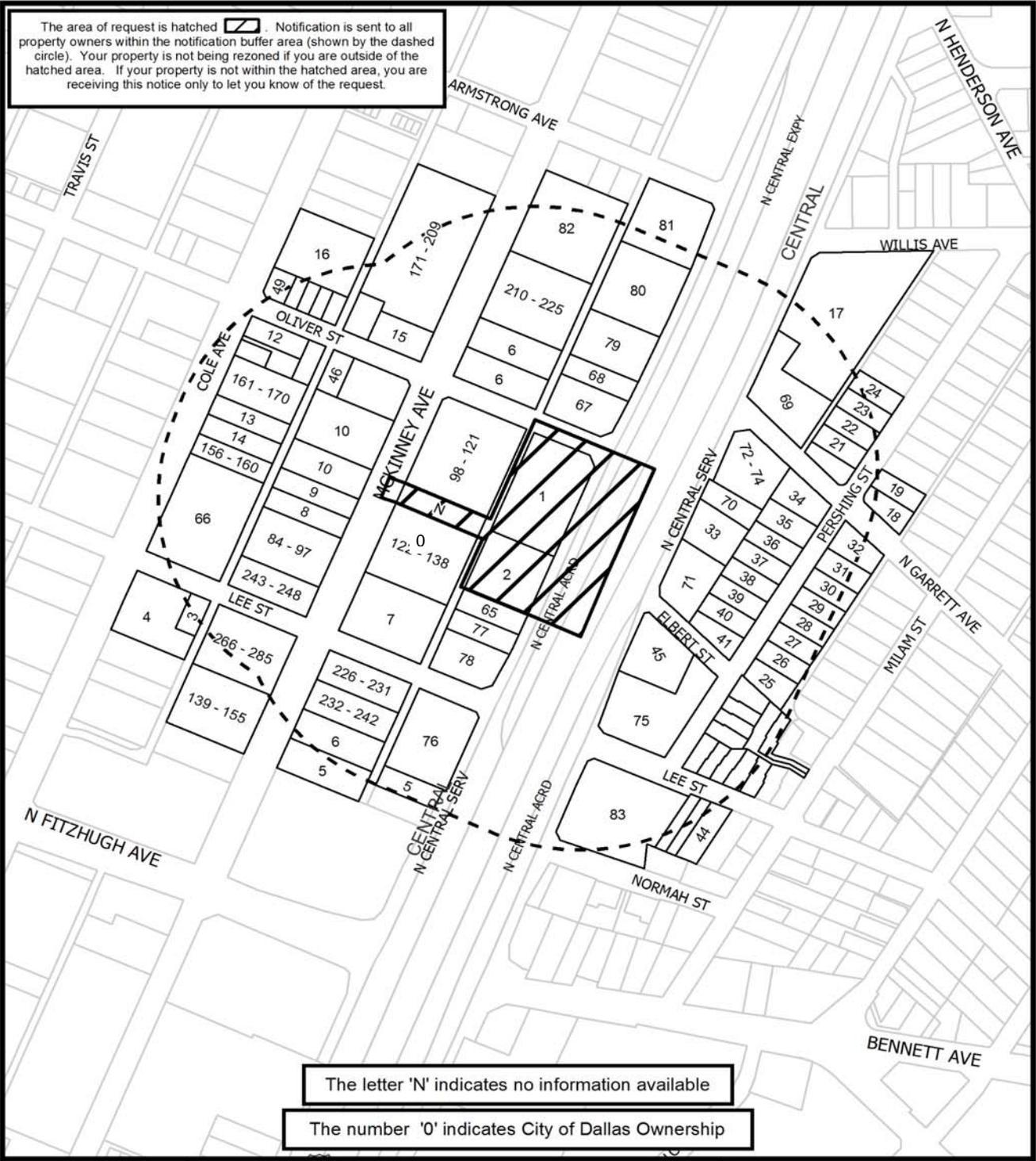
Case no: Z145-147

Date: 1/23/2015





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.



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**500'** AREA OF NOTIFICATION  
**285** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:           **Z145-147**            
 Date:           **1/23/2015**

01/22/2015

***Notification List of Property Owners******Z145-147******285 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4343 CENTRAL EXPY	LAGUARDA LOW II LTD
2	4321 CENTRAL EXPY	DESIGN INV GROUP INC
3	3121 LEE ST	FULKS KENT ET UX VICKI
4	4246 COLE AVE	HILTON ARMS LC
5	4229 CENTRAL EXPY	Dallas ISD
6	4230 MCKINNEY AVE	IVANYI INC
7	4302 MCKINNEY AVE	AREAC PPTIES INC
8	4319 MCKINNEY AVE	MARINO BEATRICE M TR
9	4323 MCKINNEY AVE	4323 MCKINNEY PROPERTIES
10	4329 MCKINNEY AVE	TELESIS PROPERTIES I LTD
11	3119 OLIVER ST	PERRYMILLER DAVIDSON A
12	4346 COLE AVE	FALCONE A W FAMILY THE
13	4326 COLE AVE	MRJ PPTY LP
14	4322 COLE AVE	MALT INVESTMENTS INC
15	4405 MCKINNEY AVE	KNOBLER DONALD G
16	4408 COLE AVE	IPENEMA INVESTMENTS LTD
17	4440 CENTRAL EXPY	BRE LQ TX PPTIES LP
18	5102 PERSHING ST	ZARAZAGA CARLOS E &
19	5106 PERSHING ST	HANRAHAN ROBERT &
20	5103 PERSHING ST	BARNES JARRAD W
21	5107 PERSHING ST	RT PERSHING SERIES LLC
22	5111 PERSHING ST	MATTINGLY THOMAS U
23	5115 PERSHING ST	GILBERT JESS
24	5119 PERSHING ST	DRENNAN VICKY
25	5020 PERSHING ST	VARGAS ANTONIO JOSE &
26	5024 PERSHING ST	ROTHENBACH CARMEN S EST OF

## Z145-147(RB)

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5030 PERSHING ST	FEELEY JOSEPH
28	5034 PERSHING ST	GONZALEZ MARIO
29	5038 PERSHING ST	TOLOCKO MARK
30	5040 PERSHING ST	RAINS J KYLE
31	5044 PERSHING ST	5044 PERSHING LLC
32	5048 PERSHING ST	SALOMON OREN
33	4330 CENTRAL EXPY	KNOBLER DON
34	5053 PERSHING ST	SCAMMEL LEE
35	5049 PERSHING ST	OBRIEN PATRICK
36	5045 PERSHING ST	ANDRADE GUILLERMO &
37	5041 PERSHING ST	CHHUTANI SHEILA
38	5037 PERSHING ST	ANDRADE URIEL
39	5033 PERSHING ST	GANNON JASMINE PERLIC
40	5029 PERSHING ST	STOLER SCOTT
41	5025 PERSHING ST	CLEVELAND RICHARD &
42	2843 LEE ST	TRIOLA MICHAEL &
43	2845 LEE ST	WALLER LOGAN
44	2841 LEE ST	MORRISON STEPHEN &
45	4306 CENTRAL EXPY	HERRIN INVESTMENTS LLC
46	3113 OLIVER ST	RODRIGUEZ EDUARDO
47	4342 COLE AVE	BENDA HEIDI JO
48	4344 COLE AVE	NORTH STAR TEXAS INTERESTS LTD
49	3132 OLIVER ST	WUERTZ TROY D
50	3128 OLIVER ST	PRESCOTT JOY A
51	3124 OLIVER ST	HALL VINCENT VINELL JR
52	3120 OLIVER ST	FERRIS CAROL JANE
53	3116 OLIVER ST	THOELE STACEY ANN
54	2840 LEE ST	MOSS BEVERLY PARKHURST
55	2844 LEE ST	ERB TIMOTHY ELLETT
56	2848 LEE ST	KHABIR TONNETTE
57	2852 LEE ST	MONTAGUE AMI M

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2856 LEE ST	ROGERS DONZA J
59	5012 PERSHING ST	TRIMBLE JUDITH M
60	5014 PERSHING ST	SCHER JACOB STEVEN
61	5016 PERSHING ST	MCEACHERN JERRY JR
62	5018 PERSHING ST	CADY ROBERT M II
63	5005 MILAM ST	TRUSSELL RICHARD NATHAN &
64	5007 MILAM ST	DYER JAMES H
65	4313 CENTRAL EXPY	ST JOSEPHS HELPERS OF DALLAS TEXAS INC
66	4300 COLE AVE	TRINITY CHURCH
67	4403 CENTRAL EXPY	DUWEST 4403 CENTRAL LP
68	4411 CENTRAL EXPY	LUNA ROBERT E
69	4400 CENTRAL EXPY	LA QUINTA INNS INC
70	4340 CENTRAL EXPY	MANNING JACK
71	4310 CENTRAL EXPY	CALLEJO WILLIAM F
72	4350 CENTRAL EXPY	KIKER KIMBERLY
73	4350 CENTRAL EXPY	RISINGER VICKIE HALL
74	4350 CENTRAL EXPY	HALL WILLIAM K III
75	4300 CENTRAL EXPY	TRITON COMMERCIAL PPTIES
76	4245 CENTRAL EXPY	CADDO OAK LAWN LP
77	4309 CENTRAL EXPY	KNOBLER DONALD G
78	4303 CENTRAL EXPY	RANDALL B ISENBERG INV
79	4415 CENTRAL EXPY	KNOX PROMENADE LLC
80	4425 CENTRAL EXPY	KNOX PROMENADE LLC
81	4447 CENTRAL EXPY	KNOX PROMENADE LLC
82	4438 MCKINNEY AVE	KNOX PROMENADE LLC
83	4228 CENTRAL EXPY	4228 CENTRAL LLC
84	4307 MCKINNEY AVE	ARBONA JORGE
85	4307 MCKINNEY AVE	HAGHAYEGHI MEHRDAD &
86	4307 MCKINNEY AVE	DONSKEY SUZANNE W
87	4307 MCKINNEY AVE	DUNCAN NOLAN S
88	4307 MCKINNEY AVE	DEALANO TOMMY EDWARD

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4307 MCKINNEY AVE	WATSON ANNA KATHERINE
90	4307 MCKINNEY AVE	ESCAMILLA CESAR
91	4307 MCKINNEY AVE	ROGERS LESLIE D
92	4307 MCKINNEY AVE	SIBLEY JORDAN MATTHEW
93	4307 MCKINNEY AVE	BLOUNT GERALD S
94	4307 MCKINNEY AVE	
95	4307 MCKINNEY AVE	CHANNABASAPPA NANDINI
96	4307 MCKINNEY AVE	CLAUNCH JASON & SHELLY A
97	4307 MCKINNEY AVE	ZIDE JACOB
98	4330 MCKINNEY AVE	HWANG JENNY HSIU TSENG
99	4330 MCKINNEY AVE	COX SAMANTHA
100	4330 MCKINNEY AVE	JOHNSON AMBER L
101	4330 MCKINNEY AVE	MOHIUDDIN IMRAN & NAVEED MARIAM
102	4330 MCKINNEY AVE	KORDSMEIER ERIC C & CARLYN H
103	4330 MCKINNEY AVE	HUMPHREY RYAN &
104	4330 MCKINNEY AVE	ALDRIDGE KEVIN & NADINE
105	4330 MCKINNEY AVE	VILLANUEVA MARCELINO P &
106	4330 MCKINNEY AVE	CARSON JOSHUA L
107	4330 MCKINNEY AVE	MATHEWS JOHN M
108	4330 MCKINNEY AVE	MARTIN DANIEL ADAMS
109	4330 MCKINNEY AVE	MAYS THEODORE
110	4330 MCKINNEY AVE	PENNACHETTI DAVID
111	4330 MCKINNEY AVE	ARMSTRONG REBECCA
112	4330 MCKINNEY AVE	KNOX HANSON
113	4330 MCKINNEY AVE	GRIMM LARA KIRSTIN
114	4330 MCKINNEY AVE	YAZBECK PAUL J
115	4330 MCKINNEY AVE	BEAULNE DANIEL B
116	4330 MCKINNEY AVE	SALE WILLIAM M IV
117	4330 MCKINNEY AVE	WILKERSON KATHLEEN M
118	4330 MCKINNEY AVE	CARR KAREN DIANE &
119	4330 MCKINNEY AVE	WHITE ANDREW R

## Z145-147(RB)

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4330 MCKINNEY AVE	SO CALVIN & WANG MONICA
121	4330 MCKINNEY AVE	BROWN MICHAEL A & ANITA J
122	4312 MCKINNEY AVE	TANNEN ANN MOREE
123	4312 MCKINNEY AVE	HERRMANN ANDREW C & SARAH E
124	4312 MCKINNEY AVE	GOMEZ MARTIN
125	4312 MCKINNEY AVE	KANNER OSNAT &
126	4312 MCKINNEY AVE	GRANOFF JACK
127	4312 MCKINNEY AVE	HAMILTON SEAN D
128	4312 MCKINNEY AVE	DVOROCSIK GREGORY M
129	4312 MCKINNEY AVE	BOYLE MARY C
130	4312 MCKINNEY AVE	SCHLEISS CHRISTOPHER
131	4312 MCKINNEY AVE	AVSHALUMOV YASHA
132	4312 MCKINNEY AVE	NATHAN TODD D & KAREN
133	4312 MCKINNEY AVE	CHOE ZACHIA
134	4312 MCKINNEY AVE	MORTENSON JAY E
135	4312 MCKINNEY AVE	REYNOLDS LISA M
136	4312 MCKINNEY AVE	MILLER MARK G
137	4312 MCKINNEY AVE	WARREN THOMAS D &
138	4312 MCKINNEY AVE	KELLOGG STEVEN R
139	4225 MCKINNEY AVE	CHEEK RICHARD HEATH
140	4225 MCKINNEY AVE	HEBARD RICHARD
141	4225 MCKINNEY AVE	H BLAKE LTD
142	4225 MCKINNEY AVE	KAUSHIK LIVING TRUST
143	4225 MCKINNEY AVE	JASIN PAUL N
144	4225 MCKINNEY AVE	SPYHALSKI CRAIG A
145	4225 MCKINNEY AVE	TAYLOR PAUL W
146	4225 MCKINNEY AVE	SALIM STEPHEN M
147	4225 MCKINNEY AVE	CAMPUZANO SUSANA
148	4225 MCKINNEY AVE	HARRISON DAVID C
149	4225 MCKINNEY AVE	HAMPTON ROBERT E &
150	4225 MCKINNEY AVE	CARSON JAY

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4225 MCKINNEY AVE	WILHITE MOLLY K
152	4225 MCKINNEY AVE	MU AUSTIN
153	4225 MCKINNEY AVE	MADDUX DAVID G &
154	4225 MCKINNEY AVE	ALLEN JAMES RONALD
155	4225 MCKINNEY AVE	BOUGAEVA OLGA
156	4320 COLE AVE	DAHLBERG SARAH E
157	4320 COLE AVE	HASANUDDIN ANDI
158	4320 COLE AVE	KASZYNSKI ERIN & JOHN H
159	4320 COLE AVE	GARNER KERI LEE
160	4320 COLE AVE	ANGOBALDO SONIA S
161	4330 COLE AVE	CANSON CHRIS
162	4330 COLE AVE	ALPHA JEMK LLC
163	4330 COLE AVE	TUNNELL FORREST & JONI
164	4330 COLE AVE	HELLAND MARNA
165	4330 COLE AVE	LOWDER ROXANNE
166	4330 COLE AVE	CORCORAN THOMAS K &
167	4330 COLE AVE	HENDERSON GIBBS CALLAHAN
168	4330 COLE AVE	AUSTIN JO LYNN &
169	4330 COLE AVE	HUTCHENS CARROLL
170	4330 COLE AVE	MURPHY THERESA R
171	4411 MCKINNEY AVE	CAMERON WARIC S
172	4411 MCKINNEY AVE	BALL KATHERINCE M
173	4411 MCKINNEY AVE	FAGLEY TRACY BROOK
174	4411 MCKINNEY AVE	LONGIN JENNIFER S
175	4411 MCKINNEY AVE	SCARBOROUGH ASHLEY
176	4411 MCKINNEY AVE	HUNTER LAUREN M
177	4411 MCKINNEY AVE	JONES ADAM S
178	4411 MCKINNEY AVE	RIORDAN BLAKE A
179	4411 MCKINNEY AVE	DEMOSS CAREY R
180	4411 MCKINNEY AVE	KOOL KELSEY
181	4411 MCKINNEY AVE	CARVER GENE M & ANNA M

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4411 MCKINNEY AVE	BACHMANN ERICA J
183	4411 MCKINNEY AVE	GEMINDER BRAD K
184	4411 MCKINNEY AVE	CHANG ANDY C
185	4411 MCKINNEY AVE	KIME STEVEN A
186	4411 MCKINNEY AVE	SALE T JORDAN
187	4411 MCKINNEY AVE	RELTON ANITA JOYCE
188	4411 MCKINNEY AVE	PETERSON ERICA MARIE &
189	4411 MCKINNEY AVE	LEININGER PETER J &
190	4411 MCKINNEY AVE	MOORE STUART &
191	4411 MCKINNEY AVE	JACOBS DEREK R
192	4411 MCKINNEY AVE	TRYON MARK A
193	4411 MCKINNEY AVE	CHENG YI SHING LISA
194	4411 MCKINNEY AVE	RONDEAU JACQUES A
195	4411 MCKINNEY AVE	WYNNE REBECCA J
196	4411 MCKINNEY AVE	SHARP ALI & STEVEN
197	4411 MCKINNEY AVE	RIVERA FRANK J
198	4411 MCKINNEY AVE	RAMSEY ROBERT BLAKE
199	4411 MCKINNEY AVE	LAU NATHANIEL W
200	4411 MCKINNEY AVE	SPOONER MEGAN ELISE
201	4411 MCKINNEY AVE	SURGALSKI JENNIFER
202	4411 MCKINNEY AVE	DEVRIES WILLEM H &
203	4411 MCKINNEY AVE	MITCHELL LAURA
204	4411 MCKINNEY AVE	MONTES YVONNE R
205	4411 MCKINNEY AVE	GRAHN LAURA C
206	4411 MCKINNEY AVE	HARRIS HAL
207	4411 MCKINNEY AVE	KANGUDE SHANTANU
208	4411 MCKINNEY AVE	EDGAR RANDALL L
209	4411 MCKINNEY AVE	LIPSCOMB STEPHEN
210	4412 MCKINNEY AVE	MAGNANI MARIA BEATRICE
211	4412 MCKINNEY AVE	MATYE JOHN K
212	4412 MCKINNEY AVE	FOXMAN BRADLEY R

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4412 MCKINNEY AVE	FERGUSON BEN E
214	4412 MCKINNEY AVE	CELLA GRAINNE
215	4412 MCKINNEY AVE	TUBBS STEPHANIE A
216	4412 MCKINNEY AVE	AVSHALUMOV ASIF
217	4412 MCKINNEY AVE	JONES WARREN KEITH & SUSAN
218	4412 MCKINNEY AVE	DAVILA ROBERT J
219	4412 MCKINNEY AVE	RHODES LESTER C
220	4412 MCKINNEY AVE	KENNEDY MICHAEL E & JOY A
221	4412 MCKINNEY AVE	HAZELWOOD JEFFREY C &
222	4412 MCKINNEY AVE	SPRADLIN BOBBY C &
223	4412 MCKINNEY AVE	SMITH TERRY C
224	4412 MCKINNEY AVE	QUALLS MELANIE
225	4412 MCKINNEY AVE	BRANDT GREGORY
226	4238 MCKINNEY AVE	PATEL NIMESH
227	4238 MCKINNEY AVE	JADHAVJI ASIF
228	4238 MCKINNEY AVE	ALSEDEK STEVEN M
229	4238 MCKINNEY AVE	DALY MARGARET M
230	4238 MCKINNEY AVE	ALOLABI MOHAMMAD RAGHID
231	4238 MCKINNEY AVE	AULDS A TREVOR
232	4232 MCKINNEY AVE	FELL DELAINA
233	4232 MCKINNEY AVE	YARGER THERESA B & RICHARD
234	4232 MCKINNEY AVE	RAINS LINDA
235	4232 MCKINNEY AVE	KENEALY CRYSTAL L
236	4232 MCKINNEY AVE	SUN PATRICIA
237	4232 MCKINNEY AVE	CHRISTISON DENISE B
238	4232 MCKINNEY AVE	ANDREW LORRI J
239	4232 MCKINNEY AVE	NAVA MARTHA
240	4232 MCKINNEY AVE	TABAIE JENNIFER
241	4232 MCKINNEY AVE	SMITH LEESA L
242	4232 MCKINNEY AVE	HIGHTOWER GREGORY D &
243	4301 MCKINNEY AVE	BIVENS MATTHEW BRIAN

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4301 MCKINNEY AVE	JACKSON KENNETH & LUCIANA JACKSON
245	4301 MCKINNEY AVE	FARAH NABEEL W
246	4301 MCKINNEY AVE	HAMPTON ROBERT & MARILYN
247	4301 MCKINNEY AVE	MCCLAIN DENNIS
248	4301 MCKINNEY AVE	BRIZIUS CHARLES A JR
249	4343 MCKINNEY AVE	COOK GLEN E & ROOKE SUSAN
250	4343 MCKINNEY AVE	NESS DANIEL A
251	4343 MCKINNEY AVE	ELROD MEREDITH
252	4343 MCKINNEY AVE	MOODY DONALD ROBERT
253	4343 MCKINNEY AVE	DELACRUZ MICHAEL J
254	4343 MCKINNEY AVE	DAVIS JAMES H
255	4343 MCKINNEY AVE	PICKENPACK CORNELIA REVOCABLE TRUST
256	4343 MCKINNEY AVE	BRADLEY CATHERINE
257	4343 MCKINNEY AVE	HACKMEYER JEFFREY W
258	4343 MCKINNEY AVE	LOWERY OLIVIA JURHEE LIFE EST
259	4343 MCKINNEY AVE	GOLDFARB BRETT
260	4343 MCKINNEY AVE	ERNST RUTH ANN
261	4343 MCKINNEY AVE	SULENTIC ELLIE
262	4343 MCKINNEY AVE	SHROPSHIRE CHARLENE
263	3110 OLIVER ST	LEWIS THOMAS E & RHODA J
264	3110 OLIVER ST	STAPP CLAY R
265	3110 OLIVER ST	NEDERI FARA
266	4239 MCKINNEY AVE	LAM PHAT VAN
267	4239 MCKINNEY AVE	APELT CAROL ANNE
268	4239 MCKINNEY AVE	LAM PHAT VAN
269	4239 MCKINNEY AVE	SNOW JIM EDD &
270	4239 MCKINNEY AVE	KNOBLER DONALD
271	4239 MCKINNEY AVE	KNOBLER DONALD R
272	4239 MCKINNEY AVE	BROWN THOMAS L & JULIE A
273	4239 MCKINNEY AVE	NELSON JANE A
274	4239 MCKINNEY AVE	GOGGANS MARGIE LEIGH

Z145-147(RB)

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4239 MCKINNEY AVE	PEDERSEN FRED C
276	4239 MCKINNEY AVE	JOHNSON BRUCE A & NANCY
277	4239 MCKINNEY AVE	GABLE LEITA ANNE
278	4239 MCKINNEY AVE	SHELTON BEN
279	4239 MCKINNEY AVE	MCELROY HOWARD WYNNE
280	4239 MCKINNEY AVE	CARR BARBARA A
281	4239 MCKINNEY AVE	LISA ALBERTO
282	4239 MCKINNEY AVE	COGGINS ROBERT E
283	4239 MCKINNEY AVE	SHELTON BENNY M
284	4239 MCKINNEY AVE	CHIOK MILAGROS CHANG &
285	4239 MCKINNEY AVE	CULBERTSON DAVID E

**FILE NUMBER:** Z145-152(OTH)

**DATE FILED:** December 29, 2014

**LOCATION:** Northwest corner of Southern Boulevard and Noel Road

**COUNCIL DISTRICT:** 11

**MAPSCO:** -14-M

**SIZE OF REQUEST:** ±1.75 acres

**CENSUS TRACT:** 136.26

---

**APPLICANT:** Cornerstone RPG Storage I, LP

**REPRESENTATIVE:** Robert Reeves

**OWNER:** Southern Galleria Partners, LTD

**REQUEST:** An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions.

**SUMMARY:** The applicant proposes to build a 121,025 square feet structure with 119,800 square feet for mini-warehouse storage area and 1,225 square feet for office and accessory use. The existing deed restrictions limit the height to 150 feet and the square footage to no more than 575,000 square feet of floor area excluding parking structures.

**STAFF RECOMMENDATION:** Approval for a ten-year period, subject a site plan, landscape plan, elevations plan and staff's recommended 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 existing building is compatible in scale and character with the surrounding uses as an interim use. However, it may not be the best long-term use as the surrounding area redevelops and this intersection will become more attractive to more active, higher and better uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed mini-warehouse will not negatively impact the adjacent properties. It will provide a service to the multifamily uses located to the east of the property.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed mini-warehouse will not 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 proposed site plan complies with all the zoning regulations and standards.

**Zoning History:**

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

1. Z123-186 On June 12, 2014, the City Council approved Planned Development District No. 887 to foster the creation of a regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces on property Generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Montfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Noel Road	Collector	74 feet
Southern Boulevard	Local	Variable width

**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 roadway system.

**Land Use:**

	Zoning	Land Use
Site	MU-3(SAH)	Undeveloped
North	GO	Extended stay hotel
East	PD No. 216	Residential
South	PD No. 887	Parking garage, post office
West	MU-3(SAH)	Retail

**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 request site is identified as being within a Business Center or Corridor Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. This building block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to

mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The proposed development does not comply with the characteristics of a Business Center or Corridor building block; however, the proposed use will provide a service the existing residential development in the area. Staff considers this type of use as a transitional use in the area and recommends no automatic renewals.

**Land Use Compatibility:**

The ±1.75-acre request site is currently undeveloped and is adjacent to a hotel to the north, and retail strip to the west. Surrounding uses are residential and undeveloped to the east; post office, parking garage and retail to the south; and retail to the west. The applicant submitted elevation plans as part of the SUP requirements and conditions for the development of the mini-warehouse. The applicant will comply with the elevation plans as shown in the attached exhibit. Staff is comfortable with the design standards an elevations proposed by the applicant. Elevations are included as part of the SUP to ensure that the design standards are complied with and compatible with the surrounding development.

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 compatible with the adjacent property and 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.

**Parking:**

Parking shall be provided in accordance to the Development Code requirements for the use. A mini-warehouse use is required to provide a minimum of six spaces. Such spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. The proposed development requires three off-street loading spaces.

Z145-152 (OTH)

**Landscaping:**

Landscaping must be provided in accordance the proposed landscape plan. The applicant is providing a landscape plan to specify landscaping standards on the property.

**List of Partners/Principals/Officers**

**Wrc Galleria, LLC**  
**Southern Galleria Partners, LTD**

Officers :

Rod O'Connor – President  
Pat O'Connor – Director  
Sean O'Connor - Manager  
Thomas Kopacsi - Secretary

**Cornerstone RPC Storage I, LP**

Fred Gans – Chief Executive Officer

---

**PROPOSED CONDITIONS  
Z145-152(OTH)**

This Specific Use Permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. LANDSCAPE PLAN: Use and development of the Property must comply with the attached landscape plan.
4. ELEVATIONS PLAN: Use and development of the Property must comply with the attached elevations plan.

Staff Recommendation:

5. <u>TIME LIMIT</u> : This specific use permit expires on (ten year period).
---

Applicant proposed:

5. <u>TIME LIMIT</u> : This specific use permit expires on (twenty-year period), but is eligible for automatic renewal for additional ten-year periods for one three-year period 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 application for automatic renewal is strictly enforced.)
---

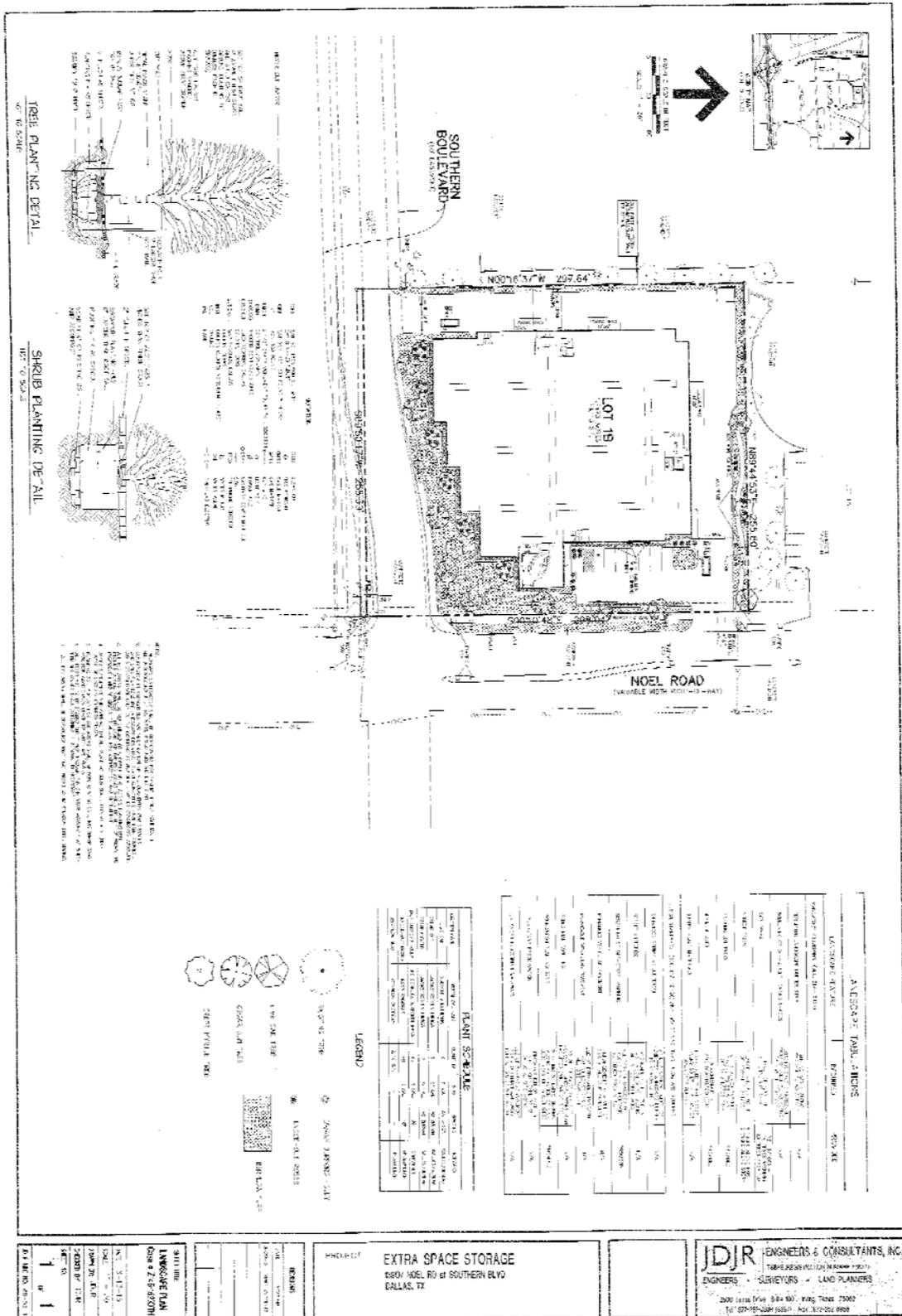
6. FLOOR AREA: The maximum floor area is 121,025 square feet.
7. HOURS OF OPERATION: The mini-warehouse use may only operate between 8:00 a.m. and 7:00 p.m., Monday through Saturday, and between 9:00 a.m. and 5:00 p.m. on Sunday. Customers may not access storage units outside the hours of operation.
8. OUTSIDE STORAGE: Outside storage of vehicles, equipment, and other materials is prohibited.

Z145-152 (OTH)

9. DESIGN STANDARDS AND MATERIALS: The exterior facades must be a minimum 80 percent brick, stone, or decorative concrete blocks or tile, excluding doors and windows.
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.

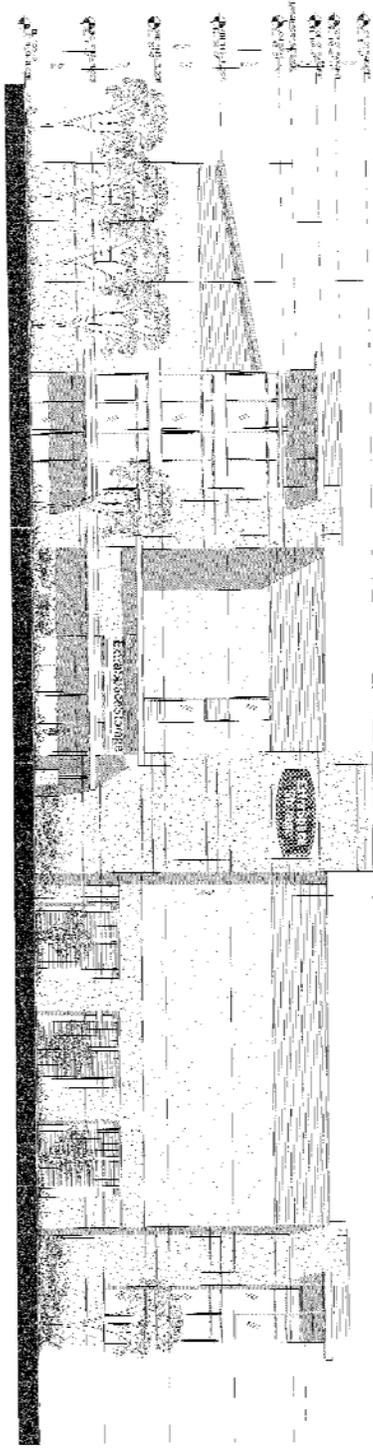


# Proposed Landscape Plan

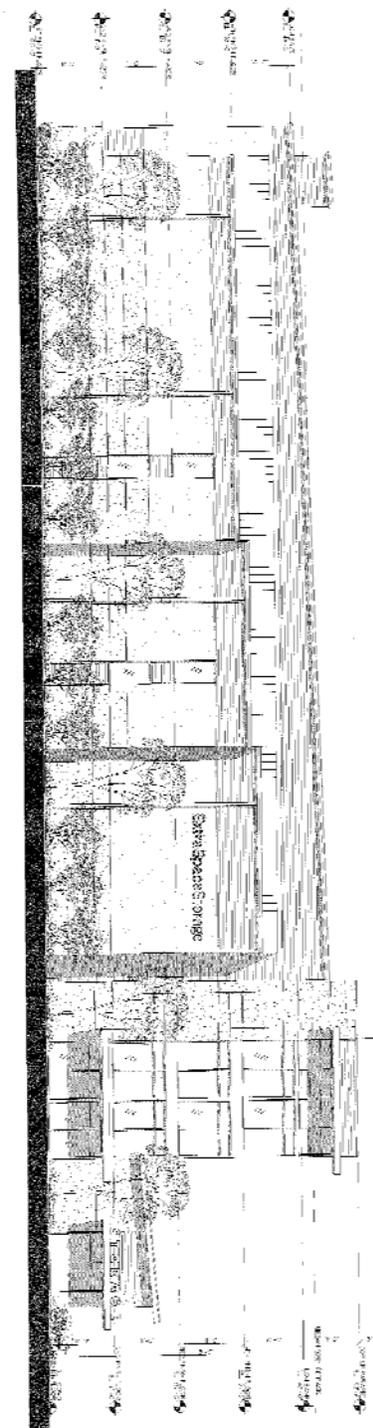


### Proposed Elevations Plan

EAST ELEVATION FROM NOEL ROAD



SOUTH ELEVATION FROM SOUTHERN BOULEVARD



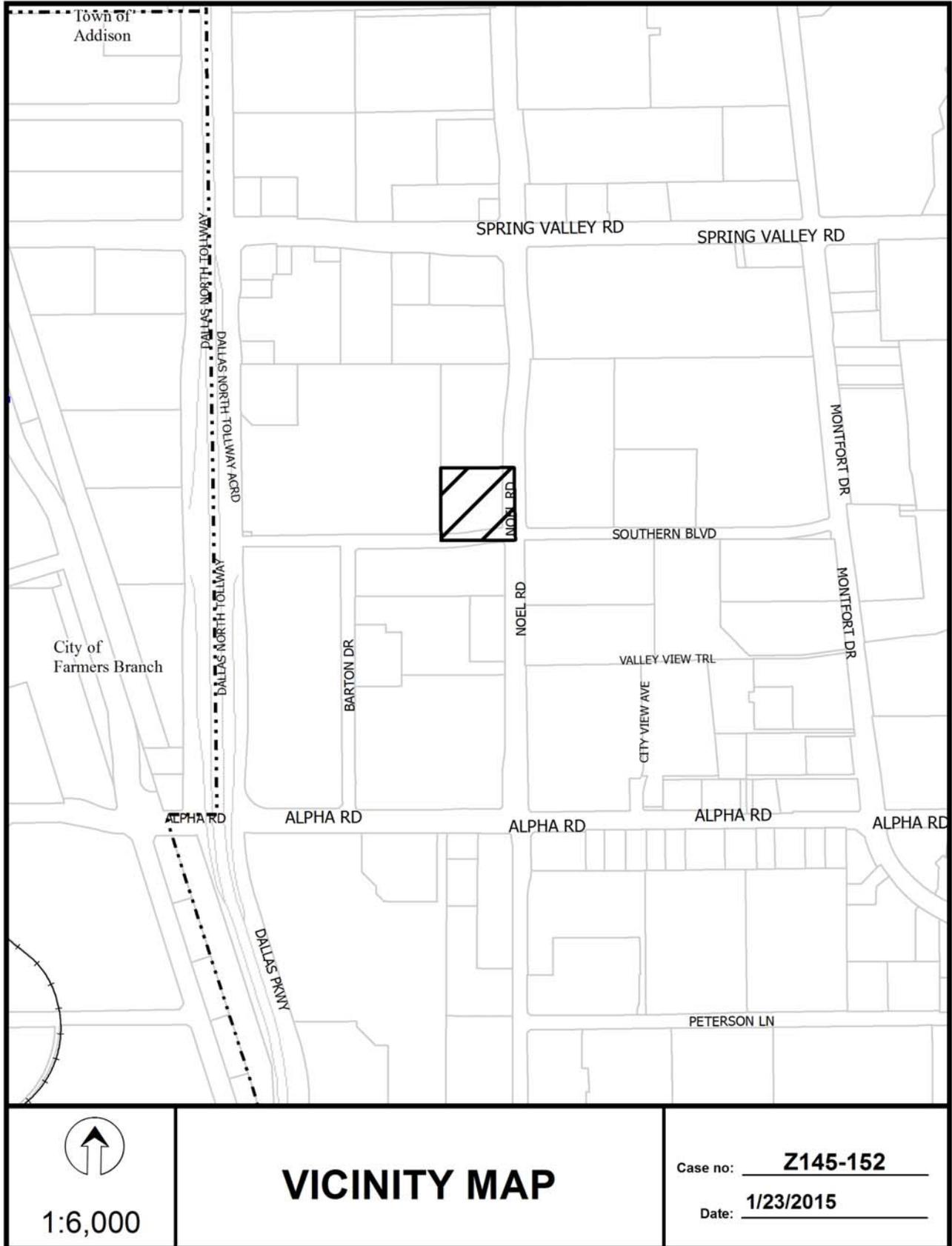
EXTRASPACE STORAGE 1907 NOEL ROAD AT SOUTHERN CALLAS, TEXAS

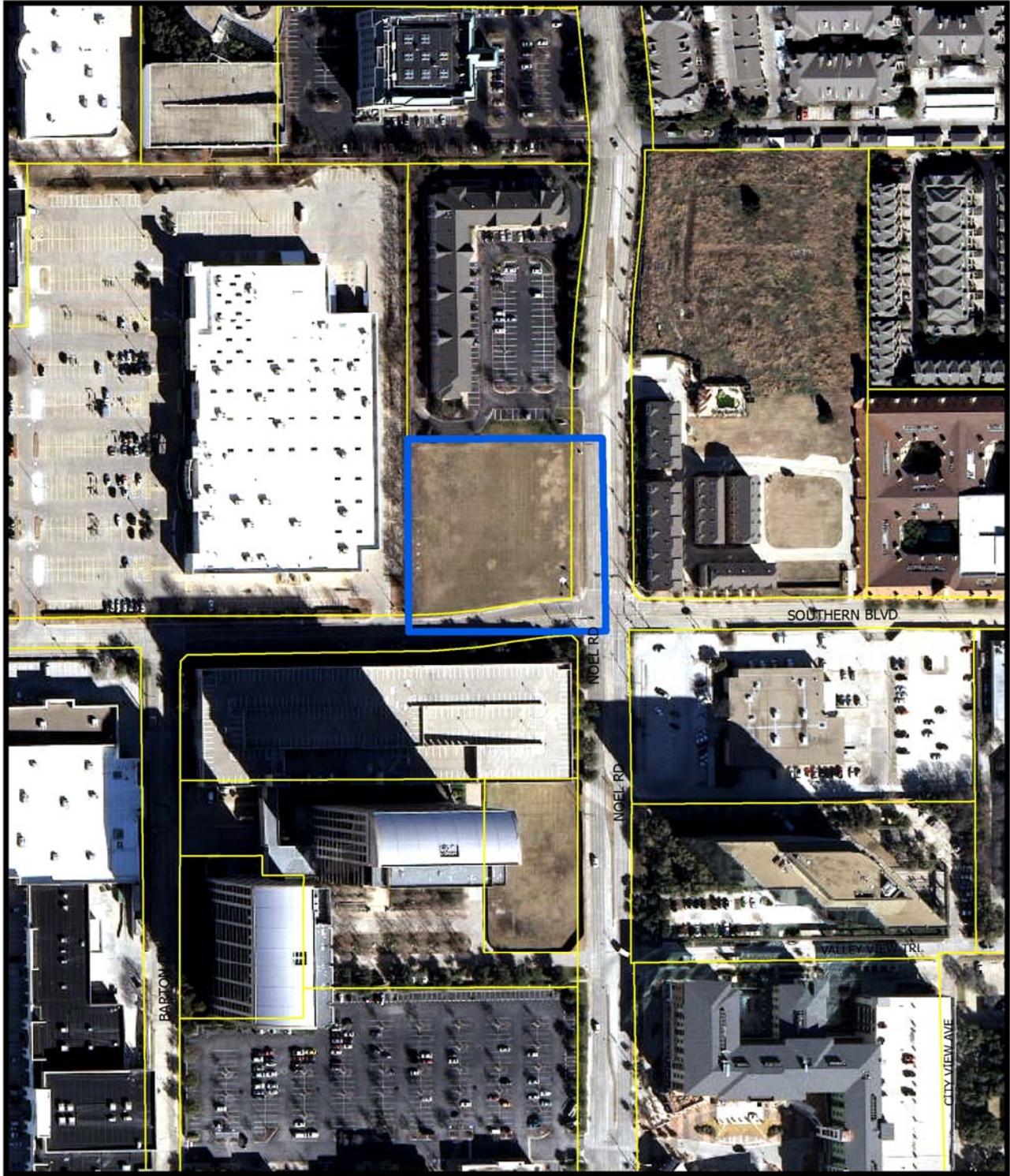
**Karimian Design Group**  
ARCHITECTURE

A2

ANALYST SIGN

2-20-11



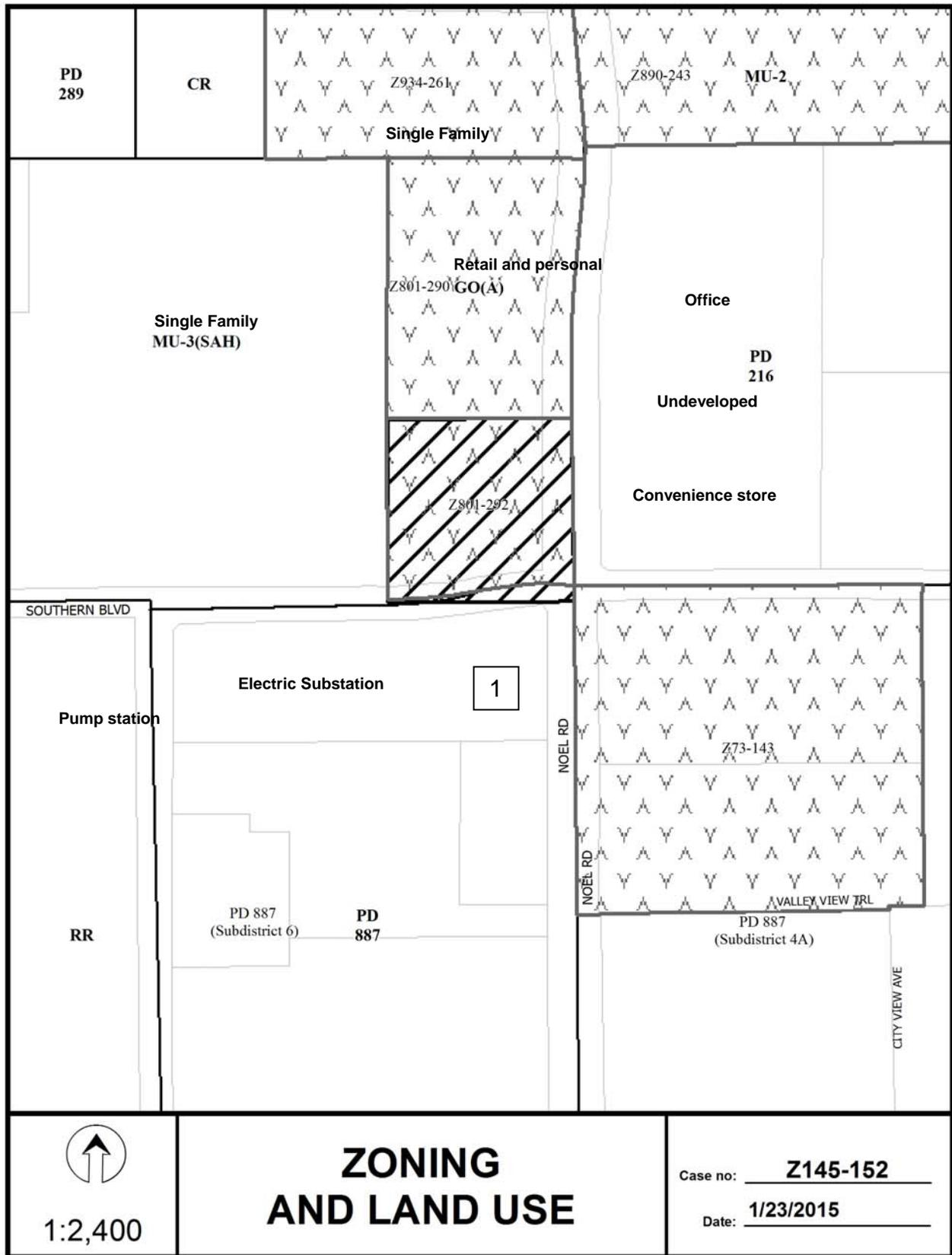


1:2,400

# AERIAL MAP

Case no:           Z145-152          

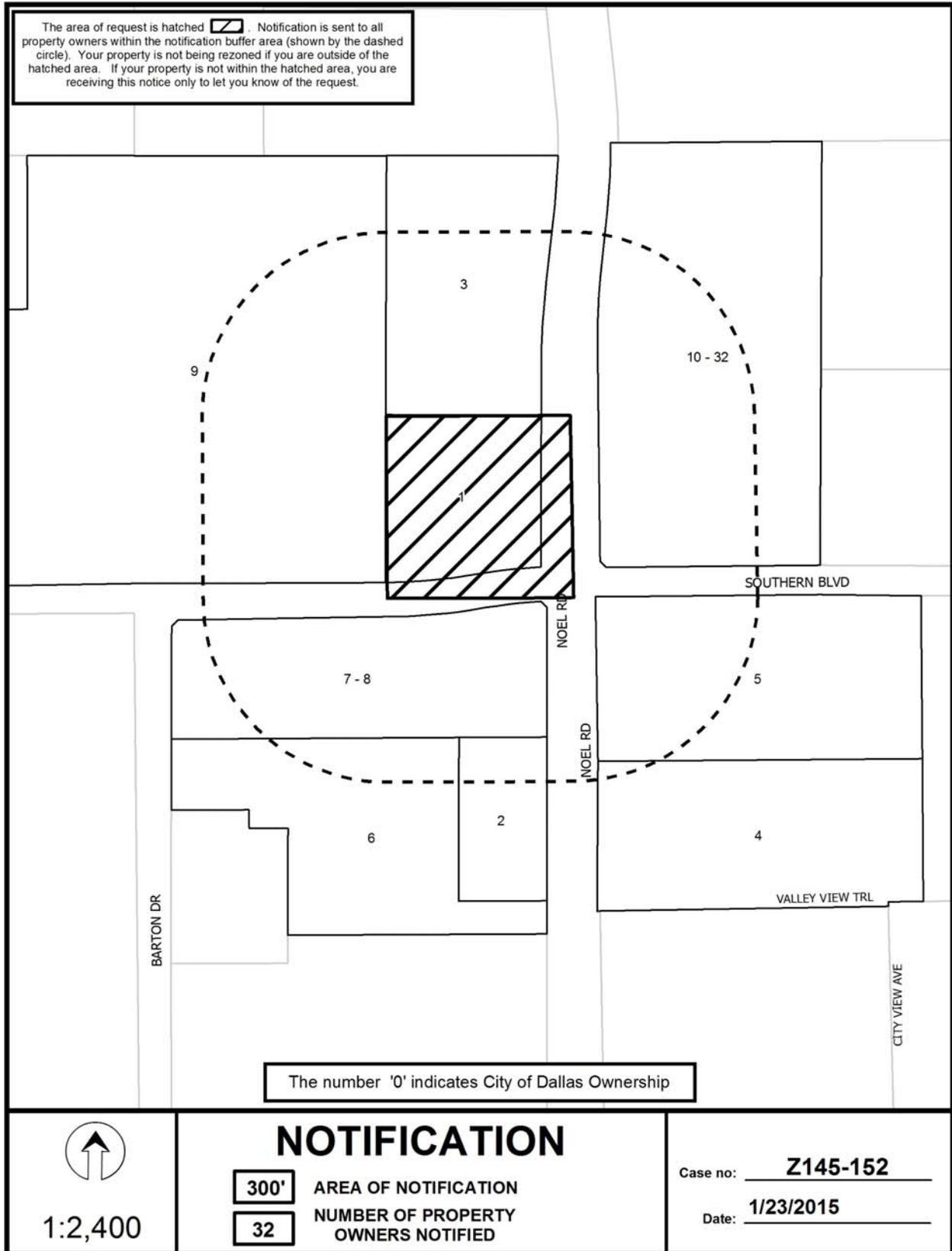
Date:           1/23/2015



  
1:2,400

# ZONING AND LAND USE

Case no: Z145-152  
Date: 1/23/2015



01/22/2015

***Notification List of Property Owners******Z145-152******32 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13907 NOEL RD	SOUTHERN GALLERIA
2	13651 NOEL RD	GALLERIA HORIZONTAL ASSET LLC
3	13939 NOEL RD	HPT CW PROPERTIES TRUST
4	13760 NOEL RD	ST NOEL LP
5	13780 NOEL RD	U S POSTAL SERVICE
6	13737 NOEL RD	IPERS GALLERIA NORTH TOWER I INC
7	13741 NOEL RD	FSP GALLERIA NORTH LP ETA &
8	13741 NOEL RD	GALLERIA HORIZONTAL ASSET LLC
9	13910 DALLAS PKWY	BED BATH & BEYOND INC
10	13900 NOEL RD	CORREA HERMINIA
11	13900 NOEL RD	PHAM CHI & NGUYEN AUTUMN
12	13900 NOEL RD	MULVILL SEAN & IVANA
13	13900 NOEL RD	SABETI ARMIN & WENDY
14	13900 NOEL RD	GUERRA KARINA
15	13900 NOEL RD	CHONG MYONG S
16	13900 NOEL RD	MALIK IMAD &
17	13900 NOEL RD	POND ROBERT S
18	13900 NOEL RD	BEAUSTON WILLIAM
19	13900 NOEL RD	HILL CHRISTOPHER M
20	13900 NOEL RD	FLUCHAIRE SILVIA
21	13900 NOEL RD	CHEN CHENG CHIEH
22	13900 NOEL RD	ARCHER ANGELA
23	13900 NOEL RD	HAGHI BEHZAD & YVETTE
24	13900 NOEL RD	NGO MAI T
25	13900 NOEL RD	ROBINSON MARIA C
26	13900 NOEL RD	FLUCHAIRE SYLVIA

Z145-152 (OTH)

01/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13900 NOEL RD	VILLERE MICHAEL PIERRE
28	13900 NOEL RD	SANDOVAL GREGORY ALAN
29	13900 NOEL RD	WYLIE CINDY L
30	13900 NOEL RD	WINSLOW WARREN A III
31	13900 NOEL RD	SU KORBAN C
32	13900 NOEL RD	COLLI JULIANA M