



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 7, 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) **S145-134**
(CC District 2)

An application to create one 0.618-acre lot from a tract of land in City Block 2699 on property located at 7446 East Grand Avenue southwest of Gaston Avenue.
Applicant/Owner: J & K Investments, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: April 8, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S145-135**
(CC District 9)

An application to create one 1.850-acre lot from a tract of land in City Block 7042 on property located at Ferguson Road and Lakeland Drive, west corner.
Applicant/Owner: CVS Pharmacy, Inc.
Surveyor: Winkelmann & Associates, Inc.
Application Filed: April 8, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-137**
(CC District 2)
- An application to replat a 5.474-acre tract of land containing all of Lots 1 through 10 in City Block 2/692 and a 20-foot alley to be abandoned into one 2.486-acre lot; all of Lots 4 and 5 in City Block 3/693 into one 0.431-acre lot; and all of Lots 6, 7, 8, 9, 9A, and 10A in City Block 3/693 into one 1.142-acre lot; and all of Lots 15 through 21 in City Block D/1491 into one 1.415-acre lot on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street.
- Applicant/Owner: Trammell Crow Residential/James and Charlotte Deaton, George and Joyce Wruck; Bennett 1909, LLC, and Bennett Garrett 139, Ltd.; Larkspur Sycamore, LP and Larkspur Monarch, LLC.
- Surveyor: Kimley-Horn Engineers and Associates, Inc.
- Application Filed: April 08, 2015
- Zoning: PD 914 and MF-2(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-138**
(CC District 8)
- An application to create a 1.086-acre lot from a tract of land in City Block 6631 into one lot on property located on East Camp Wisdom Road, east of I-35E.
- Applicant/Owner: Phyliss Fogle
- Surveyor: Sempco Surveying, Inc.
- Application Filed: April 8, 2015
- Zoning: RR
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-139**
(CC District 2)
- An application to replat a 5.8364-acre tract of land containing an abandoned portion of Brown Street, an abandoned 10 foot wide alley right-of-way, an abandoned 12.5 foot wide alley right-of-way, and an abandoned 15 foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive.
- Applicant/Owner: Corrigan Investment Partners, LP.
- Surveyor: Kimley-Horn and Associates, Inc.
- Application Filed: April 8, 2015
- Zoning: WMU-8
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S145-140**
(CC District 7)

Tract I: An application to replat a 9.28-acre tract of land in City Block 6100 into one lot on property located northeast of the terminus of Linfield Road, east of State Highway 310.

Tract II: An application to replat a 74.74 acre tract of land containing part of City Blocks 6/6100, 6B/6100, 7/6100, 7A/6100, 8/6100, and City Block 8A/6100 and an abandoned portion of Slagle Street, all of abandoned Jaffee Street, all of abandoned Lackey Street, part of abandoned Everman Street, all of abandoned Belden Avenue, all of abandoned Will Hope Street, a 20-foot alley abandonment, and a 10-foot alley easement to be abandoned into one lot on property located at the northeast corner of Linfield Road and State Highway 310.

Owner: Union Pacific Railroad Company

Surveyor: Halff Associates, Inc.

Application Filed: April 8, 2015

Zoning: IR, IM, CS, with D Overlay

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S145-141**
(CC District 2)

An application to replat a 5.556-acre tract of land containing all of "Tract I" in City Block B/2796 and an unplatted tract of land in City Block 7926 into one 1.963-acre lot, and one 3.593-acre lot on property located on Hinton Street at Riverside Drive, southwest corner.

Applicant/Owner: Southern Leasing, Inc., Paper Tubes & Sales Co.; Dallas Area Rapid Transit

Surveyor: Raymond L. Goodson Jr., Inc.

Application Filed: April 8, 2015

Zoning: MU-3

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S145-143**
(CC District 2)

An application to replat a 1.030-acre tract of land containing all of Lots 1, 2, 3, 4, 13 and 14 in City Block A/5709 into one lot on property located on Sadler Circle at Inwood Road, north corner.

Applicant/Owner: Maplewood Partners, Ltd.

Surveyor: Raymond L. Goodson, Jr.; Inc.

Application Filed: April 8, 2015

Zoning: IR

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S145-144**
(CC District 14)
- An application to create a 3.904-acre lot from a tract of land containing all of City Block M/720 of the "Subdivision of Block G & M of the Good Homestead"; and part of City Block M/271 excluding a portion of Lots 1 and 2, all in "Good's Homestead Addition, an unrecorded plat" and a portion of Florence Street to be abandoned to create three lots on property bounded by Good-Latimer Expressway, Live Oak Street, Cantegral Street, and Lodge Street.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: April 9, 2015
Zoning: PD 298, Subarea 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S145-145**
(CC District 3)
- An application to create one 3.507-acre lot from a tract of land located in part of City Blocks 6113 and 8724 on property located on Mountain Creek Parkway and Interstate Highway 20, northeast corner.
Applicant/Owner: Victron Stores, LP/TC Mt. Creek Land Partners, LP
Surveyor: Pacheco Koch, LLC
Application Filed: April 9, 2015
Zoning: PD 521 (B), North Zone
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S145-146**
(CC District 9)
- An application to create one 0.9894-acre lot from a tract of land located in City Block 5414 on property located on 6451 Eastridge Drive, southeast of Skillman Street.
Applicant/Owner: Conifer Real Estate / Betty Rosenfeld
Surveyor: JDJR Engineers & Consultants, Inc.
Application Filed: April 9, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S145-147**
(CC District 11)
- An application to replat a 4.722 acre tract of land containing all of Lot 2 in City Block 8707 into one 2.645-acre lot fronting on the Dallas North Tollway, and one 2.077-acre lot fronting on the west line of Knoll Trail Drive north of Arapaho Road.
Applicant/Owner: Granite One West, Ltd., Knoll Office Investments, LLC.
Surveyor: Pacheco Koch
Application Filed: April 9, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S145-148**
(CC District 1)
- An application to create one 0.053-acre lot, and one 0.779-acre lot from a 0.832-acre tract of land on property located on Plowman Avenue between Julian Avenue and Morgan Street.
Applicant/Owner: Larkspur Development, LP/Marc C. Holleman
Surveyor: Gonzalez & Schneeberg
Application Filed: April 9, 2015
Zoning: PD 468, Sub-district 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S145-151**
(CC District 14)
- An application to replat an 8.306-acre tract of land containing all of Lots 1 and 2 in City Block 2/2066 and all of Lot 9 in City Block 1/2065, all of abandoned Bonita Avenue, and all of the abandoned alley between Lots 1 and 2 in City Block 2/2066 into one lot on property located on Belmont Avenue between Summit Avenue and Greenville Avenue.
Applicant/Owner: Columbia Pacific Advisors, LLC
Surveyor: Pacheco Koch
Application Filed: April 10, 2015
Zoning: MF-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S145-152**
(CC District 8)
- An application to create one 10.08-acre lot from a tract of land in City Block 7553 on property located on Old Hickory Trail south of Interstate Highway 20.
Applicant/Owner: Gruene Interest Services, LLC / PRA Preston, LP
Surveyor: Halff Associates
Application Filed: April 10, 2015
Zoning: MF-2(A), RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S145-153**
(CC District 8)
- An application to create one 2.437-acre lot from a tract of land in City Block 7569 on property located at the terminus of Forest Meadow Trail, south of Oak Glen Trail.
Applicant/Owner: Justin Clemons & Kelly Clemons
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: April 10, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (17) **S145-155**
(CC District 2)
- An application to replat a 4.67-acre tract of land located in City Block 1/7926 into one lot on property located on River Bend Drive, east of IH-35E.
Applicant/Owner: Optimum Re Insurance Company
Surveyor: CBG Surveying, Inc.
Application Filed: April 10, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S145-156**
(CC District 6)
- An application to replat a 1.347-acre tract of land containing part of Lots 13, 15, and 16 and all of Lot 14 in City Block 59/7905 to create one lot on Medical District Drive, west of IH-35E (Stemmons Freeway).
Applicant/Owner: Trinity Industries, Inc.
Surveyor: North Texas Surveying, LLC.
Application Filed: April 10, 2015
Zoning: IR, MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (19) **S145-157**
(CC District 14)
- An application to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner.
Applicant/Owner: Titan Urban Development LLC.
Surveyor: Kadlek & Associates.
Application Filed: April 10, 2015
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (20) **S145-158**
(CC District 9)
- An application to replat a 2.65-acre tract of land containing all of Lot 2 and a 1.56-acre tract of land in City Block F/4414 into one 1.37-acre lot and one 1.28-acre lot on property located on Garland Road, southwest of Knob Oak Drive.
Applicant/Owner: Carmel Car Wash – Garland, LLC
Surveyor: Kaz Surveying, Inc.
Application Filed: April 10, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (21) **S145-159**
(CC District 2)
- An application to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into one lot on property located on Canton Street at Farmers Market Way.
- Applicant/Owner: Canton Commerce Partners, Ltd.
Surveyor: Kadleck & Associates
Application Filed: April 10, 2015
Zoning: PD 357, Sub district 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (22) **S145-150**
(CC District 13)
- An application to replat a 30.829-acre tract of land containing all of City Blocks A/7518, C/6138, D/6138, and E/6138 into one 0.269-acre lot, one 9.265-acre lot, one 9.899-acre lot, and one 11.396-acre lot, and to remove the existing 25 foot platted building lines along the northerly line of Meadow Road, and remove the platted building lines along both sides of abandoned Treehouse Lane on property located on Meadow Road, east of Manderville Lane.
- Applicant/Owner: TKG Valencia Midtown, LP; HT Midtown, L.P.
Surveyor: Jacobs Engineering
Application Filed: April 10, 2015
Zoning: PD 745, Tract B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D145-013**
Olga Torres-Holyoak
(CC District 2)
- An application for a development plan in Subdistrict 1, Planned Development District No. 759 on the north corner of West Mockingbird Lane and Forest Park Road.
- Staff Recommendation: **Approval**
Applicant: M&M Hotel Venture LLC
Representative: David Meyers, Kimley-Horn

Miscellaneous Items – Under Advisement:

- D145-010**
Olga Torres-Holyoak
(CC District 13)
- An application for a development plan and landscape plan on Tract C within Planned Development District No. 745 on the south line of Midtown Boulevard, between Central Expressway and Manderville Lane.
- Staff Recommendation: **Approval**
Applicant: Zahir Ismail
Representative: Jamie Ploetzner
U/A From: April 16, 2015

Certificates of Appropriateness for Signs:

1502195017

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Andreea Ros of National Signs, LLC., for a 20 square-foot detached premise sign on property at 2200 Ross Avenue (North elevation)

Staff Recommendation: **Approval** of a 20 square-foot detached premise sign (North elevation)

SSDAC Recommendation: **Approval** of a 20 square-foot detached premise sign (North elevation)

Applicant: Hines Reit

1503271077

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Patrick Noonan of Technology Media Group (TMG) for a 118.64 square-foot attached premise sign on the north elevation of property at 400 N. Lamar Street (North elevation).

Staff Recommendation: **Approval** of a 118.64 square-foot attached premise sign, North elevation (N. Lamar Street).

SSDAC Recommendation: **Approval** of a 118.64 square-foot attached premise sign, North elevation (N. Lamar Street).

Applicant: Star Liquor

1503271040

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for one 70 square-foot detached premise on the north elevation of property at 400 Crescent Court (Maple Avenue).

Staff Recommendation: **Approval** of a 70 square-foot detached premise sign on the north elevation (Maple Avenue).

SSDAC Recommendation: **Approval** of a 70 square-foot detached premise sign on the north elevation (Maple Avenue).

Applicant: Crescent Hotel

1503271044

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for one 70 square-foot detached premise sign on the west elevation of property at 400 Crescent Court (Cedar Springs Road).

Staff Recommendation: **Approval** of a 70 square-foot detached premise sign on the west elevation (Cedar Springs Road).

SSDAC Recommendation: **Approval** of a 70 square-foot detached premise sign on the west elevation (Cedar Springs Road).

Applicant: Crescent Hotel

1503101029

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc., for a 162 square-foot attached premise sign on the northwest elevation of property at 1601 McKinney Avenue (Alamo Street).

Staff Recommendation: **Approval** of a 162 square-foot attached premise sign on the northwest elevation (Alamo Street).

SSDAC Recommendation: **Approval** of a 162 square-foot attached premise sign on the northwest elevation (Alamo Street).

Applicant: El Fenix Restaurant

1503251048

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 243 square-foot attached premise sign on the west elevation of property at 2510 McKinney Avenue (McKinney Avenue).

Staff Recommendation: **Approval** of a 243 square-foot attached premise sign on the west elevation (McKinney Avenue).

SSDAC Recommendation: **Approval** of a 243 square-foot attached premise sign on the west elevation (McKinney Avenue).

Applicant: Whole Foods Market

1503251051

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 71.33 square-foot attached premise sign on the south elevation of property at 2510 McKinney Avenue (Fairmount Street).

Staff Recommendation: **Approval** of a 71.33 square-foot attached premise signs on the south elevation (Fairmount Street).

SSDAC Recommendation: **Approval** of a 71.33 square-foot attached premise signs on the south elevation (Fairmount Street).

Applicant: Whole Foods Market

Zoning Cases - Consent:

1. **Z145-166(WE)**

Warren Ellis
(CC District 10)

An application for an amendment to Planned Development District No. 456 along the south line of Forest Lane, the north line of Stults Road, west of Shepherd Road.

Staff Recommendation: **Approval**, subject a conceptual plan, development plan for Subareas A and B, development plan for Subarea C, Phase I, and B and conditions.

Applicant: Presbyterian Village North LLC

Representative: Robert Baldwin - Baldwin Associates

2. **Z145-177(SM)**

Sarah May
(CC District 9)

An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, southeast of Cayuga Drive, northeast of Naylor Street and north of Peavy Road.

Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.

Applicant/Representative: Audra Buckley, Permitted Development

3. **Z145-196(AF)**
Aldo Fritz
(CC District 8)

An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Tract 3, Subdistrict 2 of Planned Development District No. 535, C.F. Hawn Special Purpose District No. 3 on the east line of Cade Road, south of C.F. Hawn Freeway.
Staff Recommendation: **Hold under advisement until May 21, 2015.**
Applicant/Representative: Jose Guadalupe Velazquez
4. **Z145-197(AF)**
Aldo Fritz
(CC District 1)

An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District at the southeast corner of West 10th Street and South Marlborough Avenue.
Staff Recommendation: **Approval**
Applicant: Javier A. Valadez
5. **Z145-198(CG)**
Carrie Gordon
(CC District 13)

An application for the renewal of Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85, on the east corner of Greenville Avenue and Pineland Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions.
Applicant: Michael Nazarian, M.D.
Representative: Ken Lurich - Lurich Realty Services, Inc.
6. **Z145-200(AF)**
Aldo Fritz
(CC District 3)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Herbert D. Weitzman
Representative: Santos Martinez, Masterplan
7. **Z145-201(SM)**
Sarah May
(CC District 5)

An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District, south of Lake June Road, east of North Jim Miller Road.
Staff Recommendation: **Approval**
Applicant: Enrique Castillo

8. **Z145-207(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 on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the northeast corner of Elm Street and North Good Latimer Expressway.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Eleven Entertainment, LLC
- Representative: Audra Buckley - Permitted Development

Zoning Cases – Under Advisement:

9. **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
- U/A From: April 2, 2015
10. **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
- U/A From: April 2, 2015
11. **Z145-189(AF)**
Aldo Fritz
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, on the northwest corner of Bell Avenue and Greenville Avenue.
- Staff Recommendation: **Approval** for a four-year period, subject to conditions.
- Applicant: Simon McDonald
- U/A From: April 16, 2015

Zoning Cases – Individual:

12. **Z134-319(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development District for certain CS Commercial Service District Uses and a Mini-warehouse use and the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway.
Staff Recommendation: **Denial**
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin
13. **Z145-153(RB)**
Richard Brown
(CC District 13)
An application for an amendment to Subarea B portion of Planned Development District No. 745, on property within the northeast quadrant of Meadow Road and Manderville Lane.
Staff Recommendation: **Approval**, subject to a new street section plan, Subarea B master concept landscape plan, and staff's recommended revised conditions.
Applicant: TKG Valencia-Midtown, LLC, HT Midtown, LP
Representative: Suzan Kedron
14. **Z145-208(WE)**
Warren Ellis
(CC District 2)
An application for a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District on the west corner of Inwood Road and Brown Street.
Staff Recommendation: **Approval**, subject a revised regulating plan.
Applicant: FF Realty II, LLC
Representative: Suzan Kedron - Jackson Walker LLP

Landmark Commission Appeal:

- Mark Doty
(CC District 7)
An appeal of the Landmark Commission's decision to deny Certificate of Demolition CD145006(MD) at 2835 Tanner Street within the Wheatley Place Historic District.
Staff Recommendation: **Denial**
Landmark Commission Recommendation: **Denial**

Authorization of Hearing

- Donna Moorman
(CC District 2)
Consideration of a public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses in an area bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line with consideration given to appropriate zoning for the area including use, development standards, and other appropriated regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: April 16, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 7, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 7, 2015, City Hall, 1500 Marilla Street, in L1FN Auditorium, at 9:00 a.m. to consider **(1) DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations

TRANSPORTATION COMMITTEE MEETING - Thursday, May 7, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 10:00 a.m., to consider **(1)** An amendment to the CBD Streets and Vehicular Circulation Plan to delete the Pearl/Cesar Chavez Connection between Cesar Chavez Boulevard and Canton/Taylor Street.

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. 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: 7446 East Grand Avenue southwest of Gaston Avenue.

DATE FILED: April 8, 2015

ZONING: CR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.618-acre

MAPSCO: 37X

APPLICANT/OWNER: J & K Investments, LLC.

REQUEST: An application to create one 0.618-acre lot from a tract of land in City Block 2699 on property located at 7446 East Grand Avenue southwest of Gaston Avenue.

SUBDIVISION HISTORY:

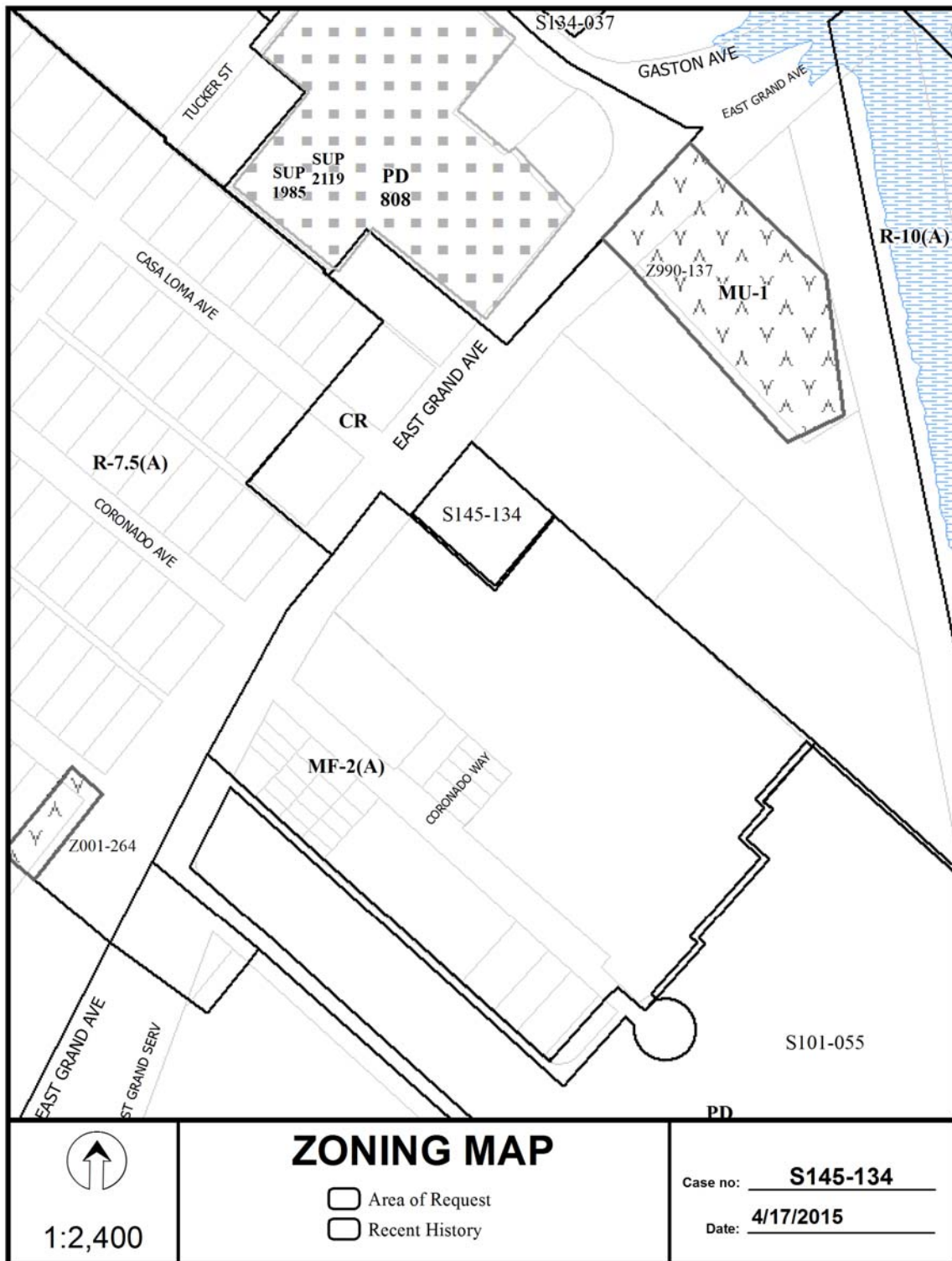
1. S101-055 was an application to replat a tract of land containing all of Lot 5A and Lot 7 of City Block A/2698 into one 13.3692 acre lot at the terminus of Coronado Avenue southeast of East Grand Avenue. The request was approved on March 3, 2011, and the final plat was recorded on June 7, 2012.

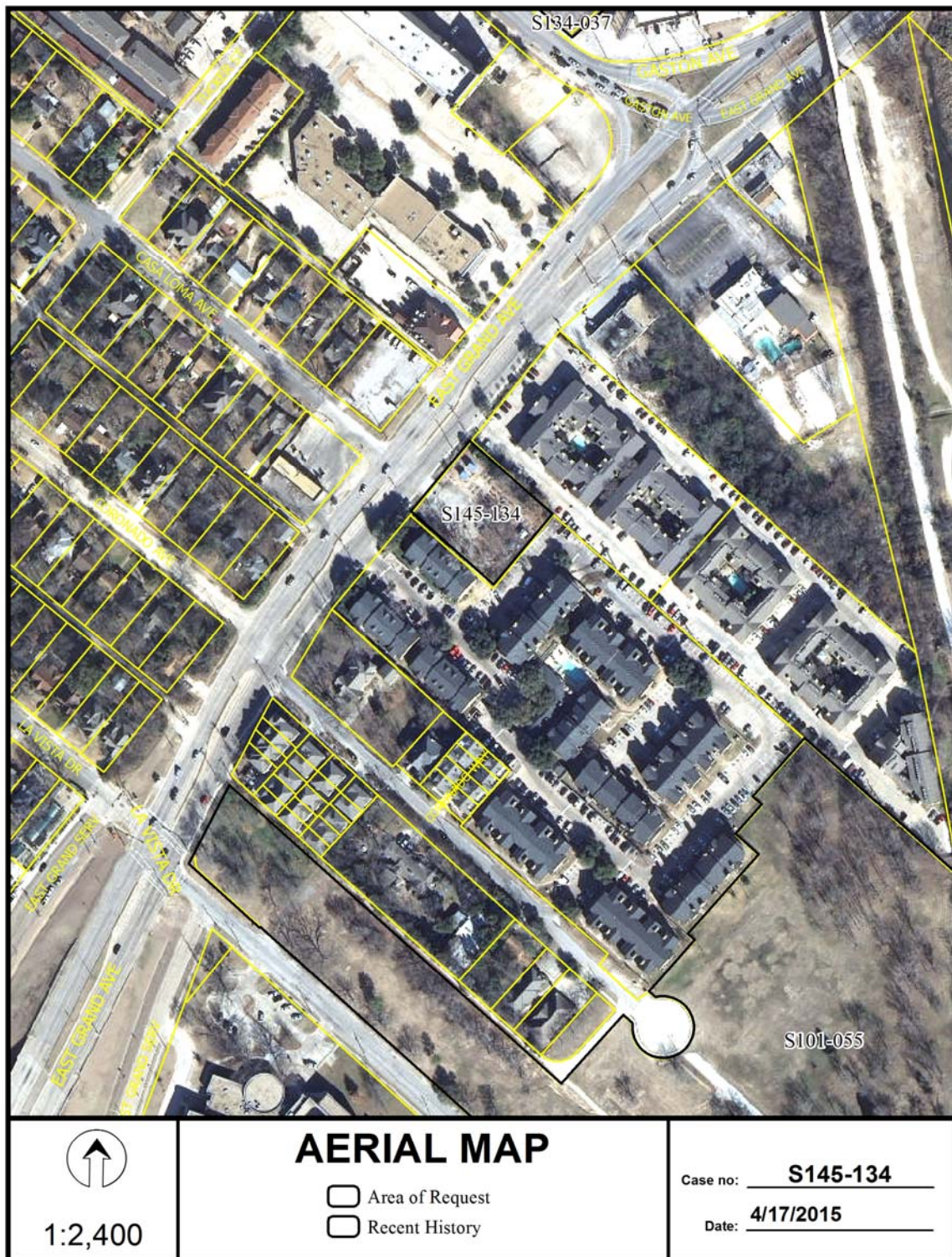
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of CR District; therefore, staff recommends approval subject to compliance with the following conditions:

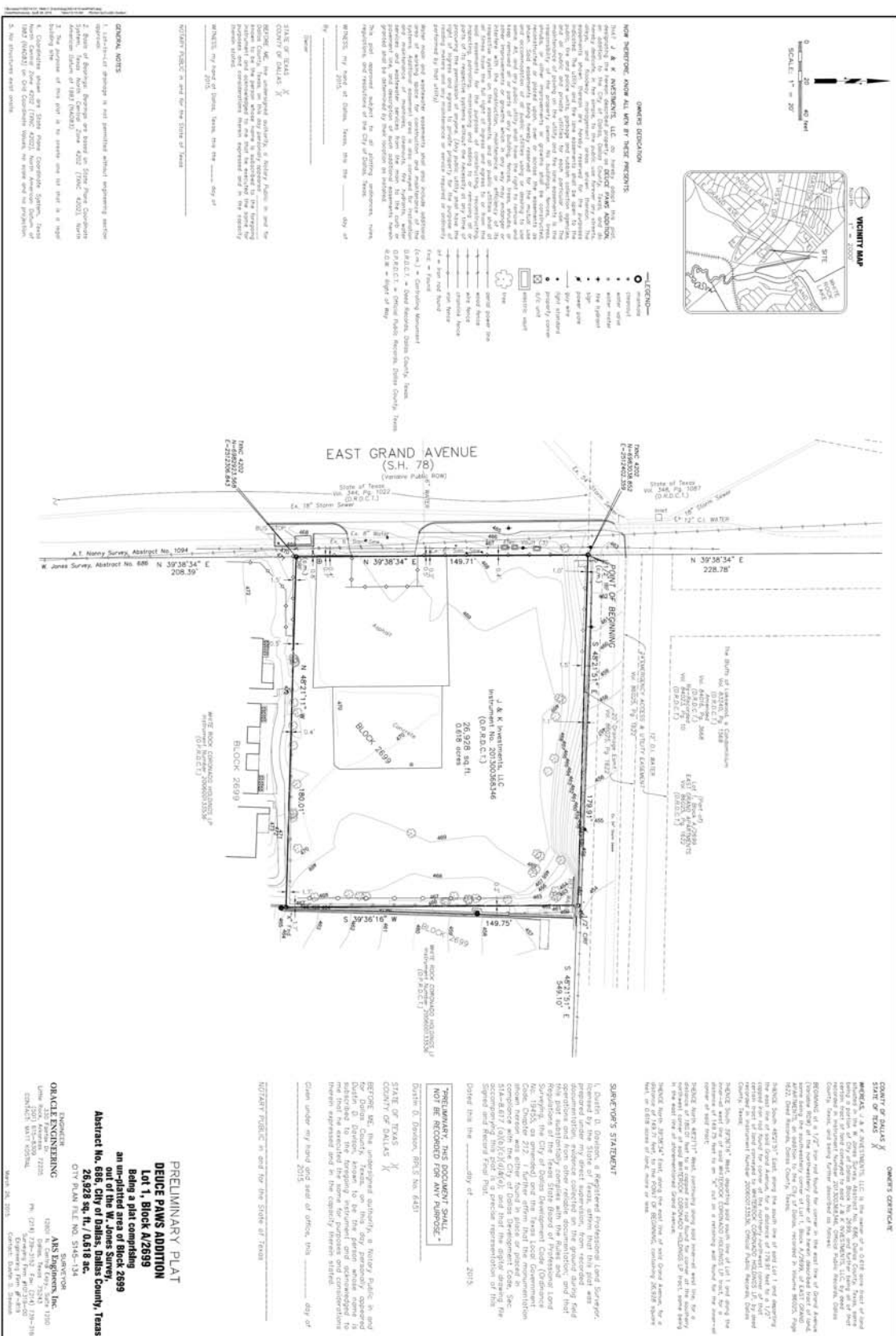
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.603; 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 Grand Avenue. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
13. On the final plat add note: “TXDOT approval may be required for any driveway modification or new access point(s).”
14. 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).
15. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
16. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1).
17. On the final plat identify the property as Lot 1 in City Bock B/2699. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Ferguson Road at Lakeland Drive, west corner.

DATE FILED: April 8, 2015

ZONING: CR

CITY COUNCIL DISTRICT: 9

SIZE OF REQUEST: 1.850-acre

MAPSCO: 38W

APPLICANT/OWNER: CVS Pharmacy, Inc.

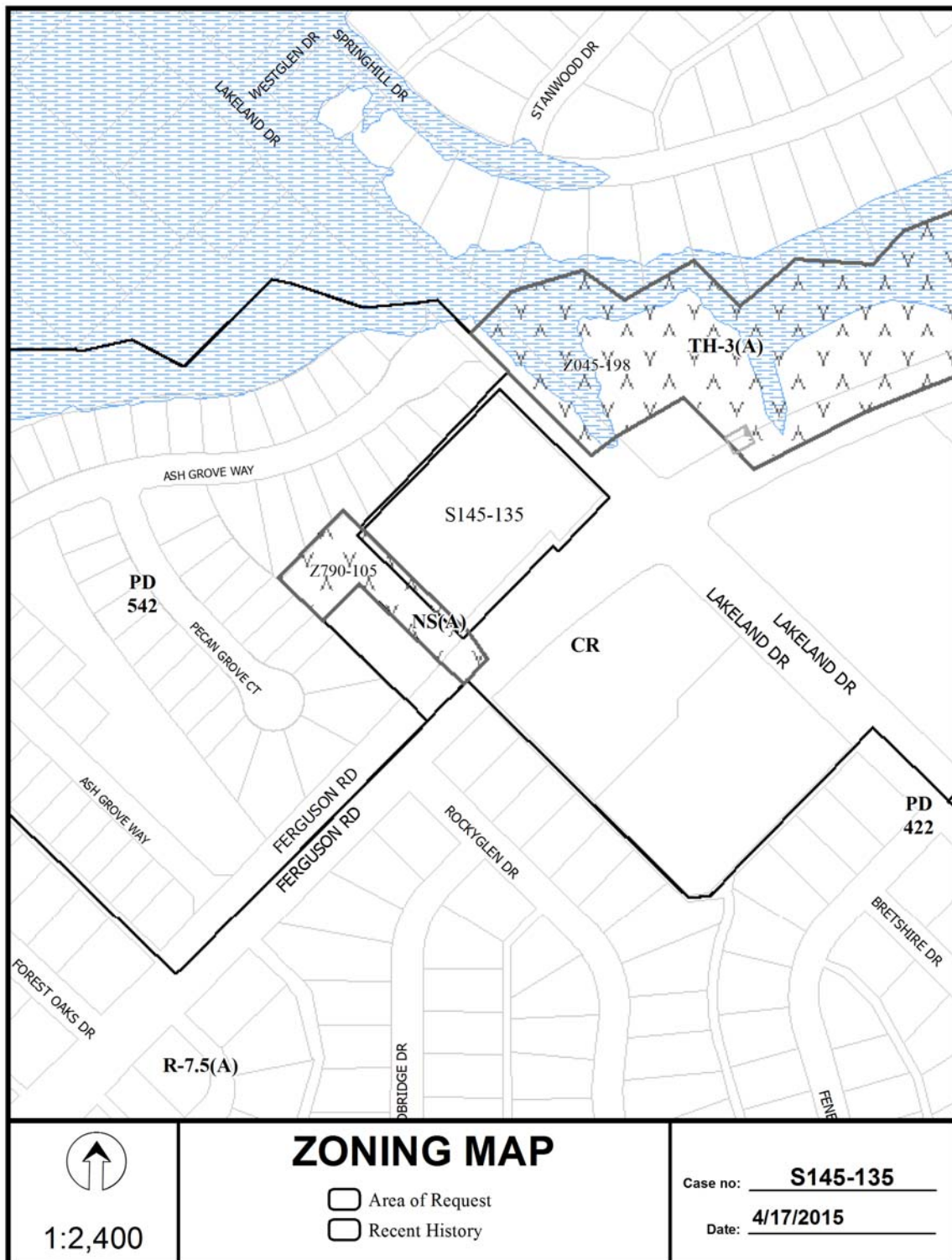
REQUEST: An application to create one 1.850-acre lot from a tract of land in City Block 7042 on property located at Ferguson Road and Lakeland Drive, west corner.

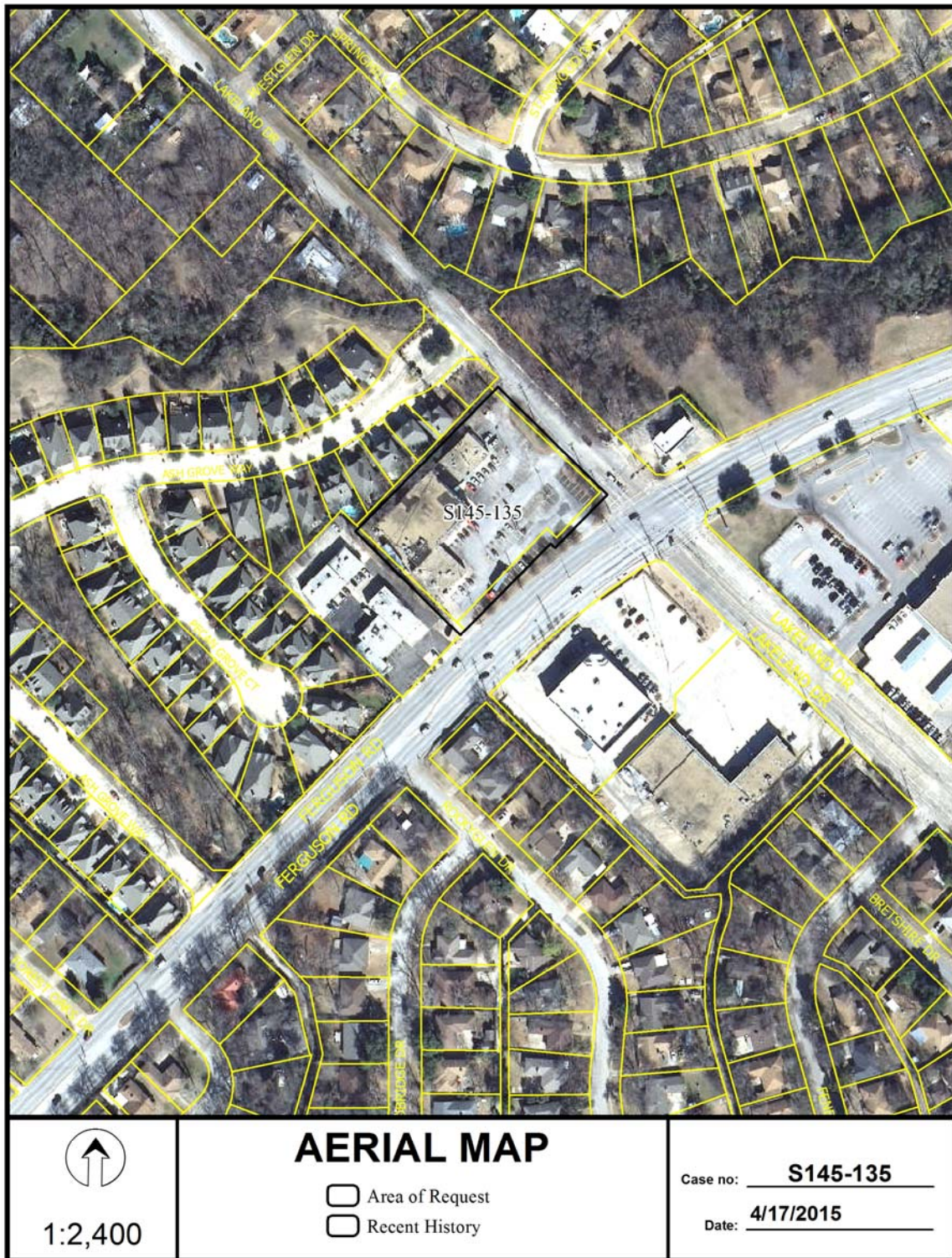
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. 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 1. 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 51A-8.603; 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 15-foot by 15-foot corner clip at Ferguson Road and Lakeland Drive. Section 51A-8.602(d)(1).
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 show recording information on all existing easements within 150 feet of the property. Survey Manual.
15. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
16. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
17. 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).
18. 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).
19. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg 1-10.
20. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
21. On the final plat identify the property as Lot 1 in City Block B/7042. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





LOCATION: Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street.

DATE FILED: April 8, 2015

ZONING: PD 914 and MF-2(A)

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 5.474-acre MAPSCO: 36W

APPLICANT/OWNER: Trammell Crow Residential/James and Charlotte Deaton, George and Joyce Wruck; Bennett 1909, LLC, and Bennett Garrett 139, Ltd.; Larkspur Sycamore, LP and Larkspur Monarch, LLC.

REQUEST: An application to replat a 5.474-acre tract of land containing all of Lots 1 through 10 in City Block 2/692 and a 20-foot alley to be abandoned into one 2.486-acre lot; all of Lots 4 and 5 in City Block 3/693 into one 0.431-acre lot; and all of Lots 6, 7, 8, 9, 9A, and 10A in City Block 3/693 into one 1.142-acre lot; and all of Lots 15 through 21 in City Block D/1491 into one 1.415-acre lot on property generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue and Monarch Street.

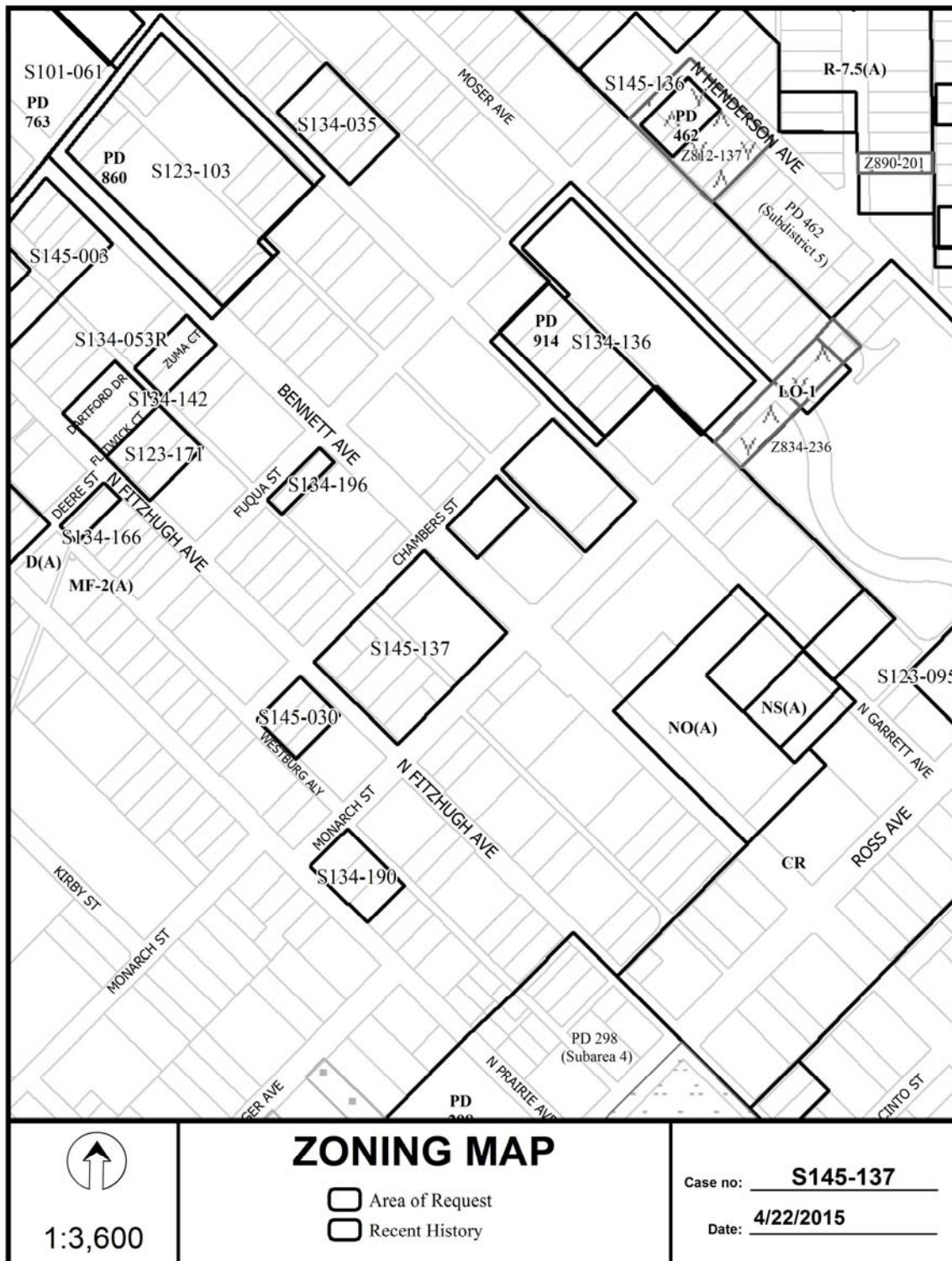
SUBDIVISION HISTORY:

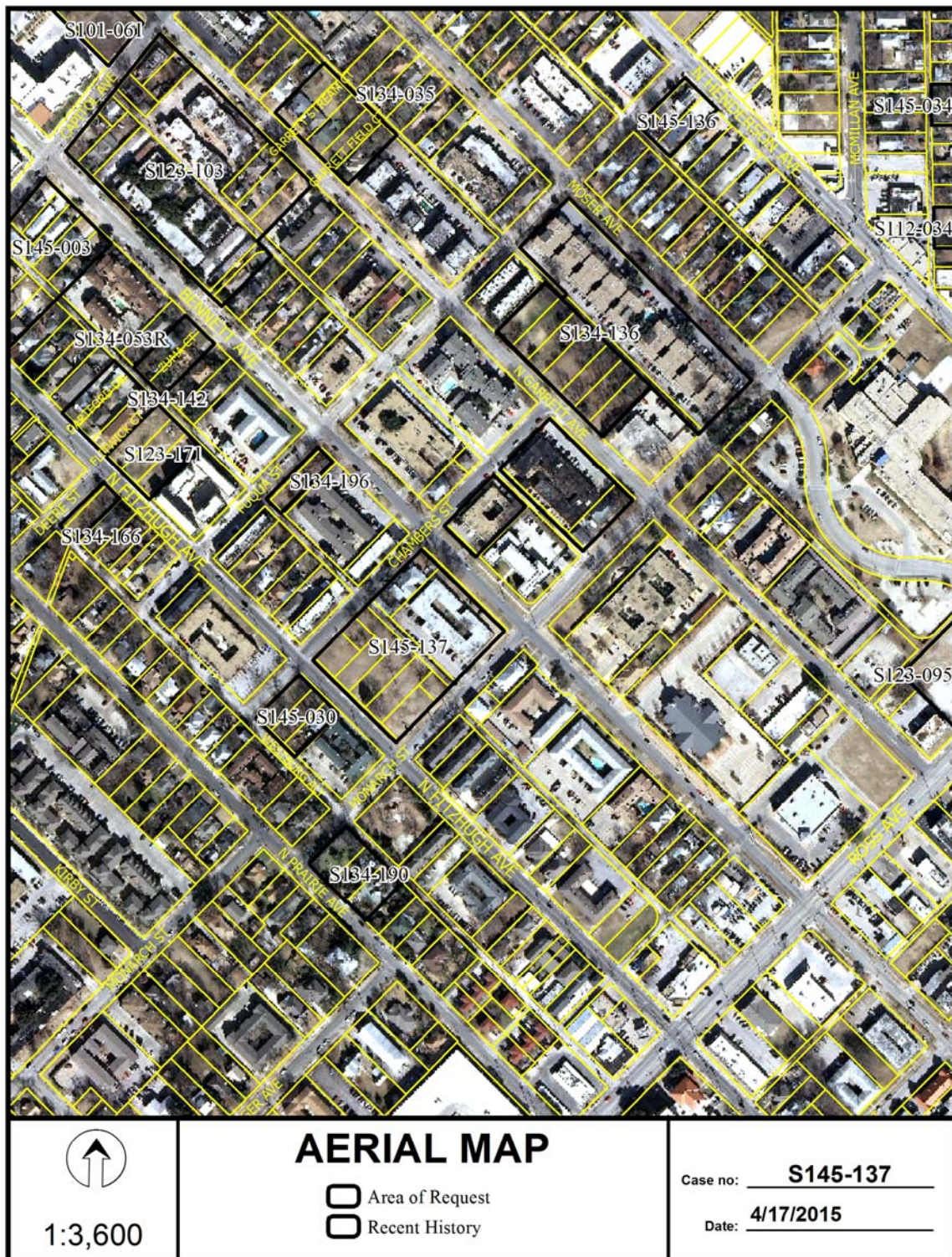
1. S145-030 is an application to replat a 0.463-acre tract land containing all of Lots 20, 21 and 22 in City Block 1/691 to create a 14 lot Shared Access Development with lots ranging in size from 1020 square feet to 1909 square feet on property located at 1913 through 1921 North Fitzhugh Avenue. The request was approved on December 14, 2014, and has not been recorded.
2. S134-196 was an application to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved on July 11, 2014, and has not been recorded.
3. S134-166 was an application northeast of the present request to replat a 0.196 tract of land containing part of Lot 5 in City Block 7/695 and part of tract of land in City block B/2008 into 3 lots ranging in size from 2251 square feet to 3189 square feet on property located on 2117 North Fitzhugh Avenue at Deere Street, south corner. The request was approved on June 19, 2014 but has not been recorded.
4. S134-136 is an application to replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on N. Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014, and has not been recorded.

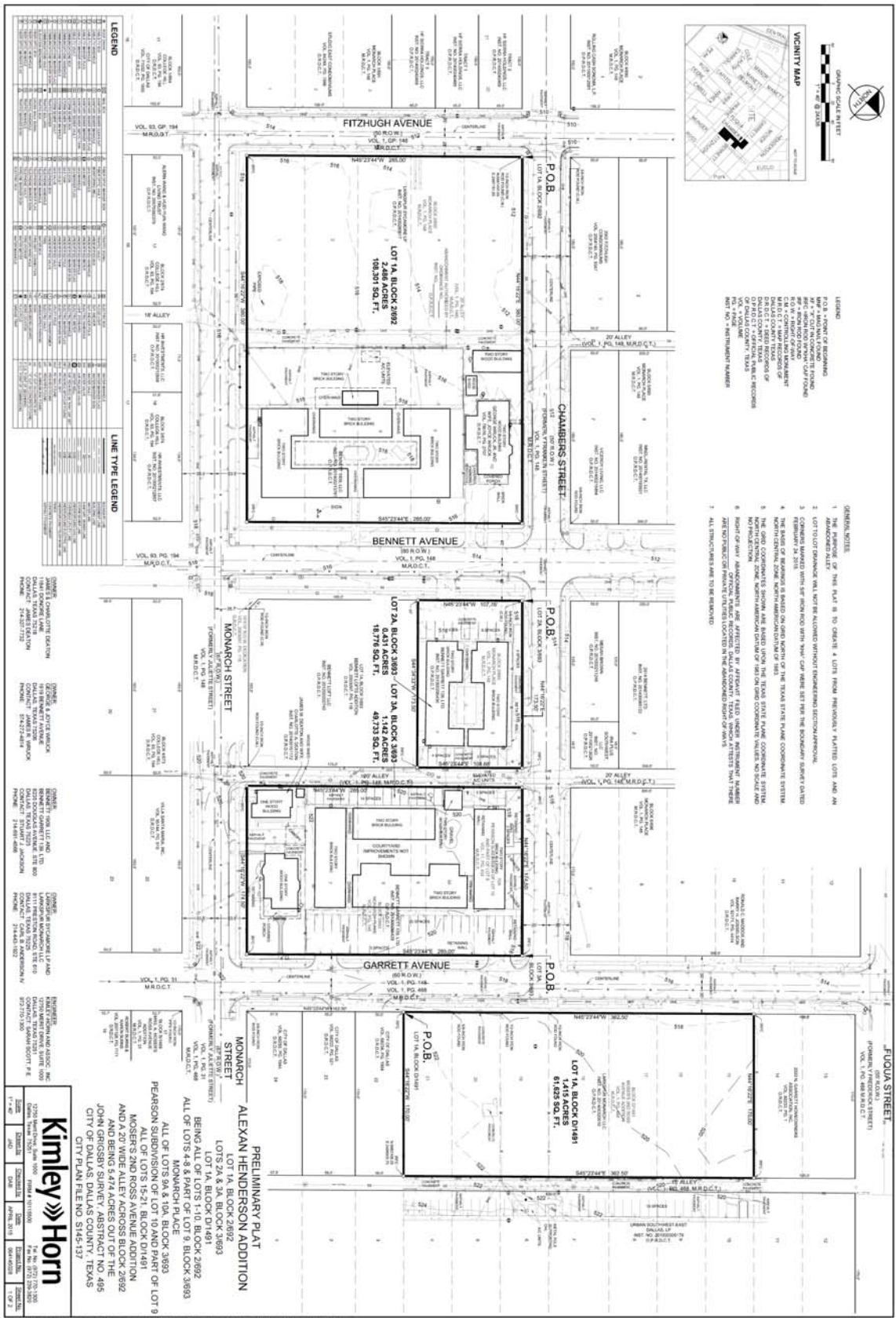
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 914 and the MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. 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 4. 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 28 feet of right-of-way from the established centerline of Fitzhugh Avenue. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)

13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Chambers Street. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the following intersections: Fitzhugh Avenue and Chambers Street; Chambers Street and Bennett Avenue (both sides); Bennett Avenue and Monarch Street; Monarch Street and Fitzhugh Avenue; Chambers Street and Garrett Avenue; and Garrett Avenue and Monarch Street. Section 51A-8.602(d)(1)
15. On the final plat dedicate a 15-feet by 15-feet Alley Sight Easement at the following: Chambers Street and the alley (both sides) and Monarch Street and they alley. Section 51A-8.602(c), Section 51-9.101
16. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-611(d), Section 51A-5.107
17. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
18. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
19. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standards affidavit requirements.
20. On the final plat, correct the Volume and Page of Monarch Place.
21. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
22. 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)
23. 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)
24. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)
25. On the final plat identify the property as Lot 1A in City Bock 2/692; Lots 4A and 6A in City Block 3/693; and Lot 15A in City Block D/1491. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)
26. A release from the Real Estate Division is required prior to submittal of the final plat for the Chairman's signature.
27. On the final plat show the abandonment of the alley as "Abandonment authorized by Ordinance No. _____ and recorded _____. Utility easements retained."







LOCATION: East Camp Wisdom Road, east of I-35E.

DATE FILED: April 8, 2015

ZONING: RR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 1.086-acre **MAPSCO:** 64Z&V

APPLICANT/OWNER: Phylliss Fogle.

REQUEST: An application to create a 1.086-acre lot from a tract of land in City Block 6631 on property located on East Camp Wisdom Road, east of I-35E.

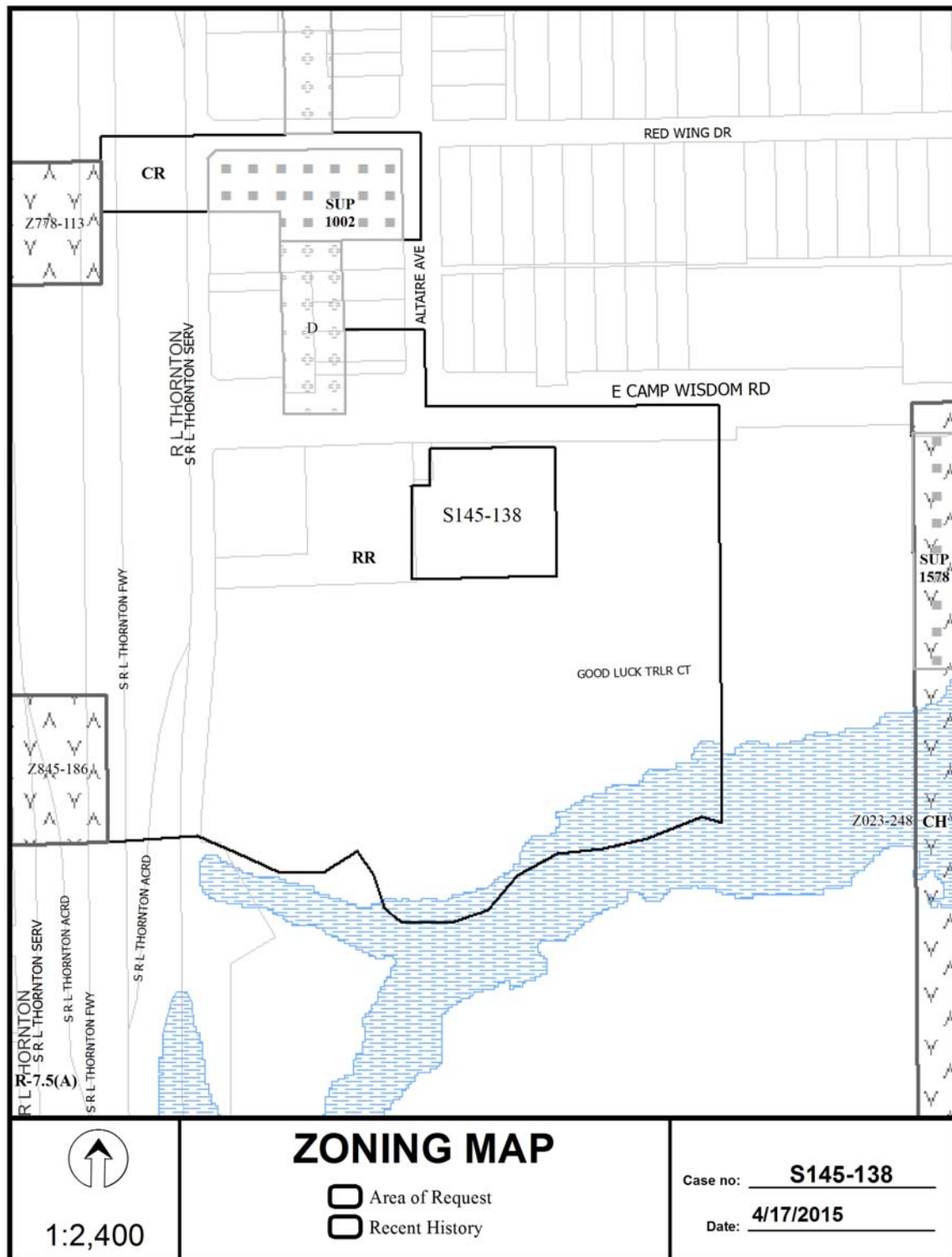
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

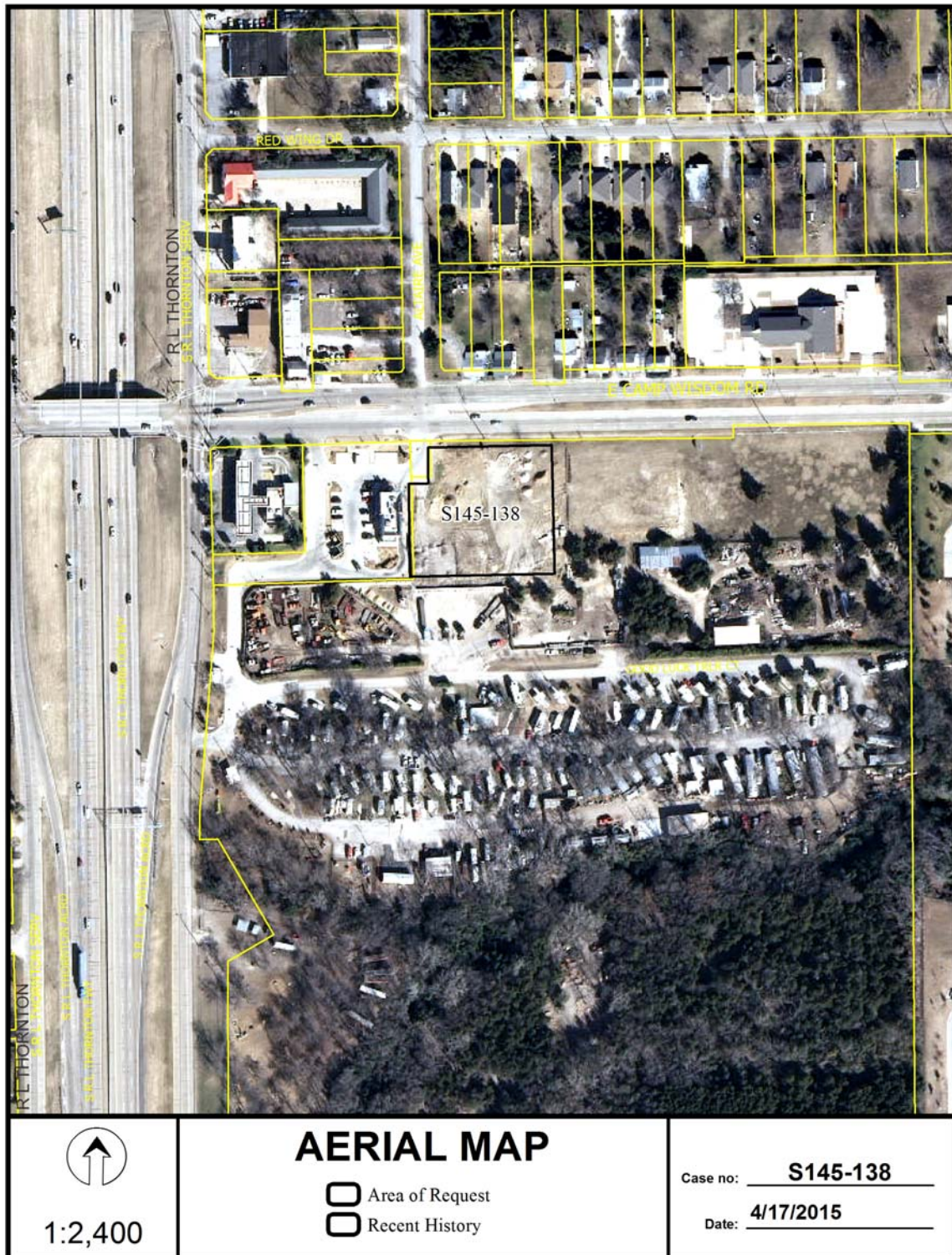
STAFF RECOMMENDATION: Staff concludes that the request complies with the RR district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

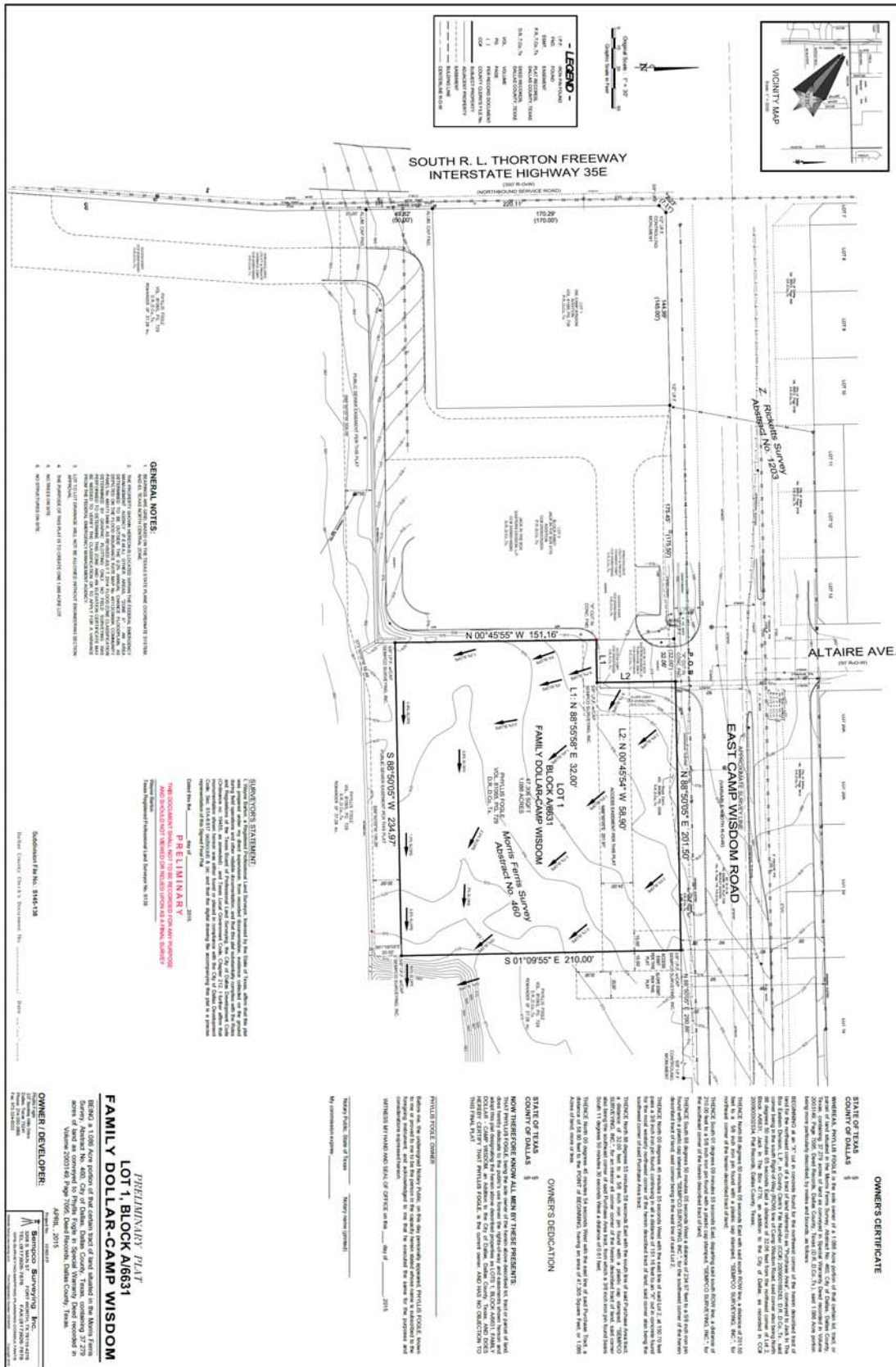
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.603; 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 53.5 feet of right-of-way from the established centerline of Camp Wisdom Road. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
13. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
15. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Survey Manual
16. All access easements must be recorded by separate easement and the recording information must be shown on the final plat. Survey Manual
17. On the final plat, increase the font of the text so that it is legible.
18. All off-site easements must be recorded by separate easement. Survey Manual
19. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
20. 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)
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1)
22. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)
23. On the final plat show "fee simple" language in the Owner's Dedication for all streets and alleys. Real Estate Division
24. On the final plat identify the property as Lot 3 in City Block A/6631. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Sadler Circle, southwest of Denton Drive.

DATE FILED: April 8, 2015

ZONING: WMU-8

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 5.8364-acres MAPSCO: 34Q

APPLICANT/OWNER: Corrigan Investment Partners, LP.

REQUEST: An application to replat a 5.8364-acre tract of land containing an abandoned portion of Brown Street, an abandoned 10-foot wide alley right-of-way, an abandoned 12.5-foot wide alley right-of-way, and an abandoned 15-foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive.

SUBDIVISION HISTORY:

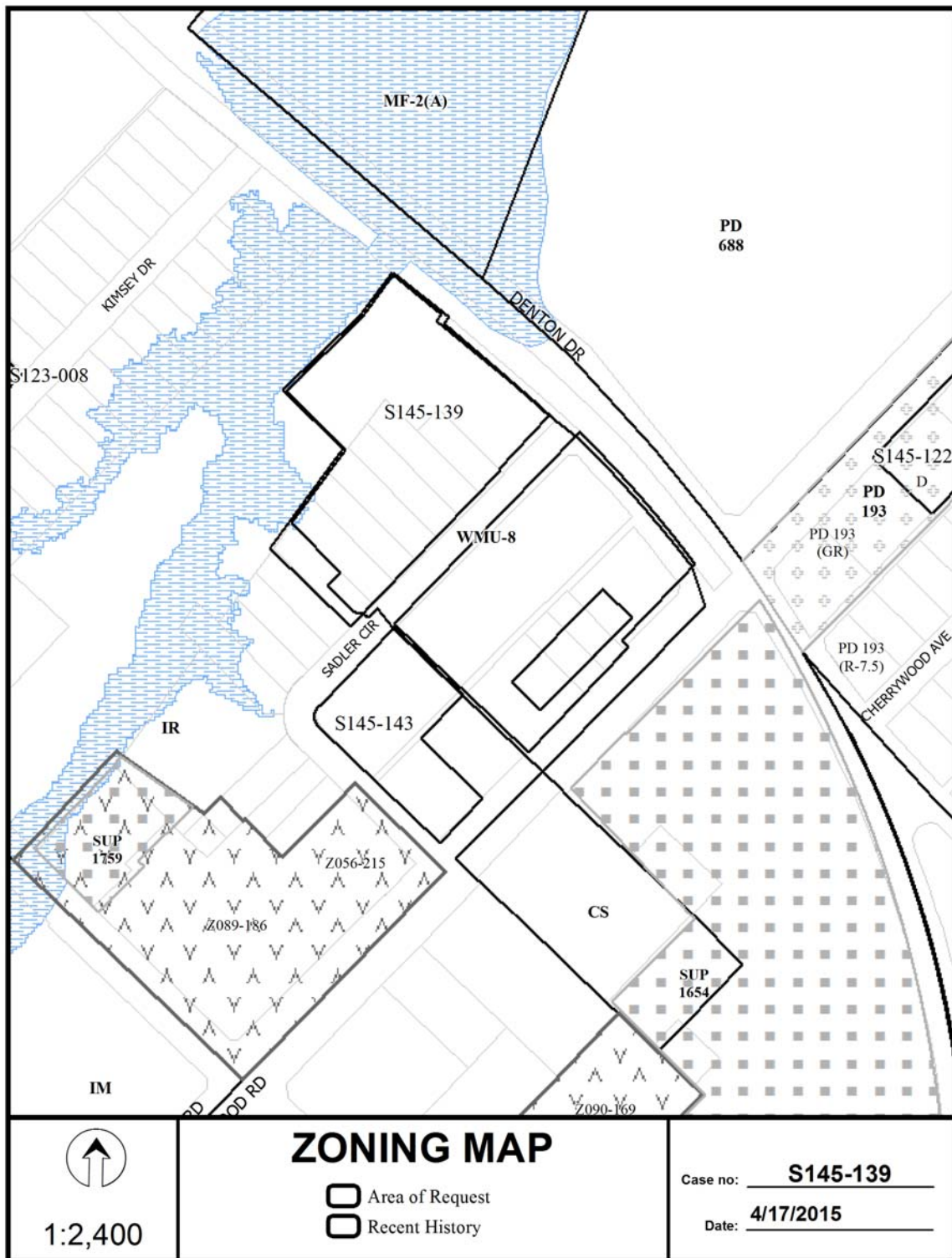
1. S145-143 is an application to replat a 1.030-acre tract of land located southwest of the subject site and containing all of Lots 1, 2, 3, 4, 13 and 14 in City Block A/5709 into one lot on property located on Sadler Circle at Inwood Road, north corner. This request is also scheduled to be heard on May 7, 2015.

STAFF RECOMMENDATION: Staff concludes that the request complies with the WMU-8 district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

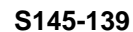
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 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 2. 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 51A-8.603; 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, include a note that the site is within the 70 Ldn contour of Dallas Love Field Airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
13. On the final plat determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
14. 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.
15. 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.
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management.
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
18. 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).

19. 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).
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
21. On the final plat, verify that the 10-foot right-of-way dedication recorded in Volume 95244, Page 2828 was abandoned in Ordinance 29314.
22. Prior to the final plat, verify the GPS coordinates and, if needed, correct the data on the plat.
23. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
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. On the final plat, show abandonment for 10 X 10 easements as "Abandonment authorized by Ordinance No. _____ and recorded as _____. Utility Easements Retained." Real Estate Division.
26. On the final plat identify the property as Lot 5B in City Block A/5709, and Lot 12A in City Block B/5710. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Linfield Road and State Highway 310, northeast corner.

DATE FILED: April 8, 2015

ZONING: IR, IM, CS, with D Overlay

CITY COUNCIL DISTRICT: 7 SIZE OF REQUEST: 84.02-acres MAPSCO: 56Q,U,V

APPLICANT/OWNER: Union Pacific Railroad Company

REQUEST:

Tract I. An application to replat a 9.28-acre tract of land in City Block 6100 into one lot on property located northeast of the terminus of Linfield Road, east of State Highway 310.

Tract II. An application to replat a 74.74 acre tract of land containing part of City Blocks 6/6100, 6B/6100, 7/6100, 7A/6100, 8/6100, and City Block 8A/6100 and an abandoned portion of Slagle Street, all of abandoned Jaffee Street, all of abandoned Lackey Street, part of abandoned Everman Street, all of abandoned Belden Avenue, all of abandoned Will Hope Street, a 20-foot alley abandonment, and a 10-foot alley easement to be abandoned into one lot on property located at Linfield Road and State Highway 310, the northeast corner.

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

STAFF RECOMMENDATION: Staff concludes that the request complies with the IR, IM, CS, with D Overlay 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 51A8.501(b).

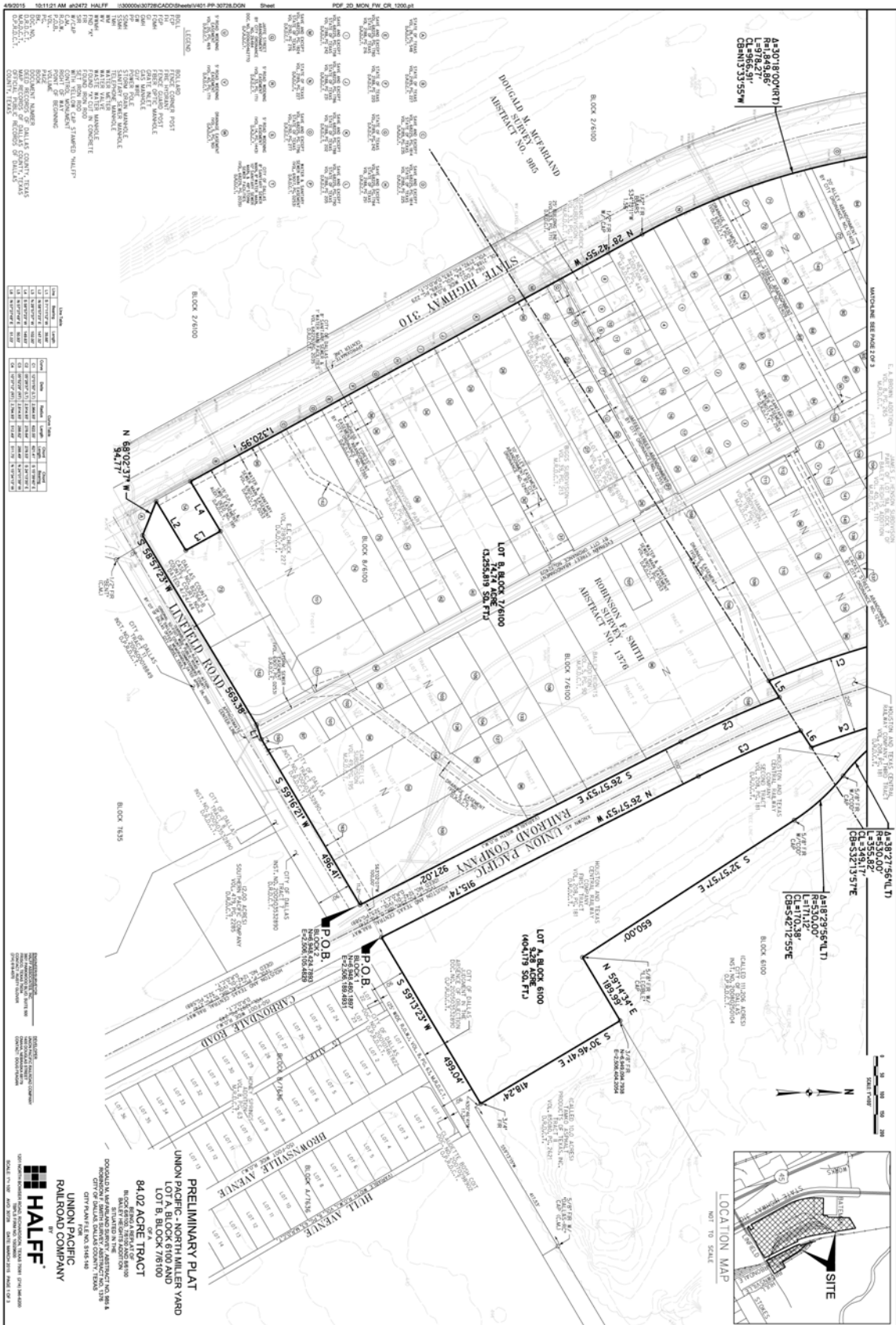
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b).
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 2. 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 51A-8.603; 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 note: "TXDOT approval may be required for any driveway modification or new access points on State Highway 310.
13. On the final plat determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
14. 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.
15. 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.
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management.
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
18. 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).

19. 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).
20. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
21. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Survey Manual.
22. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
23. On the final plat show two control monuments.
24. On the final plat, plot and label right-of-way dedications.
25. On the final plat, plot and label floodway easement.
26. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
27. 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).
28. 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).
29. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first. Chapter 49-61(5)(a) through (d), and the International Fire Code Section 508, Appendix C.
30. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
31. On the final plat, label all abandoned areas: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ (or Volume _____ Page _____). Real Estate Division.
32. On the final plat, on both sheets 2 and 3, change "State Highway 310" to "S Central Expressway/State Highway 310". Section 51A-8.403(a)(1)(xiv)(e).
33. On the final plat change "Carbondale Road" to "Carbondale Street". Section 51A-8.403(a)(1)(xiv)(e).

34. On the final plat identify the property as Lot 1 in City Bock C/6100 and Lot 1A in City Block 7/6100. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).









LOCATION: Hinton Street at Riverside Drive, southwest corner

DATE FILED: April 8, 2015

ZONING: MU-3

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 5.556-acre

MAPSCO: 33V

APPLICANT/OWNER: Southern Leasing, Inc., Paper Tubes & Sales Co.; Dallas Area Rapid Transit

REQUEST: An application to replat a 5.556-acre tract of land containing all of Tract I (Lot 1) in City Block B/2796 and an unplatted tract of land in City Block 7926 into one 1.963-acre lot, and one 3.593-acre lot on property located on Hinton Street at Riverside Drive, southwest corner.

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

STAFF RECOMMENDATION: Staff concludes that the request complies with the MU-3 district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

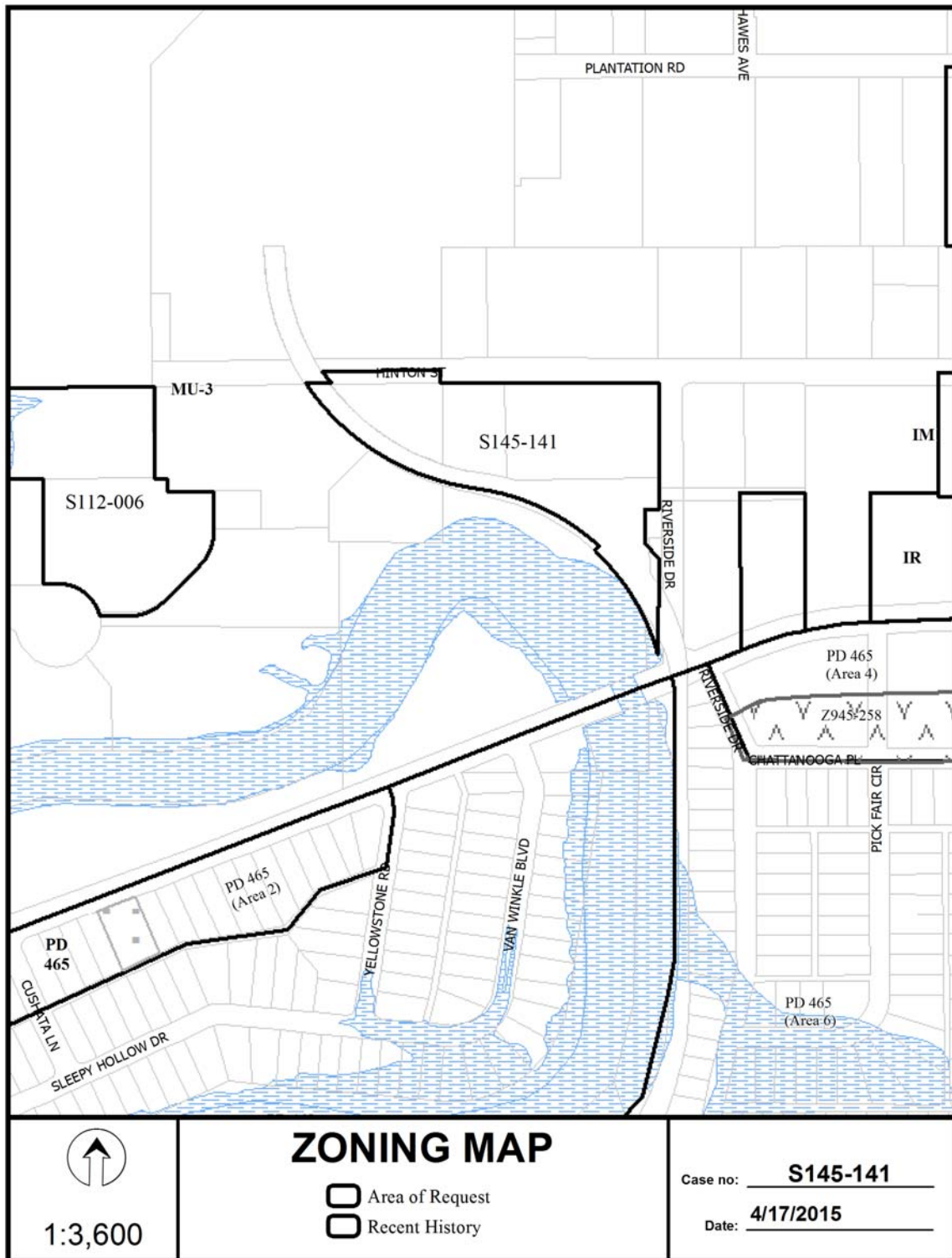
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 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.

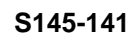
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 2. 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 51A-8.603; 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 30 feet of right-of-way from the established centerline of Hinton Street. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Hinton Street and Riverside Drive. Section 51A-8.602(d)(1).
14. Location is in the Record Crossing Sump (WSE 405.8). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8).
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
16. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
17. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Survey Manual.
18. Dedicate in fee simple the existing 30-foot Pedestrian, Vehicular, Drainage and Utility Easement.
19. Dedicate a 25-foot drainage easement for the existing 60 inch RCP.
20. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1).

22. Prior to the final plat, demonstrate compliance with provisions of Dallas Building Codes Section 705.8 and Table 602 for openings and fire resistance rating for the exterior walls on the south and west side of the existing building on Lot 2A. The documents must be provided to the Chief Building Code Administrator prior to submittal of the final plat for the Chairman's signature.
23. Prior to submittal of the final plat remove all structures or overhangs that encroach or cross existing or proposed lot lines or relocate the lot line to alleviate the present encroachment.
24. On the final plat identify the property as Lots 1 and 2 in City Bock B/7926. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Sadler Circle at Inwood Road, north corner.

DATE FILED: April 8, 2015

ZONING: IR

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 1.030-acre

MAPSCO: 34T

OWNER: Maplewood Partners, Ltd.

REQUEST: An application to replat a 1.030-acre tract of land containing all of Lots 1, 2, 3, 4, 13 and 14 in City Block A/5709 into one lot on property located on Sadler Circle at Inwood Road, north corner.

SUBDIVISION HISTORY:

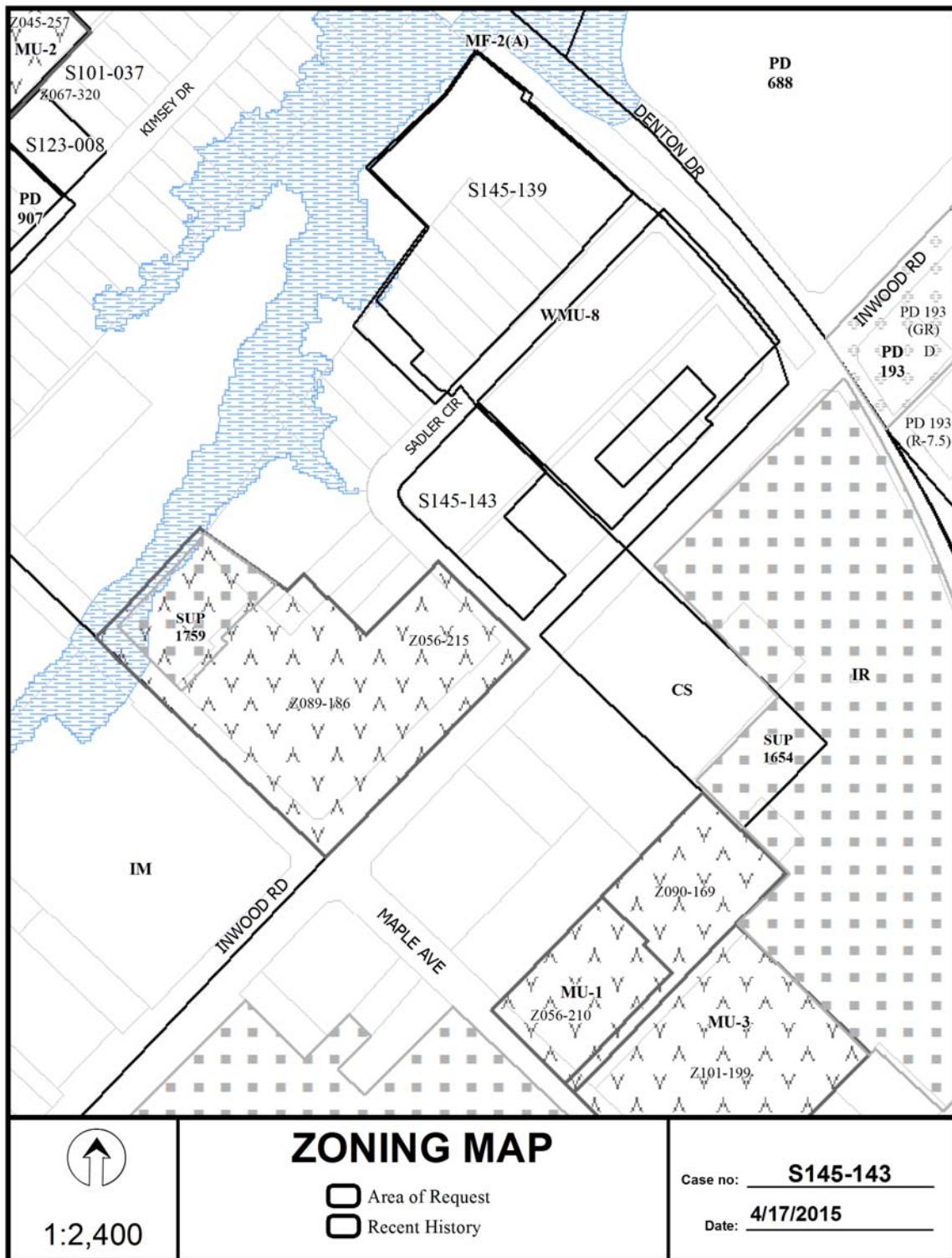
1. S145-139 is an application to replat a 5.8364-acre tract of land located north of the subject site and containing an abandoned portion of Brown Street, an abandoned 10-foot wide alley right-of-way, an abandoned 12.5-foot wide alley right-of-way, and an abandoned 15-foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive. This request is also scheduled to be heard on May 7, 2015.

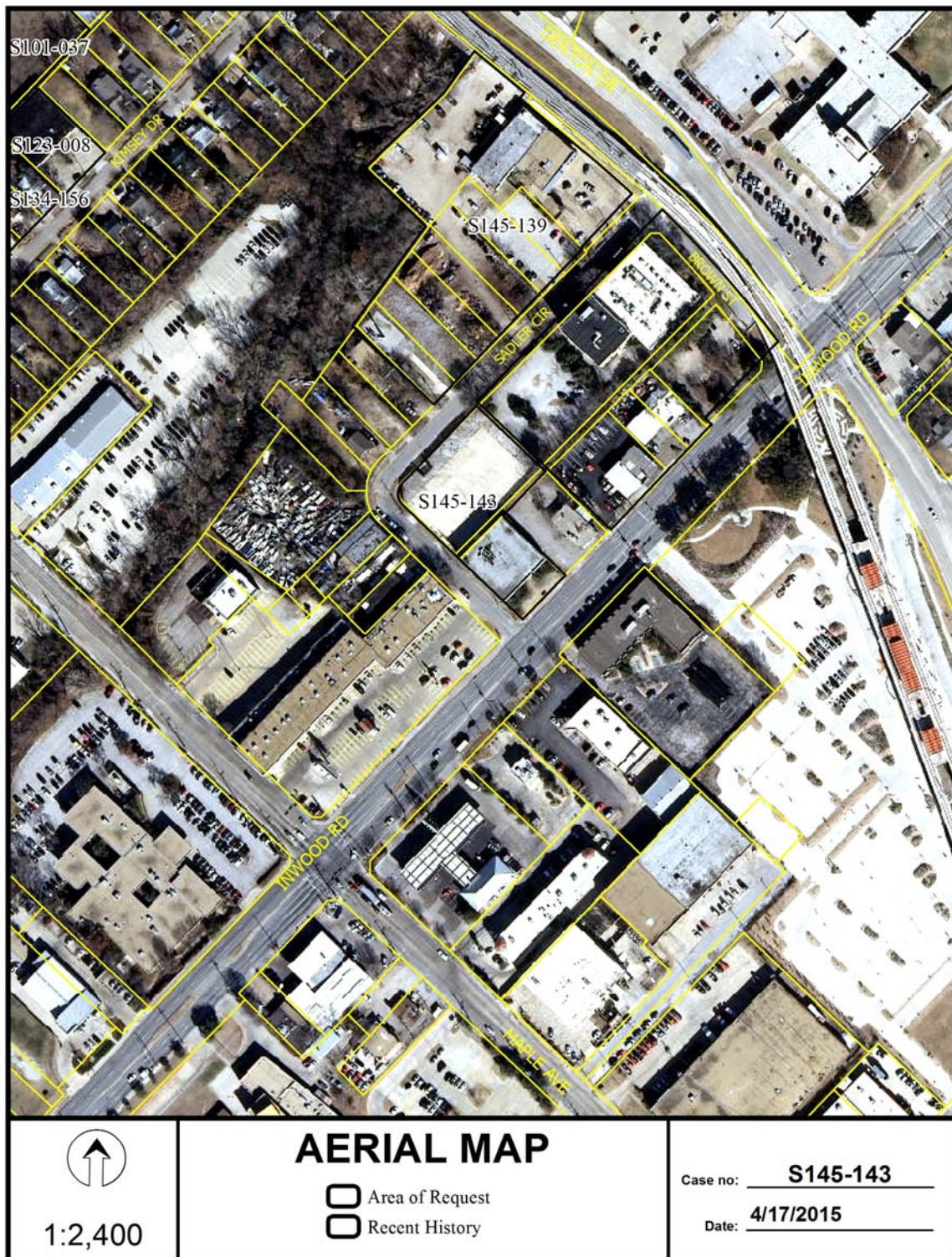
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

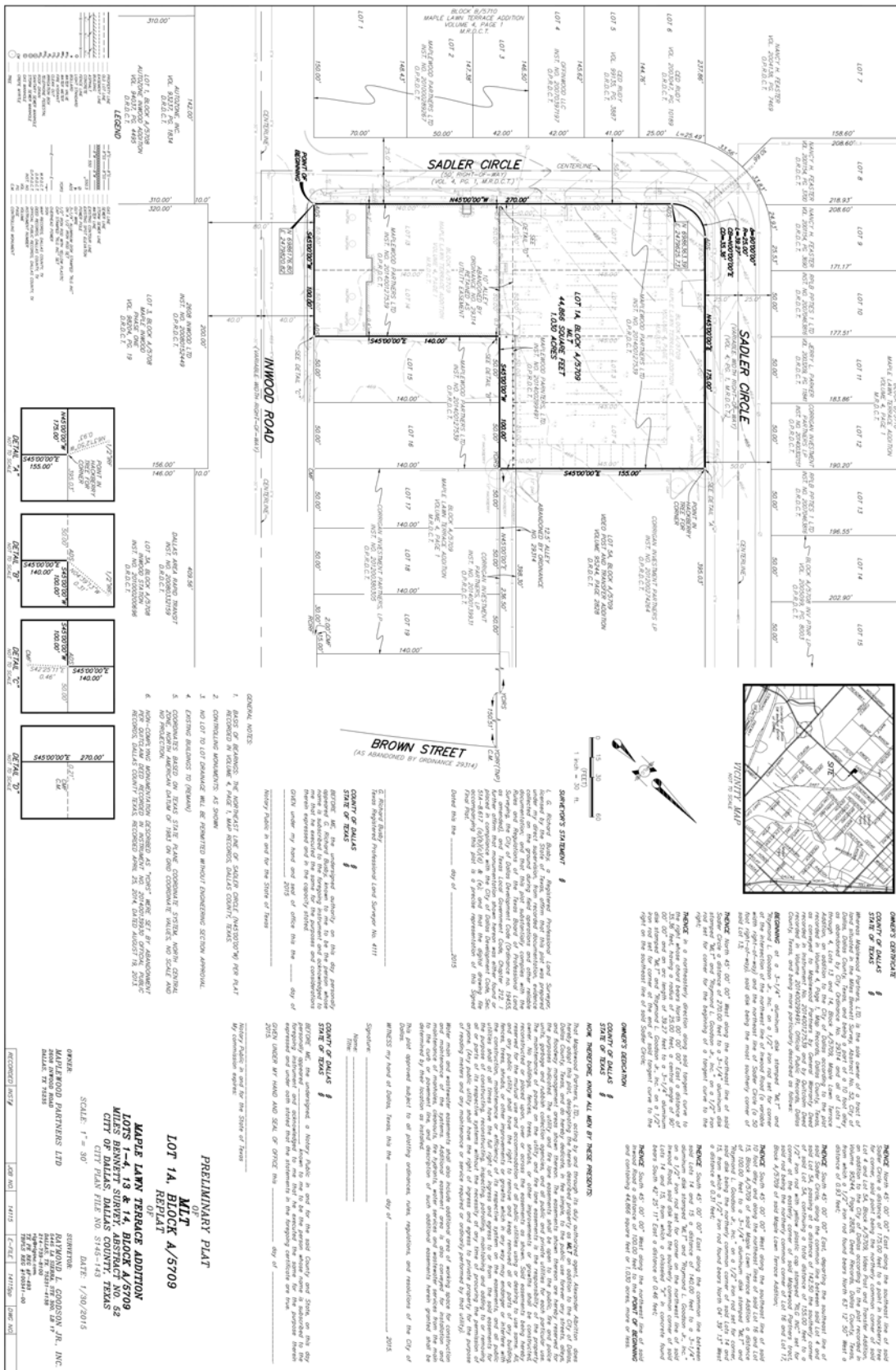
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.603; 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 28 feet of right-of-way from the established centerline of Sadler Circle. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Inwood Road. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Inwood Road and Sadler Circle. Section 51A-8.602(d)(1).
15. On the final provide an "estate in expectancy" for the existing structure located contiguous to the existing right-of-way line north of Inwood Road on the northeast line of Sadler Circle. Section 51A-8.502(c).
16. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
17. 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)
18. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1)
19. On the final plat, show Quit Claim Deed recording instrument for previous alley abandonment, Instrument #201400139930. Real Estate Division

20. On the final plat identify the property as Lot 1A in City Bock A/5709. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MAY 07, 2015****FILE NUMBER:** S145-144**Subdivision Administrator:** Paul Nelson**LOCATION:** Good-Latimer Expressway, Live Oak Street, Cantegral Street, and Lodge Street.**DATE FILED:** April 9, 2015**ZONING:** PD 298, Sub-area 5**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 3.904-acre **MAPSCO:** 45 L&M**OWNER:** City of Dallas

REQUEST: An application to create a 3.904-acre lot from a tract of land containing all of City Block M/720 of the "Subdivision of Block G & M of the Good Homestead"; and part of City Block M/271 excluding a portion of Lots 1 and 2, all in "Good's Homestead Addition, an unrecorded plat" and a portion of Florence Street to be abandoned to create three lots on property bounded by Good-Latimer Expressway, Live Oak Street, Cantegral Street, and Lodge Street.

SUBDIVISION HISTORY:

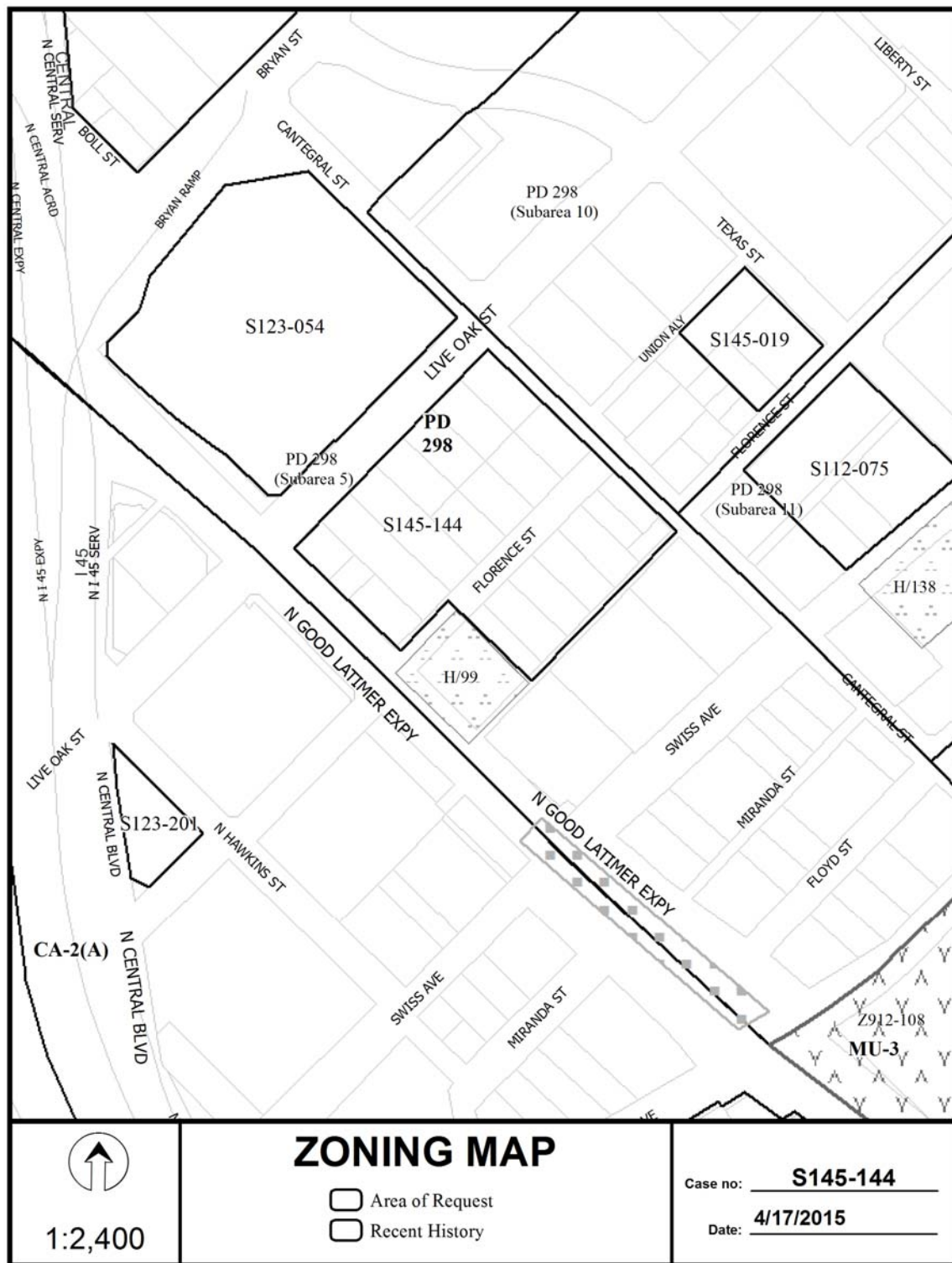
1. S123-054 is an application to create one 2.103-acre lot from a tract of land in City Block 283 and one-3.898 acre lot from all of City Block A/276 on property located on the east side of North Central Expressway at Bryan Street, north and south corners. The request was approved on January 10, 2013, and has not been recorded.
2. S123-201 is an application to create a 0.376-acre tract of land containing part of City Block 317 corner of Florence Street and North Hawkins Street. The request was administratively approved on July 26, 2013, and has not been recorded.
3. S112-075 is an application to replat a 1.363 acre tract of land containing all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and a portion of an abandoned 20 foot alley all located in City Block 326; and fronting on Texas Street between Swiss Avenue and Florence Street. The request was approved on March 1, 2012, and the final plat was recorded on July 9, 2014.

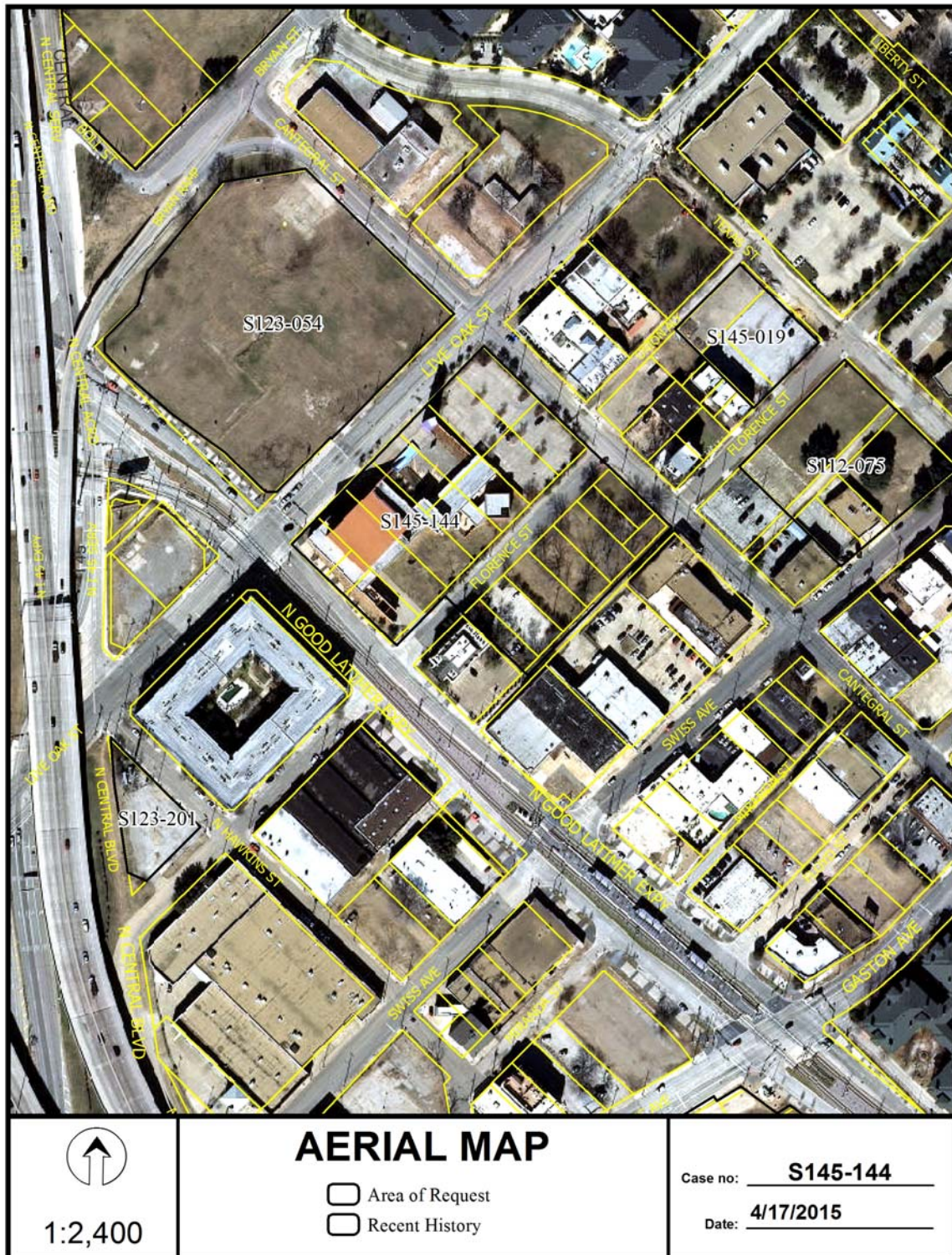
STAFF RECOMMENDATION: Staff concludes that the request complies with the PD 298, Sub-area 5 requirements; therefore, staff recommends approval subject to compliance with the following conditions:

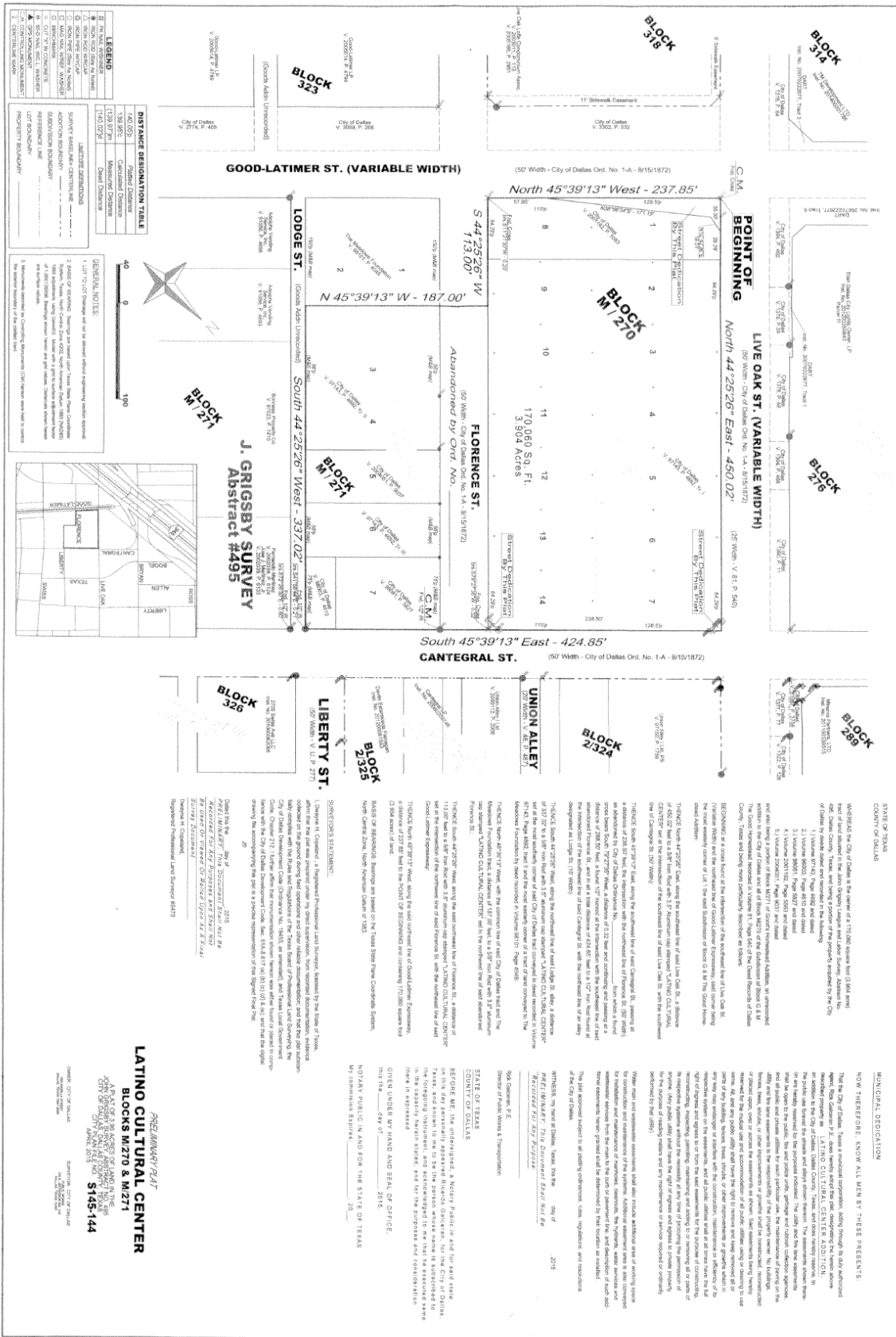
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 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 3. 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 59 feet of right-of-way from the established centerline of Good-Latimer Expressway. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at Live Oak Street and Cantegral Street. Section 51A-8.602(d)(1).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Good-Latimer Expressway and Live Oak Street. Section 51A-8.602(d)(1)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at Good-Latimer Expressway and Florence Street. Section 51A-8.602(d)(1).
16. On the final plat dedicate a 15 feet by 15 feet Alley Sight Easement at Cantegral Street and Lodge Street. Section 51A-8.602(c), Section 51-9.101.
17. On the final plat, provide a turnaround per City of Dallas standards at the end of Florence Street. Section 51A-8.506(b).

18. Comply with the Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-611(d); Section 51A-5.107.
19. On the final plat, remove the proposed street dedication at the intersection of Florence Street and Cantegral Street.
20. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
21. 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).
22. 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).
23. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
24. Prior to the final plat, the abandonment of a portion of Florence Street shall be processed through Real Estate Division.
25. On the final plat, show the abandonment of Florence Street as "Abandonment authorized by Ordinance No. _____ and recorded as _____. Utility Easements retained." Real Estate Division.
26. On the final plat, show fee simple language in Owner's Dedication for all streets and alleys. Real Estate Division
27. On the final plat change "Good-Latimer St." to "Good-Latimer Expressway", as named by Ordinance No. 5285. Section 51A-8.403(a)(1)(xiv)(e)
28. On the final plat change "Liberty St." to "Florence Street", as referenced by "City of Dallas Plat Books". Section 51A-8.403(a)(1)(xiv)(e)
29. On the final plat change references of "City of Dallas Ord. No 1-A" to "City of Dallas Ord. Vol 1-A, page 131", as named by Ordinance No. 5285. Section 51A-8.403(a)(1)(xiv)(e)
30. On the final plat identify the property as Lot 1A in City Bock M/270. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, MAY 07, 2015****FILE NUMBER:** S145-145**Subdivision Administrator:** Paul Nelson**LOCATION:** Mountain Creek Parkway and Interstate Highway 20, northeast corner.**DATE FILED:** April 9, 2015**ZONING:** PD 521 (B), North Zone**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 3.507-acre**MAPSCO:** 61A**APPLICANT/OWNER:** Victron Stores, LP/TC Mt. Creek Land Partners, LP

REQUEST: An application to create one 3.507-acre lot from a tract of land located in part of City Blocks 6113 and 8724 on property located on Mountain Creek Parkway and Interstate Highway 20, northeast corner.

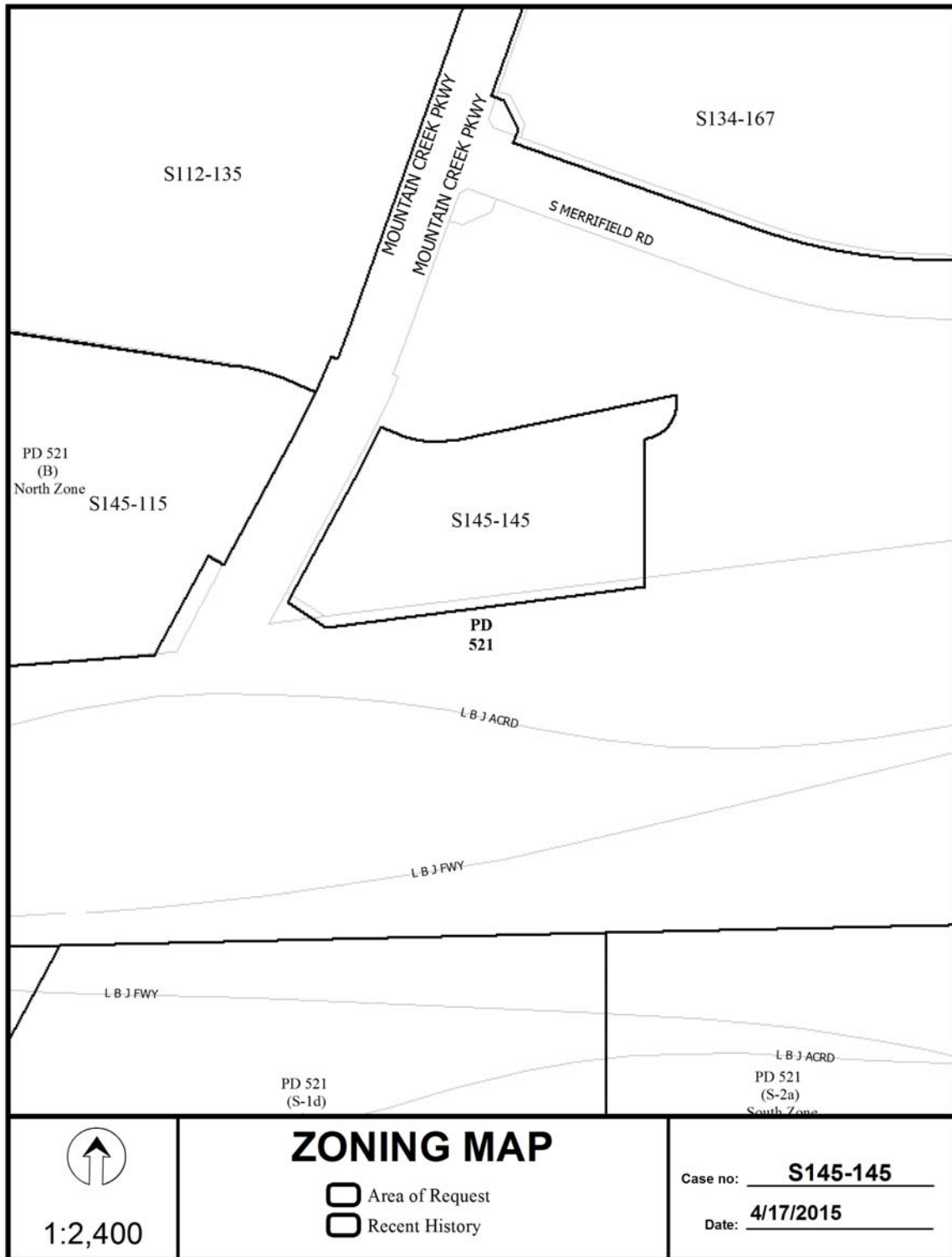
SUBDIVISION HISTORY:

1. S145-115 was an application adjacent to the present request to create one 10.738-acre lot from a tract of land in City Block 611/6113, part of City Block 8724, and part of City Block 8725 on property located at Mountain Creek Parkway and Interstate Highway 20, northwest corner. The request was approved on March 19, 2015, but has not been recorded.
2. S112-135 was an application north of the present request to create one 20.00 acre lot from a tract of land in City Block 211/6113 on property located on Mountain Creek Parkway at Merrifield Road. The request was approved on June 21, 2012, but has not been recorded.

STAFF RECOMMENDATION: Staff concludes that the request complies with the PD 521(B), North Zone 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 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 1. 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 51A-8.603; 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 53.5 feet of right-of-way from the established centerline of Mountain Creek Parkway. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s) from Interstate Highway 20.
14. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Survey Manual
15. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, 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. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1).
18. On the final plat, label street right-of-way easement "Abandonment authorized by Ordinance No. 24796 and recorded as Volume 2002098, Page 2245.
19. On the final plat identify the property as Lot 10 in City Block 211/6113. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MAY 07, 2015****FILE NUMBER:** S145-146**Subdivision Administrator:** Paul Nelson**LOCATION:** 6451 Eastridge Drive, southeast of Skillman Street.**DATE FILED:** April 9, 2015**ZONING:** CR**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.9894-acre**MAPSCO:** 26Z**APPLICANT/OWNER:** Conifer Real Estate / Betty Rosenfeld

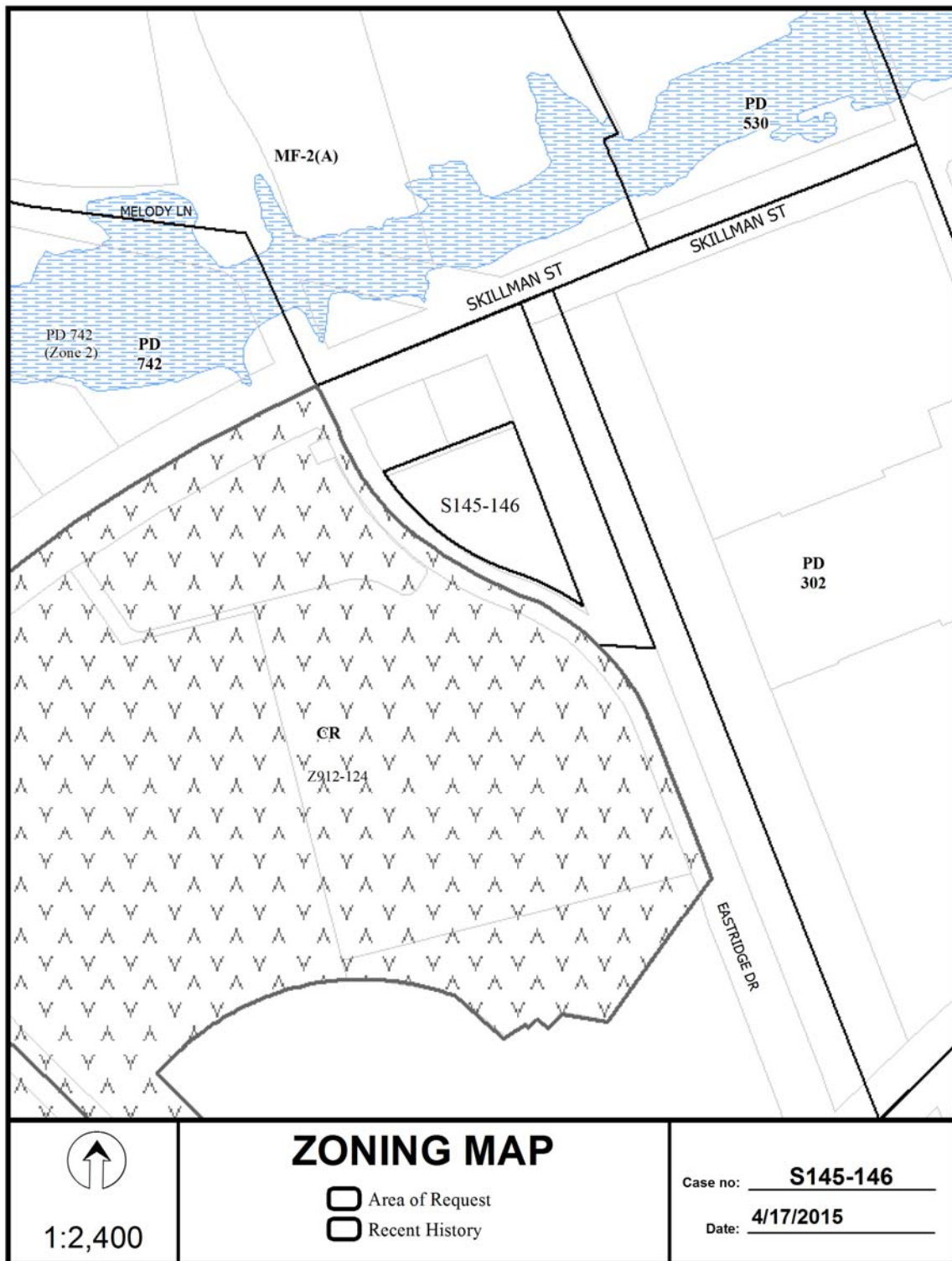
REQUEST: An application to create one 0.9894-acre lot from a tract of land located in City Block 5414 on property located on 6451 Eastridge Drive, southeast of Skillman Street.

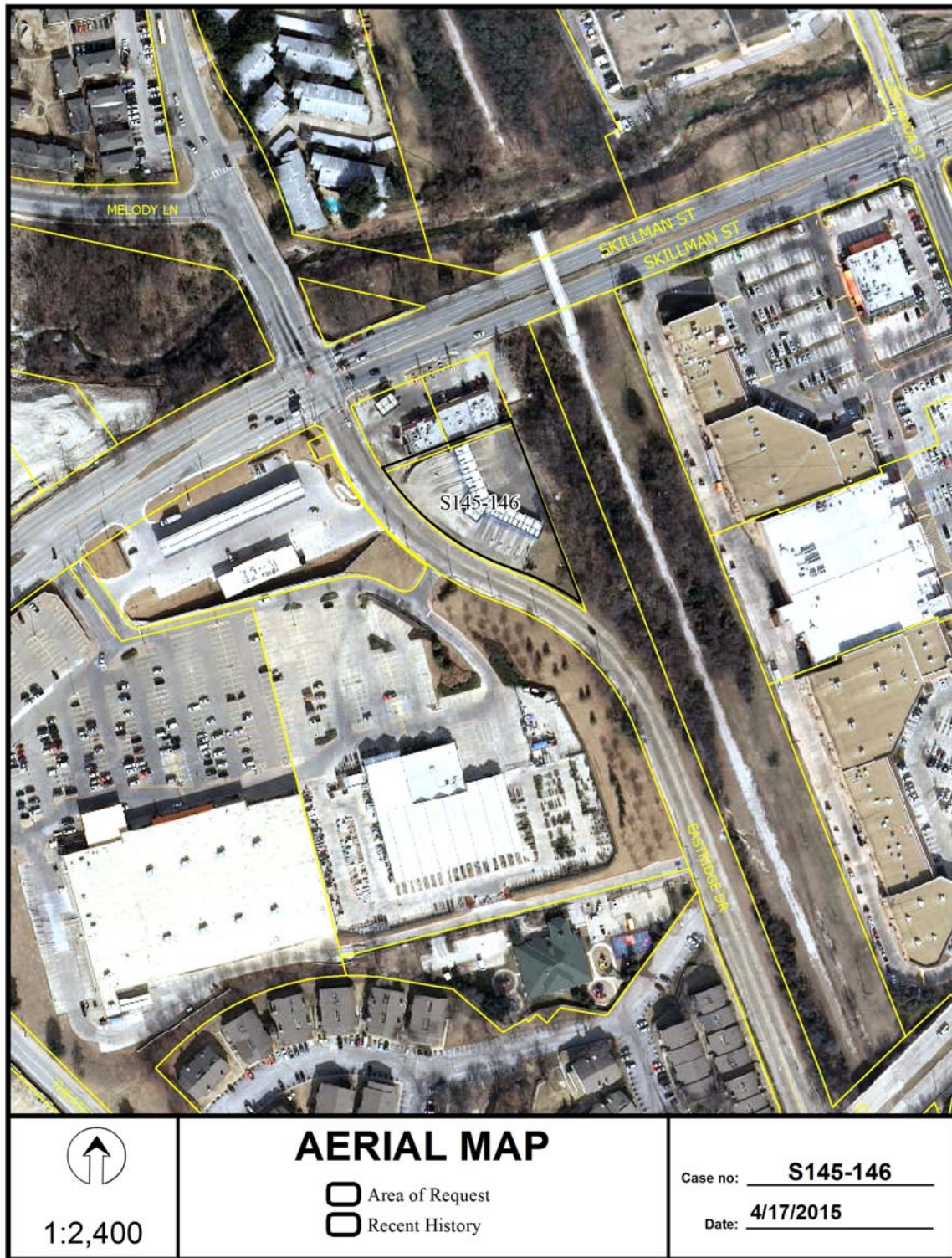
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: Staff concludes that the request complies with the CR 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 1. 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 recording information on all existing easements within 150 feet of the property. Survey Manual.
13. On the final plat monument all set corners. Survey Manual.
14. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, 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. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first. Chapter 49-61(5)(a) through (d), and the International Fire Code Section 103.1, Appendix C.
17. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1)
18. On the final plat identify the property as Lot 2 in City Bock C/5414. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





LOCATION: North Dallas Tollway and Knoll Trail Drive, north of Arapaho Road.

DATE FILED: April 9, 2015

ZONING: RR

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 4.722-acre

MAPSCO: 4Z

APPLICANT/OWNER: Granite One West, Ltd., Knoll Office Investments, LLC.

REQUEST: An application to replat a 4.722-acre tract of land containing all of Lot 2 in City Block 8707 into one 2.645-acre lot fronting on the Dallas North Tollway, and one 2.077-acre lot fronting on the west line of Knoll Trail Drive north of Arapaho Road.

SUBDIVISION HISTORY:

1. S134-157 was an application south of the current request to replat a 6.203-acre tract of land containing all of Lots 1 and 2 in City Block E/8222 into one lot and to remove the existing platted 25 foot platted Building Line along Dallas Parkway and Arapaho Road on property located at Arapaho Road and Dallas Parkway, northeast corner. The request was approved on June 5, 2014, an Early Release Building Permit was applied for on March 25, 2015 but has not been approved; nor has the final plat been recorded.
2. S123-131 was an application southeast of the current request to replat a 16.109 acre tract of land containing all of Lot 1 in City Block D/8222 into one 2.14 acre lot, one 2.81 acre lot, one 4.74 acre lot, and one 6.42 acre lot on property located at 5519 Arapaho Road at Knoll Trail Drive, northeast corner. The request was approved on May 2, 2013 and an application for an Early Release Building Permit was approved on January 23, 2014. The final plat has not been recorded.

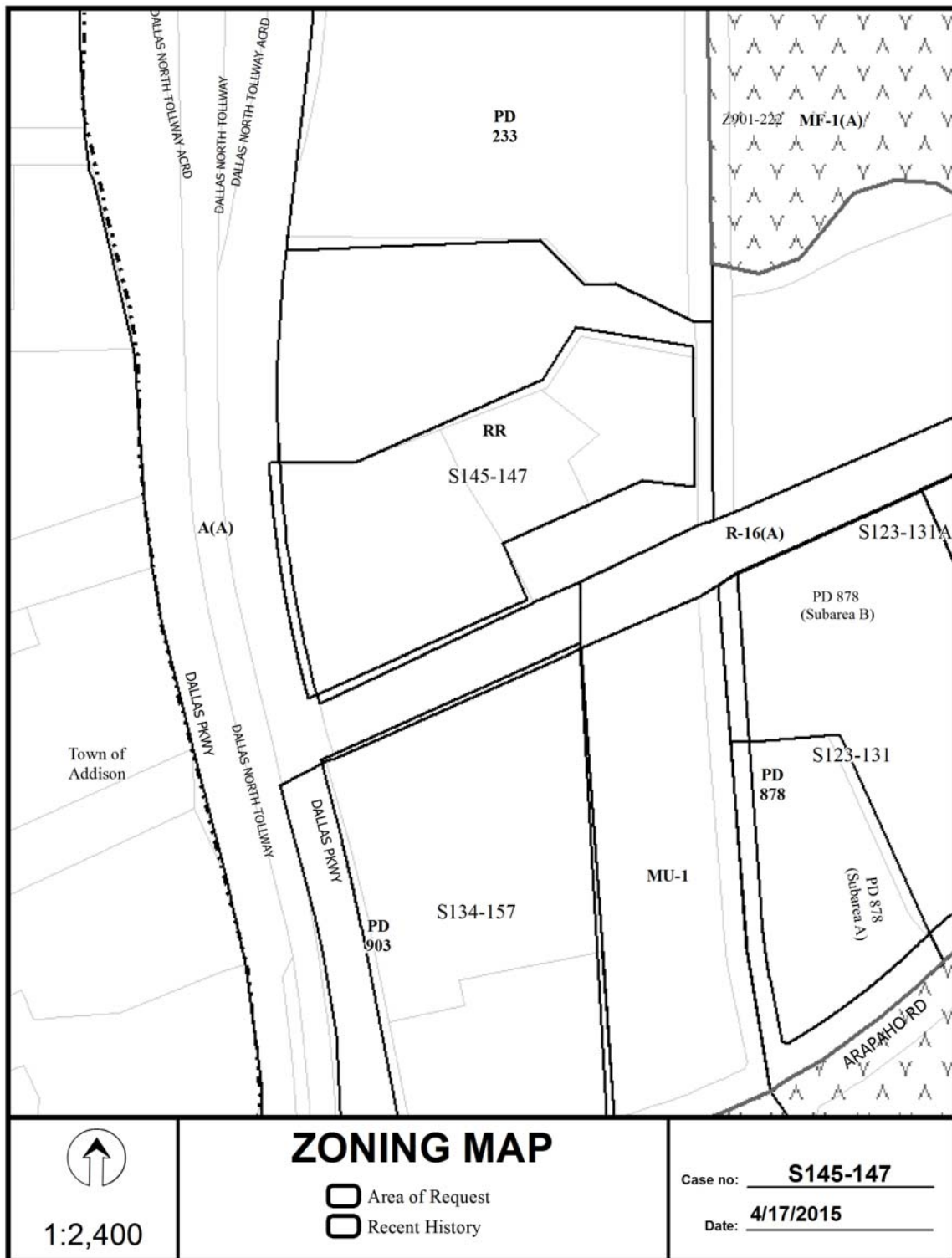
STAFF RECOMMENDATION: Staff concludes that the request complies with the RR district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

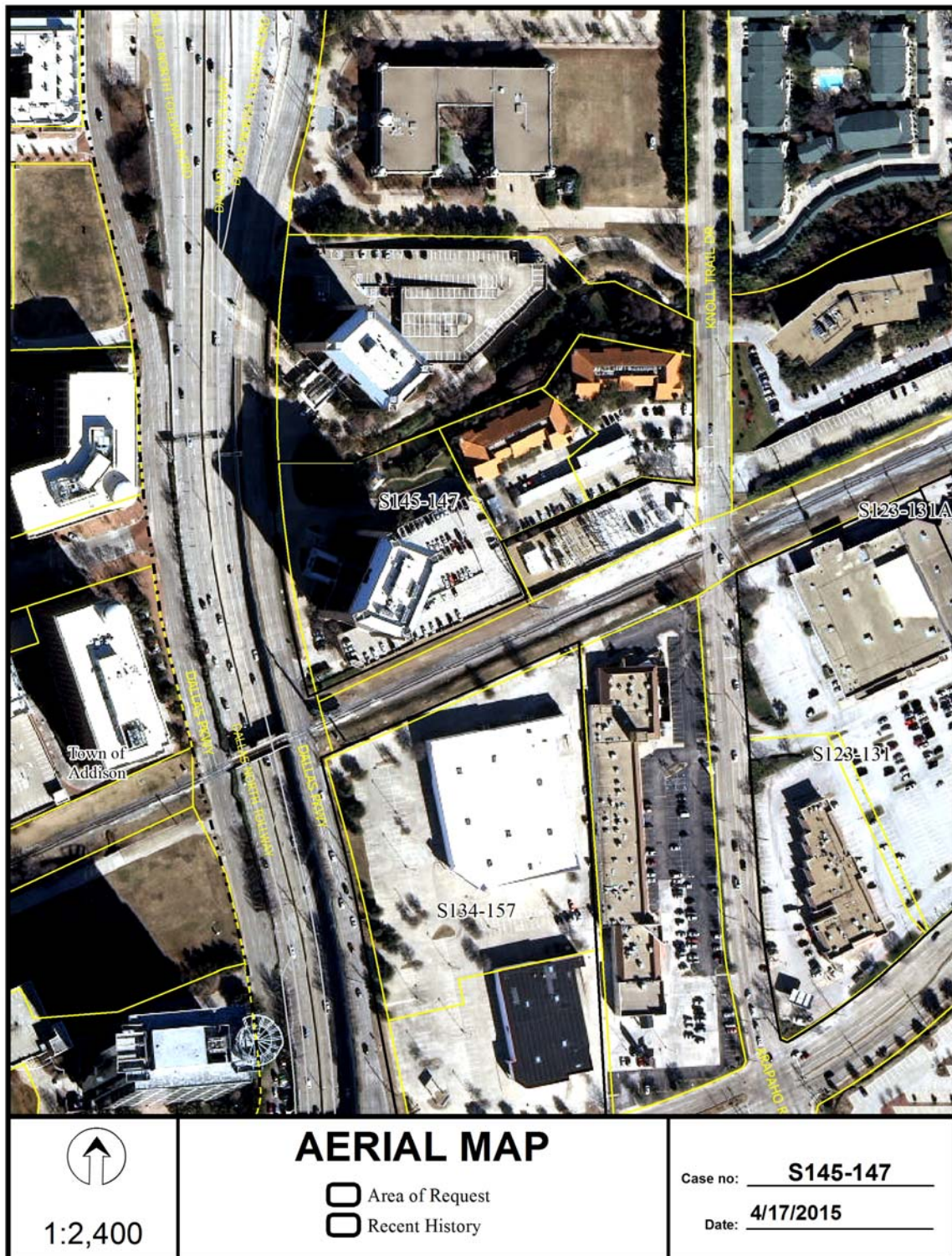
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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,

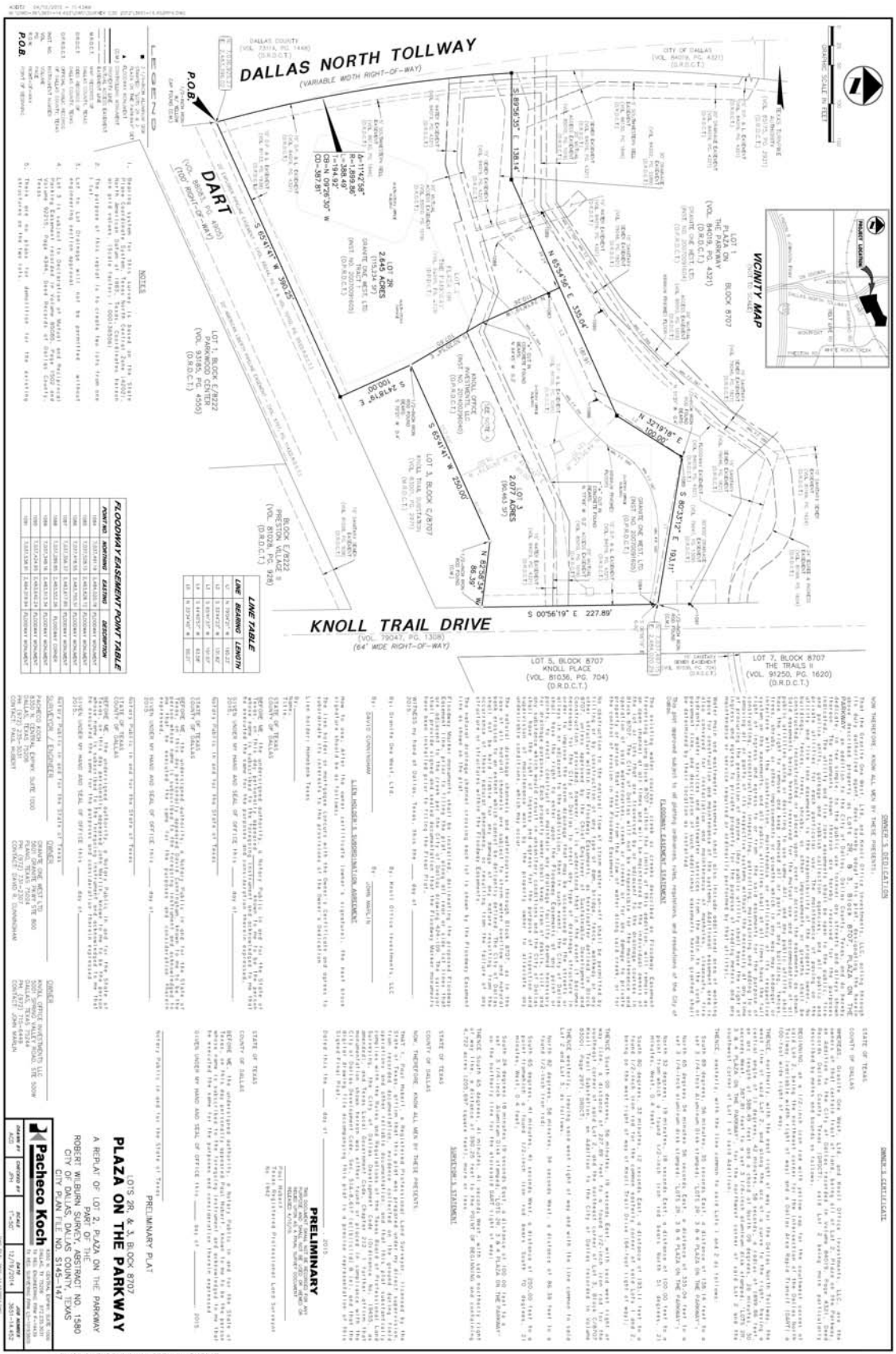
Engineering Division in Room 200, 320 E. Jefferson Boulevard. (51A-8.403(6)(G).

5. Any structure new or existing may not extend across new property lines. Section 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 2. 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 40 feet of right-of-way from the centerline of Knoll Trail Drive. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
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 chose a new or different addition name. Survey Manual.
15. On the final plat determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
16. 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.
17. 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.

18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
19. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
20. 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).
21. 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).
22. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, 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. Existing water and wastewater mains must be shown on the plat and/or increased in size to conform to current design standards which is a minimum of 25 feet in width for a single utility or 25 feet for both water and sewer per Chapter 51A-8.403(a)(1)(A)(xii).
26. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
27. On the final plat place a label for "Dallas Parkway" between the subject area and the Tollway. Section 51A-8.403(a)(1)(xiv)(e).
28. On the final plat identify the property as Lots 2A and 2B in City Bock C/8707. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Plowman Avenue between Julian Avenue and Morgan Street.

DATE FILED: April 9, 2015

ZONING: PD 468, Sub-district 4

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 0.831-acre

MAPSCO: 44V

APPLICANT/OWNER: Larkspur Development, LP/Marc C. Holleman

REQUEST: An application to create one 0.053-acre lot, and one 0.779-acre lot from a 0.831-acre tract of land on property located on Plowman Avenue between Julian Avenue and Morgan Street.

SUBDIVISION HISTORY:

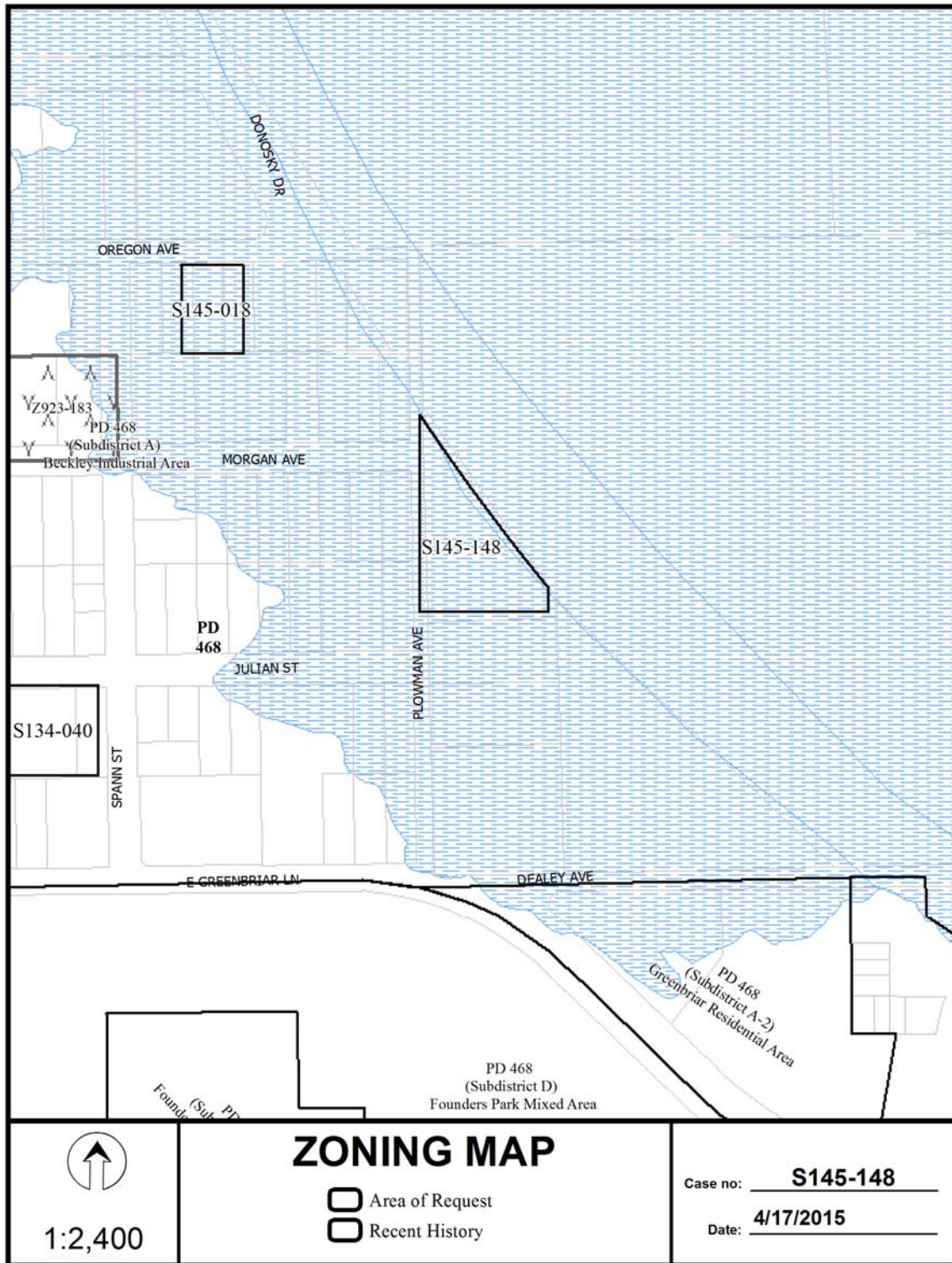
1. S145-018 was an application to replat a 0.333 acre tract of land containing all of Lots 6 and 7 in City Block B/3413 into one lot on property located northwest of the present request at 210 and 214 Oregon Avenue. The request was approved as an Administrative Plat on November 14, 2014 but has not yet been recorded.

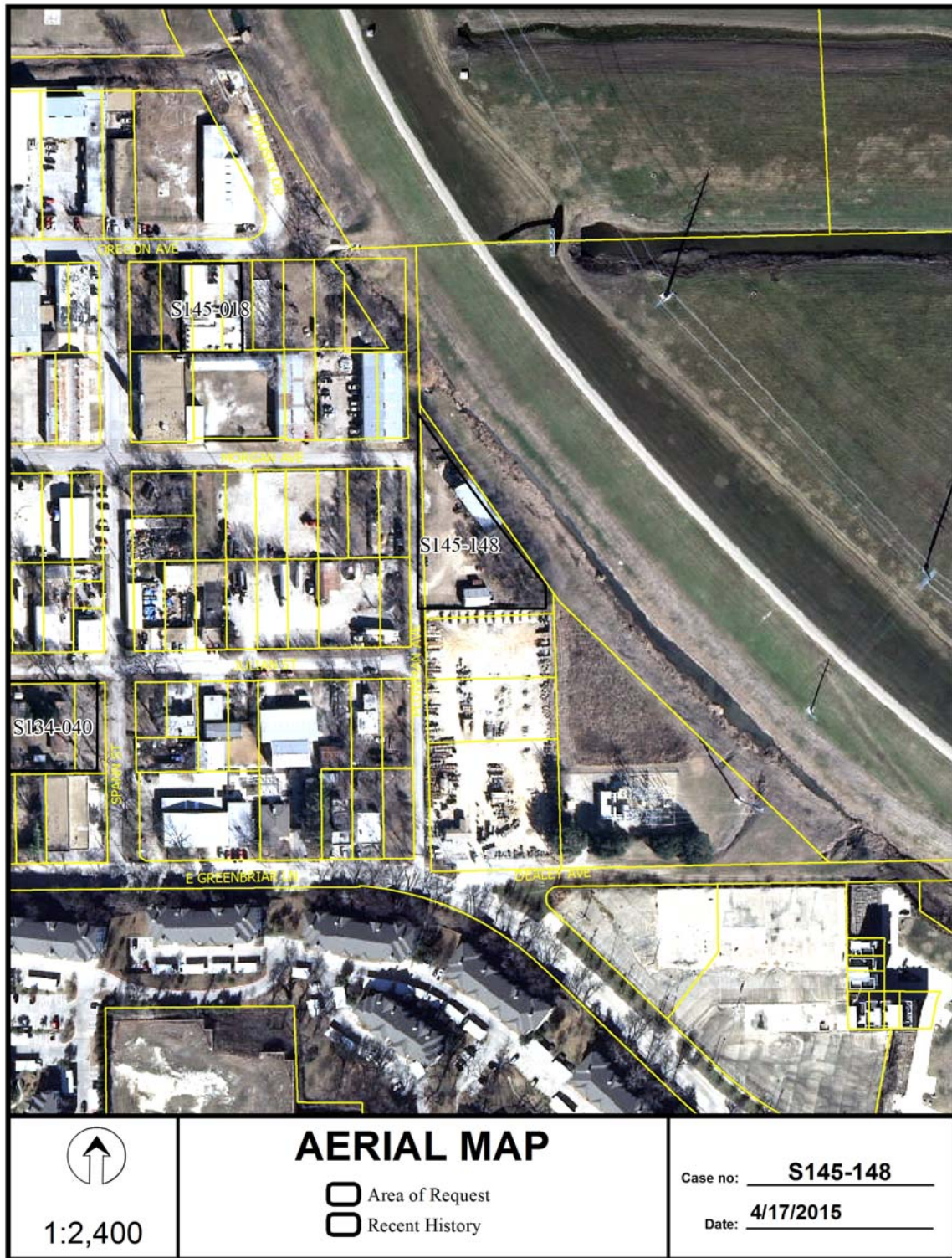
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of PD 468, Sub-district 4; therefore, staff recommends approval subject to compliance with the following conditions:

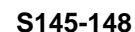
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 2. 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 51A-8.603; 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 22.5 feet of right-of-way from the centerline of Plowman Avenue adjacent to proposed Lot 1. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
13. On the final plat provide a 10 foot Estate in Expectancy along Plowman Avenue adjacent to proposed Lot 2. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c).
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. 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).
19. 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).

20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
21. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
22. On the final plat verify the right-of-way width of Plowman Avenue.
23. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
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. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).
26. On the final plat identify the property as Lots 1 and 2 in City Bock A/3413. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Belmont Avenue between Summit Avenue and Greenville Avenue.

DATE FILED: April 10, 2015

ZONING: MF-3(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 8.306-acre **MAPSCO:** 36 S, T

APPLICANT/OWNER: Columbia Pacific Advisors, LLC

REQUEST: An application to replat an 8.306-acre tract of land containing all of Lots 1 and 2 in City Block 2/2066 and all of Lot 9 in City Block 1/2065, all of abandoned Bonita Avenue, and all of the abandoned alley between Lots 1 and 2 in City Block 2/2066 into one lot on property located on Belmont Avenue between Summit Avenue and Greenville Avenue.

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

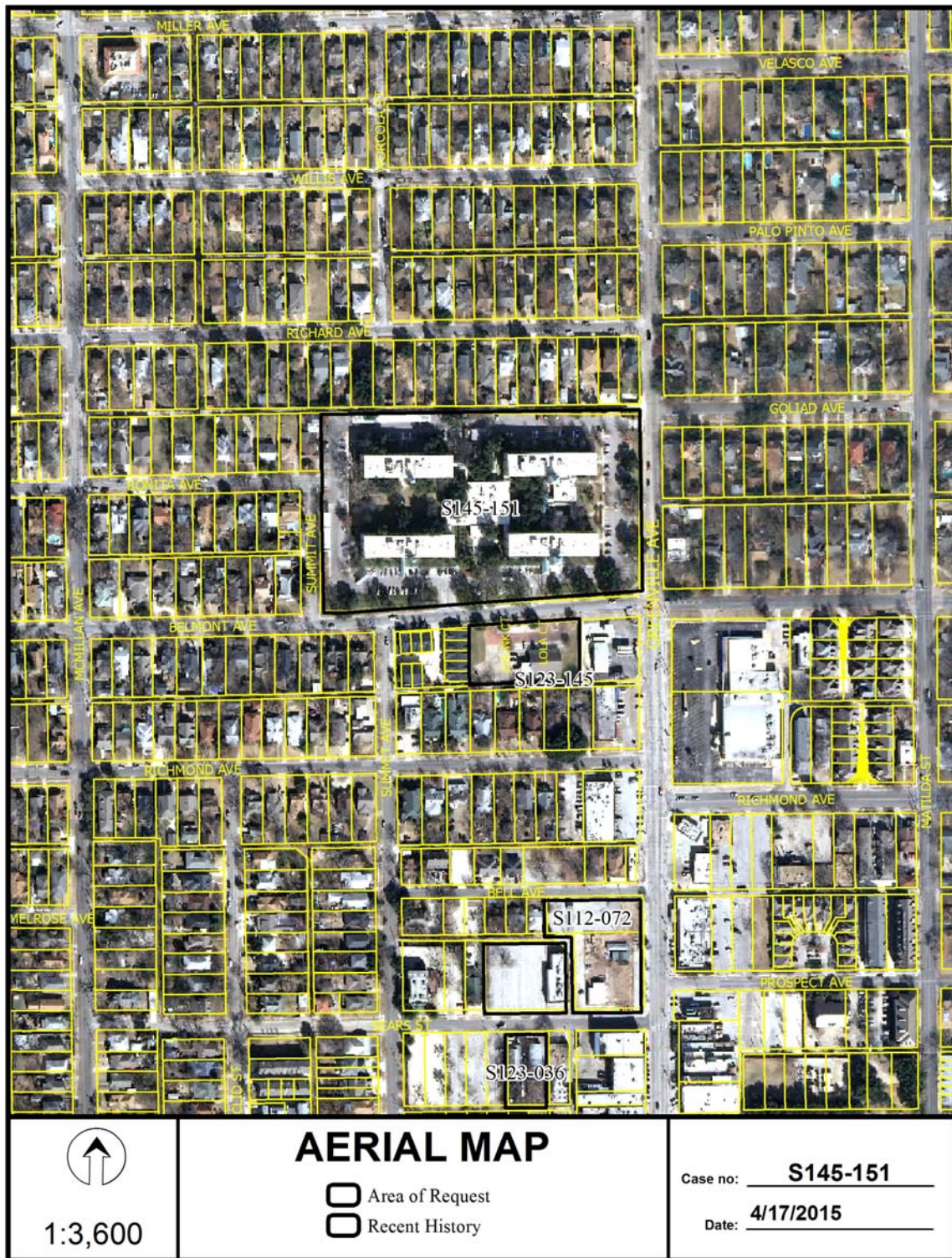
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the MF-3(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

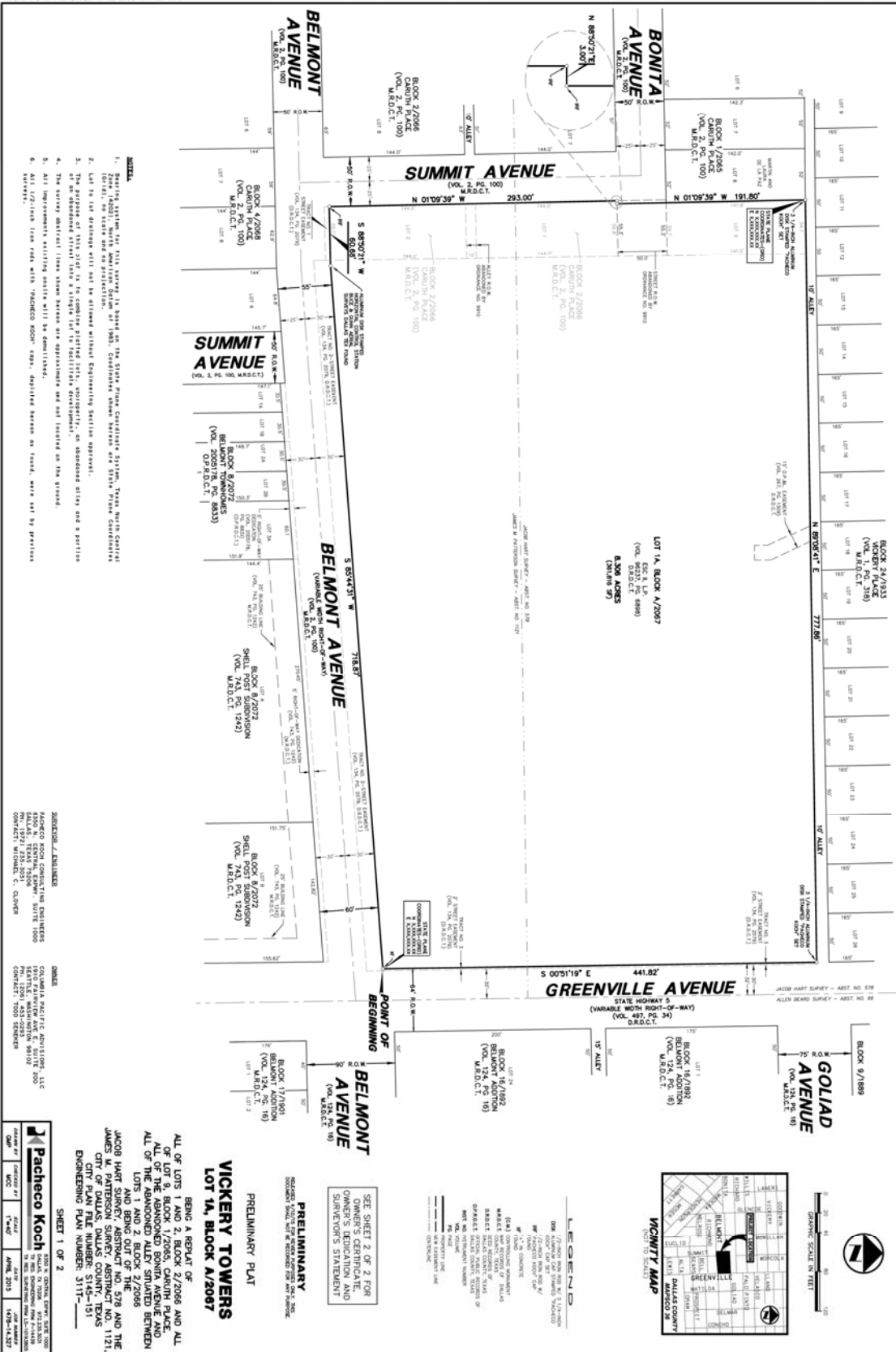
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.601(b)4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 create a right-of-way-width specified by city staff and taken as equally as possible from both sides of the right-of-way lines or property lines for Summit Avenue. Section 51A-8.602(c). Section 51A-8.602(c).
13. On the final plat create a right-of-way-width specified by city staff and taken as equally as possible from both sides of the right-of-way lines or property lines the alley. Section 51A-602(c), Section 51A-604(c), 51A-8.611(e).
14. On the final plat, dedicate a 10 foot by 10 foot corner clip at Greenville Avenue and Belmont Street. Section 51A-8.602(d)(1).
15. On the final plat, dedicate a 10 foot by 10 foot corner clip at Belmont Street and Summit Avenue. Section 51A-8.602(d)(1).
16. On the final plat dedicate a 15 feet by 15 feet Alley Sight Easement at Greenville Avenue and the alley. Section 51A-8.602(c), Section 51-9.101.
17. On the final plat add the following note: "TXDOT approval may be required for any driveway modification or new access point(s) on Greenville Avenue."
18. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
19. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
20. On the final plat show two control monuments. Survey Manual.
21. On the final plat dedicate in simple the three street easements recorded in Volume 134, page 2079.
22. On the final plat provide the recording information for Ordinance Number 9910. Section 51A-8.502(a)(b).

23. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
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. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1).
26. On the final plat identify the property as Lot 1A in City Bock 3/2067. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Old Hickory Trail south of Interstate Highway 20.

DATE FILED: April 10, 2015

ZONING: MF-2(A), RR

CITY COUNCIL DISTRICT: 8 SIZE OF REQUEST: 10.08-acre MAPSCO: 73F

APPLICANT/OWNER: Gruene Interest Services, LLC / PRA Preston, LP

REQUEST: An application to create one 10.08-acre lot from a tract of land in City Block 7553 on property located on Old Hickory Trail south of Interstate Highway 20.

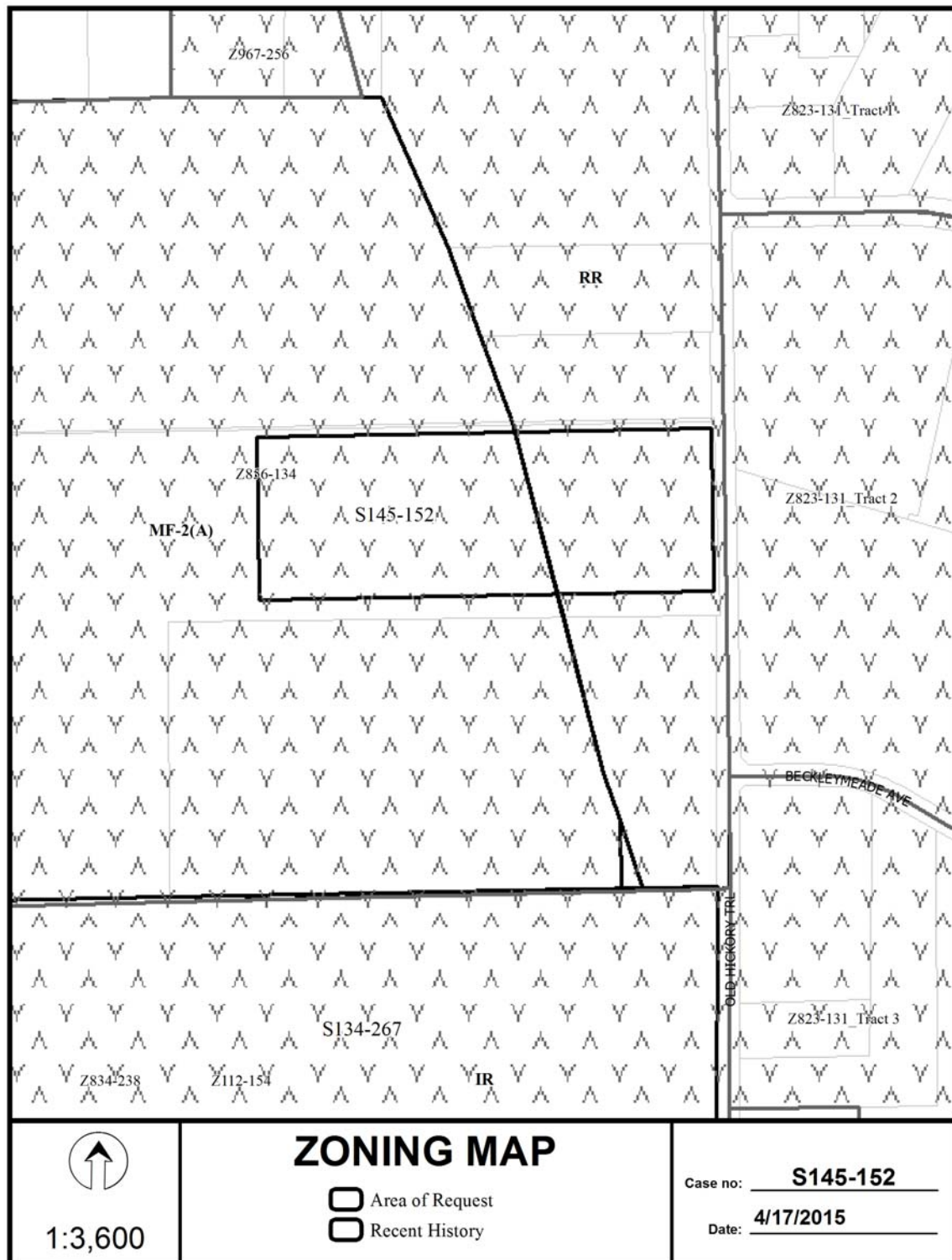
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

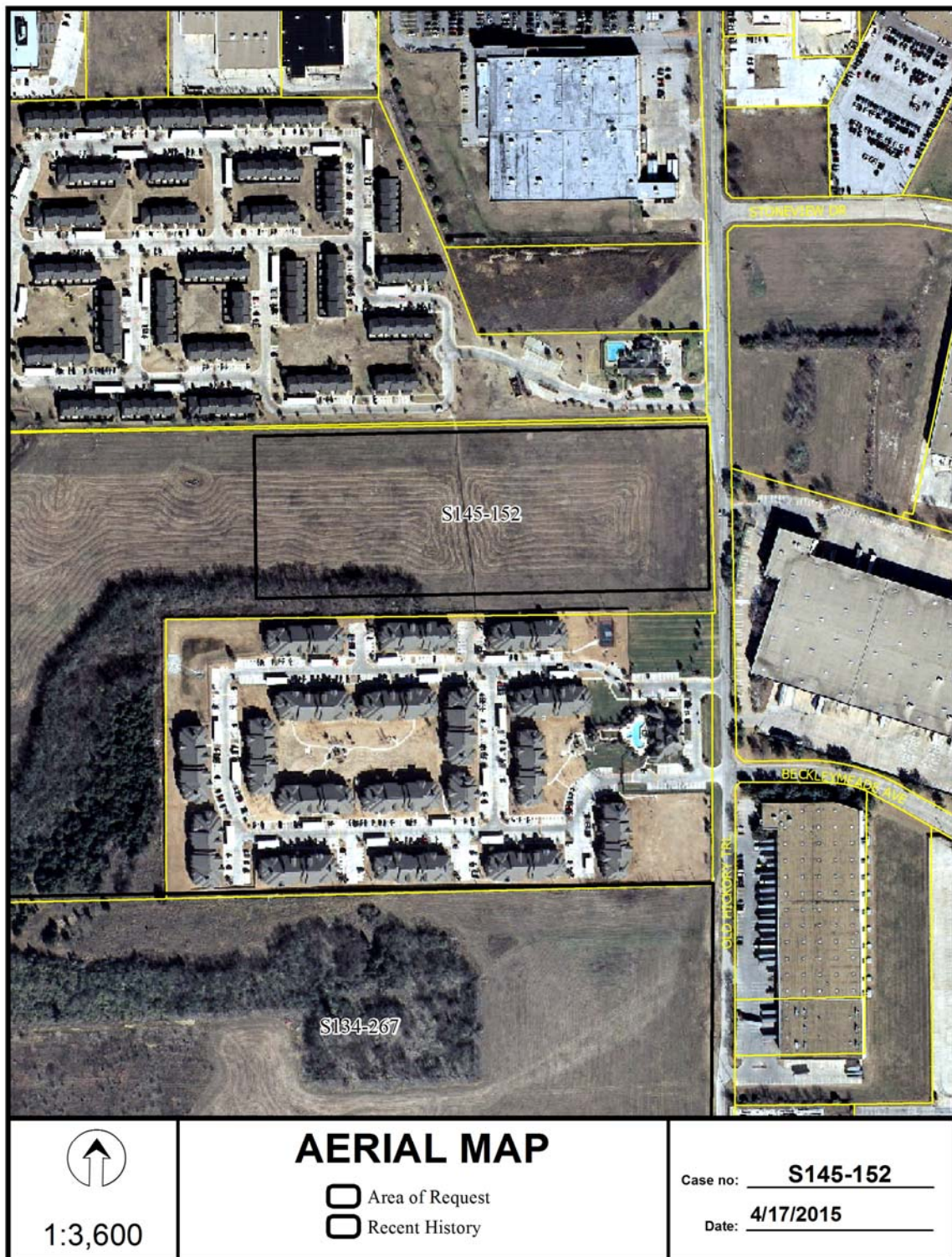
STAFF RECOMMENDATION: Staff concludes that the request complies with the requirements of the MF-2(A), and RR Districts; therefore, staff recommends approval subject to compliance with the following conditions:

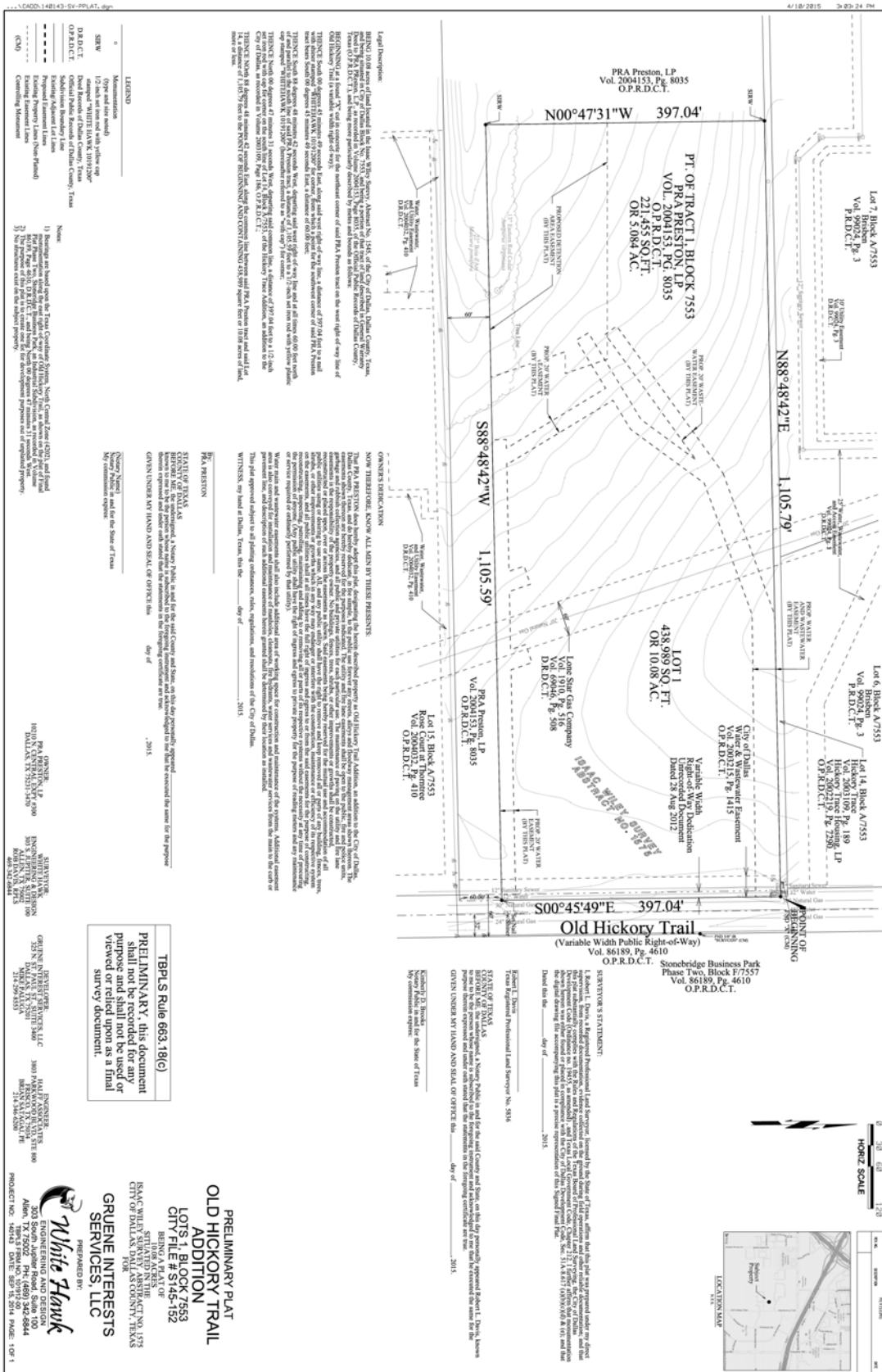
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
11. 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).
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat dedicate a right-of-way-width specified by city staff and taken as equally as possible from both sides of the right-of-way lines or property lines for Old Hickory Trail. Section 51A-8.602(c).
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
15. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
16. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
17. On the final plat show two control monuments. Survey Manual.
18. On the final plat dimension all proposed easements "by this plat". Survey Manual.
19. On the final plat dimension the Detention Area Easement. Survey Manual.
20. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
21. 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).
22. 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).
23. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1).

24. On the final plat identify the property as Lot 20 in City Bock A/7553. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Forest Meadow Trail, south of Oak Glen Trail.

DATE FILED: April 10, 2015

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8 SIZE OF REQUEST: 2.437-acre MAPSCO: 64W

APPLICANT/OWNER: Justin Clemons & Kelly Clemons

REQUEST: An application to create one 2.437-acre lot from a tract of land in City Block 7569 on property located at the terminus of Forest Meadow Trail, south of Oak Glen Trail.

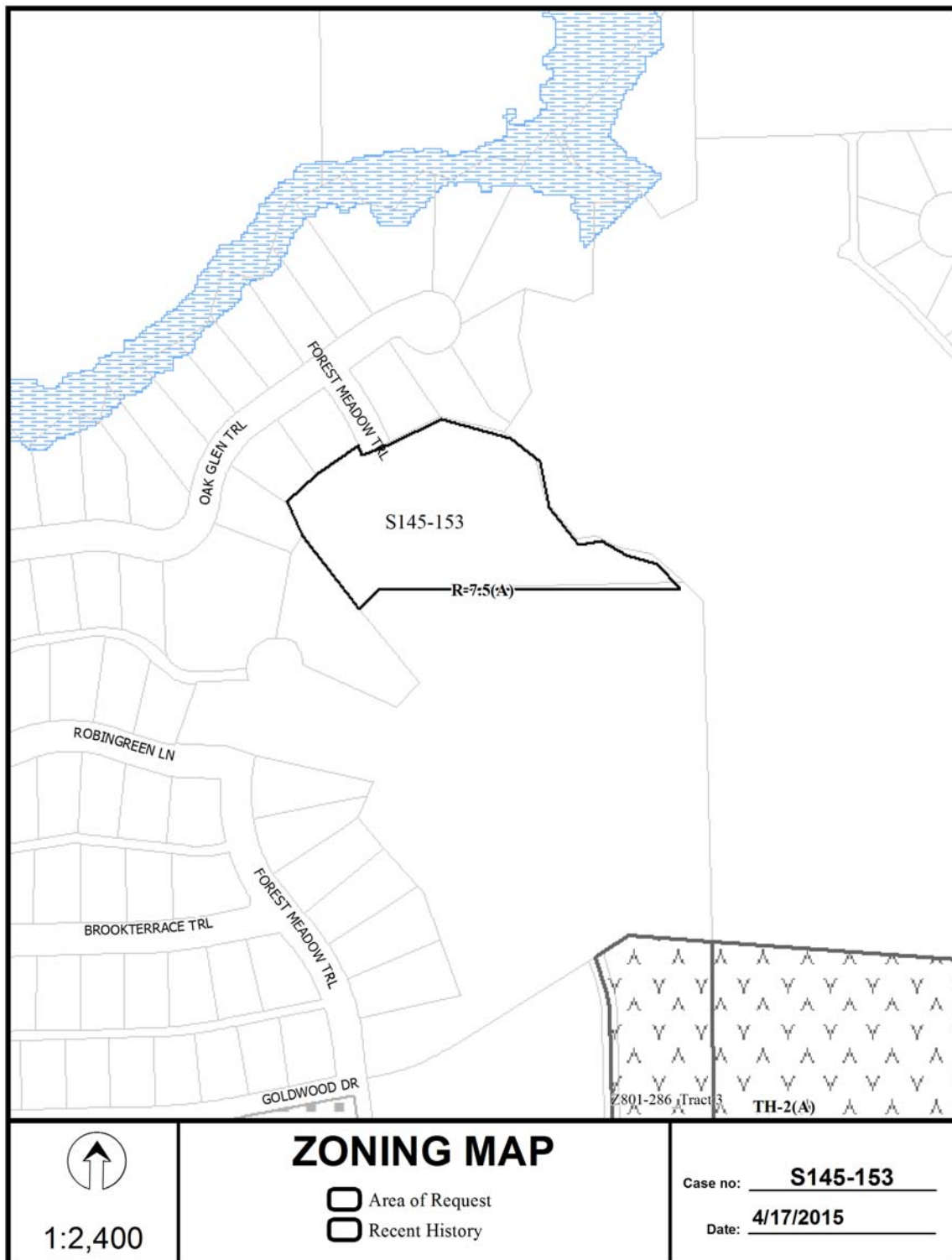
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

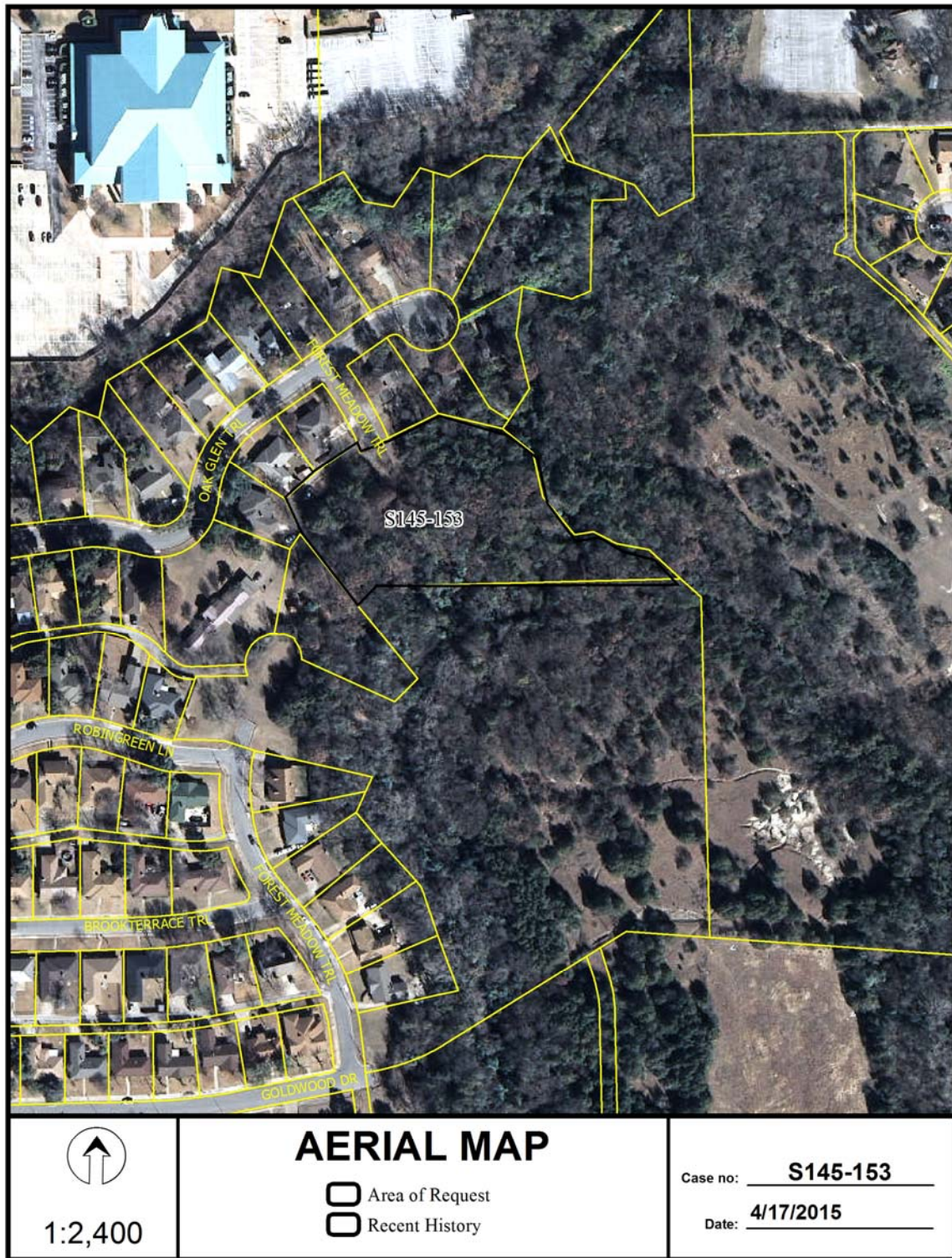
STAFF RECOMMENDATION: The request complies with the minimum requirements of the R-7.5(A) District, and complies with Section 51A-8.503 as the established lot pattern in the immediate area encompasses larger lots and tracts of land south of Camp Wisdom Road. East of the property are traditional R-7.5(A) platted subdivisions. Staff concludes that the request complies with the requirements of the R-7.5(A) District and Section 51-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

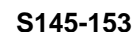
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
13. 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.
14. 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.
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
16. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
17. 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).
18. 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).
19. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
20. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.

21. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
22. 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).
23. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg 1-10.
24. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1).
25. On the final plat identify the property as Lot 20 in City Bock C/7569. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: River Bend Drive, east of IH-35E.

DATE FILED: April 10, 2015

ZONING: MU-3

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 4.67-acre

MAPSCO: 33V

APPLICANT/OWNER: Optimum Re Insurance Company

REQUEST: An application to replat a 4.67-acre tract of land located in City Block 1/7926 into one lot on property located on River Bend Drive, east of IH-35E.

SUBDIVISION HISTORY:

1. S145-141 is an application east of the present request to replat a 5.556-acre tract of land containing all of Tract I in City Block B/2796 and an unplatted tract of land in City Block 7926 into one 1.963-acre lot, and one 3.593-acre lot on property located on Hinton Street at Riverside Drive, southwest corner. This request is also scheduled to be heard on May 7, 2015.

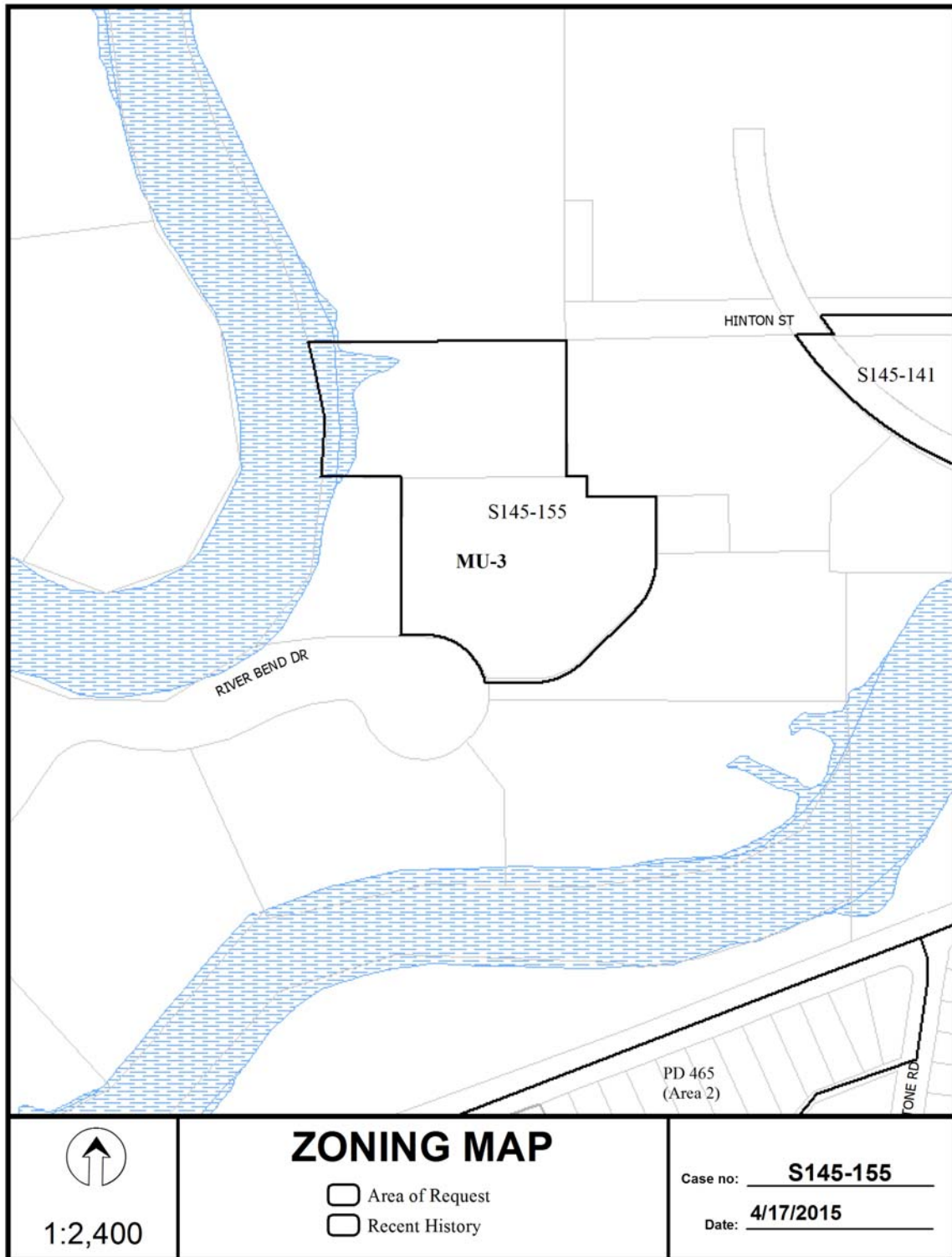
STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

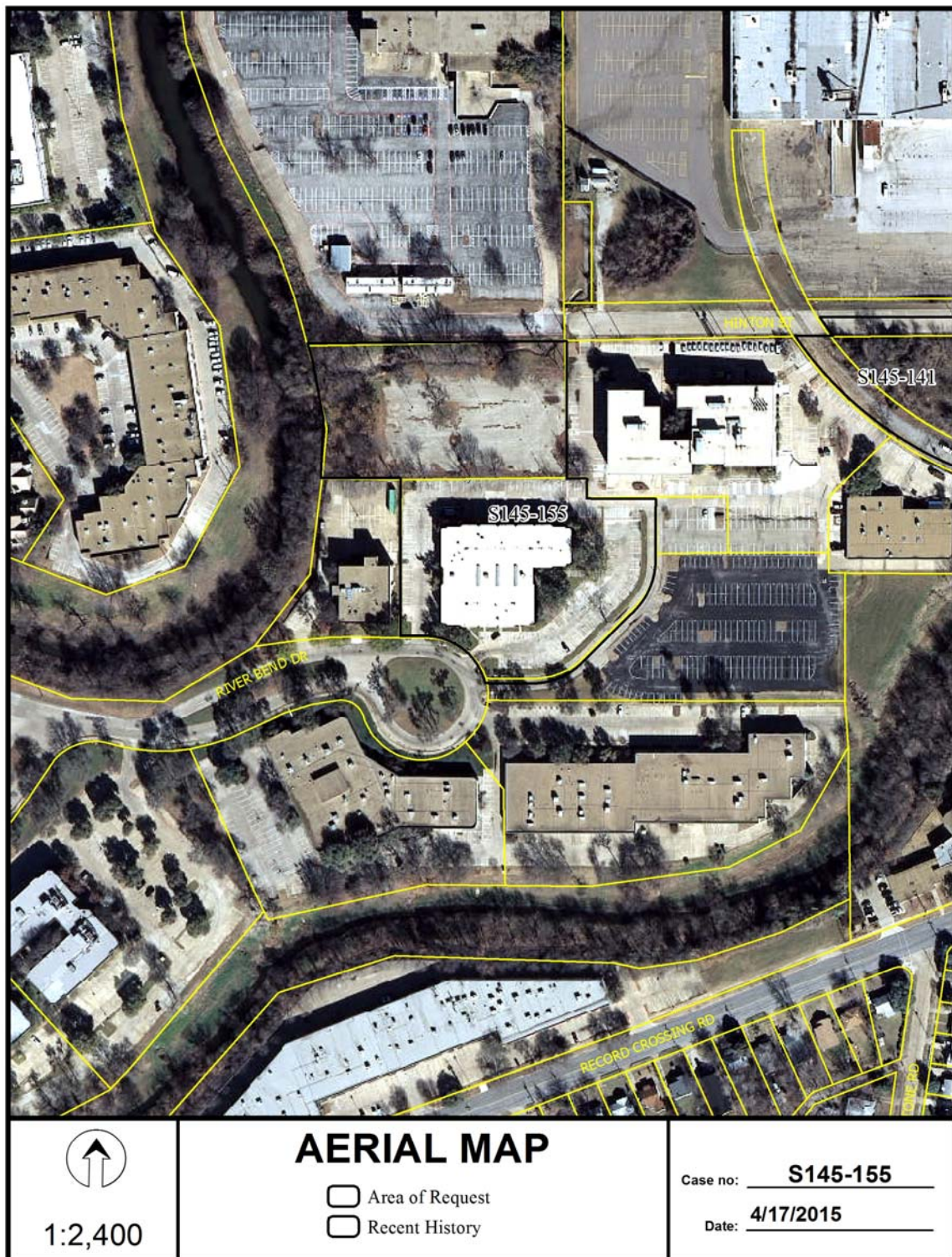
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
13. 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.
14. 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.
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
16. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
17. 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).
18. 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).
19. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1).

21. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg 1-10.
22. On the final plat identify the property as Lot 1 in City Bock A/7925. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MAY 07, 2015****FILE NUMBER:** S145-156**Subdivision Administrator:** Paul Nelson**LOCATION:** Medical District Drive, west of IH-35E (Stemmons Freeway).**DATE FILED:** April 10, 2015**ZONING:** IR, MU-3**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.347-acre **MAPSCO:** 44B**APPLICANT/OWNER:** Trinity Industries, Inc.

REQUEST: An application to replat a 1.347-acre tract of land containing part of Lots 13, 15, and 16 and all of Lot 14 in City Block 59/7905 to create one lot on Medical District Drive, west of IH-35E (Stemmons Freeway).

SUBDIVISION HISTORY:

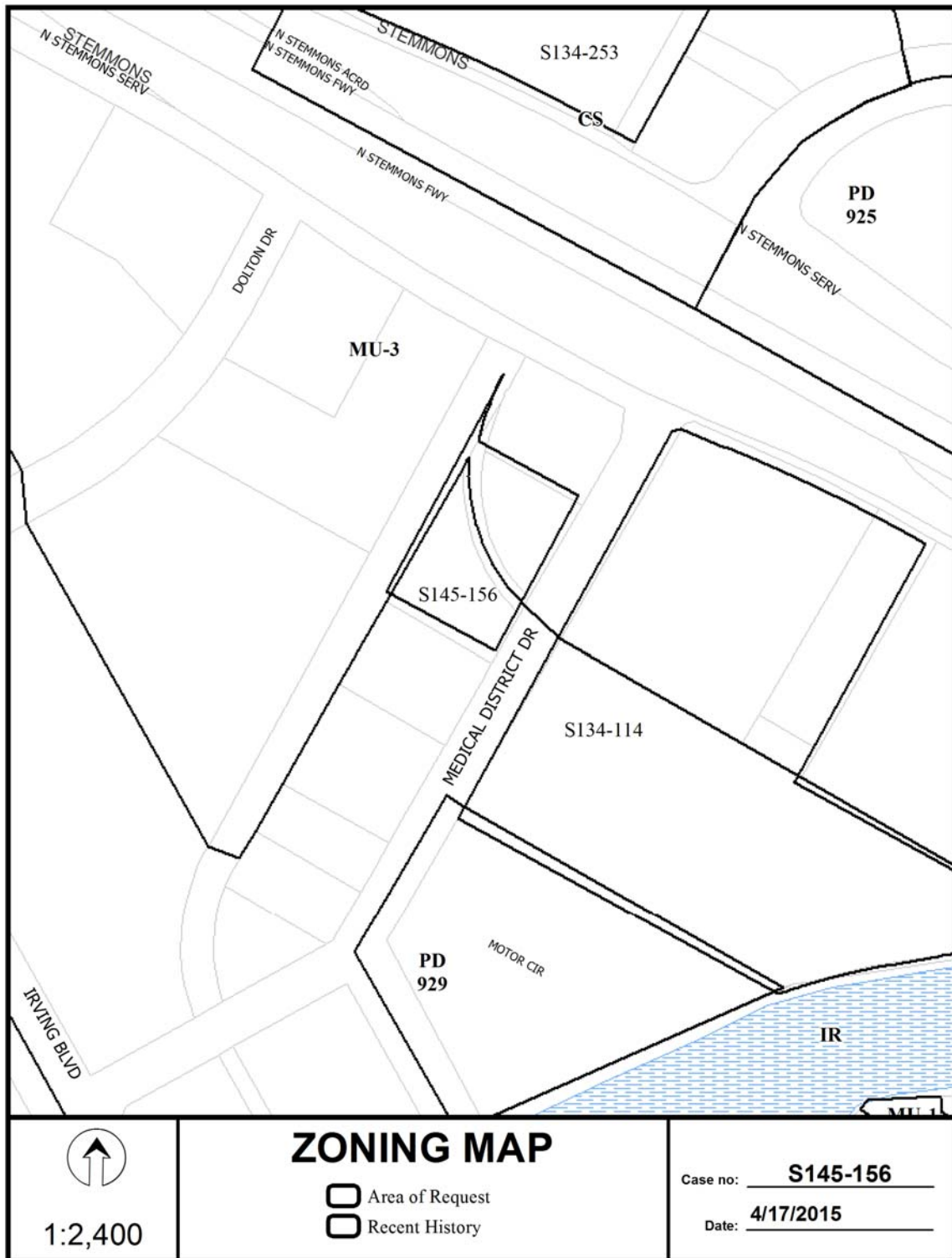
1. S134-114 was an application to replat a 10.169-acre tract of land containing all of Lot 2 in City Block 60/7905; part of Lot 1A in City Block 79/7905; part of Lot 2 in City Block 58/7905 into 1 lot; and to remove the existing 25 foot platted building line along the south line of Stemmons Freeway (Interstate Highway No. 35 E) on property located at the south corner of Stemmons Freeway and Medical District Drive. The request was approved on April 17, 2014, an Early Release Building Permit was requested on February 25, 2015 but has not been issued. The final plat has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR and MU-3 Districts; therefore, staff recommends approval subject to compliance with the following conditions:

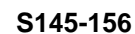
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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 1. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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. The property is located in the Hampton Oak Lawn Sump (WSE 403.7). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8).
13. On the final plat chose a new or different addition name. Survey Manual.
14. Prior to submittal of the final plat for the Chairman's signature either revise the proposed new lot line to wrap around the existing building which encroaches between 1.7 feet and 2.3 feet into the plat on the west side of the property or remove that portion of the building so that there is no encroachment.
15. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
16. 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).
17. 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. New water and/or wastewater easements need to be shown on the final plat. Chapter 49-60(d).
17. Wastewater main extension may be required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
18. On the final plat identify the property as Lot 13A in City Bock 59/7905. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Hood Street at Brown Street, north corner.

DATE FILED: April 10, 2015

ZONING: PD 193 (MF-3)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.741-acre **MAPSCO:** 45A

APPLICANT/OWNER: Titan Urban Development LLC.

REQUEST: An application to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner.

SUBDIVISION HISTORY:

1. S134-137 was an application northwest of the present request to create one 0.349-acre lot from a tract of land containing in City Block 2/1025 on property located at 2700 Oak Lawn Avenue. The request was approved on May 8, 2014 but has not been recorded.
2. S112-018 was an application southeast of the present request to replat a 2.373 acre tract of land containing all of Lot 1K in City Block 11/1017 to remove the platted front, side, and rear building lines at 2702 Hood Street. The request was approved on November 17, 2011; an Early Release Building Permit was issued on April 24, 2013, and the final plat has not been recorded.
3. S101-152 was an application northeast of the present request to replat a 0.189 acre tract of land containing all of Lots 12 and 13 in City Block A/1030 into one 0.189 acre lot on Gillespie Avenue southeast of Hood Street. The request was approved September 1, 2011 and recorded on December 13, 2012.

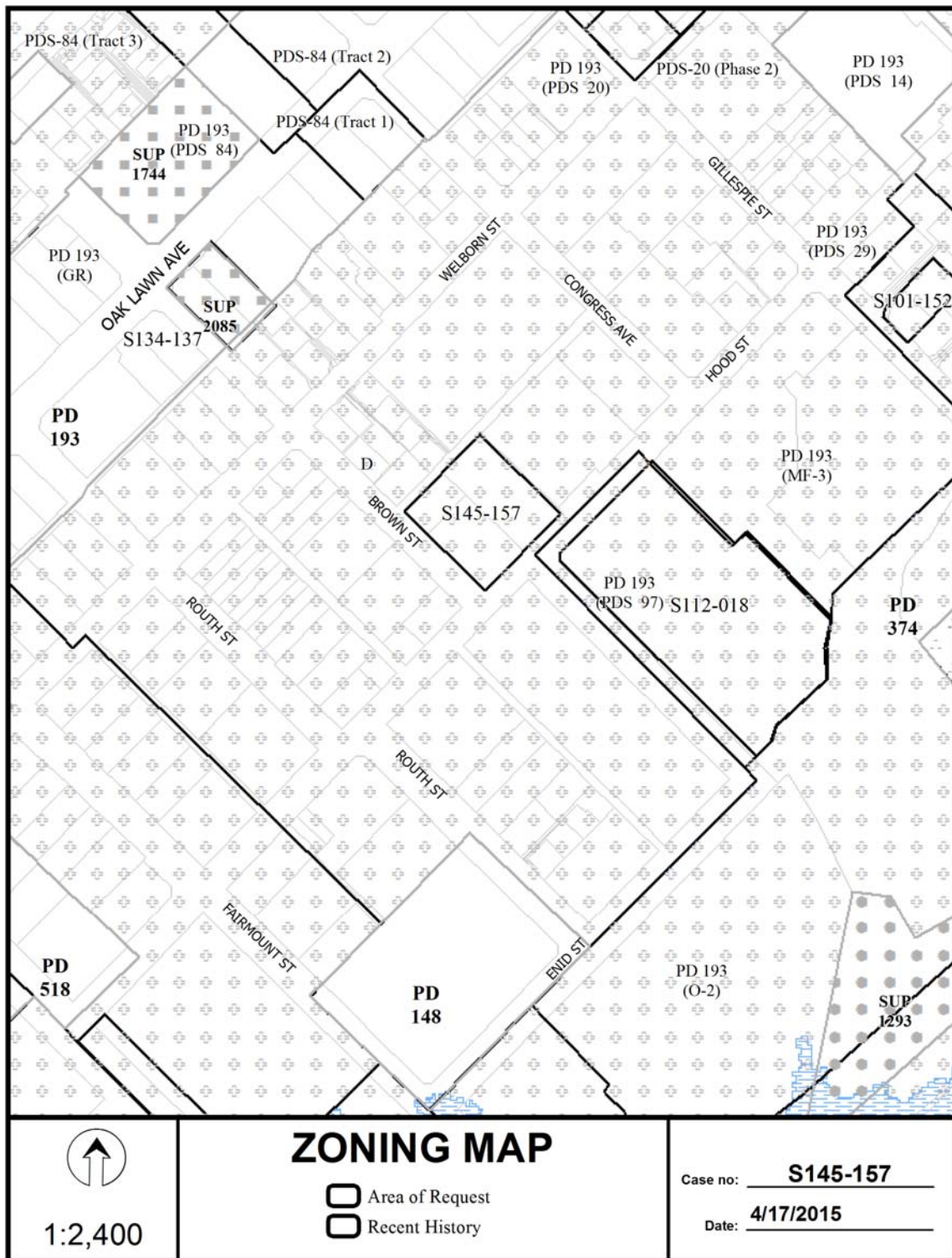
STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-3) requirements and with the requirements of Section 51A-4.411; therefore, staff recommends approval subject to compliance with the following conditions:

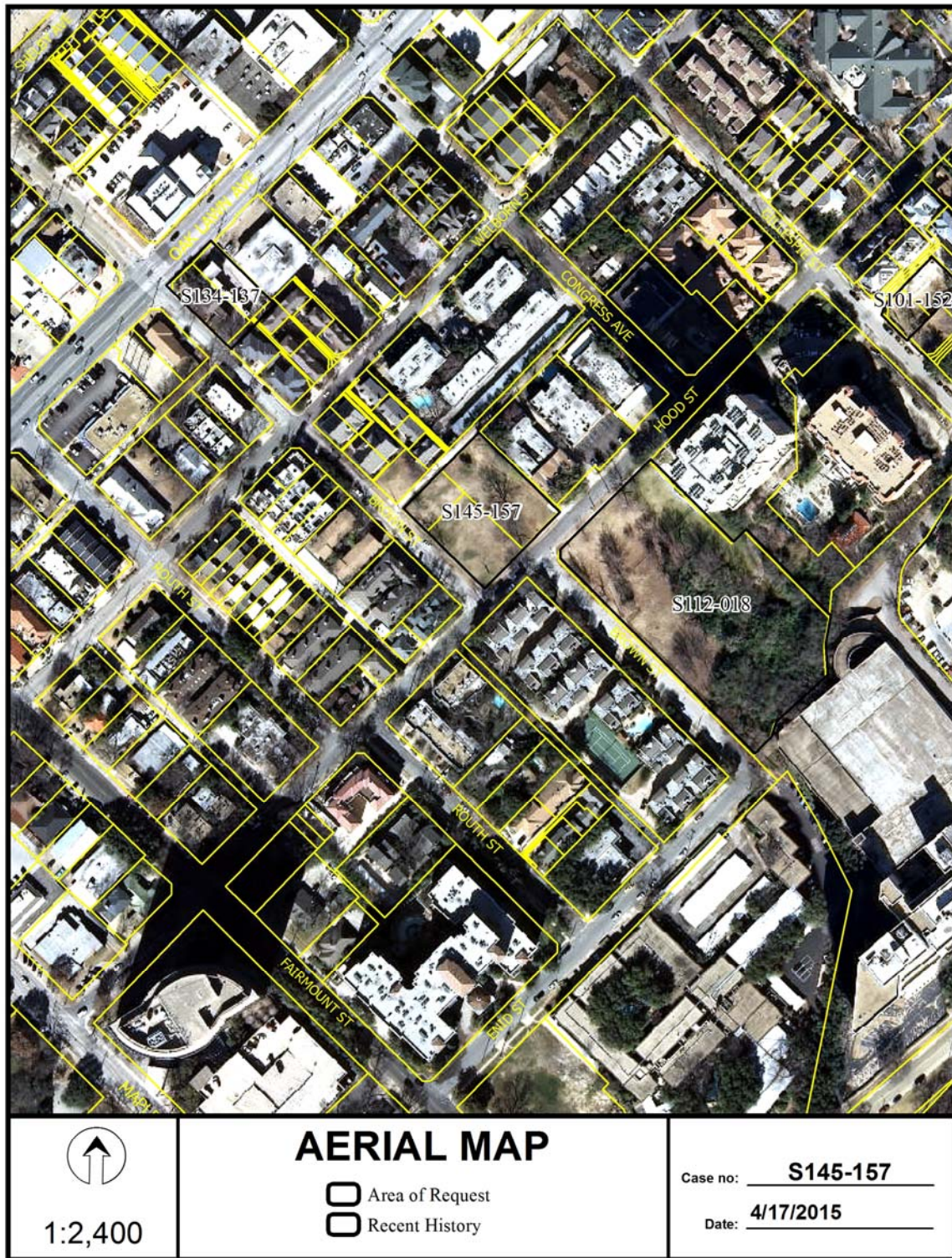
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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).

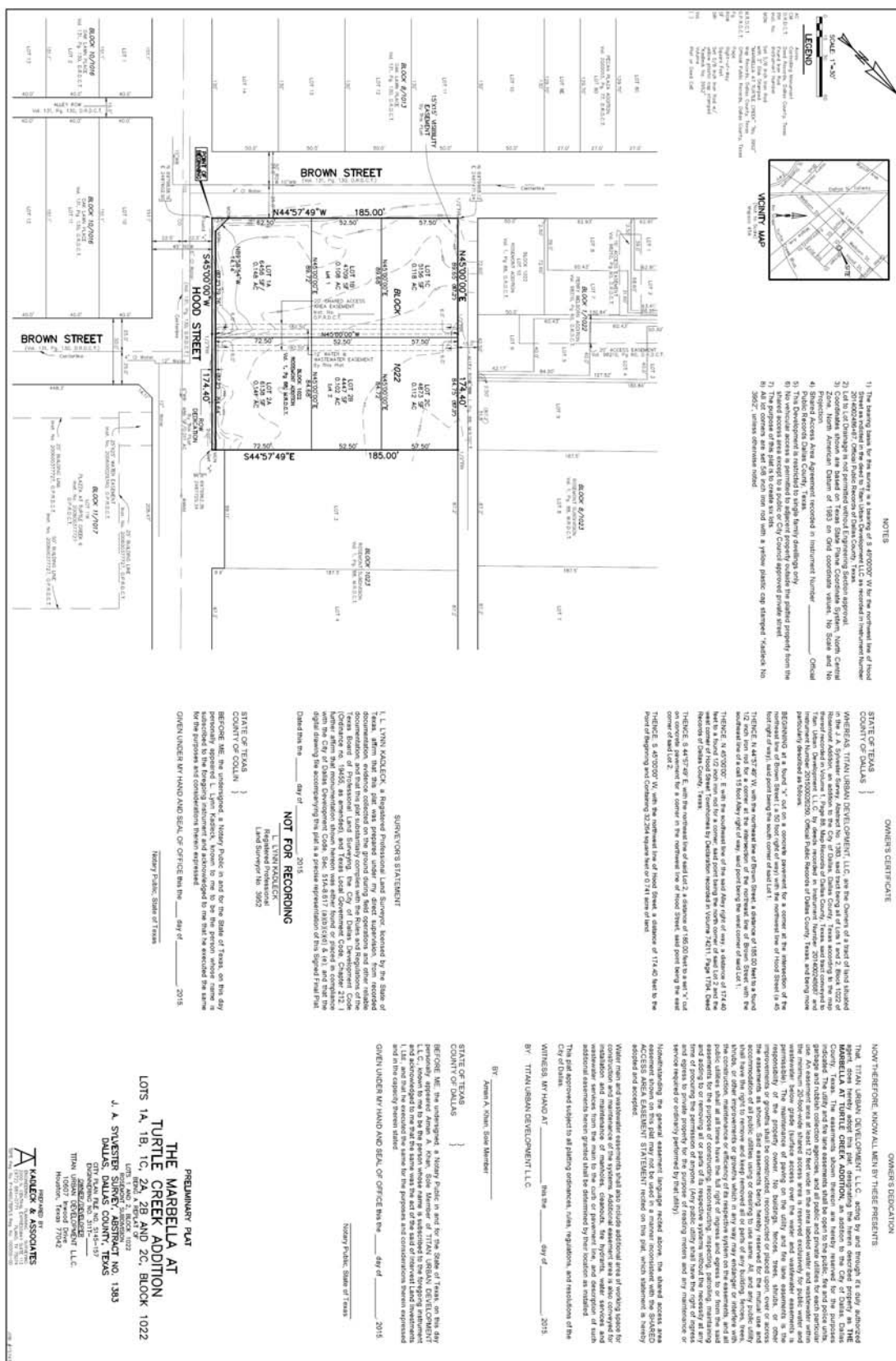
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson 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 6. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 center line of Hood Street. Section 51A-8.611(e), 51A-8.602(c), and 51A-8.604(c).
13. On the final plat show the correct recording information for the subject property. Survey Manual.
14. On the final plat show two control monuments. Survey Manual.
15. On the final plat show the Lien Holders Subordination Agreement. Survey Manual.
16. The shared access areas must front a minimum width of 20 feet on Hood Street. Section 51A-4.411(d)(7).
17. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7).

18. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2).
19. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met. Section 51A-4.411(c)(3).
20. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended. Section 51A-4.411(c).
21. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(d)(2), Section 51A-4.411(e).
22. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-8.503(b)(2)(B) and Section 51A-4.411(f)(2).
23. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street. Section 51A-4.411(f)(2).
24. Include the words "Shared Access Development" in the title block of the final plat. Survey
25. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10).
26. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
27. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name". Section 51A-9.300.
28. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
29. 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).

30. 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).
31. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Chapter 49-61(5)(B) and the Development Design Procedures and Policy Manual, Section 2.
32. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
33. Prior to submitting the final plat for the Chairman's signature contact the Street Name Coordinator for assistance in selecting appropriate street names for the development.
34. On the final plat identify the property as Lot 1A, 1B, 1C, 2A, 2B, and 2C in City Book 1022. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).
35. On the final plat identify the right-of-way dedication for Hood Street where the 486 square feet of right-of-way is being dedicated.
36. On the final plat show the words "fee simple" language in the Owners dedication for all streets and alleys.







LOCATION: Garland Road, southwest of Knob Oak Drive.

DATE FILED: April 10, 2015

ZONING: CR

CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 2.65-acres MAPSCO: 37R

APPLICANT/OWNER: Carmel Car Wash – Garland, LLC

REQUEST: An application to replat a 2.65-acre tract of land containing all of Lot 2 and a 1.56-acre tract of land in City Block F/4414 into one 1.37-acre lot and one 1.28-acre lot on property located on Garland Road, southwest of Knob Oak Drive.

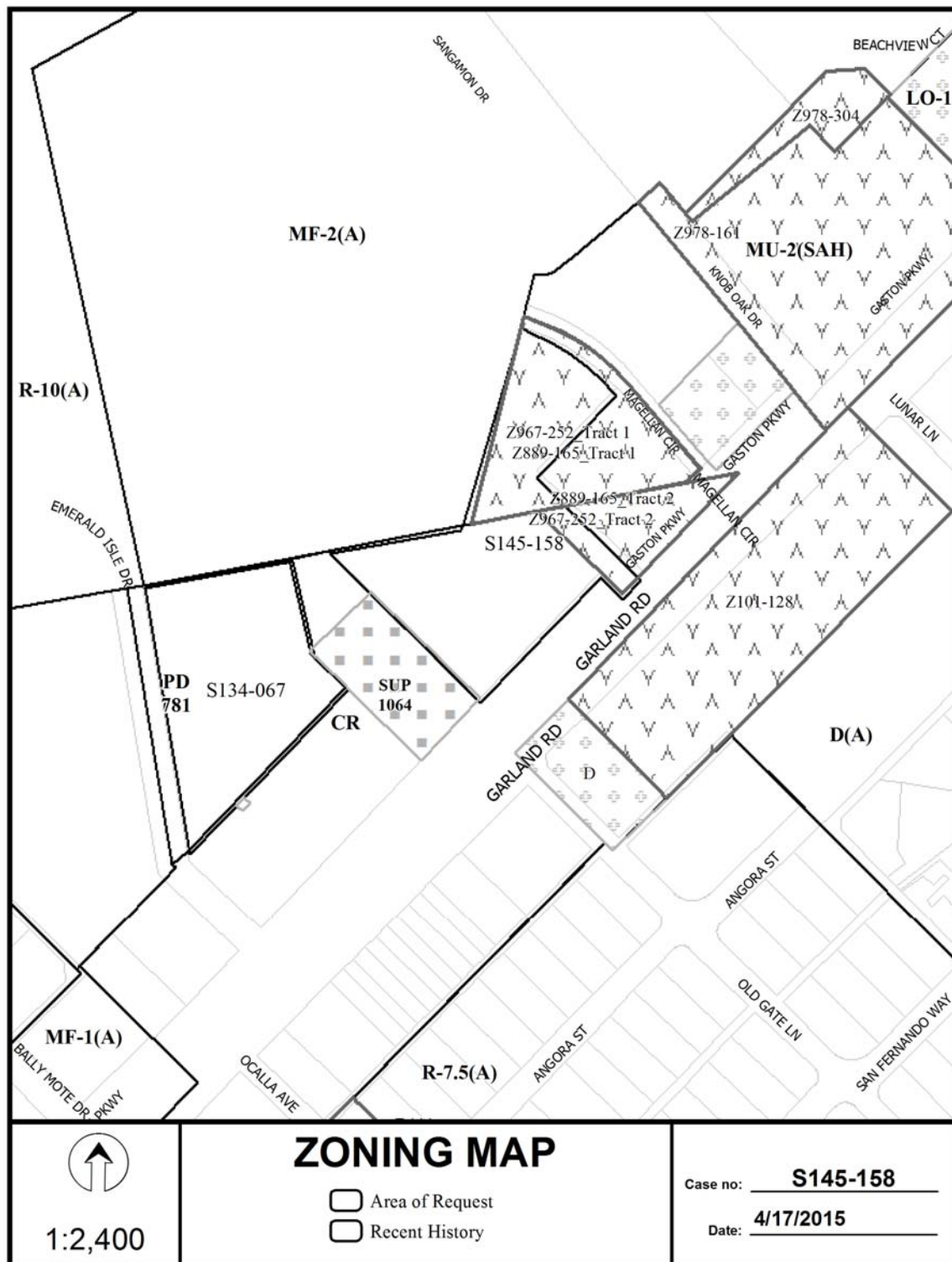
SUBDIVISION HISTORY:

1. S134-067 was an application southwest of the present request to create a 30 lot Shared Access Area Development from a 2.029-acre tract of land in City Block 4413 with lots ranging in size from 0.037-acre to 0.115-acre on property located at 1000 Emerald Isle Drive. The request was approved on February 6, 2014, the Shared Access Easement was recorded April 6, 2015 but the final plat has not been recorded.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. 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 2.
 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
 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 adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
 13. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
 14. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
 15. On the final plat show two control monuments. Survey Manual.
 16. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
 17. 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).
 18. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
 19. On the final plat identify the property as Lots 2A and 2B in City Block F/4414. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





LOCATION: Canton Street at Farmers Market Way.

DATE FILED: April 13, 2015

ZONING: PD 357, Sub district 5

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 2.361-acres MAPSCO: 45M

APPLICANT/OWNER: Canton Commerce Partners, Ltd.

REQUEST: An application to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into one lot on property located on Canton Street at Farmers Market Way.

SUBDIVISION HISTORY:

1. S145-085 is an application north of the present request to create six lots ranging in size from 0.567 acres to 1.552 acres from a 5.372-acre tract of land containing part of the abandoned portions of South Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street. The request was approved on February 19, 2015 and has not been recorded.
2. S101-160 was an application south of the present request at the intersection of Canton Street at S. Cesar Chavez Boulevard to replat a 4.483 acre tract of land containing all of Lots 1 thru 28 in City Block 17/142 and all of Lots 1 thru 26 in City Block 16/143 and a portion of abandoned Canton Street, Marilla Street and 2 abandoned 20 foot wide alleys into a 108 lot subdivision with common areas on property bounded by Cesar Chavez Blvd., Marilla Street, Pearl Expressway and Canton Street. The request was approved on October 6, 2011 and recorded on February 22, 2013.

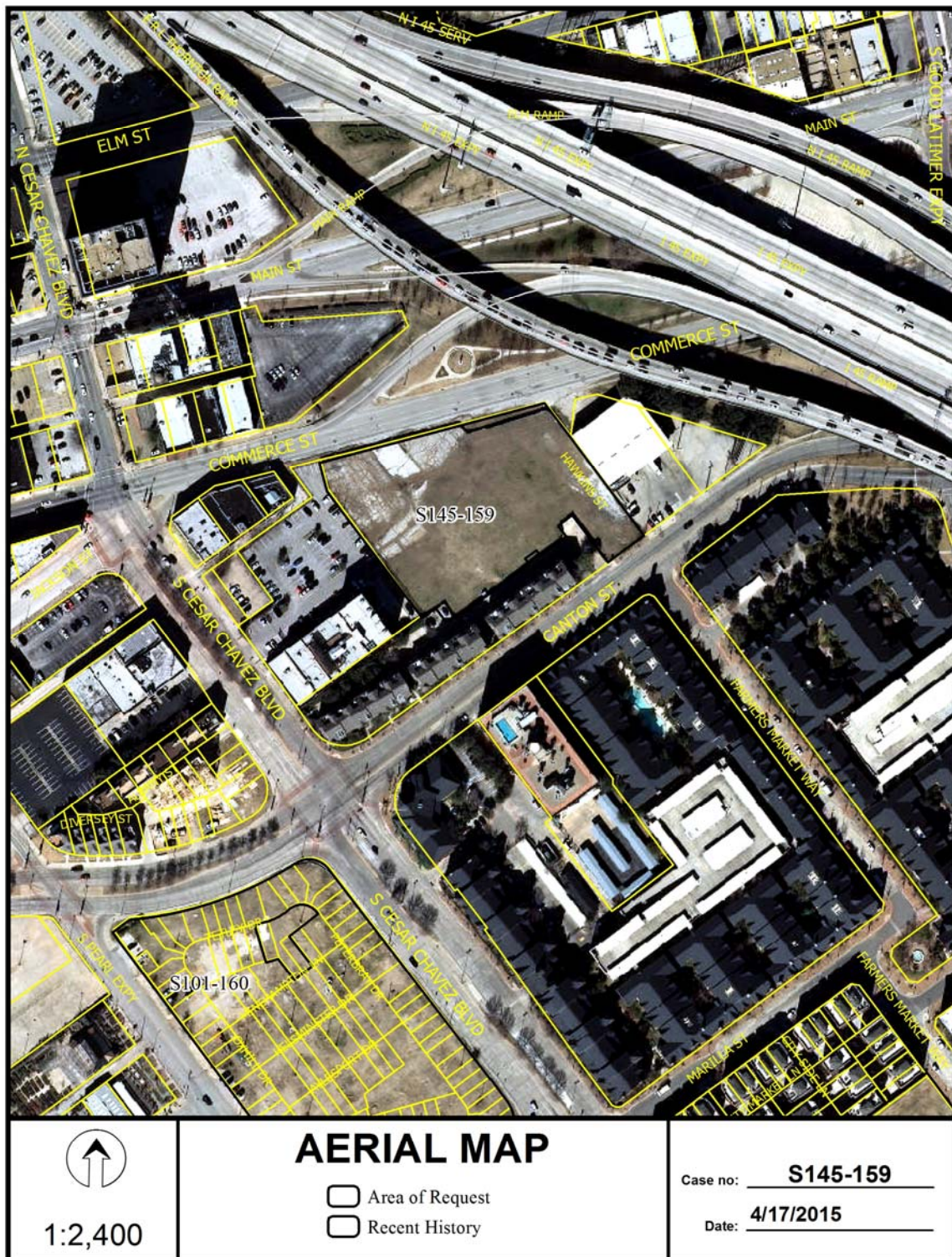
STAFF RECOMMENDATION: The request complies with the requirements of PD 357, Sub District 5; therefore, staff recommends approval subject to compliance with the following conditions:

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 1. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 40 feet of right-of-way from the established center line of Commerce Street; dedicate the amount of right-of-way required for Hawkins Street as determined by the City of Dallas Thoroughfare Plan/Central Business District Streets and Vehicular Circulation Plan. Section 51-9.101.
13. Comply with the Mill Creek drainage requirements. The finished floor elevation must be 3 feet above the nearest inlet, top of curb. Section 51A-611(d); Chapter 9 of the Mill Creek Master Drainage Plan Study.
14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
15. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Survey Manual.
16. On the final plat all utility easement abandonments must be shown with recording information. Survey Manual.

17. A release is required from the Real Estate Division prior to submittal of the final plat for the Chairman's signature.
18. On the final plat show the abandonment recording information for Hawkins Street; show as "Abandonment authorized by Ordinance No. _____ and recorded as ____; Utility Easements retained."
19. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
20. 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).
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1).
22. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
23. On the final plat change Julius Schepps Freeway (Interstate Highway 45" to "Interstate Highway 45".
24. On the final plat identify the property as Lot 4A in City Bock 8/152. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







LOCATION: Meadow Road, east of Manderville Lane.

DATE FILED: April 10, 2015

ZONING: PD 745, Tract B

CITY COUNCIL DISTRICT: 13 SIZE OF REQUEST: 30.829-ac. MAPSCO: 26K, L, & F

APPLICANT/OWNER: HT Midtown,L.P./TKG Valencia Midtown, LP.

REQUEST: An application to replat a 30.829-acre tract of land containing all of City Blocks A/7518, C/6138, D/6138, and E/6138 into one 0.269-acre lot, one 9.265-acre lot, one 9.899-acre lot, and one 11.396-acre lot, and to remove the existing 25 foot platted building lines along the northerly line of Meadow Road, and to remove the platted building lines along both sides of abandoned Treehouse Lane on property located on Meadow Road, east of Manderville Lane.

SUBDIVISION HISTORY:

1. S145-108 was an application west of the present request to replat a 12.6522-acre tract of land containing all of Lot 6A in City Block 7291, all of Block B/7291 and a portion of unplatted land into three lots on property located on Midtown Boulevard between North Central Expressway Service Road and Manderville Lane. The request was approved March 19, 2015 but has not been recorded.
2. S134-265 was an application west of the present request to replat a 2.377-acre lot from part of Lot 9 in City Block 6136 into one lot on property located at the southwest corner of Manderville Lane and Meadow Road. The request was approved on October 23, 2014 but has not been recorded.
3. S134-213 was an application west of the present request to replat a 5.416-acre lot into one 3.611-acre lot, and one 1.804-acre lot in City Block D/7291 on property located at the southwest corner of Midtown Boulevard and Manderville Lane. The request was approved on August 21, 2014 but has not been recorded.
4. S134-187 was an application on property adjacent on the south of the present request to replat a 10.947-acre tract of land containing all of Lots 6-A, 7-A and 7B in City Block 52131/2; a portion of land described in special warranty deed into 3 lots ranging in size 1.068 acres to 4.964 acres on property located at Meadow Road and Rambler Road, southwest corner. The request was approved July 10, 2014 but has not been recorded.
5. S134-042 was an application west of the present request to replat a 14.873 -acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/7291 into one 14.873 acre lot on property fronting on the west line of Manderville Lane between Manderville Lane and Midtown Boulevard. The request was approved on March 20, 2014, but has not been recorded.
6. S112-196 was application east of the present request to replat a 7.905 acre tract of land containing all of Lot 1 in City Block M/6138 and a tract of land from a 151.179 acre tract of land in City Block 6138 to create one lot on property located

at 7915 Greenville Avenue. The request was approved on September 20, 2012 and was recorded on February 28, 2013.

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 existing 25 foot building lines along both sides of abandoned Treehouse Lane are 25 feet. There is also an existing 25 foot platted building line along the northern right-of-way line of Meadow Road. The removal of these building lines will allow the property to be developed in accordance with the requirements of the planned development district.

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

- No notices were sent because the property allows MU-3 uses and densities.

“(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 PD 745, Tract B.

“(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 PD 745, Tract B.

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

STAFF RECOMMENDATION: The request complies with the requirements of the PD 745, Tract B and with the requirements of Section 51A-8.505; therefore, staff recommends approval subject to compliance with the following conditions:

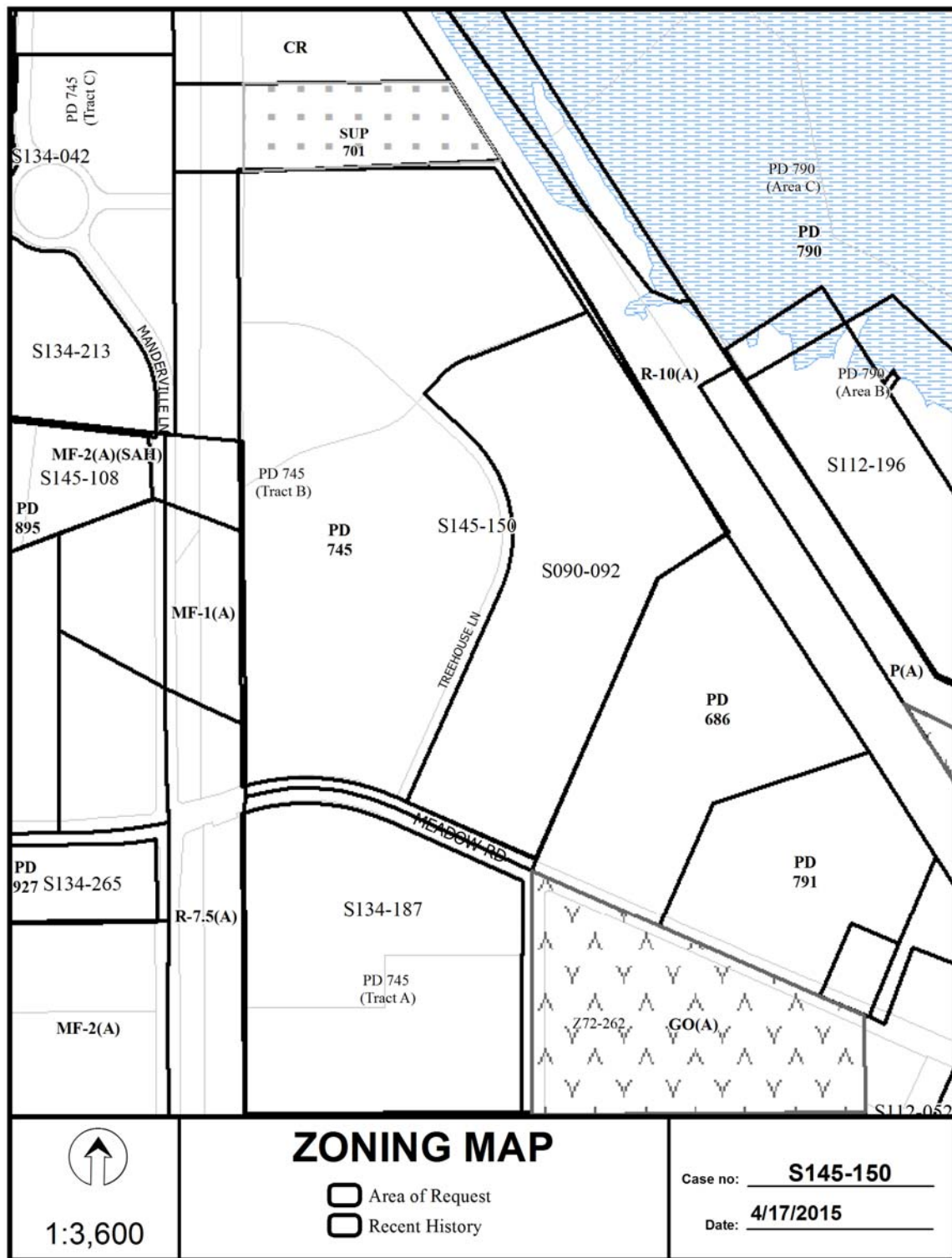
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement

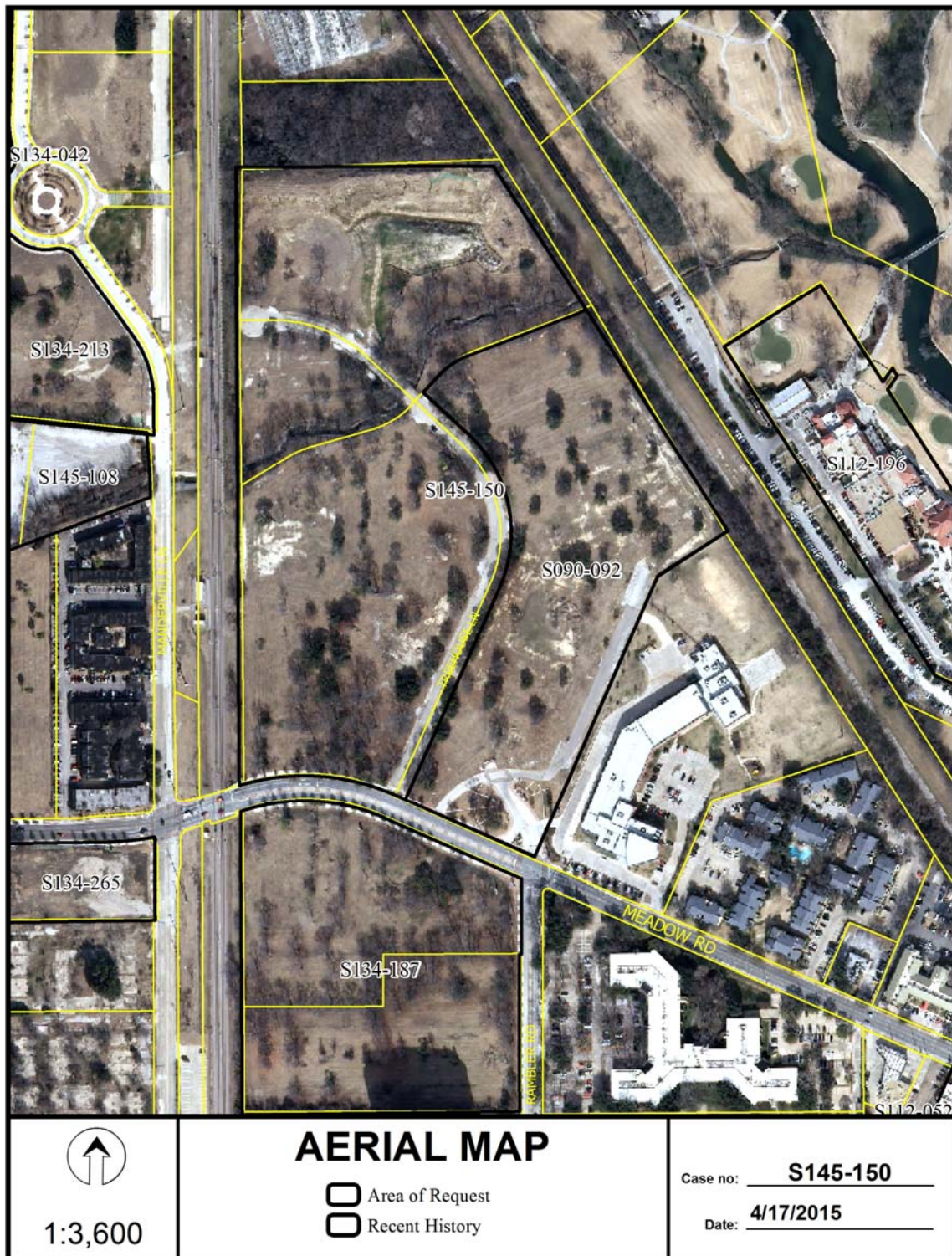
requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).

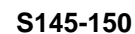
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that 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 4. 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 51A-8.601(b)(4)(5)(6)(7)(8)(9); Section 51A-8.604; 51A-8.602(c)(b).
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 56 feet of right-of-way for the new Treehouse Lane alignment. Section 51A-8.611(e); 51A-8.602(c); 51A-8.604(c).
13. On the final plat determine the 100-year water surface elevation across the plat. Chapter 51A-8.611(d) and Trinity Watershed Management.
14. 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.

15. 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.
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
18. 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).
19. 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).
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
21. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
22. On the final plat monument all set corners per the monumentation ordinance. Survey Manual.
23. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standards affidavit requirements.
24. On the final plat show "Fee Simple" language in the Owners' dedication.
25. Ordinance No. 27555 is null and void and must be removed from the face of the plat.
26. On the final plat show the new abandonment of Treehouse Lane on the face of the final plat as "Abandonment authorized by Ordinance No. _____ and recorded as _____, utility easements are retained."
27. Dedications are by separate instrument. Show the recording information on the plat for the dedication with the instrument number.
28. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
29. 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).
30. 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).

31. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
32. On the final plat change "Treehouse Lane" (southeast to northwest) to Rambler Road. Section 51A-8.403(a)(1)(A)(xii).
33. Contact the Street Name Coordinator for assistance in selecting appropriate names for the new southwest to northeast alignment of Treehouse Lane.
34. On the final plat identify the property as Lot 1, 2, 3, and 4 in City Block C/6138. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).
35. On the final plat add the following note: "The building lines along both sides of abandoned Treehouse Lane and along the north line of Meadow Road are removed by this plat."







Planner: Olga Torres-Holyoak

FILE NUMBER: D145-013

DATE FILED: February 12, 2015

LOCATION: On the north corner of West Mockingbird Lane and Forest Park Road.

COUNCIL DISTRICT: 2

MAPSCO: 34N

SIZE OF REQUEST: Approx. 3.5 acres

CENSUS TRACT: 4.06

MISCELLANEOUS DOCKET ITEM

Representative: David Meyers, Kimley-Horn

Applicant: M&M Hotel Venture LLC

Owner: Mockingbird Ventura Partners, LLC

Request: An application for a development plan in Subdistrict 1, Planned Development District No. 759 on the north corner of West Mockingbird Lane and Forest Park Road.

Development Plan

On June 27, 2007, the City Council passed Ordinance No. 26871 which established Planned Development District No. 759.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan prior to the issuance of a building permit.

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a 224-room hotel. The PD ordinance may be viewed at this link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2035/Article%20759.pdf>

STAFF RECOMMENDATION: **Approval**

Partners and Officers

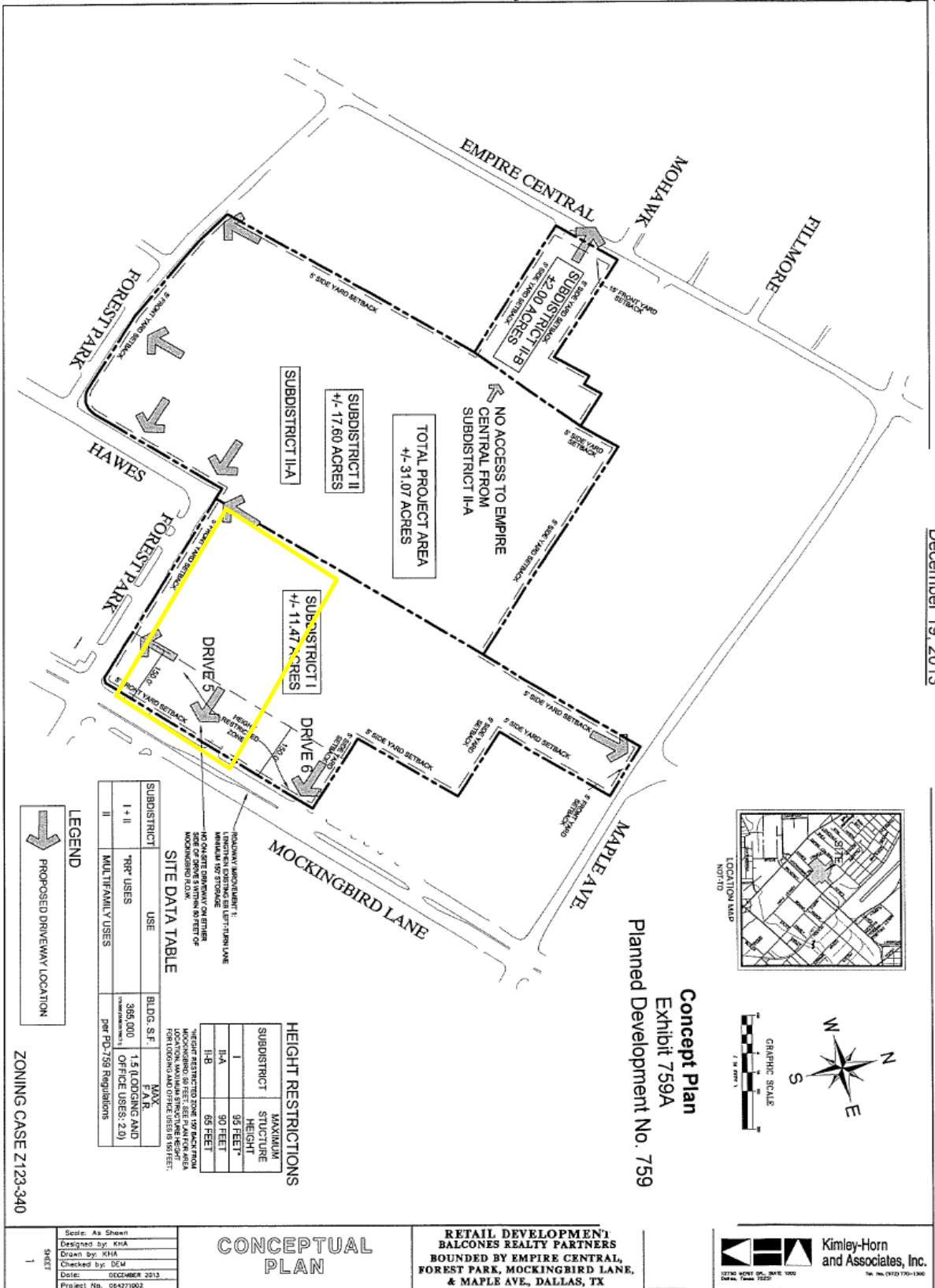
| OWNER/DEVELOPER |
|--|
| Civitas Capital Group 1601 Bryan Street, Suite M-200 Dallas, TX 75201 |
| David Perel President/CEO |
| Caroline Lerner Perel Managing Director |
| Jerry Flemons Senior Vice President |
| Kaitlin Uebele Senior Analyst |

| OPERATOR + OWNER/DEVELOPER |
|--|
| Atlantic Hotels Group 2220 Marsh Lane, Suite 109 Carrollton, TX 75006 |
| Perry Molubhoy CEO |
| Mikel Edredge |

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EXISTING CONCEPTUAL PLAN

December 19, 2013



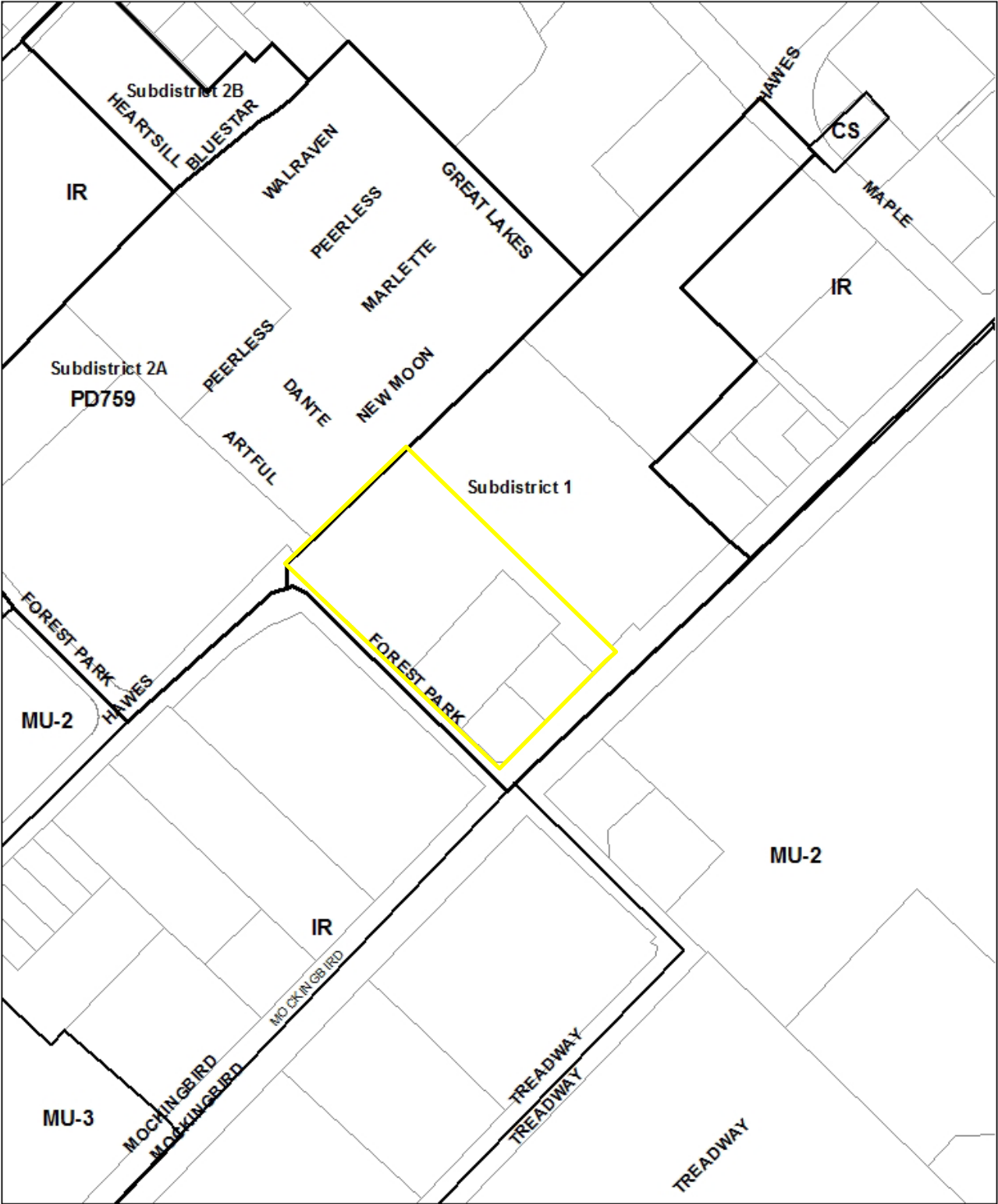
Aerial Map



1:2,965

D145-013

Zoning Map



1:2,965

D145-013

FILE NUMBER: D145-010

DATE FILED: January 28, 2015

LOCATION: South line of Midtown Boulevard, between Central Expressway and Manderville Lane

COUNCIL DISTRICT: 13

MAPSCO: 26-K

SIZE OF REQUEST: Approx. 2 acres

CENSUS TRACT: 78.23

MISCELLANEOUS DOCKET ITEM

Owner: Brazos Texas Land Development, LLC

Applicant: Zabir Ismail

Representative: Jamie Ploetzner

Request: An application for a development plan and landscape plan on Tract C within Planned Development District No. 745 on the south line of Midtown Boulevard, between Central Expressway and Manderville Lane.

SUMMARY: On June 14, 2006, the City Council passed Ordinance No. 26372 which established Planned Development District No. 745. The request site for this development and landscape plan is located in Subarea C. The plan provides for the development of an eight-story, 130-room hotel, providing all required parking on site and providing pedestrian facilities.

The applicant meets all five points for pedestrian facilities with the proposed development.

The PD requires that the proposed development identifies the roadway zone delineations and cross sections, and that it designates the primary and secondary streets for the proposed development. The plan designates Midtown Boulevard as the primary street and provides Typical Section I for Residential Street with Parallel Parking. There is no secondary street for this development.

Each subarea or part of a subarea requires the City Plan Commission approval of a development plan and a landscape plan prior to the issuance of any building permit for new construction.

The development plan and landscape plans meet the requirements for Subarea C of PDD 745. This planned development district also has specific requirements for "Building

Elements and Design Standards” and “Signs”. These items will be reviewed when building permit applications are submitted. The ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2023/ARTICLE%20745.pdf>

CPC PREVIOUS ACTION: On April 16, 2015, the CPC held this development plan under advisement until May 5, 2015.

STAFF RECOMMENDATION: Approval

Partners and Officers

The entity that owns the land is Brazos Texas Land Development, LLC, a Texas limited liability company

Its Owners are:

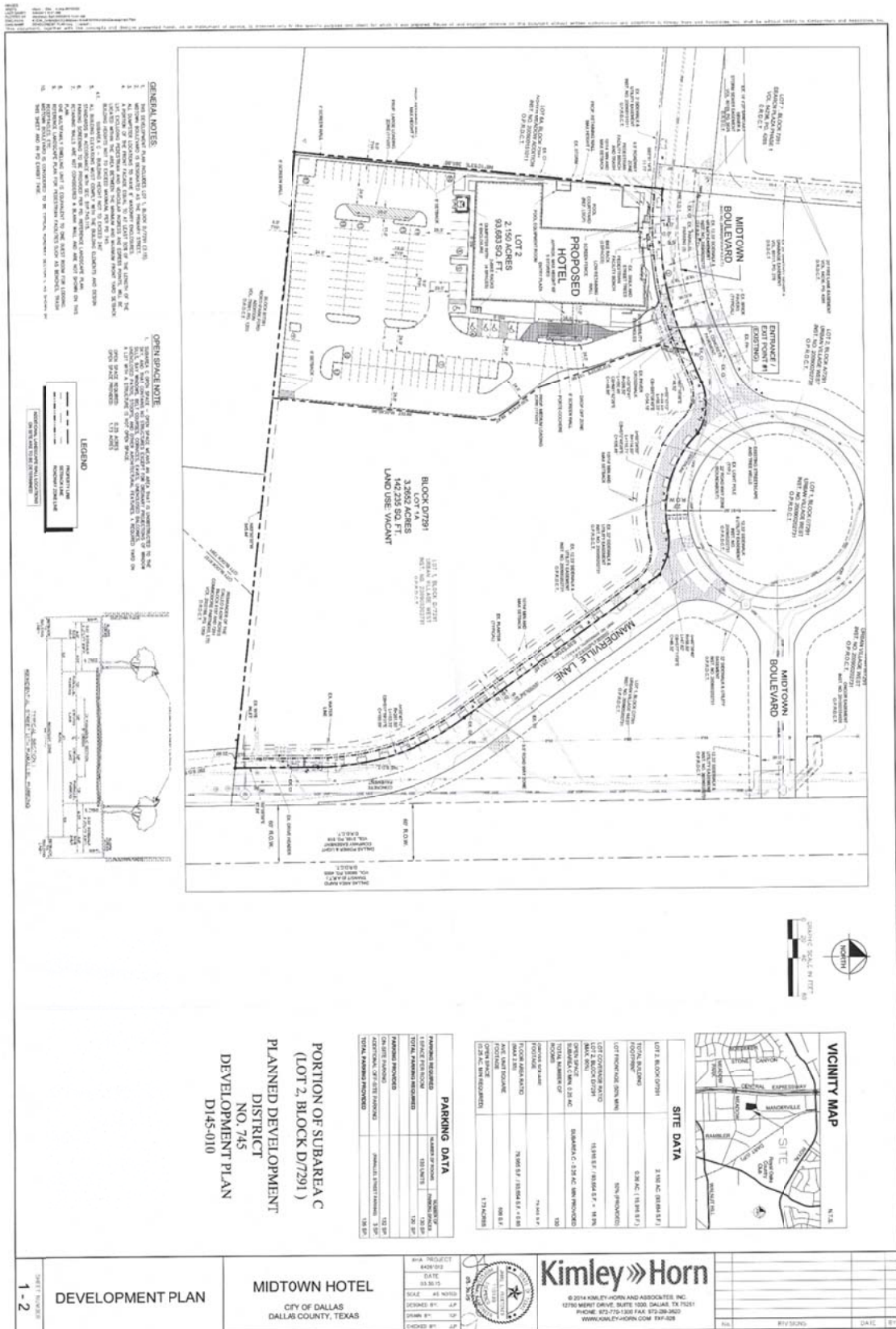
Salim Ismail (Owner)

Shireen Ismail (Owner)

Zabir Ismail (Authorized Signatory)

PROPOSED DEVELOPMENT PLAN

Page 1 of 2



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6



EXISTING CONCEPTUAL PLAN

(Page 2 of 2)

2009-238

Exhibit 745A
(2 of 2)

27713

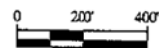
09 2659

Exhibit 745A
2 of 2

CASE XXXX-XXX

JUNE 2009

CONCEPTUAL PLAN
MEADOW ROAD AND RAMBLER ROAD

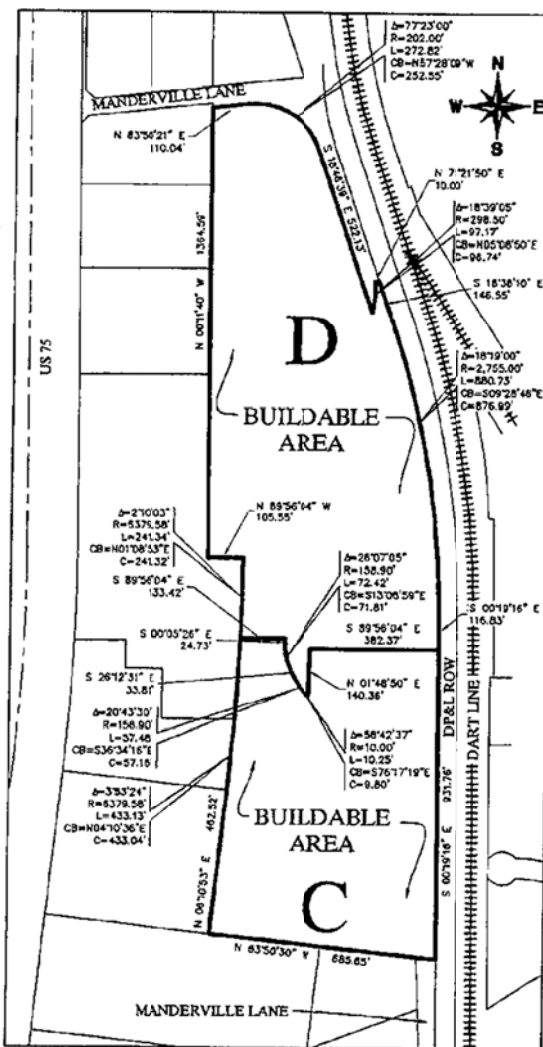


| Sub-District C (13.009 Acres) | | |
|--|------|------|
| Issue | Min. | Max. |
| Height (ft) | None | 240' |
| Commercial/Residential FAR | None | 2.85 |
| Residential Density (Dwelling Units/Acre) | None | 120 |
| Lot Coverage | None | 90% |
| Front Yard Setback (ft. from "Roadway Zone")* | 10' | 14' |
| Rear/Side Yard Setback (ft. from Property Line)* | 6' | None |

* - Except for mews frontage

| Sub-District D (20.128 Acres) | | |
|--|------|------|
| Issue | Min. | Max. |
| Height (ft) | None | 56' |
| Commercial/Residential FAR | None | 2.25 |
| Residential Density (Dwelling Units/Acre) | None | 100 |
| Lot Coverage | None | 90% |
| Front Yard Setback (ft. from "Roadway Zone")* | 8' | 14' |
| Rear/Side Yard Setback (ft. from Property Line)* | 6' | None |

* - Except for mews frontage

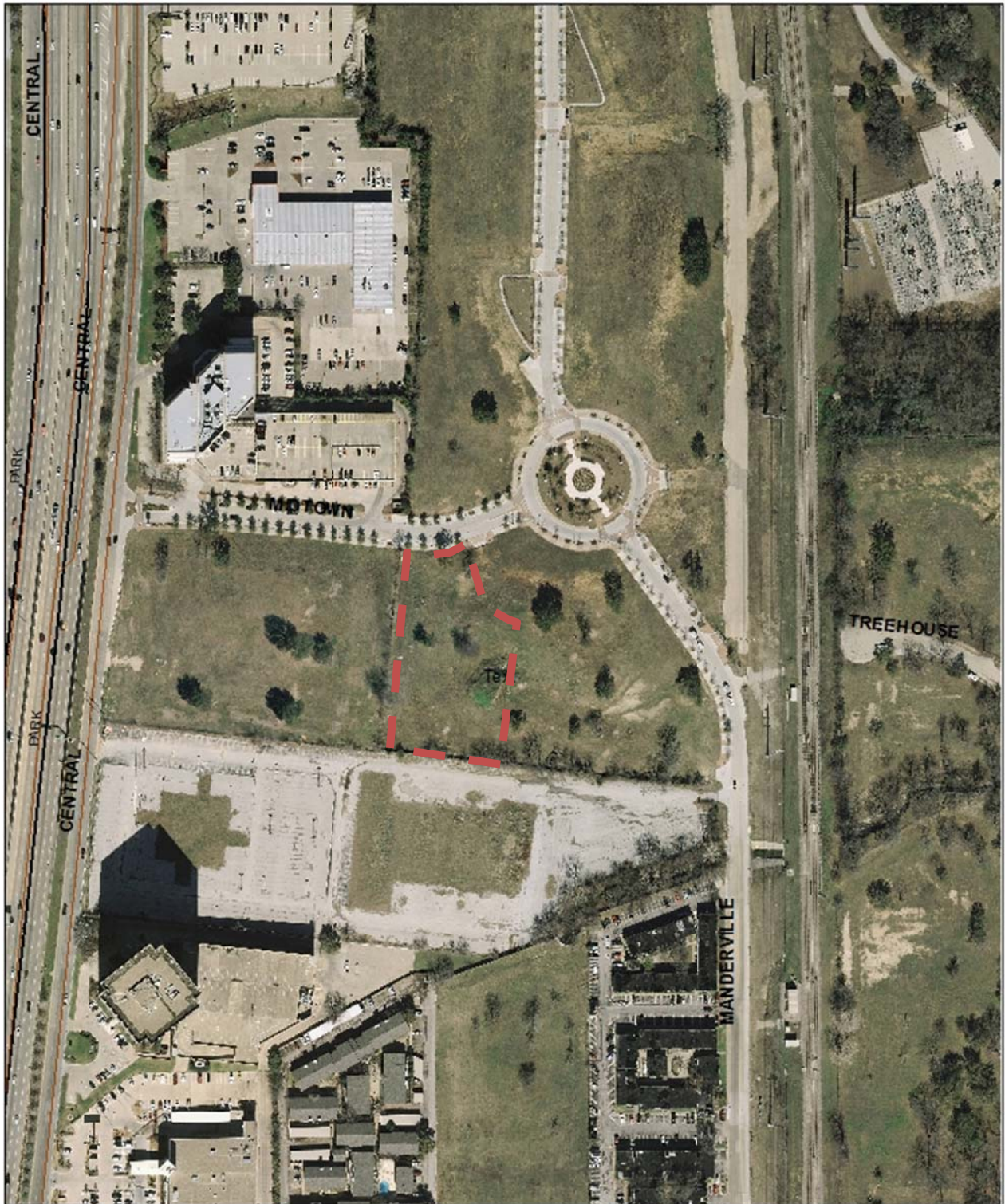


Planned Development
District
No. 745

Planned Development
District No. 745

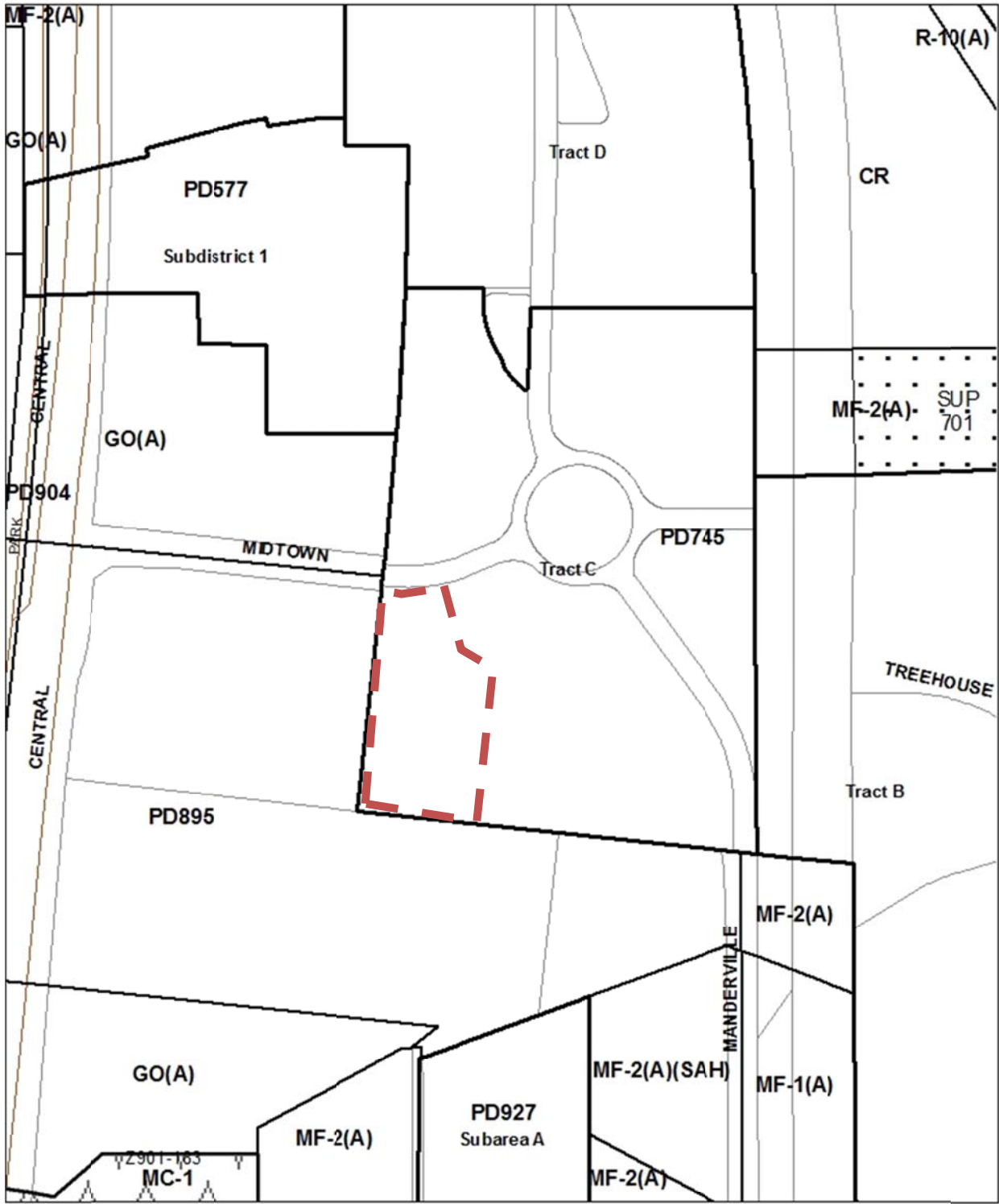
Approved
City Plan Commission
September 24, 2009

Aerial Map



1:2,810

Zoning Map



1:2,610

D145-010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1502195017

DATE FILED: February 19, 2015

LOCATION: 2200 Ross Avenue (North elevation)

SIZE OF REQUEST: 20 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Hines Reit

CONTRACTOR: Andreea Ros
National Signs, LLC

REQUEST: An application for a 20 square-foot detached premise sign on Ross Avenue.

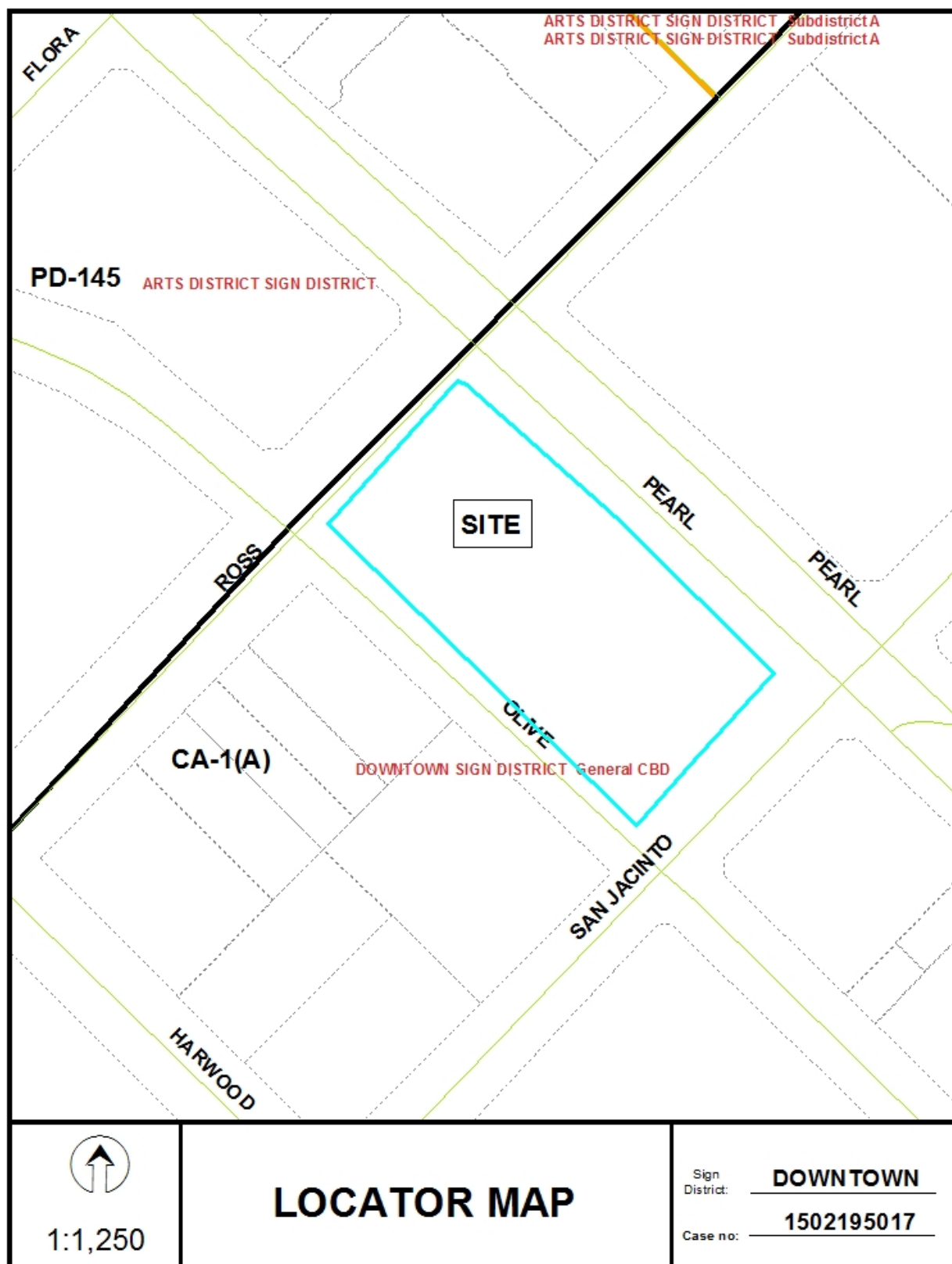
SUMMARY: The request is to install a new 20 square-foot monument tenant identity sign.

SSDAC RECOMMENDATION: Approval of a 20 square-foot detached premise sign.
(North elevation)

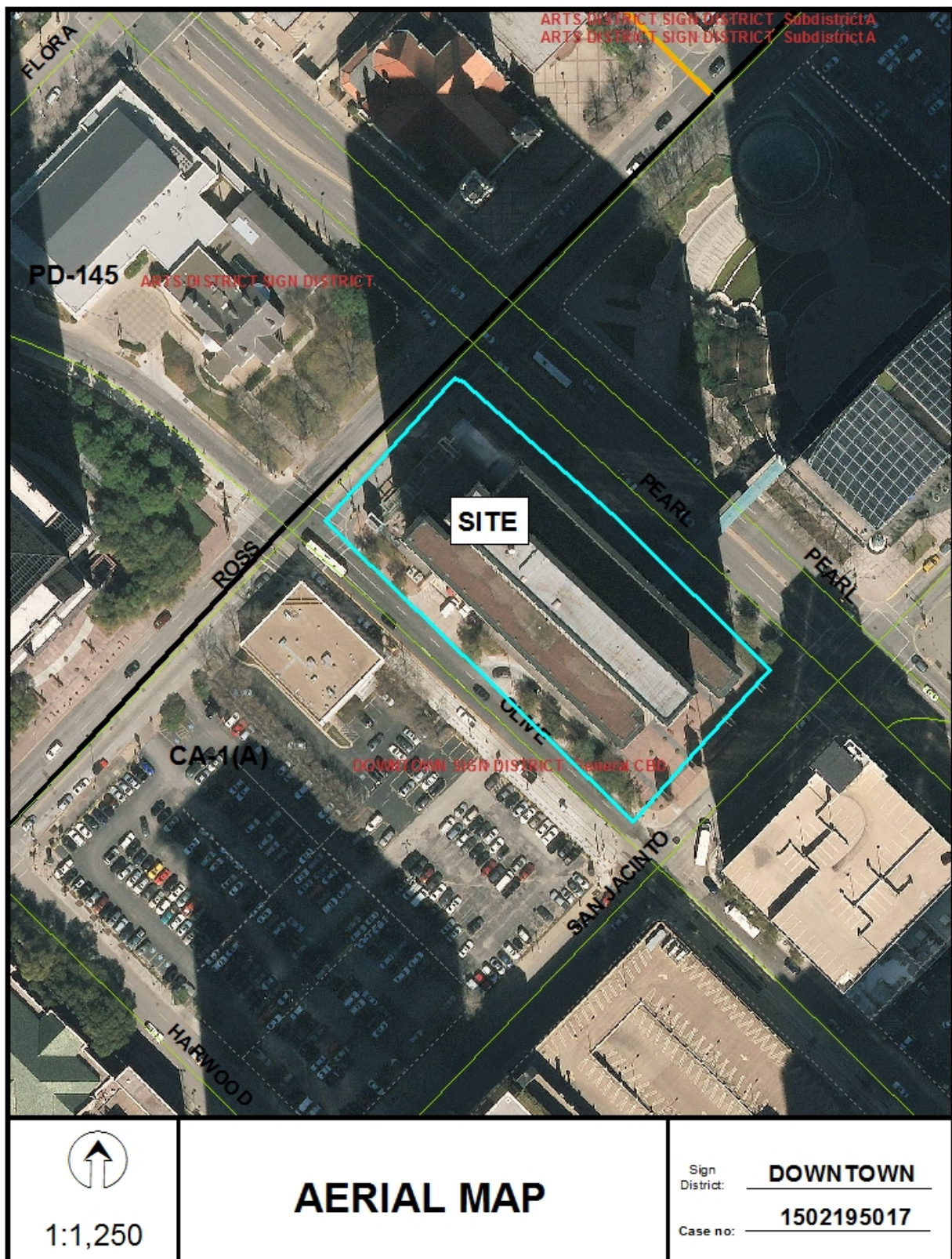
STAFF RECOMMENDATION: Approval of a 20 square-foot detached premise sign.
(North elevation)

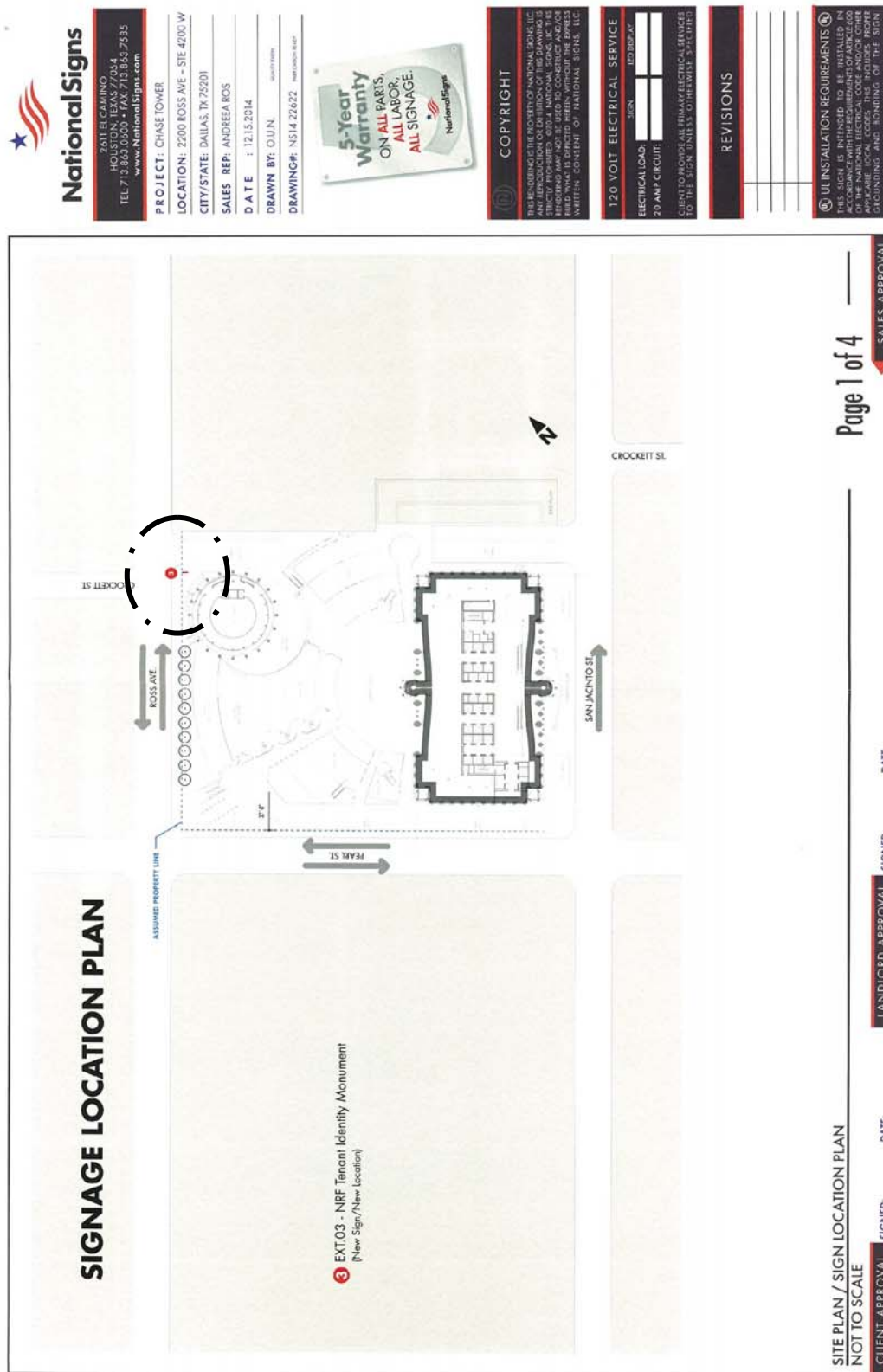
BACKGROUND:

- The subject site is located in the Downtown SPSP (General Central Business District).
- The applicant installed a new 20 square-foot double face monument sign without obtaining a Certificate of Appropriateness. The sign measures 3' 4" by 6' 0" and is illuminated with white LEDs. Signage is located on Ross Avenue, plaza level, at the parking garage entryway.
- Construction of the detached premise sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.912. DETACHED PREMISE SIGNS.
 - (a) Unless otherwise provided, all detached premise signs must be monument signs or landscape signs.
 - (b) No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line.
 - (c) ***Except as provided in this section, detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height.***
 - (d) Except as provided in this section, detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height.
 - (e) A detached premise sign may contain only the name, logo, and address of the premise building and its occupants.
 - (f) Section 51A-7.304(c) of the Dallas Development Code, as amended, does not apply to monument signs or landscape signs in this district.
 - (g) A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of the subsection, "street" means a right-of-way that provides primary access to adjacent property.



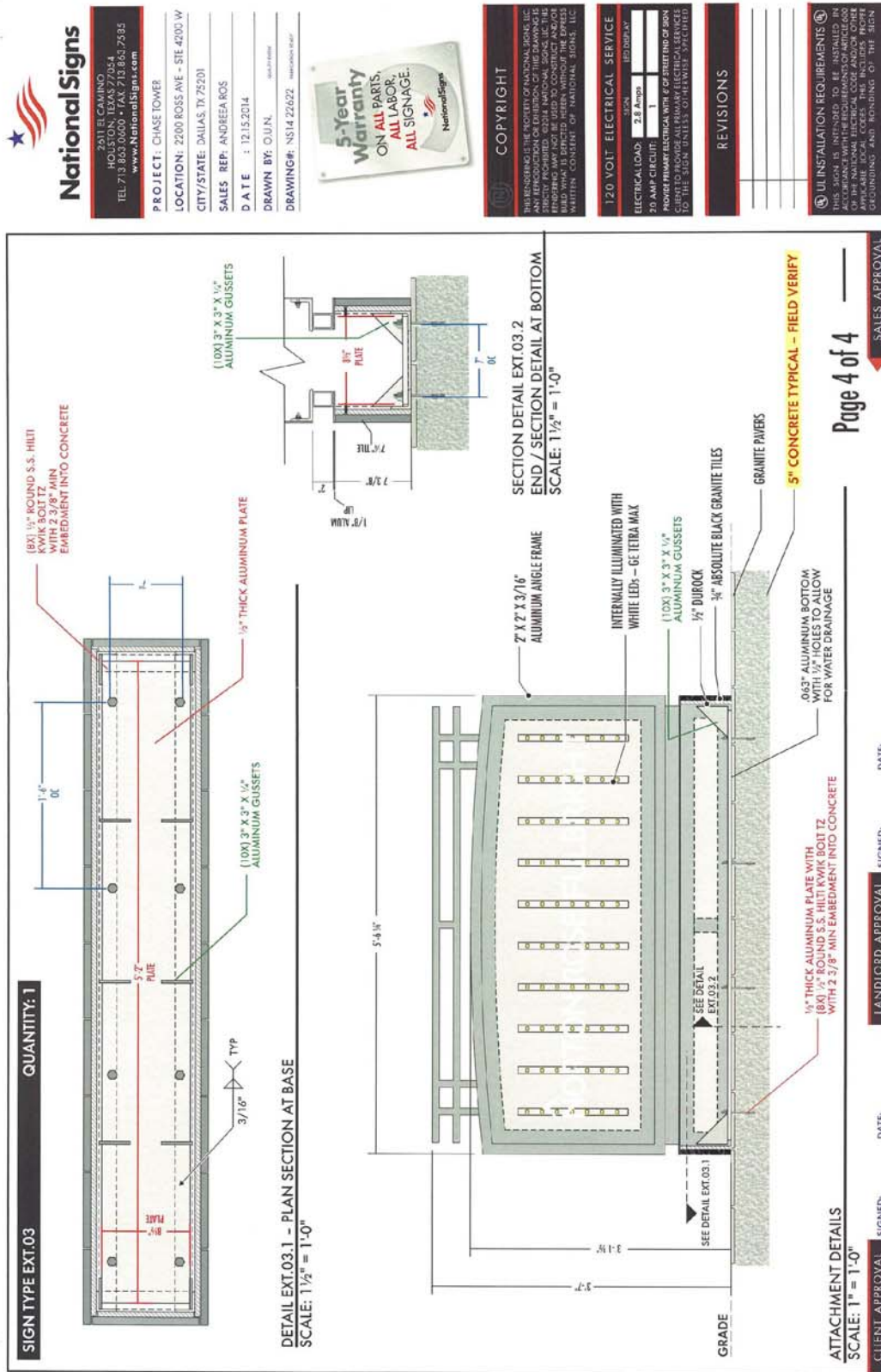
Date: April 1, 2015





[illegible]

[illegible]



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503271077

DATE FILED: March 27, 2015

LOCATION: 400 N. Lamar Street

SIZE OF REQUEST: 118.64 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-K

APPLICANT: Star Liquor

CONTRACTOR: Patrick Noonan
Technology Media Group (TMG)

REQUEST: An application for a 118.64 square-foot attached premise sign, North elevation. (N. Lamar Street)

SUMMARY: The request is to install a new sign that will read, "Star Liquor • Beer • Wine".

SSDAC RECOMMENDATION: Approval of a 118.64 square-foot attached premise sign, North elevation. (N. Lamar Street)

STAFFRECOMMENDATION: Approval of a 118.64 square-foot attached premise sign, North elevation. (N. Lamar Street)

BACKGROUND:

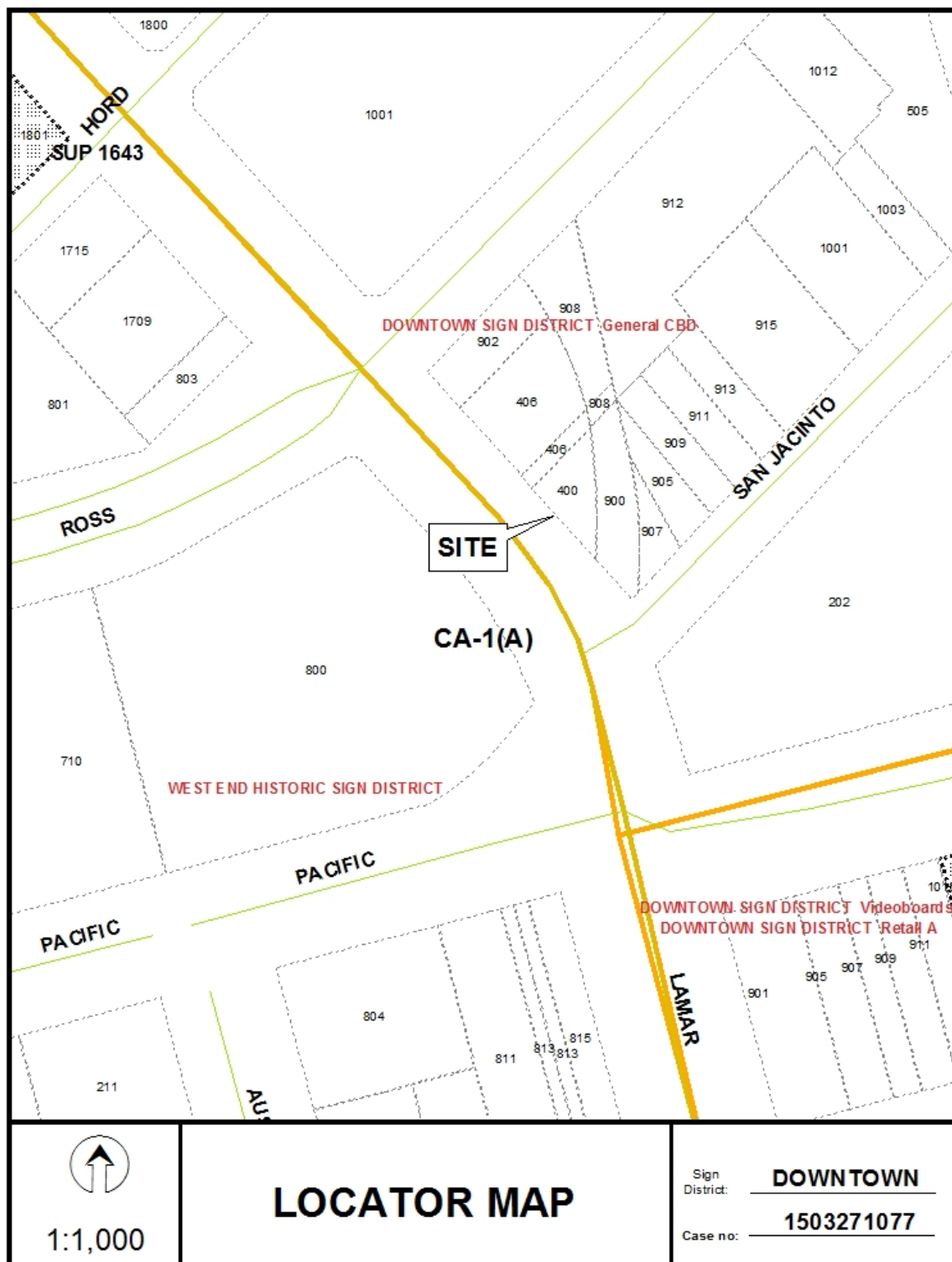
- The subject site is located in the Downtown SPSP (General Central Business District).
- The storefront measures 562.5 square feet. The allowable signage in the effective area is 30% at this level. The proposed sign will measure 112.95" by 151.25" or 118.64 square feet. It will be installed on the north elevation. (N. Lamar Street)
- The "Wine Guy" graphic and the words "Star Liquor Beer Wine" will be housed in a custom cabinet that will be front and back lit, with black returns, and mounted with standoffs. Signage will also include a reader box.
- Construction of the attached premise sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. ATTACHED PREMISE SIGNS.

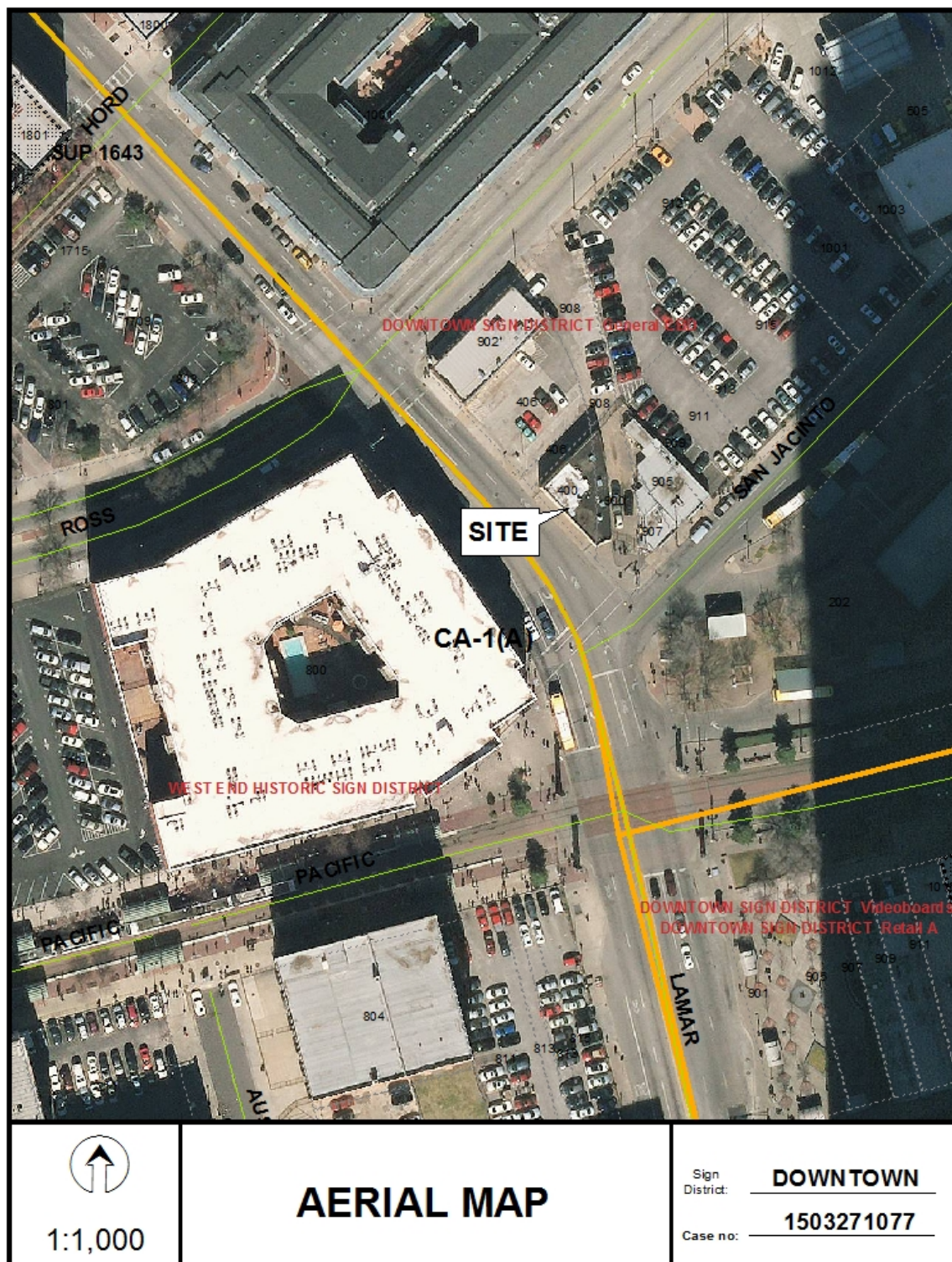
(a) Attached signs in general.

- (1) Attached signs must be securely attached.
- (2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
- (3) The total effective area for all signs on a facade may not exceed:
 - (A) 30 percent of the area in the lower level sign area;**
 - (B) 20 percent of the area in the middle level sign area; and
 - (C) 30 percent of the area in the upper level sign area.

Projecting attached signs are not included in these effective area calculations. See additional restrictions on sign area in the provisions for specific sign types.

- (4) Except as provided in this paragraph, attached signs may not project more than four feet above the roof line. Attached signs in the Convention Center Subdistrict may not project more than nine feet above the roof line.
- (5) Attached premise signs may be videoboard signs, provided that the message content concerns businesses on the premise which are open for business for a minimum of 50 weeks per year with employees present a minimum of 30 hours per week. For operational and maintenance requirements, see Section 51A-7.910.





Date: April 1, 2015

Estimate/Job# : E#33792
J#372677

Customer: Star Liquor Beer & Wine
400 N Lamar St
Dallas, TX 75202

Proof Date: 02/23/2015

Revision Date: 03/26/2015

STAR 4 Part Sign - Cabinets and Channel Letters

Approved By/Date:

*Customer is responsible for verifying electricity and providing a designated electrical circuit within 6 feet of the sign installation area and clearly marked. TMG Signs is allowed to tie into the designated electrical circuit within 6 feet of the sign.

70.2"

52.2"

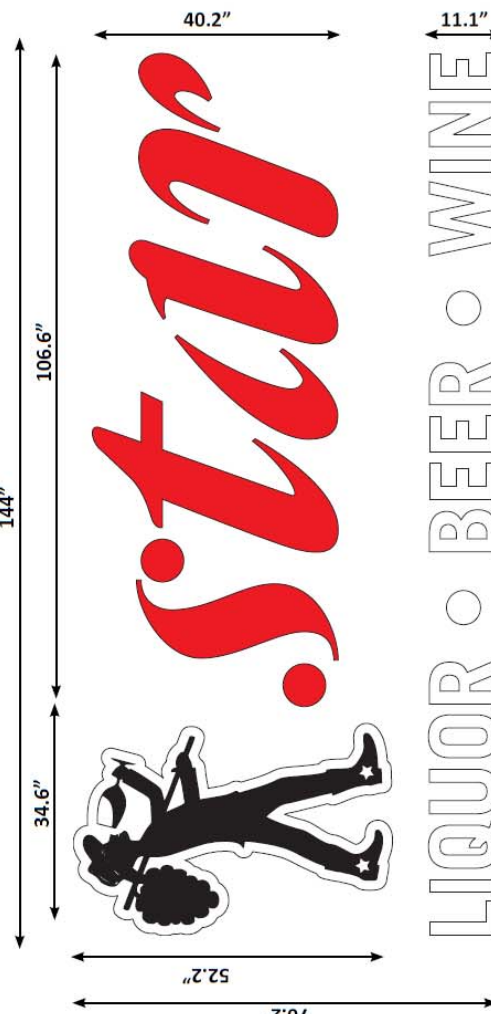
34.6"

144"

106.6"

40.2"

11.1"




| | |
|--------------------|-------------|
| Cabinet - Wine Guy | |
| Total Length | 34.6 in |
| Total Height | 52.2 in |
| Perimeter | 457.8 in |
| Area (Letters) | 1,964.2 in² |
| Raceway 1 Size | NA |
| Raceway 2 Size | NA |
| # Sheets (96x48) | 1 |

| | |
|------------------|-----------|
| Liquor Beer Wine | |
| Total Length | 144 in |
| Total Height | 12.1 in |
| Perimeter | 722.3 in |
| Area (Letters) | 712.3 in² |
| Raceway 1 Size | NA |
| Raceway 2 Size | NA |
| # Sheets (96x48) | 1 |

| | |
|------------------|-------------|
| Star | |
| Total Length | 106.6 in |
| Total Height | 40.2 in |
| Perimeter | 610.1 in |
| Area (Letters) | 1,494.8 in² |
| Raceway 1 Size | NA |
| Raceway 2 Size | NA |
| # Sheets (96x48) | 1 |

Quantity : 1



Fabrication : Wine guy is custom lit cabinet (front and back lit), mounted with standoffs with black returns. Black vinyl on face. "Star" is front and back lit with black returns, mounted with standoffs. "Liquor Beer Wine" front and back lit with black returns, mounted with standoffs. Letters about 11.1"H each (12.1 total with "Q").

TSC# 118750  Certified #E470407

Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**** It is the responsibility of the person approving this Art Proof to check for accuracy in design, details, and verbiage. Any errors seen here will be produced as shown, and respective fees may be charged for any additional fabrication/work needed to fix the problem.**




The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.







1208 Viceroy Dr.
Dallas, TX 75247

214-267-0535
mytmgsigns.com

5

| | | | |
|---|---|---|---------------------------|
| Estimate/Job# : E#33792 J#372677 | Customer: Star Liquor Beer & Wine 400 N Lamar St Dallas, TX 75202 | Proof Date: 02/23/2015 | Revision Date: 03/26/2015 |
| STAR 4 Part Sign - Customer Supplied Reader Board | | | |
| *Customer is responsible for verifying electricity and providing a designated electrical circuit within 6 feet of the sign installation area and clearly marked. TMG Signs is allowed to tie into the designated electrical circuit within 6 feet of the sign. | | | |
| | | Approved By/Date: | |
| <div><div>35.75"</div><div>151.25"</div><div>TEXT GOES HERE</div></div> | | | |
| <p>Quantity : 1</p> <p>Fabrication : Reader board is 151.25 x 35.75 in, supplied by customer</p> <p>Total = 37.55sf</p> | | | |
| <p>Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints</p> <p>This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</p> <p>TSCL #18750  Certified #E470407</p> <p>** It is the responsibility of the person approving this Art Proof to check for accuracy in design, details, and verbiage. Any errors seen here will be produced as shown, and respective fees may be charged for any additional fabrication/work needed to fix the problem.</p> <p>The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.</p> | | | |
|  | |  | |
| 1208 Viceroy Dr. Dallas, TX 75247 | | 214-267-0535 mytmgsigns.com | |

| | | | |
|---|--|---|----------------------------------|
| Estimate/Job# : E#333792 J#372677 | Customer: Star Liquor Beer & Wine 400 N Lamar St Dallas, TX 75202 | Proof Date: 02/23/2015 | Revision Date: 03/26/2015 |
| STAR 4 Part Sign - Cabinets and Channel Letters | | Approved By/Date: | |
| <p>*Customer is responsible for verifying electricity and providing a designated electrical circuit within 6 feet of the sign installation area and clearly marked. TMG Signs is allowed to tie into the designated electrical circuit within 6 feet of the sign.</p> <p>Storefront: 37.5'H x 15'W = 562.5sf</p> <p>Allowable Signage: 25% = 140.63sf</p> <p>Total Proposed Signage: 112.95"H x 151.25"W = 118.64sf</p> <p>Text Allowed: 3 words every 20 seconds</p> | | | |
|  | | | |
| <p>TSCL #18750  Certified #E470407</p> <p>Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599, website: www.license.state.tx.us/complaints This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</p> <p>** It is the responsibility of the person approving this Art Proof to check for accuracy in design, details, and verbiage. Any errors seen here will be produced as shown, and respective fees may be charged for any additional fabrication/work needed to fix the problem.</p> <p>The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.</p> | | | |
|  | |  | |
| 1208 Viceroy Dr. Dallas, TX 75247 | | 214-267-0535 mytmgsigns.com | |

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503271040

DATE FILED: March 26, 2015

LOCATION: 400 Crescent Court (North elevation)

SIZE OF REQUEST: 70 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PDD 193(HC), SUP 925

MAPSCO: 45-K

APPLICANT: Crescent Hotel

CONTRACTOR: Melanie Hancock
Hancock Sign Company

REQUEST: An application for one 70 square-foot detached premise sign on the north elevation. (Maple Avenue)

SUMMARY: The request is to install a detached premise sign that will read, "The Crescent".

SSDAC RECOMMENDATION: Approval of a 70 square-foot detached premise sign on the north elevation. (Maple Avenue)

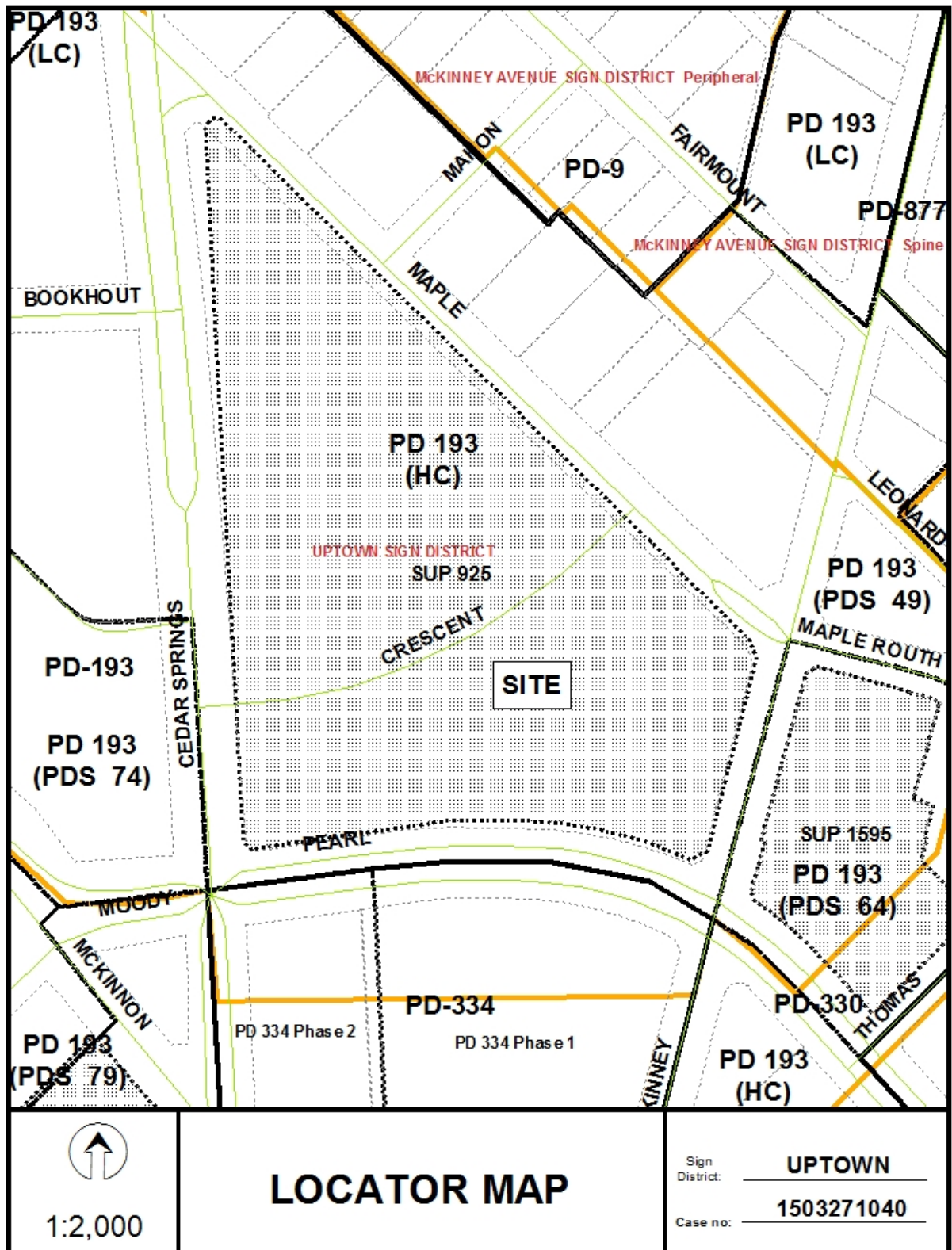
STAFFRECOMMENDATION: Approval of a 70 square-foot detached premise sign on the north elevation. (Maple Avenue)

BACKGROUND:

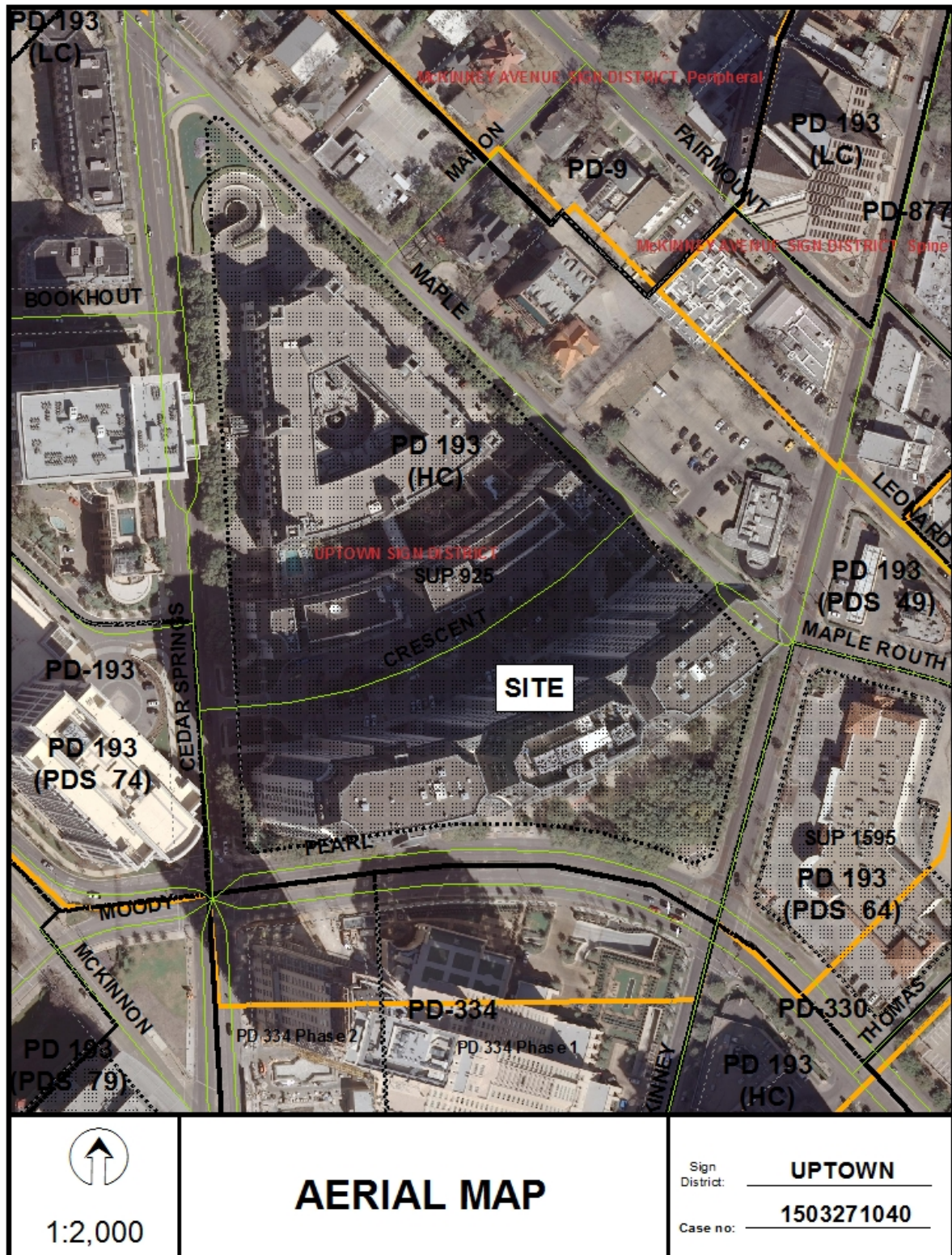
- The subject site is located in the Uptown Special Provision Sign District.
- The applicant proposes to remove an existing detached premise sign and erect a monument sign with internal LED illumination. The pylon sign measures 4' 8" by 15' or 70 square feet and setback 14 feet from the public Right-of-Way (R-O-W).
- The maximum number of signs permitted for every 220 linear feet of public R-O-W frontage on the subject site is 11. The applicant is requesting one sign in the Motor Court entryway area on Maple Avenue.
- Construction of the detached premise sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1106. SPECIAL PROVISIONS FOR DETACHED SIGNS as follows:

Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of detached signs in the Uptown Sign District are expressly modified as follows:

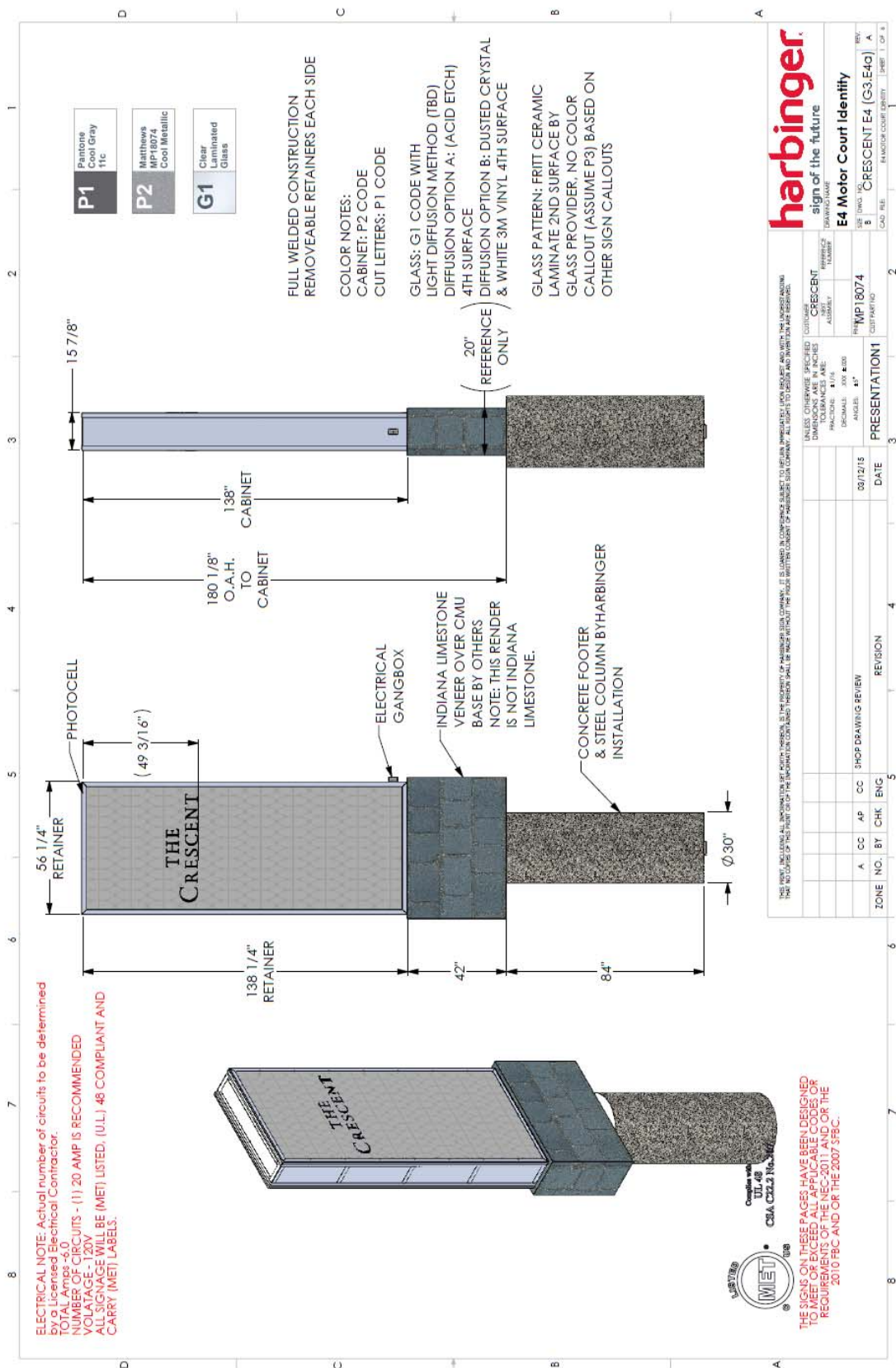
- (a) No detached sign may:
 - (1) have an effective area greater than 120 square feet;
 - (2) have a total height greater than 15 feet; or
 - (3) be located less than five feet from a public right-of-way.
- (b) The maximum number of signs permitted shall be one for every 220 linear feet of frontage on the public right-of-way, or fraction thereof.



Date: April 1, 2015



Date: April 1, 2015



E4
Motor Court Identity

Dimensions & shapes of all elements as shown on G3.E4a thru G3.E4b.

A Cabinet:

Fabrication: Fabricated from of sufficient thickness Aluminum (not less than 1/8") internal structure as required, internal LED illumination. Full welded construction (no Adhesive), all seams to be tight with no visible gaps. Configured with Tempered Glass faces with Fretted pattern. Glass thickness as required for stable installation, glass type to match Glass specifications in Architectural package. Apply diffuser of 3M diffuser film or backer of white translucent Acrylic as required to create an even illumination of the glass panel without any lighting "hot spots."

Illumination:

Illumination: Internal Sloan / GalCore or equivalent brand LED modules configured to provide a bright even illumination across graphic elements. Provide all hardware required for successful installation & make all electrical hook-ups from GC provided stub-outs. Provide photocell control concealed rim view.

B Cut Letters:

D Cut Letters: Computer cut letters of 0.25" thick Aluminum. Buff returns smooth and even to eliminate any tooling marks. Finish all surfaces as indicated. Concealed VHB and Silicone mount flush to Glass face.

Symbols:

(Logo): 13 1/2" height.

Power: General Contractor to bring power to and provide electrical stub-out at general sign location. Sign Contractor to confirm requirements prior to fabrication.

Base / Footing:

By Others.

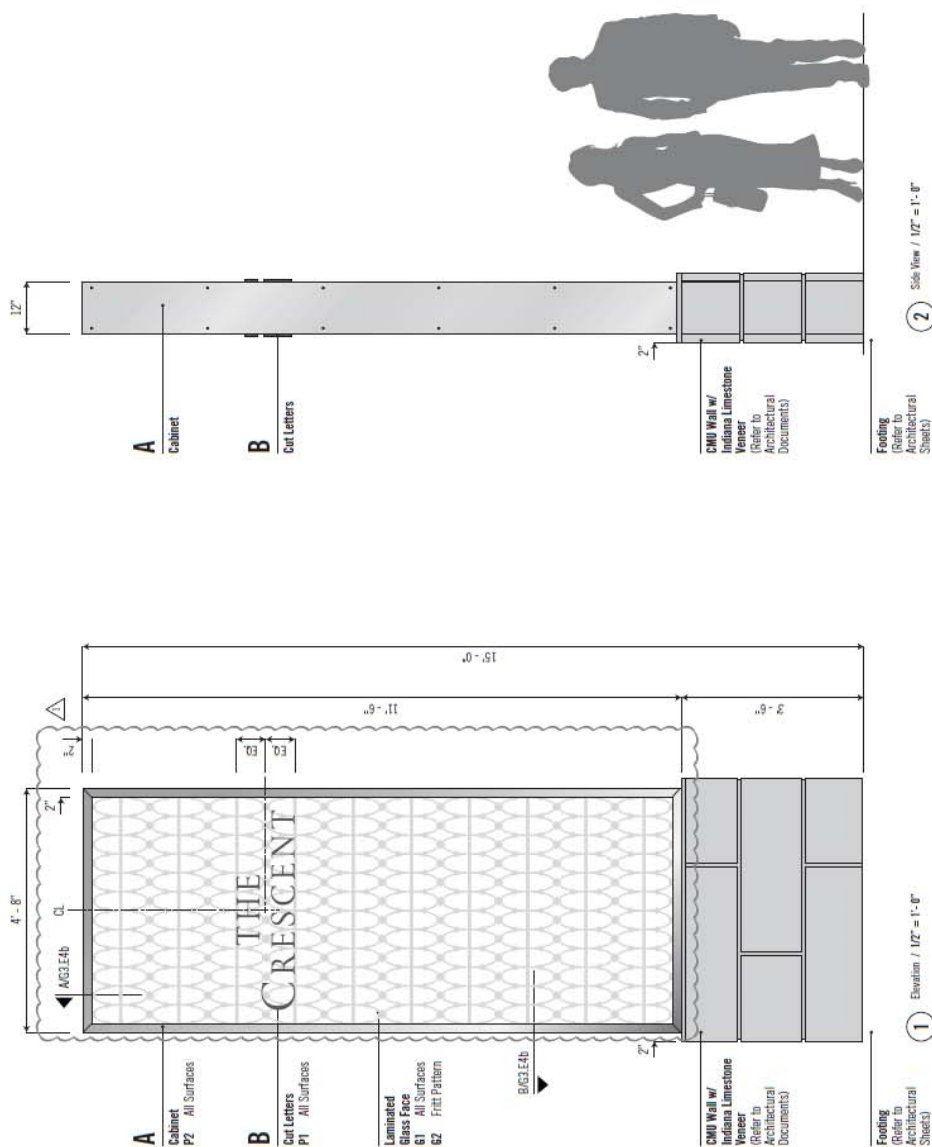
Installation:

Installation:
Concealed mechanical attachment of Cabinet to Base, flush, plumb and level for a solid and stable installation.

Sign contractor responsible to field verify all as-built conditions prior to fabrication including dimensions and indicate on shop drawings.

Engineering:

Engineering: Stamped Structural Engineering Drawings and Calculations per contract documents.



| Mark | Description | Date |
|------|----------------|----------|
| 1 | Addendum No. 6 | 01.30.15 |
| | | |
| | | |

Construction Set: 08.01.14

Job No.: 12009 000

Job No.: 12009.000

Series G3.00 Design Intent Documents

EGD
focus

1909 Woodall Rodgers Fwy, Suite 415

Dallas, TX 75201

1: 214.661.6976

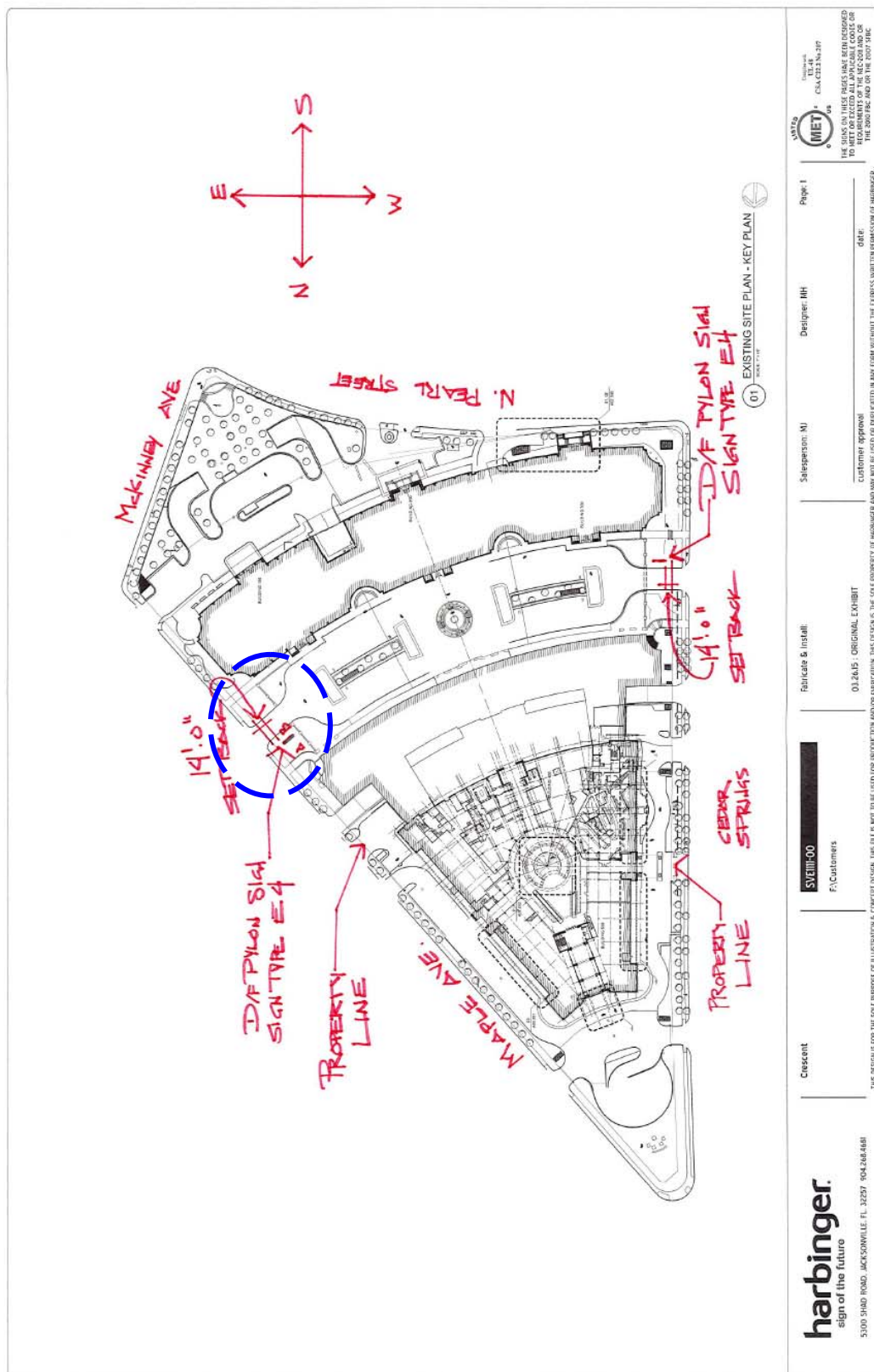
Crescent Real Estate Equities, LLC
2000 Crescent Court Suite 250
Dallas, Texas 75201
Tel: 214.880.4500



CRESCENT®

Crescent Vision 2013
Exterior Graphic Elements

Sheet
G3.E4a



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503271044

DATE FILED: March 26, 2015

LOCATION: 400 Crescent Court, West elevation

SIZE OF REQUEST: 70 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 193(HC), SUP 925

MAPSCO: 45-K

APPLICANT: Crescent Hotel

CONTRACTOR: Melanie Hancock
Hancock Sign Company

REQUEST: An application for one 70 square-foot detached premise sign on the west elevation. (Cedar Springs Road)

SUMMARY: The request is to install a detached premise sign that will read, "The Crescent".

SSDAC RECOMMENDATION: Approval of a 70 square-foot detached premise sign on the west elevation. (Cedar Springs Road)

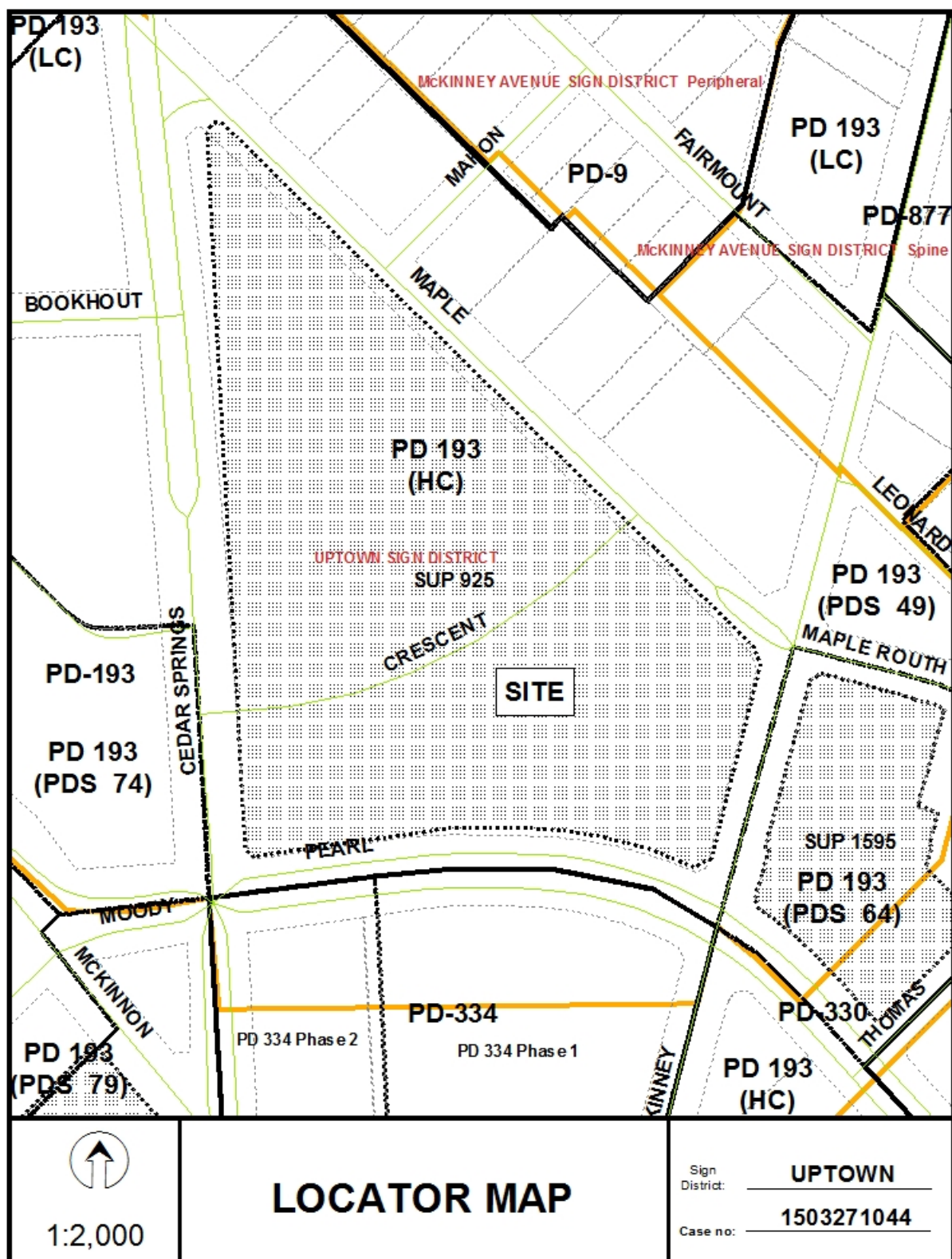
STAFFRECOMMENDATION: Approval of a 70 square-foot detached premise sign on the west elevation. (Cedar Springs Road)

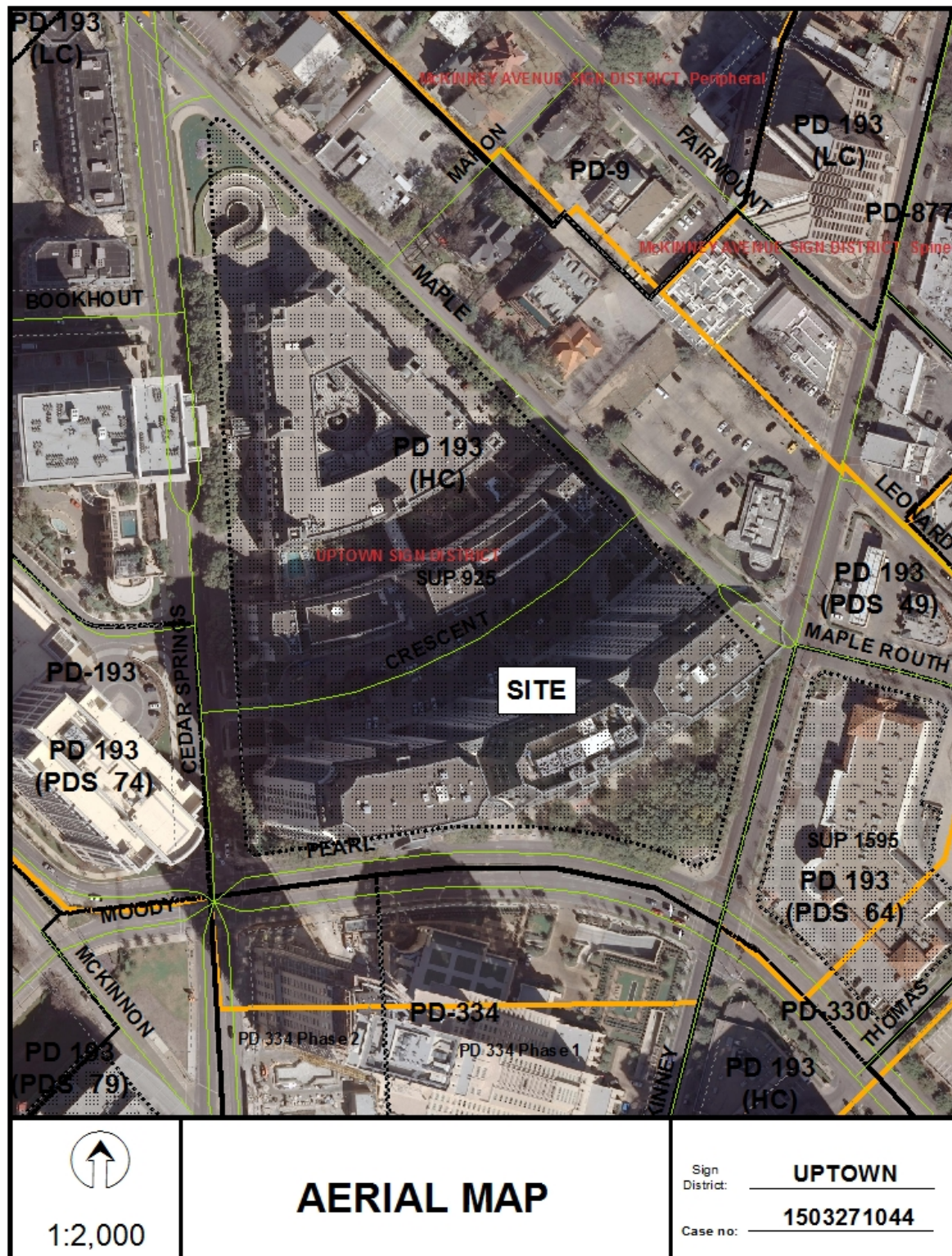
BACKGROUND:

- The subject site is located in the Uptown Special Provision Sign District.
- The applicant proposes to remove an existing detached premise sign and erect a monument sign with internal LED illumination. The pylon sign measures 4' 8" by 15' or 70 square feet and setback 14 feet from the public Right-of-Way (R-O-W).
- The maximum number of signs permitted for every 220 linear feet of public R-O-W frontage on the subject site is 11. The applicant is requesting one sign in the Motor Court entryway area on Cedar Springs Road.
- Construction of the detached premise sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.1106. SPECIAL PROVISIONS FOR DETACHED SIGNS as follows:

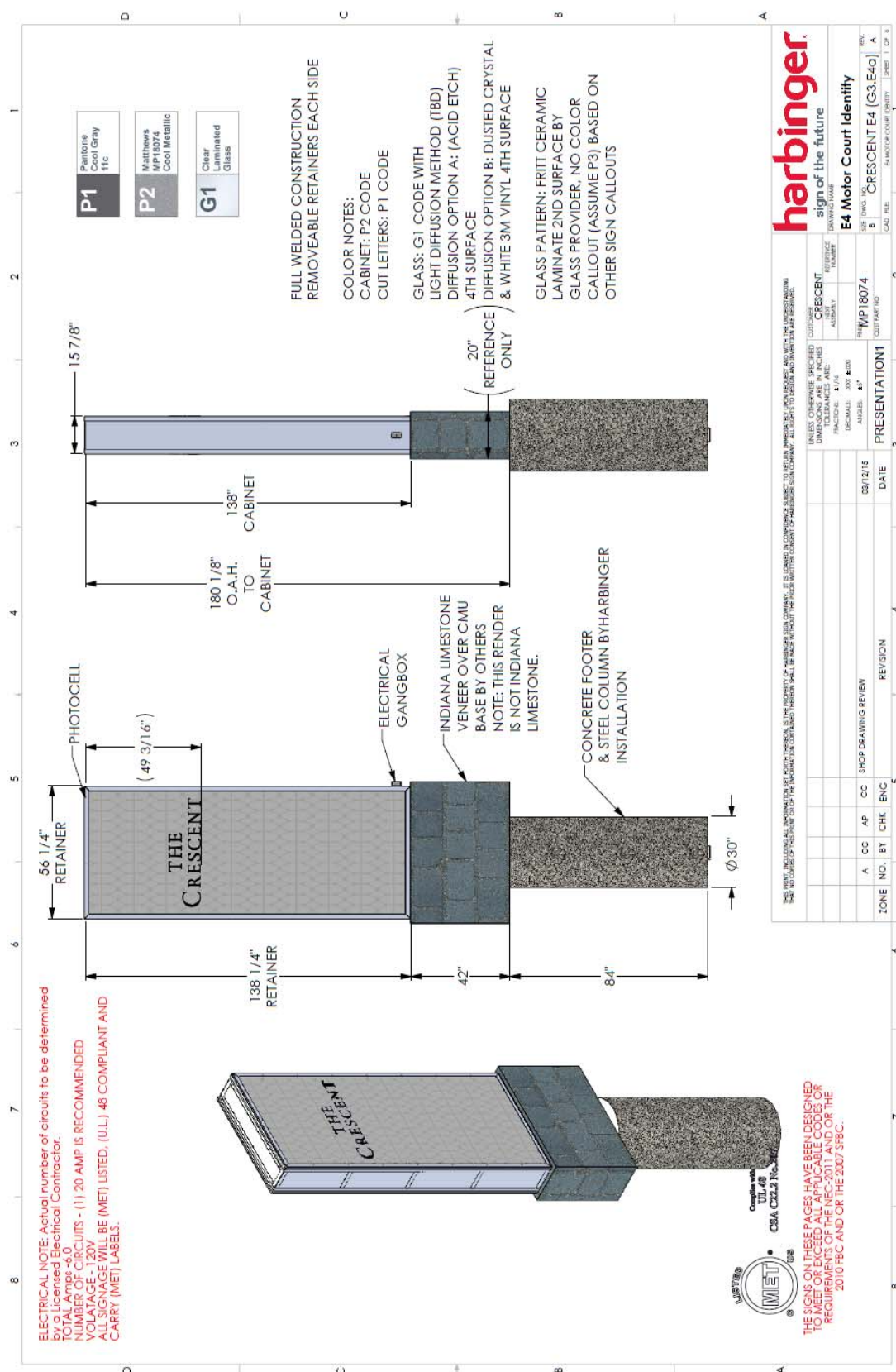
Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of detached signs in the Uptown Sign District are expressly modified as follows:

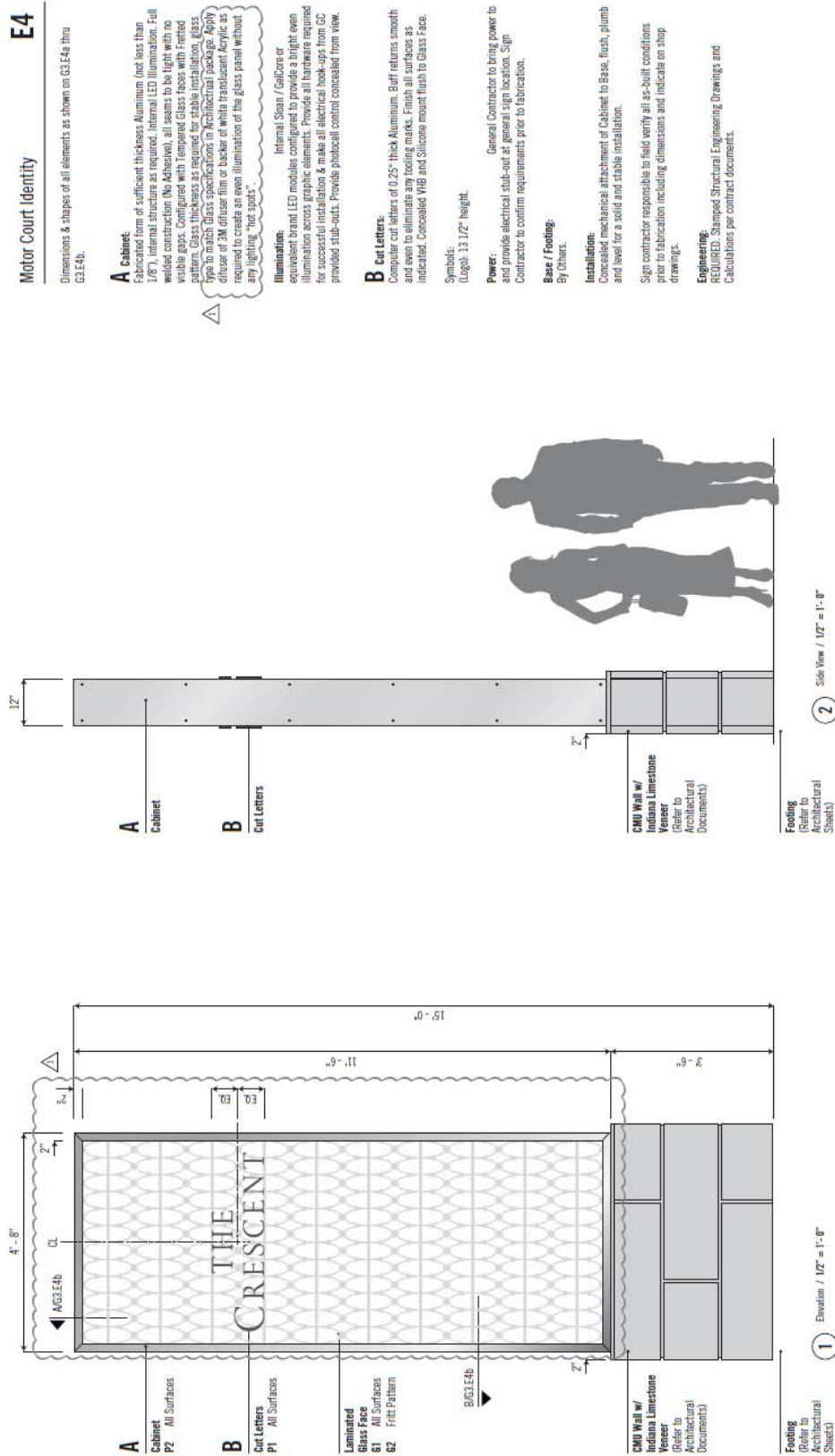
- (a) No detached sign may:
 - (1) have an effective area greater than 120 square feet;
 - (2) have a total height greater than 15 feet; or
 - (3) be located less than five feet from a public right-of-way.
- (b) The maximum number of signs permitted shall be one for every 220 linear feet of frontage on the public right-of-way, or fraction thereof.





Date: April 1, 2015





Crescent Vision 2013
Exterior Graphic Elements

Crescent
CRESCENT

Crescent Real Estate Capital, LLC
200 Crescent Court Suite 250
Dallas, Texas 75201
Tel: 214.860.6500

focus ego
1909 Woodall Rodgers Fwy Suite 415
Dallas, TX 75201
Tel: 214.661.6976

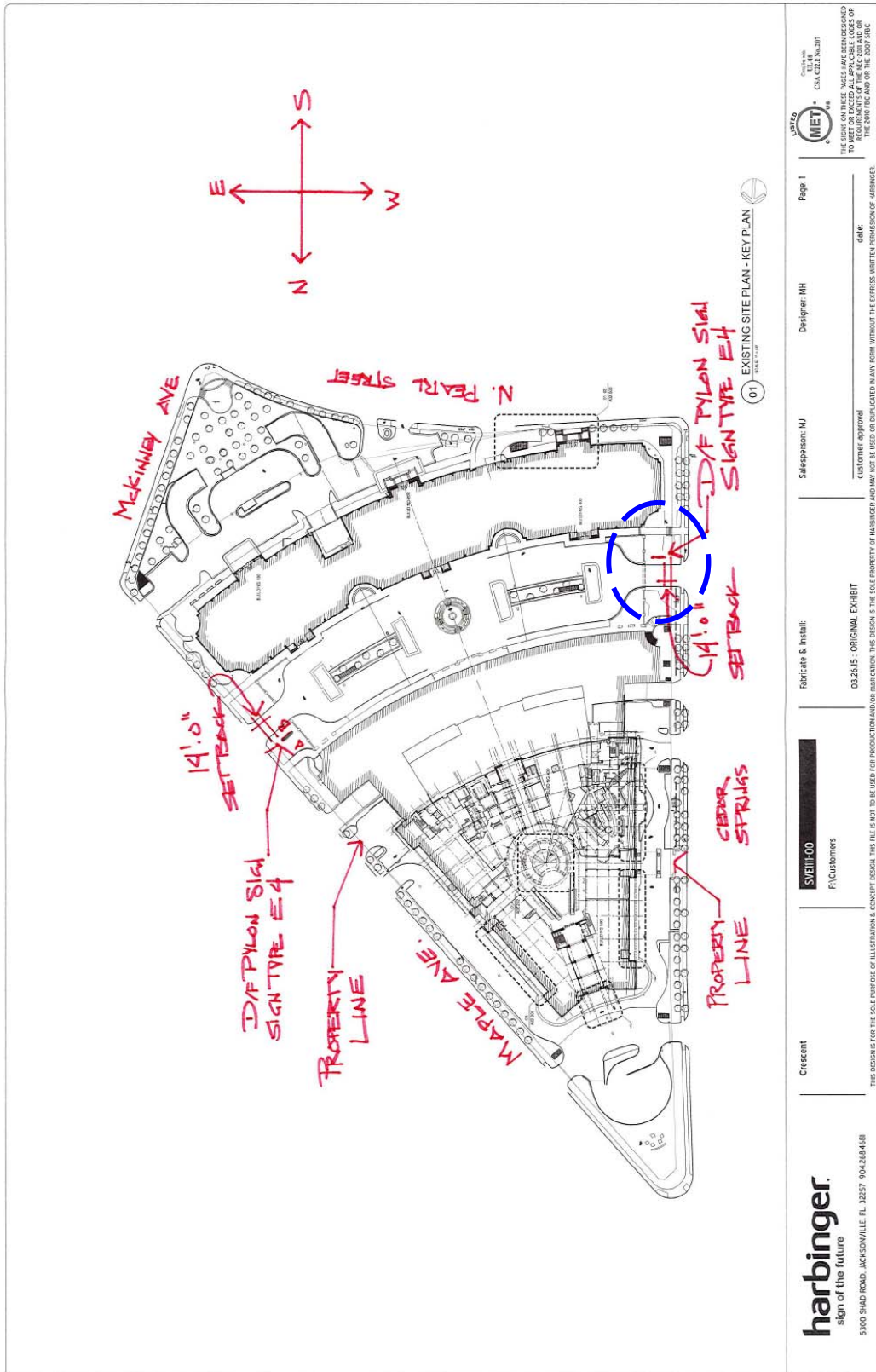
Mark Description
1. Addendum No. 6

| Mark | Description |
|------|----------------|
| 1. | Addendum No. 6 |

Construction Set: 08.01.14
Job No.: 12008.000
Front ECD Project No.: 12021.000
Series G3.00 Design Intent Documents

G3.E4a

Sheet



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503101029

DATE FILED: March 3, 2015

LOCATION: 1601 McKinney Avenue, NW elevation

SIZE OF REQUEST: 162 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PDD 193 (I-2)

MAPSCO: 45-K

APPLICANT: El Fenix Restaurant

CONTRACTOR: Marie Byrum
Byrum Sign & Lighting, Inc.

REQUEST: An application for a 162 square-foot attached premise sign on the northwest elevation. (Alamo Street)

SUMMARY: The request is to install a new wall sign that will read, "El Fenix Mexican Restaurant Since 1918".

SSDAC RECOMMENDATION: Approval of a 162 square-foot attached premise sign on the northwest elevation. (Alamo Street)

STAFF RECOMMENDATION: Approval of a 162 square-foot attached premise sign on the northwest elevation. (Alamo Street)

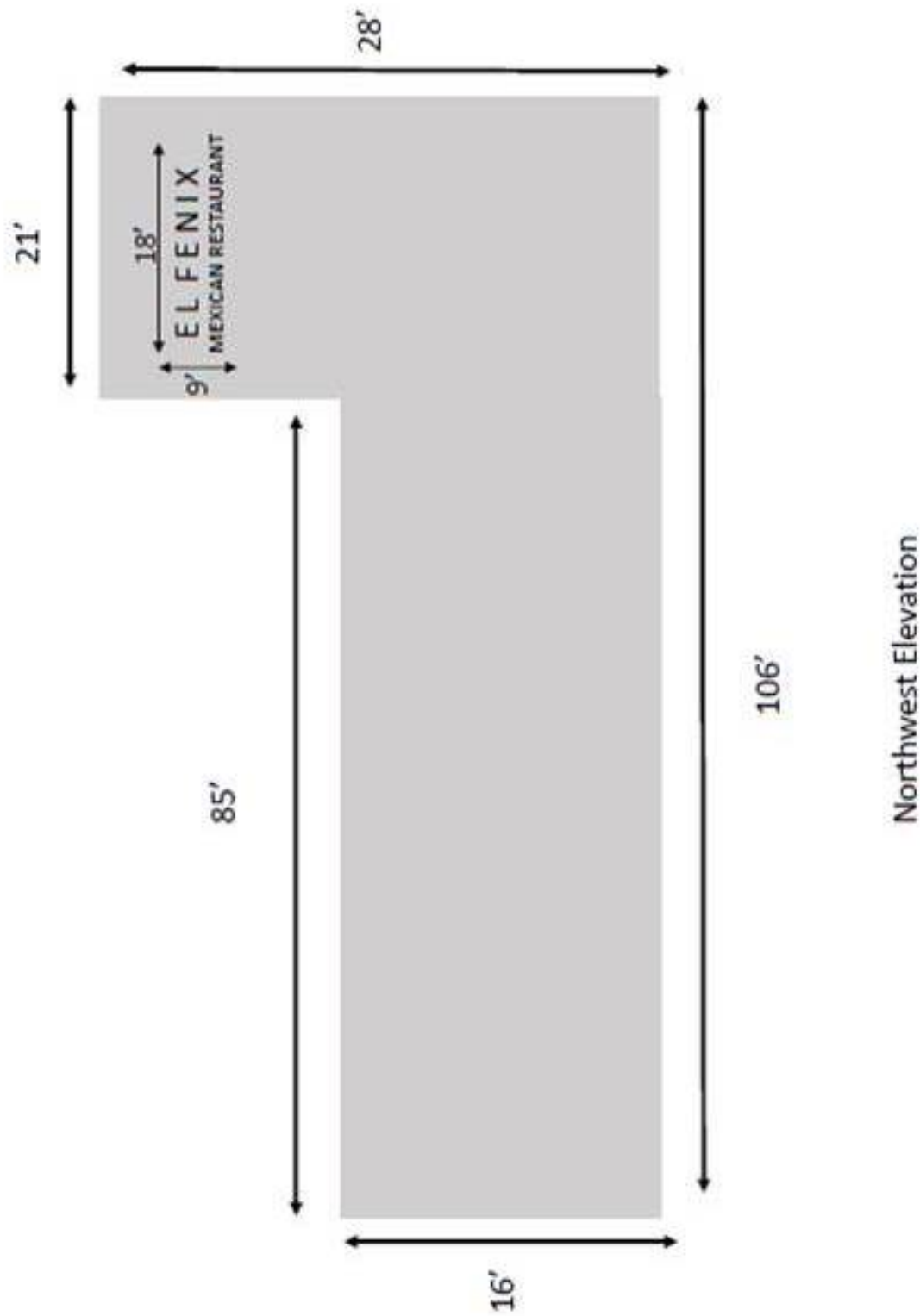
BACKGROUND:

- The subject site is located in the Downtown SPSD (Perimeter) and zoned an I-2 Industrial Subdistrict within Planned Development District No. 193.
- The façade measures $\pm 1,948$ square feet. The allowable signage in the lower effective area is 15% or 292.2 square feet.
- The proposed wall sign will measure 9' by 18' or 162 square feet. It will be constructed with aluminum versed channel letters and illuminated with neon LEDs, and installed on the northwest elevation. (Alamo Street)
- Construction of the attached premise sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.305. ATTACHED SIGNS. Attached signs are permitted in business areas in accordance with the following provisions:
 - (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.
 - (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.
 - (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. ***On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.***
 - (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.
 - (e) Attached signs may project more than 18 inches from vertical building planes as follows:

- (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.
- (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.
- (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
 - (C) the attached sign is not above the highest point of a facade;
 - (D) no part of the sign descends closer to grade than 10 feet;
 - (E) the sign does not project into or over any public right-of-way; and
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.



Date: April 1, 2015





ILLUSTRATIVE OF PROPOSED SIGN



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503251048

DATE FILED: March 18, 2015

LOCATION: 2510 McKinney Avenue, West elevation

SIZE OF REQUEST: 243 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** PD 877

MAPSCO: 45-F

APPLICANT: Whole Foods Market

CONTRACTOR: Taylor Tompkins
Willow Creek Signs

REQUEST: An application for a 243 square-foot attached premise sign on the west elevation. (McKinney Avenue)

SUMMARY: The request is to install a new sign that will read, "Whole Foods Market."

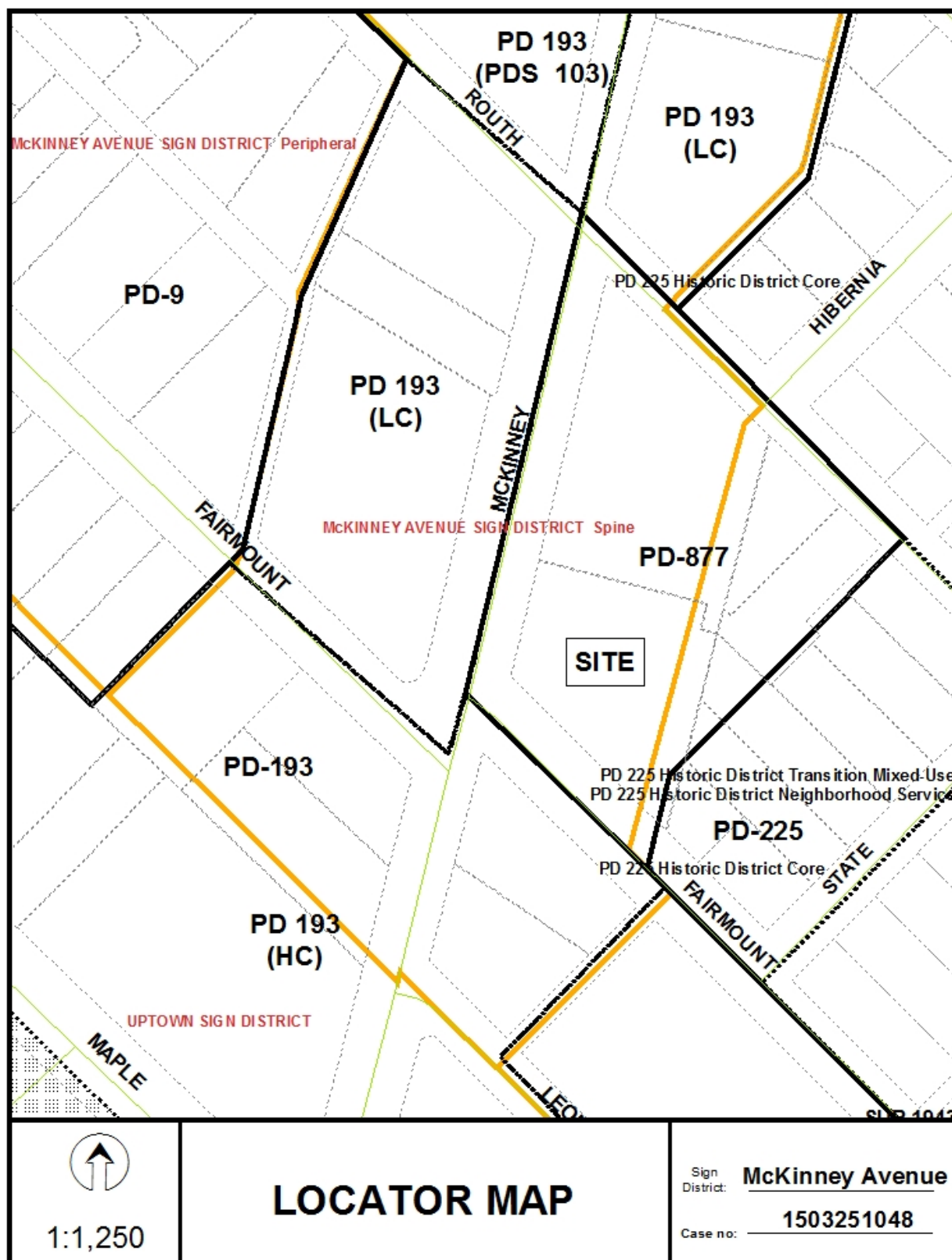
SSDAC RECOMMENDATION: Approval of a 243 square-foot attached premise sign on the west elevation. (McKinney Avenue)

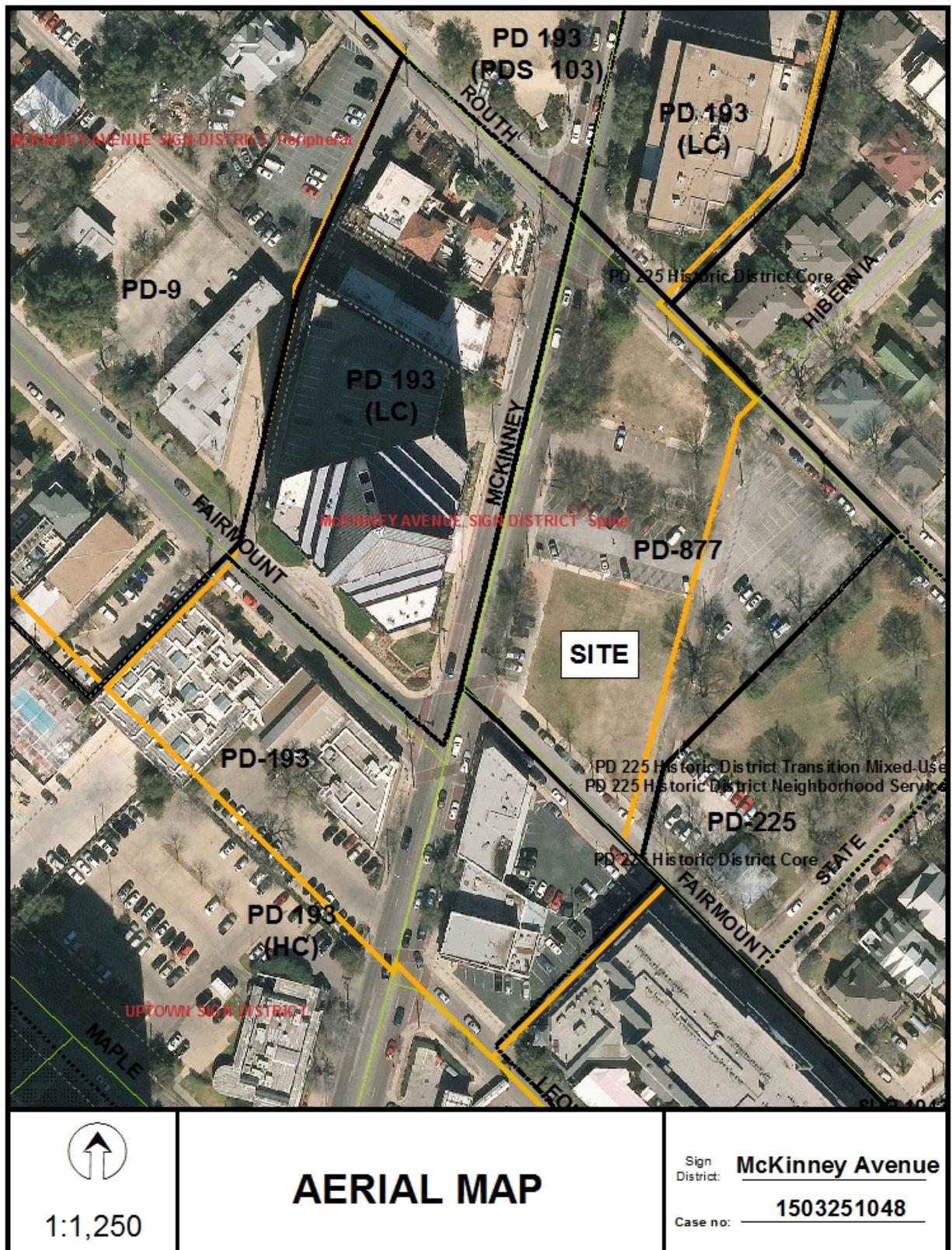
STAFF RECOMMENDATION: Approval of a 243 square-foot attached premise sign on the west elevation. (McKinney Avenue)

BACKGROUND:

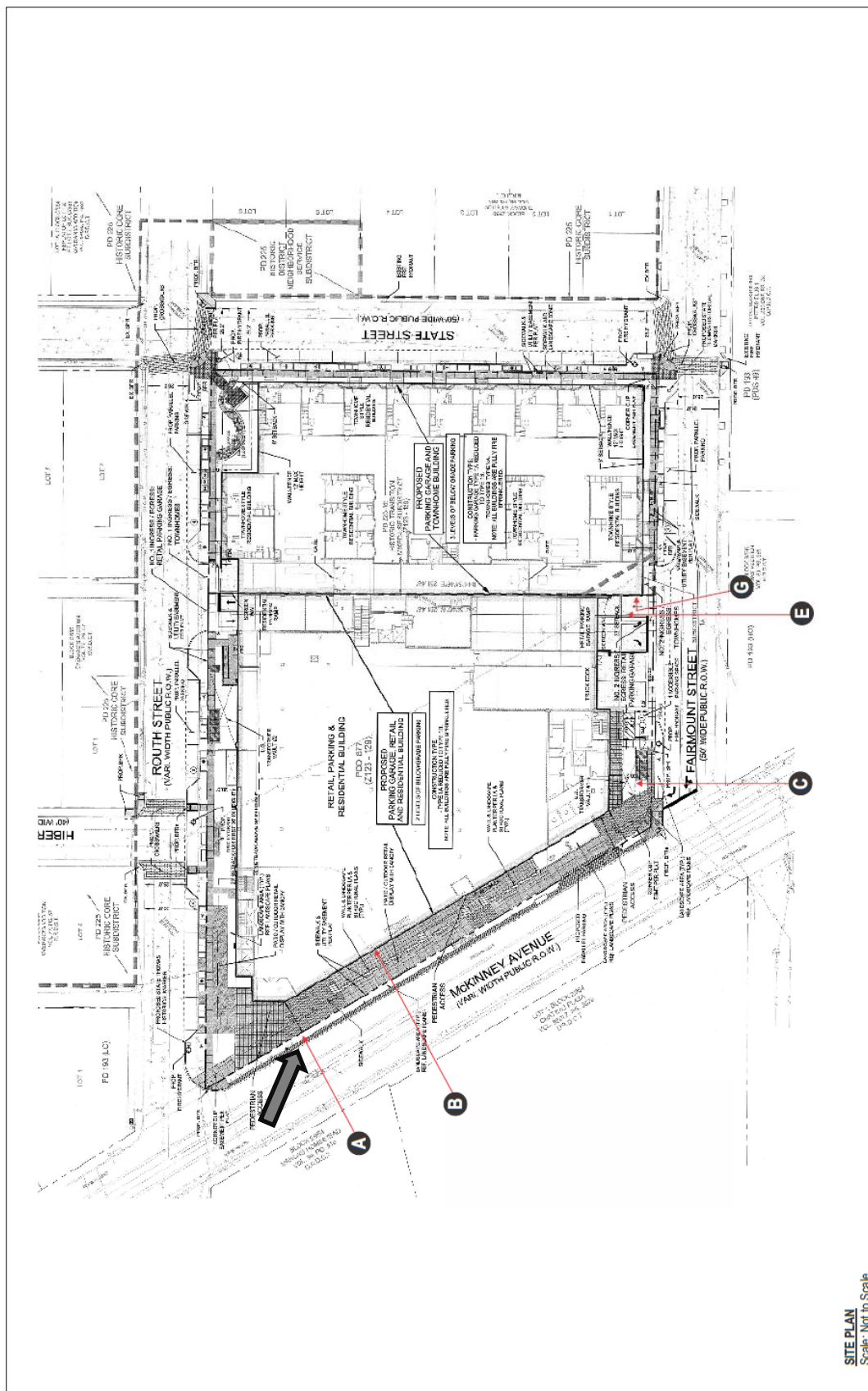
- The subject site is located in the McKinney Avenue Special Provision Sign District (SPSD) – Spine Subdistrict.
- The primary façade measures 26'H X 270'W or 7,020 square feet. The allowable signage in the effective area is 25% or 1,755 square feet. The proposed request is for a 243 square-foot sign. Signage will be reverse lit with channel letters on back panels, and located on the west elevation. (McKinney Avenue)
- Sign regulations applicable to the proposed request are governed by Planned Development District No. 877 (SEC. 51P-877.114. SIGNS.) for compliance per the provisions of Article VII "Business Zoning Districts".
- Construction of the attached premise sign is in accordance with PSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.305. ATTACHED SIGNS. Attached signs are permitted in business areas in accordance with the following provisions:
 - (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.
 - (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.
 - (c) ***On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade.*** On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. ***On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.***
 - (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

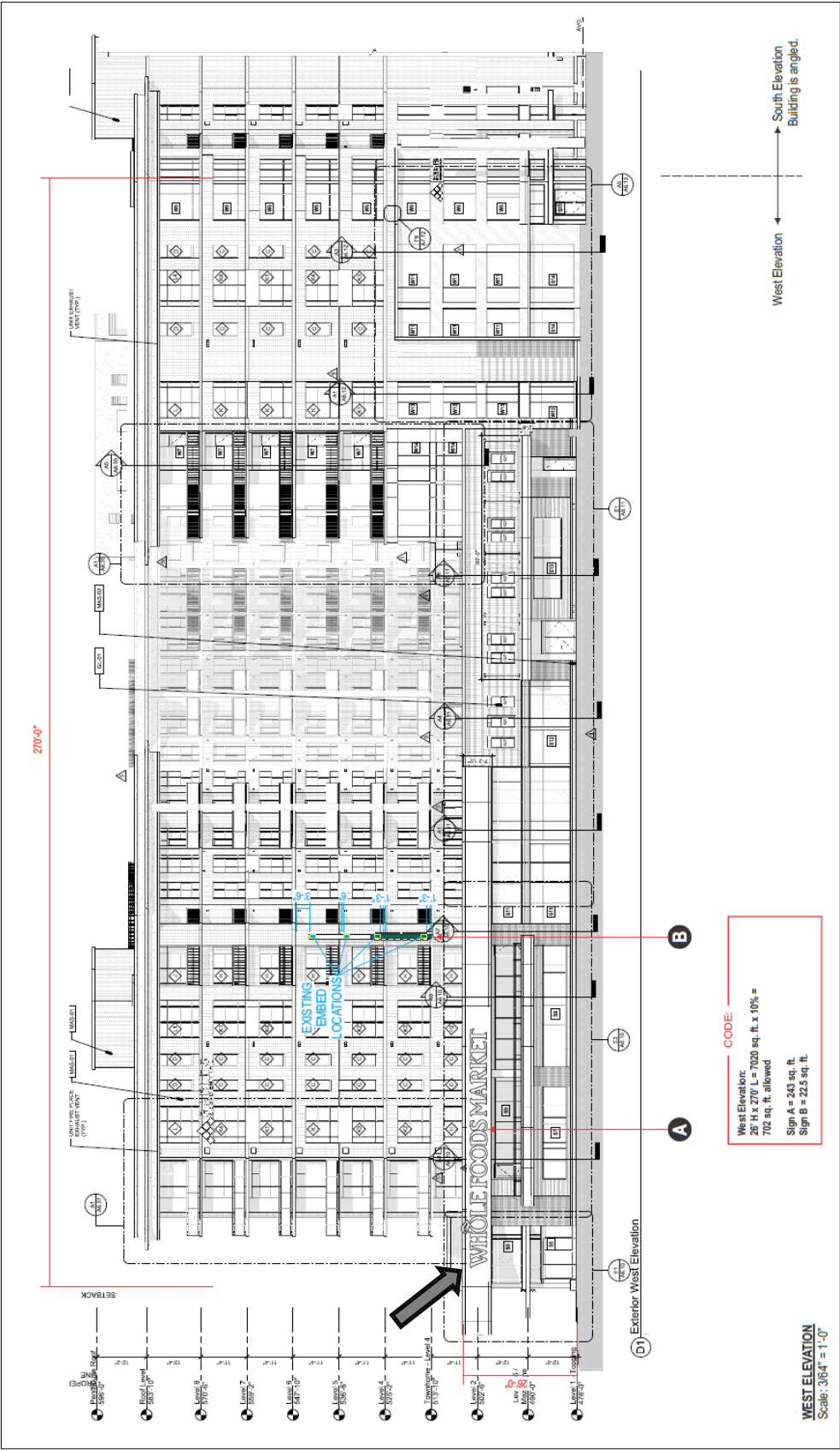
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
 - (C) the attached sign is not above the highest point of a facade;
 - (D) no part of the sign descends closer to grade than 10 feet;
 - (E) the sign does not project into or over any public right-of-way; and
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.

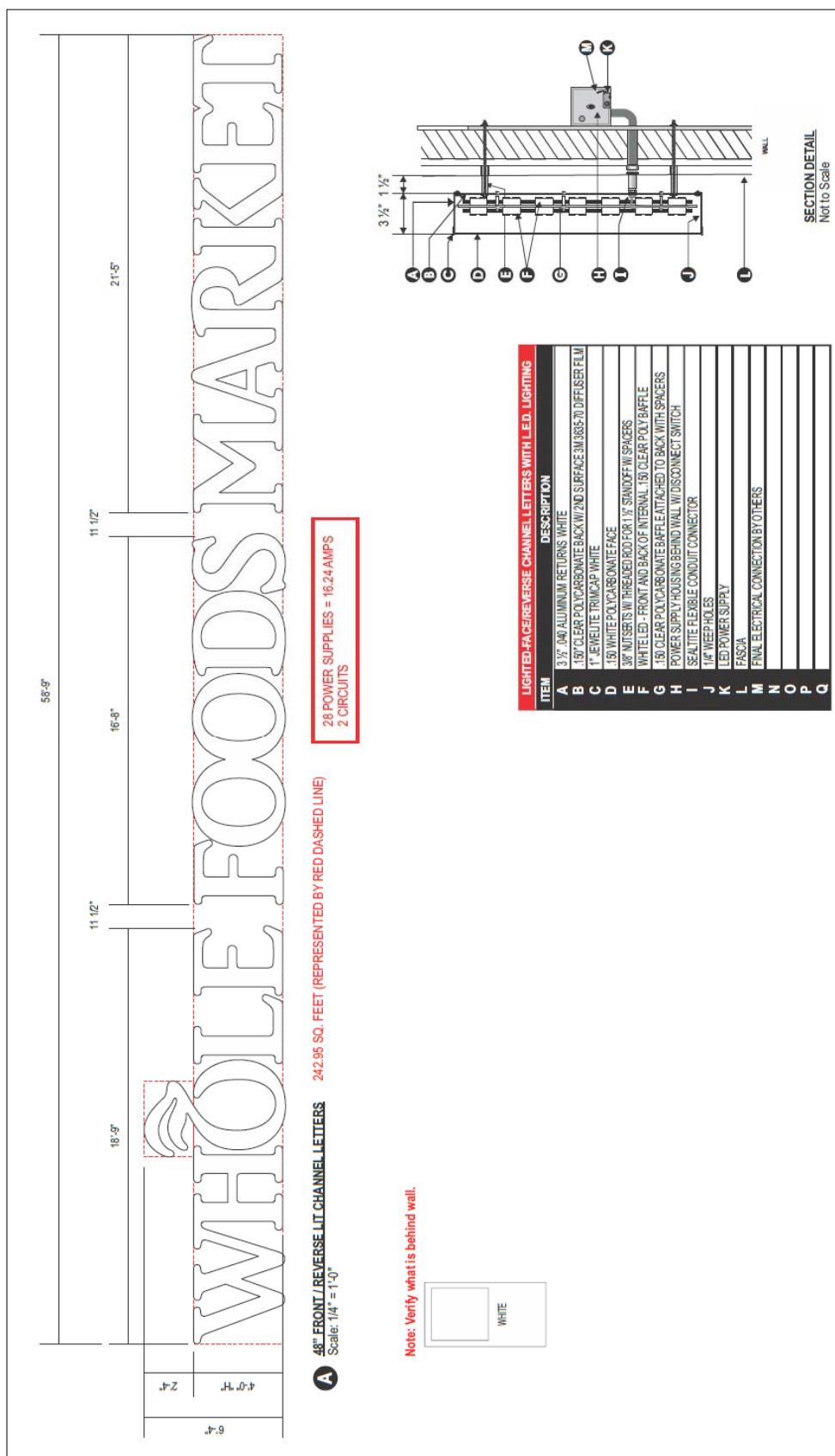




Date: April 1, 2015







**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FILE NUMBER: 1503251051

DATE FILED: March 18, 2015

LOCATION: 2510 McKinney Avenue, South elevation

SIZE OF REQUEST: 71 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** PD 877

MAPSCO: 45-F

APPLICANT: Whole Foods Market

CONTRACTOR: Taylor Tompkins
Willow Creek Signs

REQUEST: An application for a 71.33 square-foot attached premise signs on the south elevation. (Fairmount Street)

SUMMARY: The request is to install a new sign above the parking garage entrance that will read, "Whole Foods Market."

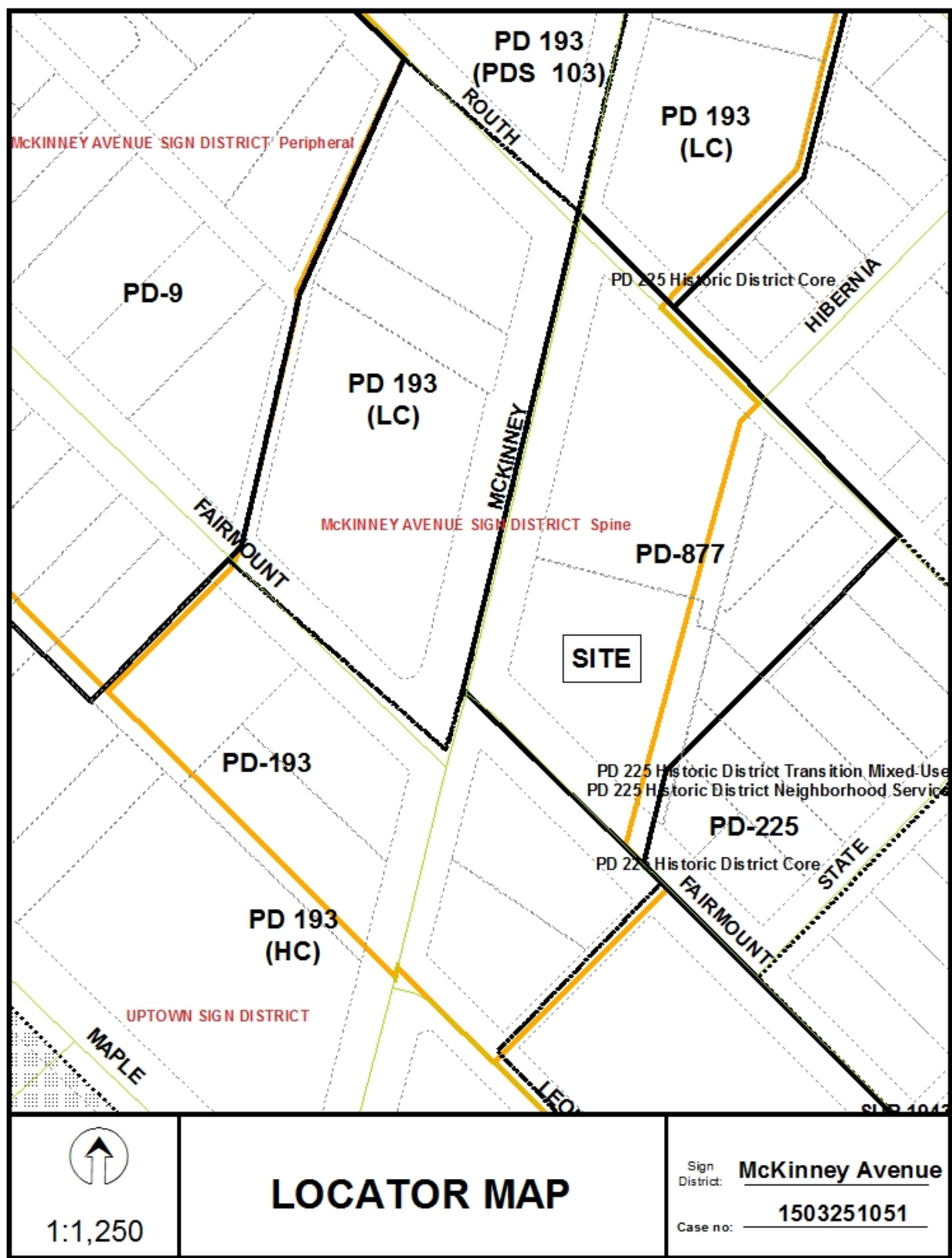
SSDAC RECOMMENDATION: Approval of a 71.33 square-foot attached premise signs on the south elevation. (Fairmount Street)

STAFFRECOMMENDATION: Approval of a 71.33 square-foot attached premise signs on the south elevation. (Fairmount Street)

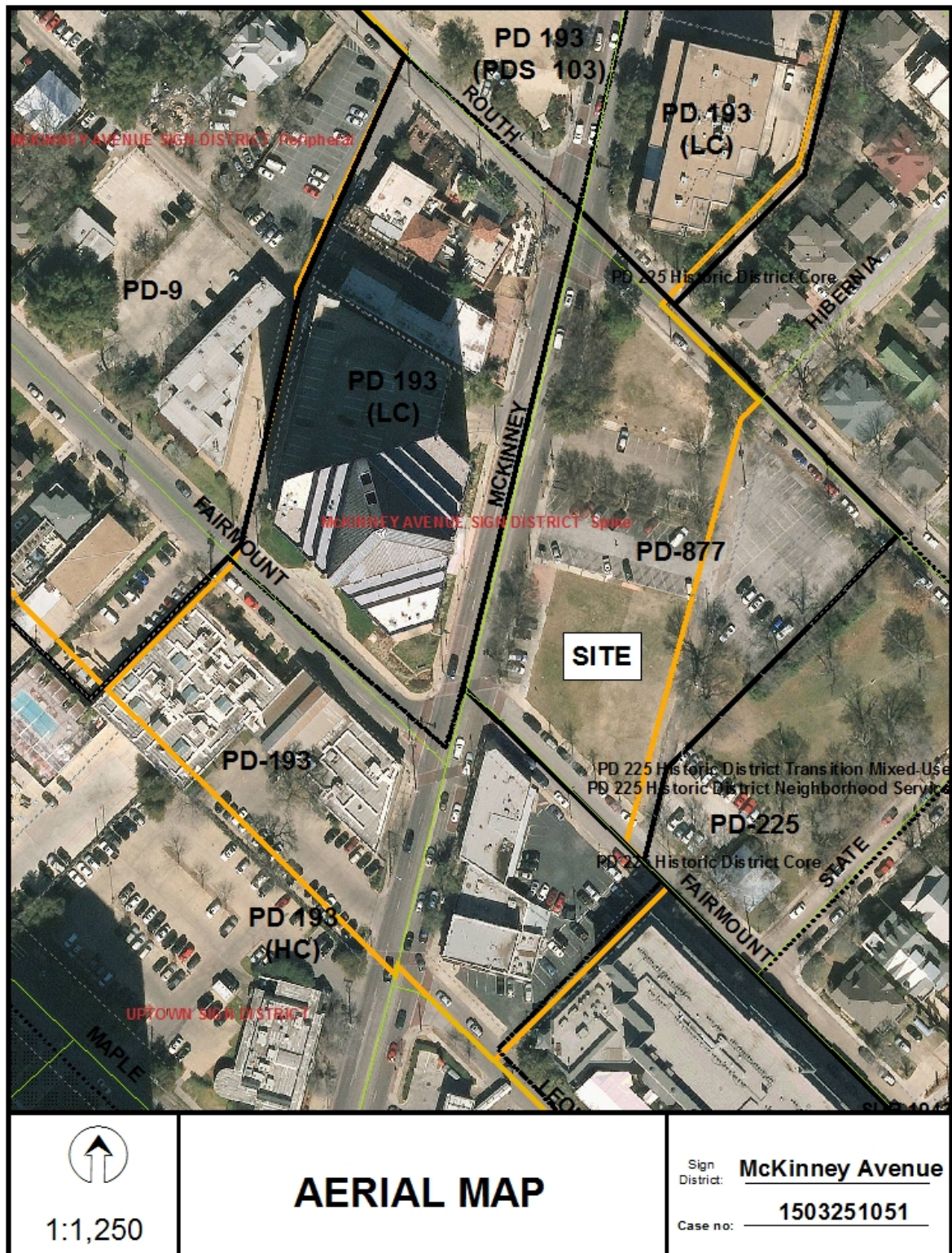
BACKGROUND:

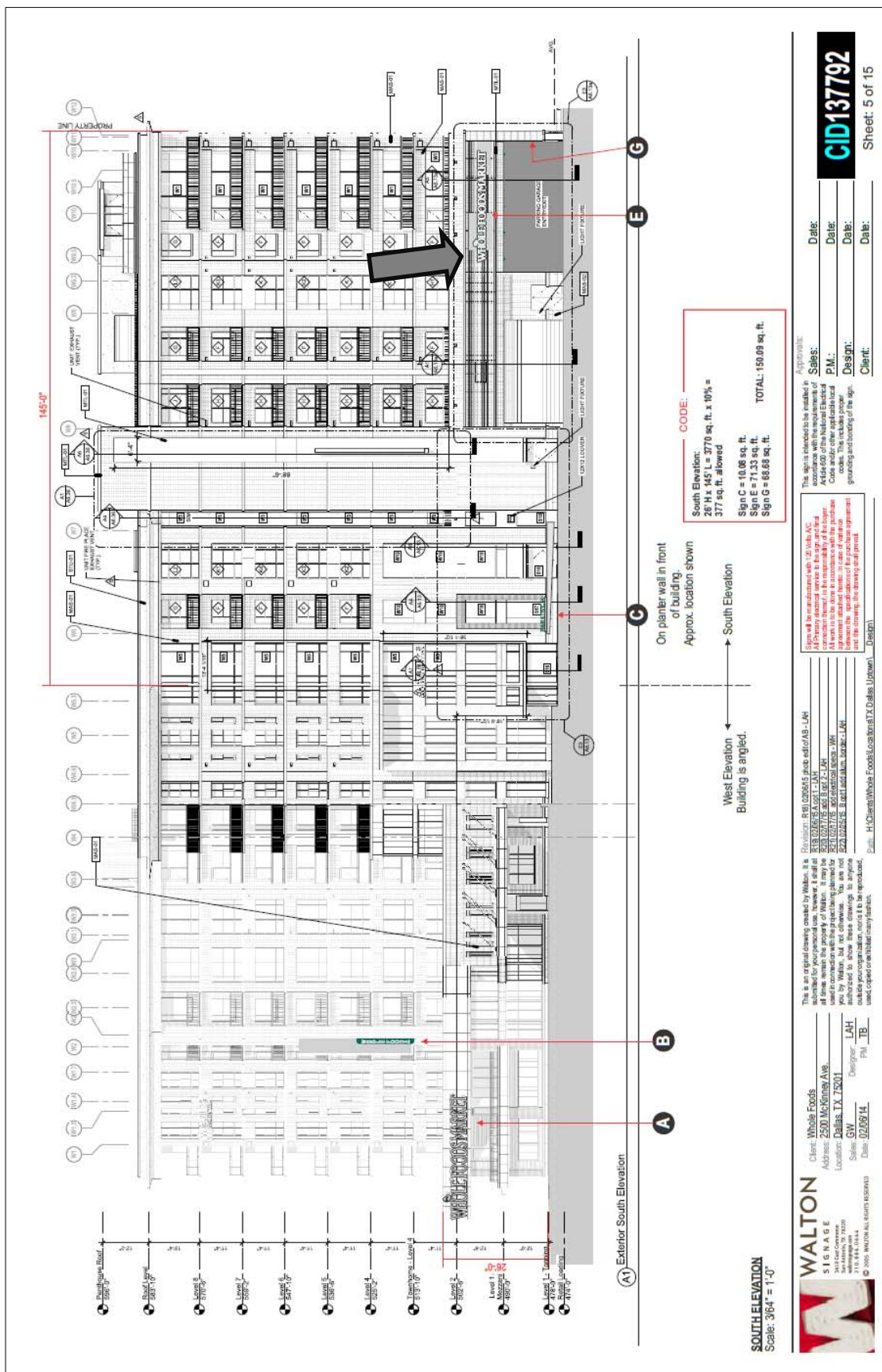
- The subject site is located in the McKinney Avenue Special Provision Sign District (SPSD) – Spine Subdistrict.
- The secondary façade measures 26'H X 145'W or 3,770 square feet. The allowable signage in the effective area is 15% or 565.5 square feet. The proposed request is for a 71.33 square-foot sign. It will be reverse lit with channel letters on back panels, and located the south elevation. (Fairmount Street)
- Sign regulations applicable to the proposed request are governed by Planned Development District No. 877 (SEC. 51P-877.114. SIGNS.) for compliance per the provisions of Article VII "Business Zoning Districts".
- Construction of the attached premise sign is in accordance with СПSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.305. ATTACHED SIGNS. Attached signs are permitted in business areas in accordance with the following provisions:
 - (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.
 - (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.
 - (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. ***On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.***
 - (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

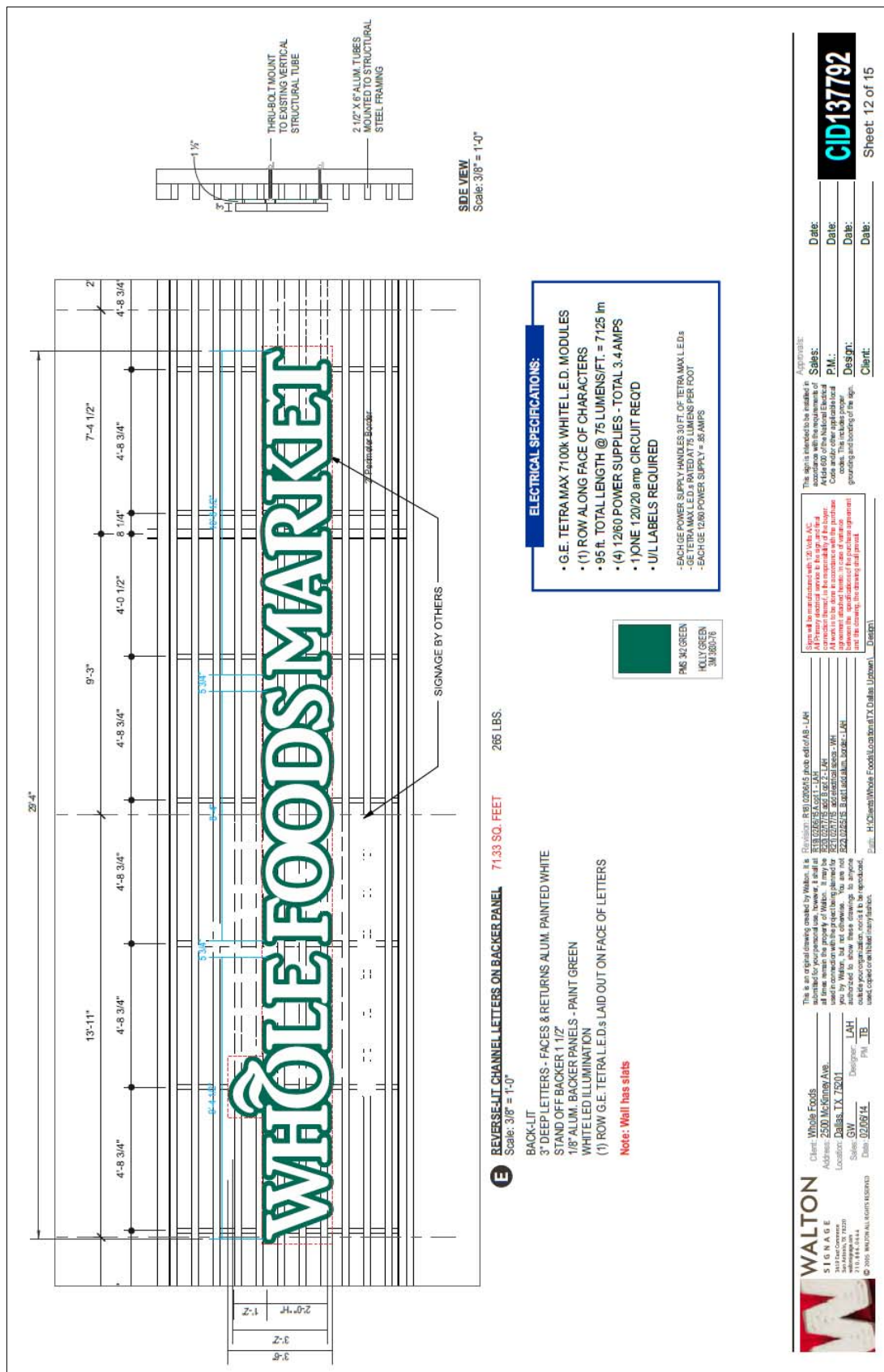
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 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
 - (C) the attached sign is not above the highest point of a facade;
 - (D) no part of the sign descends closer to grade than 10 feet;
 - (E) the sign does not project into or over any public right-of-way; and
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device.



Date: April 1, 2015







FILE NUMBER: Z145-166(WE) **DATE FILED:** January 23, 2015

LOCATION: Along the south line of Forest Lane, and the north line of Stults Road, west of Shepherd Road

COUNCIL DISTRICT: 10 **MAPSCO:** 26C, D, 16Y

SIZE OF REQUEST: Approx. 66.33 acres **CENSUS TRACT:** 78.05

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

APPLICANT / OWNER: Presbyterian Village North LLC

REQUEST: An application for an amendment to Planned Development District No. 456.

SUMMARY: The purpose of this request is to replace the existing conceptual/development plan for Subarea A and B with a new conceptual plan and several development plans regarding the campus redevelopment. The campus is in the early stages of a 20-year redevelopment plan. The applicant is proposing to develop a 3,341 square foot church within Subarea C, Phase 1. There are no additional changes to the development rights within the proposed development or PDD conditions.

STAFF RECOMMENDATION: Approval, subject a conceptual plan, development plan for Subareas A and B, development plan for Subarea C, Phase I, and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed change to the PD to add the 3,341 square foot church will not have a negative impact on the surrounding properties.
2. *Traffic impact* – The Engineering Section of the Department Sustainable Development and Construction has determined that the increased floor area will not have a detrimental impact upon the surrounding street system. The applicant submitted a TIA report on the request site on a previous zoning case (February 2014) that recommended mitigation on related traffic issues that resulted from the expansion of PDD No. 456. The Ordinance included the recommendation for an evaluation of the signal timing at Forest Lane and Greenville Avenue and restriping to create a turn lane on Landa Lane prior to the completion of the last phase of redevelopment.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Neighborhood Building Block.

BACKGROUND INFORMATION:

- The request site is currently developed with convalescent and nursing homes, hospice care, and related institutions, retirement housing, and adult day care uses. The existing structures range from one to three stories in height. There are multiple buildings that will provide nursing care and wellness programs that are accessory to the convalescent use.
- In February 2014, the City Council approved an amendment to and an expansion of Planned Development District No. 456.

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

1. Z123-364: On February 12, 2014, the City Council approved an amendment to and an expansion of Planned Development District No. 456 at the location generally bounded by Forest Lane, Landa Lane, Skyline Drive, Shepard Road, and Stults Road.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| Skyline Drive | Local | 50 ft. | 50 ft. |
| Forest Lane | Principal Arterial | 120 ft. | 120 ft. |
| Landa Lane | Local | 50 ft. | 50 ft. |
| Shepard Drive | Local | 50 ft. | 50 ft. |
| Stults Drive | Local | 60 ft. | 60 ft. |

Traffic: The redevelopment of the convalescent and nursing homes, hospice care, and related institutions, retirement housing, and adult day care uses will provide parking in accordance with Chapter 51A parking requirements in the form of surface parking and underground parking structures.

Land Use:

| | Zoning | Land Use |
|--------------|---------------------------|---|
| Site | PDD No. 456 | Convalescent and nursing homes, hospice care, and related institutions, retirement housing, and adult day care uses |
| North | IR, PDD No. 141, R-7.5(A) | Office, Retail |
| South | PDD No. 501, R-10(A), | Church, School |
| East | R-7.5(A), R-10(A) | Church, Medical office |
| West | R-10(A), PDD No, 141 | Single Family |

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 being within a Residential Neighborhood Building Block.

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.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

HOUSING ELEMENT

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

STAFF ANALYSIS:

Development Standards:

| <u>DISTRICT</u> | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|-----------------------|-----------|-----------|----------------------------|---|--------------|-------------------|---|
| | Front | Side/Rear | | | | | |
| PDD No. 456 -existing | Per plan. | Per plan. | Max 1,032 units 0.5 FAR | 30 ft. Subareas A, D, E 55 ft. Subareas B, E 72 ft. Subarea C | 25% | | Convalescent and nursing homes, hospice care, and related institutions, retirement housing, and adult day care uses |

Landscaping: The proposed PD conditions indicate that the landscaping for the redevelopment will comply with Article X, but may consider the subareas as artificial lots and may be provided in phasing. This will allow for building permits for the area where construction will occur to provide the required landscaping in that area without having to fully comply with Article X on the entire site until it is fully developed.

| |
|--|
| <p>LIST OF OFFICERS Presbyterian Village North, LLC</p> |
|--|

BOARD OF TRUSTEES

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Ronald J. Gafford
Douglas D. Hawthorne, FACHE
Phil Wentworth, Vice Chair
Ellen Masterson
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Rev. Blair Monie
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John Berkeley, Executive Director
Steve Kearney, Chief Financial Officer

| |
|--------------------------------|
| PROPOSED PDD CONDITIONS |
|--------------------------------|

SEC. 51P-456.101. LEGISLATIVE HISTORY.

PD 456 was created by Ordinance No. 22913, passed by the Dallas City Council on October 9, 1996. Ordinance No. 22913 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 22913 was amended by Ordinance No. 24382, passed by the Dallas City Council on September 13, 2000.

SEC. 51P-456.102. PROPERTY LOCATION AND SIZE.

PD 456 was established on property generally located between Skyline Drive and Stults Road, west of Shepherd Road. The size of PD 456 is approximately 66.33 acres.

SEC. 51P-456.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, ON-SITE LAUNDRY FACILITY means a facility for the cleaning or laundering of garments or linens used by or for the residents of the convalescent and nursing homes, hospice care, and other related institutions, the retirement housing uses, and the adult day care facility.

(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-456.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 456A: conceptual/~~development~~ plan.
- (2) Exhibit 456B: traffic improvement plan.
- (3) Exhibit 456C: Development plan for Subarea A.
- (4) Exhibit 456C: Development plan for Subarea B.
- (5) Exhibit 456D: Development plan for Subarea C Phase 1

SEC. 51P-456.103.2. SUBAREAS.

This district is divided into six subareas: Subareas A, B, C, D, E, and F, as shown on the conceptual/~~development~~ plan.

SEC. 51P-456.104. CONCEPTUAL/PLAN AND DEVELOPMENT PLAN.

~~(a) In general. Development and use of the Property must comply with the conceptual/~~development~~ plan (Exhibit 456A). If there is a conflict between the text of this article and the conceptual/~~development~~ plan, the text of this article controls.~~

(a~~b~~) Conceptual plan. Development and use of the Property must comply with the conceptual/~~development~~ plan (Exhibit 456A). If there is a conflict between the text of this article and the conceptual/~~development~~ plan, the text of this article controls.

~~(b) Development Plan for Subareas A and B. The conceptual/~~development~~ plan is the ~~development~~ plan for Subareas A and B. Development and use of the Property must comply with the development plan (Exhibit 456C). If there is a conflict between the text of this article and the development plan, the text of this article controls.~~

~~(c) Development Plan for Subarea C, Phase 1. Development and use of the Property must comply with the development plan (Exhibit 456D). If there is a conflict between the text of this article and the development plan, the text of this article controls~~

~~(d) Subareas C, D, E, and F. The conceptual/~~development~~ plan is the conceptual plan for Subareas C, D, E, and F. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in these subareas. If there is a conflict between the text of this article and the development plan, the text of this article controls.~~

SEC. 51P-456.105. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- Adult day care facility.
- Convalescent and nursing homes, hospice care, and related institutions.
- Retirement housing.

SEC. 51P-456.106. ACCESSORY USES.

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

(b) The following activities or amenities are permitted as accessory uses:

(1) Activity center uses, which include but are not limited to:

- Administrative offices, including an area for the administrator, secretaries, security, accountants, program director, and social worker, and a reception area.
- Auditorium.
- Barber and beauty shops.
- Central dining room.
- Central mail room.
- Chapel, including a chaplain's and counseling office.
- Classrooms for instruction in ceramic, woodworking, weaving, painting, and other crafts.
- Food service area, including an area for the receiving, storage, refrigeration, and preparation of food, and office area.
- Game and card rooms.
- Health offices, including a physician's office with two examining rooms, an occupational therapist office, a physical therapy room, a dental office, and a podiatrist office.
- Library.
- On-site laundry facility.
- Resident commissary and gift shop.
- Volunteer office.

(2) Recreational and related uses, which include but are not limited to:

- One three hole golf course and putting green.
- One greenhouse.
- Three guard houses.
- Six guest houses.
- Maintenance and storage facilities.
- Small park with an appropriate structure.
- Two shuffleboard courts.
- Swimming pool.
- Two tennis courts.

(c) The accessory uses listed in subsection (b) above are intended for the sole use of the residents of the convalescent and nursing homes, hospice care, and related institutions, the retirement housing uses, and the adult day care facility. These uses may be located in one or more buildings or locations on the Property.

SEC. 51P-456.107. 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front, side, and rear yards. Front, side, and rear yard setbacks and exceptions to the setbacks must be provided as shown on the conceptual/~~development~~ plan.

(b) Density. Maximum number of dwelling units or suites is 1,032.

(c) Floor area ratio. Maximum floor area ratio is 0.5.

(d) Height.

(1) Subareas A, D, and F. Maximum structure height is 30 feet.

(2) Subareas B and E. Maximum structure height is 55 feet. The structure located along Stults Road and containing the adult day care facility use and the skilled nursing transitional care building located along Stults Road may project through a residential proximity slope to a height not to exceed 36 feet, as shown on the conceptual/~~development~~ plan.

(3) Subarea C. Maximum structure height is 72 feet.

(e) Lot coverage. Maximum lot coverage is 25 percent. 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 is required.

(g) Stories. No maximum number of stories.

SEC. 51P-456.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-456.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-456.110. LANDSCAPE PLAN, TREE MITIGATION, AND BUFFER STRIP.

~~[(a) A landscape plan that complies with Article X must be approved by the city plan commission for each subarea before issuance of a building permit in that subarea.]~~

(a)~~[(b)]~~ A subarea may be considered an artificial lot to satisfy the requirements in Article X. The landscaping in a subarea is allowed in phases ~~if the phases are shown on an approved landscape plan.~~

(b)~~[(c)]~~ The area shown as the landscape relief area on the conceptual plan must only provide a solid screening fence to satisfy residential adjacency.

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

SEC. 51P-456.111. SIGNS.

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

(b) A sign that requires right turn only from the hours of 7:30 a.m. to 8:30 a.m. on school days must be erected along Stults Road, as shown on the conceptual/development plan.

SEC. 51P-456.112. PRIVATE STREETS.

Internal driveways may be private streets if designed and constructed in accordance with all city requirements.

SEC. 51P-456.113. FENCING.

A fence located in the required front yard may be built to a maximum height of six feet above grade if the following conditions are met:

(1) Gates for vehicular traffic must be located at least 20 feet from the back of the street curb.

(2) Fence panels having less than 50 percent open surface area must be located at least five feet from the front lot line. For purposes of this section, fence panels are the portions of the fence located between the posts or columns.

(3) Columns may not exceed eight feet in height.

SEC. 51P-456.114. LIGHTING.

Lighting must comply with the following standards:

(1) Tennis courts. Lighting must be reflected downward and directed into the interior of the courts. All lighting must be turned off by 10:00 p.m.

(2) Shuffleboard courts. Lighting must be reflected downward and directed into the interior of the courts. All lighting must be turned off by 10:00 p.m.

(3) Swimming pool. Lighting must be reflected downward and directed into the pool. All lighting must be turned off by 10:00 p.m.

(4) Additional lighting. All additional lighting must be reflected toward the interior of the Property.

SEC. 51P-456.115. TRAFFIC IMPROVEMENTS.

Before the issuance of a permit for construction in Subarea F, the following traffic improvements must, if warranted, be provided in accordance with city standards and the traffic improvement plan (Exhibit 456B) and approved by the traffic engineer:

(1) Restripe Landa Lane for an exclusive right and left turn lane onto Forest Lane;
and

(2) Revise existing traffic signal phasing patterns during the peak period at the Forest Lane and Greenville Avenue intersection.

SEC. 51P-456.116. ADDITIONAL PROVISIONS.

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

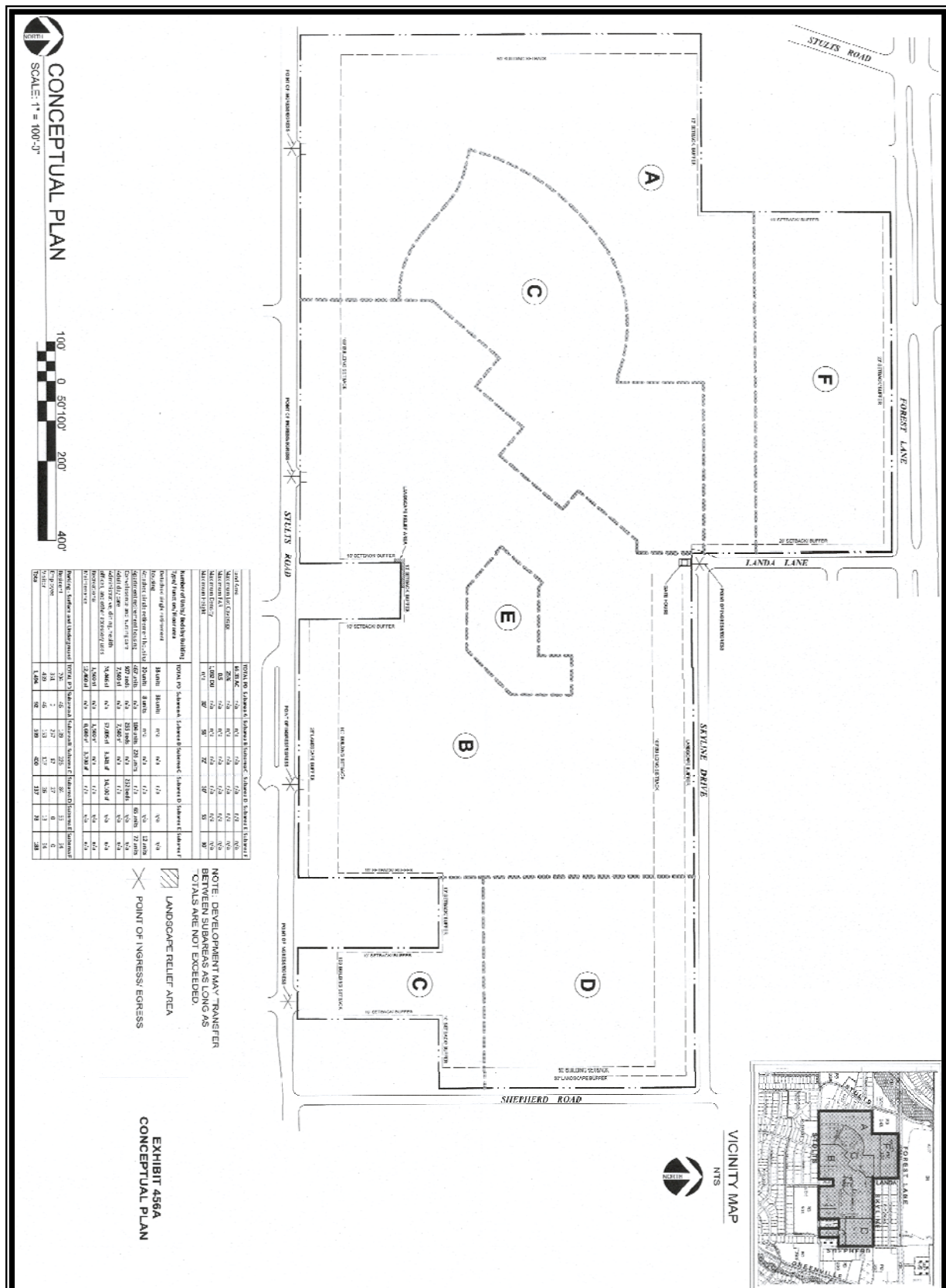
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-456.117. COMPLIANCE WITH CONDITIONS.

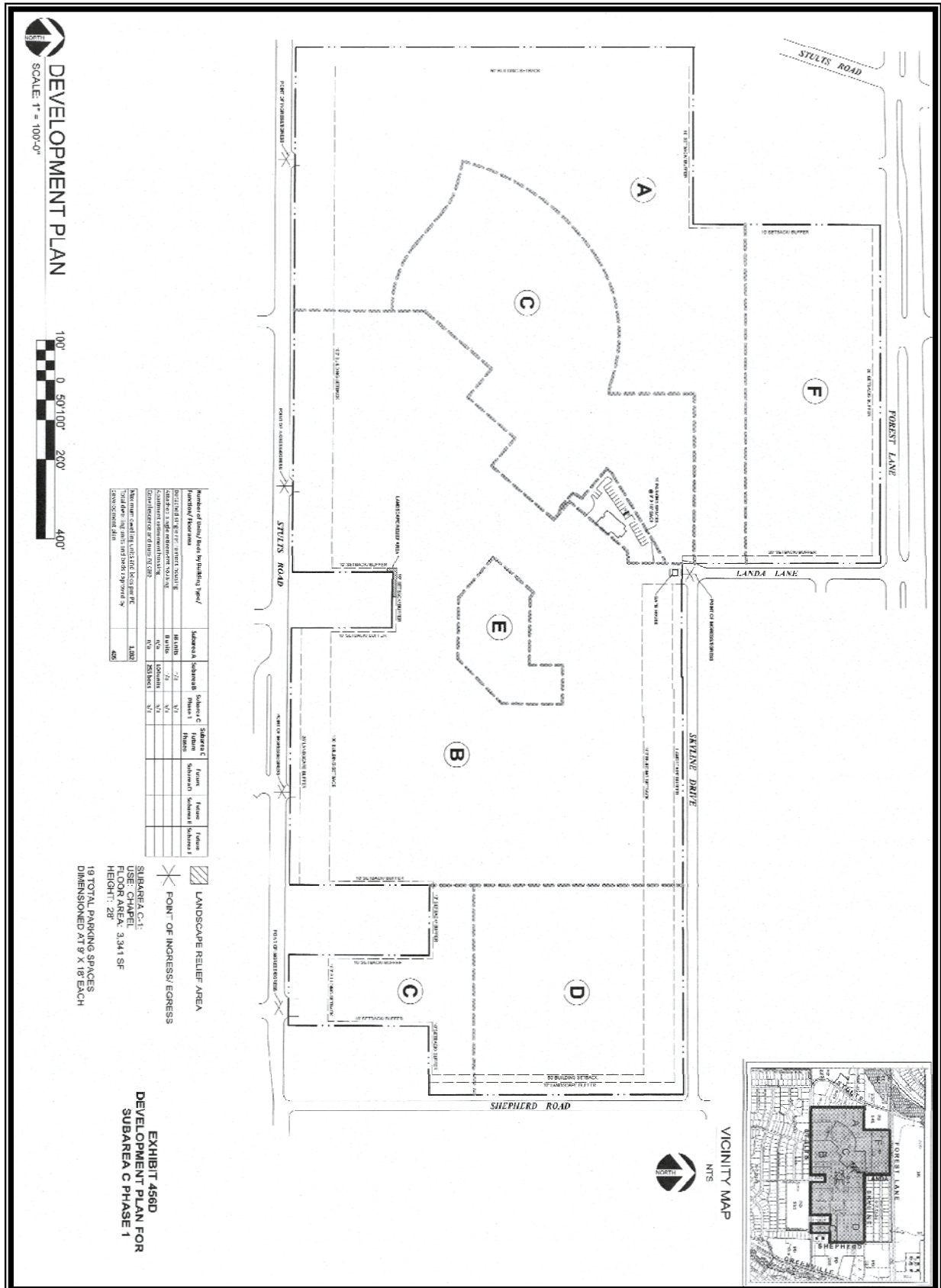
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

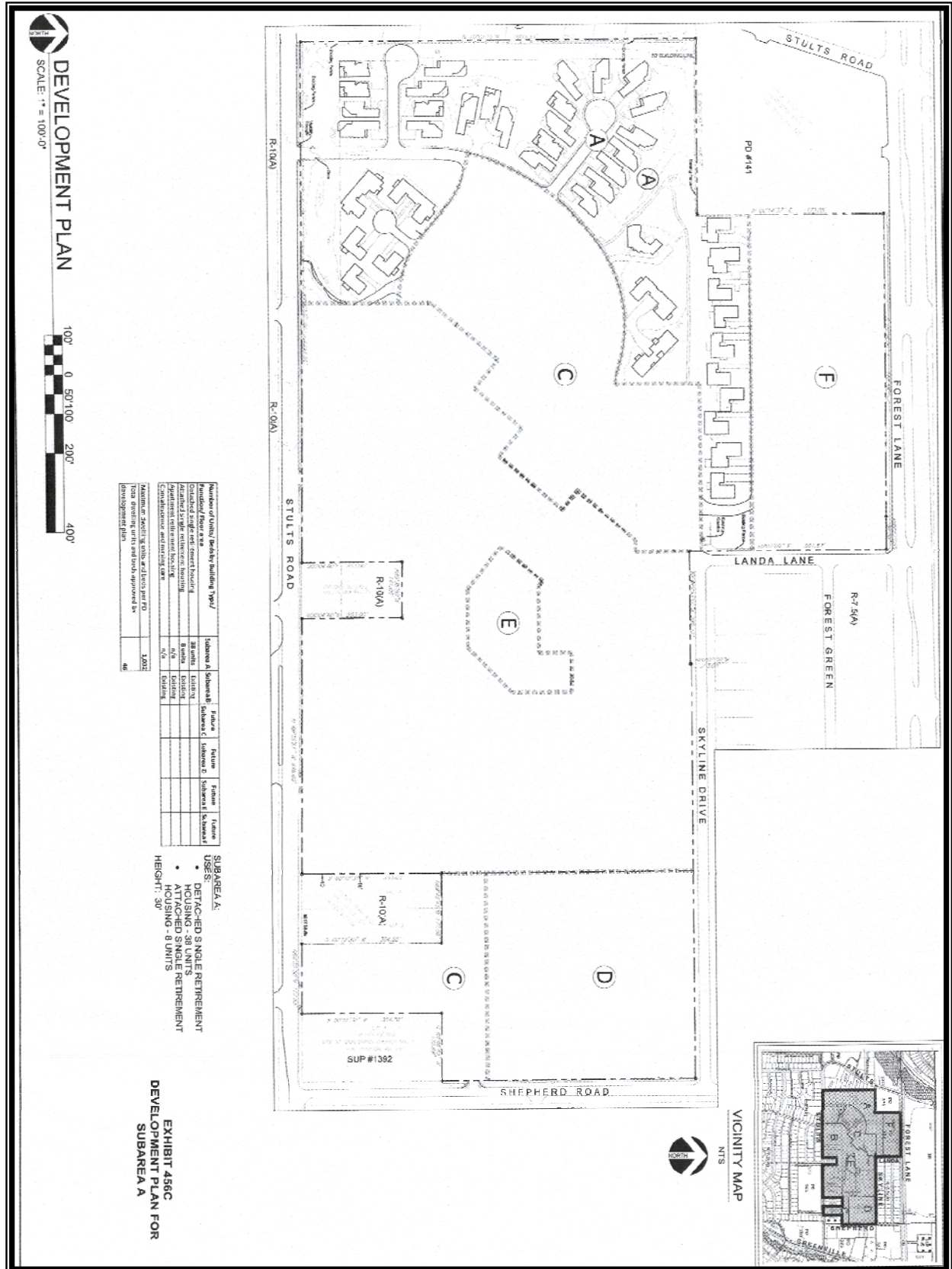
PROPOSED CONCEPTUAL PLAN



PROPOSED DEVELOPMENT PLAN for Subarea C, Phase 1



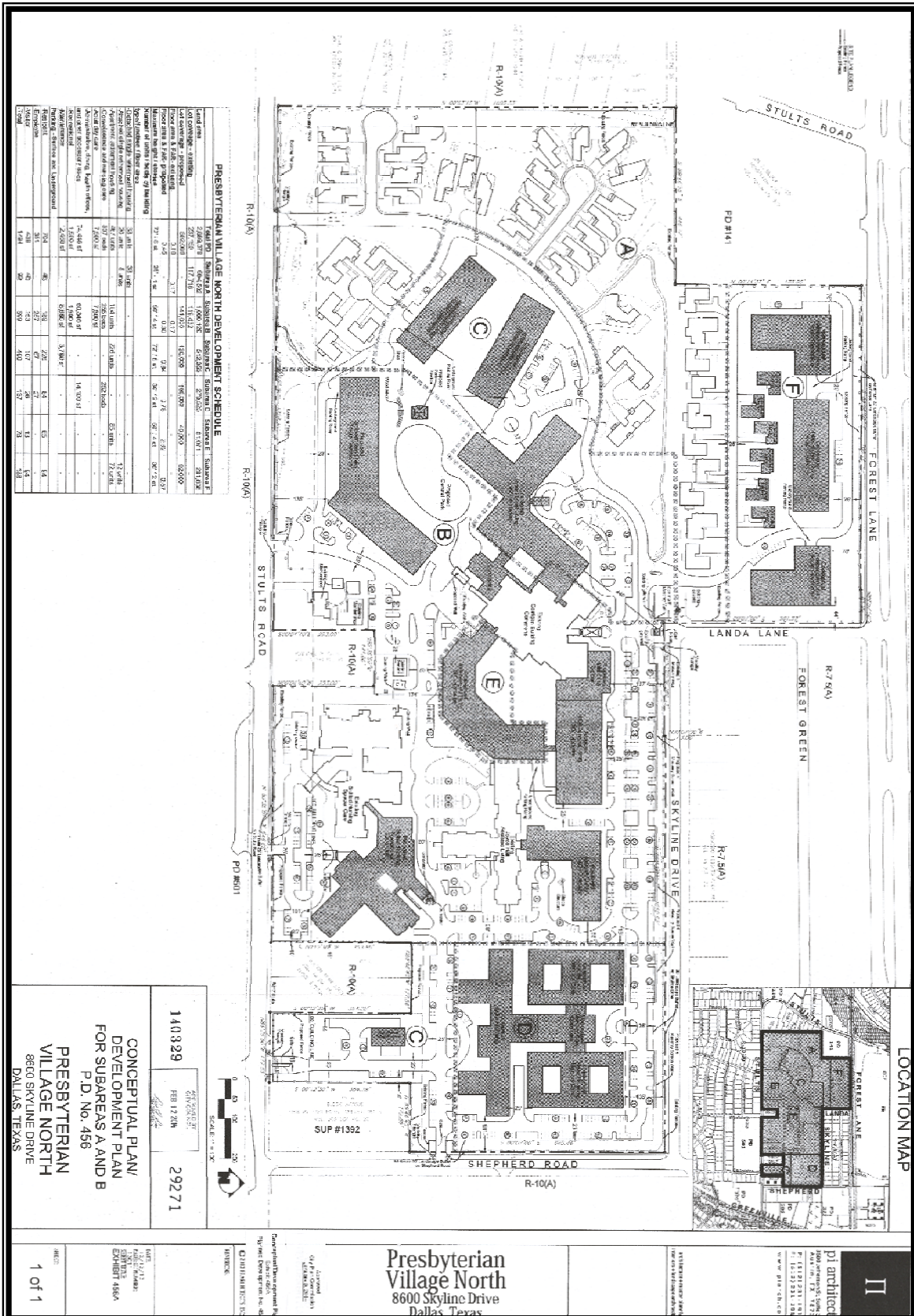
PROPOSED DEVELOPMENT PLAN for Subarea A

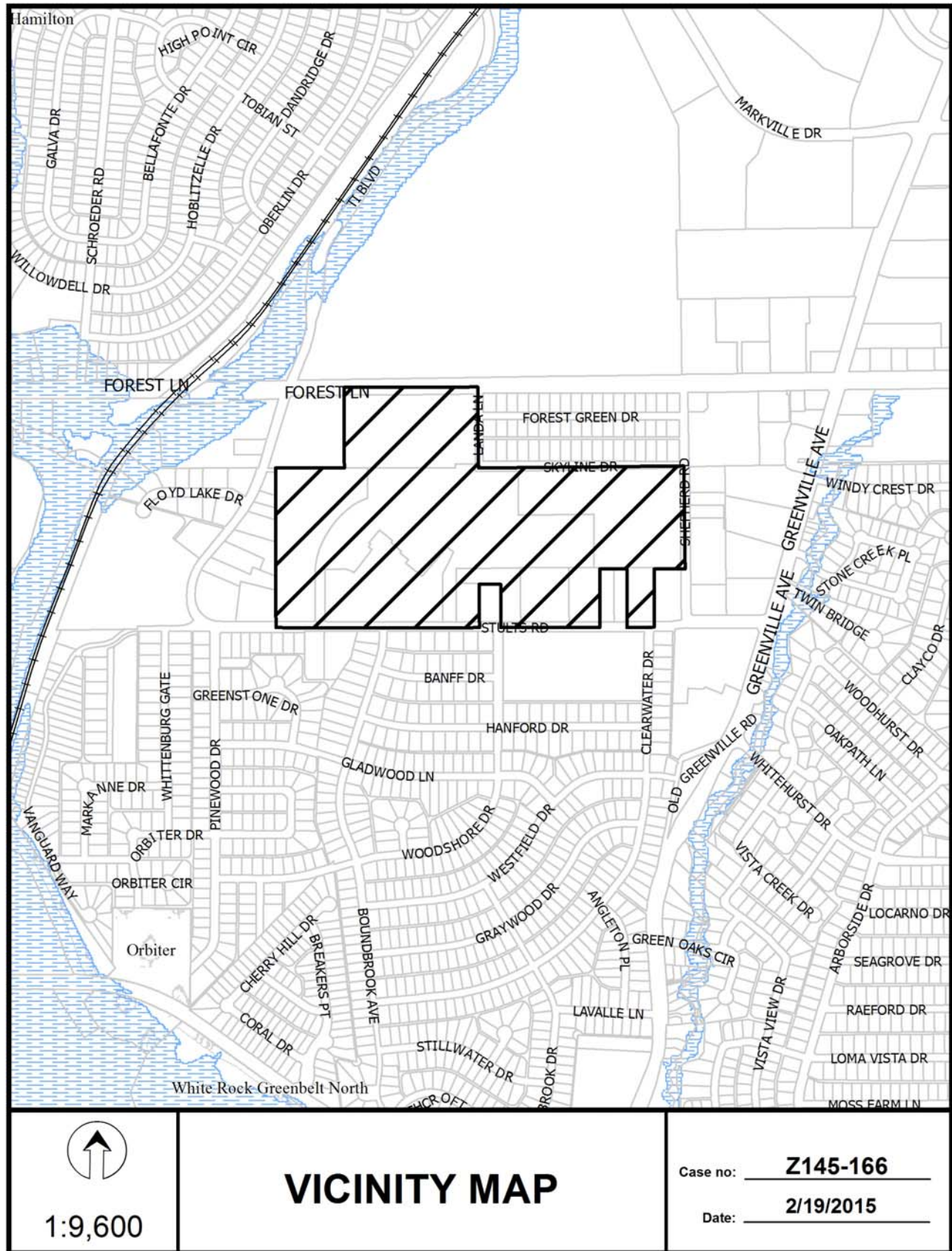


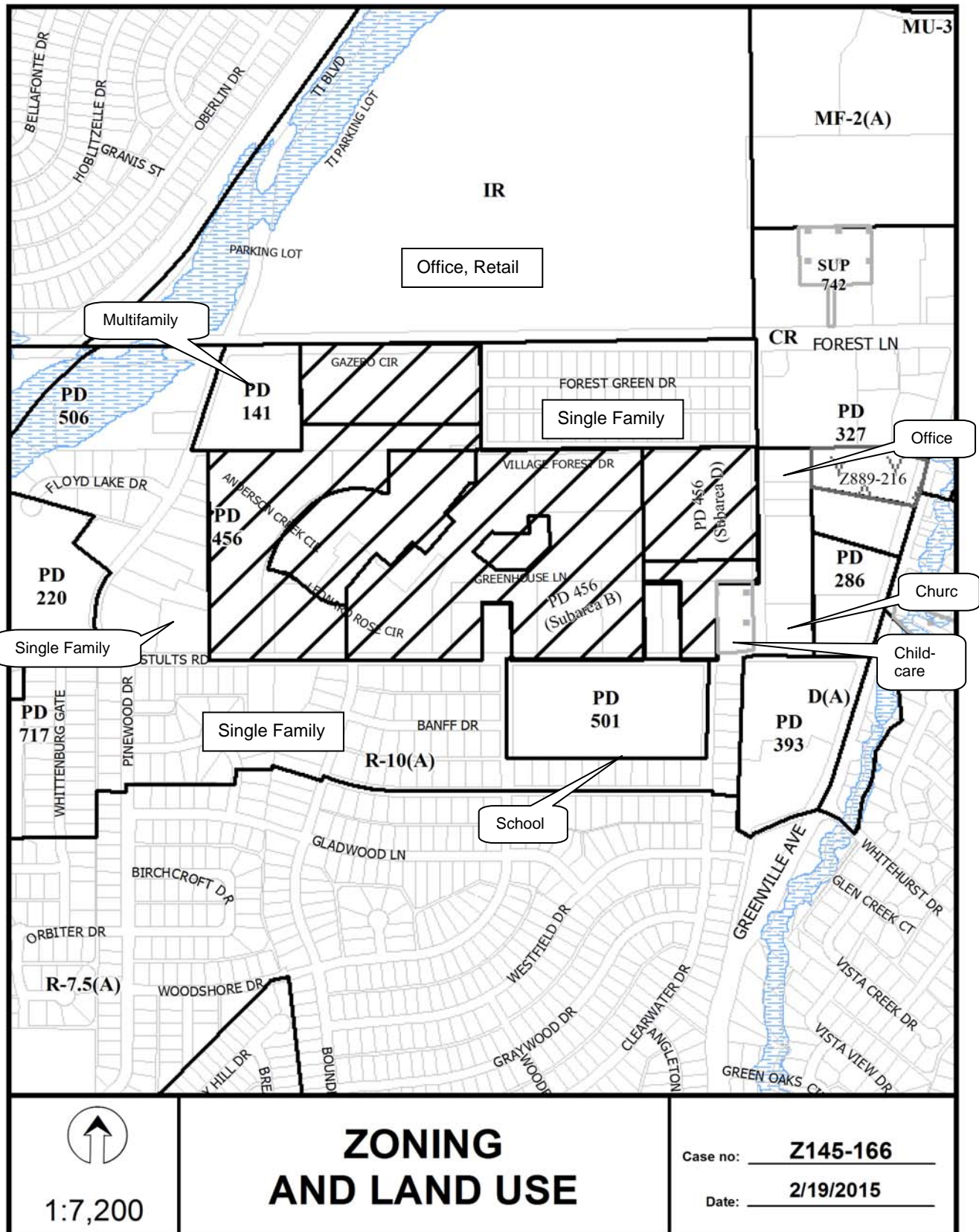


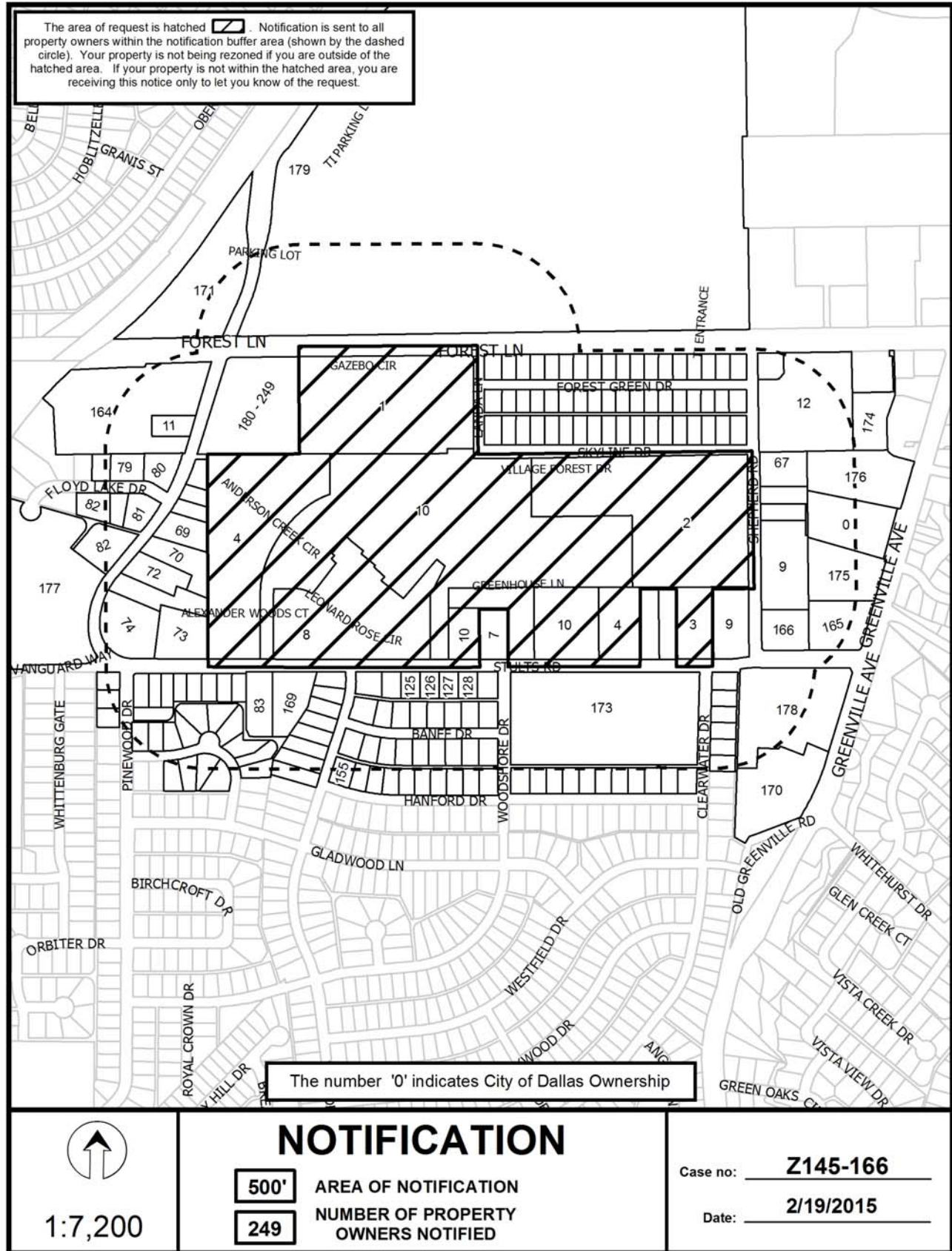


EXISTING DEVELOPMENT PLAN for Subareas A & B









Notification List of Property Owners

Z145-166

249 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 1100 SKYLINE DR | PRESBYTERIAN VILLAGE N |
| 2 | 8800 SKYLINE DR | PRESBYTERIAN VILLAGE NORTH |
| 3 | 8605 FOREST GREEN DR | PRESBYTERIAN VILLAGE NORTH |
| 4 | 8807 STULTS RD | PRESBYTERIAN VILLAGE NORTH |
| 5 | 8817 STULTS RD | CORNELL CLYDE BLAKE |
| 6 | 8811 STULTS RD | DAMIENS ROY A |
| 7 | 8631 STULTS RD | DAVIS KATHRYN B |
| 8 | 8611 STULTS RD | PRESBYTERIAN VILLAGE NO |
| 9 | 9550 SHEPHERD RD | NEW MOUNT ZION BAPTIST |
| 10 | 8703 STULTS RD | PRESBYTERIAN VILLAGE |
| 11 | 8440 STULTS RD | WESTBROOK LEATRICE & |
| 12 | 9730 SHEPHERD RD | DALLAS HOUSING AUTHORITY |
| 13 | 8611 FOREST GREEN DR | MADERE A R |
| 14 | 8617 FOREST GREEN DR | MOSE A & BARBARA J JOHNSON REVOCABLE TRUST |
| 15 | 8623 FOREST GREEN DR | OLIVER CHERYL |
| 16 | 8629 FOREST GREEN DR | TEAL PRINCE O & JOYCE W |
| 17 | 8635 FOREST GREEN DR | CASH FAMILY TRUST |
| 18 | 8703 FOREST GREEN DR | MACK JESSIE & JUANITA |
| 19 | 8709 FOREST GREEN DR | UPSHAW TRAVIS |
| 20 | 8715 FOREST GREEN DR | BELAY TEMESGHEN |
| 21 | 8721 FOREST GREEN DR | HUMPHREY MANUEL |
| 22 | 8727 FOREST GREEN DR | RUSSELL CHRISTOPHER |
| 23 | 8733 FOREST GREEN DR | SEALE RACHEL & NATHAN |
| 24 | 8805 FOREST GREEN DR | JAMES DONALD |
| 25 | 8811 FOREST GREEN DR | SMITH MURIEL C |
| 26 | 8817 FOREST GREEN DR | BIRDSONG TROY A & ROSIE |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|------------------------------|
| 27 | 8823 FOREST GREEN DR | SANTAMARIA ALEJANDRO & |
| 28 | 8829 FOREST GREEN DR | WILSON NINA |
| 29 | 8837 FOREST GREEN DR | JACKSON TASBY MARJORIE TR |
| 30 | 8606 FOREST GREEN DR | TURNER BELLE E |
| 31 | 8612 FOREST GREEN DR | MULLINS JAMES H |
| 32 | 8618 FOREST GREEN DR | CAVAZOS JOSEPHINE |
| 33 | 8624 FOREST GREEN DR | DAVIS LOUIS W JR |
| 34 | 8630 FOREST GREEN DR | GAINES WILLIAM R |
| 35 | 8636 FOREST GREEN DR | MARGOL STUART |
| 36 | 8704 FOREST GREEN DR | CARTER LOZELL |
| 37 | 8710 FOREST GREEN DR | COLEMAN RICHARD A |
| 38 | 8716 FOREST GREEN DR | DANIELS KENNETH E |
| 39 | 8722 FOREST GREEN DR | PATE ORVILLE C |
| 40 | 8728 FOREST GREEN DR | ARAGAW TESFAYE H |
| 41 | 8734 FOREST GREEN DR | ALLEN EDWARD L |
| 42 | 8806 FOREST GREEN DR | ADAMS CARRIE |
| 43 | 8812 FOREST GREEN DR | NOWLIN WILLIAM J |
| 44 | 8818 FOREST GREEN DR | BUCKLEY ARTHUR L |
| 45 | 8824 FOREST GREEN DR | TUCKER CHRISTINE R & JASON R |
| 46 | 8830 FOREST GREEN DR | ALLEN SUMMER L |
| 47 | 8838 FOREST GREEN DR | ARNOLD JAMES R |
| 48 | 8833 SKYLINE DR | SHRODE JIMMIE M & |
| 49 | 8827 SKYLINE DR | NGUYEN LEHONG T & |
| 50 | 8821 SKYLINE DR | HAAS JOHN G & VIRGINIA L |
| 51 | 8815 SKYLINE DR | CANFIELD KEISHA L |
| 52 | 8809 SKYLINE DR | MONEY BUNYAN TR |
| 53 | 8803 SKYLINE DR | PETRIN BARBARA C & |
| 54 | 8735 SKYLINE DR | WILLIAMS MACLE RAY LF EST |
| 55 | 8729 SKYLINE DR | STEVENS DOROTHY M |
| 56 | 8723 SKYLINE DR | ROBERTSON SAMPSON K |
| 57 | 8717 SKYLINE DR | PRICE DELORIS A |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------------------|
| 58 | 8711 SKYLINE DR | VANDYKE ARTHELMA |
| 59 | 8705 SKYLINE DR | DANIELS BRUCE E & |
| 60 | 8633 SKYLINE DR | BELL ULYSSES S |
| 61 | 8627 SKYLINE DR | HAGGERTY MYRNA SUE |
| 62 | 8621 SKYLINE DR | HOLMES JAMES SR |
| 63 | 8615 SKYLINE DR | TUCKER CHRISTINE RENE & |
| 64 | 8609 SKYLINE DR | WOODBERRY MYRA LIFE ESTATE |
| 65 | 8603 SKYLINE DR | PRESBYTERIAN VILLAGE NORTH INC |
| 66 | 9622 SHEPHERD RD | REGAN MARGARET |
| 67 | 9626 SHEPHERD RD | REGAN PETER JAMES & |
| 68 | 9616 SHEPHERD RD | REGAN MARGARET |
| 69 | 8469 STULTS RD | LERVISIT VIVIT & SUMRITTI |
| 70 | 8473 STULTS RD | CARVAJAL MARY ELLEN |
| 71 | 8487 STULTS RD | SINGH JATINDER |
| 72 | 8483 STULTS RD | HOWELL THOMAS A & |
| 73 | 8533 STULTS RD | TURNER PAUL E & |
| 74 | 8499 STULTS RD | BAKER JAY KEITH & |
| 75 | 8443 STULTS RD | NAJERA BULMARA |
| 76 | 8447 STULTS RD | SMITH BENNETT |
| 77 | 8453 STULTS RD | ROBERTS PAULA E & |
| 78 | 8331 FLOYD LAKE DR | GOMEZ ALFONSO |
| 79 | 8341 FLOYD LAKE DR | CASTLE PHILLIP RAY |
| 80 | 8353 FLOYD LAKE DR | MONTGOMERY BOBBY GENE |
| 81 | 8350 FLOYD LAKE DR | BUDDHIST CENTER OF DALLAS |
| 82 | 8340 FLOYD LAKE DR | BUDDHIST CENTER OF DALLAS |
| 83 | 8566 STULTS RD | YOUTH BELIEVING IN CHANGE |
| 84 | 8550 STULTS RD | ZEDLITZ GENEVIEVE P |
| 85 | 8546 STULTS RD | TRATTER ANGELICA |
| 86 | 8542 STULTS RD | BRANHAM MARTHA |
| 87 | 8538 STULTS RD | TARNOWER GERALD |
| 88 | 8534 STULTS RD | JOHNSON JOHN P ETAL |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|----------------------------------|
| 89 | 8405 GREENSTONE DR | HERNANDEZ BENITO |
| 90 | 8411 GREENSTONE DR | CAUDELL DENNIS L |
| 91 | 8417 GREENSTONE DR | MARTINEZ JOSEPH F |
| 92 | 8423 GREENSTONE DR | DOHEARTY REAL ESTATE LLC |
| 93 | 8427 GREENSTONE DR | REYNA MARIO & MARY I |
| 94 | 8431 GREENSTONE DR | MILLER BRANDT & VANESSA |
| 95 | 8441 GREENSTONE DR | SANDOVAL APOLINAR |
| 96 | 8435 GREENSTONE DR | RUSSELL BENJAMIN |
| 97 | 8445 GREENSTONE DR | RUIZ OLGA A |
| 98 | 8449 GREENSTONE DR | KRUEGER ALEX G IV |
| 99 | 8418 GREENSTONE DR | WINKLER NATHA LEE |
| 100 | 8424 GREENSTONE DR | WATERS BILL F & |
| 101 | 8434 GREENSTONE DR | JACKSON VIRGINIA RUTH & |
| 102 | 8448 GREENSTONE DR | WILSON NICKOLAS ZANE |
| 103 | 9433 PINWOOD DR | SCHMITZ NANCY J |
| 104 | 9425 PINWOOD DR | MATUS GREGORY J & JUDY S MARTINS |
| 105 | 9417 PINWOOD DR | GAUTT JIMMIE E |
| 106 | 9422 CLEARWATER DR | MARSHALL JERALDENE M & |
| 107 | 9416 CLEARWATER DR | DAVIS DOROTHY |
| 108 | 9410 CLEARWATER DR | SANCHEZ FEDERICO O & ERIKA L |
| 109 | 9404 CLEARWATER DR | STEPHENS CARL EST OF |
| 110 | 9324 CLEARWATER DR | FOUNTAIN BOBBY JOE |
| 111 | 9318 CLEARWATER DR | JUDD COURT LP |
| 112 | 8707 HANFORD DR | GEORGE MONCY & |
| 113 | 8715 HANFORD DR | SKODA CODY |
| 114 | 8721 HANFORD DR | COLLERETTE C BRYCE & |
| 115 | 8727 HANFORD DR | RUVALCABA ROGELIO |
| 116 | 8735 HANFORD DR | BARNHART JAMES E |
| 117 | 8741 HANFORD DR | ECHOLS HERTHA H |
| 118 | 8805 HANFORD DR | FIELDS L B ESTATE OF |
| 119 | 8811 HANFORD DR | MORENO ROBERTO B |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|---------------------------------|
| 120 | 8819 HANFORD DR | BOYD CHERYL L |
| 121 | 8827 HANFORD DR | PALMER KAREL L& |
| 122 | 8835 HANFORD DR | ROCCA CHRISTOPHER & |
| 123 | 8584 STULTS RD | TEXAN MUTUAL LLC |
| 124 | 8592 STULTS RD | CERVANTES JOSE |
| 125 | 8598 STULTS RD | WALSH GRANT A |
| 126 | 8606 STULTS RD | WHETSTONE BEVERLY J |
| 127 | 8614 STULTS RD | ONYEBUCHI JENNIFER & KELECHI |
| 128 | 8622 STULTS RD | SMITH WILLIE F JR LF EST |
| 129 | 8630 STULTS RD | SMITH THOMAS LEE |
| 130 | 8633 BANFF DR | REDMAN CECILE M EST OF |
| 131 | 8625 BANFF DR | TREVIZO ANASTASIO & |
| 132 | 8619 BANFF DR | MARTIN WELTON |
| 133 | 8611 BANFF DR | SMITH MARI |
| 134 | 8605 BANFF DR | WALLACE HILDA SUE |
| 135 | 8599 BANFF DR | WILLIAMS SHIRLEY A |
| 136 | 8589 BANFF DR | WHETSTONE BEVERLY |
| 137 | 8581 BANFF DR | MINOR JICORI |
| 138 | 8580 BANFF DR | BLUE JANE |
| 139 | 8586 BANFF DR | ANDERSON SANDRA & JAMES |
| 140 | 8598 BANFF DR | TAAFFE SELENE |
| 141 | 8606 BANFF DR | BARNHILL VINCE E & |
| 142 | 8612 BANFF DR | EMBAYE SOLOMON & |
| 143 | 8620 BANFF DR | GRIMES CHRISTOPHER |
| 144 | 8626 BANFF DR | HILL KAREN |
| 145 | 8634 BANFF DR | AGERLID PATRICIA |
| 146 | 8633 HANFORD DR | TERRELL LURLENE & |
| 147 | 8625 HANFORD DR | TERRELL BUCKNEY W |
| 148 | 8619 HANFORD DR | MERCADO LIVORIO & |
| 149 | 8611 HANFORD DR | GRIFFITH CHAD MICHAEL & MELISSA |
| 150 | 8605 HANFORD DR | WELKER LUKE & KRISTIN J HENRY |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 151 | 8599 HANFORD DR | JUAREZ BENJAMIN & |
| 152 | 8593 HANFORD DR | ESTRADA EDUARDO |
| 153 | 8587 HANFORD DR | TAYLOR STEPHEN E |
| 154 | 8581 HANFORD DR | SIBLEY PRENTIS A |
| 155 | 8575 HANFORD DR | FENNELL WALTER D |
| 156 | 9415 BOUNDBROOK AVE | HUEY JANE ANN |
| 157 | 9409 BOUNDBROOK AVE | WHITMAN MATTHEW BRYAN & |
| 158 | 9405 BOUNDBROOK AVE | HAAR JANICE |
| 159 | 9325 BOUNDBROOK AVE | PARNELL DAVID Z & SUSAN K |
| 160 | 9319 BOUNDBROOK AVE | BRYAN PHILIP C & |
| 161 | 9315 BOUNDBROOK AVE | HARO KELLY J |
| 162 | 9309 BOUNDBROOK AVE | CASE JAMES III |
| 163 | 9303 BOUNDBROOK AVE | VALDEZ MARTIN |
| 164 | 8350 FOREST LN | GREATER CORNERSTONE BAPT |
| 165 | 9505 GREENVILLE AVE | TEXAS HCP HOLDING LP |
| 166 | 9510 SHEPHERD RD | NEW MT ZION BAPTIST |
| 167 | 8530 STULTS RD | SL ARTSCAPE LLC |
| 168 | 9418 PINWOOD DR | TORRES KATHRYN & |
| 169 | 8568 STULTS RD | YOUTH BELIEVING IN CHANGE |
| 170 | 9303 GREENVILLE AVE | YMCA OF METROPOLITAN |
| 171 | 8609 FOREST LN | TEXAS INSTRUMENTS INC |
| 172 | 8900 FOREST LN | ARBOREAL CREEK PROPERTIES & INVESTMENTS LL |
| 173 | 8700 STULTS RD | RICHARDSON I S D |
| 174 | 9076 FOREST LN | TOMROM LTD |
| 175 | 9525 GREENVILLE AVE | TEXAS HCP HOLDING LP |
| 176 | 9639 GREENVILLE AVE | NORTHWESTERN LAND PARTNERS LP |
| 177 | 8494 STULTS RD | LUTHERAN SECONDARY ASSOC |
| 178 | 8920 STULTS RD | YOUNG MENS CHRISTIAN ASSN |
| 179 | 8507 FOREST LN | TEXAS INSTRUMENTS INC |
| 180 | 8404 FOREST LN | FAIRCHILD GLENDA & |
| 181 | 8404 FOREST LN | CLEMENT YLONDA |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------|
| 182 | 8404 FOREST LN | ALFORD THOMAS L |
| 183 | 8404 FOREST LN | JOKIEL SEAMUS P |
| 184 | 8404 FOREST LN | JOKIEL SEAMUS P & |
| 185 | 8404 FOREST LN | SMITH DEBORAH E & |
| 186 | 8404 FOREST LN | ALULA HELEN |
| 187 | 8404 FOREST LN | WISE BENJAMIN M |
| 188 | 8404 FOREST LN | BOND JULIET |
| 189 | 8404 FOREST LN | SPANN CLEOLETTA GEE |
| 190 | 8404 FOREST LN | LEIJA HECTOR |
| 191 | 8404 FOREST LN | BENEDICT JAMES R ETAL |
| 192 | 8404 FOREST LN | TREJO CARLOS E |
| 193 | 8404 FOREST LN | BD PROPERTY GROUP 2 LLC |
| 194 | 8404 FOREST LN | BD PPTY GROUP 2 LLC |
| 195 | 8404 FOREST LN | ANSARI SALMAN & AMNA |
| 196 | 8404 FOREST LN | TUBBS WALTER E |
| 197 | 8404 FOREST LN | SHARPE KEVIN C |
| 198 | 8404 FOREST LN | WHITSON ROBERT DALE & |
| 199 | 8404 FOREST LN | AGBODJI AYIKOE E |
| 200 | 8404 FOREST LN | RUNYON DOLORES F |
| 201 | 8404 FOREST LN | HARRIS KIMBERLY ANN |
| 202 | 8404 FOREST LN | BAXTER MORRIS RICHARD |
| 203 | 8404 FOREST LN | GIPSON SAMUEL |
| 204 | 8404 FOREST LN | NEW HOPE FOUNDATION |
| 205 | 8404 FOREST LN | SLEEPER WILLIAM E ETAL |
| 206 | 8404 FOREST LN | DENMAN W F III |
| 207 | 8404 FOREST LN | WERNICK ROSANN |
| 208 | 8404 FOREST LN | JOKIEL SEAMUS P & ETAL |
| 209 | 8404 FOREST LN | FAIRCHILD GLENDA L & |
| 210 | 8404 FOREST LN | GAO ZHENG |
| 211 | 8404 FOREST LN | DUDEK VIRGINIA |
| 212 | 8404 FOREST LN | VERITY ANDREW |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------|
| 213 | 8404 FOREST LN | DAVISON NATHAN G |
| 214 | 8404 FOREST LN | HAZLEWOOD JAMES MERTON |
| 215 | 8404 FOREST LN | PELLIZZI AUGUST & KAREN |
| 216 | 8404 FOREST LN | JOKIEL SSEAMUS P & |
| 217 | 8404 FOREST LN | WATKINS PATRICE A |
| 218 | 8404 FOREST LN | COOMER L DON & PAMELA R |
| 219 | 8404 FOREST LN | SOBREVILLA VICTOR & |
| 220 | 8404 FOREST LN | SADOWSKI JUSTIN M & |
| 221 | 8404 FOREST LN | WILLAMS LOREN DEMARK |
| 222 | 8404 FOREST LN | BRABY MICHAEL LEE |
| 223 | 8404 FOREST LN | NARCISO VINCENT JOSE |
| 224 | 8404 FOREST LN | BRADY PAGE L |
| 225 | 8404 FOREST LN | FAIRCHILD GLENDA ETAL |
| 226 | 8404 FOREST LN | DICKEY SANDRA LYNN |
| 227 | 8404 FOREST LN | SOLOMON LIYA |
| 228 | 8404 FOREST LN | KAPP ROBERTA E |
| 229 | 8404 FOREST LN | FAIRCHILD GLENDA |
| 230 | 8404 FOREST LN | BROOKS GLENDA |
| 231 | 8404 FOREST LN | EVANS BRENDA |
| 232 | 8404 FOREST LN | STOCKETT LORI L |
| 233 | 8404 FOREST LN | SETLIFF TARA LEA |
| 234 | 8404 FOREST LN | MAZZINI CHRISTOPHER G |
| 235 | 8404 FOREST LN | DENMAN WILLIAM F III |
| 236 | 8404 FOREST LN | DENMAN W F III |
| 237 | 8404 FOREST LN | CHUENCHOMPPOO SOMJAI |
| 238 | 8404 FOREST LN | GARCIA ANA LAURA |
| 239 | 8404 FOREST LN | TRITIPPANICH THITIKARN |
| 240 | 8404 FOREST LN | VOGELPOHL CINDY |
| 241 | 8404 FOREST LN | KRUSE KENT H |
| 242 | 8404 FOREST LN | RATLIFF MARY ANN & |
| 243 | 8404 FOREST LN | HARP DONNA |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---------------------|
| 244 | 8404 FOREST LN | WEBB SHERI N |
| 245 | 8404 FOREST LN | NEWMAN JOLIE |
| 246 | 8404 FOREST LN | PTC INVESTMENTS LLC |
| 247 | 8404 FOREST LN | COLES JOSEPH R III |
| 248 | 8404 FOREST LN | JANOSEK SANDRA G |
| 249 | 8404 FOREST LN | SMITH DORIS |

Planner: Sarah May**FILE NUMBER:** Z145-177(SM) **DATE FILED:** February 2, 2015**LOCATION:** Southeast of Cayuga Drive, northeast of Naylor Street, and north of Peavy Road**COUNCIL DISTRICT:** 9 **MAPSCO:** 38-K**SIZE OF REQUEST:** Approx. 0.6 acres **CENSUS TRACT:** 124.00

REPRESENTATIVE/APPLICANT: Audra Buckley, Permitted Development**OWNER:** CTD Landscape, Inc.**REQUEST:** An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned CR Community Retail District.**SUMMARY:** The subject site is on a lot that is currently split-zoned with CS at the front and CR [the zoning of the subject site] in the rear. The owner of the property owns and operates a landscaping service and is unable to use the rear of the property unless the zoning is changed. There is a certificate of occupancy issued in 2012 for a commercial parking lot on the lot for the CS-zoned portion. The applicant seeks to expand the CS district to the east in order to obtain a certificate of occupancy for a contractor's maintenance yard. The volunteered deed restrictions will double the landscape buffer requirement from 10 feet to 20 feet adjacent to residential zoning and further limit the land uses allowed on the site. This zoning change would then allow the owner to apply for a certificate of occupancy and to obtain permits to bring the site into compliance with city codes.**STAFF RECOMMENDATION:** Approval with deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* –The lot is also surrounded by CS zoning with nonresidential uses to the north, south, and west and abuts an R-7.5(A) zoning to the east with established single family units. Deed restrictions were volunteered in order to limit the allowed uses to contractor's maintenance yard; local utilities; nursery, garden shop, or plant sales; office; outside storage (with visual screening), and temporary construction or sales office and to double the landscaping buffer requirement from 10 feet to 20 feet adjacent to residential zoning in order to mitigate potential impacts to the abutting residences in the east. Additionally, the proposed zoning will blend in to the abutting nonresidential uses to the north, south, and west because of screening and landscaping requirements, residential proximity slope requirements of CS district regulations, and because a residential adjacency review (RAR) is required for a contractor's maintenance yard and outside storage.
2. *Traffic impact* – A traffic impact worksheet was submitted with the application that showed the trip generation at 560 total trips generated. and was therefore exempt from providing a Traffic Impact Study. This area is nonresidential in nature; and as a result, the surrounding roadway system can accommodate the additional trips from the rezoning for this portion of the lot.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located in a Residential Building Block. CS zoning is not typically a zoning district that is envisioned for Residential Building Blocks. However, given the surrounding zoning of the area and the subject site being part of a lot that already has CS zoning, the request can be supported.

BACKGROUND INFORMATION:

- The site was platted in October 1976 in order to combine lots 1 and 2 of Block 13/5357 which are currently zoned a CS district and Block 5357 which is currently zoned a R-7.5(A) district to create lot 1A of Block 13/5357.
- The request site is not developed with buildings and is adjacent to single family uses to the east.
- In 2012, Building Inspection issued a paving and grading permit and a certificate of occupancy for the CS zoned portion of the lot to be operated as a commercial parking lot.

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | ROW |
|---------------------|-------|---------|
| Cayuga Street | Local | 70 feet |
| Naylor Street | Local | 80 feet |

Land Use:

| | Zoning | Land Use |
|-------|------------------|---------------------------|
| Site | R-7.5(A) | Undeveloped |
| North | CS | Office/showroom/warehouse |
| South | R-7.5(A), SUP 40 | Office/showroom/warehouse |
| East | R-7.5(A) | Single Family |
| West | CS | Office/showroom/warehouse |

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* designates the area of request in the Residential Building Block. However, the three out of four of the site's borders are currently developed with nonresidential development.

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.

Although the site is within a residential building block, the applicant has volunteered deed restrictions to ultimately limit activities at the site and to provide a landscape buffer that is twice the width that is required by the underlying zoning. The constraints of the deed restrictions allow this undeveloped piece of property to become useable and consistent with its surroundings.

Land Use Compatibility:

The land uses surrounding the request site consist of developed office/showroom/warehouses and other commercial buildings to the north, south, and west. In addition, the northwestern portion of the lot that fronts Cayuga Drive is also zoned a CS district. The proposed development is further limited by the volunteered deed restrictions and thus provides additional measures to respect the adjacent residential properties.

Landscaping: Deed restrictions were volunteered to increase the landscape buffer from 10 to 20 feet in width. Otherwise, landscaping must be provided in accordance with Article X, as amended.

LIST OF OFFICERS
CTD Landscape, Inc.

- Todd Daugherty President and Secretary

VOLUNTEERED DEED RESTRICTIONS

CTD Landscape, Inc.

The undersigned, CTD Landscape, Inc. , a Texas Corporation ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Burch Survey, Instrument No. 201500013171, City Block 13/5357, City of Dallas ("City"), _____ County, Texas, and being that same tract of land conveyed to the Owner by Joseph Tellini, _____ by deed dated January 16, 2015 , and recorded in Volume 76208 , Page 14, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

LOT 1-A, BLOCK 13/5357, BURCH SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76208, PAGE 14, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

(a) The following uses are the only main uses permitted:

- (1) Contractor's maintenance yard. [RAR]
- (2) Local utilities.
- (3) Nursery, garden shop, or plant sales.
- (4) Office.
- (5) Outside storage (with visual screening). [RAR]
- (6) Temporary construction or sales office.

(b) A minimum 20-foot-wide landscape buffer strip is required where a residential adjacency exists. The buffer strip must contain buffer plant materials as defined in Section 51A-10.125(b)(7).

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the

Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the _____ day of _____, 20____.

Owner

By: _____
Printed Name: _____
Title: _____

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

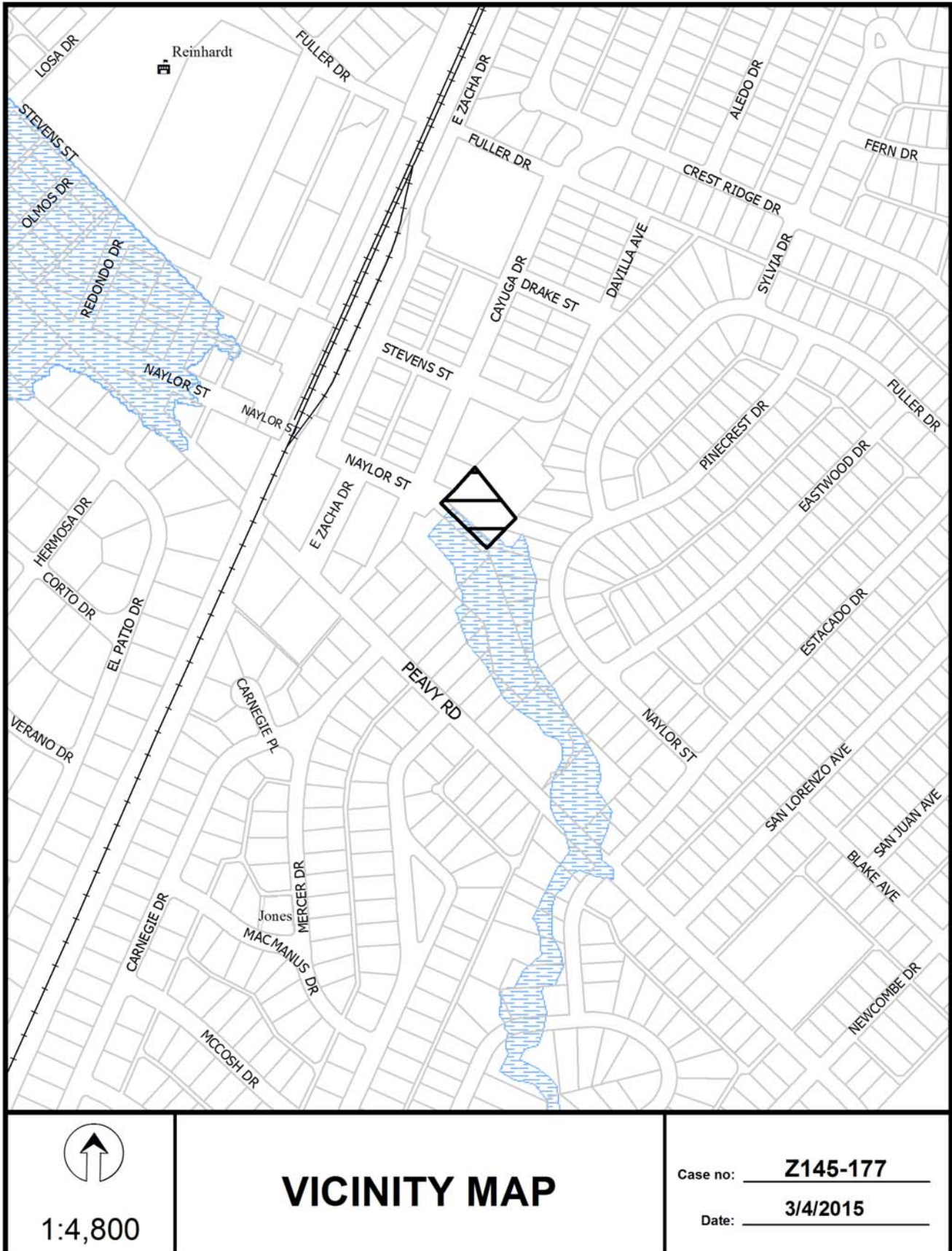
Property Lienholder or Mortgagee

By: _____
Printed Name: _____
Title: _____

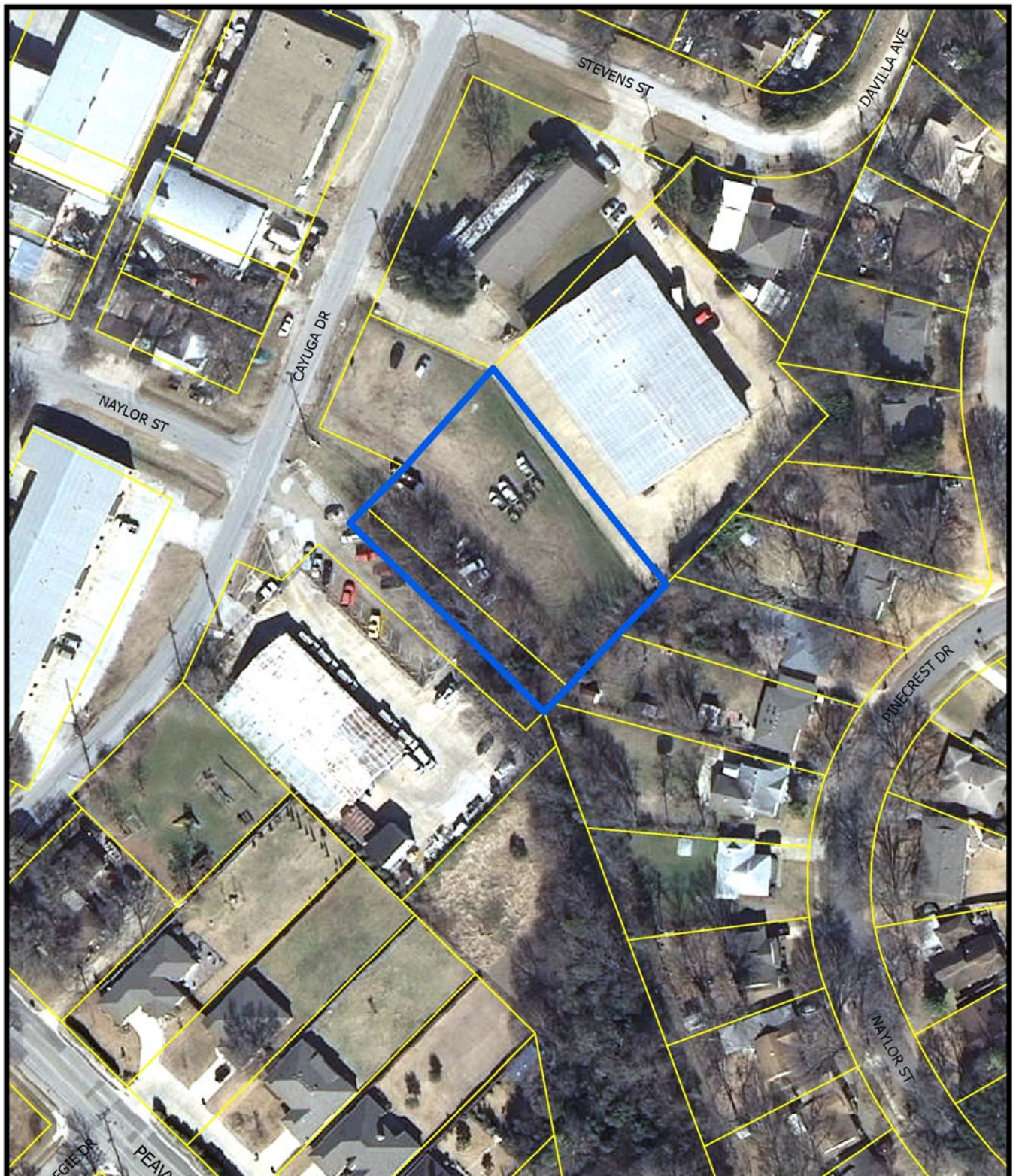
Z145-177(SM)

APPROVED AS TO FORM:
WARREN M.S. ERNST, City Attorney

By: _____
Assistant City Attorney



Z145-177(SM)

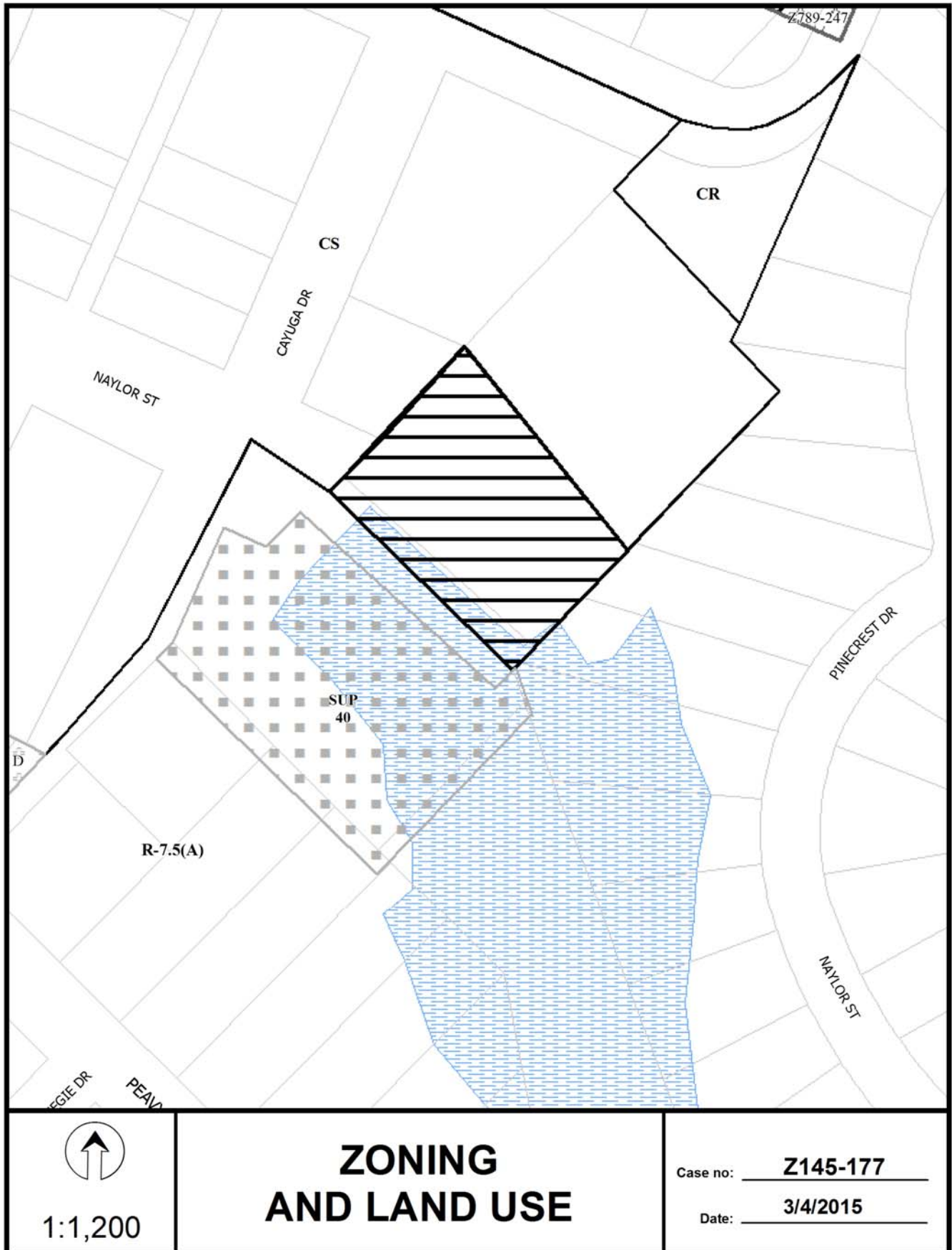


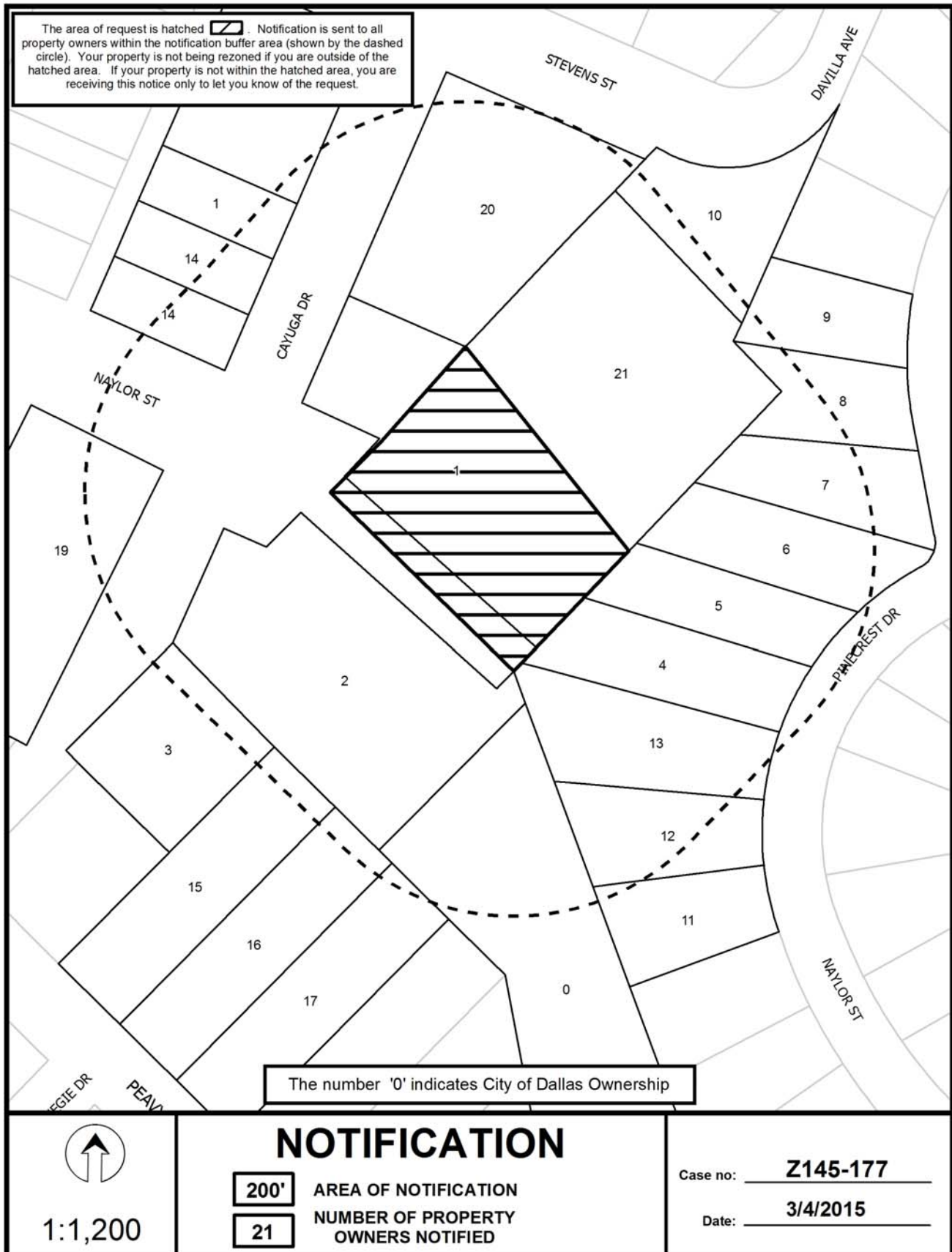
1:1,200

AERIAL MAP

Case no: **Z145-177**

Date: **3/4/2015**





03/04/2015

Notification List of Property Owners***Z145-177******21 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 10111 CAYUGA DR | TELLINI JOSEPH |
| 2 | 10030 CAYUGA DR | SOUTHWESTERN BELL |
| 3 | 1702 PEAVY RD | FOSTER DONALD W ETAL |
| 4 | 10103 PINECREST DR | KNOWLES SCOTT |
| 5 | 10107 PINECREST DR | MCDANIEL JASON |
| 6 | 10115 PINECREST DR | COOLIDGE COLIN M & TALLEY ROBIN |
| 7 | 10205 SYLVIA DR | HARDY STEPHEN |
| 8 | 10211 SYLVIA DR | EVERETT ALAN D |
| 9 | 10217 SYLVIA DR | HAMMER LADONNA KAY |
| 10 | 1651 STEVENS ST | ALVAREZ JESUS & |
| 11 | 1814 NAYLOR ST | PONCE JANIE |
| 12 | 1810 NAYLOR ST | CARDENAS JESSICA |
| 13 | 1806 NAYLOR ST | CARDENAS JOSE F & YOLANDA |
| 14 | 10107 CAYUGA DR | SCHADEGG JOHN W |
| 15 | 1706 PEAVY RD | TARTARO SHANTELL M & JACK TARTARO |
| 16 | 1710 PEAVY RD | CHARTRAND MARC & MELANIE |
| 17 | 1714 PEAVY RD | YEE SHIMAN |
| 18 | 10119 CAYUGA DR | E V J COMPANY LTD |
| 19 | 10017 CAYUGA DR | IVEY CARL R & JOHN D |
| 20 | 10118 CAYUGA DR | WINCORN RICHARD |
| 21 | 10120 CAYUGA DR | WINCORN RICHARD |

FILE NUMBER: Z145-196(AF)

DATE FILED: February 24, 2015

LOCATION: East line of Cade Road, south of C.F. Hawn Freeway

COUNCIL DISTRICT: 8

MAPSCO: 69-C

SIZE OF REQUEST: Approx. 1.667 acres

CENSUS TRACT: 117.02

APPLICANT/OWNER: Jose Guadalupe Velazquez

REPRESENTATIVE: Jose Guadalupe Velazquez

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

SUMMARY: The intention of the owner is to have a small car dealership at the corner of Cade road and C.F. Hawn Freeway. Staff is continuing to work with the applicant on a landscape plan.

STAFF RECOMMENDATION: Hold under advisement until May 21, 2015.

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 is not typically a compatible use adjacent to residential zoning. However, a landscape buffer with adequate screening will help mitigate some of the concerns.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use will neither enhance nor be a detriment to the welfare of the area. The proposed SUP, if approved, will have conditions that are associated with the use.
3. *Not a detriment to the public health, safety, or general welfare* – The use will not be a detriment to the public health, safety, or general welfare. If approved, the vehicle display, sales, and service use must register with the Air Pollution Control Office of the City of Dallas.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed use will comply with all applicable zoning regulations and standards.

Zoning History:

- | | |
|-------------|--|
| 1. Z112-189 | On May 9, 2012, the City Council approved an application for a Specific Use Permit for a Contractor's maintenance yard on property within the Subdistrict 1 portion of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3. |
| 2. Z112-252 | On June 4, 2012 the City Council approved an application for an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District. |
| 3. Z134-188 | On March 3, 2014 the City Council approved an application for an application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3. |

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|----------------|--------------|
| CF Hawn Freeway | Highway | 120' |
| Cade Rd | Minor Arterial | 34' |

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 | PD No. 534, Subdistrict 2 | Vacant/Commercial |
| North | PD No. 534, Subdistrict 2 | Industrial, Auto Salvage |
| East | PD No. 534, Subdistrict 2 | Industrial Uses: Contractor's Maintenance Yard |
| South | PD No. 534, Subdistrict 2 | Industrial Uses: Contractor's Maintenance Yard |
| West | PD No. 534, Subdistrict 2 | Industrial Uses: Manufacturing |

Parking: The off-street parking requirements for a Vehicle Display, Sales and Service use is one space for each 500 square feet of floor area and site area, exclusive of display area. The building's floor area totals approximately 11,588 square feet, which requires a minimum of 23 off-street parking spaces.

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. This property is located within the Commercial Center or Corridor building block.

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

Certain land uses may be acceptable during neighborhood transitions even though they may not fit the long-term vision for the area. Specific use permits are a valuable tool in these instances due to the ability to add conditions and time periods.

STAFF ANALYSIS:

Land Use Compatibility: The request site is currently developed with a one story, +/- 11,588 square foot vacant retail strip building. Measuring approximately 1.667 acres of land, the site is located along the C.F. Hawn Freeway frontage road. The applicant is requesting a Specific Use Permit to allow for the construction of a vehicle display, sales, and service use.

There is a variety of different commercial uses and auto service uses scattered through the area. Abutting the property on the east side, is construction of a church. Further east, there is a contractor's maintenance yard. On the north side of C.F. Hawn Freeway is a variety of auto salvage lots.

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

applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Development Standards:

| District | Setbacks | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|--|-----------------|---|--|------------------|-------------------------|---|--|
| | Front | Side/Rear | | | | | |
| PD 535 subdistrict 2 LI, Light Industrial | 15' | 30' adjacent to residential OTHER:No Min | 1.0 FAR overall .75 office/retail .5 retail | 70' 5 stories | 80% | proximity Slope Visual Inclusion | Commercial & Business service, supporting retail & personal service & office |

Landscaping:

Landscaping must be in accordance Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3. These requirements include providing an additional 10-foot landscape strip and six-foot sidewalk along the parkway, and screening the development from along all rear and side lot lines.

Z145-196(AF)

List of Officers

Jose Guadalupe Velazquez, Owner

| |
|---|
| <p>PROPOSED SUP CONDITIONS</p> |
|---|

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

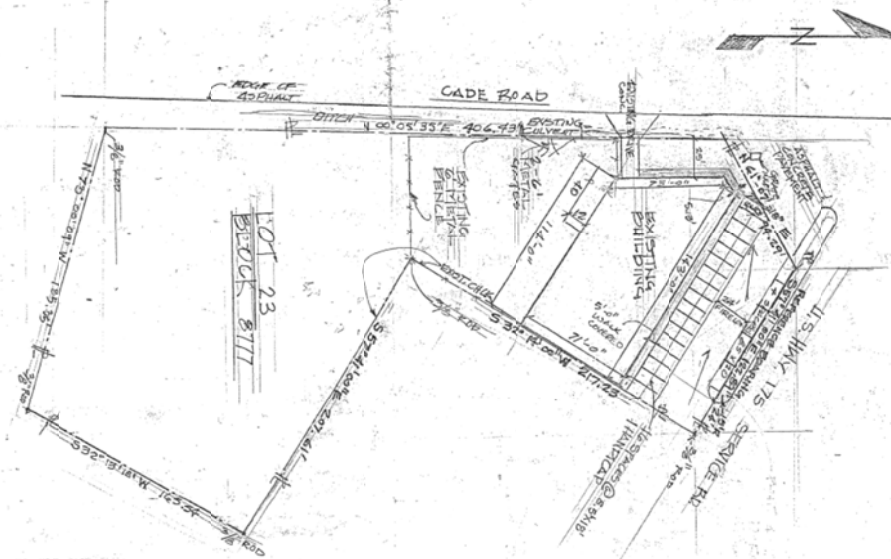
Applicant's request

3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance) and 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.)

Staff's recommendation

3. TIME LIMIT: This specific use permit expires on (three-years from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area is 11,588 square feet.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate during the hours 9:00 a.m. to 9:00 p.m., Monday through Saturday.
6. LANDSCAPING: Landscaping must comply with Planned Development District No. 534, the CF Hawn Special Purpose District No. 1.
7. MAINTENANCE: The 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



NOTE: A SEVERAL
BE PROVIDED HERE
ON PARKING LOT
OF 23

| PARKING REQUIRED | |
|------------------|-------------------------|
| OFFICE | 3241.16 @ 1/338 ft = 10 |
| STORAGE | 1321.16 @ 1/1000 ft = 1 |
| WAREHOUSE | 1715.16 @ 1/1000 ft = 2 |
| PERMIT | 1541.16 @ 1/1000 ft = 4 |
| AUTO PARKING | 3055.16 @ 1/1000 ft = 6 |
| TOTAL REQD 23 | |

Z145-196

SITE PLAN & PARKING

SCALE: 1"=40'

DATE: 5-03-2018

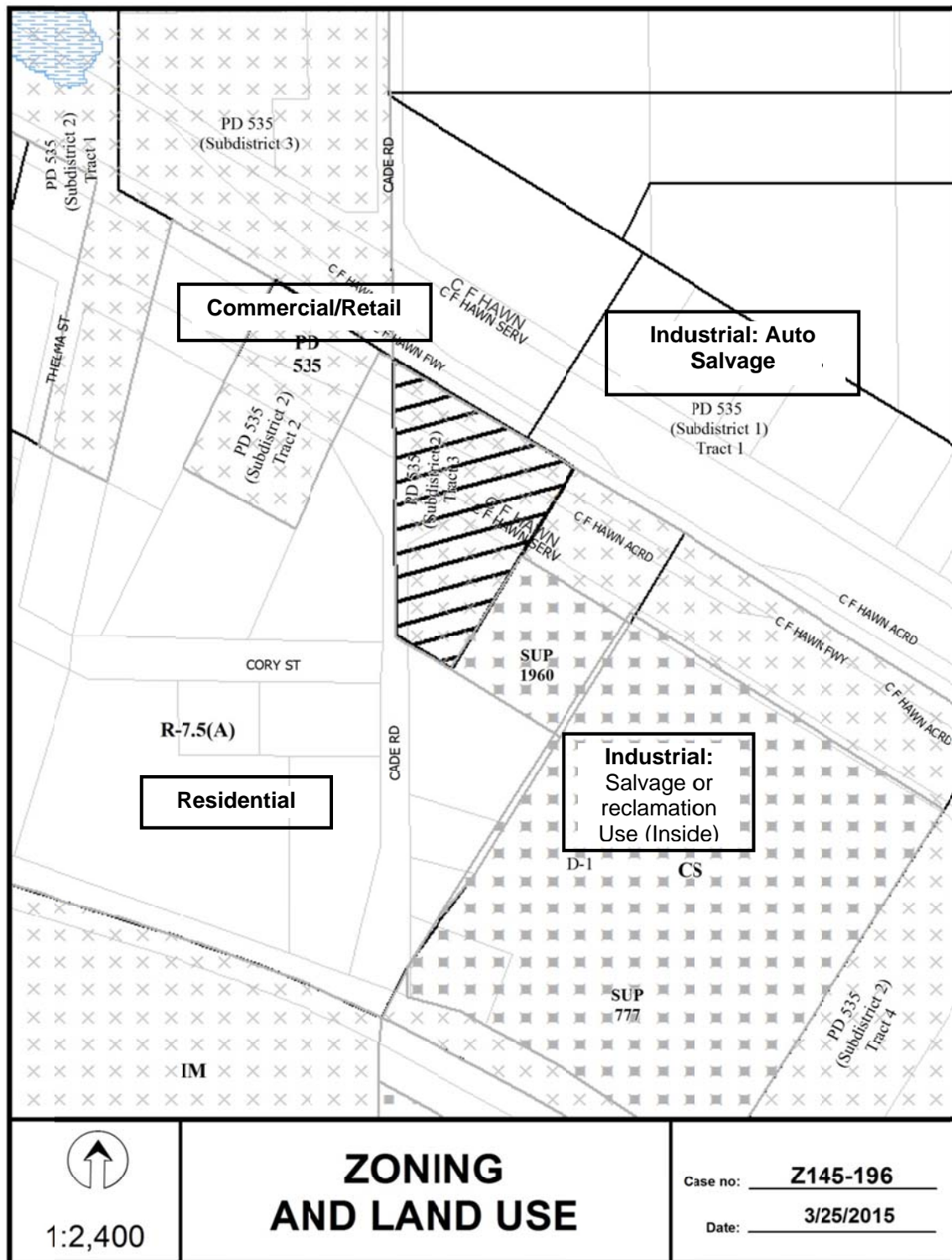
DESIGNED BY: JY PARKING

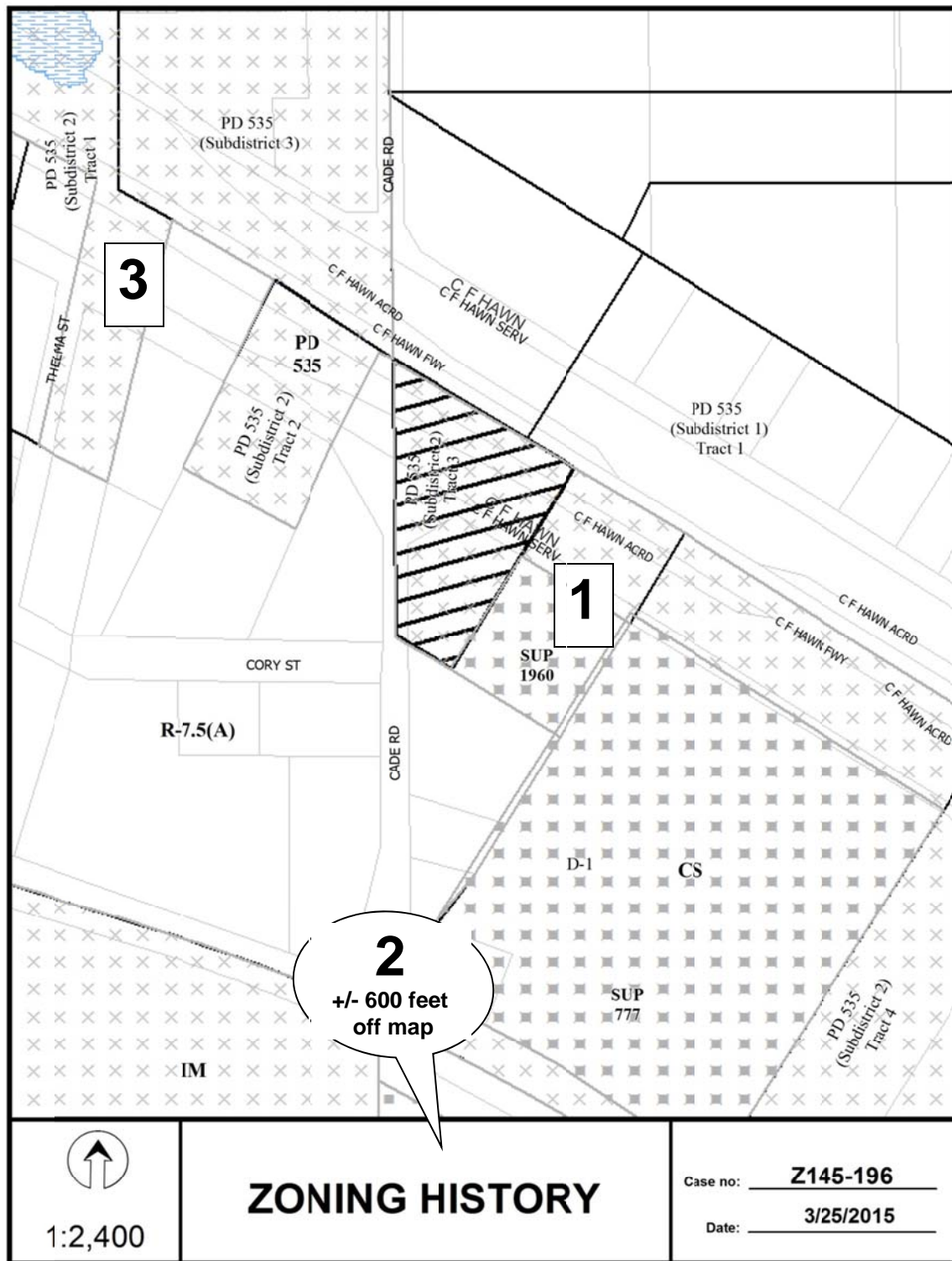
CHECKED BY: JY PARKING

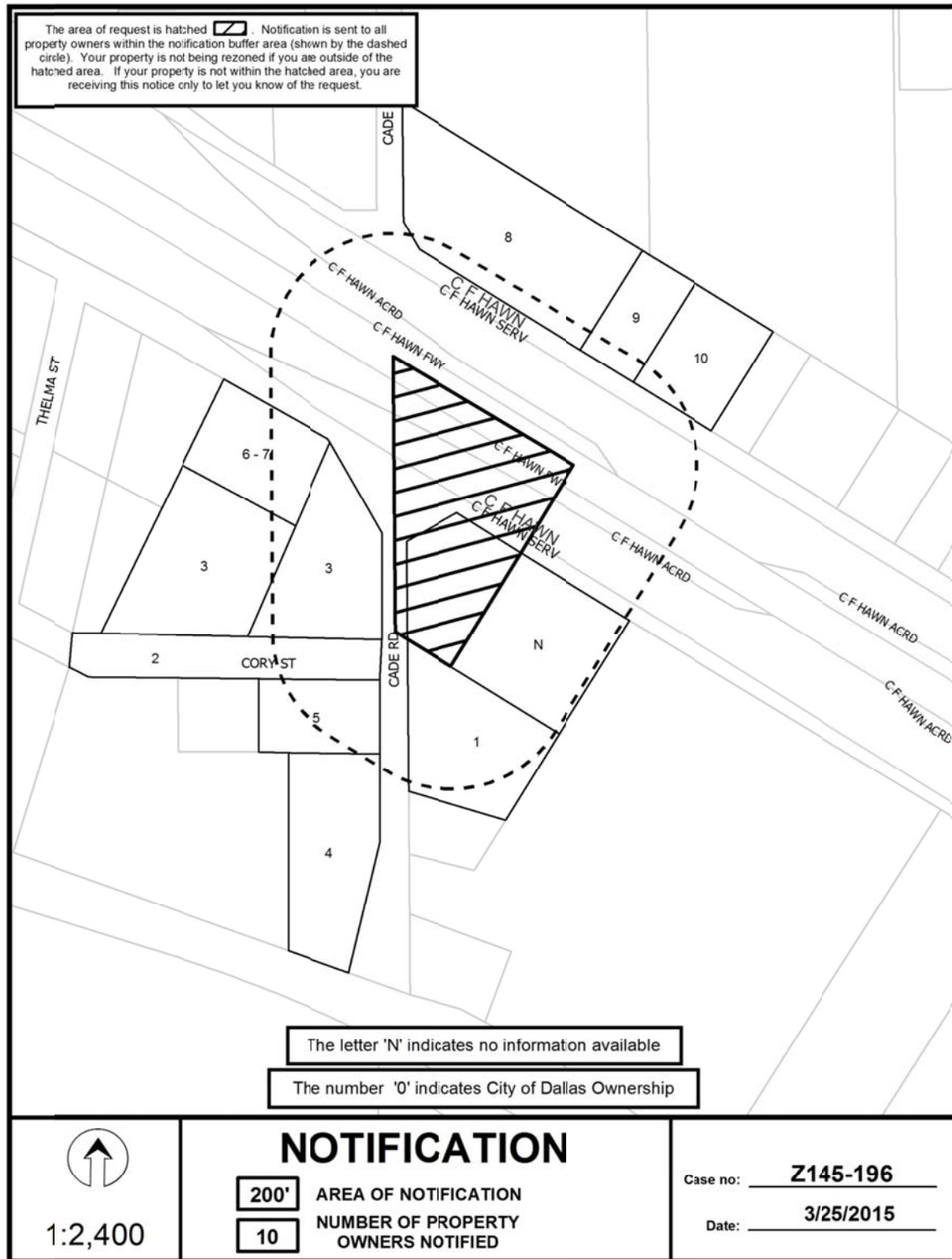
DATE: 5-03-2018

BY: JY PARKING









03/25/2015

Notification List of Property Owners

Z145-196

10 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------|
| 1 | 10516 C F HAWN FWY | VALDEZ JOHNNY |
| 2 | 915 CADE RD | HARWOOD GEORGE W JR |
| 3 | 10430 C F HAWN FWY | TOPLETZ INVESTMENTS |
| 4 | 1015 CADE RD | OLIVARES JOSE |
| 5 | 1009 CADE RD | HERNANDEZ ALBERTO |
| 6 | 10426 C F HAWN FWY | RODDEN JAMES RAY |
| 7 | 10426 C F HAWN FWY | RODDEN JAMES R |
| 8 | 10505 C F HAWN FWY | UDENZE ANTHONY & |
| 9 | 10509 C F HAWN FWY | ARMSTRONG JERRY DALE SR |
| 10 | 10519 C F HAWN FWY | AVELAR JOE ED |

FILE NUMBER: Z145-197 (AF) **DATE FILED:** February 26, 2015
LOCATION: Southeast corner of West 10th Street and South Marlborough Avenue.
COUNCIL DISTRICT: 1 **MAPSCO:** 54-E
SIZE OF REQUEST: 9120 sq. ft. **CENSUS TRACT:** 52.00

APPLICANT/OWNER: Javier A. Valadez

REQUEST: An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District

SUMMARY: Located within a residential district, this use is legally nonconforming. The intention of the applicant is to continue his medical practice at the location, and bring the land use into a conforming status. However, the structure would be nonconforming to the following NO(A) regulations:

- 1) side setbacks adjacent to residential districts (20 feet required, 0 – 5 feet existing); and
- 2) landscape buffer adjoining residential district (10 feet required, 0 feet existing).

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR RECOMMENDATION

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The surrounding land uses consist predominantly of residential. NO(A) Neighborhood Office District is an example of a zoning category that can be integrated into residential areas with minimal impact. The NO(A) Neighborhood Office District represents a group of uses that is restricted to office uses which predominately serve neighborhood or community needs. They are, therefore, compatible with and are intended for location adjacent to single family, duplex, and townhouse neighborhoods. This district is designed to preserve the environmental quality of neighborhood areas.
2. *Traffic impact* – The configuration and design of 10th street lends itself to be a transitional block with a mix of different, uses on a small scale. The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed rezoning will not have a negative impact on the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The request is consistent with the *forwardDallas!* Comprehensive Plan for the Area. The Plan identifies the request site as being in a Residential Neighborhood Building Block.

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

1. Z123-343 On May 28, 2014, the City Council approved the Historic Overlay for Sunset High School on property zoned Planned Development District No. 409.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|----------------|--------------|--------------|
| 10 th St | Minor Arterial | 115 ft. | 115 ft. |
| Marlborough Ave | Minor Arterial | 60 ft. | 60 ft. |

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the rezoning will not have a negative impact on the surrounding street system.

Land Use:

| | Zoning | Land Use |
|--------------|---------------|--------------------|
| Site | R-7.5 (A) | Medical Office |
| North | R-7.5 (A) | Single Family Home |
| South | R-7.5 (A) | Single Family Home |
| East | R-7.5 (A) | Single Family Home |
| West | R-7.5 (A) | Single Family Home |

Parking: The off-street parking requirements for a medical clinic are one space for each 200 square feet of floor area. The building's floor area totals approximately 2199 square feet, which requires a minimum of 11 off-street parking spaces. Currently the site has 9 parking spaces. The owner would need to bring the parking into compliance before receiving an updated certificate of occupancy.

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 in a Residential Building Block.

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. 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. Cutthrough 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.

LAND USE**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

7.1.1.1 Dallas has a strong tradition of neighborhood self-determination which should be promoted to ensure the continued vitality of all neighborhoods.

STAFF ANALYSIS:

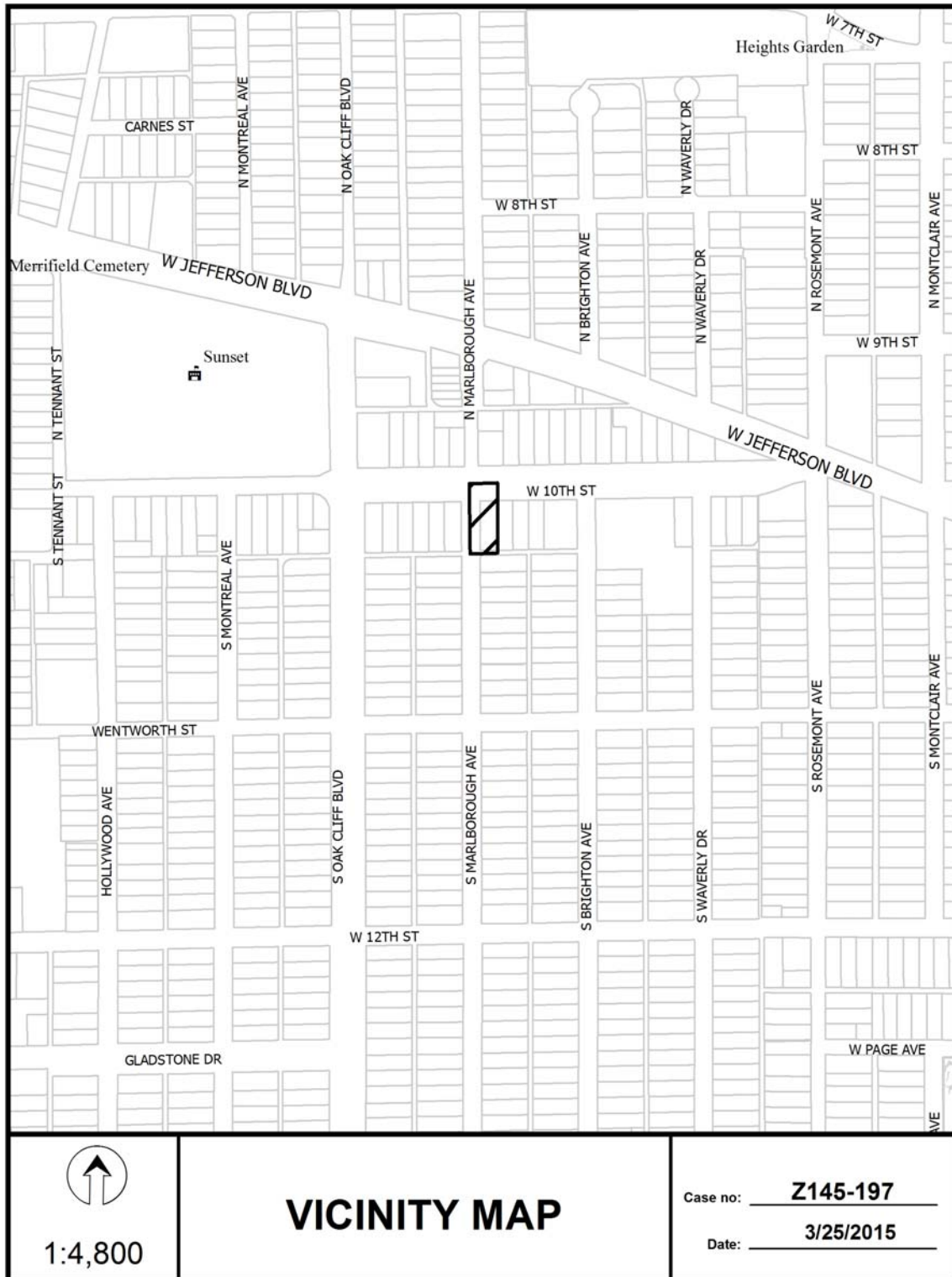
Land Use Compatibility: Records dating back to the early 1920's depict the current site to be zoned as a Dwelling district which allowed for a physician office to be located on site. According to the applicant, the site has always been used as a medical clinic. Rezoning the site to a NO(A) Neighborhood Office would bring the use to a conforming status but not the structure. If the applicant were to decide to demolish or make any significant changes to the structure, the site would have to comply with NO(A) Neighborhood Office development standards.

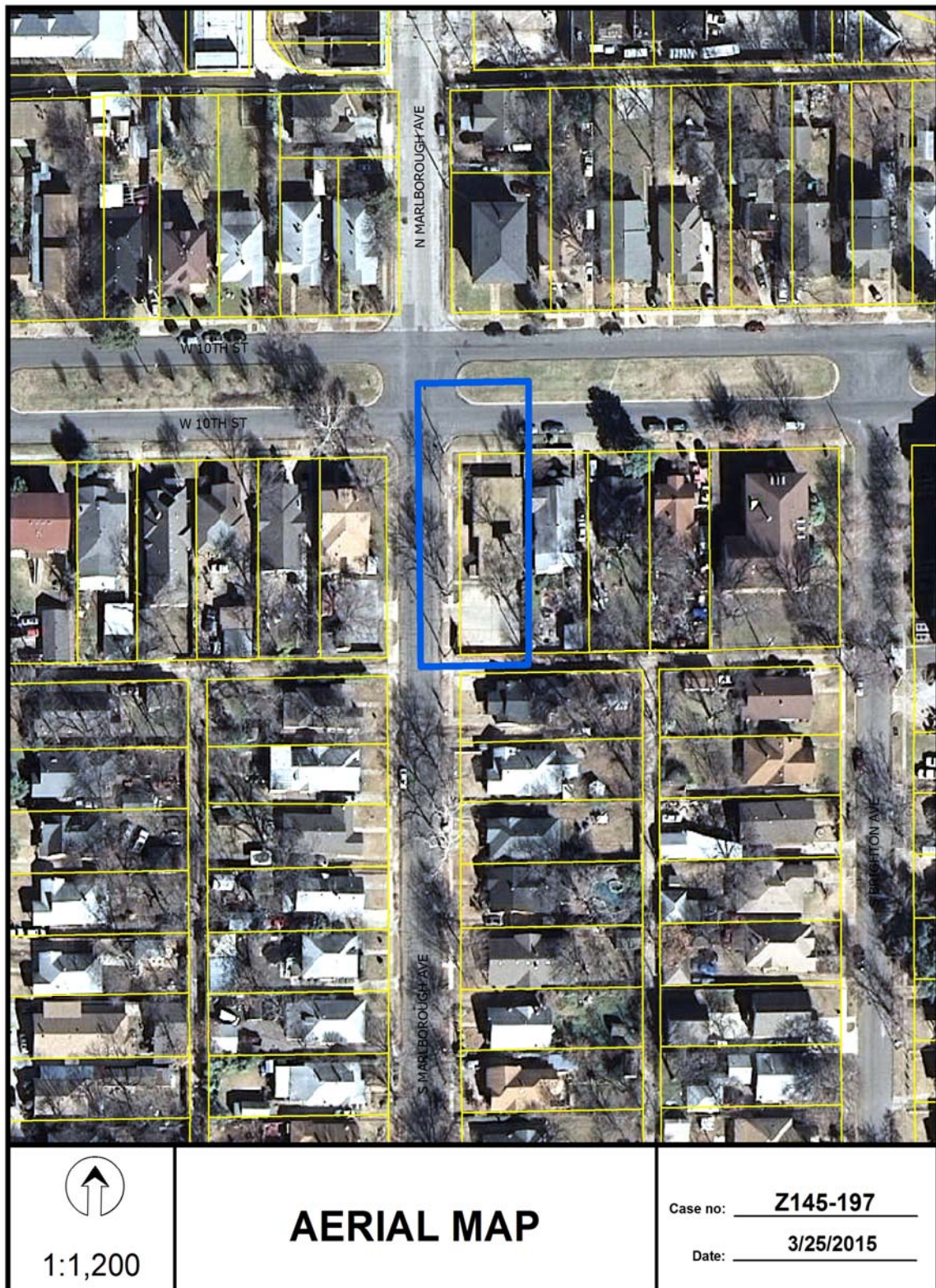
Development Standards:

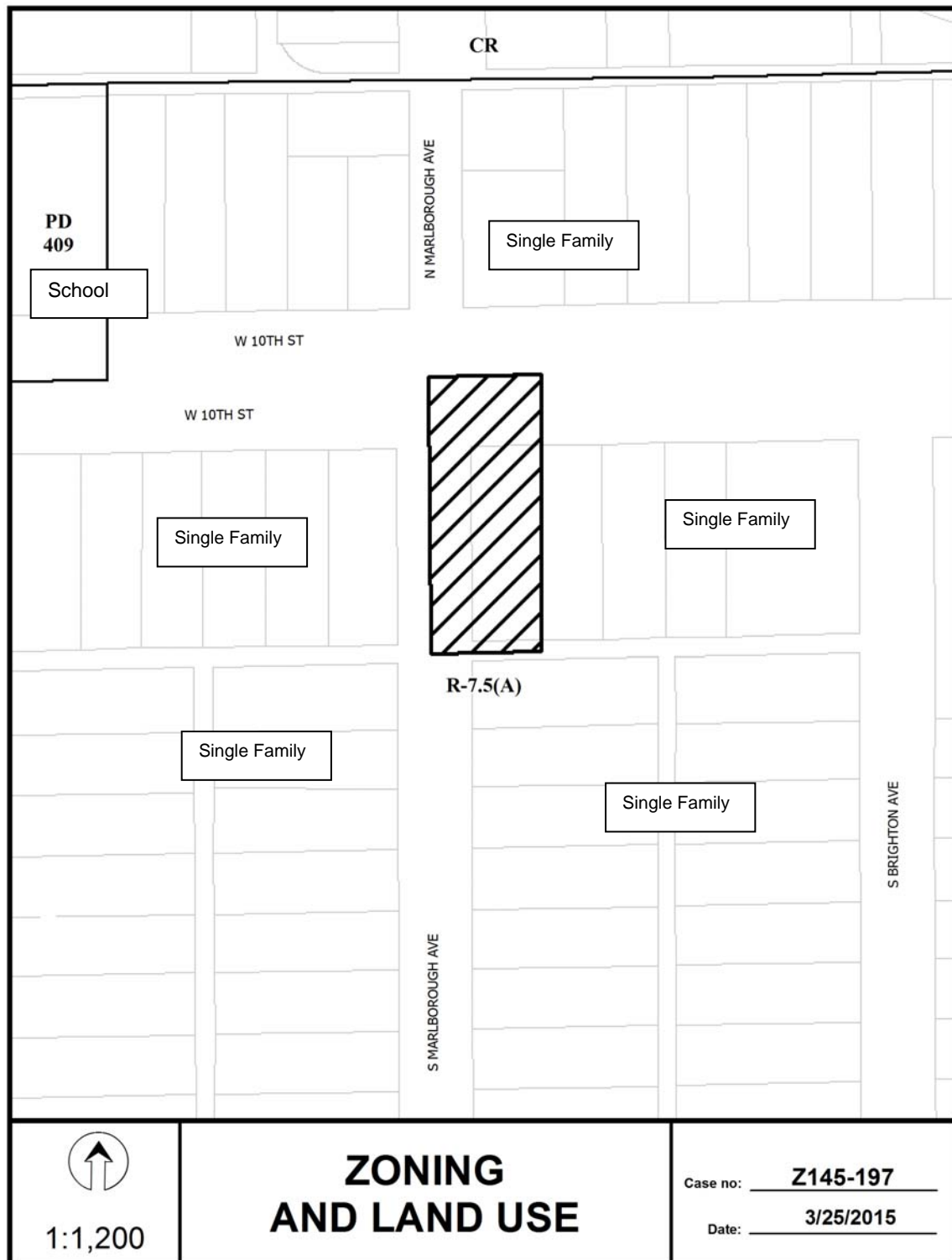
| Current | | | | | | | |
|-----------|----------|-----------|----------------|--------|--------------|-------------------|---------------|
| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
| | Front | Side/Rear | | | | | |
| R-7.5 (A) | 25' | 5' | 1 DU/ 7,500 | 30' | 45% | | Single Family |

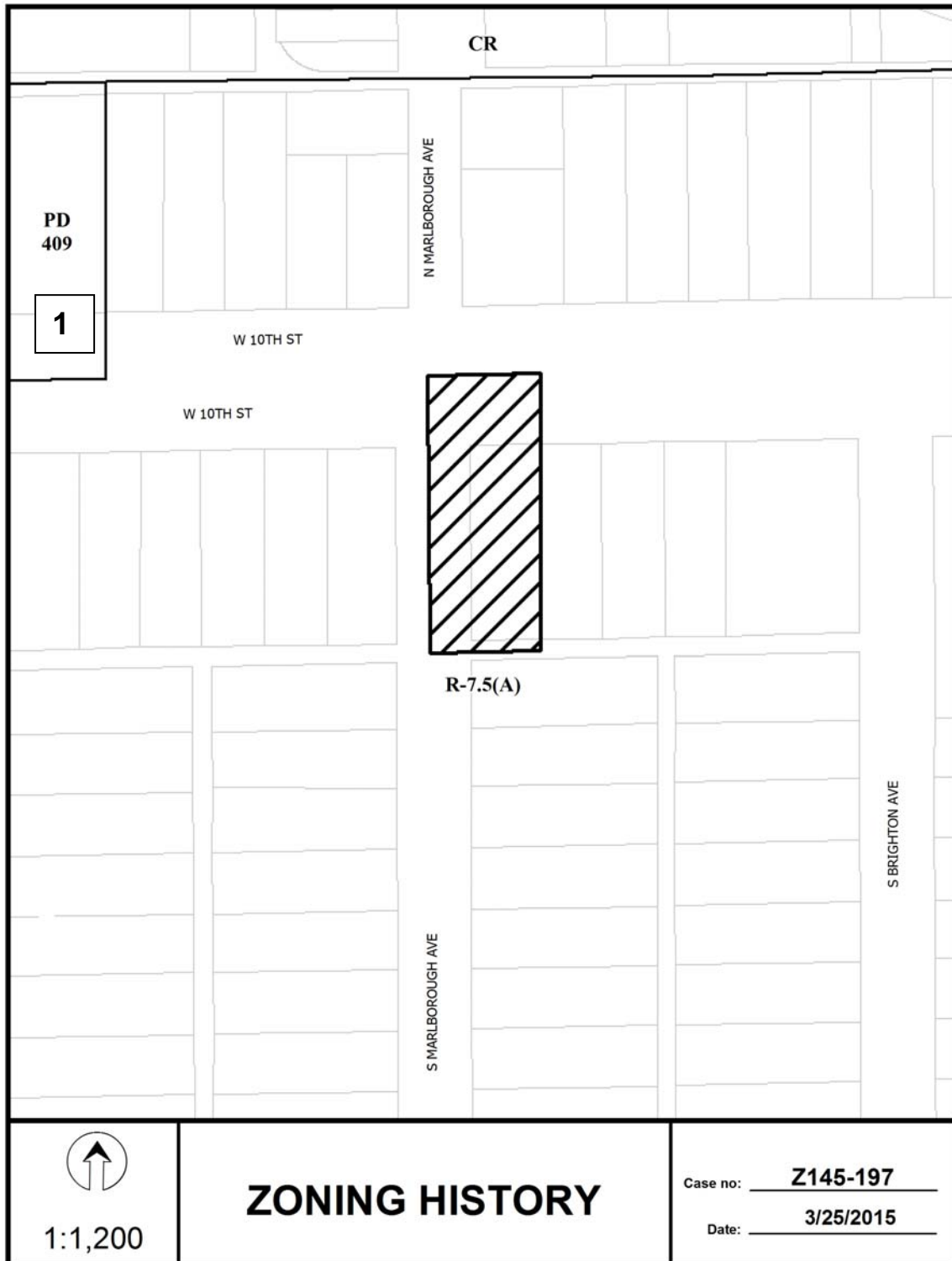
| Proposed | | | | | | | |
|----------|----------|---|--------------------------|--------|--------------|-------------------|--------------|
| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
| | Front | Side/Rear | | | | | |
| NO (A) | 15' | 20', where adjacent to or directly across alley from R, R(A), D, D(A), TH, TH(A), CH,MF, or MF(A) | No maximum dwelling unit | 26' | 50% | | Offices |

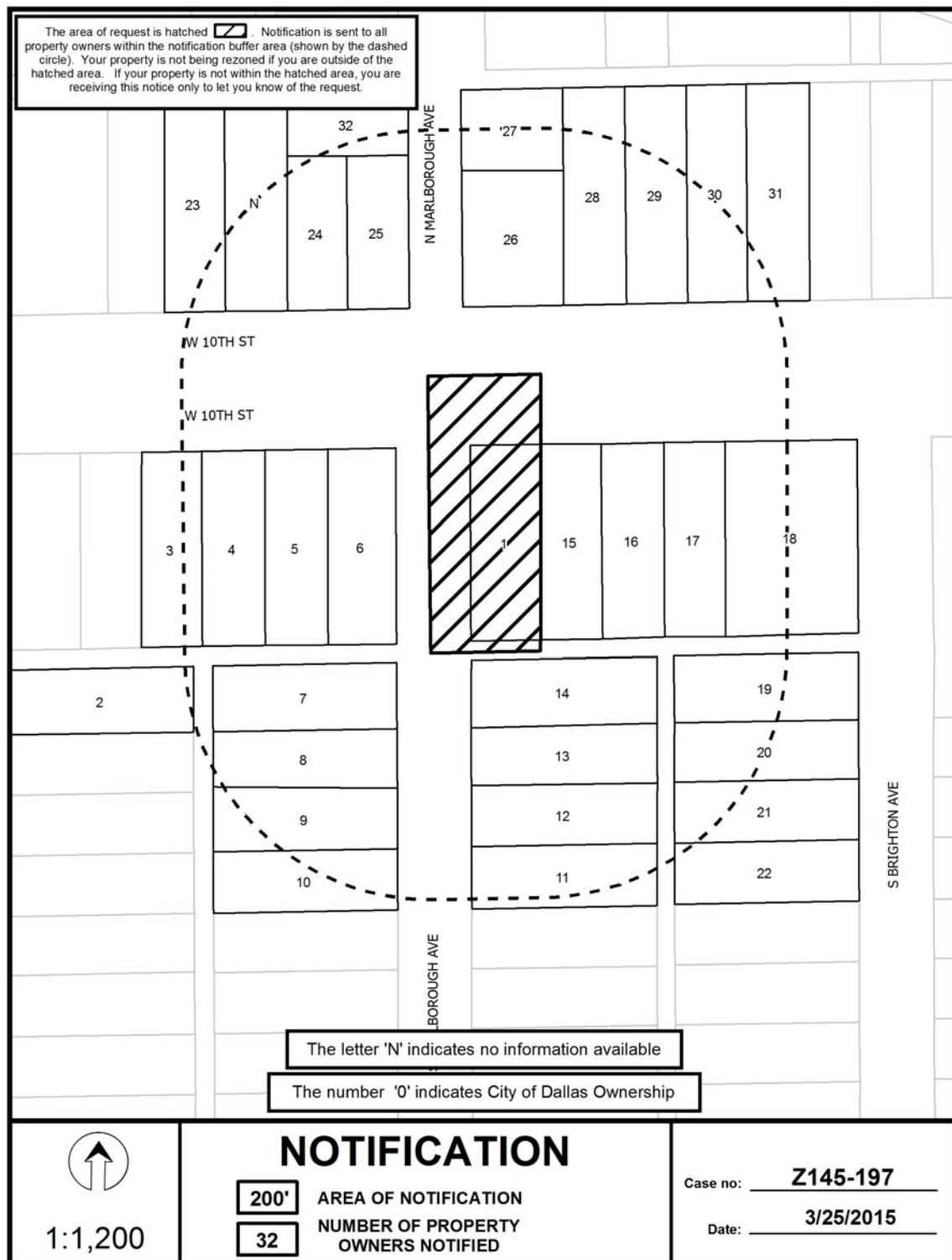
Landscaping: Landscaping of any development will be in accordance with Article X, as amended.











03/25/2015

Notification List of Property Owners***Z145-197******32 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------|
| 1 | 1922 10TH ST | VALADEZ JAVIER A |
| 2 | 114 OAK CLIFF BLVD | GARZA SOCORRO S & |
| 3 | 2014 10TH ST | VARELAS DOMINGO & THERESA |
| 4 | 2010 10TH ST | RUBIO PATRICIA |
| 5 | 2006 10TH ST | SOSA JACOBA |
| 6 | 2000 10TH ST | WILEY KELLY |
| 7 | 115 MARLBOROUGH AVE | LUNA JUAN ANTONIO & |
| 8 | 119 MARLBOROUGH AVE | CERDA MARY |
| 9 | 121 MARLBOROUGH AVE | HERNANDEZ FLORINDA |
| 10 | 125 MARLBOROUGH AVE | SOTO MARIA GUADALUPE |
| 11 | 126 MARLBOROUGH AVE | KEIPER CHARLES |
| 12 | 120 MARLBOROUGH AVE | GONZALEZ NOEMI |
| 13 | 118 MARLBOROUGH AVE | MARTINEZ JESSICA ANN & |
| 14 | 116 MARLBOROUGH AVE | ANGUIANO JOSE |
| 15 | 1918 10TH ST | VELA ERNESTO H & |
| 16 | 1912 10TH ST | SOTO JESUS |
| 17 | 1910 10TH ST | CEDILLO APOLONIO & |
| 18 | 1900 10TH ST | IGLESIA BAUTISTA LA GRAN |
| 19 | 115 BRIGHTON AVE | BROOKS JAN R |
| 20 | 119 BRIGHTON AVE | GUILLEN MARIA B |
| 21 | 121 BRIGHTON AVE | CHACON MANUEL |
| 22 | 125 BRIGHTON AVE | LEIJA DELORES G |
| 23 | 2015 10TH ST | IGLESIA DD VIVOCOLUMNA |
| 24 | 2007 10TH ST | COLLINS PATRICIA G |
| 25 | 2001 10TH ST | WARE SAHARA |
| 26 | 1921 10TH ST | MELOGOZA JOSE J JIMENEZ & |

Z145-197(AF)

03/25/2015

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---------------------------|
| 27 | 110 MARLBOROUGH AVE | MORALES IRIS |
| 28 | 1917 10TH ST | GALLEGOS JESUS C ET AL |
| 29 | 1915 10TH ST | Taxpayer at |
| 30 | 1913 10TH ST | MACIAS JOSE A JR & |
| 31 | 1909 10TH ST | TRIDESERT INVESTMENTS INC |
| 32 | 111 MARLBOROUGH AVE | BAHENA MANUELA M |

FILE NUMBER: Z145-198(CG) **DATE FILED:** March 3, 2015**LOCATION:** Greenville Avenue and Pineland Drive, east corner**COUNCIL DISTRICT:** 13 **MAPSCO:** 26Q**SIZE OF REQUEST:** ± 4.433 acres **CENSUS TRACT:** 78.15

APPLICANT: Michael Nazarian, M.D.**REPRESENTATIVE:** Ken Lurich, Lurich Realty Services, Inc.**OWNER:** Manucher Nazarian**REQUEST:** An application for the renewal of Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85.**SUMMARY:** The purpose of this request is to permit the continued operation of a bar, lounge or tavern in an existing multi-tenant building [Red Sea Restaurant and Bar]. This SUP was initially granted for a three-year period on December 9, 2009 and was eligible for renewal for one additional three-year period, which it received. No changes to the site are proposed.**STAFF RECOMMENDATION:** Approval for a three-year period with eligibility for automatic renewal for one additional 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 building is compatible in scale with the surrounding area. The conditions for the bar use help mitigate any potential impacts.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use neither contributes nor deters from the surrounding area.
3. *Not a detriment to the public health, safety, or general welfare* – The use has proven to not be a detriment to the area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing land use complies with the site plan as approved by City Council on March 25, 2009.

BACKGROUND INFORMATION:

•

Zoning History:

There have been no recent zoning change requests in proximity to the subject site.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|-----------------------------|-----------------------------|
| Greenville Avenue | Principal Arterial | Variable width right-of-way | Variable width right-of-way |
| Pineland Drive | Local | 57 ft. | 57 ft. |

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the use has not had a negative impact on the surrounding street system.

Land Use:

| | Zoning | Land Use |
|--------------|------------|---------------------------------------|
| Site | PD No. 85 | Retail, Restaurant |
| North | PD No. 85 | Nursery |
| South | PD No. 85 | Office & related uses, Multifamily |
| East | PD No. 85 | Office |
| West | PD No. 453 | Hospital & related uses |

Comprehensive Plan: The comprehensive plan does not make a specific land use recommendation related to the request; however, the forward Dallas! 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. 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:**

In January 1993, Planned Development District No. 85 was amended to require an SUP for any use if the sale or service of alcohol is part of the operation of the use.

The request site is adjacent to Calloway's Nursery to the north, office and multifamily uses to the south, office uses to the east. West of the site, across Greenville Avenue are hospital and retail 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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

| <u>DISTRICT</u> | <u>SETBACKS</u> | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--|------------------------|------------------|----------------|---------------|---------------------|--|----------------------------------|
| | Front | Side/Rear | | | | | |
| PD No. 85 Shopping ctr., Office and Multiple Family | Per plan | Per plan | Per plan | 48' | Per plan | Proximity Slope Visual Intrusion | Retail, office & Restaurant uses |

Parking: The off-street parking requirement for a bar, lounge or tavern use is one space per 100 square feet of floor area as shown on the existing site plan, which the applicant complies. The required parking is accommodated within the 314 spaces on the site.

Landscaping: Landscaping is not required because the applicant is not increasing the existing floor area.

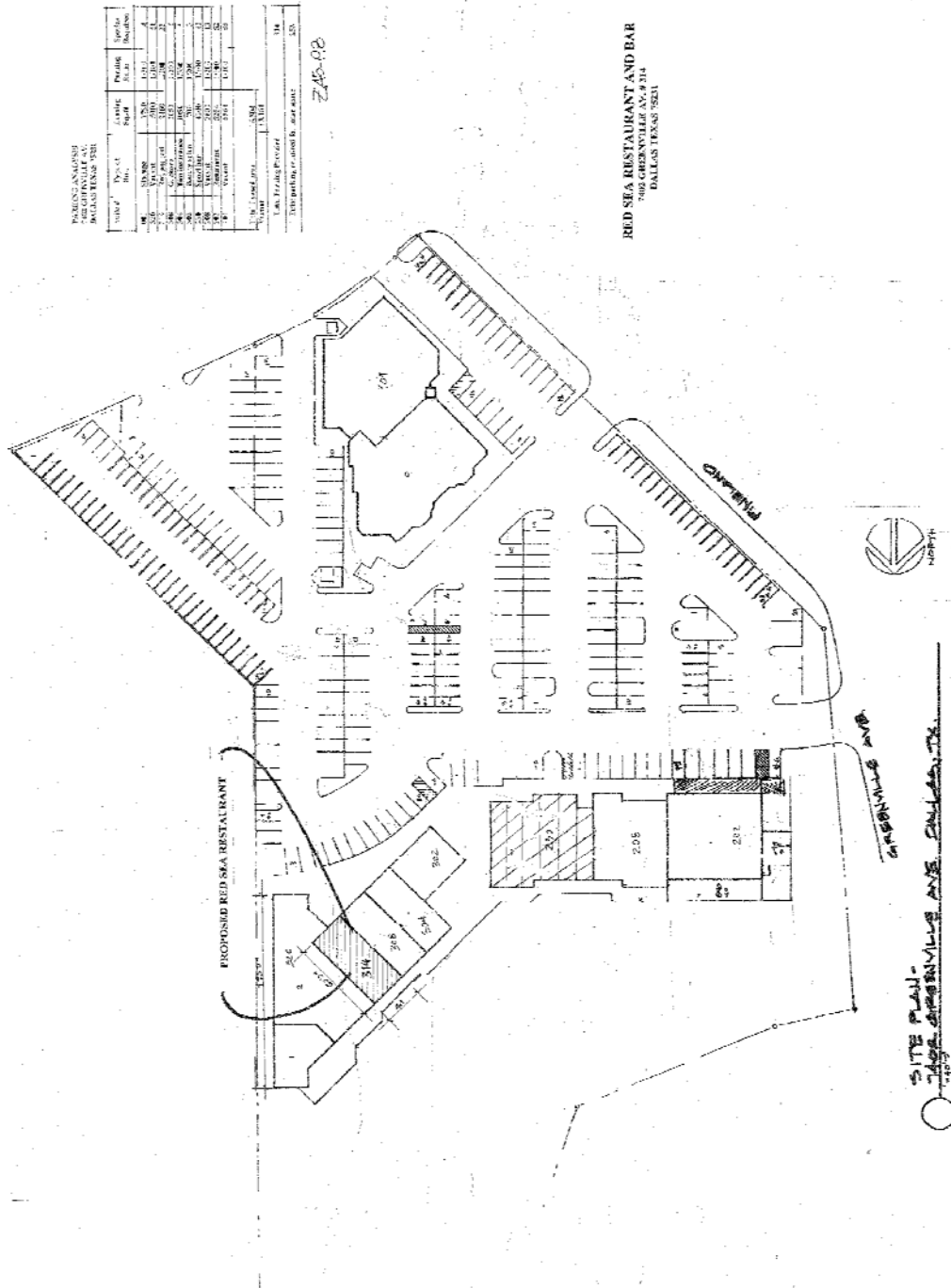
Dallas Police Report: The crime statistics cover the period January 1, 2010 through January 1, 2015. The data shows that there were 19 incidents in the existing SUP No. 1785 area (not extracted per business use).

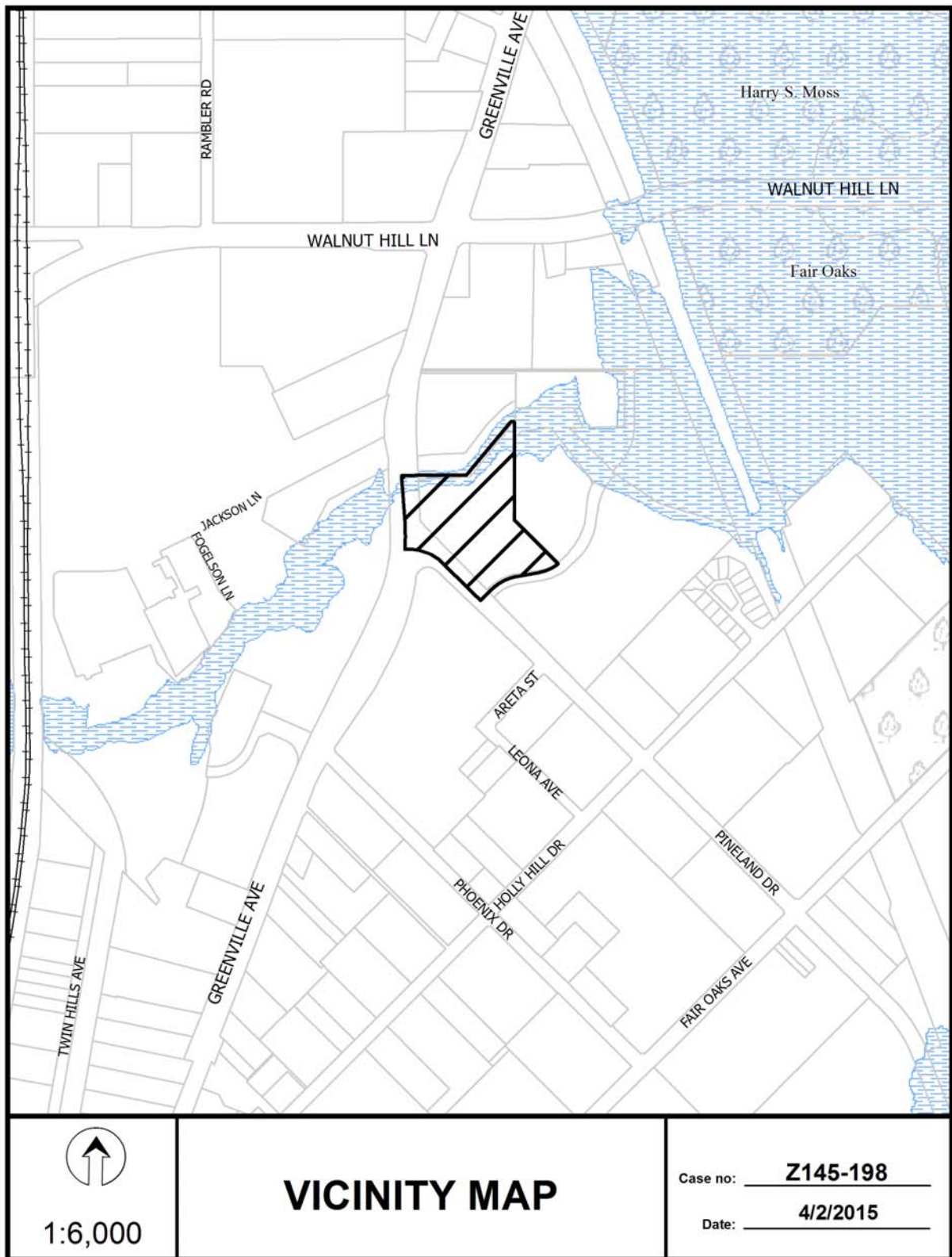
| Count of UCR_Offense | | | | | |
|----------------------|----------|----------|-----------|----------|-----------|
| Row Labels | 2012 | 2013 | 2014 | 2015 | G.T. |
| ACCIDENT MV | 0 | 0 | 1 | 0 | 1 |
| AGG ASSAULT | 0 | 0 | 0 | 0 | |
| BURGLARY-BUSINESS | 0 | 1 | 2 | 0 | 3 |
| INVESTIGATION OF | 0 | 0 | 1 | 0 | 1 |
| MISCELLANEOUS | 0 | 0 | 1 | 0 | 1 |
| OTHER THEFTS | 0 | 0 | 0 | 0 | 0 |
| ROBBERY-BUSINESS | 0 | 0 | 0 | 0 | 0 |
| ROBBERY-INDIVIDUAL | 0 | 1 | 0 | 0 | 1 |
| THEFT/BMV | 3 | 2 | 4 | 1 | 10 |
| THEFT/SHOPLIFT | 0 | 0 | 0 | 0 | 0 |
| UUMV | 0 | 1 | 1 | 0 | 2 |
| Grand Total | 3 | 5 | 10 | 1 | 19 |

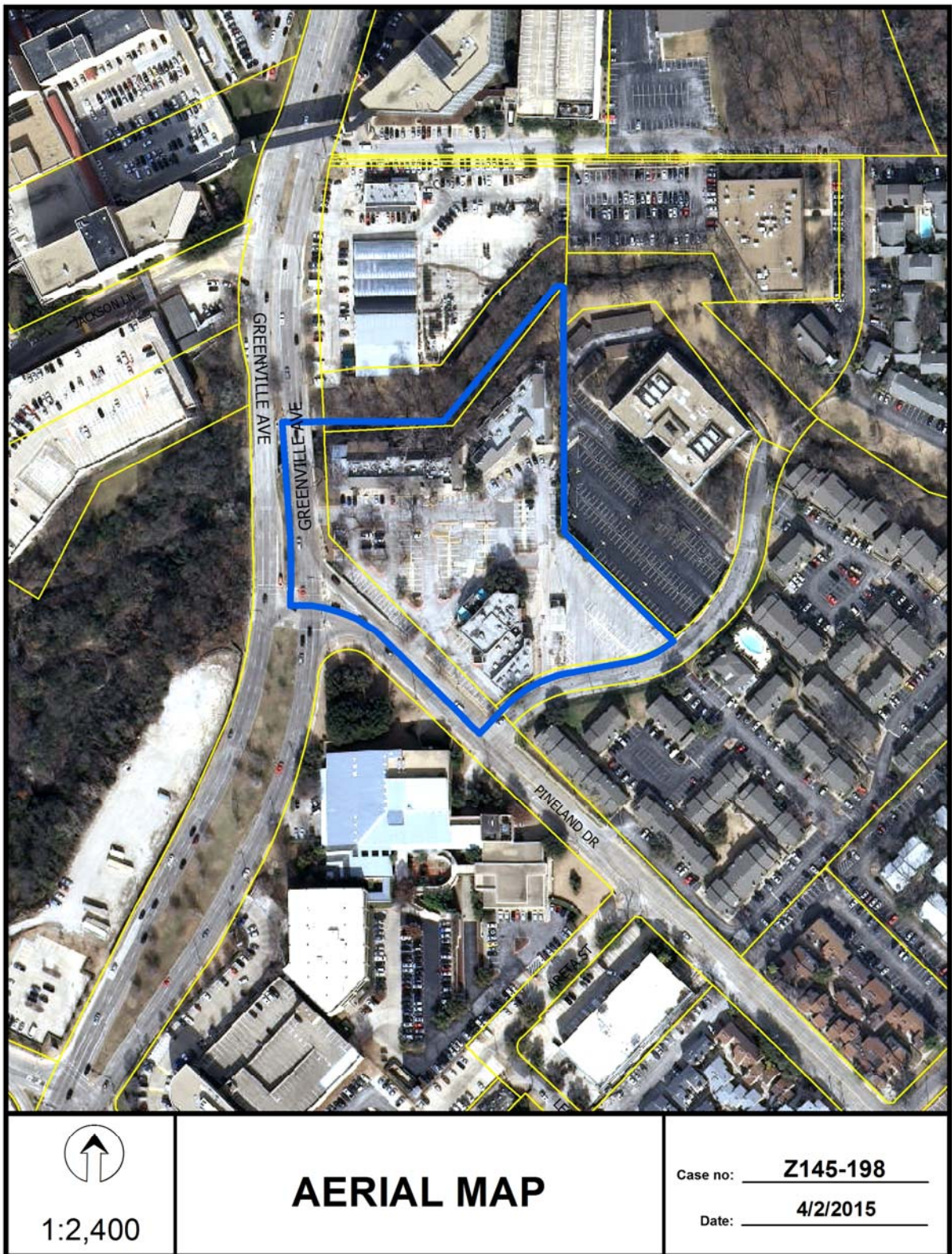
| |
|--------------------------------|
| SUP NO. 1785 CONDITIONS |
|--------------------------------|

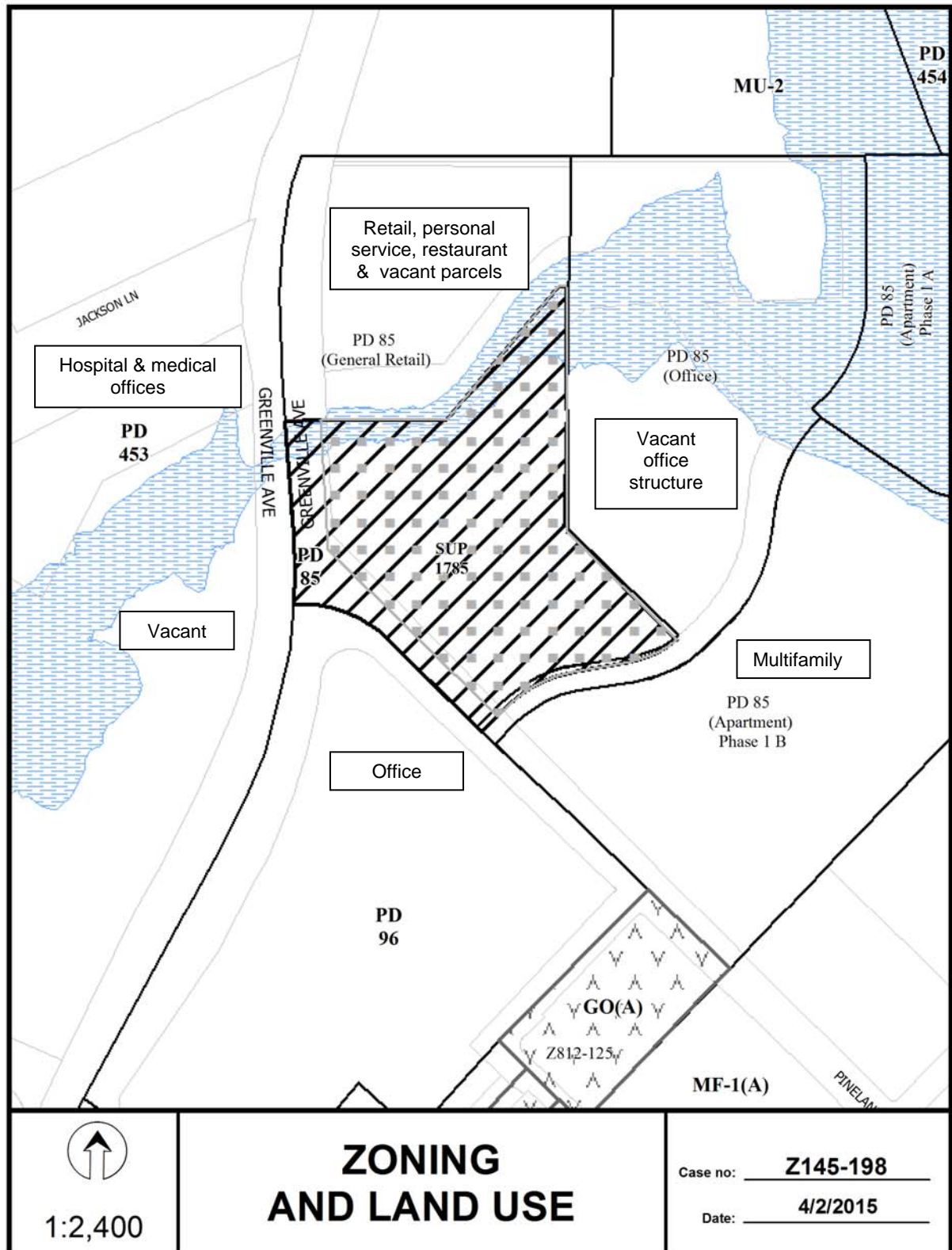
1. **USE**: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to ~~[use for]~~ a bar, lounge, or tavern.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on _____ ~~December 9, 2015~~ (three years), but is eligible for automatic renewal for one additional 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).
4. **LANDSCAPING**: Landscaping must comply with the landscape requirements in Planned Development District No. 85.
5. **FLOOR AREA**: The maximum floor area is 4,200 square feet.
6. **HOURS OF OPERATION**: The alcoholic beverage establishment use for a bar, lounge, or tavern may only operate between 11:00 a.m. to 2:00 am. (the next day), Monday through Sunday.
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 regulation of the City of Dallas.

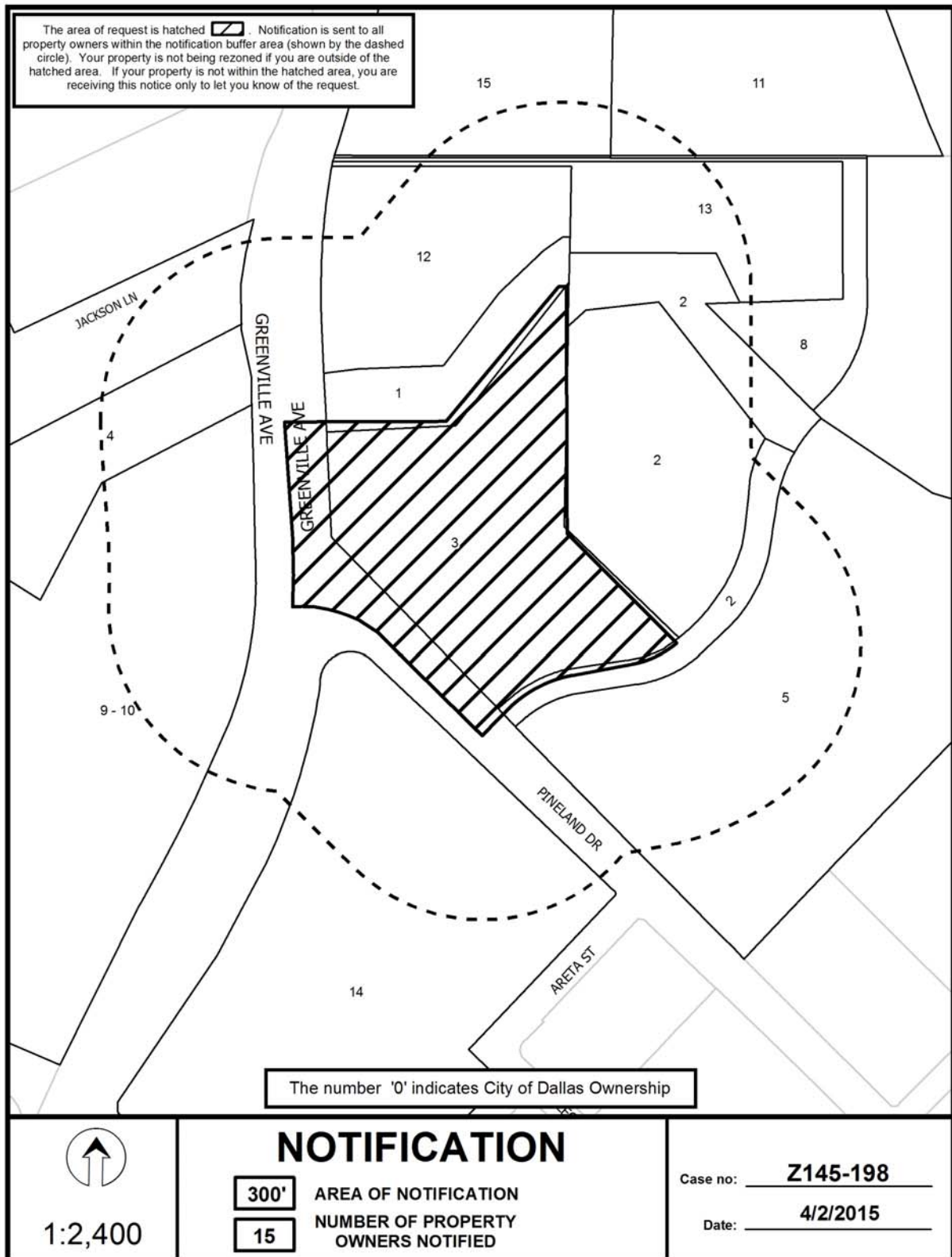
EXISTING SITE PLAN











04/02/2015

Notification List of Property Owners

Z145-198

15 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 7400 GREENVILLE AVE | 3 HOMBRES LP |
| 2 | 5735 PINELAND DR | PINELAND MOB LLC |
| 3 | 7402 GREENVILLE AVE | NAZARIAN MANUCHER |
| 4 | 8230 WALNUT HILL LN | PRESBYTERIAN HOSP OF DAL |
| 5 | 5759 PINELAND DR | KV11 FOXFIRE LLC |
| 6 | 7424 GREENVILLE AVE | PLANNED PARENTHOOD OF |
| 7 | 7424 GREENVILLE AVE | DORCHESTER DEV CORP |
| 8 | 7430 GREENVILLE AVE | ST JOSEPH HELPERS OF DALLAS TEXAS INC |
| 9 | 8200 WALNUT HILL LN | PRESBYTERIAN HEALTHCARE |
| 10 | 8200 WALNUT HILL LN | TEXAS HEALTH RESOURCES |
| 11 | 7448 GREENVILLE AVE | SOKOL ZIZKA SCHOOL |
| 12 | 7410 GREENVILLE AVE | 3 HOMBRES LP |
| 13 | 7424 GREENVILLE AVE | PLANNED PARENTHOOD OF |
| 14 | 7320 GREENVILLE AVE | PRESBYTERIAN MEDICAL |
| 15 | 7450 GREENVILLE AVE | PRESBYTERIAN HEALTHCARE |

FILE NUMBER: Z145-200(AF)

DATE FILED: March 2, 2015

LOCATION: North side of West Camp Wisdom Road, east of Marvin D. Love Freeway

COUNCIL DISTRICT: 3

MAPSCO: 63U

SIZE OF REQUEST: Approx. 0.34 acres

CENSUS TRACT: 109.02

APPLICANT/OWNER: Herbert D. Weitzman

REPRESENTATIVE: Santos Martinez, Masterplan

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

SUMMARY: The intention of the owner is to sell alcoholic beverages at the existing general merchandise or food store located on the site. The site is currently developed with 3,389-square-foot retail building. Separated into two suites, one suite houses a general merchandise or food store, and the second houses a barber shop. It is the intention of the owner to phase out the barber shop to allow for the general merchandise or food store to expand and occupy the entire building.

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The existing use is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with this existing retail use does not affect compatibility with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of alcoholic beverages in conjunction with an existing general merchandise or food store does not appear to negatively impact the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. In addition, conditions and time periods for the use provide opportunity for continued evaluation of the site.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards.
5. *Siteplan*- The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building's floor area totals approximately 3,400 square feet, which requires a minimum of 17 off-street parking spaces. The site plan will need to be revised prior to City Council approval to show 17 parking spaces. Currently the site plan shows 15 parking spaces.

Surrounding Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|----------------|--------------|
| Camp Wisdom | Major Arterial | 60' |

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.

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. This property is located within the “Transit Centers or Multi-Modal Corridors” Building Block.

The property is located in the “Transit Centers or Multi-Modal Corridors” Building Block. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail lines, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Of all the building blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences.

Land Use:

| | Zoning | Land Use |
|--------------|---------------------|-----------------------|
| Site | RR-D | Retail |
| North | RR, Regional Retail | Hotels |
| East | RR, Regional Retail | Vacant lot |
| South | RR, Regional Retail | Automobile dealership |
| West | RR, Regional Retail | Hotel |

Land Use Compatibility: Generally located around the site is a mix of light industrial zoning and retail. Immediately adjacent to the site are hotels along the Highway 67 service road. The request site is currently developed with a one story, +/- 3,400-square-foot retail building. Currently occupying the building is a barbershop and a general merchandise/food store. The owner of the property is currently phasing out the

barbershop with the intention of expanding the general merchandise/food store. Along with the expansion the owner would like to be given the right to sell alcohol on site for off premise consumption. The site is nestled away at the north east corner of West Camp Wisdom Road and the Marvin Love Freeway.

The properties to the north currently have deed restrictions (D.R. Z856-207) in place that prescribe uses that are only allowed in a neighborhood service district. Across the street, located south of the property is an abandoned automobile dealership which is currently being used as vehicle storage. This property also has deed restrictions in place, Z834-202, which limits the site to only allow an automobile dealership or motorcycle display, sales, and service. All the surrounding uses are compatible with the small general merchandise & food store. The site meets the 300-foot distance requirement. See attached Alcohol Measurement Survey.

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

Development Standards:

| District | Setbacks | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|----------|----------|---|------------------------------|---------------|-----------------|---|---------------------------|
| | Front | Side/Rear | | | | | |
| RR | 15' | 20' adjacent to residential OTHER:No Min | 1.5 FAR overall .5 office | 70' 5 stories | 80% | proximity Slope Visual Inclusion | Retail & personal service |

Parking: The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building's floor area totals approximately 3,400 square feet, which requires a minimum of 17 off-street parking spaces.

Landscaping:

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

List of Officers

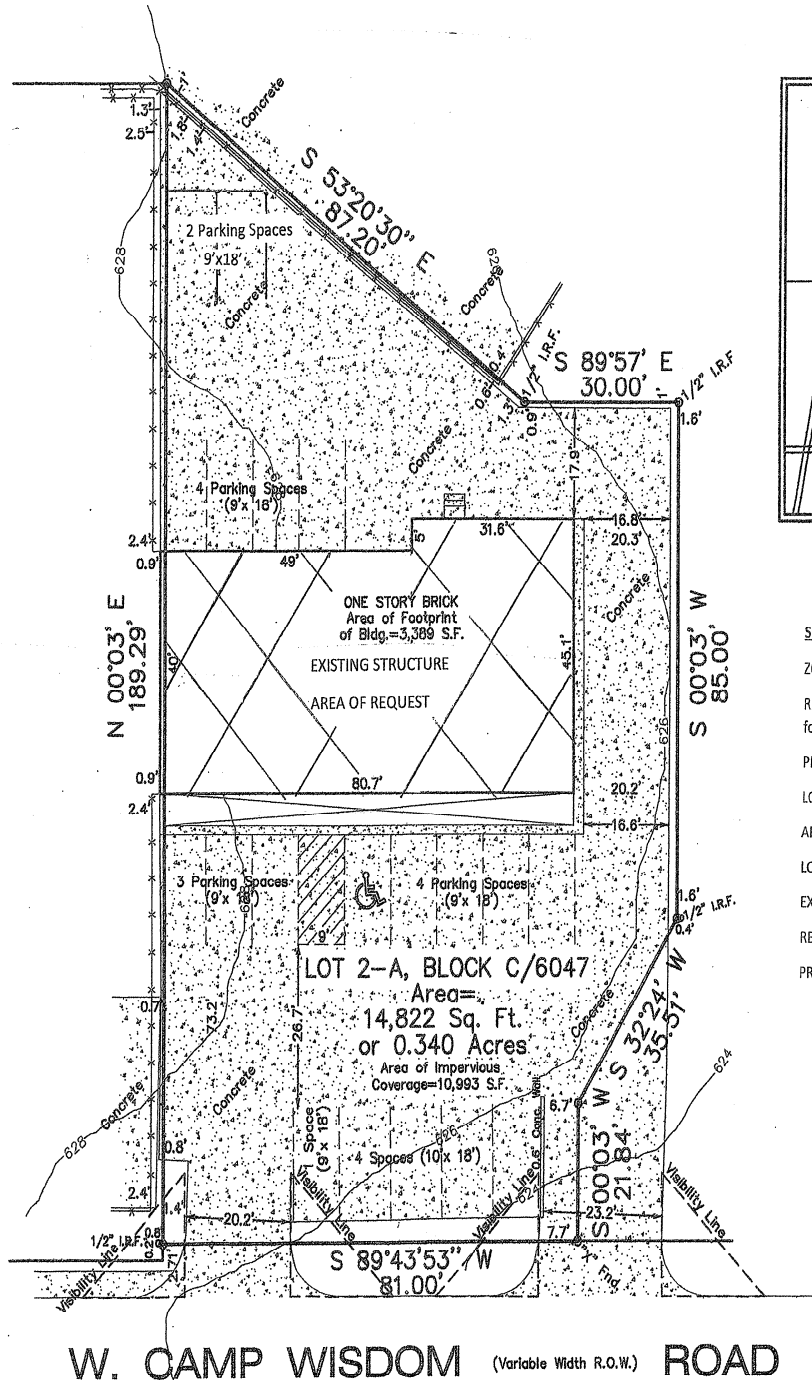
Cencor Realy Services, authorized managing agent

Herbert D. Weitzman, Trustee

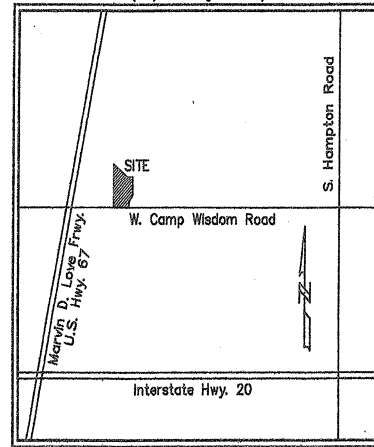
| |
|---|
| <p>PROPOSED SUP CONDITIONS</p> |
|---|

1. USE: The only use authorized by this specific use permit is for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years)_____, 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 3,389 square feet.
5. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
6. MAINTENANCE: The 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



VICINITY MAP
(Not to Scale)
(Mapscop Page 63-U)



SITE SUMMARY

ZONING: RR-D

REQUEST: RR - D1 with SUP for alcoholic beverage sales in conjunction with general merchandise or food store less than 3500 square feet.

PROPOSED USE: general merchandise or food store less than 3500 square feet.

LOT AREA: 14,822 square feet

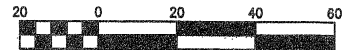
AREA OF REQUEST: 3389 S.F.

LOT COVERAGE: 22%

EXISTING HEIGHT: 18 feet

REQUIRED PARKING: 17

PROVIDED PARKING: 17



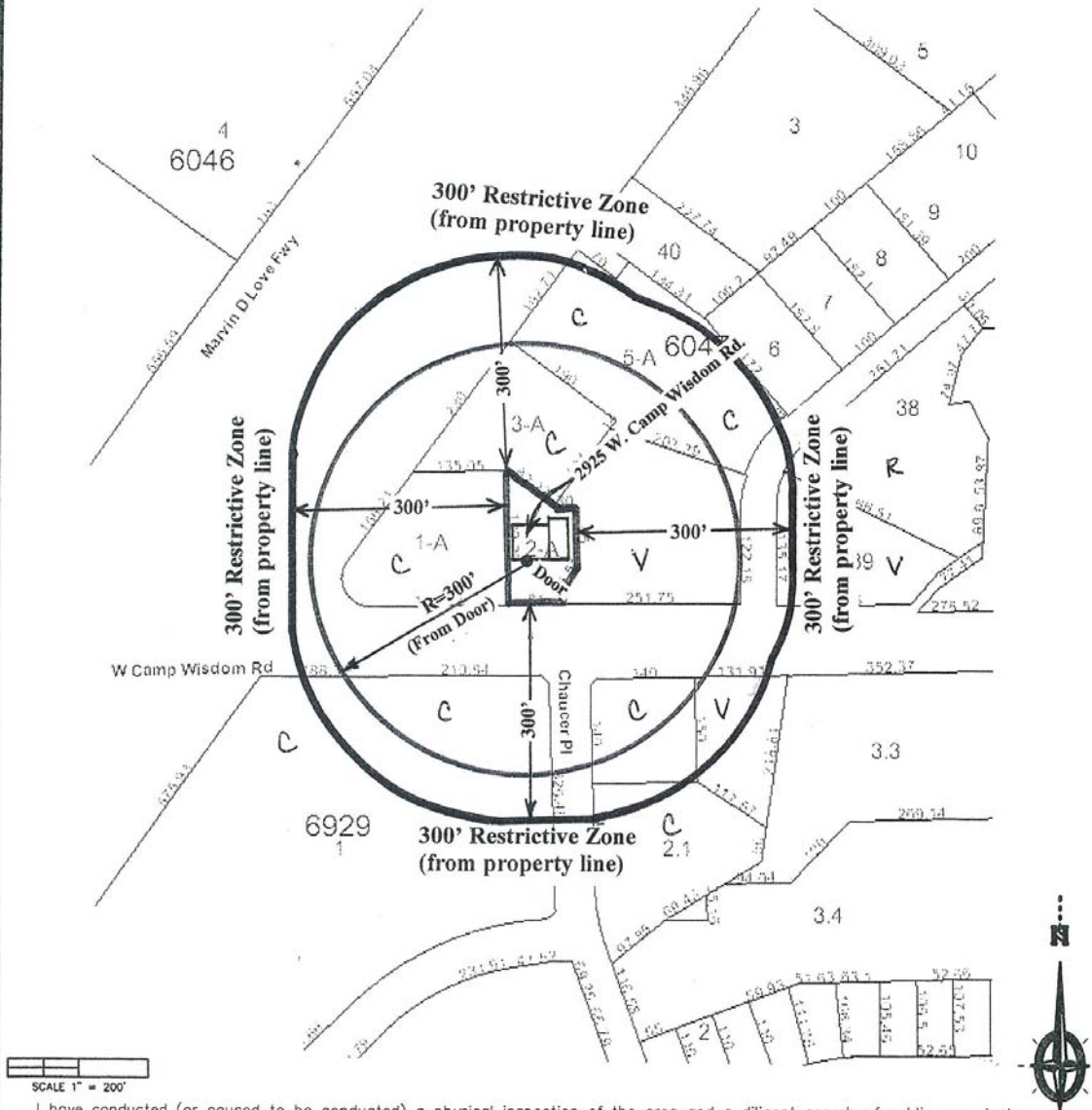
Scale 1" = 20'

ALCOHOL MEASUREMENT PLAT

STOP FOOD MART
2925 W. Camp Wisdom Road
Dallas, Texas 75237
Mapsc0 Page 63-U
Jawed

ALCOHOL MEASUREMENT PLAT

Z145-200



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

The STOP FOOD MART, located at 2925 W. Camp Wisdom Road, in the City of Dallas, is not within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6-4.

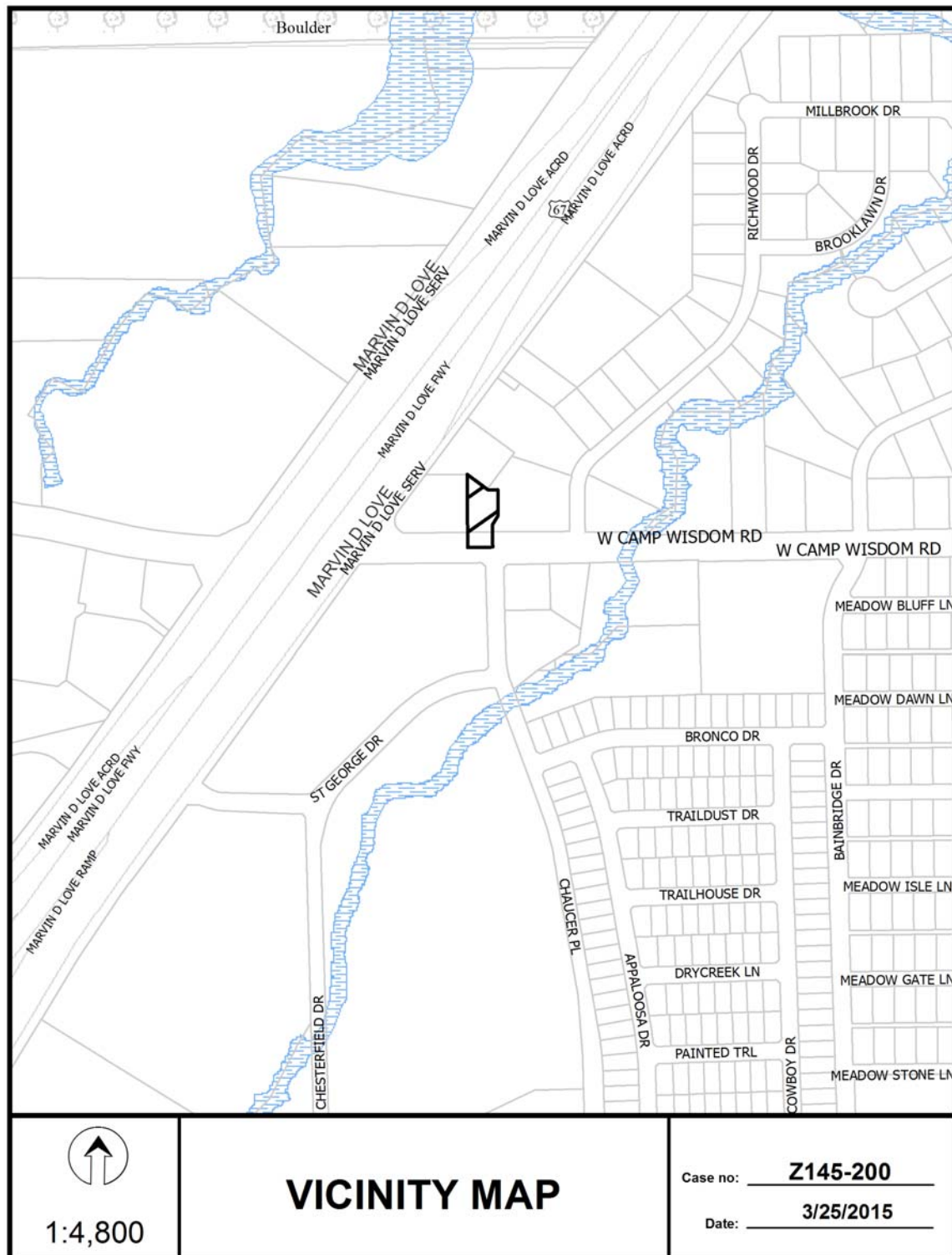
R = Residential
C = Commercial
V = Vacant

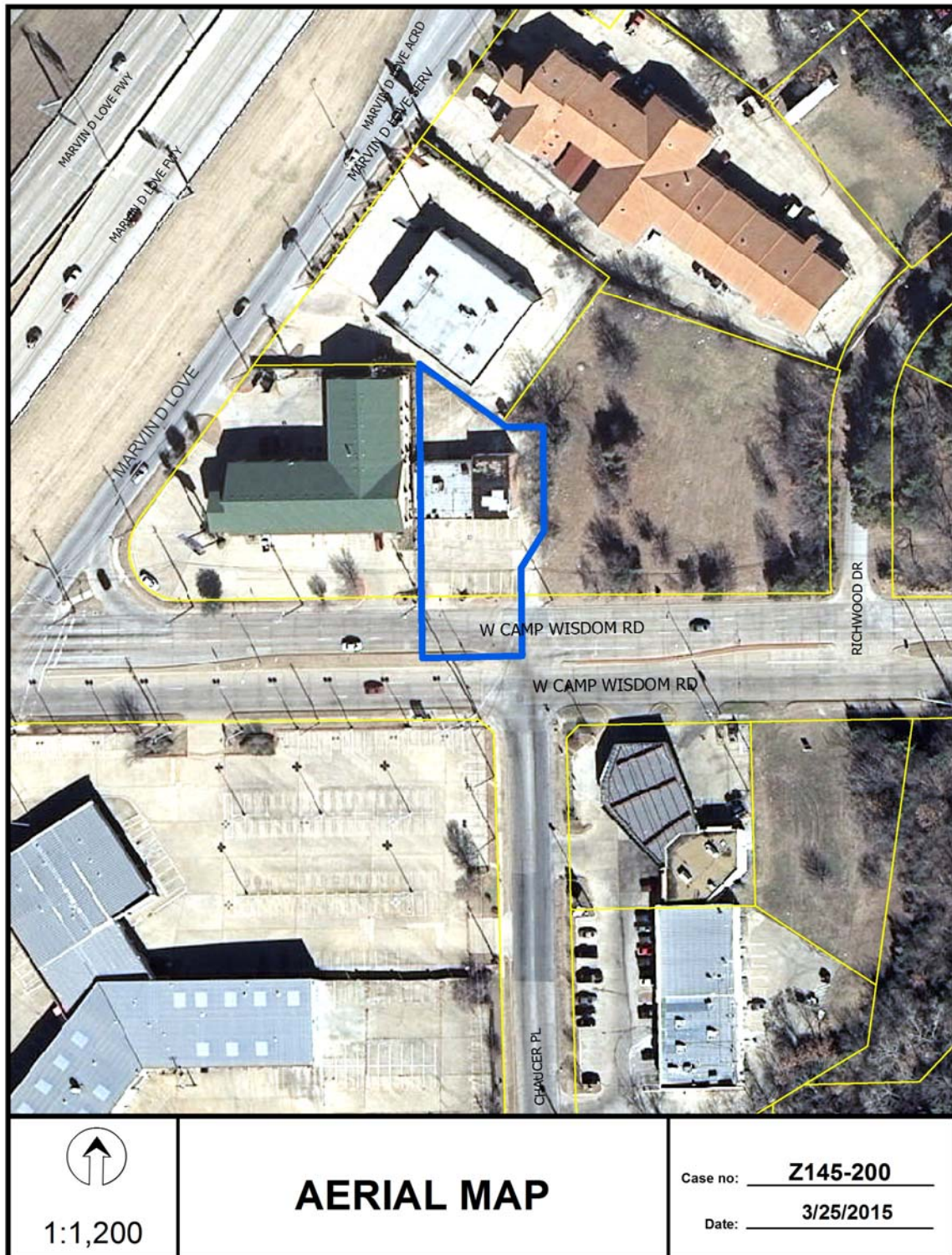
Date: 1/7/2015
Job: 14-703

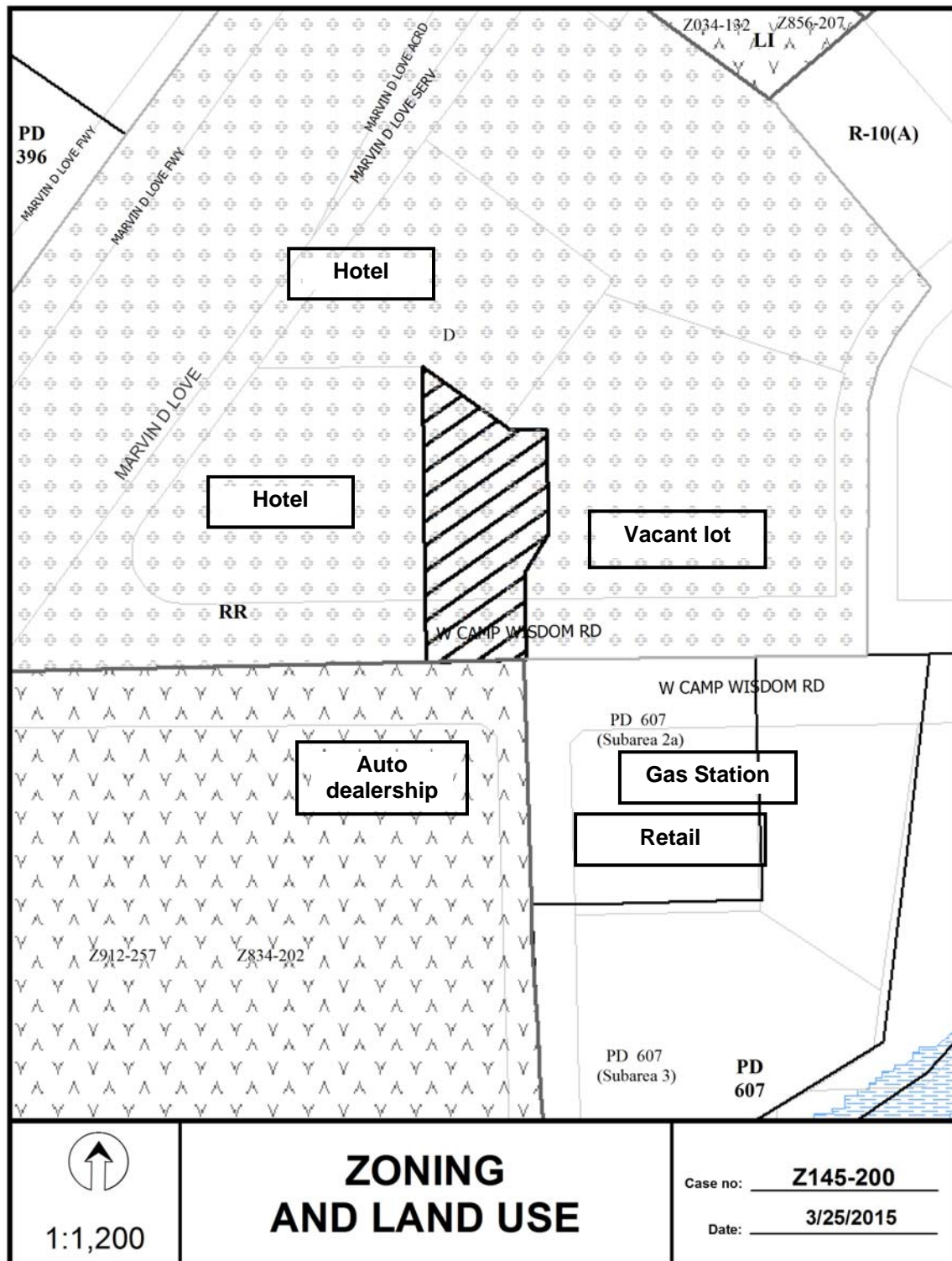
This survey was performed for an alcohol-measurement certification. All improvements may not be shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.

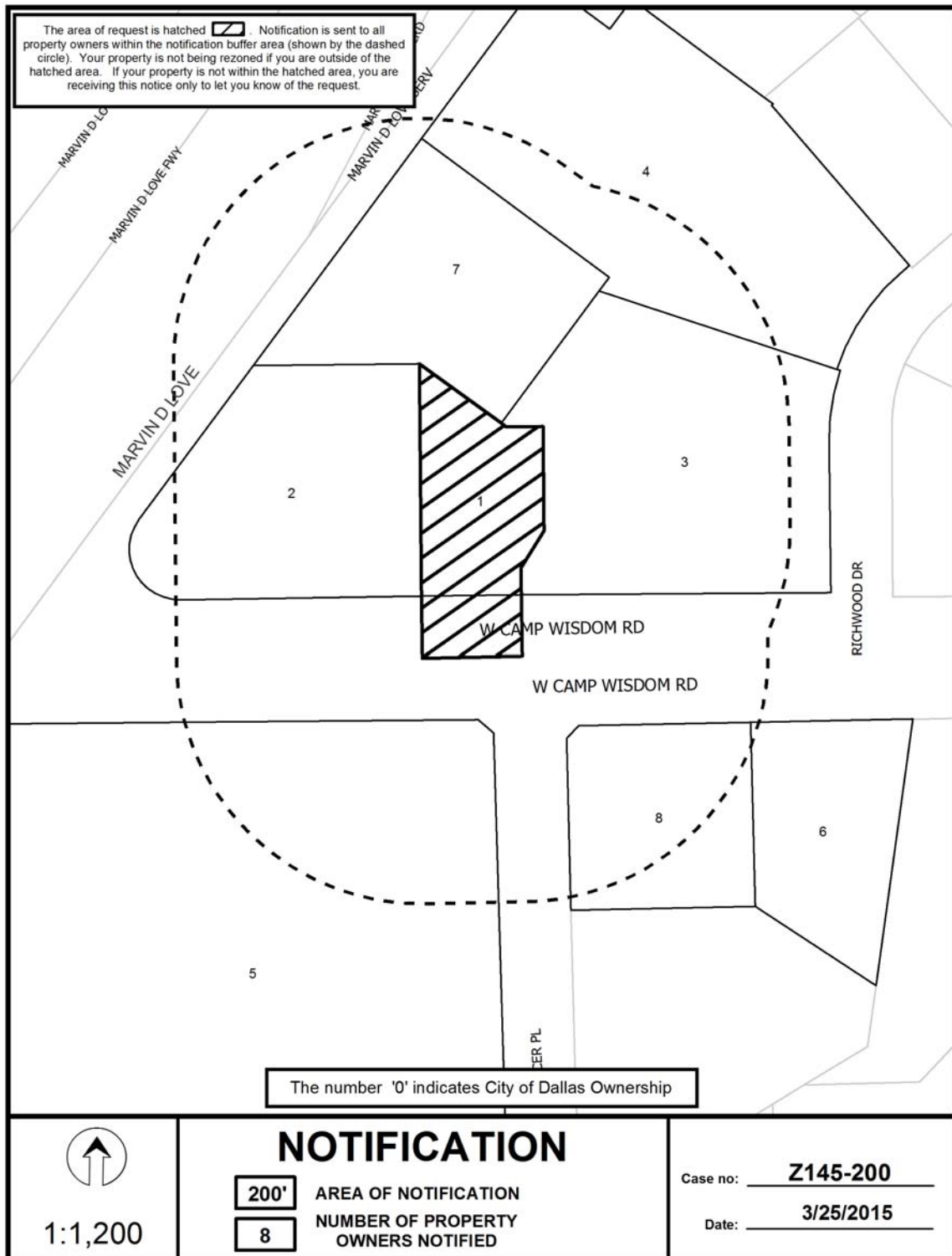


Ben D. Ryckluk
Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948-3324
Fax: (214) 946-7540
FIRM Registration / License No. 10040200









03/25/2015

Notification List of Property Owners

Z145-200

8 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|--|
| 1 | 2921 CAMP WISDOM RD | AUSTIN C W ET AL |
| 2 | 2935 CAMP WISDOM RD | KUNVER LLC |
| 3 | 2800 CAMP WISDOM RD | HAMPTON EMBASSY LTD |
| 4 | 6950 MARVIN D LOVE FWY | AMIT INVESTMENTS INC |
| 5 | 7100 MARVIN D LOVE FWY | AMERICA CAN |
| 6 | 2940 CHAUCER PL | CAMP WISDOM CHAUCER J V |
| 7 | 6960 MARVIN D LOVE FWY | EARL & MARILYNN GORDON ENTERPRISES LLC |
| 8 | 2950 CAMP WISDOM RD | SILWAD INC |

Planner: Sarah May**FILE NUMBER:** Z145-201(SM) **DATE FILED:** March 31, 2015**LOCATION:** South of Lake June Road, east of North Jim Miller Road**COUNCIL DISTRICT:** 5 **MAPSCO:** 58-J**SIZE OF REQUEST:** Approx. 0.3 acres **CENSUS TRACT:** 93.01

APPLICANT/OWNER: Enrique Castillo**REQUEST:** An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The subject site is on a lot that is currently split-zoned with CR at the front and R-7.5(A) in the rear. The owner of the lot owns and operates an auto service center which was recently reconstructed. The rear of the lot is unable to be used for his business unless the zoning is changed.**STAFF RECOMMENDATION:** Approval

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – There are currently a number of provisions within the Dallas Development Code to address potential negative impacts on surrounding residential areas. These provisions include, but are not limited to, solid screening requirement of service areas and parking areas, a minimum ten-foot landscape buffer, residential proximity slope and regulations regarding noise and sound. Additionally, a residential adjacency review (RAR) is required for certain uses in CR, including an auto service center.
2. *Traffic impact* – Staff has reviewed the request and has determined that it will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Multi-Modal Corridor Building Block. CR zoning is consistent with this request.

BACKGROUND INFORMATION:

- December 30, 1949: The site was annexed into the City of Dallas.
- March 1946: The site was platted as lot 6 in block 1/6292 within the Clover Lawn Subdivision. Lot 6 is seventy-five feet in width and 310 feet in depth; the area of the overall lot is 23,250 square feet, or approximately 0.5337 acres. The lot area is identical in size as the lots in the remainder of the block to the south and east.
- May 1955: Ordinance No. 6539 granted the front 110 feet of the lot a special permit for LR-2 uses in R-10 zoning. This later transitioned to LC zoning, then ultimately CR zoning.
- Certificates of occupancy issued on the lot from 1957 to 2001 are for office, plumbing shop, consultant-reader and advisor, a beauty salon, and the existing auto service center.
- In October 2014 a new construction permit for the auto service center was issued for the portion of the lot that is currently zoned CR. A Residential Adjacency Review (RAR) was approved with the following conditions, "Lighting must be shielded and directed downward and hours of operations are limited to 7 AM to 10 PM daily."
- The area of request, the southern portion of lot 6, south of CR zoning, and currently within the R-7.5(A) zoning district.
- The rear portion of the lot (subject site) has remained a single family residential zoning district since the time of annexation when it was zoned R-10. Aerial photos

from 2003 show vehicles stored in the residential area of request. When the site visit was performed on March 24, 2015 there were no vehicles stored in the residential portion of the lot.

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | ROW |
|---------------------|--------------------|----------|
| Lake June Road | Principal Arterial | 100 feet |

Land Use:

| | Zoning | Land Use |
|-------|-------------------|------------------------------------|
| Site | R-7.5(A) | Undeveloped |
| North | CR, D Dry Overlay | Auto Service Center |
| South | R-7.5(A) | Single Family |
| East | R-7.5(A) | Single Family |
| West | P(A), CR | Single Family, Child-care facility |

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* designates the area of request in the Multi-modal corridor.

This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should 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.

Land Use Compatibility:

The land uses surrounding the request site consist of auto service center to the north, retail to the northwest and child-care facility to the west. One-story single family homes that are built on deep lots fill the remainder of the block to the east, south, and southwest.

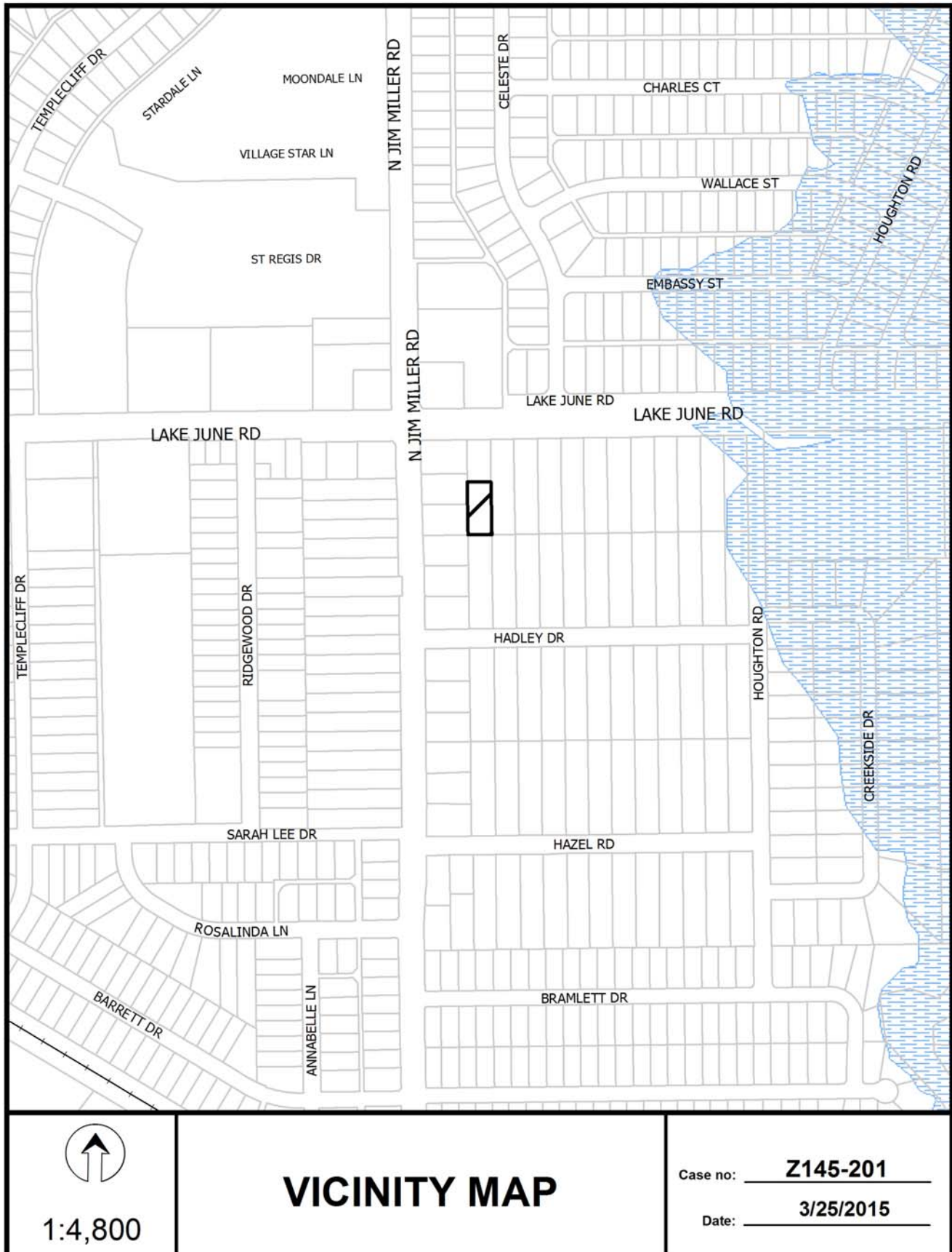
Two out of four of the area of request's boundaries border non-residential zoning districts. However, one of these borders is a parking district with a nonconforming single family home and use. The physical separation from this single family home and the single family home to the east is approximately fifty feet to each main building. The single family home to the south is separated from the area of request approximately 235 feet.

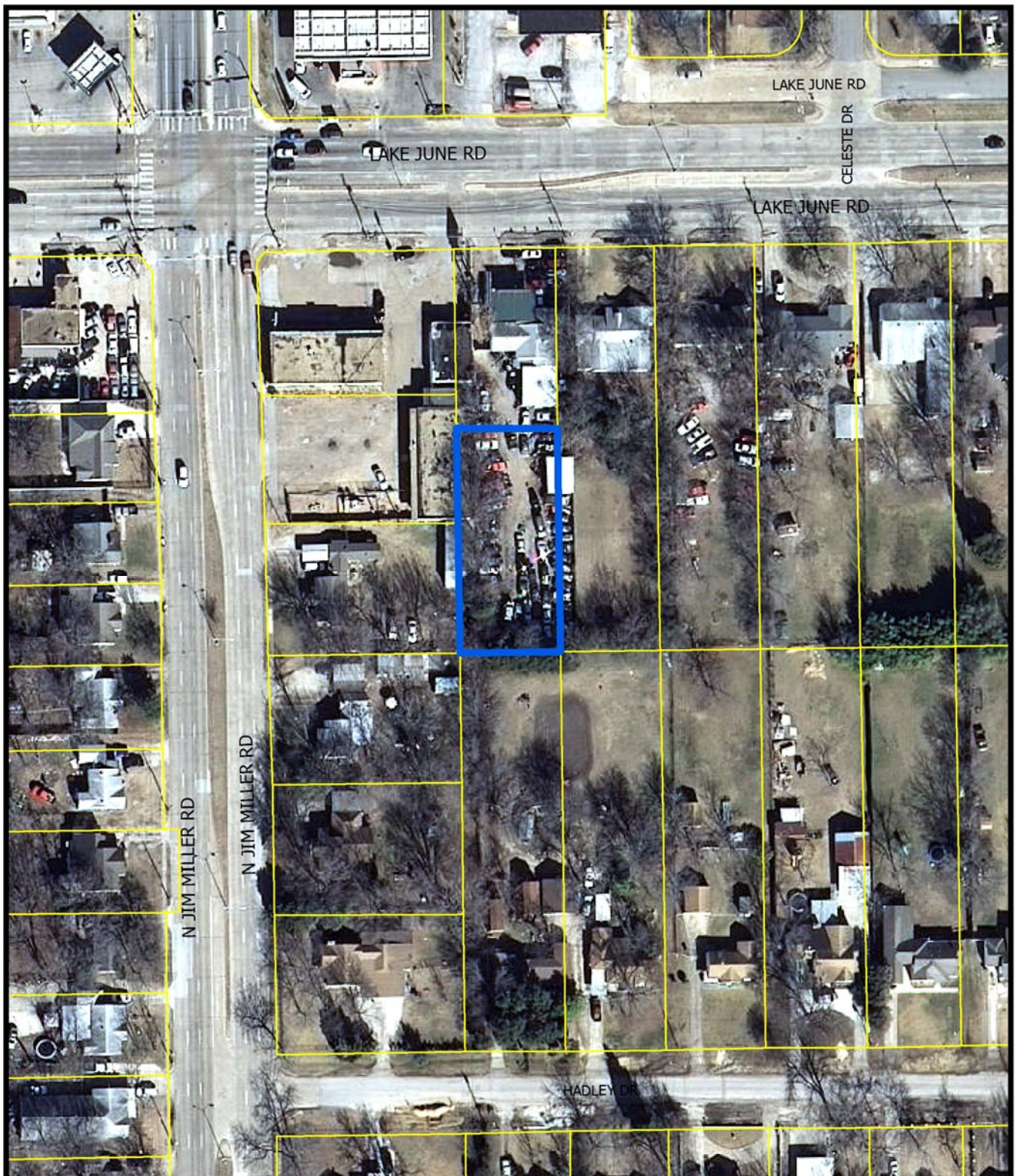
The Dallas Development Code also prescribes constraints for uses that abut or are within 330 feet of residential zoning. Parking screening, landscape buffers, residential

adjacency reviews, environmental performance standards in Article VI lessen predictable nuisances that the area of request may have to adjacent residential properties.

Due to the existing physical separation to the single family homes and residential adjacency provisions of the Dallas Development Code, the site is therefore consistent with its surroundings.

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



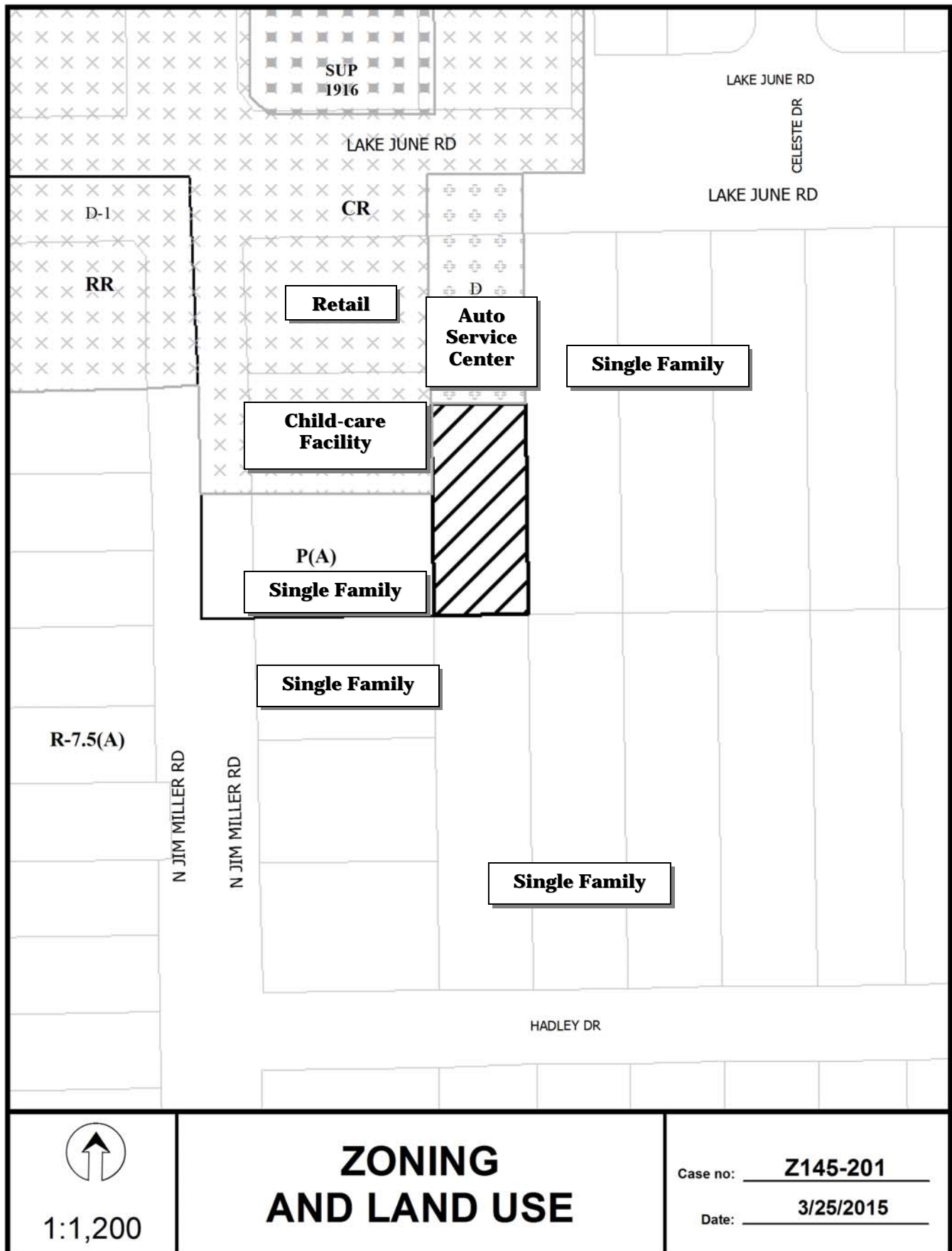


1:1,200

AERIAL MAP

Case no: Z145-201

Date: 3/25/2015



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 number '0' indicates City of Dallas Ownership

| | | |
|--------------------|--|---|
| <p>1:1,200</p> | <h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">13</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div> | <p>Case no: <u>Z145-201</u></p> <p>Date: <u>3/25/2015</u></p> |
|--------------------|--|---|

03/25/2015

Notification List of Property Owners

Z145-201

13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 7116 LAKE JUNE RD | CASTILLO ENRIQUE & |
| 2 | 1232 JIM MILLER RD | HATTEN E T & |
| 3 | 1224 JIM MILLER RD | RANGEL JOSE |
| 4 | 7122 LAKE JUNE RD | CASTILLO NELLI |
| 5 | 7128 LAKE JUNE RD | CASTILLO ENRIQUE |
| 6 | 7134 LAKE JUNE RD | MARES MERCED |
| 7 | 1222 JIM MILLER RD | GARCIA JUAN & |
| 8 | 1214 JIM MILLER RD | GASCA BELINDA |
| 9 | 7117 HADLEY DR | PERRY JAMES STEVEN |
| 10 | 7123 HADLEY DR | PERRY JAMES STEVE & DEBORAH ANN |
| 11 | 7129 HADLEY DR | CRAWFORD AVIL ESTATE OF |
| 12 | 7135 HADLEY DR | HERNANDEZ ARMANDO |
| 13 | 7102 LAKE JUNE RD | HATTEN E T & |

FILE NUMBER: Z145-207(CG)**DATE FILED:** March 16, 2015**LOCATION:** Northeast corner of Elm Street and North Good Latimer Expressway**COUNCIL DISTRICT:** 2**MAPSCO:** 45M**SIZE OF REQUEST:** \pm .11 acres**CENSUS TRACT:** 204.00**APPLICANT:** Eleven Entertainment, LLC**REPRESENTATIVE:** Audra Buckley, Permitted Development**OWNER:** Westdale Properties America I LTD

REQUEST: An application for a Specific Use Permit 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 the request is to operate a bar, lounge or tavern use on the subject site [Louie's Piano Bar]. The subject site is an original structure built in 1952. The request site comprises +5,985 square feet of floor area. The first floor contains +4,545 square feet and the interior second floor mezzanine contains +1,440 square feet. The applicant is not requesting a rooftop patio, outdoor speakers, or a dance floor as part of this application.

STAFF RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The requested use is compatible and complements the restaurant and personal service uses. The use should not impact the surrounding area negatively from a land use perspective. The primary uses in PDD No. 269 consist of a 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 proposed use would not present a positive nor negative contribution to the welfare of adjacent properties.
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 have been no recent zoning change requests in proximity to the subject site within the last five years.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|------------------------|--------------------|--------------|
| Elm Street | Local | 70 ft. |
| N. Good Latimer Street | Principal Arterial | M-6-D(A) |

Traffic:

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

Land Use:

| | Zoning | Land Use |
|--------------|---------------|--|
| <i>Site</i> | PDD No. 267 | Vacant structure |
| <i>North</i> | PDD No. 267 | Vacant parcels, DART rail line |
| <i>South</i> | PDD No. 267 | C-store, surface parking & restaurants |
| <i>East</i> | PDD No. 267 | Restaurants & retail |
| <i>West</i> | PDD No. 267 | Vacant structures |

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

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or 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.

STAFF ANALYSIS:**Land Use Compatibility:**

Land uses immediately north of the site is a vacant parcel; to the east, south and west are restaurants, vacant structures, office, retail and personal service uses. The site is within walking distance to the DART station.

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:

In PDD No. 269, there is a provision that no parking is required for the first 2,500 square feet of an original building. Based on the total square footage of 5,985 square feet, less 2,500 square feet of floor waiver as an original building, one space is required for every 100 square feet of 3,485 square feet for a total of 35 spaces. With proximity to a DART station, the use also qualifies for a reduction of 10% or six spaces; hence, a total of 29 off-street parking spaces are required.

The PDD allows for remote parking on a separate lot that is within walking distance of the use served. Per a Remote Parking Agreement, all 29 required off-street parking spaces will be provided at 2505 Elm Street and 2603 Main Street.

Landscaping:

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

Police Report:

Staff will provide the police report at the City Plan Commission briefing.

**List of Partners/Principals/Officers
Owner:**

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.
Joseph G. Beard, President
Ken Carlson, Vice President
Chuck Hixson, Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.
Joseph G. Beard, President
Ken Carlson, Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

Joseph G. Beard, President

Applicant:

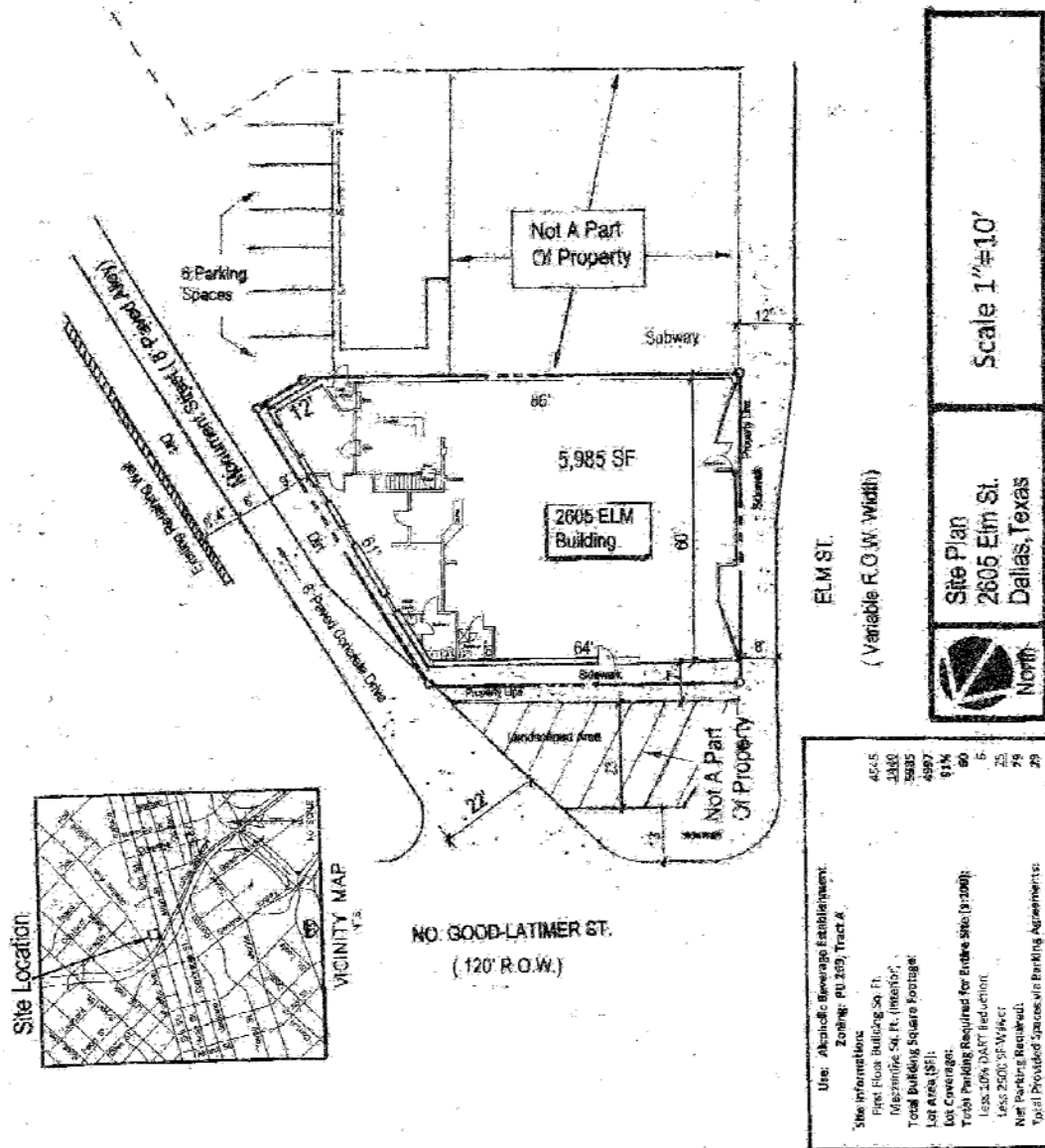
Eleven Entertainment, LLC

Ron Wilson, Managing Member and Director

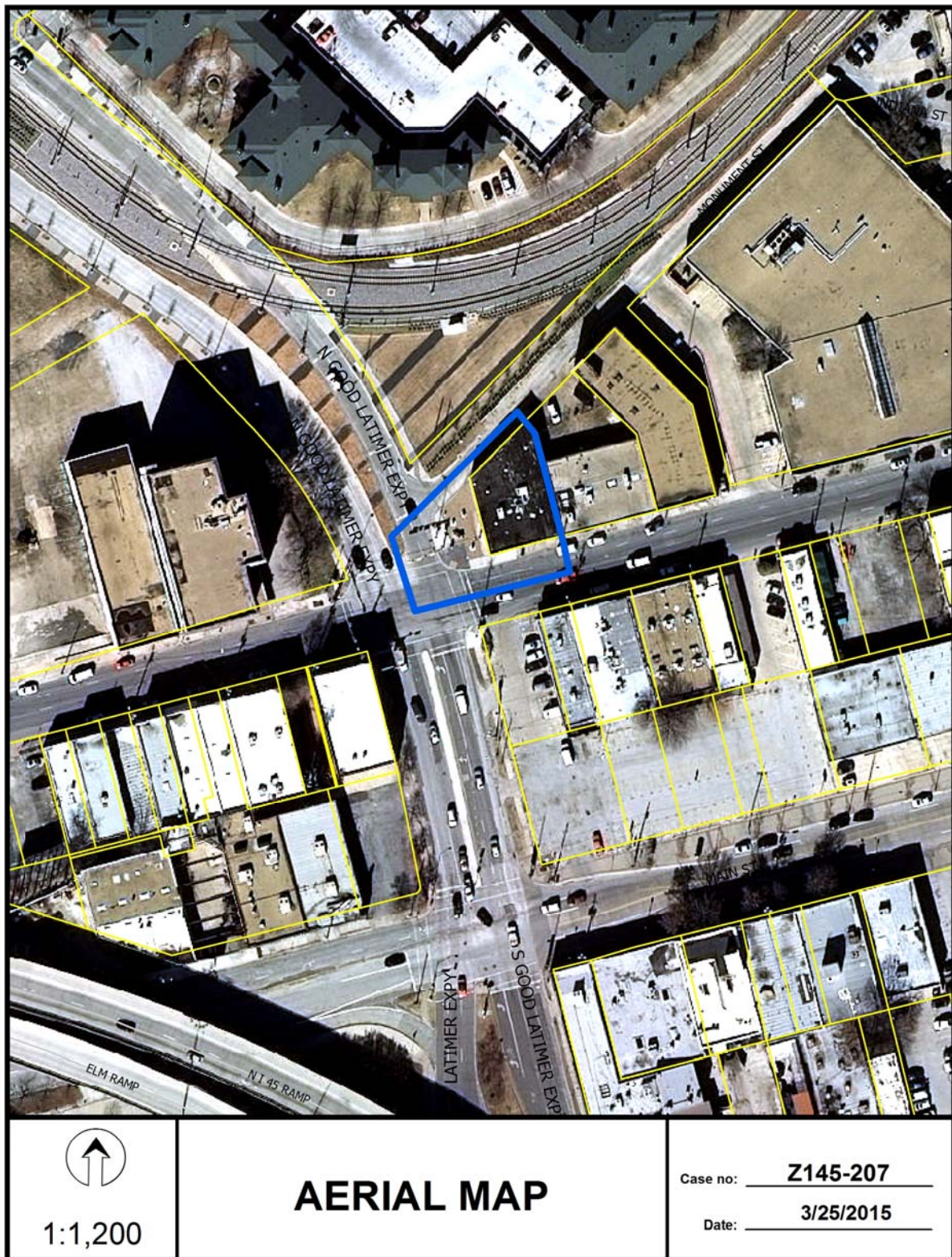
Applicant SUP Conditions

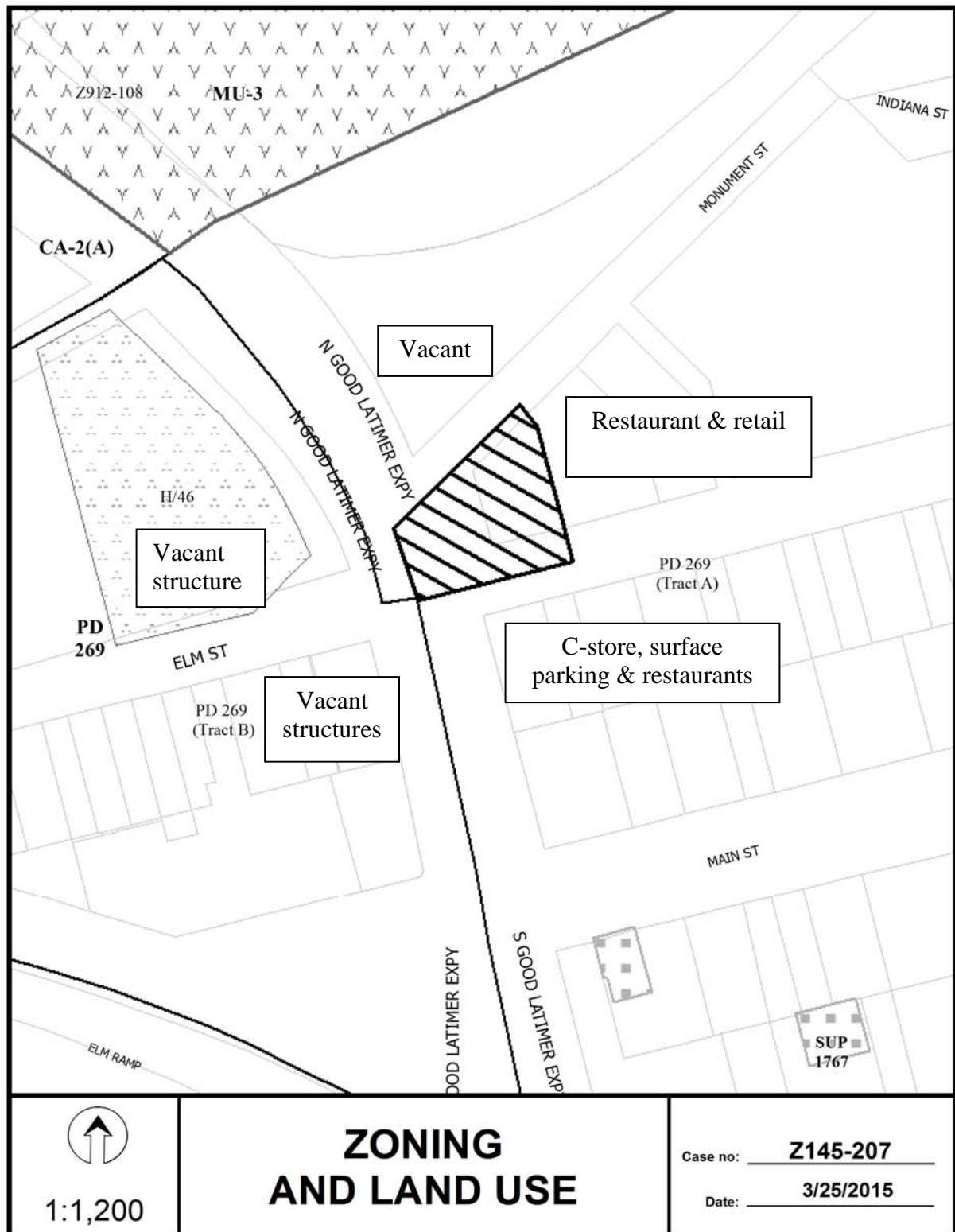
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____ (two-years from passage of the ordinance).
4. FLOOR AREA: The maximum floor area is 5,985 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The allowed use may only operate between 4:00 p.m. to 2:00 a.m. (the next day), Monday through Friday, and 12:00 p.m. to 2:00 a.m. the next day), Saturday and Sunday.
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
7. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
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 conditions, rules, and regulations of the City of Dallas.

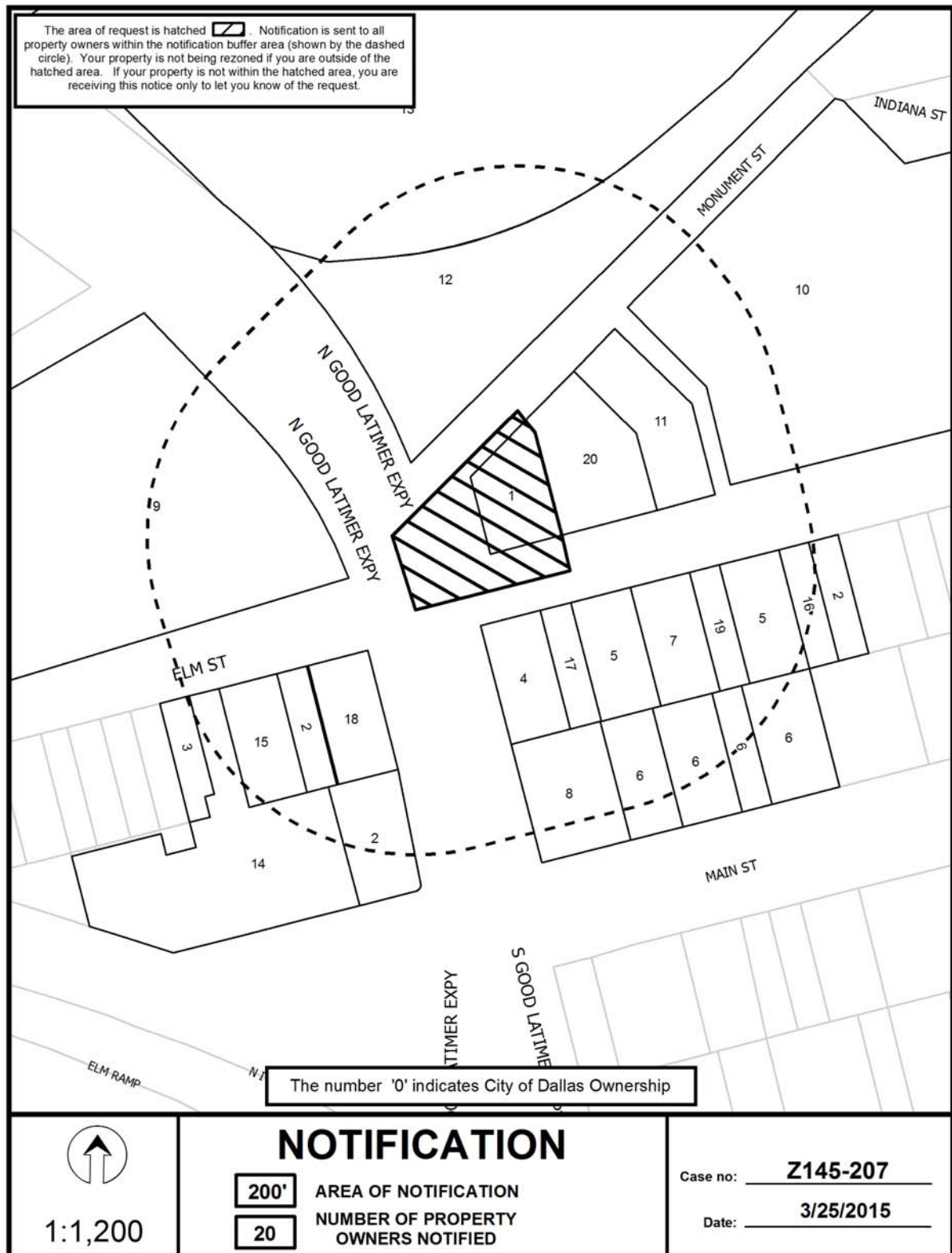
PROPOSED SITE PLAN



| | |
|---|------|
| Use: Alcoholic Beverage Establishment. | |
| Zoning: PU 200, Tract A. | |
| Site Information: | |
| First Floor Building Sq. Ft. | 4545 |
| Mezzanine Sq. Ft. (Interior) | 1380 |
| Total Building Square Footage | 5925 |
| Lot Area (SF): | 6997 |
| Lot Coverage: | 81% |
| Total Parking Required for Entire Site (1:200): | 60 |
| Less 20% DART Reduction: | 6 |
| Less 2500 SF Waiver: | 25 |
| Net Parking Required: | 29 |
| Total Provided Spaces via Parking Agreements: | 29 |







03/25/2015

Notification List of Property Owners

Z145-207

20 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 2605 ELM ST | WESTDALE PROPERTIES AMERICA I LTD |
| 2 | 2511 MAIN ST | ELM STREET LOFTS LTD |
| 3 | 2546 ELM ST | WESTDALE MAIN LTD |
| 4 | 2604 ELM ST | SEJ ASSET MGMT & INVESTMENT CO |
| 5 | 2610 ELM ST | WESTDALE PROPERTIES AMERICA I LTD |
| 6 | 2621 MAIN ST | 42 DEEP ELLUM LP |
| 7 | 2614 ELM ST | 42 DEEP ELLUM LP |
| 8 | 2603 MAIN ST | PARKIN ART JOINT VENTURE |
| 9 | 2505 ELM ST | WESTDALE PROPERTIES |
| 10 | 2625 ELM ST | UPLIFT EDUCATION |
| 11 | 2615 ELM ST | WESTDALE PPTIES AMERICA I LTD |
| 12 | 2600 MONUMENT ST | DALLAS AREA RAPID TRANSIT |
| 13 | 2752 GASTON AVE | DEEP ELLUM MARQUIS LP |
| 14 | 2509 MAIN ST | WESTDALE MAIN LTD |
| 15 | 2550 ELM ST | ELM STREET LOFTS LTD |
| 16 | 2624 ELM ST | ELM STREET LOFTS LTD |
| 17 | 2608 ELM ST | SEJ ASSET MGMT & INVESTMENT CO |
| 18 | 2556 ELM ST | ELM STREET LOFTS LTD |
| 19 | 2618 ELM ST | WESTDALE PROPERTIES AMERICA I LTD |
| 20 | 2609 ELM ST | 42 DEEP ELLUM LP |

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:** 45F**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.**PRIOR CPC ACTION:** On April 2, 2015, the City Plan Commission held this request under advisement until May 7, 2015 in order to permit the applicant to enter into discussion with area property owners. At this point, it is unclear to staff the outcome of this outreach.

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.

| <u>Thoroughfare/Street</u> | <u>Existing & Proposed ROW</u> |
|-----------------------------------|---|
| 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.

***Requested use by right.** As noted in this material, the applicant will be removing all improvements associated with the existing bank or saving and loan with drive-in window service to provide for a high-density mixed use development. During the past few weeks, the applicant has determined a need to request this use by right (underlying

zoning requires an SUP). It should be noted the use without drive-in window service is permitted by right within the context of this request.

As this use is considered an auto-related use, staff has some concerns (allowing by right) related to the impact of operational characteristics associated with the drive-in window use on the immediate area. As this area has focused on an enhanced pedestrian realm provided for in conjunction with recent developments as well as the human element utilizing Klyde Warren Park, concerns exist as to how this use will affect the commitment to street activity. Specifically, how many lanes will be provided, location of such lanes, and will this area be visible from the street?

An example of where this use can function yet not affect the pedestrian experience is the office building at McKinnon/Olive/Harwood. The SUP provides for three drive-in window lanes which are wholly enclosed in the parking structure, and was approved for a ten-year period with eligibility for automatic renewal for additional ten-year periods. An example of how the drive-in window service can function within an enclosed parking structure is attached.

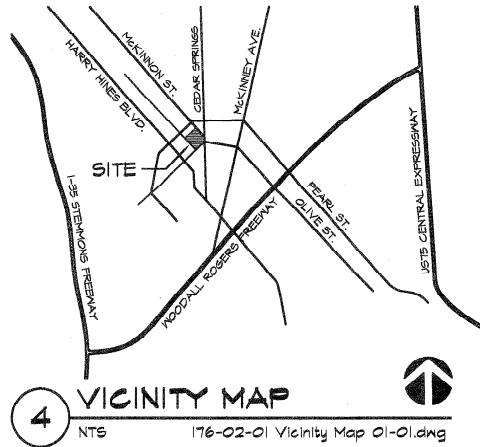
Staff cannot support the use by right but would be supportive of the use by SUP. Furthermore, staff's recommended conditions for the use would limit the number of lanes as well as ensuring the drive-in window service area cannot be seen from a public street.

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

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.

| ZONING/ MAP NO. | HC Subdistrict (existing) | Applicant's request | Staff comments (where applicable) |
|----------------------------|--|--|--|
| LAND AREA | 3.26 ACRES | N/A | N/A |
| USES | MIXED USES | MIXED USES PLUS BANK OR SVG/LOAN WITH DRIVE-IN SVC | REQUIRE SUP FOR BANK OR SVG/LOAN WITH DRIVE-IN SVC |
| 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 |

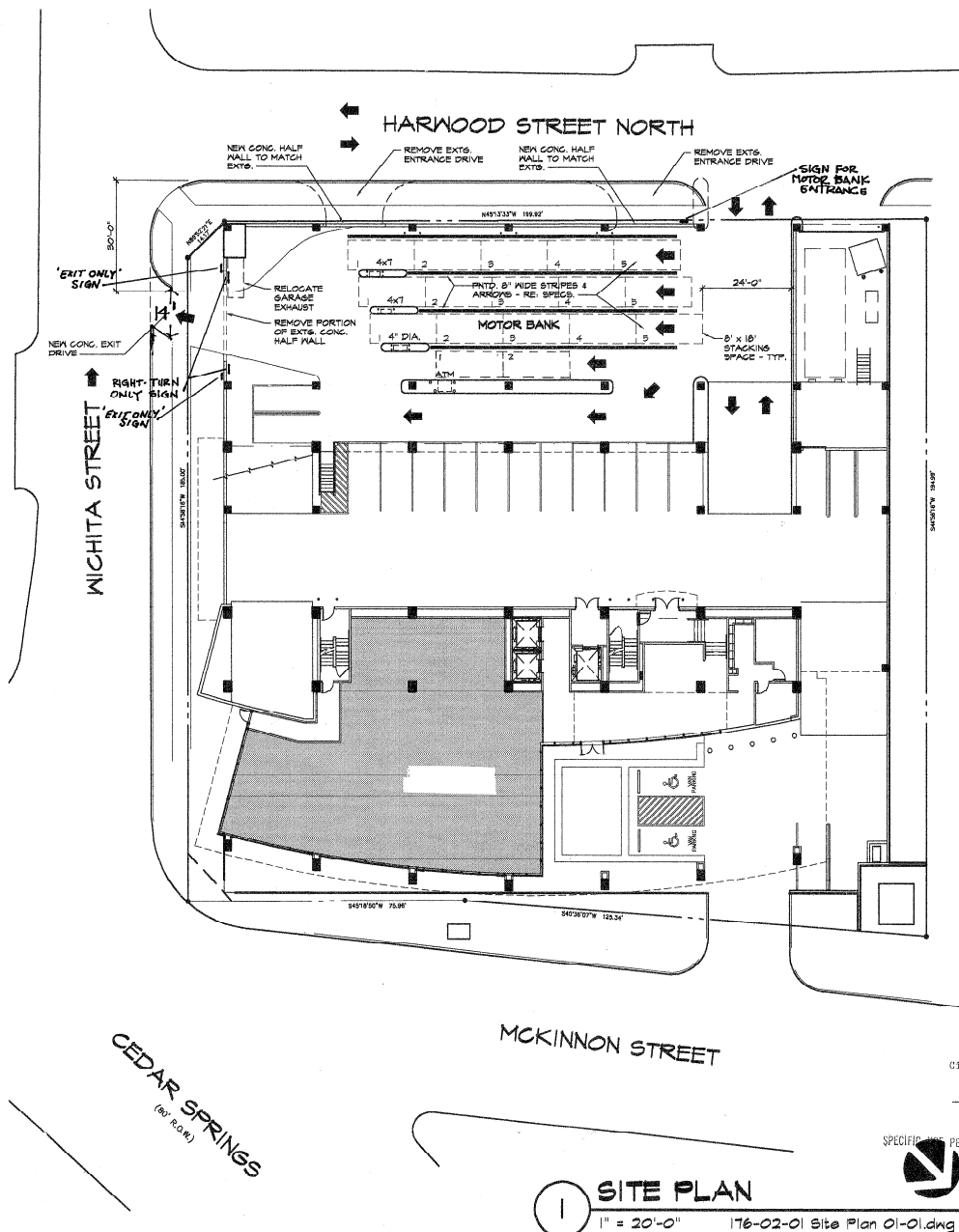


Selzer Associates

4514 Travis Street
Suite 235
Dallas, Texas 75205

214 528-4499
214 528-7375 Fax

ISSUED
June 27, 2003
July 30, 2003
July 31, 2003



032846
25415
APPROVED BY
CITY COUNCIL

OCT 22 2003

Shirley Fey
City Secretary

Approved
City Plan Commission

0-28-03

SPECIFIC PERMIT NO. 1527

STERLING BANK
2525 McKinnon
Dallas, Texas
Site Plan

Project No. 176.02.01

2023-262

SHEET

SUP

1

**Example Site Plan providing for
Bank or Savings and Loan with drive-in window service**

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
Executive Vice President
Executive Vice President
Executive Vice President
Executive Vice President
Executive Vice President
Executive Vice President
Executive Vice President
Executive Vice President
Senior Vice President
Vice President
Vice President
Secretary
Assistant Secretary
Treasurer

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.

Applicant requested:

(a) Except as provided in this section, 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.

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

-- Bank or saving and loan office with drive-in window service.

Staff recommended:

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.

(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.

Staff recommended:

| | |
|-----|--|
| (c) | For a bank or saving and loan with drive-in window service: |
| (1) | Maximum number of drive-in window service lanes is two. |
| (2) | The drive-in window service area must not be viewable from a public street. |
| (3) | Access to the drive-in window service area is prohibited from the Woodall Rodgers Property line. |

(d) 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.

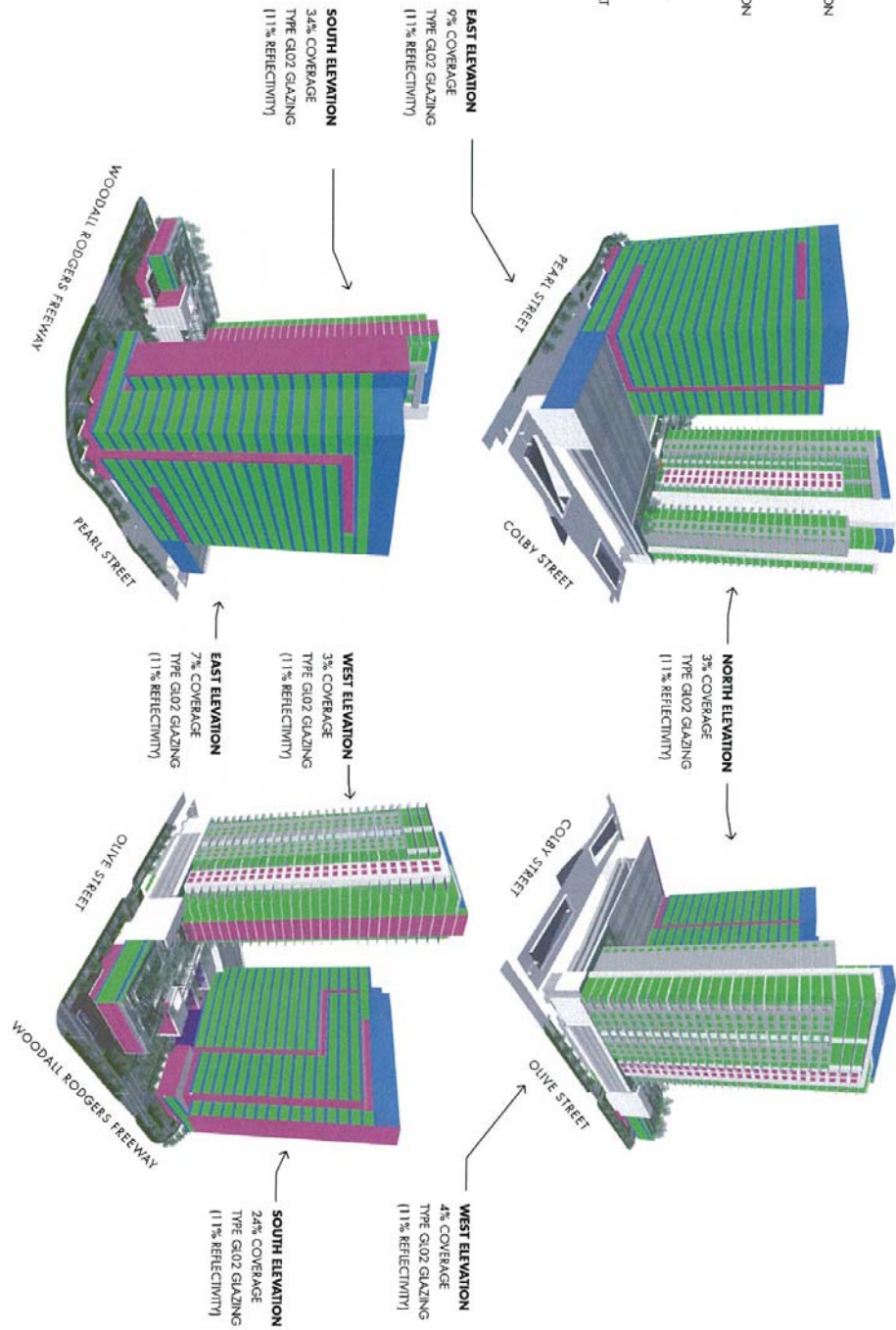
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

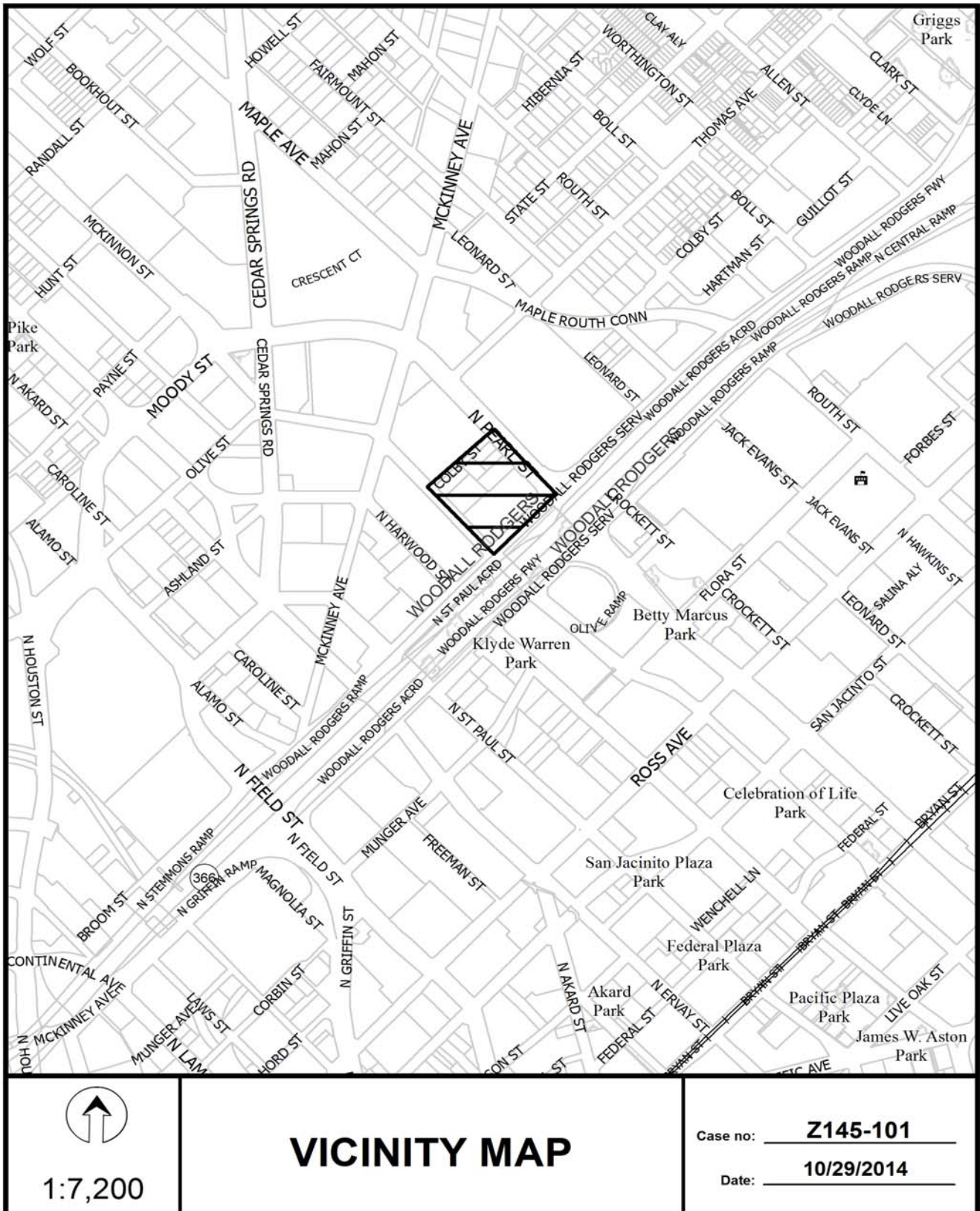
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

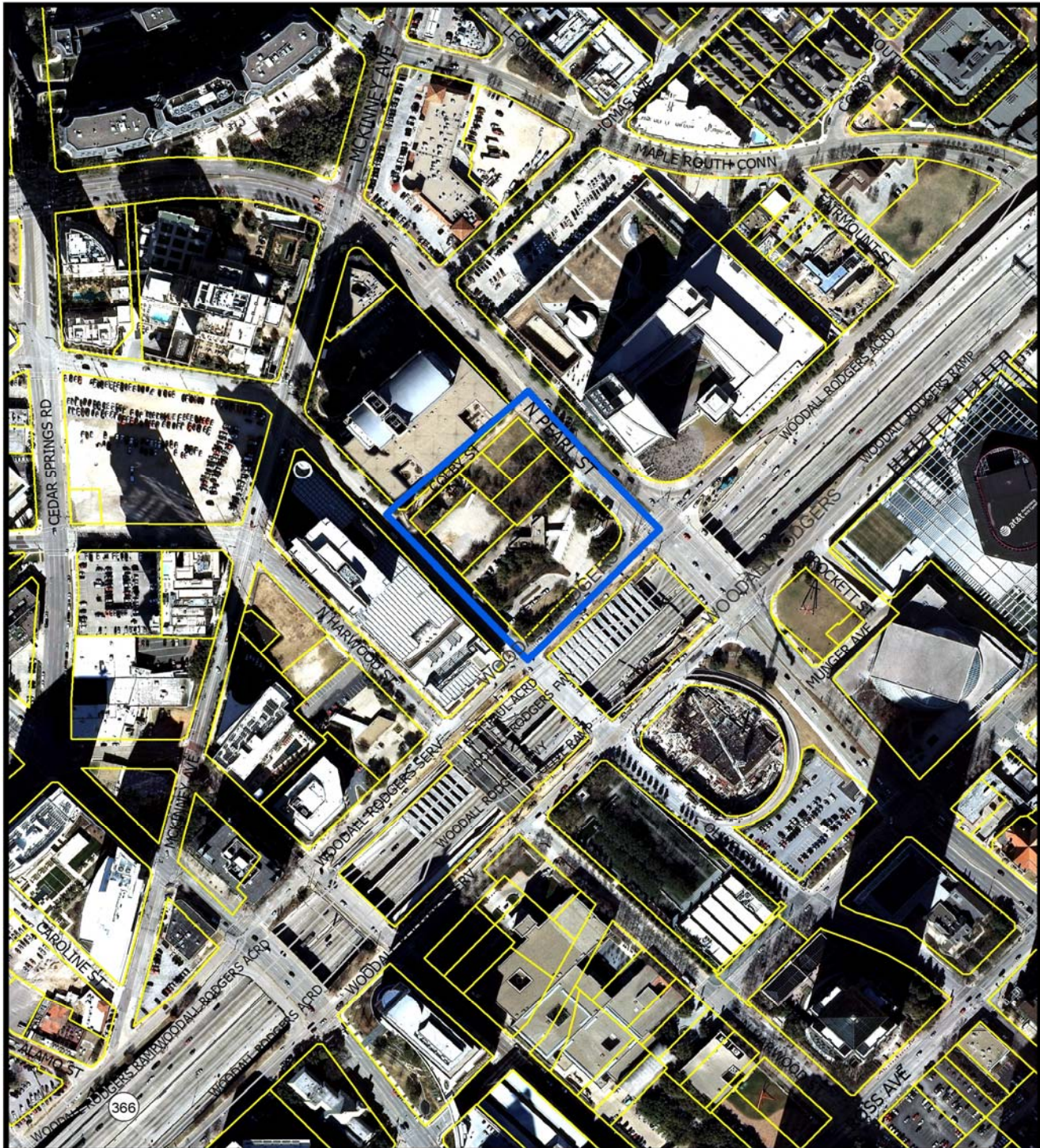


BUILDING FACADE GLASS PROPERTIES

- **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.





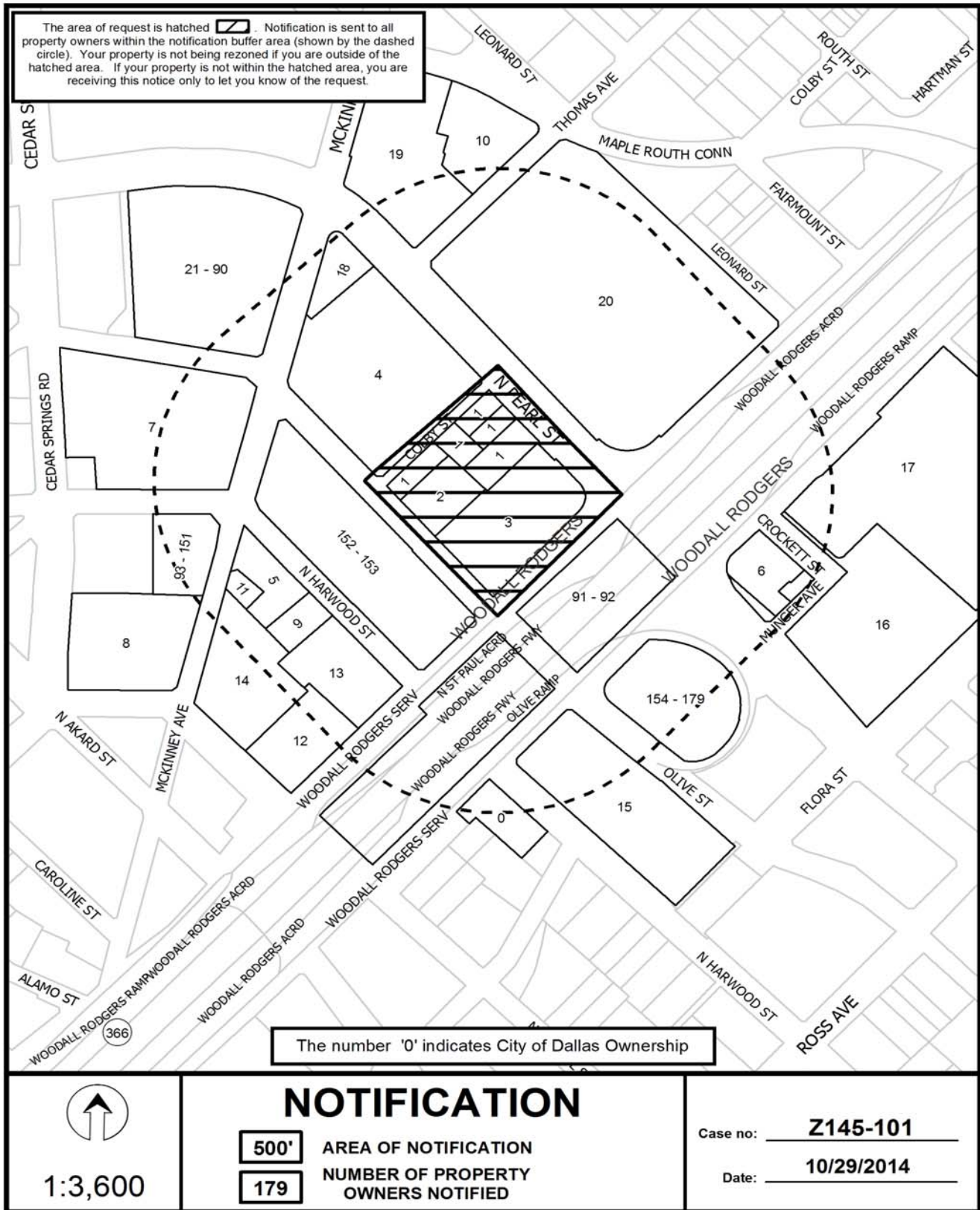


1:3,600

AERIAL MAP

Case no: Z145-101

Date: 10/29/2014



10/29/2014

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

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|--------------------------|--------------------------------------|
| 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 | SONNENSCHNEID 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 PTIES 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: Z145-179(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: \pm 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.

PRIOR CPC ACTION: On April 2, 2015, the case was held under advisement pending a meeting of the applicant and neighborhood as it relates to proposed renewal of the existing SUP.

A neighborhood meeting was held on April 13, 2015, resulting in support of the renewal with requested amendments to the existing 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:

| | Zoning | Land Use |
|--------------|-------------------|--------------------------------|
| Site | CS w/SUP No. 1750 | Commercial parking lot |
| North | CS | Single Family, vehicle storage |
| South | IM | Industrial |
| East | IM | Industrial |
| West | 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.

CPC ACTION:
(April 2, 2015)

Motion: In considering 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, it was moved to **hold** this case under advisement until May 7, 2015.

Maker: Ridley
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Culbreath*, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 1 - Rodgers
Vacancy: 0

*out of the room, shown voting in favor

| | | |
|-----------------|-----------|------------|
| Notices: | Area: 200 | Mailed: 19 |
| Replies: | For: 5 | Against: 0 |

Speakers: None

Amended SUP No. 1750 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.

Applicant recommendation:

- | | |
|----|--|
| 5. | <u>HOURS OF OPERATION</u> : Ingress and egress of commercial motor vehicles may occur 24 hours, 7 days per week. |
|----|--|
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.

Applicant recommendation:

- | | |
|----|--|
| 7. | <u>SECURITY GATE</u> : An automatic gate must be installed and located on Chalk Hill Road for ingress and egress as shown on the attached site plan. |
|----|--|
- 8 7. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.
 - 9 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.

Applicant recommendation:

| | |
|------------|--|
| <u>10.</u> | <u>COMMERCIAL VEHICLES:</u> The only commercial vehicles allowed to park on the premises are dumptrucks and tractors. Vehicles longer than 30-feet, trailers, and buses are prohibited. |
|------------|--|

11 9. **REFRIGERATION UNITS:** Trailers with refrigeration units are prohibited.

12 40 . **SCREENING:** A six-foot-high solid fence must be provided in the location shown on the attached site plan/landscape plan.

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

14 42. **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.

AMENDED SITE/LANDSCAPE PLAN



Michael R. COKER Company

Author's address: Department of Psychology,
University of Cambridge, 7 West Road,
Cambridge CB3 9ET, UK.
E-mail: j.s.west@cam.ac.uk

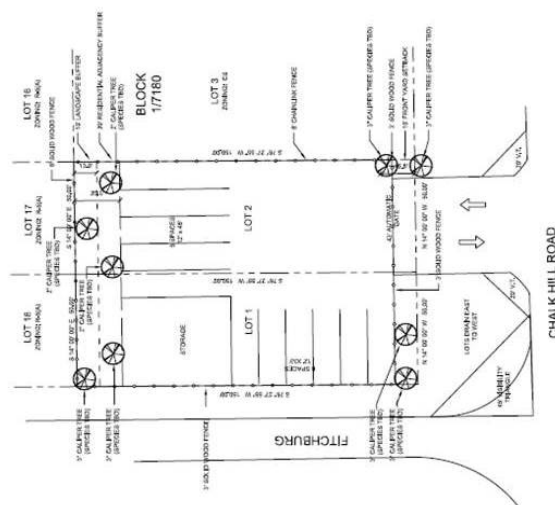
2403-2407 CHALK HILL
DALLAS, TEXAS

| Year | Case | Control |
|------|----------|----------|
| N1 | 17,701.0 | 85,410.0 |
| N2 | 32,763.0 | 85,410.0 |
| N3 | 13,110.0 | 85,410.0 |
| N4 | 33,843.0 | 85,410.0 |
| N5 | 14,013.0 | 85,410.0 |
| N6 | 14,017.0 | 85,410.0 |

Drawing Title
SITE PLAN/
LANDSCAPE PLAN

| | |
|-------------------|---------------|
| Issue Dates | 12/2/28 |
| Color Co Projects | XXXX-0002XXXX |
| Reviewed By: | JSE |
| Drawn By: | hrs |

S-1

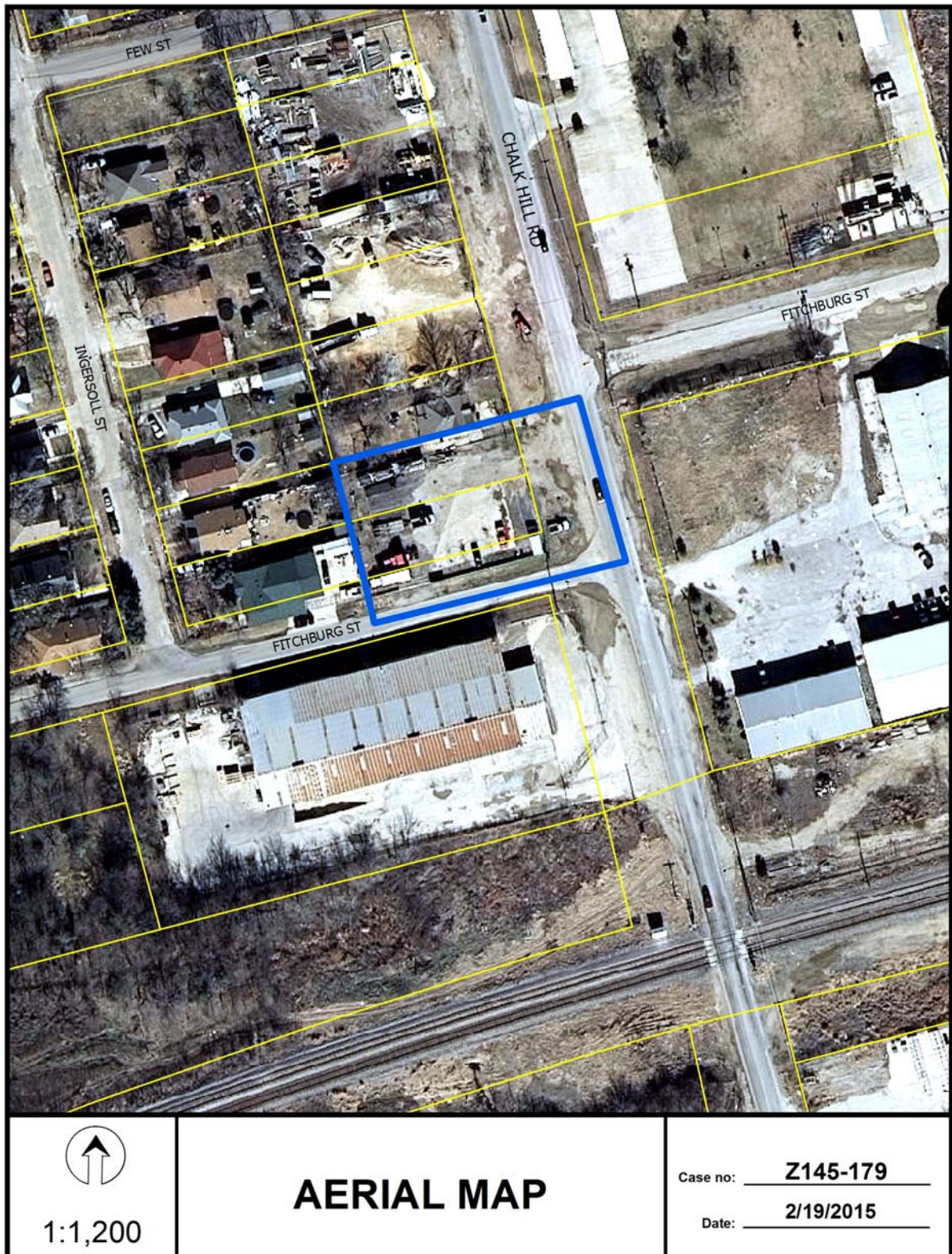


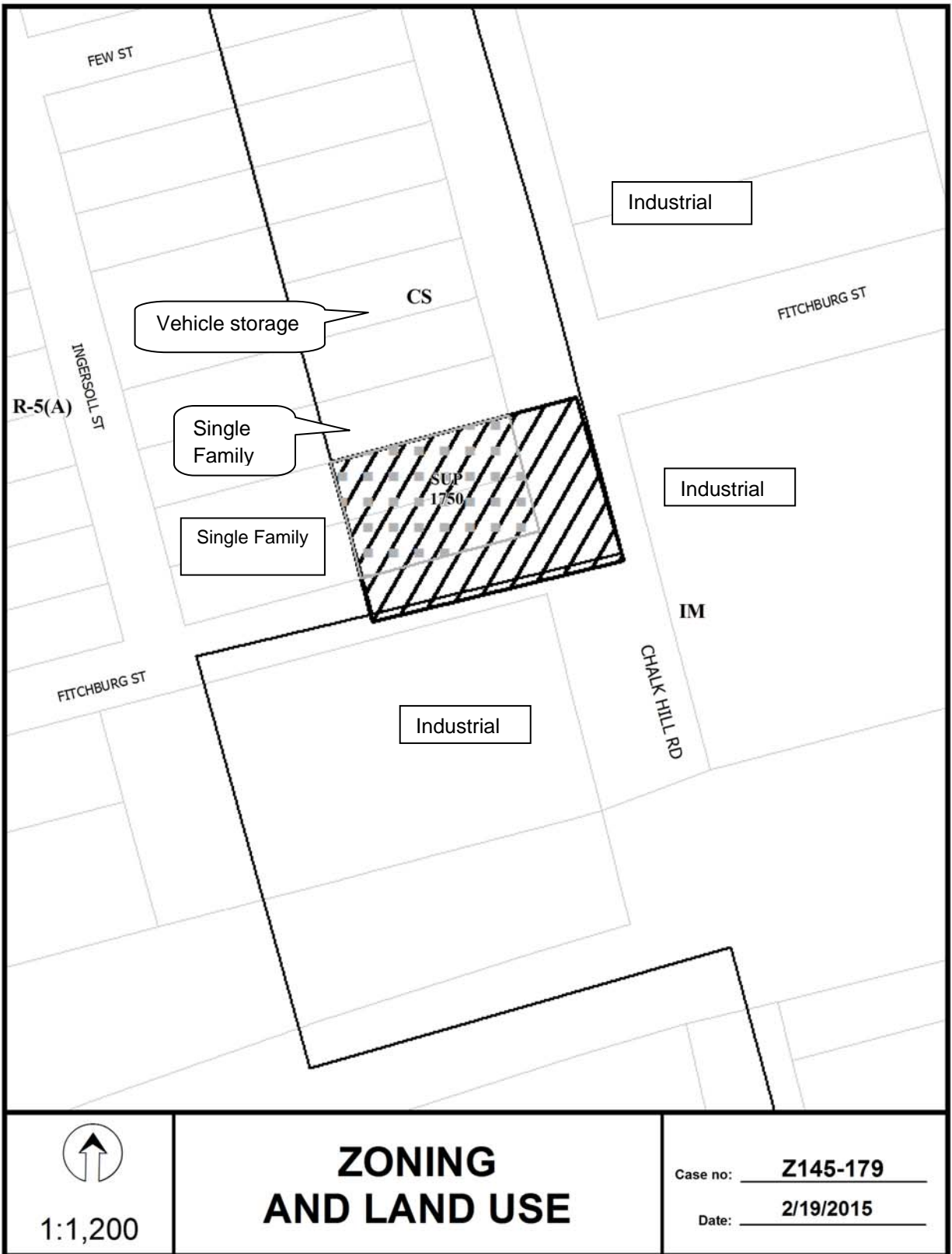
SITE PLAN/LANDSCAPE PLAN
SCALE 1" = 20'



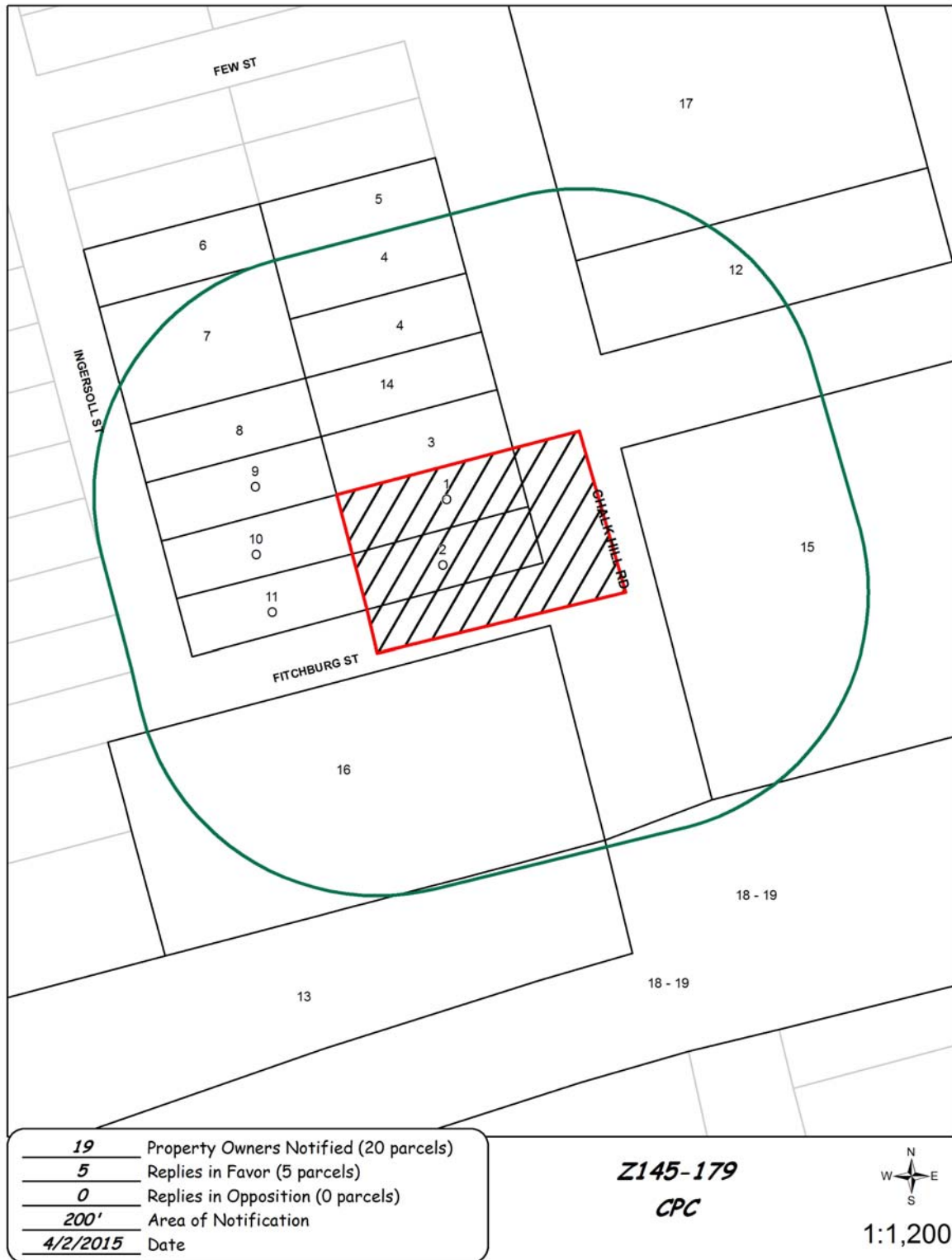
| | | |
|------------|----------------|----|
| SITE NOTES | ZONING: | CS |
| | SUP #: | 0 |
| | REQ. PARKING: | 11 |
| | PROV. PARKING: | |







CPC RESPONSES



04/01/2015

Reply List of Property Owners**Z145-179**

Owners in Favor **19 Property Owners Notified** **5 Property**
0 Property Owners Opposed

| Reply | Label # | Address | Owner |
|--------------|----------------|----------------|-------------------------------|
| O | 1 2407 | CHALK HILL RD | ALBARRAN GAMALIEL SR |
| O | 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 |
| O | 9 2410 | INGERSOLL ST | LARA ALEJANDRO |
| O | 10 2406 | INGERSOLL ST | GARFIAS MARIA L & JOSAFAT |
| O | 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 |

PLANNER: Aldo Fritz**FILE NUMBER:** Z145-189(AF) **DATE FILED:** February 10, 2015**LOCATION:** Northwest corner of Bell Avenue and Greenville Avenue**COUNCIL DISTRICT:** 14 **MAPSCO:** 36-T**SIZE OF REQUEST:** Approx. 2200 sq. ft. **CENSUS TRACT:** 10.02

APPLICANT/OWNER: Simon McDonald**OWNER:** 2001 Greenville Venture, LTD-Laurence B. Vineyard,
Manager**REQUEST:** An application for the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842.**SUMMARY:** The applicant is proposing to continue operation of an existing restaurant [The Libertine Bar] during late hours between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. The site lies within the Modified Delta Overlay No. 1. On January 26, 2011, the City Council approved Planned Development District No. 842, which requires retail and personal service uses operating between 12:00 a.m. and 6:00 a.m. to receive a Specific Use Permit. City Council approved the Specific Use Permit for the subject site for a four-year period on August 10, 2011. The Building Inspections Division determined that the establishment is a restaurant as opposed to a bar.**STAFF RECOMMENDATION:** Approval for a four-year period, subject to conditions.**PRIOR CPC ACTION:** On April 16, 2015, the City Plan Commission held this item under advisement to allow applicant to resolve issues with the site plan and parking. The applicant covered the patio, shown as uncovered on the site plan, which would trigger more parking and a revised site plan. The applicant has indicated that he will remove the cover so that it complies with the existing site plan. The cover must be removed prior to consideration by City Council.

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 is located along a portion of Greenville Avenue where there are a variety of retail uses, restaurants, and bars, some of which also have Specific Use Permits for late hours. While there is residential zoning approximately 170 feet to the northwest, the late hour's operation for the use has proven to be compatible with the area. The police reports show few disturbances since the Specific Use Permit in 2011.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The renewal of the SUP does not appear to negatively impact the adjacent properties. The Restaurant/Bar has been located at the same location since 2006. No major changes are being proposed to the site.
3. *Not 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 all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.

In addition, PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment that the City Plan Commission and City Council shall consider:

1. *The number of citations issued by police to patrons of the establishment* – Staff is awaiting this information and will provide at the meeting.
2. *The number of citations issued by police for noise ordinance violations by the establishment* – There has been zero citations.
3. *The number of arrests for public intoxication or disorderly conduct associated with the establishment* – One arrest in 2010 is shown on record.
4. *The number of Texas Alcoholic Beverage Code violations of the establishment* – One written warning was issued in 2012 for a minor infraction.
5. *The number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment (see Police Activity exhibit)* – There have been a total of eight incidences between the years of 2010-2014. A large majority of the crimes occurred in 2010.

Zoning History:

| <u>File No.</u> | <u>Request, Disposition, and Date</u> |
|------------------------|---|
| 1. Z123-344 | On August 1, 2013, City Council denied an application for the renewal of Specific Use Permit No. 1906 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property within Planned Development District No. 842. |
| 2. Z112-107 | On December 14, 2011 the City Council approved an application for SUP 1898 for a late-hours establishment limited to general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station for a five year period on property zoned Planned Development District No. 842. |
| 3. Z101-303 | On September 14, 2011 the City Council approved an application for SUP 1890 for late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period on property within Planned Development District No. 842. |
| 4. Z123-259 | On September 14, 2011, the City Council approved a Specific Use Permit 1889 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a two-year period subject on property within Planned Development District No. 842 |

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|-------------|---------------------|
| Greenville Avenue | Local | 50' |

Traffic: Renewal of this Specific Use Permit for late hours can be accommodated by the surrounding roadway system.

Comprehensive Plan: The request site lies within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living,

working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

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

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use:

| | Zoning | Land Use |
|--------------|---------------|---|
| Site | PD 842 | Various retail, restaurant & entertainment venues |
| North | PD 842 | Various retail, restaurant & entertainment venues |
| East | PD 842 | Retail: Gas Station/convenience store |
| South | PD 842 | Various retail, restaurant & entertainment venues |
| North | PD 842 | Various retail, restaurant & entertainment venues |

The request site possesses improvements that are utilized for a restaurant without drive-in service. Required parking is provided on an adjacent surface lot, across Bell Avenue. The applicant is requesting an SUP for a late-hours establishment to permit

the existing restaurant to operate beyond 12:00 a.m. and 2:00 a.m., Monday through Sunday. The restaurant has been at this location since May, 2006.

The site is surrounded by a mix of office, retail, and entertainment uses.

The purpose of PDD No. 842 is to 'ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.'

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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.

Lastly, in an effort to assess the compatibility of a request for a late-hours establishment, the following information is requested for staff's review:

- (1) Floor plan.
- (2) Certificate of occupancy history.
- (3) Location of required parking, including detail related to applicable delta credits, Board of Adjustment parking reductions, and/or city approved parking agreements.
- (4) Existing or proposed improvements within the right-of-way, including copy of private license.
- (5) For a restaurant, copy of menu and alcohol affidavit.

The applicant has provided necessary documentation related to Nos. 1, 2, and 3. With respect to No. 4, an approximate 750-square-foot uncovered area is depicted on the proposed site plan along the eastern façade of the building, parallel to the Greenville Avenue right-of-way. Therefore, a private license will not be required because it is not in the right-of-way. With respect to No. 5, staff has received a copy of the restaurant's menu and the applicant has indicated food sales are above 30 percent.

Parking:

SUP 1881 was previously approved for a 2,200 square foot. building and a parking agreement for 22 off-site parking spaces on two lots (5630 and 5642 Bell) southwest of the site. With a parking requirement of 1 space for every 100 square feet, the parking agreement satisfied the requirement.

The previously approved site plan does not reflect the current day development. Covered patio seating was added after the most recent SUP approval. The addition would need to be taken into consideration to calculate parking requirements. Staff shared with the applicant the fact that the current parking would not suffice. The applicant will need to update the building site for it to reflect the current site plan before City Council approves the renewal of the SUP.

Development Standards:

| <u>DISTRICT</u> | <u>SETBACKS</u> | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|------------------------|-------------------------|------------------|----------------------------------|-----------------------------------|---------------------|--------------------------|---------------------|
| | Front | Side/Rear | | | | | |
| PD 842 | Min. front yard is: 15' | 20' | No maximum dwelling unit density | Max. structure height is: 54 feet | 60% | No Min. Lot size | Community Retail |

Landscaping: Landscaping requirements of Article X of the Dallas Development Code will be triggered if additional impervious surface is added to the site.

POLICE ACTIVITY
Crime Activity at 2100 Block

| 2100 GREENVILLE AVE | | | | | |
|--------------------------------|-----------|----------|----------|----------|----------|
| | 2010 | 2011 | 2012 | 2013 | 2014 |
| AGG ASSAULT | 0 | 0 | 1 | 1 | 0 |
| AGG ROBBERY | 1 | 0 | 0 | 0 | 0 |
| ASSAULT M/A | 1 | 1 | 2 | 0 | 0 |
| ASSAULT M/C | 1 | 0 | 1 | 0 | 0 |
| BMV | 2 | 0 | 0 | 0 | 0 |
| CRIMINAL MISCHIEF | 1 | 1 | 1 | 0 | 0 |
| CRIMINAL MISCHIEF M/B | 1 | 0 | 0 | 0 | 0 |
| DIS CONDUCT/FIELD RELEASE | 0 | 0 | 1 | 0 | 0 |
| FIELD RELEASE | 1 | 0 | 0 | 0 | 1 |
| TRAFFIC NON HAZARDOUS | 1 | 0 | 0 | 0 | 0 |
| FOUND PROPERTY | 0 | 1 | 1 | 0 | 0 |
| INVESTIGATION OF CRIME | 0 | 0 | 0 | 1 | 0 |
| MIR | 2 | 1 | 0 | 0 | 1 |
| MIR FOR CRASH | 1 | 0 | 0 | 0 | 0 |
| MIR/TOWED VEHICLE | 1 | 0 | 0 | 0 | 0 |
| MURDER | 1 | 0 | 0 | 0 | 0 |
| NOT CODED | 0 | 0 | 0 | 4 | 0 |
| OTHER THEFTS | 0 | 0 | 0 | 1 | 0 |
| PI ARRESTS | 1 | 0 | 0 | 0 | 0 |
| PRISONER PROPERTY | 0 | 0 | 2 | 0 | 0 |
| PUBLIC INTOXICATION ARREST/MIR | 1 | 0 | 0 | 0 | 0 |
| ROBBERY | 0 | 1 | 0 | 0 | 0 |
| UNINSURED MOTORIST/MIR | 1 | 0 | 0 | 0 | 0 |
| USE OF FORCE | 0 | 1 | 0 | 0 | 0 |
| Grand Total | 17 | 6 | 9 | 7 | 2 |

List of Property Owners

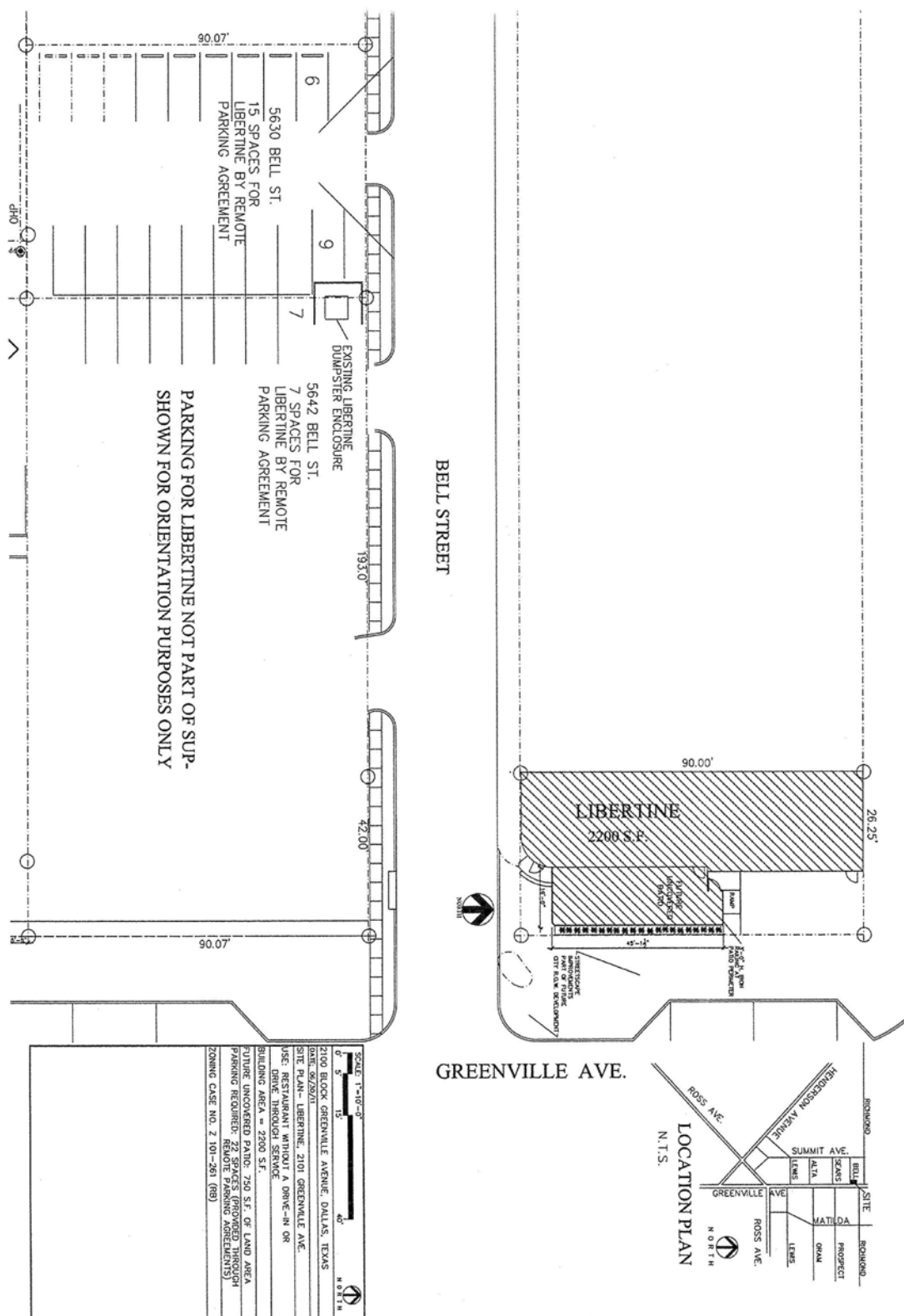
GP 2001 Greenville Venture, LLC
Laurence B. Vineyard, President
Susan B. Reese, Sole & Managing Manager

2001 Greenville Venture, Ltd.
Laurence B. Vineyard, President
Susan B. Reese, Sole & Managing Manager

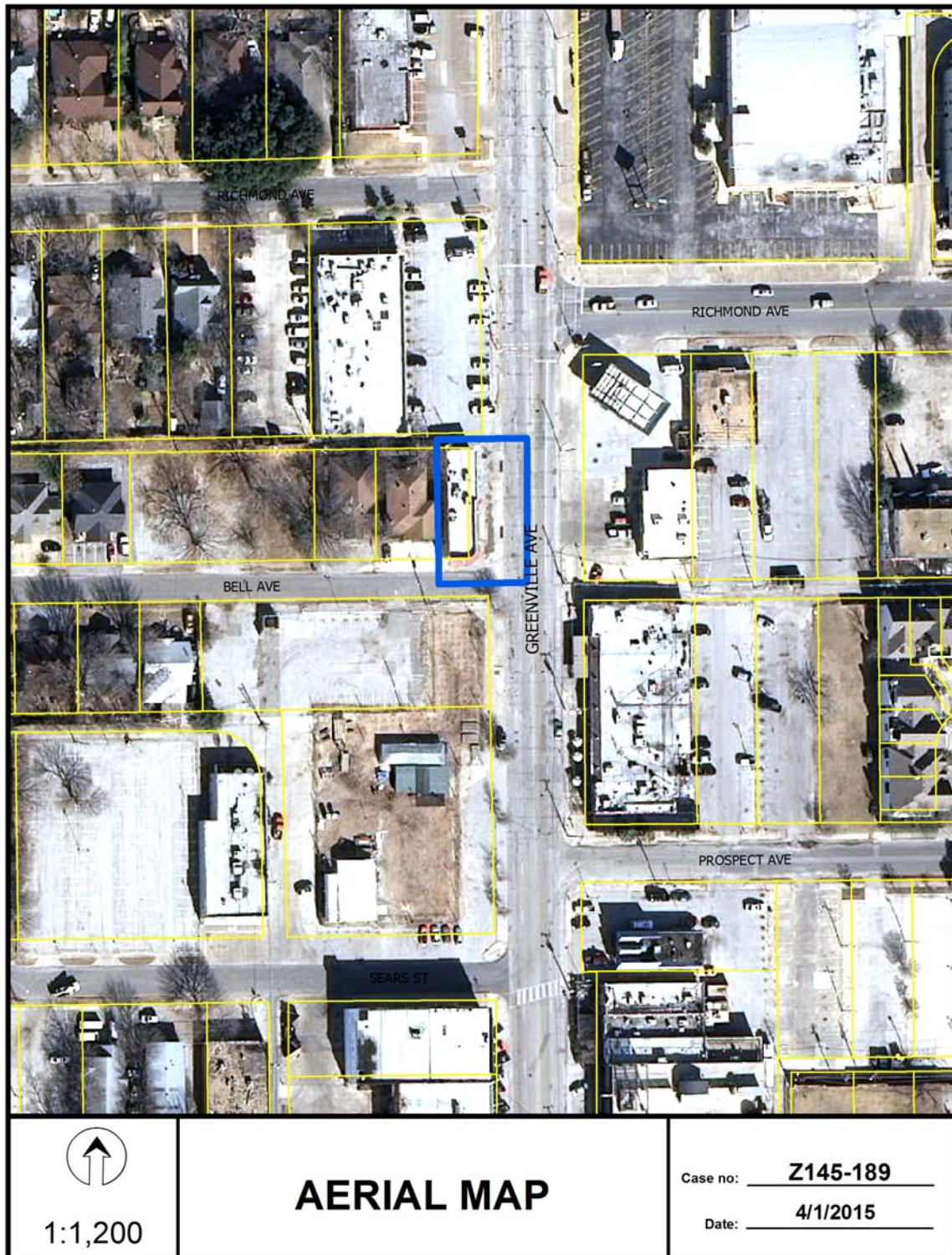
CONDITIONS FOR SPECIFIC USE PERMIT

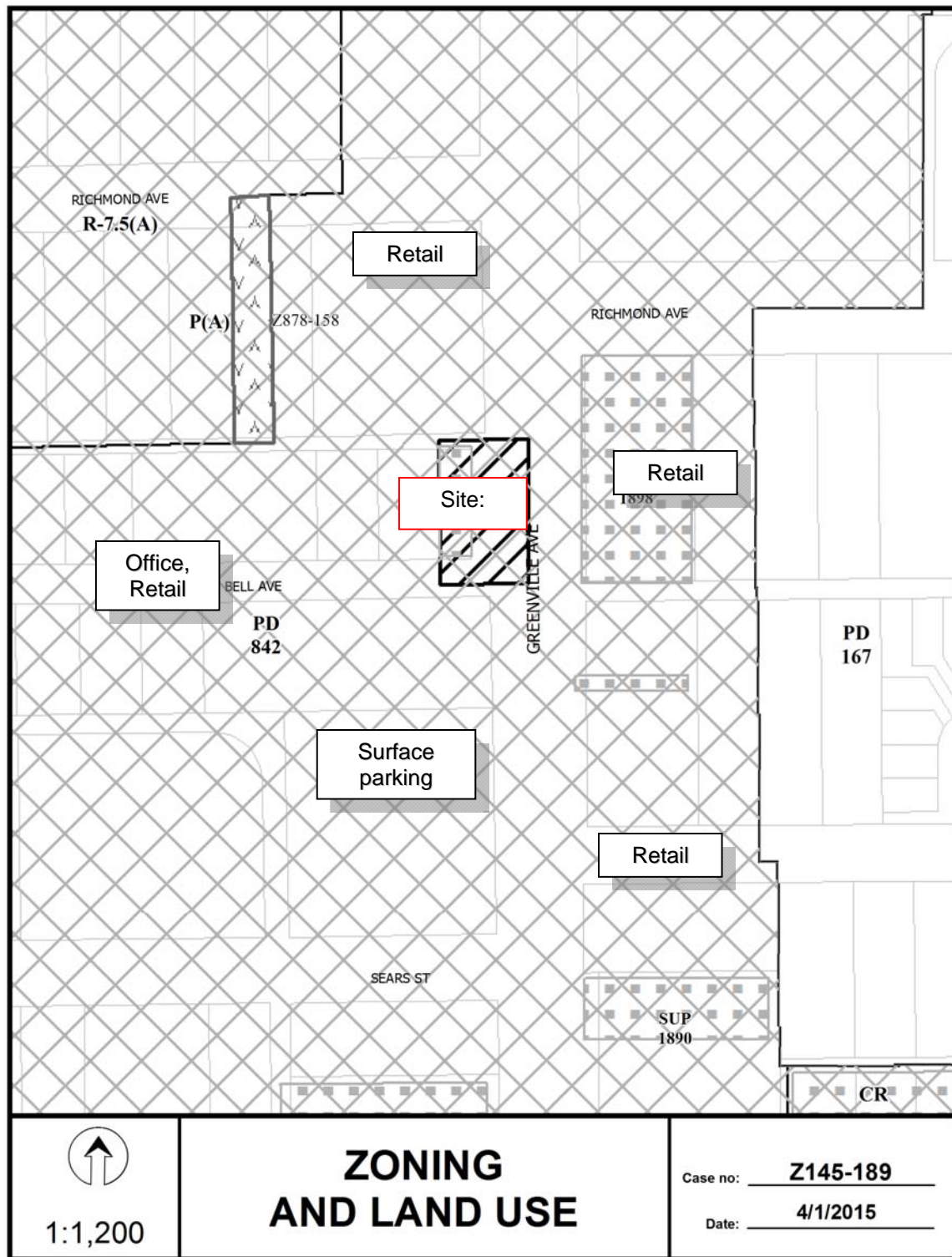
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (four years).
4. FLOOR AREA: Maximum floor area is 2,200 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - A. The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
 - B. All customers must be removed from the Property by 2:15 a.m.
6. OUTDOOR PATIO AREA:
 - A. Maximum land area for the outdoor patio area is 750 square feet in the location shown on the attached site plan.
 - B. The outdoor patio must be uncovered
 - C. Before the outdoor patio may be used by customers, the owner or operator of the late-hours establishment must:
 - (1) obtain a license for the use of public right-of-way in accordance with Chapter 43 of the Dallas City Code; and
 - (2) provide a copy of the license to the building official.
8. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited.
9. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

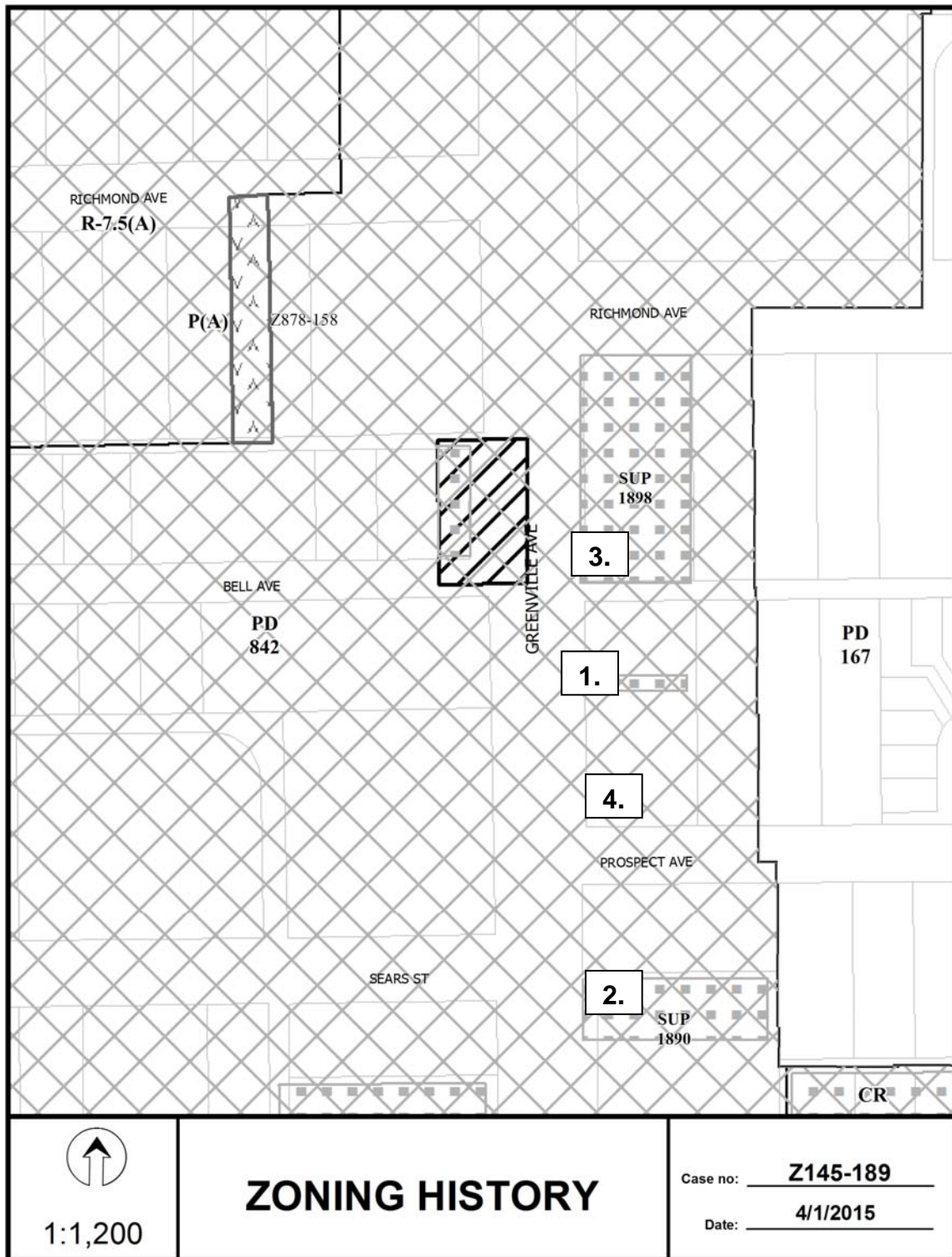
EXISTING SITE PLAN

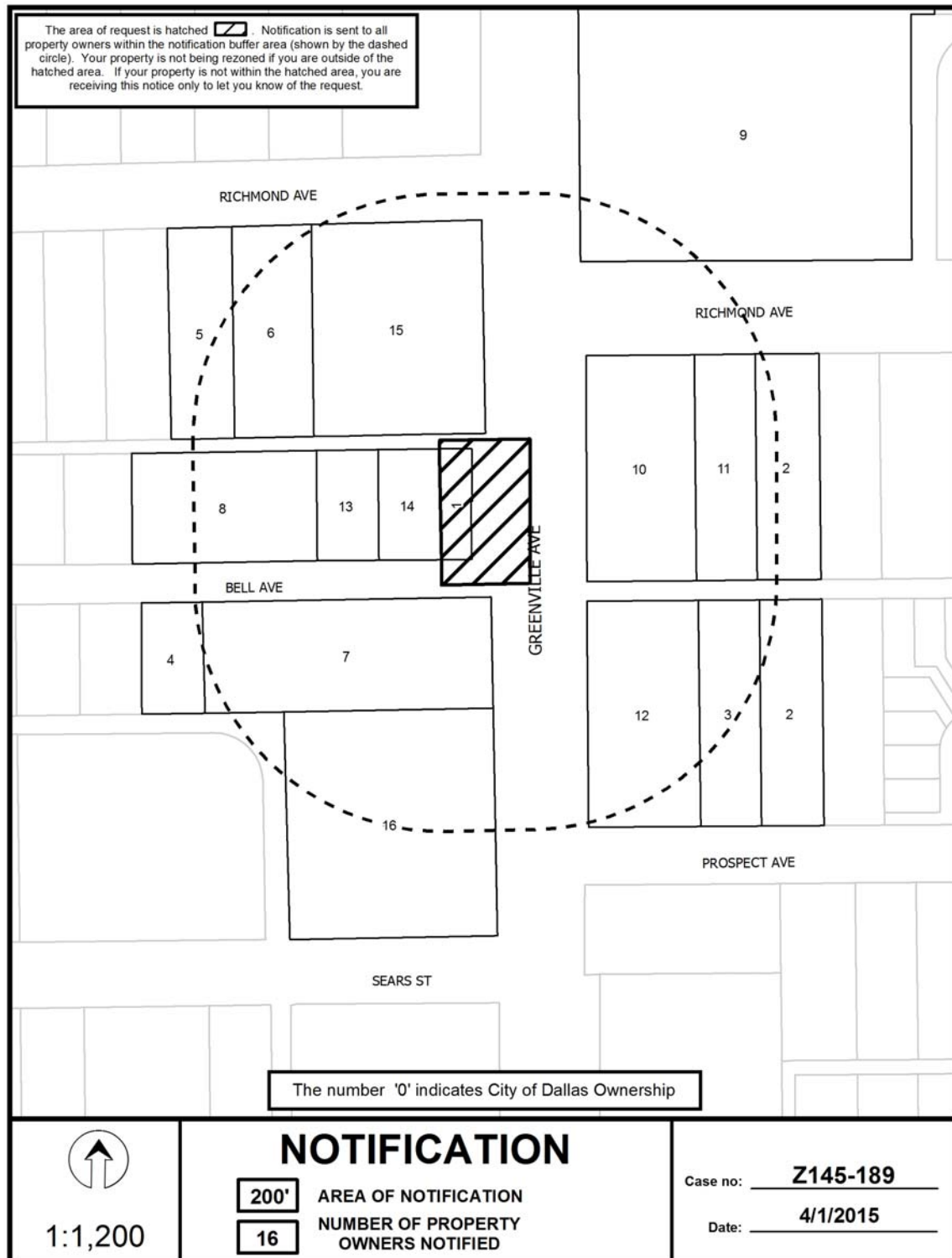












04/01/2015

Notification List of Property Owners

Z145-189

16 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------|
| 1 | 2101 GREENVILLE AVE | 2001 GREENVILLE VENTURE |
| 2 | 5714 RICHMOND AVE | REESE GRANDCHILDRENS |
| 3 | 5711 PROSPECT AVE | ANDRES FAMILY TRUST |
| 4 | 5626 BELL ST | WISHART LEATHERS BEVERLY |
| 5 | 5628 RICHMOND AVE | HABASHY JONATHAN L & |
| 6 | 5632 RICHMOND AVE | RICHMAN TRUSTS |
| 7 | 5642 BELL ST | 2001 GREENVILLE VENTURE |
| 8 | 5627 BELL ST | LEFEBVRE DALE |
| 9 | 2218 GREENVILLE AVE | R&F INVESTMENTS II LTD |
| 10 | 5702 RICHMOND AVE | GREENVILLE ROSS PTNR LTD |
| 11 | 5710 RICHMOND AVE | SANCHEZ FIDENCIO |
| 12 | 2100 GREENVILLE AVE | GREENVILLE 2100 LTD |
| 13 | 5639 BELL ST | EATON ROAD LTD |
| 14 | 5643 BELL ST | BATM PROP LP |
| 15 | 2121 GREENVILLE AVE | RICHMAN HARVEY A & |
| 16 | 2001 GREENVILLE AVE | 2001 GREENVILLE VENTURE LTD |

FILE NUMBER: Z134-319(RB)

DATE FILED: August 19, 2014

LOCATION: North Line of East University Boulevard, east of North Central Expressway

COUNCIL DISTRICT: 14

MAPSCO: 36E

SIZE OF REQUEST: Approx. 32,234 Sq. Ft. **CENSUS TRACT:** 79.13

APPLICANT: OP Acquisitions, LLC

REPRESENTATIVE: Rob Baldwin

OWNERS: East Campus Holdings, LP; City of Dallas

REQUEST: An application for a Planned Development District for certain CS Commercial Service District Uses and a Mini-warehouse use and the termination of deed restrictions on property zoned a CS Commercial Service District.

SUMMARY: The applicant proposes to redevelop the property with a mini-warehouse use. The site consists of a commercial structure and surface parking area within the site's eastern half. All improvements will be removed, providing for a six story mini-warehouse use encompassing approximately 129,000 square feet of floor area. Additionally, the applicant will be terminating the existing deed restrictions that limit permitted uses (see attached deed restriction). A PDD is being requested for consideration of the following: 1) increase in floor area; 2) increase in structure height; 3) increase in number of stories; and 4) enhanced attached signage. While not specifically requested, staff is of the opinion a PDD also will consider a reduction in 'adequate' off-street parking.

STAFF RECOMMENDATION: Denial

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial of the request, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use, and a lack of adequate off-street parking, could impact adjacent development.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area, however staff envisions transit-oriented development for this area and would expect a residential component as part of any rezoning request.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish development rights over that currently permitted, a PDD was presented for consideration.

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

Thoroughfare

University Boulevard

Existing & Proposed ROW

Collector; 60' & 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested development vision in conjunction with the required Traffic Impact Analysis and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: 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.

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 predominant development pattern in the immediate area consists of nonresidential uses, heavily influenced by office structures and structured parking to serve their requirements, with retail uses concentrated to the west/northwest, and eastward (approximately 530 feet) along the Greenville Avenue alignment. An outside industrial use (University Park) is situated along the south line of University Boulevard. The DART right-of-way (Red Line) abuts the site's western property line, with various office and retail uses fronting parcels between the DART right-of-way and the northbound service road of North Central Expressway (travel lanes are depressed through this section), both north and south of University Boulevard. With respect to DART's presence in the immediate area, both the Lovers Lane Station as well as the Mockingbird Station (Park and Ride) serve this area; approximately 880 and 2,900 feet, respectively.

As the current zoning permits the mini-warehouse use by right, the applicant's intent is to utilize this CS District zoning as a base for certain permitted uses (i.e., prohibiting some uses allowed either by right or by SUP) along with the intended mini-warehouse development while requesting an increase in development rights (see table, below). While the use is not of concern to staff, it was strongly encouraged to come back with a mixed use incorporating a component of multifamily dwellings. As the site abuts office and structured parking to the north and east, it would be envisioned the units would be oriented towards unobstructed views west/northwest/south. As the site is constrained by its platted lot, off-street parking could be a concern; however, the site's proximity to mass transit would allow for consideration of reduced parking requirements for residential as part of a mixed use project. With respect to structural design, it would be anticipated at grade podium parking would be incorporated into the building's design.

As submitted, the applicant is proposing the minimum amount of parking for the use when compared to existing use categories with similar floor area (office, retail; see Off-street parking section, below). As such, the proposed redevelopment is not 'taxing' when considering land area required for parking and maneuvering. As the site is

somewhat restricted in size, the majority of redevelopment options per the attached list of permitted uses would tend to be one-story, again being somewhat impacted by off-street parking requirements.

In summary of this analysis, staff cannot support the applicant's request. It should be stated that lack of support is not related to the requested increase in development rights, but lack of a development that is more of a transit oriented development, with or without a mini-warehouse component.

In consideration of the applicant's request, staff would recommend the City Plan Commission consider the following in regard to a mini-warehouse use (in addition to a residential component as provided above):

- 1) in addition to required parking for the floor area devoted to rental units, require an additional off-street parking space for a caretaker's quarters (whether anticipated now or in the future);*
- 2) consider an increase in required parking to adequately serve the proposed development;*
- 3) prohibit rental of trailers, and associated equipment;*
- 4) prohibit outside storage;*
- 5) prohibit sales of packing/moving materials; and,*
- 6) require all units to be accessed from an internal corridor (protects against a change of design in the future)*

With respect to the part of the request to terminate existing deed restrictions, staff has no objections to this. As the applicant has established specific uses, those overlapping uses (in comparison to those restricted in the existing deed restrictions) are not being requested, thus staff supports the termination of deed restrictions.

Landscaping: The applicant will be complying with landscape requirements as outlined in Article X (street trees, site trees, two design standards) during the building permit process.

Off-Street Parking: As noted above, any redevelopment of the site will largely be impacted by an ability to provide parking on site. For purposes of this section, consideration of special parking (remote, shared) is not being considered.

By definition, the mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit; required off-street parking is a minimum of six spaces, what is being proposed. Based on the applicant's development plan, 258 rental units could be available (applicant has not established a maximum number of rental units). As noted above, staff is concerned as to adequate parking being provided.

By comparison, a 129,000 square foot office would require 387 parking spaces; an 8,000 square foot restaurant would require 80 spaces; or, an 8,000 square foot furniture store would require 16 spaces.

The majority of mini-warehouse projects are developed in a horizontal pattern; i.e., one and two story structures across a parcel, with parking spaces interspersed throughout the development and located in close proximity to the rental units.

As a truly vertical product, one such does exist and was approved (also as a PDD) and may provide CPC with a comparison in assessing this request. This particular development provides for 79,740 square feet of floor area within a four story structure, providing parking at one space for each 4,200 square feet of floor area.

Signage: The applicant is governed by sign provisions for a business zoning district. With respect to attached signage, the applicant is requesting an effective area of 25 percent for both the western and southern façade.

| PROVISION | CS (existing) | PROPOSED PDD |
|-------------------------------|--|---|
| F/S/R SETBACKS | 15'/0'/0' | NO REVISION |
| DENSITY | N/A | N/A |
| HEIGHT | 45 FEET | 80 FEET |
| STORIES | THREE | SIX |
| FLOOR AREA | 24,176 SF (RESTRICTED OFFICE/LODGING/ RETAIL TO 16,117 SF) | 129,000 SF |
| LOT COVERAGE | 80% | N/A |
| OFF-STREET PARKING | PER USE-DALLAS DEVELOPMENT CODE | N/A |
| LANDSCAPE | ARTICLE X | N/A |
| SIGNS | BUSINESS ZONING DISTRICT | ATTACHED SIGNS-≤25% OF AREA OF WEST AND SOUTHERN, EACH |

LIST OF OFFICERS

Applicant:

OP Acquisitions, LLC

Clay Likover, officer

Owner:

East Campus Holdings, LP

Seth Bame, officer

APPLICANT REQUESTED CONDITIONS/STAFF COMMENTS (WHERE NOTED)

“ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the north line of University Boulevard, east of North Central Expressway. The size of PD _____ is approximately 0.74 acres.

SEC. 51P- ____ .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 non-residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop.
-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory. [SUP]
-- Tool or equipment rental.

(3) Industrial uses.

-- Gas drilling and production. [SUP]
-- Industrial (inside) for light manufacturing, limited to a bakery.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. [SUP]
-- Convent or monastery.
-- Hospital. [SUP]
-- Public school.
-- Open enrollment charter school. [SUP]
-- Private school. [SUP]

(5) Lodging uses.

-- Hotel or motel. *[See Section 51A-4.205(1)(B).]*
-- Lodging or boarding house. [SUP]
-- Overnight general purpose shelter.

(6) Miscellaneous uses.

-- Attached non-premise sign. [SUP]
-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- Temporary construction or sales office.

(7) Office uses.

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- 4.210(b)(4).]
- Alcoholic beverage establishments. [See Section 51A-
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside). [SUP may be required.]
 - Commercial amusement (outside). [SUP]
 - Commercial parking lot or garage.
 - Convenience store with drive-through. [SUP]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - General merchandise or food store 100,000 square feet or more. [SUP]
 - Home improvement center, lumber, brick, or building materials sales yard.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Pawn shop.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.

- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling buy-back center. *[SUP or RAR may be required. See Section 51A-4.213(11).]*
- Recycling collection center. *[SUP or RAR may be required. See Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

SEC. 51P-____.107.

ACCESSORY USES.

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the CS Commercial Service District apply.

(b) Height. Maximum structure height is 80 feet.

(c) Stories. Maximum number of stories above grade is six.

(d) Floor area. Maximum floor area is 128,938 square feet.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Staff recommended:

For a mini-warehouse, consider additional off-street parking requirement; i.e., one space for each 4,200 square feet, plus one additional space for a caretaker's quarters.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached signs.

(1) The maximum effective area for the west façade is 25 percent of this façade area.

(2) The maximum effective area for the south façade is 25 percent of this façade area.

SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

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

Staff recommended:

(b) For a mini-warehouse:

- (1) Rental of trailers and associated equipment is prohibited.
- (2) Outside storage is prohibited.
- (3) Sales of packing and moving materials is prohibited.
- (4) All storage units must be accessed from an internal corridor.

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

SEC. 51P-____.114.

COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

941995

DEED RESTRICTIONS *WJ*

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF DALLAS)

I.

The undersigned, **DEMAC CORP., a Texas corporation** (the "Owner"), is the owner of the property located in the City of Dallas, Dallas County, Texas described in Exhibit A attached hereto and made a part hereof (the "Property"), such Property being more commonly known as 5531 East University Boulevard, Dallas, Texas and being the same property conveyed to Owner by Warranty Deed dated April 10, 1980 from Mary Alice Dealey and recorded in Volume 80113, Page 1871 of the Deed Records of Dallas County, Texas. *WJ*

II.

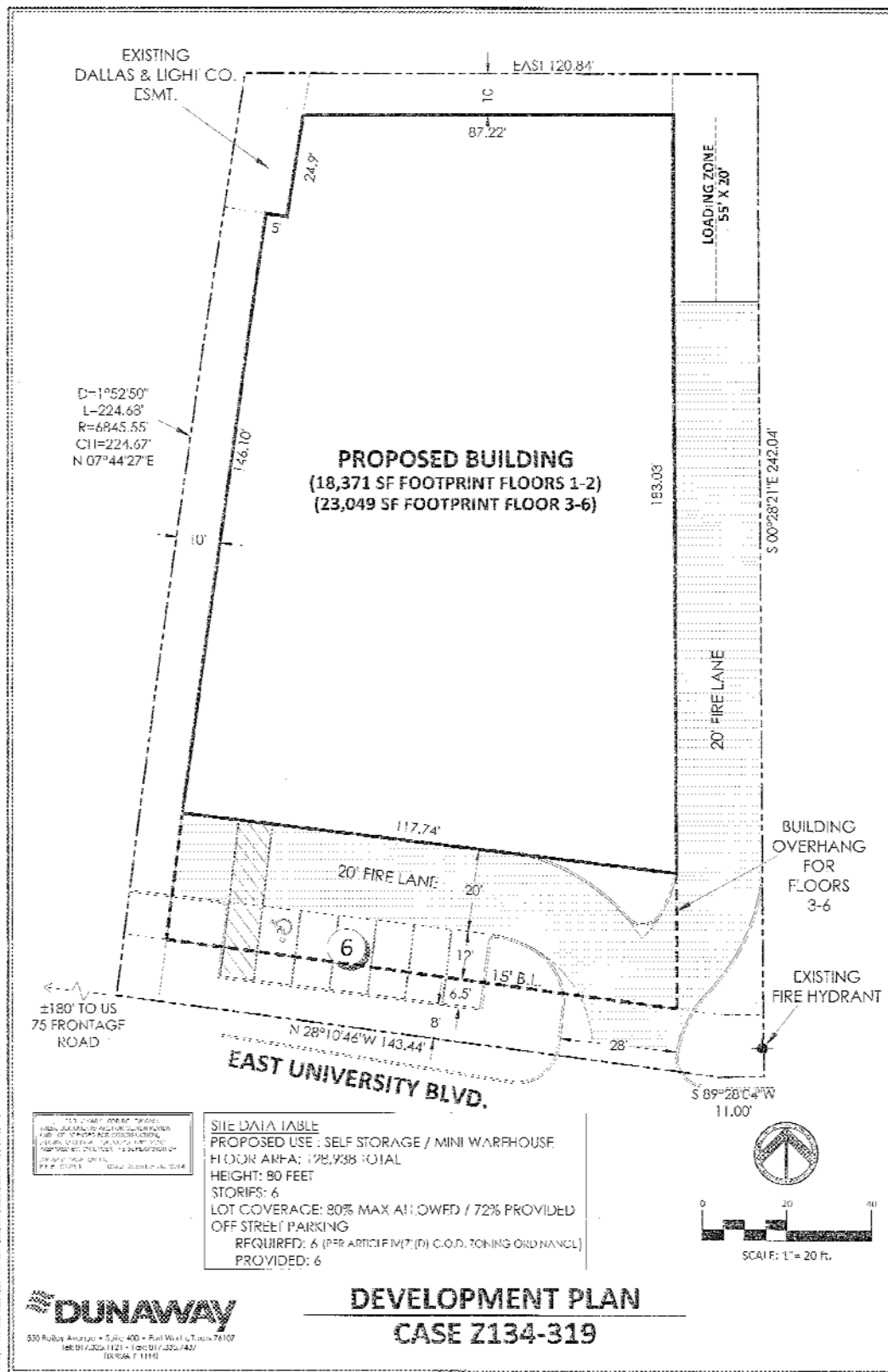
The Owner does hereby impress all of the Property with the following deed restriction (the "Restriction"), to wit:

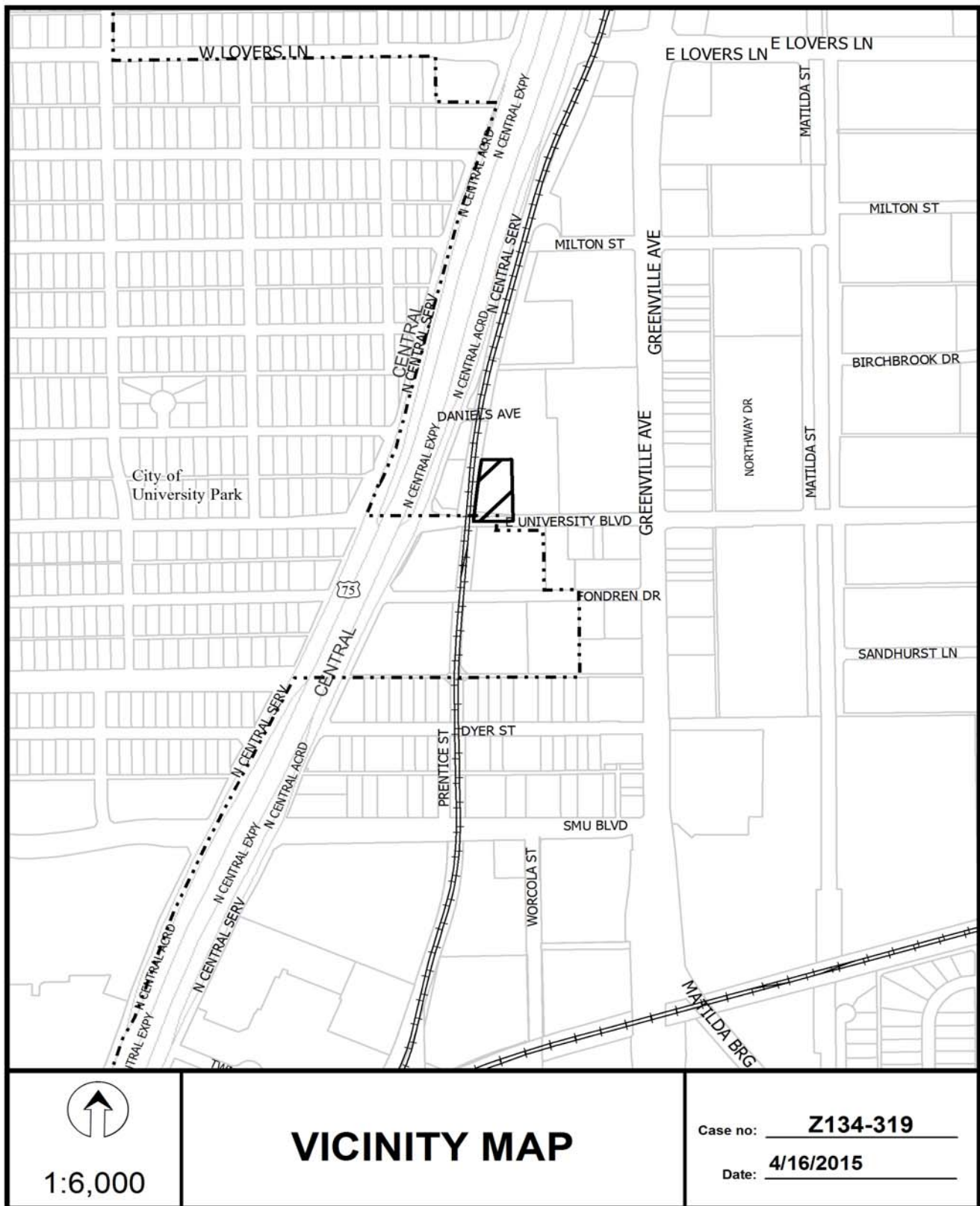
The following shall be the only uses permitted on the Property:

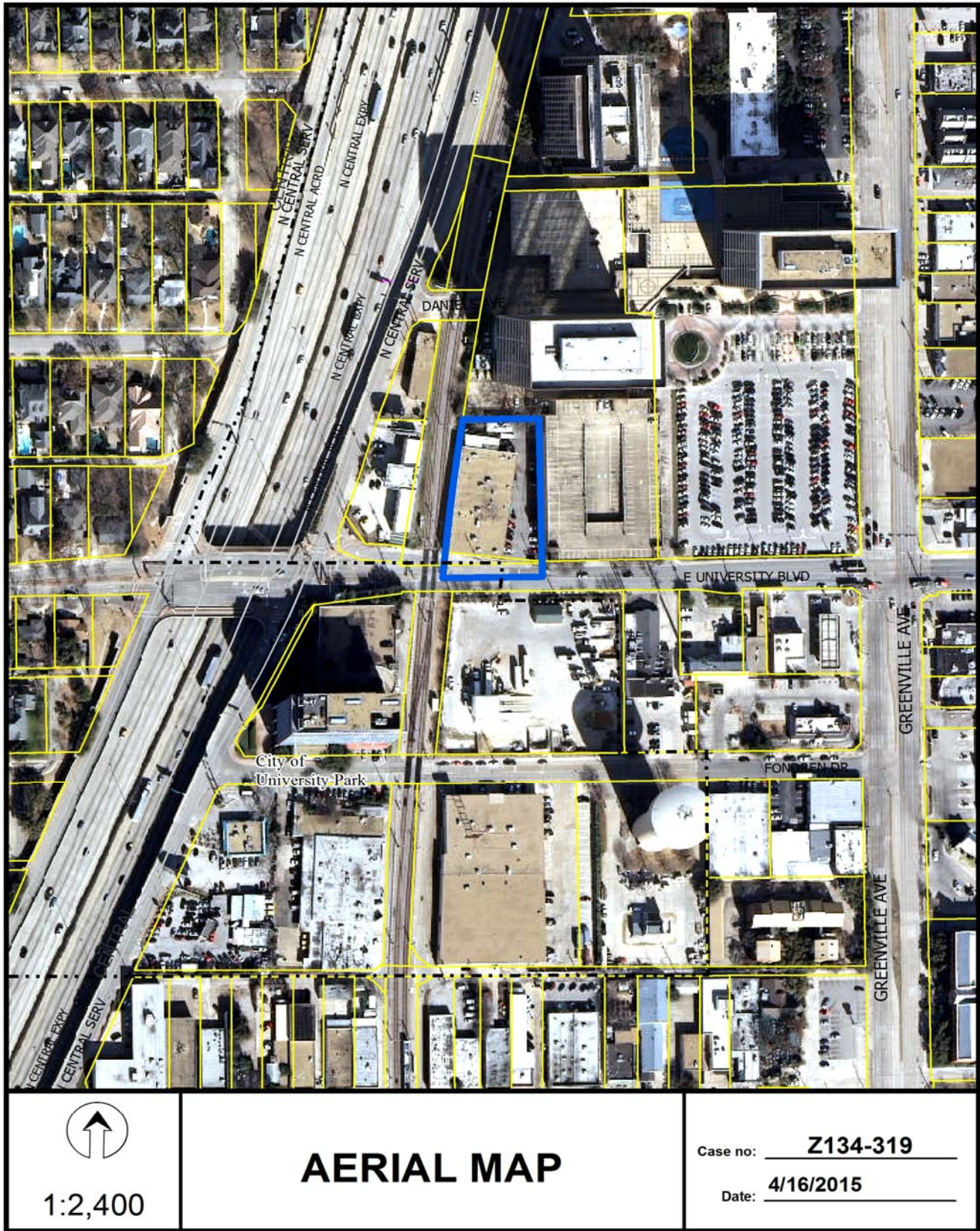
- 1) Industrial (Inside) for Light Manufacturing Uses limited to the operation of a Commercial Bakery and uses customarily incidental to a Commercial Bakery. For purposes hereof, a "Commercial Bakery" is defined as an industrial facility where the baking and processing of baked goods takes place wholly within an enclosed building.
- 2) Office Showroom/Warehouse Uses.
- 3) Those uses permitted in the CR Community Retail District.

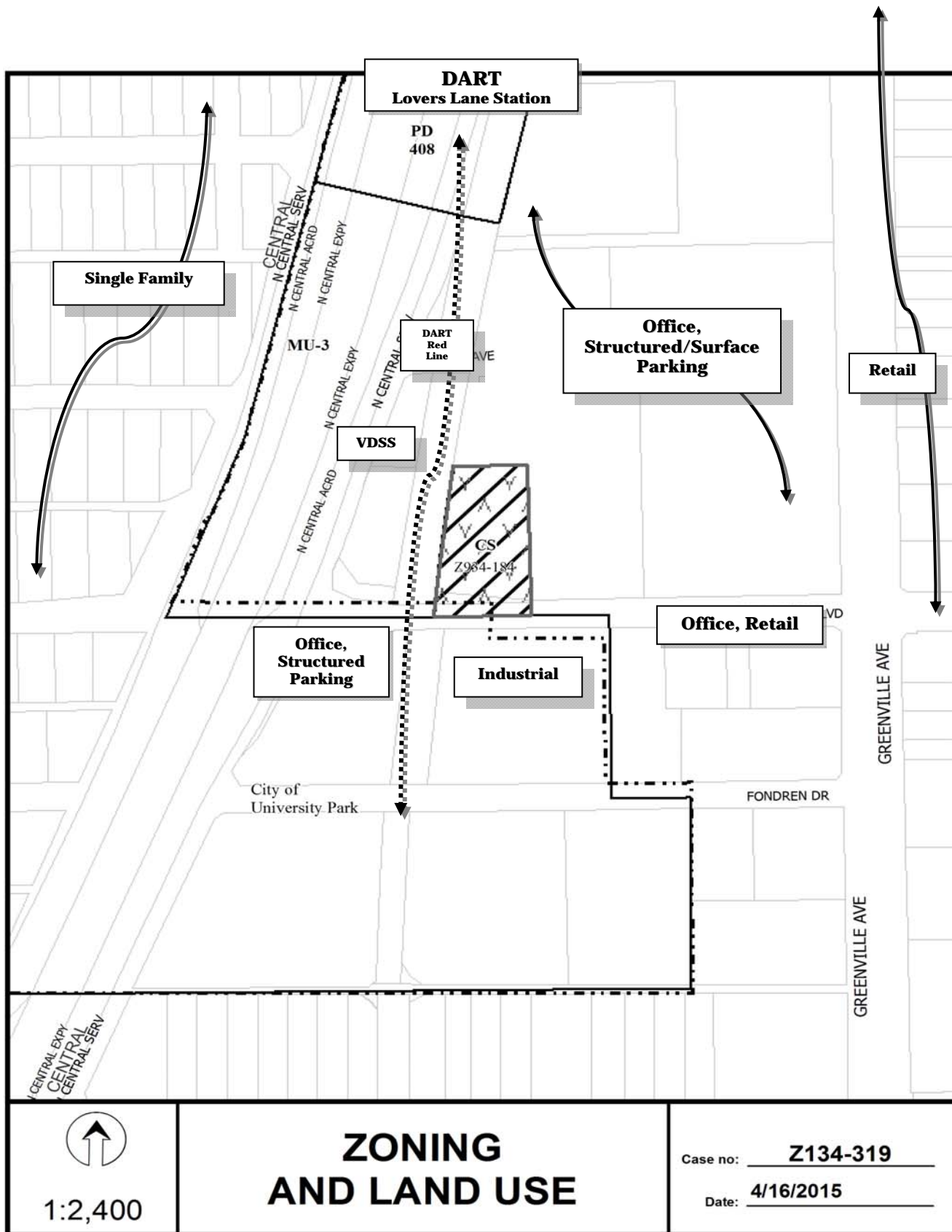
III.

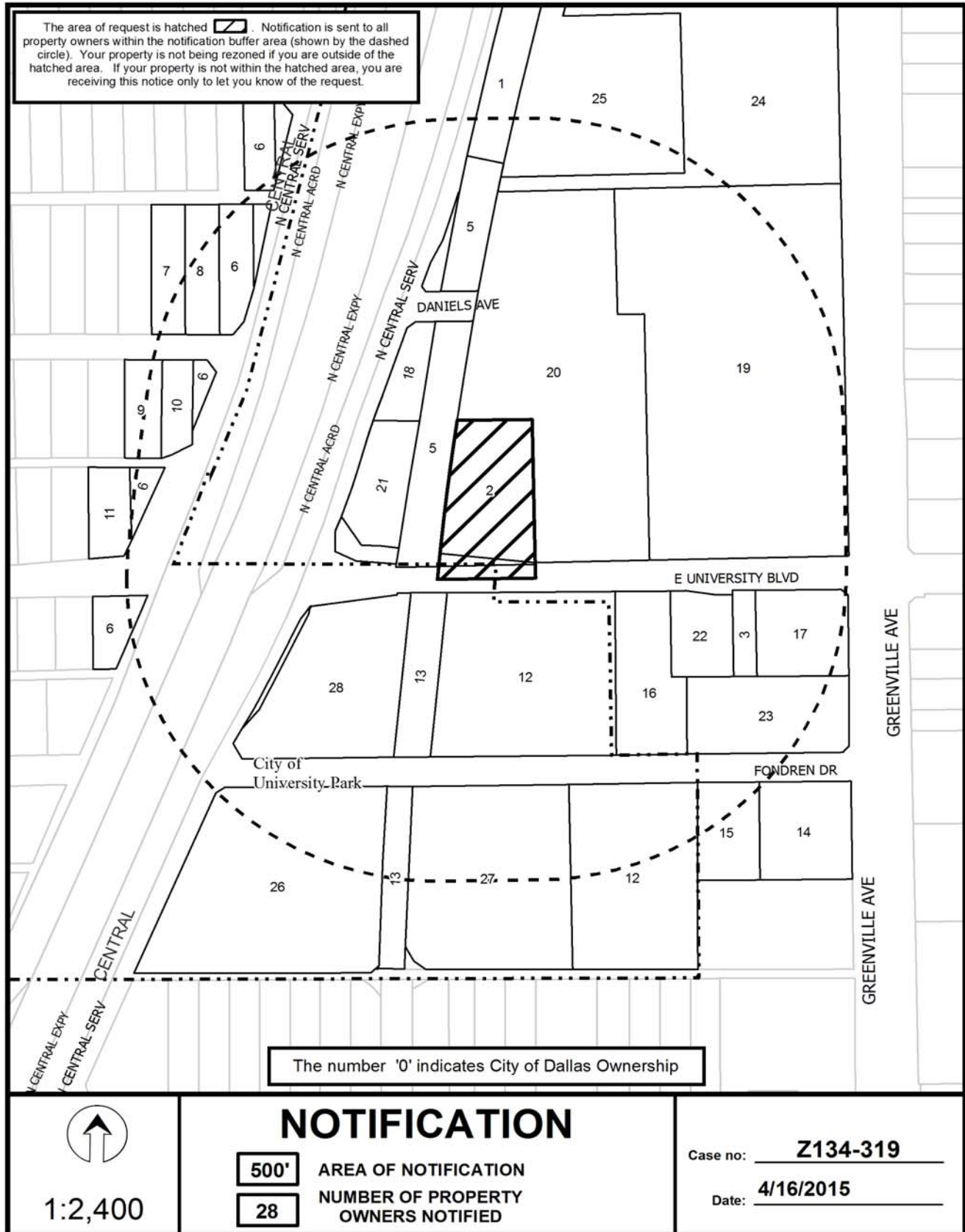
The Restriction shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.











04/16/2015

Notification List of Property Owners***Z134-319******28 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 5603 MILTON ST | DALLAS AREA RAPID TRANSIT |
| 2 | 5531 UNIVERSITY BLVD | EAST CAMPUS HOLDINGS LP |
| 3 | 5626 UNIVERSITY BLVD | CAMPBELL RANDY & |
| 4 | 6600 CENTRAL EXPY | UNIVERSITY SIGN PARTNERSHIP |
| 5 | 555 2ND AVE | DART |
| 6 | 2801 UNIVERSITY BLVD | UNIVERSITY PARK CITY OF |
| 7 | 2708 DANIEL AVE | FARR MARGARET JEAN |
| 8 | 2706 DANIEL AVE | DUNSTON JAYSON & HEATHER |
| 9 | 2709 DANIEL AVE | KAPLAN CHERYL H & ARTHUR |
| 10 | 2705 DANIEL AVE | UNIVERSITY PARK CITY OF |
| 11 | 2804 UNIVERSITY BLVD | CAHILL JOHN E |
| 12 | 2525 UNIVERSITY BLVD | UNIVERSITY PARK CITY OF |
| 13 | 2600 FONDREN DR | DALLAS AREA RAPID TRANSIT |
| 14 | 4645 GREENVILLE AVE | SAYAH INVESTMENTS LP |
| 15 | 5620 FONDREN DR | DDW PROPERTIES LLC |
| 16 | 5614 UNIVERSITY BLVD | FIFTY SIX FOURTEEN |
| 17 | 4747 GREENVILLE AVE | ZAKI FAMILY PARTNERSHIP LP THE |
| 18 | 6530 CENTRAL EXPY | ROPPOLO THOMAS J ET AL |
| 19 | 4925 GREENVILLE AVE | LOCH ENERGY SQUARE LP |
| 20 | 4849 GREENVILLE AVE | LOCH ENERGY SQUARE LP |
| 21 | 5515 UNIVERSITY BLVD | SAAD BASEL R |
| 22 | 5622 UNIVERSITY BLVD | HOPPER JAMES T & KATHLEEN |
| 23 | 4703 GREENVILLE AVE | EDWARD T FARRIS CO LTD |
| 24 | 5646 MILTON ST | MEADOWS BUILDING LLC |
| 25 | 6688 CENTRAL EXPY | LOCH ENERGY SQUARE LP |
| 26 | 6400 CENTRAL EXPY | MUSTANG MOCKINGBIRD PROPERTIES |

Z134-319(RB)

04/16/2015

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------|
| 27 | 2651 FONDREN DR | JARRELL CREDIT EQUIVALENT |
| 28 | 6440 CENTRAL EXPY | TURLEY WINDLE & SHIRLEY A |

FILE NUMBER: Z145-153(RB)

DATE FILED: December 31, 2014

LOCATION: Meadow Road and Manderville Lane, Northeast Quadrant

COUNCIL DISTRICT: 13

MAPSCO: 26 F, K

SIZE OF REQUEST: Approx. 32.95 Acres

CENSUS TRACT: 78.06

APPLICANTS/OWNERS: TKG Valencia-Midtown, LLC, HT Midtown, LP

REPRESENTATIVE: Suzan Kedron

REQUEST: An application for an amendment to the Subarea B portion of Planned Development District No. 745.

SUMMARY: The applicant is proposing revisions to address various development standards applicable to single family and multifamily uses, specifically: 1) alternative shared access development regulations; 2) reduced visibility obstruction regulations; 3) alternative landscape regulations; 4) alternative fence standards; 5) revised street section for shared access development; and, 6) revised design criteria for multifamily uses.

STAFF RECOMMENDATION: Approval, subject to a new street section plan, Subarea B master concept landscape plan, and staff's recommended revised conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Performance impacts upon surrounding property* – The applicant's request is to revise certain standards related to proposed residential development (single family and multifamily structures) with no increase in permitted density, thus no negative impact on adjacent properties (lighting, noise, odor) is anticipated.
2. *Traffic impact* – Expected trip generations for this subarea within the PDD will not increase and based on the initially submitted traffic impact analysis creating the PDD, will be served by existing public roadways and private internal roadway infrastructure.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.

Request, Disposition, and Date

1. Z145-204

Amend portions of Subareas C and D in PDD No. 745. Pending a CPC public hearing.

Street/Thoroughfare

Existing & Proposed ROW

Manderville Lane

Local; 50' ROW

Meadow Road

Collector; 60' & 60' ROW

Treehouse Lane

Local; 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request in conjunction with consideration of the previously submitted Traffic Impact Analysis, originally provided for consideration of the proposed PDD (adopted by City Council in June, 2006). As the proposed amendments are not increasing development rights, it has been determined there will be no impact on the area's street system.

STAFF ANALYSIS:

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

Land Use Compatibility:

PDD No. 745 was approved by the City Council on June 14, 2006 and encompasses approximately 77 acres (north/south and east/west lines of Manderville Lane, south of Royal Lane and north of Blair Road). This request captures Subarea B with anticipated development to consist of single family uses (shared access development) and multifamily uses.

The site is relatively flat and is situated to the east of a companion request (see Zoning History) situated on a uniquely sloping site lending itself to unencumbered views to the northeast/east. The DART Red Line traverses through this area west of and abutting the property, with the Walnut Hill Station located approximately 1,735 feet to the south. A private membership country club (Royal Oaks Country Club) possesses much of the property to the north/northeast, with SUP No. 701 for an Electrical Substation situated to the north of the site. A public elementary school (Lee A. McShan Jr. Elementary school) is developed on property fronting on Meadow Road, east of the southern portion of the site. An office use and undeveloped property (Tract A, PDD No. 745) is found south of the site, with multifamily uses to the west across Manderville Lane. Transitioning northward from Manderville, office and multifamily (under construction) uses are found west/northwest from the northern portion of the site.

The applicant is proposing various standards in anticipation of a shared access development, inclusive of the addition of a community center (private) use to serve the future homeowners. Generally, these requested revisions will address concerns the applicant has in anticipation of a shared access development across much of the

subarea while ensuring compatibility with other residential developments throughout the immediate area. The majority of the applicant's initial submission have been discussed and agreed upon, subject to certain revisions, however there remain certain requested amendments that cannot be supported. It should be noted these differences revolve around ultimate safety and operational provisions that can affect pedestrian activity through the area. As this PDD provides for a high-density mixed use vision, staff remains committed to ensuring foot traffic is paramount and warrants a certain level of conservativeness in creating a safe, walkable environment.

As a result of this analysis, staff is supportive of the applicant's request, subject to the attached new street section and staff's recommended conditions. A summary of the applicant's requested revisions are noted in the table, below, with relevant staff comments.

Landscaping: The applicant has worked with the chief arborist to address various issues related to the proposed shared access development, both landscape requirements as well as timing for mitigation. As has been the situation for other large scale residential developments, phasing for mitigation is being supported.

| PROVISION | PDD 745/Subarea B (existing) | Applicant's request | Staff comments (where applicable) |
|------------------------------|--|---|---|
| CERTAIN PROJECTIONS-SETBACKS | NO PROJECTIONS PERMITTED; 10' FRONT YARD | ALLOW WALLS, CERTAIN DESIGN ELEMENTS IN REQ FRONT YARD (REQ. NO MIN. FOR SF) | SUBJECT TO MINIMUM CLEARANCE ABOVE GRADE |
| FRONT FAÇADE-FACING REGS | 50% OF LOT LENGTH | NOT APPLICABLE TO SINGLE FAMILY | N/A |
| SHARED ACCESS | CITY CODE REGULATED | NO MAX. NUMBER OF LOTS | SUBJECT TO A FINAL PLAT PROVIDING FOR A LOOP STREET (CUL-DE-SAC IS PERMITTED) |
| VISIBILITY OBSTR. REGS | DEVELOPMENT CODE (20' AT DRIVES) WITH 30' AT CORNERS | 10' DRIVES AND 20' AT CORNERS | MAINTAIN EXISTING REGULATIONS |
| LANDSCAPING | TREES AT 1/25' FRONTAGE* (SEE ORD FOR ADDL. DETAIL) | 20% OF LAND AREA IN SHARED ACCESS DEV.; REQ ONE TREE/4K SF OF SITE W/ONE TREE PER 40' FRONTAGE* | N/A |
| TREE MITIGATION | COMPL W/I 12 MONTHS OF AFTER FINAL C/O | COMPLETION AT LAST LOT OR 5 YRS FROM FINAL PLAT; 1 YR EXTENSIONS | 5 YRS FROM GRADING PERMIT WITH 2 1-YR EXTENSIONS |
| MULTIFAMILY DESIGN | 15% LIMIT ON CERTAIN MATERIALS | LIMIT TO ONLY STREET FACING FACADES | RETAIN EXISTING DESIGN CRITERIA FOR ALL MF |
| SHARED ACCESS | N/A | MAX OF 350 LOTS IN A SHARED ACCESS DEV | SUBJECT TO LOOP STREET DEVELOPMENT (CUL-DE-SAC IS PERMITTED) |

OWNER/APPLICANT DIRECTORS AND OFFICERS:

OWNER/APPLICANT:

TKG VALENCIA-MIDTOWN, L.L.C.,
a Texas Limited Liability Company
213 N. Stadium Blvd, Suite 201
Columbia, MO 65203

- Michael Decker, Manager
- R. Otto Maly, Manager
- Leon J. Backes, Manager
- E. Stanley Kroenke

OWNER/APPLICANT:

HT MIDTOWN LP,
a Delaware Limited Partnership
2800 Post Oak Blvd., Suite 4800
Houston, Texas 7705

Hines Midtown Associates Limited Partnership,
its general partner

Hines Midtown GP LLC,
its general partner

Hines Investment Management Holdings Limited Partnership,
its sole member

HIMH GP LLC,
its general partner

Hines Real Estate Holdings Limited Partnership,
its sole member

JCH Investments, Inc.,
its general partner

- Mark A. Cover, Senior Managing Director/CEO
- Rob White, Senior Managing Director

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS

ARTICLE 745

PD 745.

SEC. 51P-745.101. LEGISLATIVE HISTORY.

PD 745 was established by Ordinance No. 26372, passed by the Dallas City Council on June 14, 2006.

SEC. 51P-745.102. PROPERTY LOCATION AND SIZE.

PD 745 is established on property located on both sides of Manderville Lane, north of Blair Road and south of Royal Lane. The size of PD 745 is approximately 77.028 acres.

SEC. 51P-745.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, C, and D, as shown on the conceptual plan (Exhibit 745A).

SEC. 51P-745.104. 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) In this district, the following definitions apply:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) INTERIOR SIDE YARD means a side yard that is not adjacent to a street.

(2.1) LANDSCAPE WALLS mean a retaining or decorative wall.

(3) MEWS STREET means a multimodal street for pedestrians or low-speed vehicular traffic.

(4) OPEN SPACE means an area that is unobstructed to the sky, and that contains no structures except for ordinary projections of window sills, bay windows, belt courses, cornices, eaves, unenclosed balconies, unenclosed patios, stoops, and other architectural features. A required yard on a lot with a structure is not open space.

(5) PRIMARY STREET means the principal frontage for a building site, as designated on the development plan.

(6) PROPERTY means Subareas A, B, C, and D collectively.

(7) ROADWAY ZONE means the zone for public use that includes the right-of-way, a portion of the sidewalk and utility easements, and landscape areas including pavers, concrete sidewalks, landscaping, trees, and decorative lighting, as shown on the roadway cross sections.

(8) SECONDARY STREET means the frontage for a building site that is not a primary street, as designated on the development plan.

(9) SETBACK means the minimum distance a building may be erected from a roadway zone or lot line.

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

(11) TANDEM PARKING means one parking space in front of another parking space.

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

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 745A: conceptual plan.
- (2) Exhibit 745B: equivalency chart.
- (3) Exhibit 745C: mixed use development parking chart.
- (4) Exhibit 745D: tree survey.
- (5) Exhibit 745E: roadway cross sections

SEC. 51P-745.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. Minor adjustments to final street alignments and locations are permitted at the time of platting without requiring an amendment to the conceptual plan.

SEC. 51P-745.106. DEVELOPMENT PLAN.

(a) Prior to the issuance of a building permit for work other than repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping, a development plan and landscape plan must be approved by the city plan commission. In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) In addition to the requirements set forth in Section 51A-4.702, the submittal of a development plan must also include the following:

(1) Cumulative floor area, number of dwelling units, number of multifamily dwelling units, and open space totals by use category for:

- (A) the building site;
 - (B) the subarea in which the building site is located; and
 - (C) the Property.
- (2) Sufficient information to verify compliance with the maximum floor area and floor area ratio requirements of this article.
- (3) Ingress and egress locations.
- (4) Landscape plan including a tree survey and special amenities.
- (5) Dwelling unit density and floor area calculations for the Property must be referenced in accordance with the equivalency chart (Exhibit 745B).
- (6) Roadway zone delineations referenced on the roadway cross sections.
- (7) Designation of primary streets and secondary streets.
- (c) For single family uses, a recorded plat may suffice as a development plan, provided it contains all of the required elements for a development plan.
- (d) The portion of Section 51A-4.702(c) requiring submission of a development plan within six months of the city council's approval of this district does not apply.
- (e) Signs are not required to be shown on a development plan.
- (f) A development plan, landscape plan, and tree survey are not required to reflect the entire Property and may include only a portion of the Property.

SEC. 51P-745.107. MAIN USES PERMITTED.

- (a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.
- (b) Residential adjacency review (RAR) is not required for uses in this district.
- (c) In this district, the following main uses are also permitted:
- (1) Residential uses.
 - Single family.
 - Handicapped group dwelling unit.
 - (2) Retail and personal service uses.
 - Ambulance service.
 - Home improvement center, lumber, brick, or building materials sales yard.
[Limited to 15,000 square feet.]

- Surface parking.
- (3) Transportation uses.
- Private street or alley.
- (d) In this district, the following main uses are prohibited:
 - (1) Agricultural uses.
 - Crop production.
 - (2) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Halfway house.
 - (3) Lodging uses.
 - Overnight general purpose shelter.
 - (4) Miscellaneous uses.
 - Carnival or circus (temporary).
 - (5) Residential uses.
 - College dormitory, fraternity or sorority house.
 - (6) Retail and personal service uses.
 - Auto service center.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Swap or buy shop.
 - (7) Transportation uses.
 - Heliport.
 - Helistop.
 - Railroad passenger station.
 - (8) Utility and public service uses.
 - Electrical substation.

(Ord. 26372)

SEC. 51P-745.108. ACCESSORY USES.

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

- (b) In this district, the following accessory use is not permitted:
 - Private stable.
- (c) In this district, the following accessory uses are permitted by SUP only:
 - Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) In Subarea B, the following additional main use is permitted:

-- Community center (private).

SEC. 51P-745.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed Use District apply in this district.

(b) Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front, side, or rear yard.

(c) Unenclosed balconies, unenclosed patios, and stoops may project up to six feet into a required front, side, or rear yard, provided that the width of the encroachment is not greater than 12 feet.

(d) The residential proximity slope provisions of Section 51A-4.125(f)(4)(E)(i) apply only if the site of origination is property outside this district that is zoned as an R or R(A) Single Family District and is developed with a single family use on June 14, 2006.

(e) That portion of the lot or building site designated as open space is not included in lot coverage.

(f) Subarea A.

(1) Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is 10 feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 20 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provision (ii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress

points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(2) Side and rear yard. Minimum side and rear yard is six feet, except that for lots with single family uses no minimum interior side yard is required.

(3) Dwelling unit density. Maximum dwelling unit density is 80 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 4.0. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 270 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. No minimum open space.

(g) Subarea B.

(1) Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is 10 feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(iii) For single family uses, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 16 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provisions (ii) and (iii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(iii) For single family uses, there are no facade locations that apply.

Applicant requested:

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|---|
| (D) <u>Landscape walls. Landscape walls may be located anywhere in the required front yard.</u> |
|---|

Staff recommended:

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|--|
| (D) <u>Landscape walls. Landscape walls may be located anywhere in the required front yard, subject to compliance with the visual obstruction regulations.</u> |
|--|

(E) Projections. Window sills, belt courses, cornices, or other architectural features may project no more than 12 inches into the required front yard and right-of-way with a City of Dallas license for use of the public right-of-way.

Applicant requested:

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| (F) <u>Cantilevered roof eaves, attached signage, steps, stoops, and balconies may project no more than six feet, provided it is no greater than 14 feet in width, into the required front yard and right-of-way with a City of Dallas license for use of the public right-of-way.</u> |
|--|

Staff recommended:

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|--|
| (F) <u>Cantilevered roof eaves, attached signage, steps, stoops, and balconies may project no more than six feet, provided it is no greater than 14 feet in width, into the required front yard and right-of-way with a City of Dallas license for use of the public right-of-way, with a minimum clearance of ten feet above grade.</u> |
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(2) Side and rear yard.

(A) Except as provided, M minimum side and rear yard is six feet, except that for lots with single family uses no minimum interior side, side or rear yard is required.

(B) Landscape walls. Landscape walls may be located anywhere in the required side and rear yard.

(C) Projections. Window sills, belt courses, cornices, steps, stoops, or other architectural features may project no more than 12 inches into the required side and rear yards. Cantilevered roof eaves, steps, stoops, and balconies may project no more than three feet into the required side and rear yards.

(3) Dwelling unit density. Maximum dwelling unit density is 120 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 4.0. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 240 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is four acres.

(9) Shared access developments. Except as provided in this subparagraph, shared access developments must comply with Section 51A-4.411.

Applicant requested:

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| (A) <u>No maximum number of lots may be connected or combined.</u> |
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Staff recommended:

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|--|
| (A) <u>Subject to the final plat providing for no dead end streets, there is no maximum number of lots that may be connected or combined. For purposes of this subparagraph, a cul-de-sac is not considered a dead end street.</u> |
|--|

(B) May front on public or private open space or public or private streets.

(10) Fence, screening and visual wall obstruction regulations.

(A) Except as provided, a perimeter fence may not exceed eight feet.

(B) On Treehouse Lane, no fence may exceed six feet.

(h) Subarea C.

Front yard.

(A) Minimum.

(i) Except as provided in this subparagraph, minimum front yard is 10 feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 14 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provision (ii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(2) Side and rear yard. Minimum side and rear yard is six feet, except that for lots with single family uses no minimum interior side yard is required.

(3) Dwelling unit density. Maximum dwelling unit density is 120 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 2.85. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 240 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is .25 acres.

(i) Subarea D.

(1) Front yard.

(A) Minimum.

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(i) Except as provided in this subparagraph, minimum front yard is eight feet.

(ii) For lots fronting on a mews street, no minimum front yard is required.

(B) Maximum.

(i) Except as provided in this subparagraph, maximum front yard is 14 feet.

(ii) For lots fronting on a mews street, maximum front yard is five feet.

(C) Facade location.

(i) Except as provided in Provision (ii), a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(ii) For lots fronting a mews street, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the front property line and the maximum front yard setback. The remainder of the front facade (less than 50 percent of the length of the lot) is not required to comply with the maximum front yard setback.

(2) Side and rear yard. Minimum side and rear yard is six feet, except that for lots with single family uses no minimum interior side yard is required.

(3) Dwelling unit density. Maximum dwelling unit density is 100 units per acre. See Section 51P-745.110 for additional provisions on density.

(4) Floor area ratio. Maximum floor area ratio is 2.25. See Section 51P-745.110 for additional provisions on floor area.

(5) Height. Unless further restricted under Subsection (d), maximum structure height is 56 feet.

(6) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Open space. Minimum open space is 1.5 acres.

SEC. 51P-745.110. MAXIMUM DENSITY, FLOOR AREA, AND EQUIVALENCIES.

(a) Except as provided in this section, the maximum number of multifamily dwelling units in this district is 3,800, and the maximum floor area (exclusive of service areas, elevator cores, and similar

common areas) is 930,000 square feet of office uses; and 90,000 square feet of retail and personal service uses.

(b) The maximums set forth above may be adjusted by using the equivalency table. (Exhibit 745B). For example, one guest room in a lodging use could replace one multifamily dwelling unit, or 3,700 multifamily units could be provided in combination with a maximum of 972,000 (930,000+42,000) square feet of office and 90,000 square feet of retail and personal service. All uses permitted in this district not listed in the equivalency table must be converted to equivalencies in the manner set forth in the equivalency table notes, and are subject to the limits set forth in Subsection (a).

(c) Notwithstanding the provisions of Subsection (b), office uses (not equivalencies thereof) may not exceed 1,250,000 square feet, and retail and personal service uses (not equivalencies thereof) may not exceed 500,000 square feet in this district, and the number of multifamily dwelling units may not exceed 3800 units in this district.

SEC. 51P-745.111. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) Except as provided in this section. in this district **VISIBILITY TRIANGLE** means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

Applicant requested:

(c) In Subarea B, **VISIBILITY TRIANGLE** means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 20 feet from the intersection. At all other driveway intersections, visibility triangles must be a minimum of 10 feet. Visibility triangles are not required at the exterior corners of the subdistrict.

Staff recommended:

Maintain existing visibility triangle regulations

(d) Landscape walls exceeding 18 inches in height may not be located in a visibility triangle.

SEC. 51P-745.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Multifamily. A minimum of one space per unit is required for units with one bedroom or fewer, and a minimum of 1.5 spaces per unit is required for units with two bedrooms or more.

(c) Parking reductions for proximity to DART light rail stations.

(1) Parking for all uses, except residential uses, which are located within ¼ mile of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 20 percent.

(2) Parking for all uses, except residential uses, which are located more than ¼ mile but ½ mile or less from a DART light rail station may be reduced by 20 percent provided there is a minimum six-foot-wide pedestrian connection on the east side of Manderville Lane from Subareas C and D to the closest DART light rail station. Pedestrian connections must be illuminated such that a minimum maintained average illumination level of 1.5 footcandles is provided.

(3) Measurements to a light rail station may be calculated as a radial measurement from the nearest point of the light rail station to the nearest point of the lot containing the use.

(d) Screening of off-street loading spaces and service areas.

(1) Off-street loading spaces and service areas must be screened from all public streets, and from all adjoining property whether abutting or directly across a street or alley.

(2) The screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods for providing screening described in Section 51A-4.602(b)(3), except that screening around service areas for trash collection must be screened by a masonry wall.

(e) Parking structures. Below-grade parking structures may project to the lot line.

(f) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided by compact (7.5-foot-wide) stalls.

(g) On-street parking credit. Required parking for non-residential and multifamily uses may be reduced by one space for every parking space in the street right-of-way abutting the use. To receive credit, parking spaces must be marked per city regulations.

(1) An on-street parking space may not be used to reduce the required parking for more than one use (i.e. it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(h) Tandem parking. Tandem parking is permitted for single family uses.

(i) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit 745C).

(B) For purposes of this section, mixed use development means a subarea with more than one main use.

(C) This reduction may be used in combination with other parking reductions, except that the standard requirement for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(j) Parking setback. Except for below-grade parking, parking is prohibited in a required front yard.

SEC. 51P-745.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26372)

SEC. 51P-745.114. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. The landscape plan must include any relevant parkway area and roadway zones. For Subarea B, a landscape plan must be submitted at the time of permit for each single family dwelling.

(2) A landscape plan submission must consist of two blue line or black line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. A plan which cannot be drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(3) A landscape plan must contain the following information:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, and the subarea classification of adjacent properties. A vicinity map should also be attached to or made a part of the plan.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain, the escarpment zone, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Tabulation of points earned by the plan (See Subsection (f)).

(4) Landscape plan review.

(A) The city plan commission shall review each landscape plan submitted to determine whether or not it complies with the requirements of this section. All landscape plans must comply with the mandatory provisions in Subsection (e). In addition, all landscape plans must earn a minimum of 20 points. Points are awarded for specified landscape features and elements based on their relative value or merit.

(B) The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as design standards and are set forth in Subsection (f).

(b) Application of section. Except as otherwise provided, this section applies when an application for a building permit for work is made, unless the application is for:

(1) the repair of existing structures, demolition and grading, the installation of fencing or other structures for security purposes, work associated with permitted temporary uses, or work intended to provide for the irrigation or maintenance of landscaping; or

(2) restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of a public enemy, or accident of any kind. For purposes of this subsection, “restoration” means

(A) the act of putting back into a former or original state; or

(B) construction work that does not increase:

(i) the number of buildings on the lot;

(ii) the number of stories in a building on the lot;

(iii) the floor area of a building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(iv) the nonpermeable coverage of the lot by more than 2,000 square feet.

(3) Notwithstanding the provisions of this subsection, tree mitigation requirements must be met in accordance with the provisions of this article.

(c) Consistency. The city council shall, at a minimum, impose landscaping requirements consistent with the standards and purposes of this section as a part of all ordinances establishing or amending any subarea.

(d) Special exception. The board of adjustment may grant a special exception to the landscaping requirements of this section upon making a finding from the evidence presented that strict compliance with the requirements of this section will result in substantial financial hardship or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives and purposes of this section.

(e) Mandatory provisions.

(1) Trees.

(A) Tree planting zone. For purposes of this section, the tree planting zone is that area parallel to and between two-and-one-half and four feet from the back of the projected street curb. (The tree planting zone is in the parkway. Note that the property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. See Paragraph (3) for more details regarding the parkway landscape permit.)

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be recommended for local area use by the director of parks and recreation. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner shall locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard

requirement and the property owner cannot obtain a parkway landscape permit to locate the required tree in the parkway, the property owner need not provide that required tree.

(C) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet and a minimum trunk caliper of three-and-one-half inches measured at a point 12 inches above the root ball.

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of another required tree.

(2) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants or designated property owners association ("property owner") of all Property in this district for the exclusive purpose of complying with Subsection (e). A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Paragraph (3). This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the city council, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the office of risk management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent it is covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(3) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees, landscaping, sidewalks, or related amenities in the

parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director of public works and transportation's denial of a parkway landscape permit

(D) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

(4) Acceptable landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this section.

(B) Plant materials used to satisfy the requirements of this section must comply with the following minimum size requirements at the time of installation:

(i) Large trees must have a minimum caliper of three inches, or a minimum height of twelve feet, depending on the standard measuring technique for the species.

(ii) Small trees must have a minimum height of six feet.

(iii) Large shrubs must have a minimum height of three feet.

(C) For purposes of Subparagraph (4)(B), "height" is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(D) In satisfying the landscaping requirements of this section, the use of high quality, hardy, and drought tolerant plant materials is recommended and encouraged.

(5) Soil requirements.

(A) Except as otherwise provided in this paragraph, landscape planting areas in general must have the following soil depths and dimensions:

(i) For each large shrub or small tree installation, a minimum of 24 inches of soil depth and 16 square feet of surface area (total of 32 cubic feet).

(ii) For each large tree installation, a minimum of 36 inches of soil depth and 25 square feet of surface area (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) For each large shrub or small tree installation, a minimum of 30 inches of soil depth and 25 square feet of surface area (total of 62.5 cubic feet).

(ii) For each large tree installation, a minimum of 40 inches of soil depth and 36 square feet of surface area (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the plant materials affected.

(6) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(7) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply. Proposed watering methods (irrigation or otherwise) must be:

(A) indicated on the landscape plan; and

(B) adequate to maintain the plant materials in a healthy, growing condition at all times.

(8) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles along all sidewalks on or adjacent to the lot and adjacent to a public street must be provided. PEDESTRIAN SCALE LIGHTING means that the light emanates from a source that is no more than 15 feet above the grade of the sidewalk. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided for, each property owner is responsible for the cost of installation, operation and maintenance of the lighting on their property or in the public right-of-way adjacent to their property.

(9) Sidewalks. Except as provided in this paragraph, a minimum six-foot-wide sidewalk must be provided in an area parallel to and between four and 12 feet from the back of the projected street curb. If necessary to protect an existing tree, the building official may allow a sidewalk to be provided in another location. If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(f) Design standards. To earn points under this subsection, landscape areas must be placed in the front yard of a building site. For purposes of this subsection, a front yard may include those areas of the public right-of-way or roadway zone located behind the curb that are used for streetscape.

(1) Percentage of front yard area. One point is awarded for each three percent of the total front yard area provided as landscape area to a maximum of 15 points if the landscape area:

- (A) is at least 50 square feet;
- (B) is covered with grass or other plant material as ground cover; and
- (C) for every 100 square feet of landscape area, or fraction thereof has a minimum of:

- (i) one large canopy tree (See Paragraph (3) regarding credit for retention or relocation of existing trees);

- (ii) three small trees;

- (iii) two small trees and one large shrub;

- (iv) one small tree and two large shrubs; or

- (v) three large shrubs.

(2) Parking concealment. Five points are awarded for providing all required parking in structures which:

- (A) have all facades covered with the same material as the main building; or

- (B) are totally underground.

(3) Existing tree credits. Existing healthy trees are categorized in accordance with the definitions of this section and credited toward meeting design standards as follows:

- (A) For each tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large tree is allowed.

- (B) For each tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large trees is allowed.

- (C) For each tree retained or relocated to the front yard of the building site, to the parkway, or within any of the subareas having a caliper equal to or greater than 12 inches, a credit of three required large trees is allowed.

(4) Special amenities.

- (A) Enhanced pavement material.

- (i) Three points are awarded when at least 50 percent of all outdoor vehicular pavement area in the front yard(s) of a lot consists of enhanced pavement. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code, as amended.)

- (ii) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the director of public works and transportation.)

(B) Pedestrian facilities. One point is awarded for each one percent increment of lot area covered by publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, bicycle racks, and outdoor recreation facilities, up to a maximum of five points.

(g) Tree preservation, removal, and replacement. A property owner may follow the provisions of Division 51A-10.130 or the following:

(1) This subsection applies to all Property within this district except for lots smaller than two acres in size that contain single family (including duplex and townhouse) uses.

(2) The tree survey (Exhibit 745D) shall serve as the basis for tree preservation, removal, and replacement activity.

(3) Tree preservation may be accomplished by planting replacement trees anywhere within this district.

(4) Trees which are preserved in or relocated to a park, a conservation easement, designated open space, or area shown on a development plan shall receive a 2:1 caliper inch credit which may be applied toward meeting the requirement of this subsection.

(5) The city arborist must approve all tree preservation, removal, and replacement activity.

(6) Tree replacement is required within 12 months after issuance of a final certificate of occupancy for structure in the area identified on an approved development plan. Subject to the provisions of this section regarding tree credits, the total caliper inches of replacement trees must equal or exceed the total caliper inches of protected trees removed, including those protected trees removed prior to demolition activity.

(h) When landscaping must be completed.

(1) Except as otherwise provided in Paragraph (2), all landscaping must be completed in accordance with the approved landscape plan before a certificate of occupancy may be issued for any building on the lot.

(2) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period.

(A) For purposes of this subsection, DOCUMENTED ASSURANCE means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period; or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period.

(B) The deed restrictions must:

- (i) expressly provide that they may be enforced by the city;
- (ii) be approved as to form by the city attorney; and

(iii) be filed in the deed records of the county in which the land is located.

(i) General maintenance. Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(j) Subarea B. Single family uses in Subarea B must comply with the following requirements:

(1) A minimum of 20 percent of the aggregate land area of all shared access developments for single family uses in Subarea B must be designated as landscape area. Designated landscape area shall consist of all areas within a shared access development except for residential structures and driving surfaces.

(2) One site tree must be provided for every 4,000 square feet within a shared access development. Every site tree must have a planting area of at least 25 square feet. The trunk of any site tree must be located at least two-and-one-half feet from any pavement. Site trees must be species listed in Section 51A-10.134.

(3) In addition to any site trees, one tree must be provided for every 40 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this paragraph, PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a tree would interfere with utility lines, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

(4) Required trees may be located anywhere in Subarea B.

(k) Tree preservation, removal, and replacement for single family uses in Subarea B.

(1) In general.

(A) Except as provided in this subsection, tree preservation, removal and replacement must comply with Division 51A-10.130.

(l) Approval. Except as provided in this section, the building official must approve all tree preservation, removal, and replacement in accordance with this planned development district.

Applicant requested:

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| (m) <u>Completion.</u> The sooner of the last lot sold within Subarea B or five years after a final plat for the single family uses in Subarea B is recorded, the property owner shall present to the building official the total mitigation calculation including mitigation amount less trees planted and credits for soil amendments. This time requirement may be extended by one year extensions to be mutually agreed by the building official and property owner. |
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Staff recommended:

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| <p>(m) <u>Completion.</u> Within five years after issuance of a grading permit, the property owner shall present to the building official the total mitigation calculation including mitigation amount less trees planted. This term may be extended by two one-year extensions to be mutually agreed by the building official and property owner.</p> |
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SEC. 51P-745.115. BUILDING ELEMENTS AND DESIGN STANDARDS.

(a) In general.

(1) Applicability.

(A) Except as provided in this section, building elements and design standards apply to all buildings within the district.

(B) Single family uses in Subarea B are not subject to this section.

(2) Purpose. Building elements and design standards are intended to:

(A) ensure that new development enhances and is compatible with surrounding neighborhoods; and

(B) enhance the character and environment for pedestrians.

(3) Building elements and facade. (Subareas A, C, and D)

(A) Street-level transparency. (*Measured between 0 and 10 feet above adjacent sidewalk.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. (*Measured from floor to floor.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing: (*Maximum linear feet.*)

(aa) Except as provided in Provision (bb): 100.

(bb) For hospital, medical or scientific laboratory, and all office uses: 150.

(iii) Secondary facade: Allowed.

(4) Building elements and facade. (Subarea B)

adjacent sidewalk.) (A) Street-level transparency. (Measured for first finished floor above

(i) Primary street facade:

(aa) Except as provided, minimum 40 percent.

(bb) For multifamily uses, minimum 30 percent

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. (Measured from floor to floor.)

(i) Primary street facade:

(aa) Except as provided, minimum 40 percent.

(bb) For multifamily uses, minimum 30 percent

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing (Maximum linear feet.): 150.

(iii) Secondary facade: Allowed.

(5) Blank wall. A blank wall may not face a primary street for more than 20 linear feet.

(6) Street-level retail use front windows. A minimum of 60 percent of a street-fronting street-level window must allow views into the street-level retail use for a depth of at least four feet, measured from the edge of the sidewalk closest to the window. Windows must be clear, unpainted, or translucent. Spandrel glass or back-painted glass is not permitted.

(b) Off-street parking structures.

(1) Except as provided in this subsection, all permanent parking structures must be either underground, or concealed in a building with a facade that is similar in appearance to the facade of either the main non-parking building to which the parking is accessory or the adjacent structure's architecture. At least 10 percent of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(2) Parking structures in Subarea B which do not face public right-of-way are not subject to the requirements of Paragraph (1).

(c) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, **HIGHLY REFLECTIVE GLASS** means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Multifamily structures.

(1) The facade of multifamily dwelling units, exclusive of trim, doors, soffets, and shutters, must consist of no more than 15 percent wood or products that appear to be wood (such as Hardi-plank), with the remainder of the facade to be constructed of glass or masonry that does not have the appearance of wood.

Applicant requested:

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| (2) <u>In Subarea B, the façade of multifamily dwelling units facing public right-of-way exclusive of trim, doors, soffets, and shutters, must consist of no more than 15 percent wood or products that appear to be wood (such as Hardi-plank), with the remainder of the facade to be constructed of glass, masonry, metal, or other material that does not have the appearance of wood.</u> |
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Staff recommended:

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| Retain existing façade requirements for multifamily structures. |
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SEC. 51P-745.116. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

- (1) The maximum size of the sign is 32 inches wide and 36 inches tall.
- (2) The maximum effective area per side is 1,200 square inches.
- (3) A-frame signs may only be displayed when the business that it is identifying is open.
- (4) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
- (5) Only one A-frame sign is permitted per business.
- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located closer than 25 feet to a street intersection.

SEC. 51P-745.117. ADDITIONAL PROVISIONS.

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

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

Applicant requested:

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| (3) <u>In Subarea B, platting must comply with Article VIII. No more than 350 lots may be platted as a shared access development.</u> |
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Staff recommended:

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| (3) <u>In Subarea B, platting must comply with Article VIII. No more than 350 lots may be platted as a shared access development subject to a final plat providing for no dead end streets. For purposes of this subparagraph, a cul-de-sac is not a dead end street.</u> |
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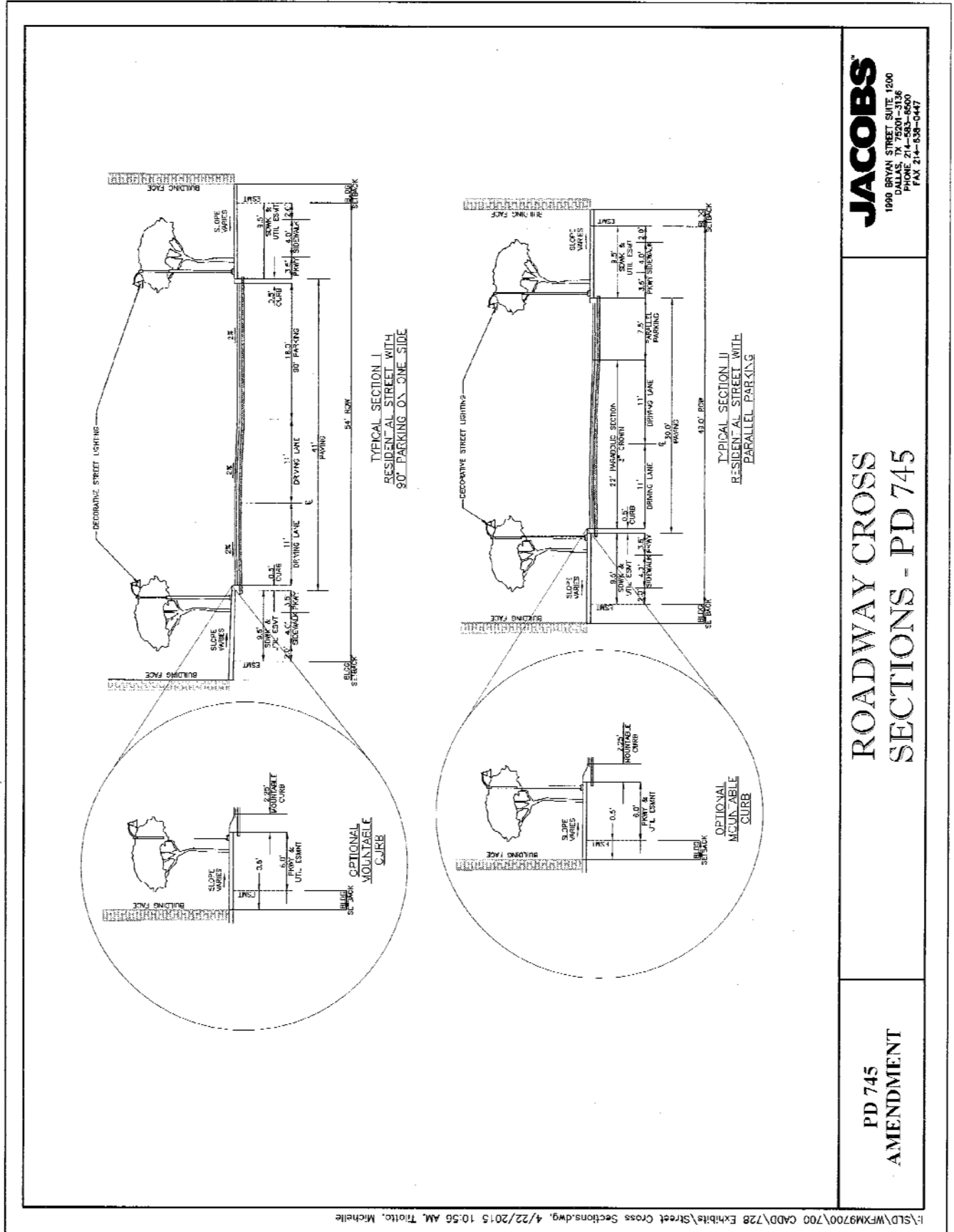
SEC. 51P-745.118. COMPLIANCE WITH CONDITIONS.

(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.

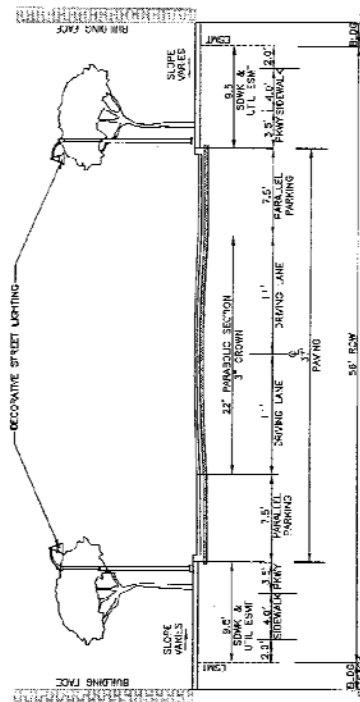
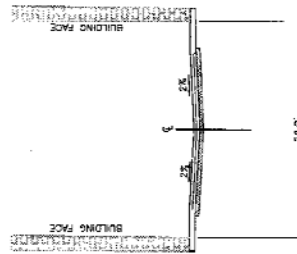
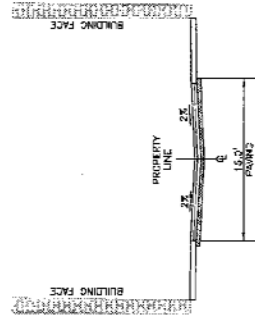
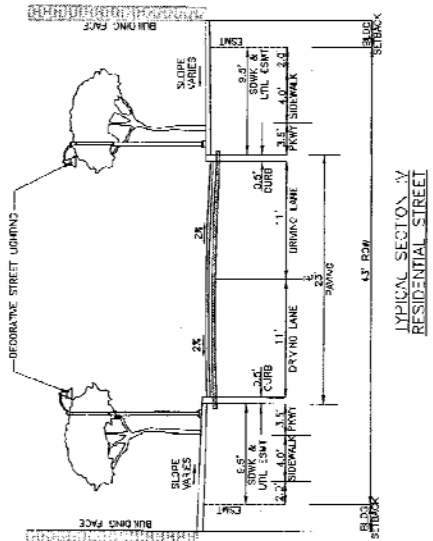
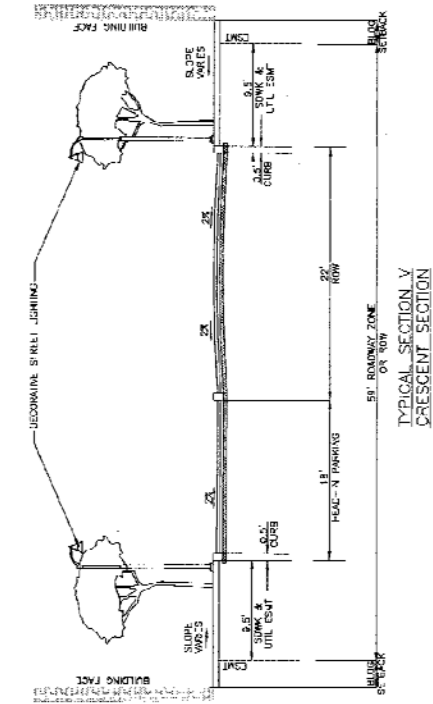
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

SEC. 51P-745.119. ~~ZONING MAP.~~

~~PD 745 is located on Zoning Map No. E-8.~~



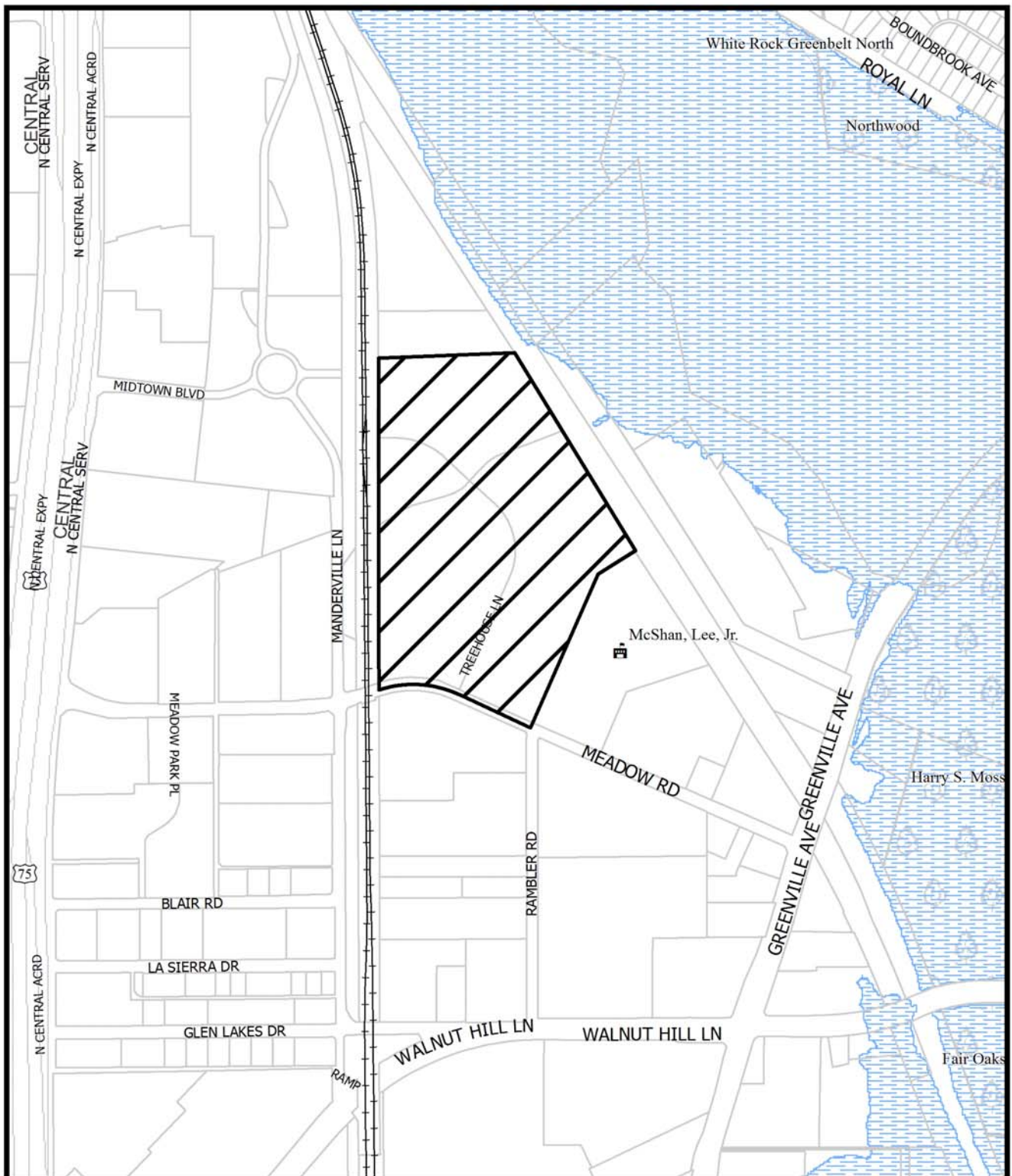
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JACOBS
1989 BRYAN STREET SUITE 1200
DALLAS, TEXAS 75201
PHONE 214-531-5500
FAX 214-531-0447

ROADWAY CROSS SECTIONS - PD 745

PD 745
AMENDMENT

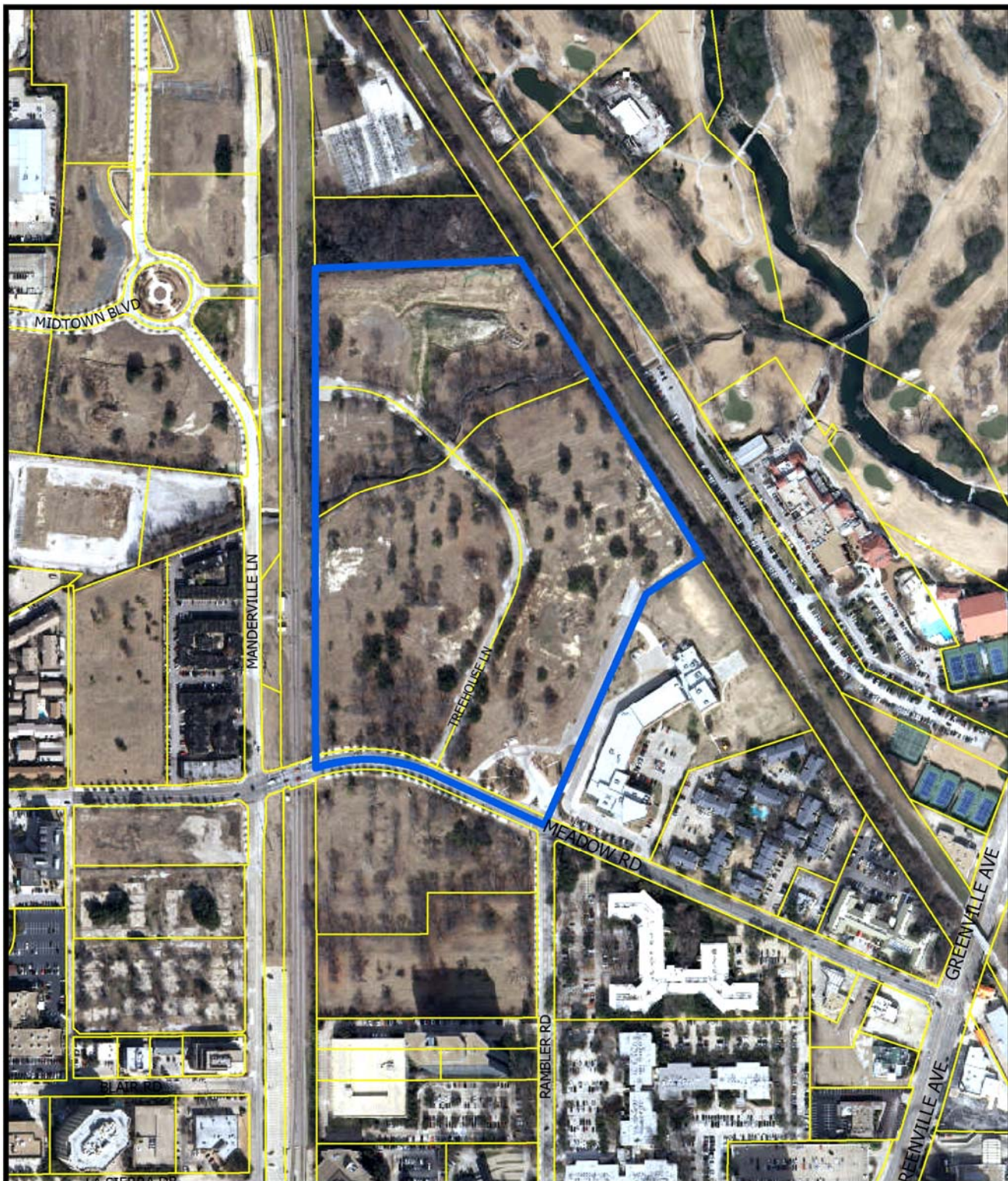


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VICINITY MAP

Case no: **Z145-153**

Date: **1/23/2015**

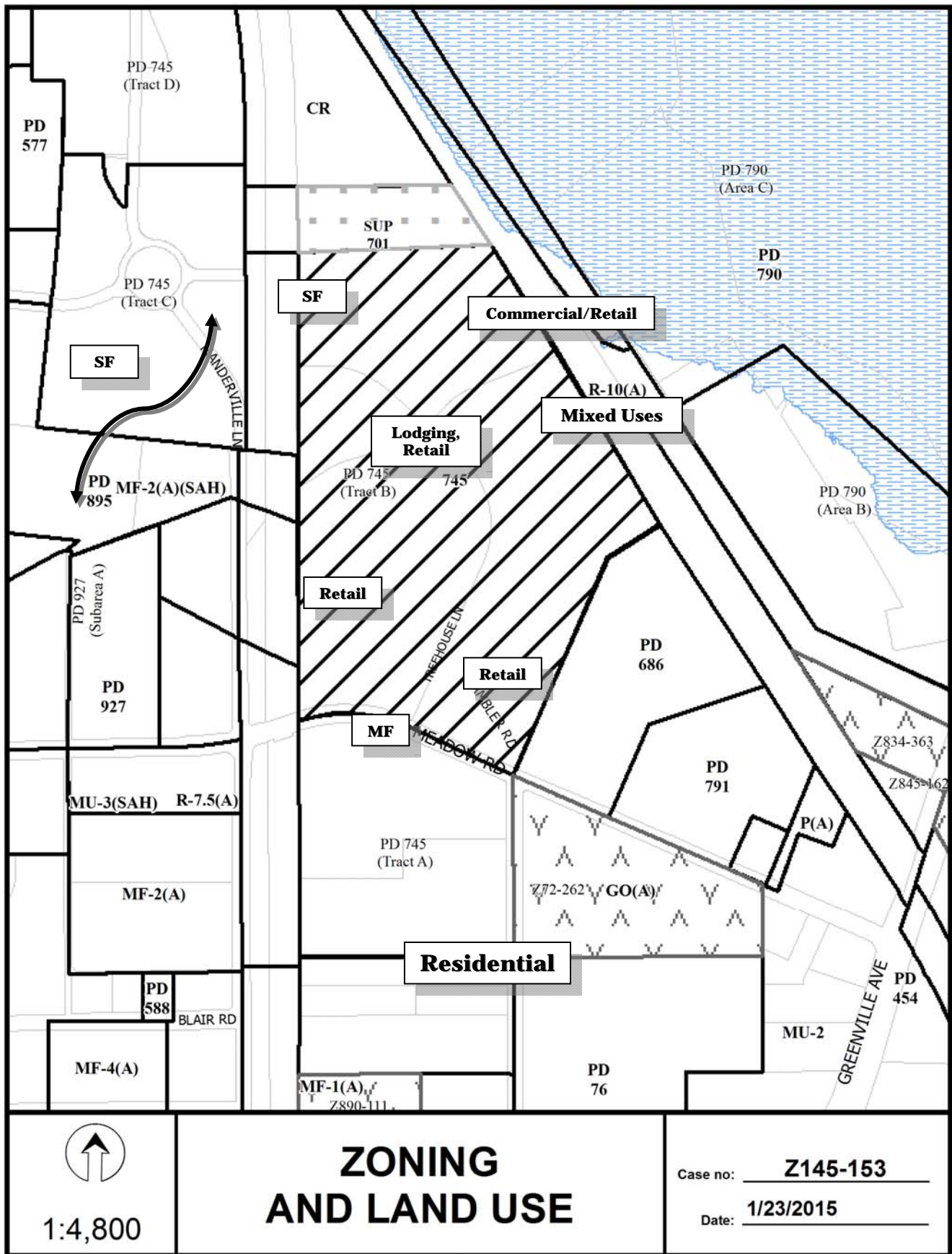


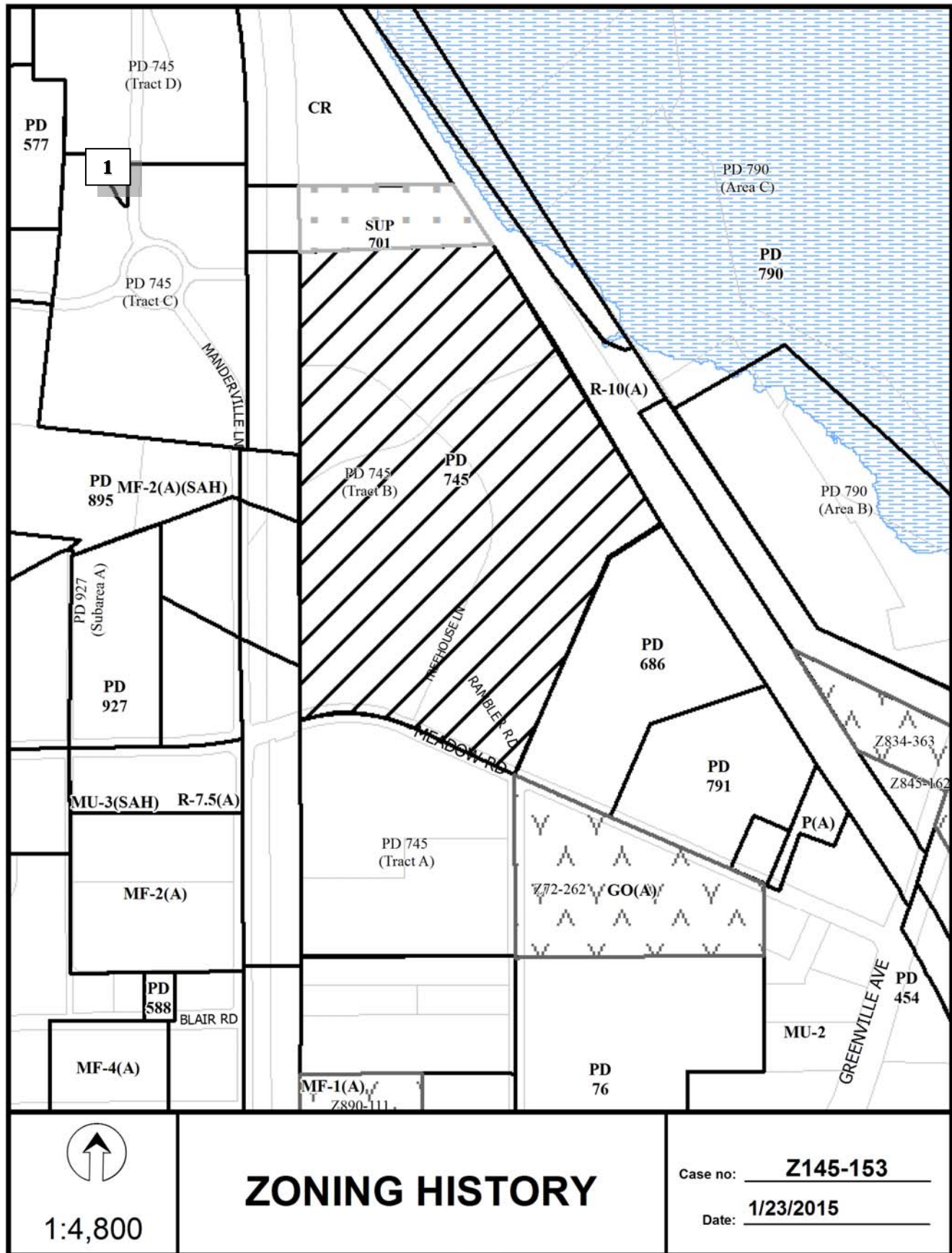
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AERIAL MAP

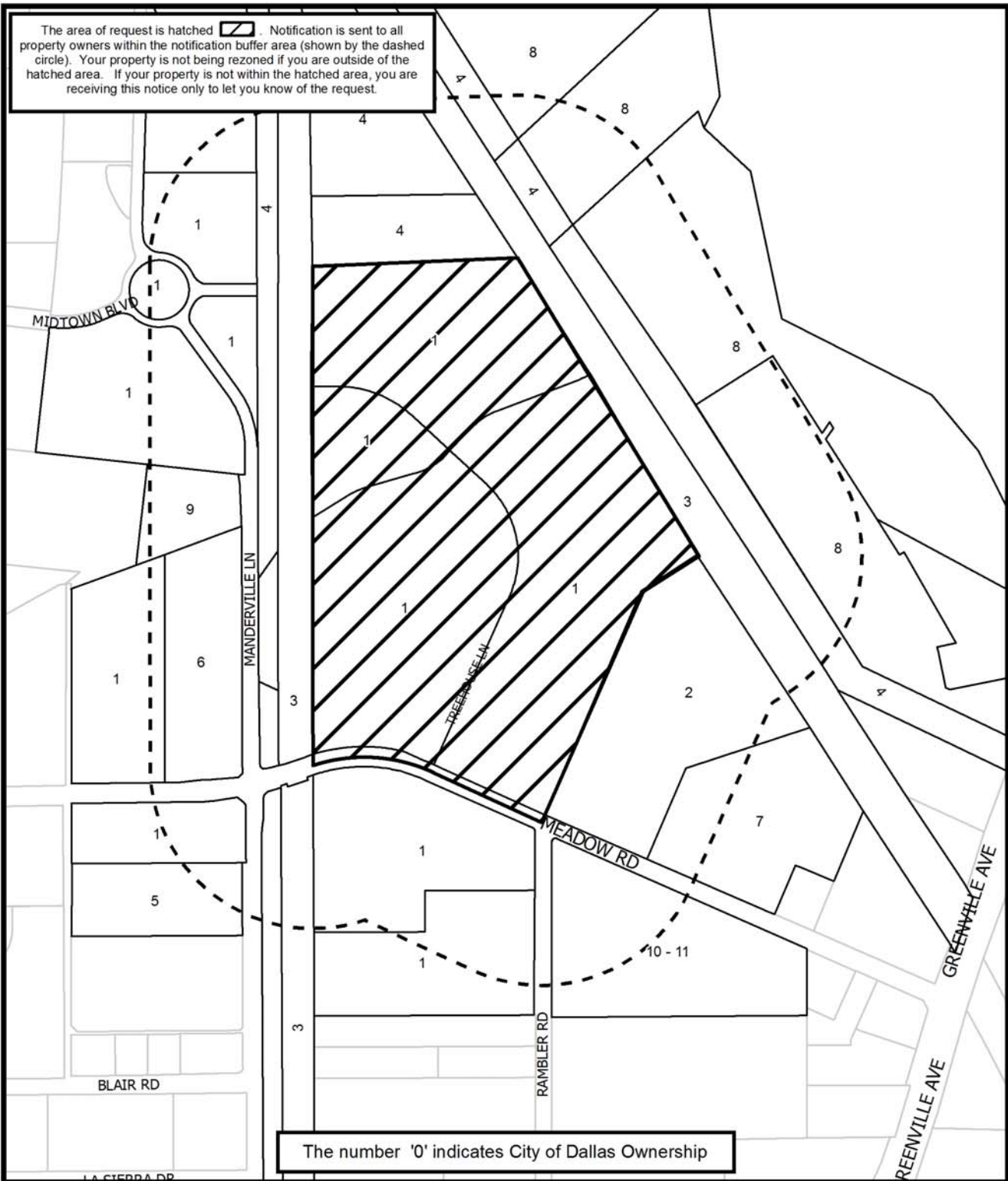
Case no: **Z145-153**

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 number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION
11 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z145-153**

Date: **1/23/2015**

01/22/2015

Notification List of Property Owners

Z145-153

11 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------|
| 1 | 7615 RAMBLER RD | TKG VALENCIA MIDTOWN LLC |
| 2 | 8307 MEADOW RD | Dallas ISD |
| 3 | 401 BUCKNER BLVD | DART |
| 4 | 7700 GLEN LAKES DR | TEXAS UTILITIES ELEC CO |
| 5 | 7777 MANDERVILLE LN | PEARL INV INC |
| 6 | 8175 MEADOW RD | MEADOWS REDEVELOPMENT LTD |
| 7 | 8325 MEADOW RD | PARK CENTRAL RESIDENTIAL LLC |
| 8 | 7800 GREENVILLE AVE | ROYAL OAKS COUNTRY CLUB |
| 9 | 8109 MANDERVILLE LN | COMMODORE PARTNERS LTD |
| 10 | 8350 MEADOW RD | TEXAS HEALTH RESOURCES |
| 11 | 8330 MEADOW RD | PECAN CREEK OWNERS ASSOCI |

FILE NUMBER: Z145-208(WE) **DATE FILED:** March 16, 2015

LOCATION: Inwood Road and Brown Street, west corner

COUNCIL DISTRICT: 2 **MAPSCO:** 34P, Q, T & U

SIZE OF REQUEST: Approx. 2.865 acres **CENSUS TRACT:** 4.06

APPLICANT: FF Realty II, LLC

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

OWNER: Corrigan Investment Partners, LP

REQUEST: An application for a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.

SUMMARY: The purpose of this request is to allow a regulating plan to control the proposed development in lieu of the Shopfront Overlay. The regulating plan includes standards for individual stoops, awnings, benches, enhanced pavement design with pedestrian activation zones. The applicant has indicated that the property will be developed with approximately 180 units at a height not to exceed 75 feet and six stories. However, the regulating plan does not restrict the development to these standards. The Commission may recommend and the City Council may approve these elements as part of the regulating plan.

STAFF RECOMMENDATION: Approval, subject a revised regulating plan.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The regulating plan offers an avenue to gain design elements lost with the exclusion of a shopfront overlay. Staff is amenable to the exclusion of retail in this area as a result. The initial 180-unit multifamily development is located within close proximity to the Inwood/Love Field DART station, where the area is redeveloping to support additional residential and retail uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan and the Stemmons Corridor-Southwestern Medical District Area Plan.
4. The regulating plan needs to be amended to denote the items below. Staff will provide a revised plan, if available, at the City Plan Commission briefing.
 - a. Development type – “Apartment”.
 - b. Designate the primary street façade (based upon discussions, it will be Inwood Road).
 - c. If signage is to be a part of this regulating plan for Area 2, then provide more specifications so that it is clear what is being regulated.
 - d. The regulating plan currently denotes that a minimum of 6 feet wide except in Area 2. It is unclear if the exception is to increase or decrease the sidewalk width. If the latter, then the Director will have to approve a lesser sidewalk width as required in Article VIII prior to consideration by City Council.
 - e. Denote at which point in the permitting process, the benches and seating in Area 3 will be required to be installed.
 - f. Provide criteria that will meet “enhanced pavement design”.
 - g. In Area 3, specify if the street trees planted at 1 per 35 feet are canopy trees (Article XIII requires 1 canopy tree per 40 feet on center, on average).
 - h. In Area 3, add that the minimum requirements of Article XIII will be met in note #8.

BACKGROUND INFORMATION:

- The request site is currently vacant with office and office showroom warehouse uses.
- In February 2009, the City Council approved Article XIII, which created the form based zoning districts. The Form Based Districts provides an additional tool for the implementation of ForwardDallas! And to create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles.

Zoning History: There have been three recent zoning requests in the area.

1. Z123-216 On June 26, 2013, the City Council approved the renewal of Specific Use Permit No. 1759 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned an IR Industrial Research District with deed restrictions.
2. Z145-132 On February 25, 2015, the City Council approved a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast line of Inwood Road, between Denton Drive and Cedar Springs Road.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| Denton Drive | Collector | 96 ft. | 60 ft. |
| Inwood Road | Principal Arterial | 80 ft. | 100 ft. |
| Sadler Circle | Local | 50 ft. | n/a |

Land Use:

| | Zoning | Land Use |
|-----------|-------------------|------------------------------|
| Site | WMU-8 | Vacant Bldg. |
| Northeast | PDD No. 688 | DISD School |
| Southeast | IR w/SUP No. 1654 | DART Light rail |
| Northwest | IR | Single Family |
| Southwest | IR | Bar, Office, Outside storage |

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 a Campus Building Block.

The Campus Building Block focuses on areas around large master-planned educational, institutional, or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a "university town" feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1: Encourage a balance of land uses within walking distance of each other.

AREA PLAN: The request site is within the Stemmons Corridor-Southwestern Medical District Area Plan, adopted by City Council on June 23, 2012. The plan highlights this area as a strategic opportunity area for a mix of commercial and residential uses.

The applicant's request is consistent with the Stemmons Corridor – Southwestern Medical District Area Plan.

STAFF ANALYSIS:

Land Use Compatibility:

The Walkable Urban Mixed Use (WMU) Districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The Shopfront (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The WMU-8 District permits a maximum height of 125 feet and eight stories

Below is a chart showing the differences between the Mixed Use Shopfront Overlay and Apartment Development Type Standards for Form Districts.

| | Mixed Use Shopfront Overlay | Apartment | Proposed for Regulating Plan (items not specified will have to meet the "Apartment" development type standards) |
|--|---|------------------------------------|---|
| Primary Street Frontage (minimum) | 90% | 70% | Not specified |
| Ground Story Height (minimum/maximum ft.) | 15 / 30 | 10 / 15 | 12 feet – Area 2 (southern portion along Inwood) |
| Ground-Story Transparency (minimum) | 50% (measured between 0 and 10 ft. above adjacent sidewalk) | 30% (measured from floor to floor) | 50% (measured between 0 and 10 ft. above adjacent sidewalk) |
| Building Entrance Spacing (maximum linear ft.) | 100 | None | Spacing between entrances not stated. However, the average noted on the plan is 1 entry per 40 lineal feet along Inwood Road. |

| | | | |
|--|-------------------------------------|--|-------------------------|
| Blank Wall Area on Primary Street (max linear ft.) | 20 | 30 | Not specified |
| Ground-Story Shopfront Windows (minimum) | 60% of surface area on street level | N/A | Not specified |
| Landscaping | General Art. XIII standards | In addition to general Art. XIII standards, 1 tree/4,000 sq. ft. | More information needed |

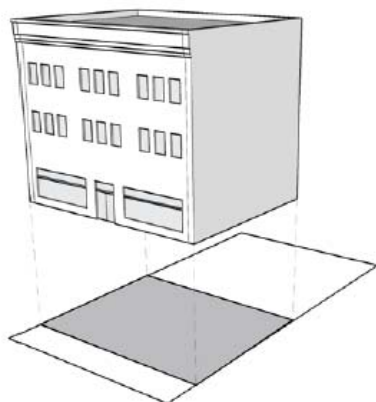
The applicant has identified three area zones on the plan that support the pedestrian activity in front of the mixed use development. The three zones are as follows: Area 1 is approximately 6,780 square feet of area and provides for ground level entry to residential units facing Inwood Road. This area is also the primary building entrance for those units facing the Inwood Road. Area 2 contains approximately 3,300 square feet of floor area. Area 3 is identified as the enhanced streetscape zone. This zone encompasses the entire length of the development on Inwood Road and will provide several pedestrian amenities. These amenities include benches, and bike racks. The proposed development will comply with the enhanced streetscape zone in Article XIII Form Based District.

Development Standards:

The regulations on the following page apply to Shopfront Overlays and the Apartment Development types.

(b) Mixed Use Shopfront.

mixed use shopfront

(1) Definition.

A development type intended primarily for ground-story retail and upper-story residential or offices uses.

Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories should be used for offices or residential apartments. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

(2) Character Examples.

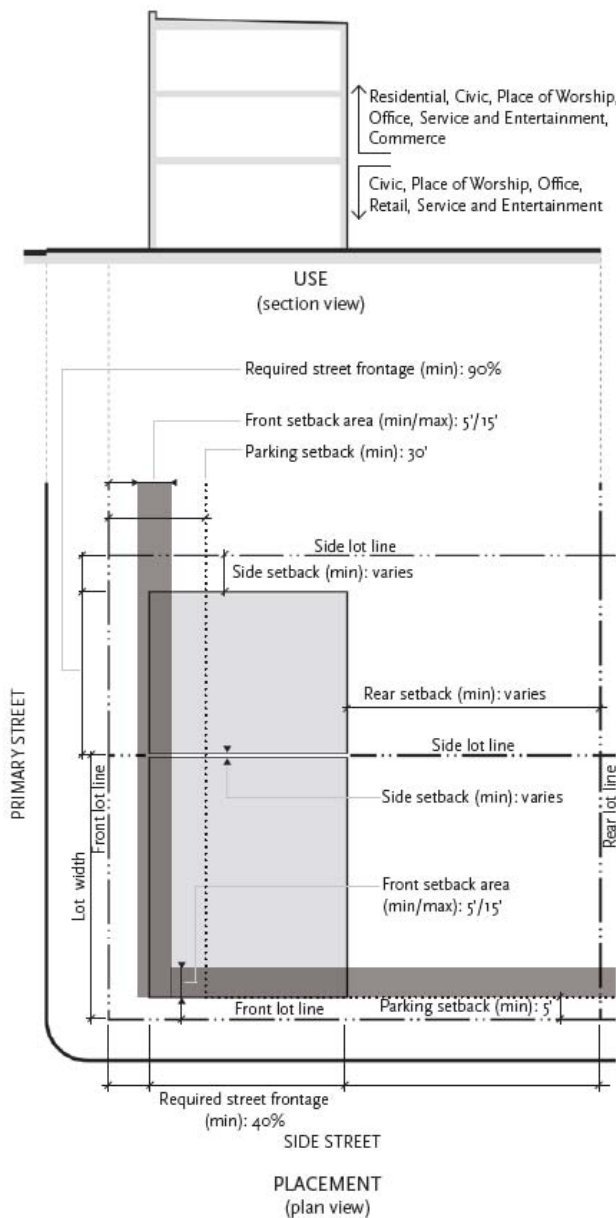
Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

**(3) Districts permitted.**

LOW: WMU-3, WMU-5
 MEDIUM: WMU-8, WMU-12
 HIGH: WMU-20, WMU-40
 OVERLAY: -SH

mixed use shopfront

(4) Use and Placement.



BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

BUILDING PLACEMENT

LOT

| | |
|--------------------|------|
| Area (min sf) | none |
| Area (max sf) | none |
| Width (min ft) | none |
| Width (max ft) | none |
| Lot coverage (max) | 100% |

FRONT SETBACK AREA

| | |
|-----------------------------|------|
| Primary street (min/max ft) | 5/15 |
| Side street (min/max ft) | 5/15 |
| Service street (min/max ft) | none |

REQUIRED STREET FRONTAGE

| | |
|----------------------|------|
| Primary street (min) | 90% |
| Side street (min) | 40% |
| Service street (min) | none |

PARKING SETBACK

| | |
|---|----|
| From primary street (min ft) | 30 |
| From side street (min ft) | 5 |
| From service street (min ft) | 5 |
| Abutting single family district (min ft) | 10 |
| Abutting multifamily or nonresidential district or alley (min ft) | 5 |

SIDE SETBACK

| | |
|--|--------|
| Abutting single-family district (min ft) | 15 |
| Abutting multifamily or nonresidential district (min ft) | 0 or 5 |
| Abutting alley (min ft) | 5 |

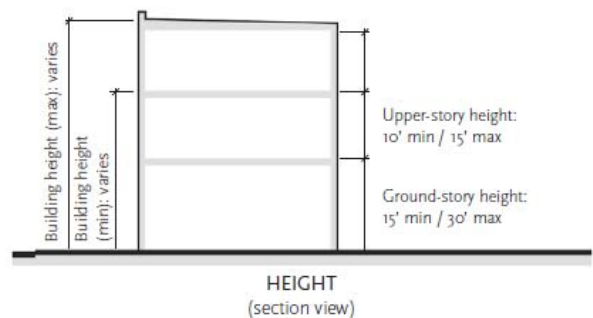
REAR SETBACK

| | |
|--|----|
| Abutting single-family district (min ft) | 15 |
| Abutting multifamily or nonresidential district (min ft) | 5 |
| Abutting alley (min ft) | 5 |
| Abutting service street (min ft) | 10 |



mixed use shopfront

(5) Height and Elements.



BUILDING HEIGHT

| HEIGHT | |
|----------------------------------|----------------------------------|
| Building height (max stories/ft) | See Section 51A-13.302, "Height" |
| Building height (min stories) | |
| WMU-3, -5, -8, -12 | 2 |
| WMU-20 | 4 |
| WMU-40 | 5 |

| STORY HEIGHT | |
|---------------------------|-------|
| Ground story (min/max ft) | 15/30 |
| Upper story (min/max ft) | 10/15 |

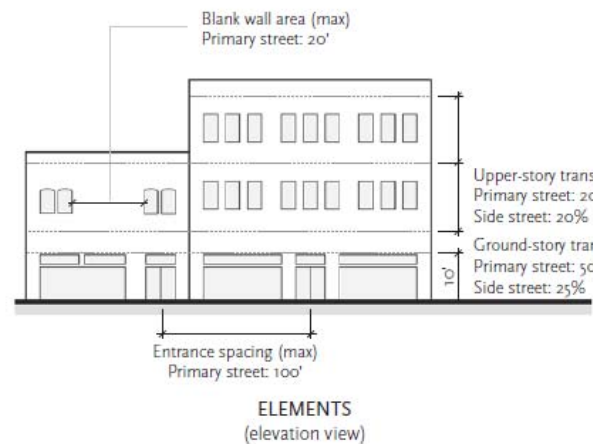
BUILDING FACADE

| GROUND-STORY TRANSPARENCY | |
|--|------|
| Primary street facade (min) | 50% |
| Side street facade (min) | 25% |
| Service street facade (min) | none |
| <i>Measured between 0 and 10 ft above adjacent sidewalk.</i> | |

| UPPER-STORY TRANSPARENCY | |
|--------------------------------------|------|
| Primary street facade (min) | 20% |
| Side street facade (min) | 20% |
| Service street facade (min) | none |
| <i>Measured from floor to floor.</i> | |

| ENTRANCE | |
|----------------------------------|----------|
| Primary street | required |
| Entrance spacing (max linear ft) | 100 |
| Side street | allowed |
| Service street | allowed |

| BLANK WALL AREA | |
|--------------------------------|------|
| Primary street (max linear ft) | 20 |
| Side street (max linear ft) | none |
| Service street (max linear ft) | none |





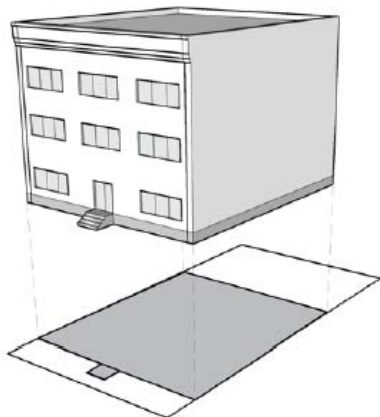
mixed use shopfront

(6) Ground-Story Shopfront Windows.

A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass does not comply with this provision.

Apt

apartment

(e) Apartment.**(1) Definition.**

A development type containing three or more dwelling units consolidated into a single structure.

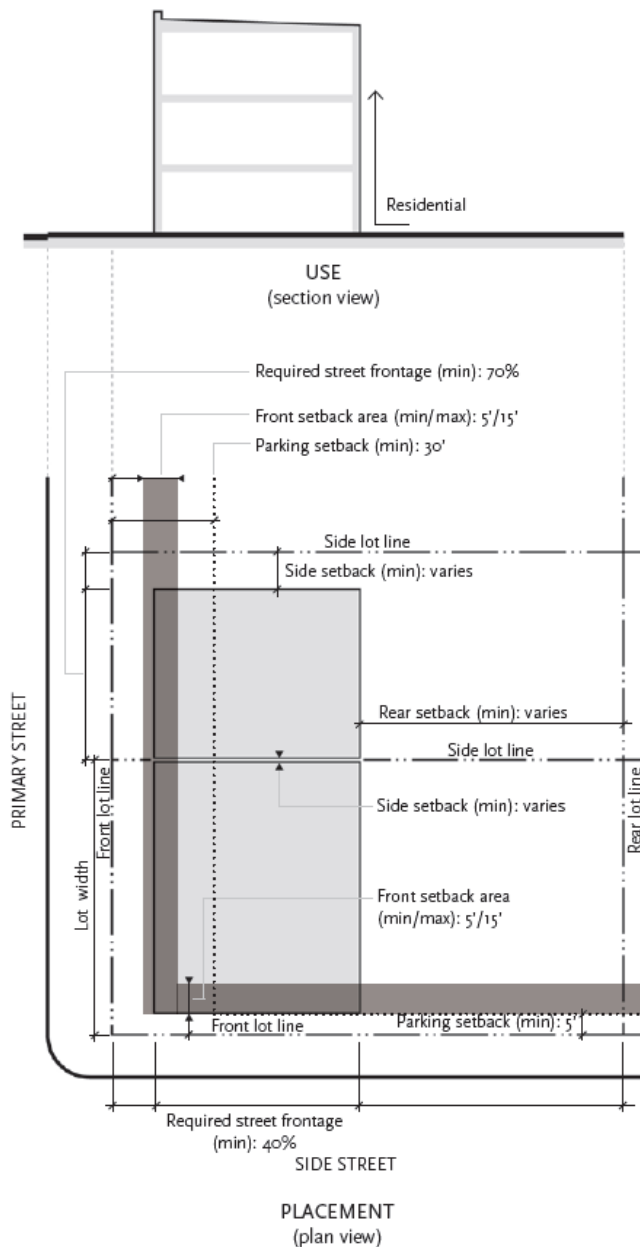
An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking must be located to the rear of the building. The building often shares a common entrance. Primary entrances must be prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

**(3) Districts Permitted.**

| | | |
|---------|----------------|--------------|
| LOW: | WMU-3, WMU-5 | WR-3, WR-5 |
| MEDIUM: | WMU-8, WMU-12 | WR-8, WR-12 |
| HIGH: | WMU-20, WMU-40 | WR-20, WR-40 |

(4) Use and Placement.**BUILDING USE**

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT**LOT**

| | |
|--------------------|------|
| Area (min sf) | none |
| Area (max sf) | none |
| Width (min ft) | none |
| Width (max ft) | none |
| Lot coverage (max) | 80% |

FRONT SETBACK AREA

| | |
|-----------------------------|------|
| Primary street (min/max ft) | 5/15 |
| Side street (min/max ft) | 5/15 |
| Service street (min/max ft) | none |

REQUIRED STREET FRONTAGE

| | |
|----------------------|------|
| Primary street (min) | 70% |
| Side street (min) | 40% |
| Service street (min) | none |

PARKING SETBACK

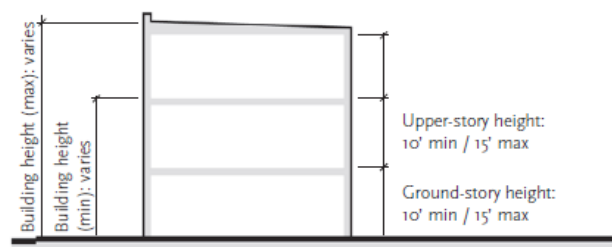
| | |
|---|----|
| From primary street (min ft) | 30 |
| From side street (min ft) | 5 |
| From service street (min ft) | 5 |
| Abutting single-family district (min ft) | 10 |
| Abutting multifamily or nonresidential district or alley (min ft) | 5 |

SIDE SETBACK

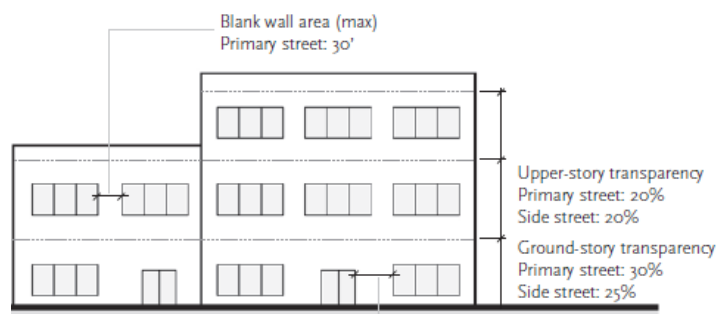
| | |
|--|--------|
| Abutting single-family district (min ft) | 15 |
| Abutting multifamily or nonresidential district (min ft) | 0 or 5 |
| Abutting alley (min ft) | 5 |

REAR SETBACK

| | |
|--|----|
| Abutting single-family district (min ft) | 15 |
| Abutting multifamily or nonresidential district (min ft) | 5 |
| Abutting alley (min ft) | 5 |
| Abutting service street (min ft) | 10 |

(5) Height and Elements.

HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT**HEIGHT**

| | |
|--------------------------------------|----------------------------------|
| Building height (max stories/ft) | See Section 51A-13.302, "Height" |
| Building height (min stories) | |
| WMU-3, -5, -8, -12 WR-3, -5, -8, -12 | 2 |
| WMU-20 WR-20 | 4 |
| WMU-40 WR-40 | 5 |

STORY HEIGHT

| | |
|---------------------------|-------|
| Ground story (min/max ft) | 10/15 |
| Upper story (min/max ft) | 10/15 |

BUILDING FACADE**GROUND-STORY TRANSPARENCY**

| | |
|--------------------------------------|------|
| Primary street facade (min) | 30% |
| Side street facade (min) | 25% |
| Service street facade (min) | none |
| <i>Measured from floor to floor.</i> | |

UPPER-STORY TRANSPARENCY

| | |
|--------------------------------------|------|
| Primary street facade (min) | 20% |
| Side street facade (min) | 20% |
| Service street facade (min) | none |
| <i>Measured from floor to floor.</i> | |

BUILDING ENTRANCE

| | |
|----------------------------------|----------|
| Primary street | required |
| Entrance spacing (max linear ft) | none |
| Side street | allowed |
| Service street | allowed |

BLANK WALL AREA

| | |
|--------------------------------|------|
| Primary street (max linear ft) | 30 |
| Side street (max linear ft) | none |
| Service street (max linear ft) | none |



apartment

(6) Landscaping.

(A) General landscaping standards are set forth in Section 51A-13.304(a) (2), "Landscaping."

(B) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(C) Site trees must be evenly distributed throughout the development.

(D) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."

| |
|-------------------------|
| LIST OF OFFICERS |
|-------------------------|

OWNER

Corrigan Investment Partners, LP
a Texas limited partnership
7501 Inwood Road
Dallas, TX 75209

Corrigan Development, L.L.C.
its general partner

- Corrigan Investments, Inc. – sole member
- David R. Corrigan – Manager
- Catherine A. Corrigan – Manager

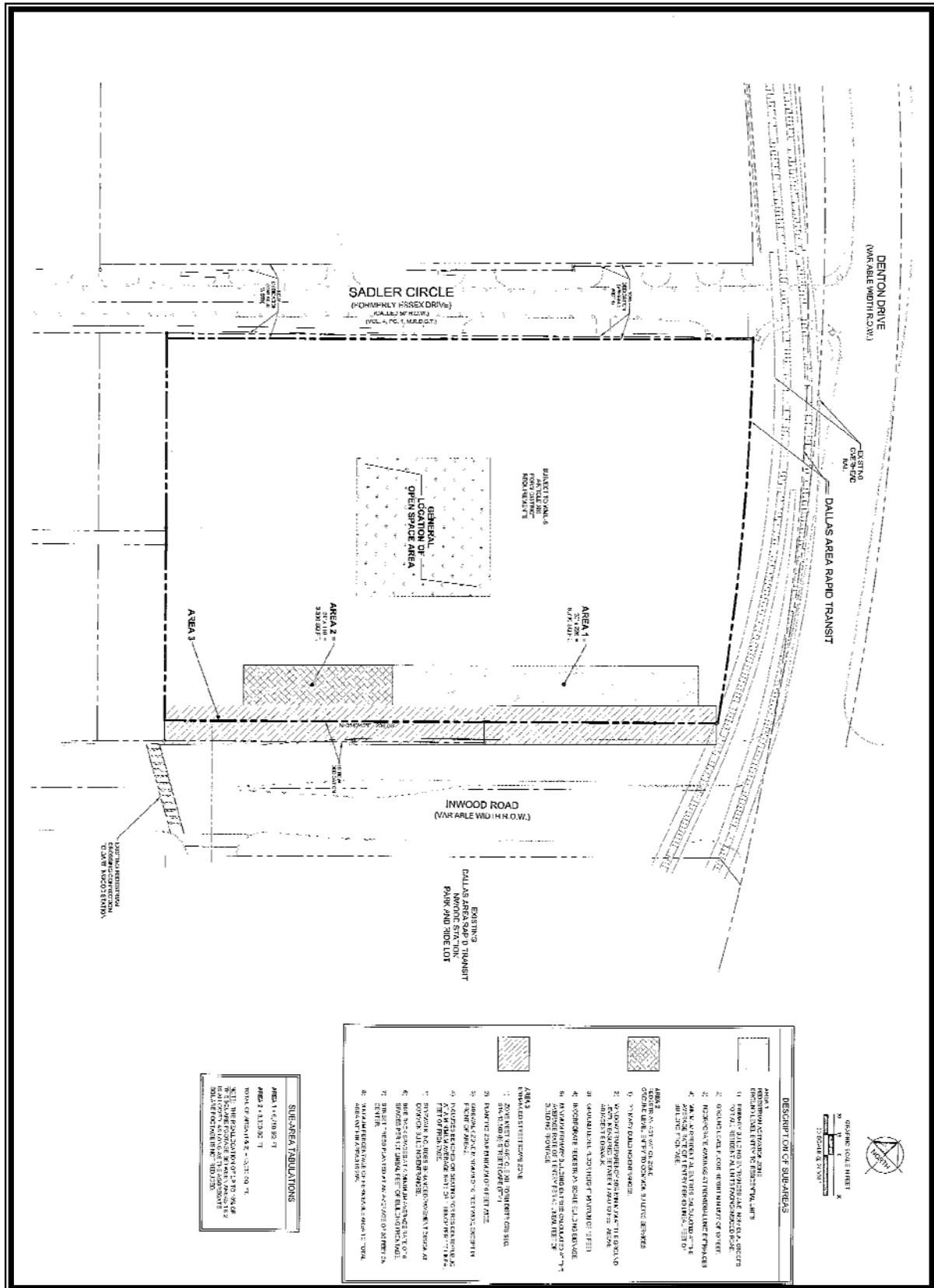
APPLICANT

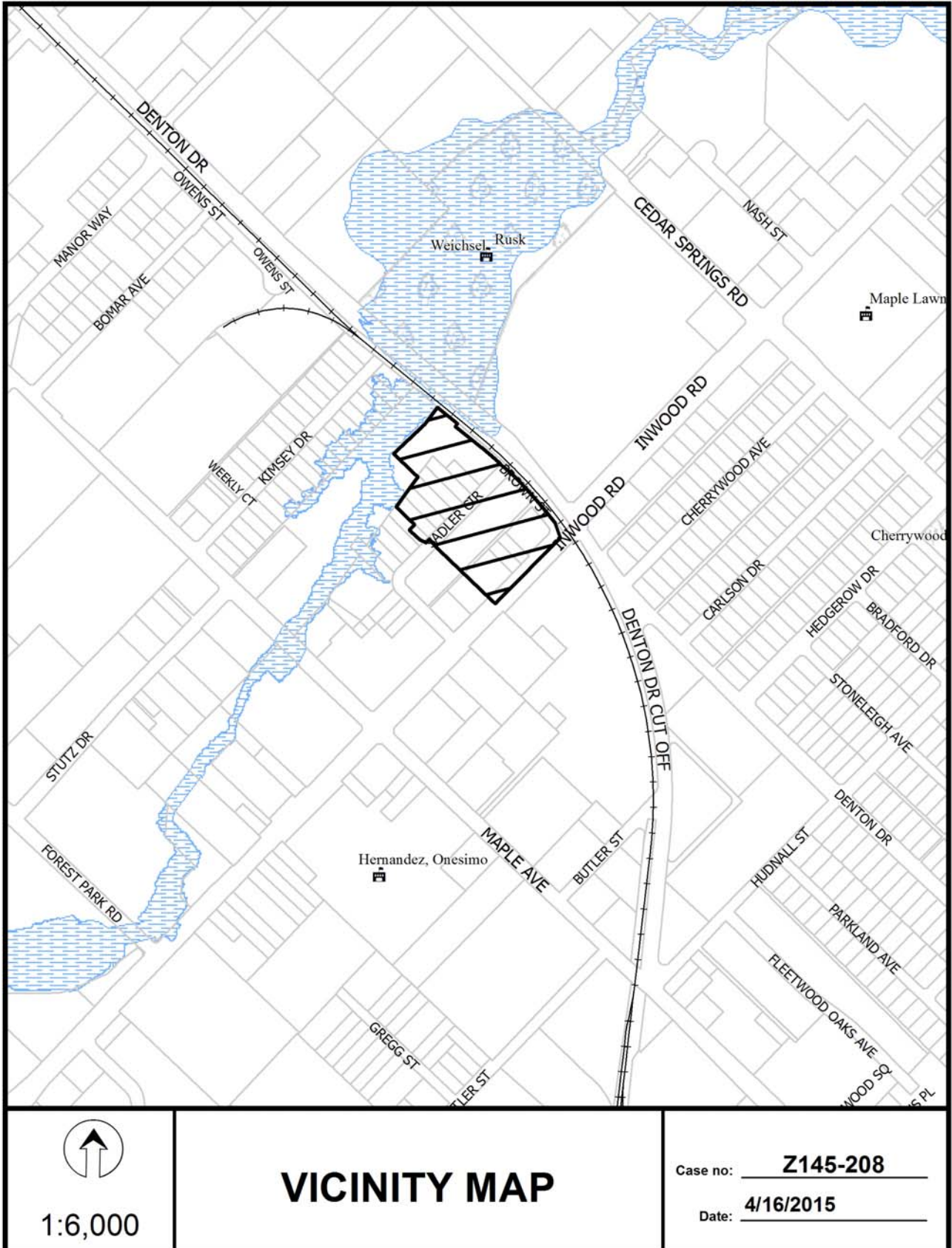
FF Realty II LLC,
a Delaware limited liability company
7301 N. State Highway 161, Suite 260
Irving, Texas 75039

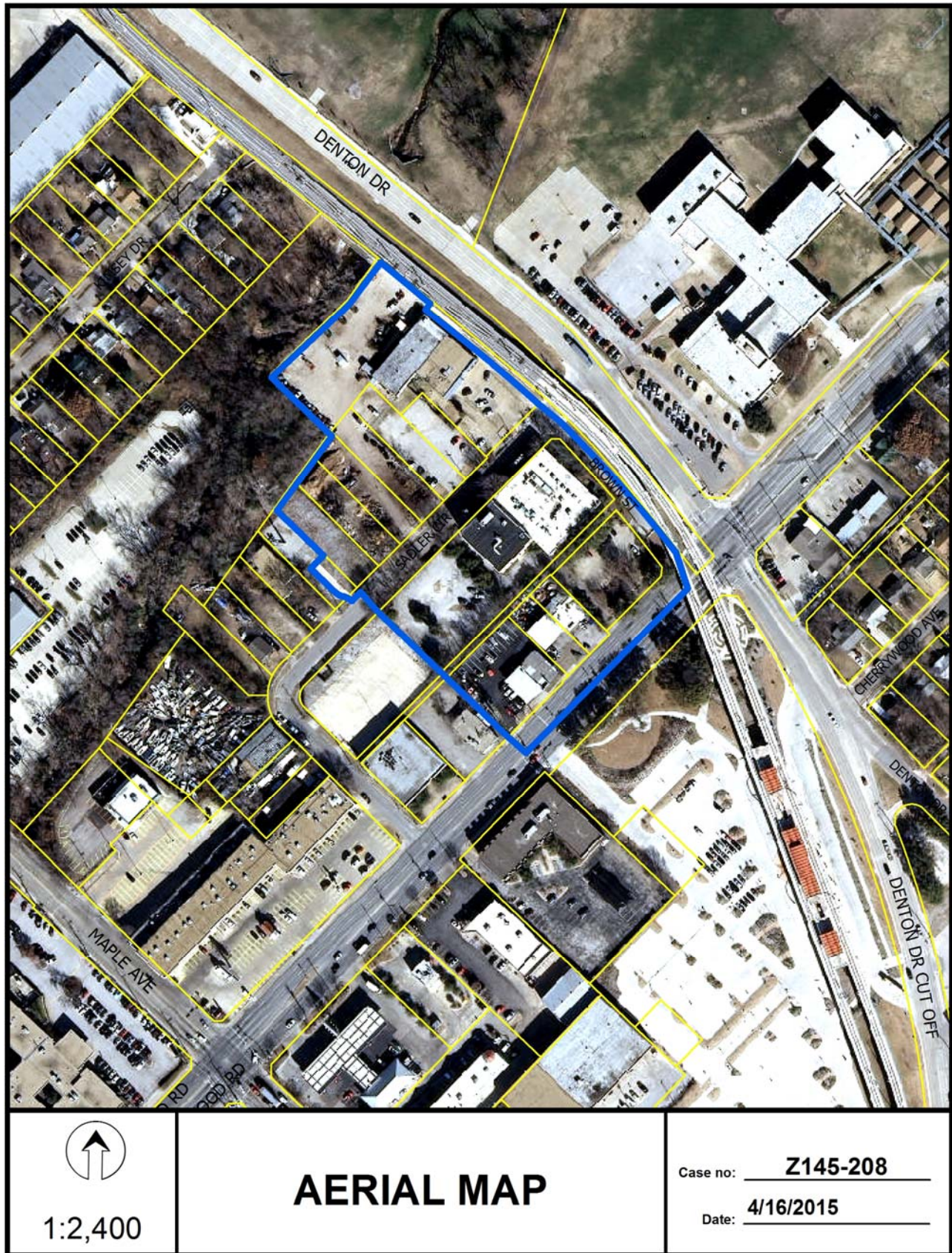
| Name | Office(s), |
|-------------------------|---|
| Christopher E. Hashioka | President and Chief Executive Officer |
| Gregory R. Pinkalla | Chief Operating Officer and Senior Vice |
| James A. Hribar | Chief Financial Officer and Secretary |
| Jon A. MacDonald | General Counsel and Senior Vice President |
| | |
| Brent A. Ball | Senior Vice President |
| Pericles Raptis | Senior Vice President |
| | |
| East | |
| Bryan Condie | Vice President |
| Doug Ness | Vice President |
| Kevin Maley | Vice President |
| Larry Lee | Vice President |
| | |
| Sandra Hill Flood | Vice President and Assistant Secretary |
| Thomas Brunson | Vice President |
| Thomas McDaniel | Vice President |
| Zachary Johnston | Vice President |
| William Revers | Vice President |
| | |
| | |
| | |

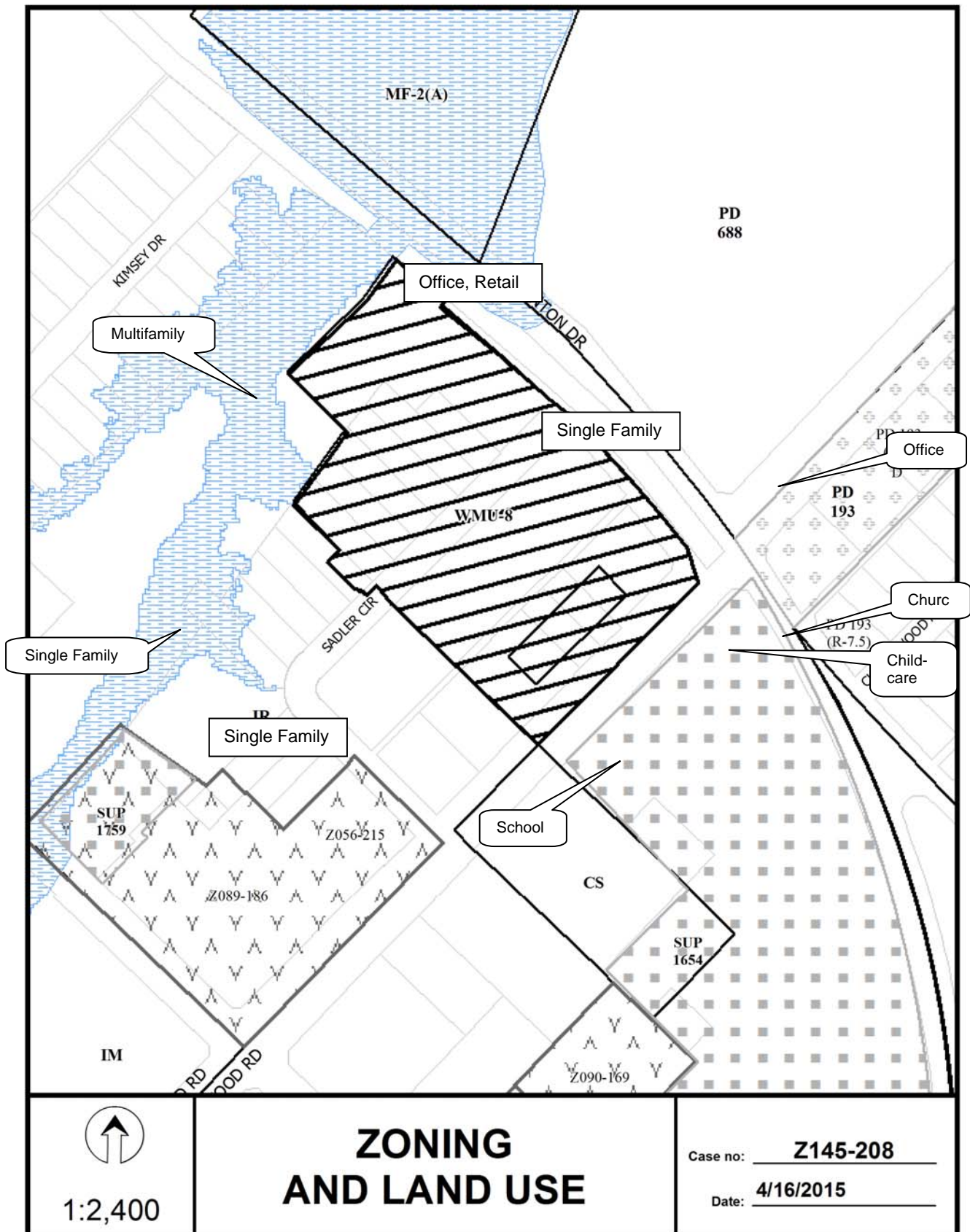
| | |
|--------------------|--|
| West | |
| Brendan Hayes | Vice President |
| Edward F. McCoy | Vice President |
| Jason Martin | Vice President |
| Krista Miclat | Vice President and Assistant Secretary |
| Lawrence Scott | Vice President |
| Matthew F. Clark | Vice President |
| Michelle H. Lord | Vice President |
| Paul Kudirka | Vice President |
| Richard D. Swanson | Vice President and Assistant Secretary |
| Richard L. Boynton | Vice President |
| Tracy Stottlemeyer | Vice President and Assistant Secretary |
| Wayne C. Laliberte | Vice President |

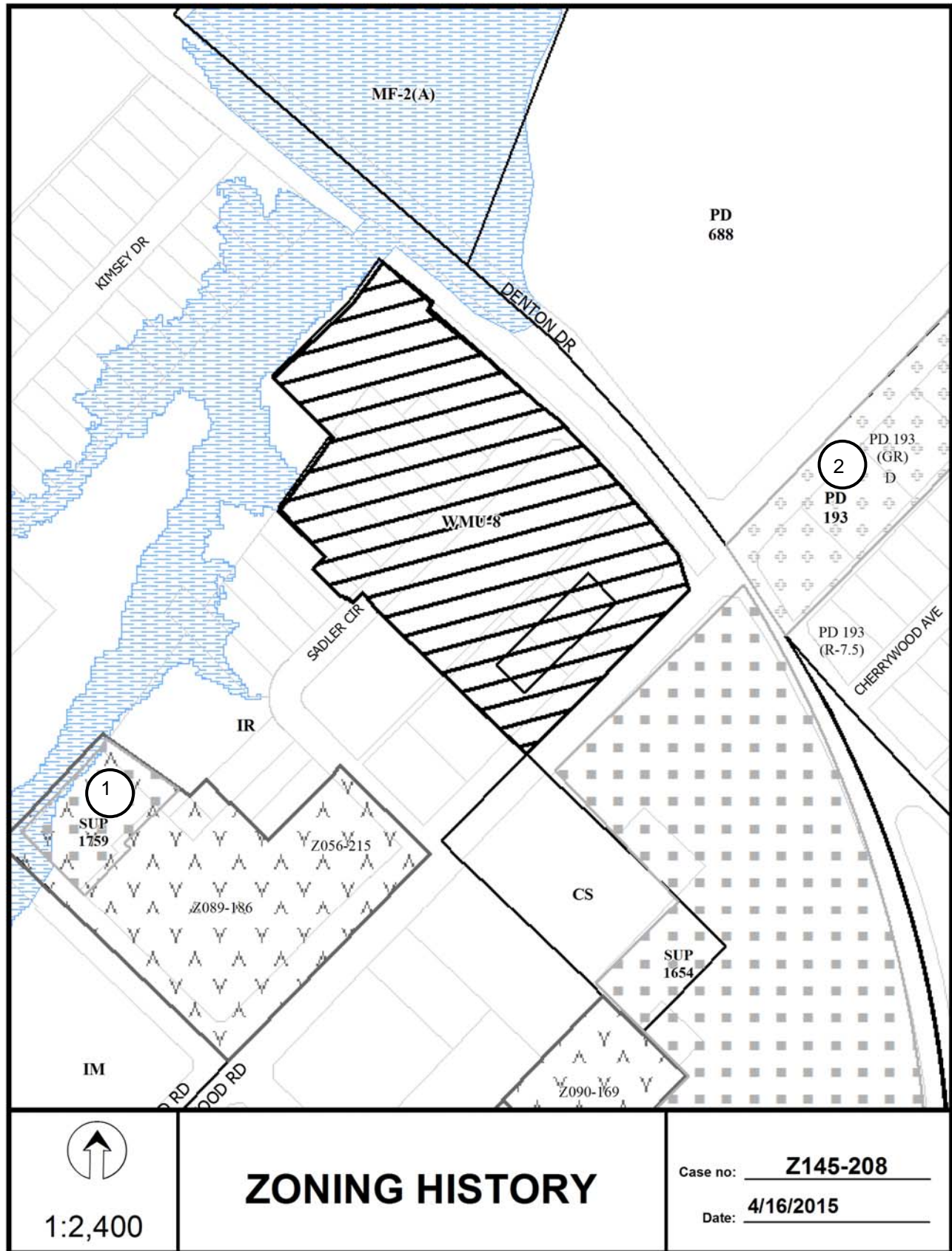
Regulating Plan

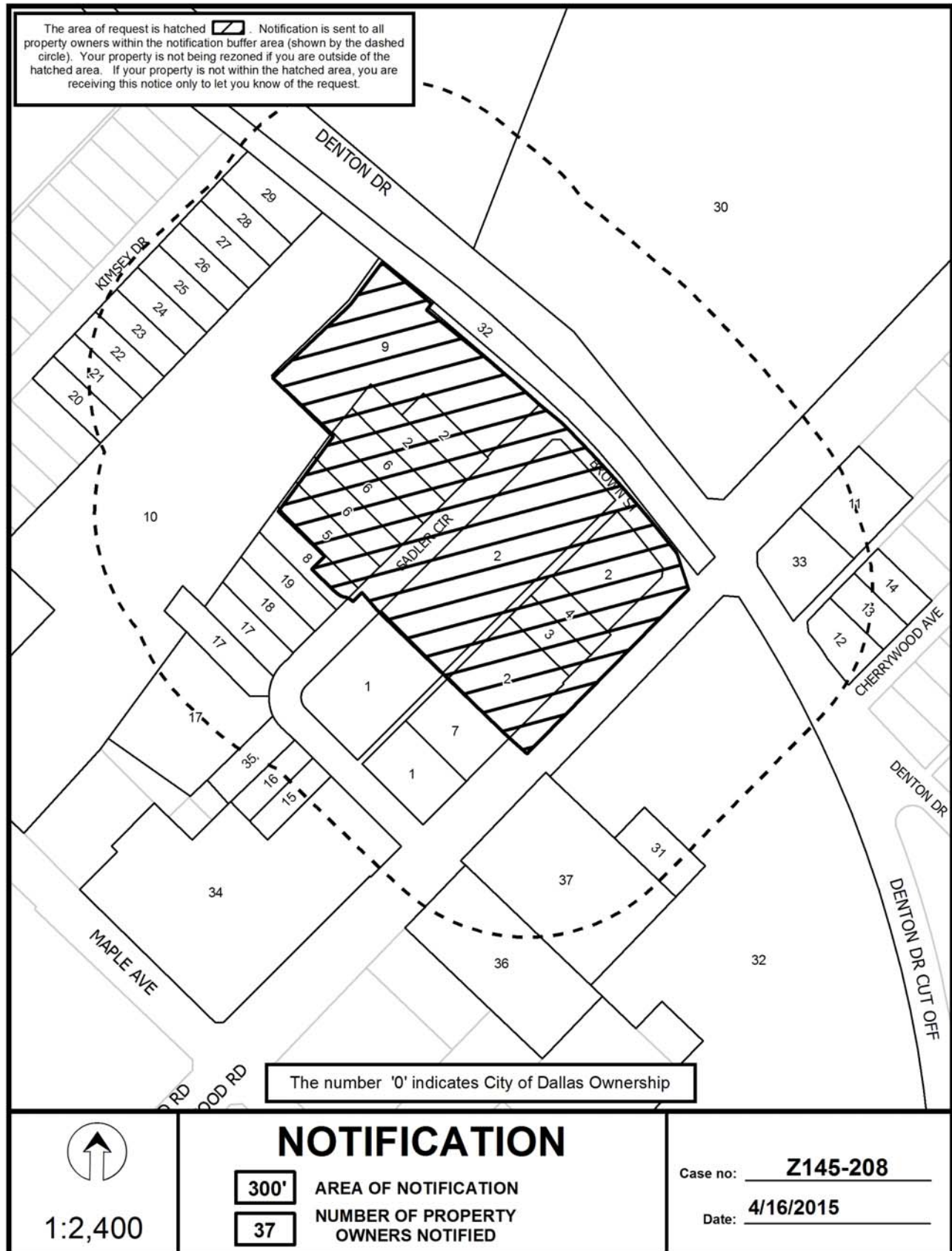












Notification List of Property Owners

Z145-208

37 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 2603 INWOOD RD | MAPLEWOOD PARTNERS LTD |
| 2 | 2711 INWOOD RD | CORRIGAN INVESTMENT PARTNERS LP |
| 3 | 2715 INWOOD RD | CORRIGAN INVESTMENT PTNRS LP |
| 4 | 2719 INWOOD RD | CORRIGAN INVESTMENT PTNRS LP |
| 5 | 5729 SADLER CIR | RPLB PPTIES I LTD |
| 6 | 5731 SADLER CIR | BLOCK A/5708 INV PTNR LP |
| 7 | 2615 INWOOD RD | MAPLEWOOD PARTNERS LTD |
| 8 | 5727 SADLER CIR | RPLB PPTIES I LTD |
| 9 | 5747 SADLER CIR | BLOCK A/5708 INVESTMENT |
| 10 | 5760 MAPLE AVE | ADLER PROPERTY CO LLP |
| 11 | 2810 INWOOD RD | KHAIRKHAH DANOUSH |
| 12 | 2805 CHERRYWOOD AVE | CLARK MICHAEL L & |
| 13 | 2809 CHERRYWOOD AVE | CLARK PATRICIA J & |
| 14 | 2815 CHERRYWOOD AVE | CLARK PATRICIA J & |
| 15 | 5711 SADLER CIR | OFFINWOOD LLC |
| 16 | 5713 SADLER CIR | CED RUDY |
| 17 | 5717 SADLER CIR | FEASTER NANCY H |
| 18 | 5723 SADLER CIR | RPLB PPTIES 1 LTD |
| 19 | 5725 SADLER CIR | PARKER JERRY L |
| 20 | 2618 KIMSEY DR | HEED CYNTHIA LOUISE |
| 21 | 2622 KIMSEY DR | MARTINEZ ALEXANDER C & |
| 22 | 2626 KIMSEY DR | RODRIGUEZ JUAN & |
| 23 | 2702 KIMSEY DR | PATTERSON DAVID C ETAL |
| 24 | 2706 KIMSEY DR | PORTILLO SOCORRO H LIFE ESTATE |
| 25 | 2710 KIMSEY DR | CORONADO JOSE & ANA M |
| 26 | 2714 KIMSEY DR | PECINA DAGOBERTO R & |

Z145-208(WE)

04/16/2015

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------|
| 27 | 2718 KIMSEY DR | SOTO GERARDO |
| 28 | 2722 KIMSEY DR | WHITE ORCHID HOLDING CO |
| 29 | 2724 KIMSEY DR | WHITE ORCHID HOLDING CO |
| 30 | 2929 INWOOD RD | Dallas ISD |
| 31 | 2608 INWOOD RD | DART |
| 32 | 2720 INWOOD RD | DART |
| 33 | 2802 INWOOD RD | PIT PROS 1 INC |
| 34 | 2515 INWOOD RD | MAPLEWOOD PARTNERS LTD |
| 35 | 5715 SADLER CIR | CED RUDY |
| 36 | 2522 INWOOD RD | AUTOZONE INC |
| 37 | 2608 INWOOD RD | 2608 INWOOD LTD |

Memorandum



CITY OF DALLAS

DATE May 7, 2015

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
An area bounded by Main Street, Haskell Avenue, the Santa Fe ROW and
DART's Green Line.

Commissioners Emmons, Peadon, and Shellene are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 at the above location. Consideration to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in blue ink that reads "Donna P. Moorman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE April 2, 2015

TO David Cossum, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing;
An area bounded by Main Street, Haskell Avenue, the Santa Fe ROW
and DART's Green Line.

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

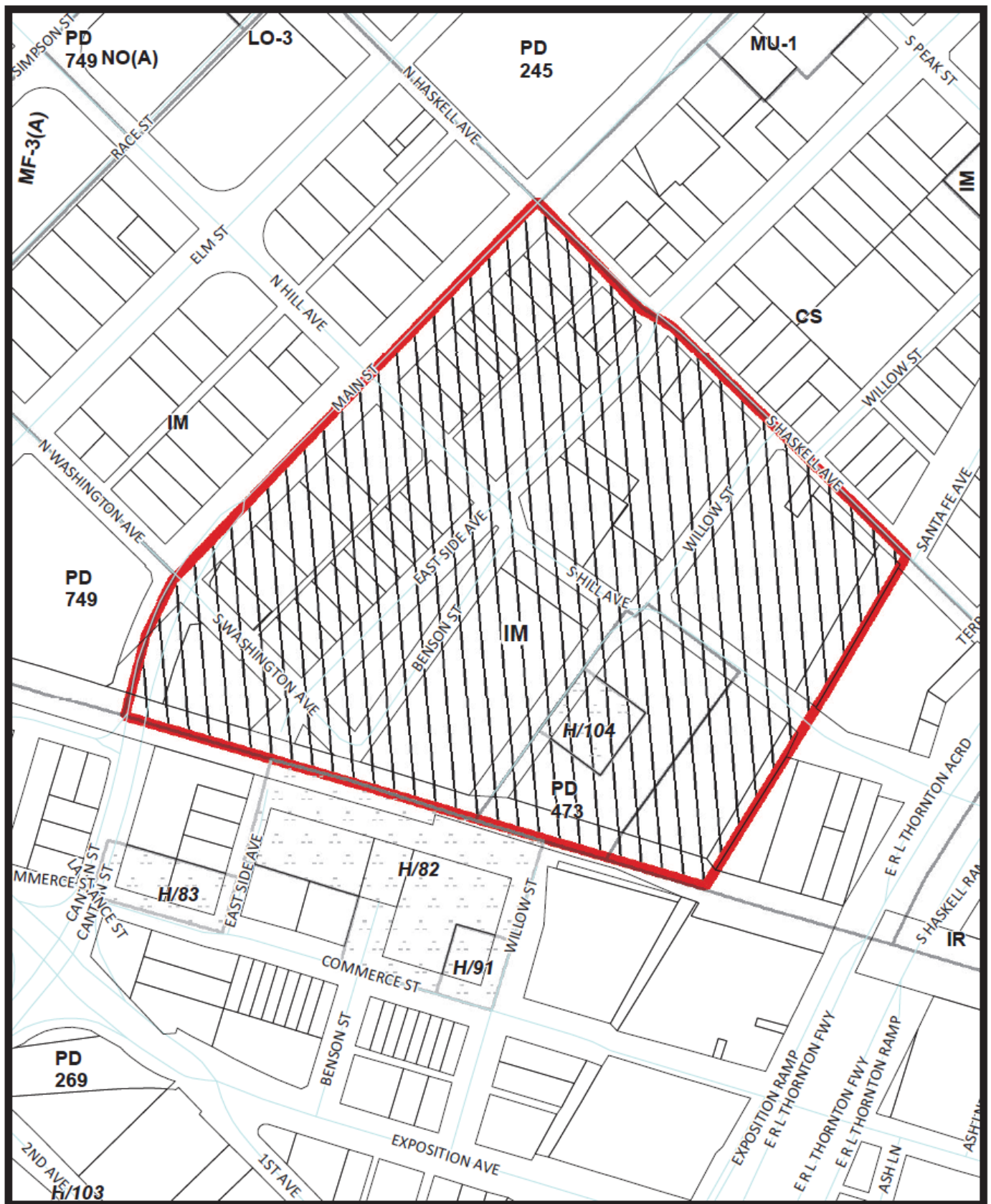
Thank you for your attention to this matter.


Neil Emmons, Commissioner


Commissioner


Commissioner





1:2,800

Proposed Authorized Hearing
April 2, 2015

Printed Date: 4/2/2015