



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 4, 2015
AGENDA

| | | |
|-----------------|------------------|------------|
| BREFINGS: | 5ES | 10:30 a.m. |
| PUBLIC HEARING: | Council Chambers | 1:30 p.m. |

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

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

BRIEFINGS:

APA Conference
Plan Commissioners

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S134-044R**
(CC District 11)
- An application to revise a previously approved preliminary plat (S134-044) that granted a 77 lot single family residential plat with Private Streets and three Shared Access Area Developments consisting of a total of 15 Shared Access lots to approve numbers for the private streets on a 17.261 acre tract of land on Keller Springs Road, between the Dallas North Tollway and Preston Road.
- Applicant/Owner: LAGA, Ltd.
Surveyor: Dowdey, Anderson & Associates
Application Filed: May 8, 2015
Zoning: PD 561
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S145-174**
(CC District 6)
- An application to replat one 8.709-acre tract of land to create one 1.304-acre lot, one 2.286-acre lot, one 1.686-acre lot, and one 3.433 acre lot in City Block B/6497 on property located on IH-35 East between Lombardy Lane and Northwest Highway.
Applicant/Owner: PHCG Investments
Surveyor: Yazel Peebles & Associates, LLC.
Application Filed: May 6, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-175**
(CC District 14)
- An application to replat a 3.245-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block 592 ½ and part of City Block 632 and a portion of an alley to be abandoned into one lot on property located on Hall Street between Roseland Avenue and Munger Avenue.
Applicant/Owner: MCRT Investments, LLC
Surveyor: Brown & Gay Engineers, Inc.
Application Filed: May 6, 2015
Zoning: PD No. 466, Sub District B, MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-176**
(CC District 1)
- An application to replat a 0.556-acre tract of land containing all of Lots 9, 10, 11, 12, and a portion of a 20-foot alley to be closed and vacated in City Block 33/3153 into three lots on property fronting on North Bishop Avenue, between Melba Street and Ninth Street.
Applicant/Owner: Bishop Arts Village, LLC., Bishop Arts, LLC, and Exxir Capital, LLC
Surveyor: Pacheco Koch, Inc.
Application Filed: May 7, 2015
Zoning: PD 830 Sub District 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-178**
(CC District 4)
- An application to replat a 4.305-acre lot from a tract of land containing all of Lot 1 and a tract of land in City Block 5917 into one lot on property located at 1625 E. Clarendon Drive, west of Corinth Street.
Applicant/Owner: Scott Galbraith/CCH Lamar Partners I
Surveyor: Bury - DFW, Inc.
Application Filed: May 7, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S145-179**
(CC District 10)
- An application to replat a 0.784-acre tract of land containing part of Lot 1, and all of Lot 2 in City Block 8445 into one lot on property located on Walnut Street at Plano Road, southwest corner.
Applicant/Owner: Pop Holdings, LP.
Surveyor: TerraCorp Associates, LLC
Application Filed: May 7, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S145-180**
(CC District 2)
- An application to replat a 0.602-acre tract of land containing all of Lot 7 and part of Lots 8 and 9 in City Block 29/2281 into one lot on property located at Sylvester Street and Reagan Street, north corner.
Owner: Prescott Interests, Ltd.
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 7, 2015
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-181**
(CC District 2)
- An application to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner.
Applicant/Owner: MPC Moser 1, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 7, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S145-185**
(CC District 5)
- An application to create one 0.848-acre lot, one 0.356-acre lot, and one 0.330-acre lot from a tract of land in City Block 7780 on property located on Old Seagoville Road at Edgeworth Drive, southwest corner.
Applicant/Owner: Arturo & Mayela Quintanilla
Surveyor: Peiser & Mankin Surveying, LLC.
Application Filed: May 7, 2015
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S145-186**
(CC District 2)
- An application to replat one 0.9121-acre tract of land containing all of Lots 1A and Lot 17, and parts of Lots 9, 13, 14, 15, and 16 and an abandoned alleys all located in City Block 41/163 into one lot on property bounded by Hawkins Street, Commerce Street, Interstate 45 (Julius Schepps Freeway), and Canton Street.
Applicant/Owner: Storage Choice-Farmers Market, Ltd.
Surveyor: Blue Sky Surveying & Mapping Corp.
Application Filed: May 7, 2015
Zoning: PD 357 Subdistrict 5A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S145-189**
(CC District 6)
- An application to create one 3.253-acre lot from City Block 6555 on property located on Crown Road at Newkirk Street, northeast corner.
Applicant/Owner: Norberto & Horacio Gonzalez
Surveyor: Peiser & Mankin
Application Filed: May 8, 2015
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S145-191**
(CC District 1)
- An application to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; replat all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319-acre lot one 0.514-acre lot, one 1.997 acre lot, and one 0.350-acre lot on property bounded by Tenth Street, North Bishop Avenue, Melba Street, and North Madison Avenue.
Applicant/Owner: Exxir Capital, LLC; Bishop Arts Village, LLC.
Surveyor: Pacheco Koch Consulting Engineers, LLC
Application Filed: May 8, 2015
Zoning: PD 830, Subarea 3, and Subarea 3A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S145-193**
(CC District 11)
- An application to replat a 1.564-acre lot from a tract of land containing all of Lot 9A, and part of Lot 11A in City Block A/7004 on property located at 5353 Alpha Road, east of City View Avenue.
Applicant/Owner: Janlaw Properties, Inc./Zimcal Corp.
Surveyor: Bury-DFW, Inc.
Application Filed: May 8, 2015
Zoning: PD 887, Sub district 4A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (14) **S145-183**
(CC District 10) An application to replat a 0.573-acre tract of land containing all of Lots 17, 18, and 19 in City Block B/5446 into one lot, on property located at 7720 Goforth Road and 7728 Goforth Circle.
Applicant/Owner: Dagmawi Asseged Yemenu, Addisalem W. Kassa
Surveyor: A&W Surveyors, Inc.
Application Filed: May 7, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S145-194**
(CC District 4) An application to replat a 0.528-acre tract of land containing all of Lots 22 and 23 in City Block 22/4318 into one lot on property located at 1618 Exeter Avenue between E. Frio Drive and Fernwood Avenue.
Applicant/Owner: Wallace Development, LLC/Saving Place Holiness Church
Surveyor: Surveying Associates
Application Filed: May 8, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat, Building Line Removal:

- (16) **S145-177**
(CC District 10) An application to replat a 0.7072-acre tract of land containing all of Lots 12 and 13 in City Block 2/8672 into one lot, and to remove the existing platted building lines on property at 6929 Blackwood Drive and 6922 Hyde Park Drive.
Applicant/Owner: Carl and Dee Ann Baggett
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 7, 2015
Zoning: R-10(A)
Staff Recommendation: **Approval** of the removal of the platted building lines from Lots 12 and 13, subject to compliance with the conditions listed in the docket; **Denial** of the replat of Lots 12 and 13 in City Block 2/8672 into one lot.

Miscellaneous Items:

- D145-017**
Olga Torres Holyoak
(CC District 13) An application for a development plan on property in Subarea B of a Planned Development District No. 927, on the southwest corner of Meadow Road and Manderville Lane.
Staff Recommendation: **Approval**
Applicant: TKG Valencia Midtown, LP
Representative: Robert Baldwin

D145-018

Olga Torres Holyoak
(CC District 2)

An application for a development plan on property in the Entertainment Complex of Planned Development District No. 582, the Victory Planned Development District on the east line of North Houston Street, north of Olive Street.

Staff Recommendation: **Approval**

Applicant: Greystar GP II, LLC

Representative: Tommy Mann, Brad Williams, Winstead PC

M145-028

Richard Brown
(CC District 12)

An application for a minor amendment to the development plan for the Retail 2 portion of Planned Development District No. 222, in the northwest quadrant of Preston Road and Frankford Road.

Staff Recommendation: **Approval**

Applicant: Ali Amini

Representative: Enghlab Eftekhari

Miscellaneous Items – Under Advisement:

M145-029

Richard Brown
(CC District 7)

An application for a minor amendment to the site plan for Specific Use Permit No. 2097 for a Fire station on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Pennsylvania Avenue, Edgewood Street, Peabody Avenue and Kimble Street.

Staff Recommendation: **Approval**

Applicant/Representative: Elizabeth Brant

U/A From: May 21, 2015

Zoning Cases - Consent:

1. **Z134-339(WE)**

Warren Ellis
(CC District 8)

An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions on the west line of Old Hickory Trail, south of West Wheatland Road.

Staff Recommendation: **Approval**

Applicant: Gruene Interests Services

Representative: Robert Baldwin

2. **Z145-237(WE)**

Warren Ellis
(CC District 2)

An application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District on the southeast line of Columbia Avenue, between South Carroll Avenue and South Colson Street.

Staff Recommendation: **Approval**

Applicant: Columbia Avenue, L.P.

Representative: Tommy Mann and Laura Hoffman, Winstead, PC

3. **Z145-232(DJ)**
Danielle Jimenez
(CC District 10)

An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant and a Specific Use Permit for a metal salvage facility on property zoned an IR Industrial Research District south of Dilworth Road, west of the terminus of Bekay Street.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant; and approval of a Specific Use Permit for a metal salvage facility for a three-year period, subject to a site plan and conditions.
Applicant: Calatan Rockwell Rd Ptns, LP
Representative: Santos Martinez, Masterplan
4. **Z145-239(CG)**
Carrie Gordon
(CC District 3)

An application for a CR Community Retail District on property zoned an LI Light Industrial District on the south line of West Illinois Avenue and east of Valleria Drive.
Staff Recommendation: **Approval**
Applicant/Representative: Mandi Paswaters, O'Reilly Auto Enterprises, LLC
5. **Z145-249(CG)**
Carrie Gordon
(CC District 2)

An application for the renewal of Specific Use Permit No. 2050 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdsus Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Josh Florence
Representative: Audra Buckley
6. **Z134-308(OTH)**
Olga Torres Holyoak
(CC District 1)

An application for the renewal of Specific Use Permit No. 2016 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a microbrewery, microdistillery, or winery on property zoned Subdistrict 6 within Planned Development District No. 830 on the southeast corner of West Davis Street and North Tyler Street.
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan and conditions.
Applicant: Bishop Art Winery
Representative: Construction Concepts
7. **Z134-342(OTH)**
Olga Torres Holyoak
(CC District 13)

An application to amend Specific Use Permit No. 1447 for a private school on property zoned an R-7.5(A) Single Family District on the northeast corner of Park Lane and Boedeker Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a revised site plan, traffic management plan and conditions.
Applicant: Our Redeemer Lutheran Church
Representative: Masterplan

8. **Z145-181(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District on an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions.
Applicant: Uplift Education – Ann Stevenson
Representative: Brian Nelson

Zoning Cases – Under Advisement:

9. **Z145-140(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.
Staff Recommendation: **Hold under advisement until August 20, 2015.**
Applicant: Verizon Wireless
Representative: Kathy Zibilich, Griffin Harris PLLC
U/A From: February 19, 2015 and April 2, 2015
10. **Z134-305(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by North Akard Street, Cedar Springs Road, North Field Street, and Ashland Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: RED Akard Place, LLC
Representative: Karl Crawley
U/A From: May 21, 2015
11. **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, landscape plan, reflectivity plan and conditions.
Applicant: TCDFW Development, Inc.
Representative: Jonathan Vinson
U/A From: April 2, 2015 and May 7, 2015

12. **Z145-185(WE)**
Warren Ellis
(CC District 6)
An application for a Planned Development District for single family uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District south of the intersection of Duluth Street and Borger Street.
Staff Recommendation: **Denial**
Applicant: Austin International Ventures
Representative: Santos Martinez, Masterplan
U/A From: May 21, 2015
13. **Z145-216(SM)**
Sarah May
(CC District 2)
An application for a Planned Development District for CR Community Retail District and mini-warehouse uses on property zoned a CR Community Retail District on the southeast line of East Grand Avenue, south of the intersection of Gaston Avenue at East Grand Avenue.
Staff Recommendation: **Denial**
Applicant: The Jenkins Organization, Inc.
Representative: Karl A. Crawley, Masterplan Consultants
U/A From: May 21, 2015
14. **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 June 18, 2015.**
Applicant/Representative: Jose Guadalupe Velazquez
U/A From: May 7, 2015 and May 21, 2015
15. **Z145-222(AF)**
Aldo Fritz
(CC District 6)
An application for a CS Commercial Service District on property zoned an IR Industrial Research District on the north line of Joe Field Road, west of North Stemmons Freeway.
Staff Recommendation: **Approval**
Applicant: David & Jacquelyn Anderson
Representative: Michael R. Coker, Michael R. Coker Company
U/A From: May 21, 2015
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Other Matters

Minutes: May 21, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 4, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 4, 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.

Tuesday, June 9, 2015

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, June 9, 2015, City Hall, 1500 Marilla Street, in Room 5DN, at 2:00 p.m.

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]

CITY PLAN COMMISSION**THURSDAY, JUNE 4, 2015****FILE NUMBER:** S134-044R**Subdivision Administrator:** Paul Nelson**LOCATION:** Keller Springs Road, between the Dallas North Tollway and Preston Road**DATE FILED:** November 25, 2013**ZONING:** PD 561**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 17.261Acre**MAPSCO:** 5S**APPLICANT/OWNER:** LAGA, Ltd.

REQUEST: An application to revise a previously approved preliminary plat (S134-044) that granted a 77 lot single family residential plat with Private Streets and three Shared Access Area Developments consisting of a total of 15 Shared Access lots to approve numbers for the private streets on a 17.261 acre tract of land on Keller Springs Road, between the Dallas North Tollway and Preston Road.

SUBDIVISION HISTORY:

1. S134-044 was an application to create a 77 lot single family residential development with Private Streets and three Shared Access Area Developments consisting of a total of 15 shared access lots on a 17.261 acre tract of land on Keller Springs Road, between the Dallas North Tollway and Preston Road. The request was approved on December 19, 2013 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 561 as amended; and with Section 51A-8.503(a) which states that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...". In addition the plat complies with Section 51A-4.411 (Shared Access 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.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants, must comply with the International Fire Code Section 103.1, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance.
10. 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.
11. The final plat shall limit the number of lots to a maximum of 77.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. 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.
14. On the final plat dedicate 40 feet of right-of-way from the established center line of Keller Springs Road.
15. On the final plat dedicate a 3 foot wide traffic barrier along the north line of Keller Springs Road in accordance with Section 8.618 of the Dallas Development Code.
16. Private streets and numbers are governed by Section 51A-8.604(d).
17. On the final plat determine the 100 year water surface elevation across the plat.
18. 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.
19. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
20. On the final plat specify the minimum fill and minimum finished floor elevations.
21. On the final plat show the natural channel set back from the crest of the natural channel.

22. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
24. On the face of the plat place the even numbers on the south and east side, and the odd numbers on the north and west side of Devonstone Place with the low end of the range starting at Elk Stone Drive and the high end of the range at Abbey Creek Way.
25. On the face of the plat place the even numbers on the east side, and the odd numbers on the west side of Elk Stone Place.
26. On Fawn Wood Drive the direction of the numbers needs to start with the low end of the range at Devonstone Place and the high end of the range ending at Edge Hill Drive.
27. The shared access area must front a minimum width of 20 feet on proposed Abbey Creek Way.
28. The shared access area must front a minimum width of 40 feet on proposed Pheasant Run Drive.
29. The shared access area must front a minimum width of 60 feet on proposed Devonstone Place, per the approved Development plan.
30. The Shared Access Area easements must be a minimum width of 20 feet with a minimum paving width of 18 feet.
31. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater mains must be provided within the center of the Shared Access Area easements & labeled as such on the face of the plat.
32. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
33. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
34. Water/wastewater main extension is required by Private Development Contract.
35. 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.
36. 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.
37. 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 and map of the shared access area as part of an attachment to the easement document.

38. For frontage purposes and determining building setback lines only, all of the property in the shared access developments are considered to be one lot.
39. 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 private 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 a private street or alley.
40. Include the words "Shared Access Development" in the title block of the final plat.
41. Add a note to the final plat stating "This development is restricted to single family dwellings only."
42. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
43. Place a note on the final plat stating: "No vehicular access is permitted to contiguous property outside the platted property from the shared access area except to a public street or City Council approved private street."
44. If a guard house is provided, it must be at least 30 feet north of the north line of Keller Springs Road.
45. The Shared Access Area Easements must be terminated a minimum of 3 feet from the adjacent property or right-of-way.
46. On the final plat provide City of Dallas approved street names for the Shared Access Area Easements and mutual access drive(s). Contact the Dallas Water Utilities Department, GIS Section to obtain approved street names.
47. Fire hydrant(s) required by Private Development Contract.
48. On the final plat identify the properties as City Block 2/8213 Lots 1 through 9, City Block 3/8213 Lots 1 through 53, City Block 4/8213 Lots 1 through 15.
49. On the final plat identify the Common Areas as "Common Area number followed by an "X".
50. A Home Owners Association must be formed, and reviewed and approved by the City Attorney's Office prior to submittal of the final plat for signature by the Chairman.
51. Abbey Creek Way, Devonstone Place, Fawn Wood Drive, Edge Hill Drive, Pheasant Run Drive, and Holly Cove Street must be designed and constructed in accordance with the City of Dallas, Department of Sustainable Development & Construction, Engineering Division requirements.
52. The access easement must be recorded by separate instrument and the recording information placed on the face of the plat.
53. Remove proposed building lines from the face of the plat.

54. On the final plat provide an ingress-egress and maintenance easement on each zero lot line lot.
55. On the final plat add a 3 foot barrier easement at the east end of the shared access area off of Pheasant Run Drive and at the end of the shared access drive off of Devonstone Place.
56. On the final plat use the correct owner's dedication document.
57. On the final plat provide a blowup drawing of the detail for zero lot line lots with a 3 foot access and maintenance easement shown.
58. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
59. Chose a different addition name, the name cannot begin with "The".
60. On the final plat label "Green Park Drive" in its right-of-way.
61. Contact the Street Name Coordinator for help in selecting appropriate names for the private streets and the Shared Access easements.