



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, July 23, 2015  
AGENDA

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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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Sharon Hurd

Consent Items:

- (1) **S145-221**  
(CC District 14) An application to create one lot from a 0.6021-acre tract of land in City Block 533 on property located on Crockett Street between Cochran Street and Munger Avenue.  
Applicant/Owner: Dallas Symphony Foundation  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: June 24, 2015  
Zoning: PD 145  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S145-222**  
(CC District 8) An application to replat an 18.101-acre tract of land containing all of Lot 1 in City Block 7/7558 into two lots on property located on Hampton Road, south of Lyndon B. Johnson Freeway (Interstate Highway 20).  
Applicant/Owner: Lowe's Home Centers, Inc.  
Surveyor: Peiser and Mankin Surveying, LLC  
Application Filed: June 25, 2015  
Zoning: PD 240 (Tract 1B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-223**  
(CC District 6)
- An application to create one lot from a 35.582-acre tract of land in City Blocks 7207 and 7210 on property located between Chalk Hill Road and North Cockrell Hill Road, north of West Davis Street.  
Applicant/Owner: Morning Park, Inc. and TXI Operations, LP  
Surveyor: Halff Associates, Inc.  
Application Filed: June 25, 2015  
Zoning: IR and CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-226**  
(CC District 1)
- An application to replat a 0.200-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 1/3433 into one lot on property located on North Beckley Avenue, east of North Zang Boulevard.  
Owner: Punjabi Enterprises, Inc.  
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.  
Application Filed: June 26, 2015  
Zoning: PD 468, Subdistrict D-Tract 5 (WMU-5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-227**  
(CC District 6)
- An application to replat a 1.262-acre tract of land containing part of Lot 7 and all of Lots 8, 9, 61, 62, and 63 in City Block A/8378 into one lot on property located on Tantor Road, east of Luna Road.  
Applicant/Owner: Shannon Holdings, LLC / Edgar LaBastida  
Surveyor: Xavier Chapa, RPLS  
Application Filed: June 26, 2015  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S145-236**  
(CC District 11)
- An application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; and part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create one lot with 16 phases on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 (Lyndon B. Johnson Freeway) on the south.  
Applicant/Owner: 13331 Preston Rd. L.P., Algodon I, L.P.  
Surveyor: Pacheco Koch  
Application Filed: July 13, 2015  
Zoning: PD 887  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



Residential Replats:

- (7) **S145-220**  
(CC District 6)
- An application to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue.  
Applicant/Owner: Seale Willomet Land, LP  
Surveyor: CBG Surveying, Inc.  
Application Filed: June 24, 2015  
Zoning: PD 935  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-228**  
(CC District 4)
- An application to replat a 0.441-acre tract of land containing all of Lots 22 and 23 in City Block B/6086 into one lot on property located at 2716 Illinois Avenue, west of Parrot Street.  
Applicant/Owner: Ali Rashaad  
Surveyor: Davis Land Surveying, Inc.  
Application Filed: June 26, 2015  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (9) **S145-150R**  
(CC District 13)
- An application to replat a 32.958-acre tract of land in City Blocks C/6138, E/6138, D/6138 and A/7518 and containing all of Phase 2 and Phase 4a of previously approved plat S145-150 to create 305 lots and 26 open space lots; 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.  
Applicant/Owner: TKG Valencia Midtown, LP and HT Midtown, LP  
Surveyor: Jacobs Engineering  
Application Filed: June 25, 2015  
Zoning: PD 745, Subarea B  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Apportionment Determination Appeal:

Lloyd Denman  
(CC District 14)

Consideration of an appeal to the director's apportionment determination associated with Plat No. S145-070 to dedicate 10 feet of right-of-way along Mockingbird Lane on property located at the northeast corner of East Mockingbird Lane and Skillman Street.  
Staff Recommendation: **Denial**

Miscellaneous Items:

**M145-031**  
Richard Brown  
(CC District 13)

An application for a minor amendment to the site plan for Specific Use Permit No. 2123 for a Child-care facility on property zoned an R-10(A) Single Family District on the east line of Webb Chapel Road, north of Timbeview Road.  
Staff Recommendation: **Approval**  
Applicant: Mi Escuelita  
Representative: Maxwell Fisher

**M145-046**  
Richard Brown  
(CC District 6)

An application for a minor amendment to the site plan for Specific Use Permit No. 884 for a Concrete batch plant on property zoned an IM Industrial Manufacturing District on the west line of Bickham Road, south of West Northwest Highway.  
Staff Recommendation: **Approval**  
Applicant: Lattimore Materials Corp.  
Representative: Mark Miller

**D145-014**  
Olga Torres Holyoak  
(CC District 13)

An application for a development plan on property within Planned Development District No. 895, on the east side of North Central Expressway, south of Midtown Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Commodore Development LLC  
Representative: Jamie Ploetzner, Kimley-Horn

**D145-022**  
Olga Torres Holyoak  
(CC District 2)

An application for a development plan for the south subdistrict within Planned Development District No. 582 on the west side of Victory Avenue, at the terminus of Museum Way  
Staff Recommendation: **Approval**  
Applicant/Representative: Brian Eason

Zoning Cases - Consent:

1. **Z145-266(AF)**  
Aldo Fritz  
(CC District 6)

An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Wesley-Rankin Community Center  
Representative: Chris A. Anderson, GFF Architects

2. **Z145-251(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions in the location generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: LMC Cityville Oak Park Holding  
Representative: Myron Doric - Jackson Walker L.L.P.
3. **Z145-262(WE)**  
Warren Ellis  
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Cedar Springs Road and Douglas Avenue.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised landscape plan and conditions.  
Applicant: Ilume DP Apartments, LP  
Representative: Robert Baldwin - Baldwin Associates

Zoning Cases – Under Advisement:

4. **Z145-206(WE)**  
Warren Ellis  
(CC District 11)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3 Mixed Use District on the north side of Banner Drive, between Park Central Drive and Merit Drive.  
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and staff's recommended conditions  
Applicant: Banner Development, LLC  
Representative: Robert Baldwin, Baldwin Associates  
U/A From: June 18, 2015
5. **Z145-264(SM)**  
Sarah May  
(CC District 6)
- An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.  
Applicant: DeWayne D. Hughes  
Representative: Maxwell J, Fisher, Masterplan Consultants  
U/A From: June 9, 2015

Zoning Cases – Individual:

6. **Z145-186(WE)**  
Warren Ellis  
(CC District 3)
- An application for an amendment to Planned Development District No. 612 and to repeal Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road. Consideration will also be given to an amendment to Specific Use Permit No. 1950 for an open-enrollment charter school and for an amendment to the development plan for Planned Development District No. 612.  
Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan and conditions.  
Applicant: UME Preparatory Academy  
Representative: Juan Pena, Callaway Architecture
7. **Z145-234(AF)**  
Aldo Fritz  
(CC District 3)
- An application for an amendment and expansion of Specific Use Permit No. 1007 for a public school on property zoned a TH-3(A) Townhouse District on the north side of Wheatland Road and west of Clark Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, revised landscape plan, traffic management plan and conditions.  
Applicant: Ducanville ISD  
Representative: Karl Crawley, Masterplan
8. **Z145-274(SM)**  
Sarah May  
(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 an MF-3(A) Multifamily District on the west line of Greenville Avenue, north of Belmont Avenue.  
Staff Recommendation: **Denial**  
Applicant: Verizon Wireless, T-Mobile, and AT&T Mobility (New Cingular Wireless)  
Representative: Kathy Zibilich, Griffin Harris, PLLC
9. **Z145-225(SM)**  
Sarah May  
(CC District 2)
- An application for a Planned Development District for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67 on the northwest corner of West Mockingbird Lane and Roper Street.  
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan and staff's recommended conditions.  
Applicant: MSC-1, Ltd.  
Representative: Mostafa Setayesh, P.E., The Dimension Group

10. **Z145-271(SM)**  
Sarah May  
(CC District 2)
- An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Crestview Drive, southwest of Lemmon Avenue. Consideration will also be given to the granting of a P Parking Subdistrict.  
Staff Recommendation: **Denial** of a Planned Development Subdistrict, **approval** of a P Parking Subdistrict, subject to a site plan.  
Applicant: Adler Property Companies, LLP  
Representative: Dallas Cothrum and Gladys Pearson, Masterplan Consultants
11. **Z145-227(WE)**  
Warren Ellis  
(CC District 8)
- An application for a CR Community Retail District on property zoned an R-5(A) Single Family District on the north line of Simpson Stuart Road, west of Tracy Road.  
Staff Recommendation: **Denial**  
Applicant: Marris Jones  
Representative: Peter Kavanagh - Zone Systems

Authorization of Hearings:

- Neva Dean  
(CC Dists. 1, 2, 6, 7, 14)
- Consideration to authorize a public hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development

District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced, , Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean  
(CC Dist. 1)

Consideration to authorize a public hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7 in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup> Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Minutes: July 9, 2015

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, July 23, 2015**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, July 23, 2015, City Hall, 1500 Marilla Street, in Room 5ES, 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, July 23, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 9:30 a.m., to consider **(1)** An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street; and **(2)** An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

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



### **EXECUTIVE SESSION NOTICE**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-221**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Crockett Street between Cochran Street and Munger Avenue**DATE FILED:** June 24, 2015**ZONING:** PD 145**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.6021-acres    **MAPSCO:** 45F**OWNER/APPLICANT:** Dallas Symphony Foundation

**REQUEST:** An application to create one lot from a 0.6021-acre tract of land in City Block 533 on property located on Crockett Street between Cochran Street and Munger Avenue.

**SUBDIVISION HISTORY:**

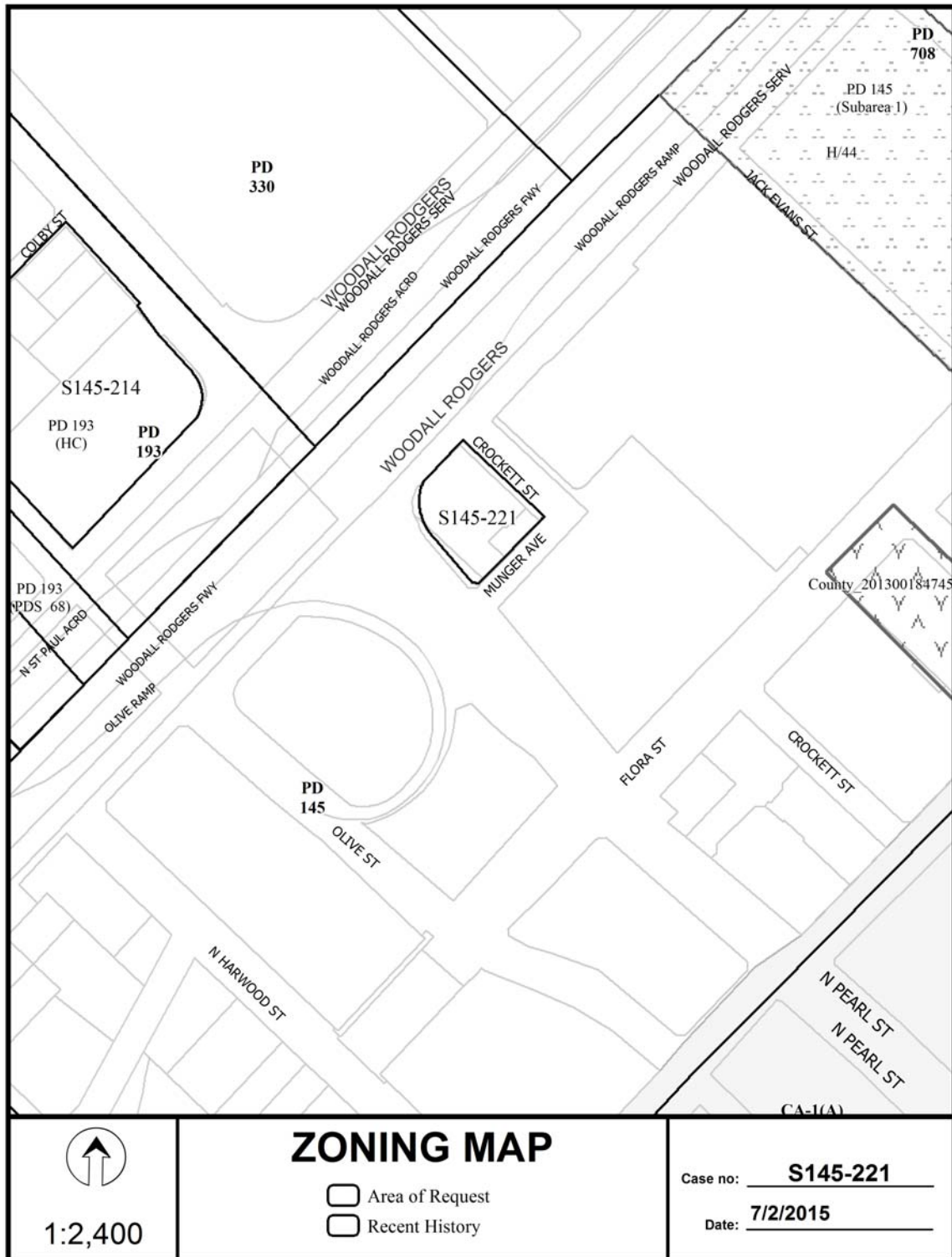
1. S145-214 was an application for property northwest of the present request to create a 2.9780-acre lot from a tract of land containing all of City Block 539 on property bounded by Olive Street, Colby Street, N. Pearl Street, and Woodall Rodgers Freeway. The request was approved on July 9, 2015 but has not been recorded.
2. S145-006 was an application east of the present request to replat a 7.062-acre tract of land containing all of Lots 9B and 9C in City Block 2/262 into six lots, and to replat a 3.632-acre tract of land containing all of Lot 2A in City Block A/261 into three lots on property bounded by Ross Avenue, Routh Street, Bryan Street, and Leonard Street and bisected by San Jacinto Street. The request was approved on November 6, 2014 and has not been recorded.
3. S123-198 was an application west of the present request to replat a 0.862-acre tract of land containing part of Lot 3A in City Block 524 into one lot on property located at the south corner of Harwood Street and McKinney Avenue. The request was approved on July 25, 2013 but has not been recorded.
4. S123-057 was an application west of the present request to create a 3.0986-acre lot from a tract of land containing all of City Block 948 on property bounded by Olive Street, McKinney Avenue, Harwood Street, and Cedar Springs Road. The request was approved on February 7, 2013 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 145; therefore, staff recommends approval subject to compliance with the following conditions:

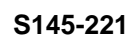
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Section 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. Section 51A-8.403(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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 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.
8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a).
9. 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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
10. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
11. On the final plat dedicate 50 feet of right-of-way from the established centerline of Pearl Street. Section 51A-8.602(c), Section 51A-8.604(c), and Section 51A-8.611(e).
12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Munger Avenue and Crockett Street and at Crockett Street and Cochran Street. Section 51A-8.602(d)(1).
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat dedicate right-of-way along Munger Avenue that allows for a net width of 44 feet.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show/list the prior plat on the map, in the legal description and/or in the title block.

17. On the final plat list utility easements as retained within the street abandonments when stated in the ordinance, or follow the City of Dallas standard affidavit requirements.
18. On the final plat show and label the alley abandonment.
19. On the final plat show the existing addition name of the property on the map as well as in the legal description and title block.
20. On the final plat, show how all adjoining right-of-way was created.
21. 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.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 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. Section 49-60(g)(1)
24. Water/wastewater main abandonment is required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); Section 49-62(b)(c).
25. On the final plat, identify the property as Lot 1, City Block A/533. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).
26. On the final plat change "Cochran Street" to "Woodall Rodgers Freeway". Section 51A-8.403(a)(1)(xii).









**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-222**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Hampton Road, south of Lyndon B. Johnson Freeway (IH-20)**DATE FILED:** June 25, 2015**ZONING:** PD 240 (Tract 1B)**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 18.101-acres    **MAPSCO:** 73H**OWNER/APPLICANT:** Lowe's Home Centers, Inc.

**REQUEST:** An application to replat an 18.101-acre tract of land containing all of Lot 1 in City Block 7/7558 into two lots on property located on Hampton Road, south of Lyndon B. Johnson Freeway (Interstate Highway 20).

**SUBDIVISION HISTORY:**

1. S145-054 was an application north of the present request to replat part of Lots 2, 3, and 6 in City Block 7561 to create one 1.022-acre lot on property located on W. Wheatland Road at S. Hampton Road, northeast corner. The request was approved on January 8, 2015 but has not been recorded.
2. S134-217 was an application west of the present request to create an 8.4427-acre lot from a tract land in City Block B/7557 on property located on the southeast corner of Autobahn Drive and Lyndon B. Johnson Freeway/Interstate Highway 20. The request was approved on August 21, 2014 and has not been recorded.

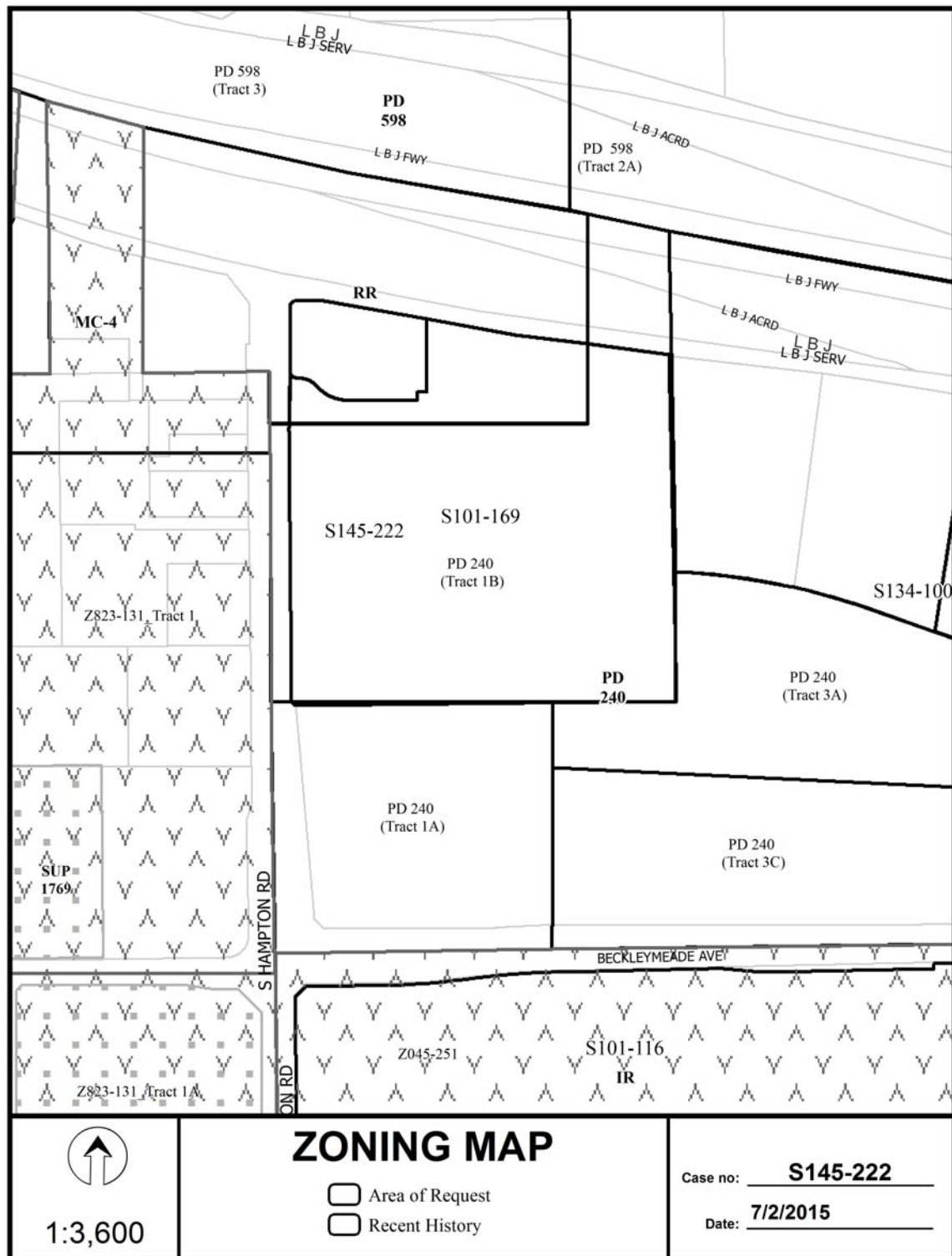
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 240 (Tract 1B); therefore, staff recommends approval subject to compliance with the following conditions:

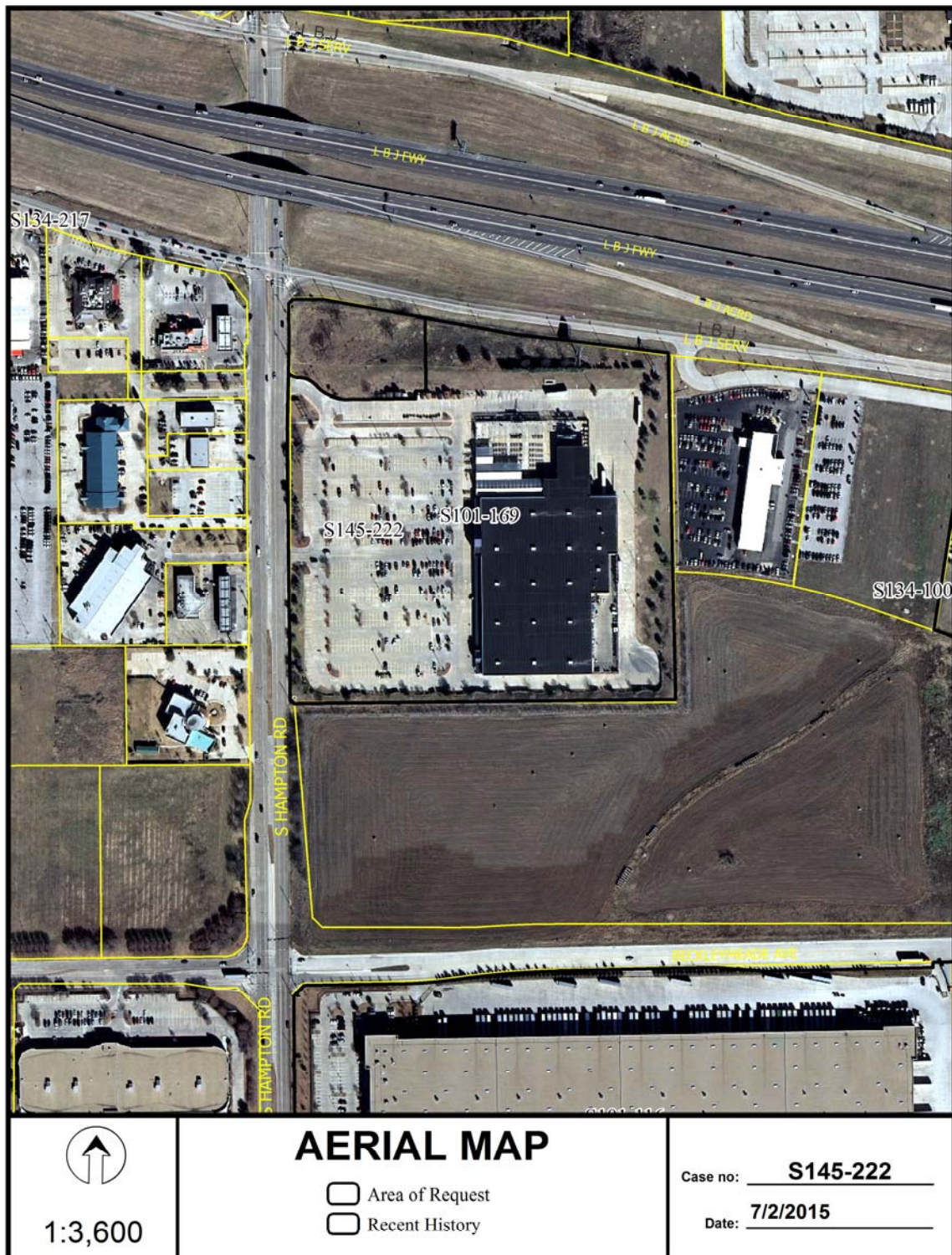
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).



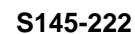
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b).
7. On the final plat 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.
8. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a).
9. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4)(5)6(7)(8)(9).
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
11. On the final plat dedicate 50 feet of right-of-way from the established center line of Hampton Road. 51A-8.611(e), 51A-8.602(c), and 51A-8.604(c).
12. On the final plat add the following note: "TXDOT approval may be required for any driveway modifications or new access."
13. On the final plat show how all adjoining right-of-way was created. Survey Manual.
14. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Survey Manual.
15. On the final plat show distances/width of right-of-way of Hampton Road.
16. On the final plat include the street easement within the boundary of the plat and dedicate as fee simple right-of-way.
17. 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.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 49-62(b)(c)(f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. Water/wastewater main extension is required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); Section 49-62(b)(c).
21. On the final plat, identify the property as Lots 1B and Lot 1C, City Block A/7558. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).

22. Prior to submittal of the final plat, provide a parking analysis confirming that there is sufficient parking on each lot to accommodate the minimum parking requirements of the existing uses. Building Inspection











**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-223**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Chalk Hill Road and North Cockrell Hill Road, north of West Davis Street**DATE FILED:** June 25, 2015**ZONING:** IR and CR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 35.582-acres **MAPSCO:** 42Z, 52C**OWNER/APPLICANT:** Morning Park, Inc. and TXI Operations, LP

**REQUEST:** An application to create one lot from a 35.582-acre tract of land in City Blocks 7207 and 7210 on property located between Chalk Hill Road and North Cockrell Hill Road, north of West Davis Street.

**SUBDIVISION HISTORY:**

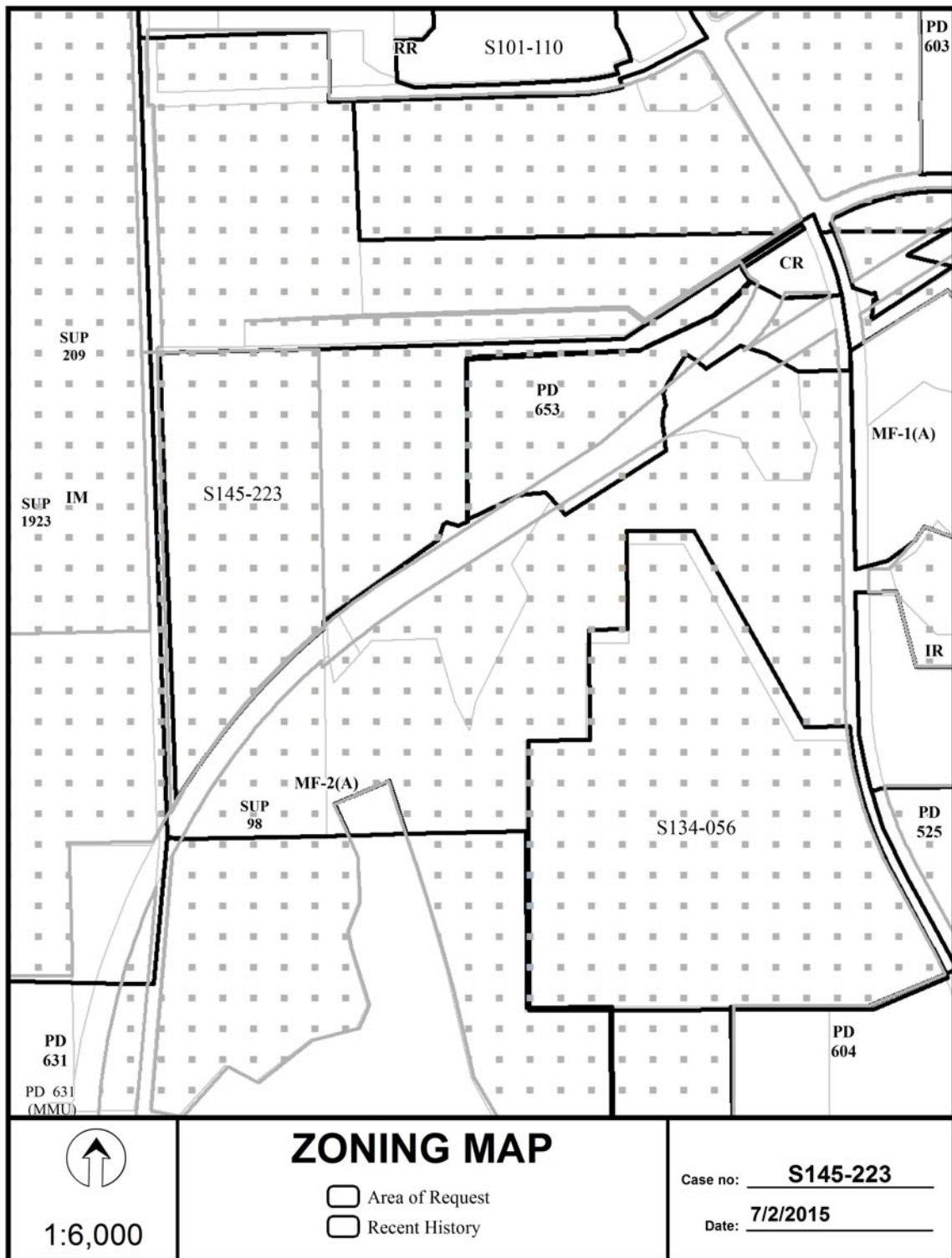
1. S123-144 was an application east of the present request to replat a 3.961-acre tract of land containing all of Lot 1 in City Block B/7211 into one 1.212 acre lot and one 2.749 acre lot at Cockrell Hill Road and Pinnacle Point Drive, southeast corner. The request was approved on May 16, 2013 and recorded on October 28, 2014.

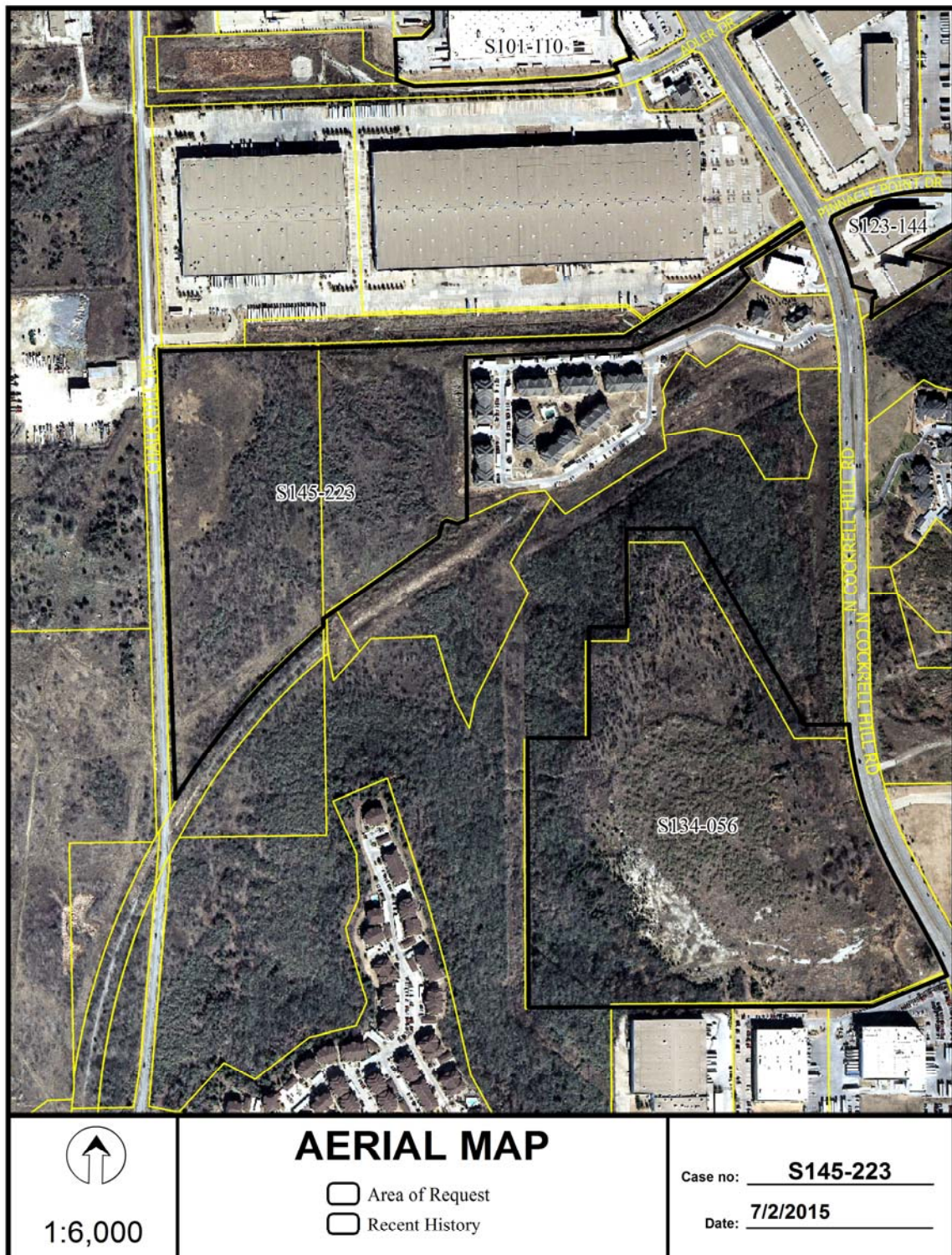
**STAFF RECOMMENDATION:** The request complies with the requirements of the IR and CR Districts; therefore, staff recommends approval subject to compliance with the following conditions:

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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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 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.
8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a).
9. 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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
10. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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 Chalk Hill Road. Section 51A-8.602(c), Section 51A-8.604(c), and Section 51A-8.611(e).
13. Provide right-of-way, design and construction for a deceleration/acceleration lane if the Traffic Impact Study justifies the need.
14. Coordinate the construction of street improvements at the Cockrell Hill Road intersection with the Streets Department.
15. On the final plat show how all adjoining right-of-way was created. Survey Manual
16. 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.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 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. Section 49-60(g)(1)
19. Water/wastewater main extension is required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); Section 49-62(b)(c).
20. On the final plat, include "fee simple" language for streets and alleys in the Owner's Dedication. Real Estate Division.
21. On the final plat, identify the property as Lot 6, City Block A/7206. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







1:6,000

## AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: S145-223

Date: 7/2/2015







**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-226**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** North Beckley Avenue, east of North Zang Boulevard**DATE FILED:** June 25, 2015**ZONING:** PD 468, Subdistrict D-Tract 5 (WMU-5)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.200-acre**MAPSCO:** 44Z**OWNER/APPLICANT:** Punjabi Enterprises, Inc.

**REQUEST:** An application to replat a 0.200-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 1/3433 into one lot on property located on North Beckley Avenue east of North Zang Boulevard.

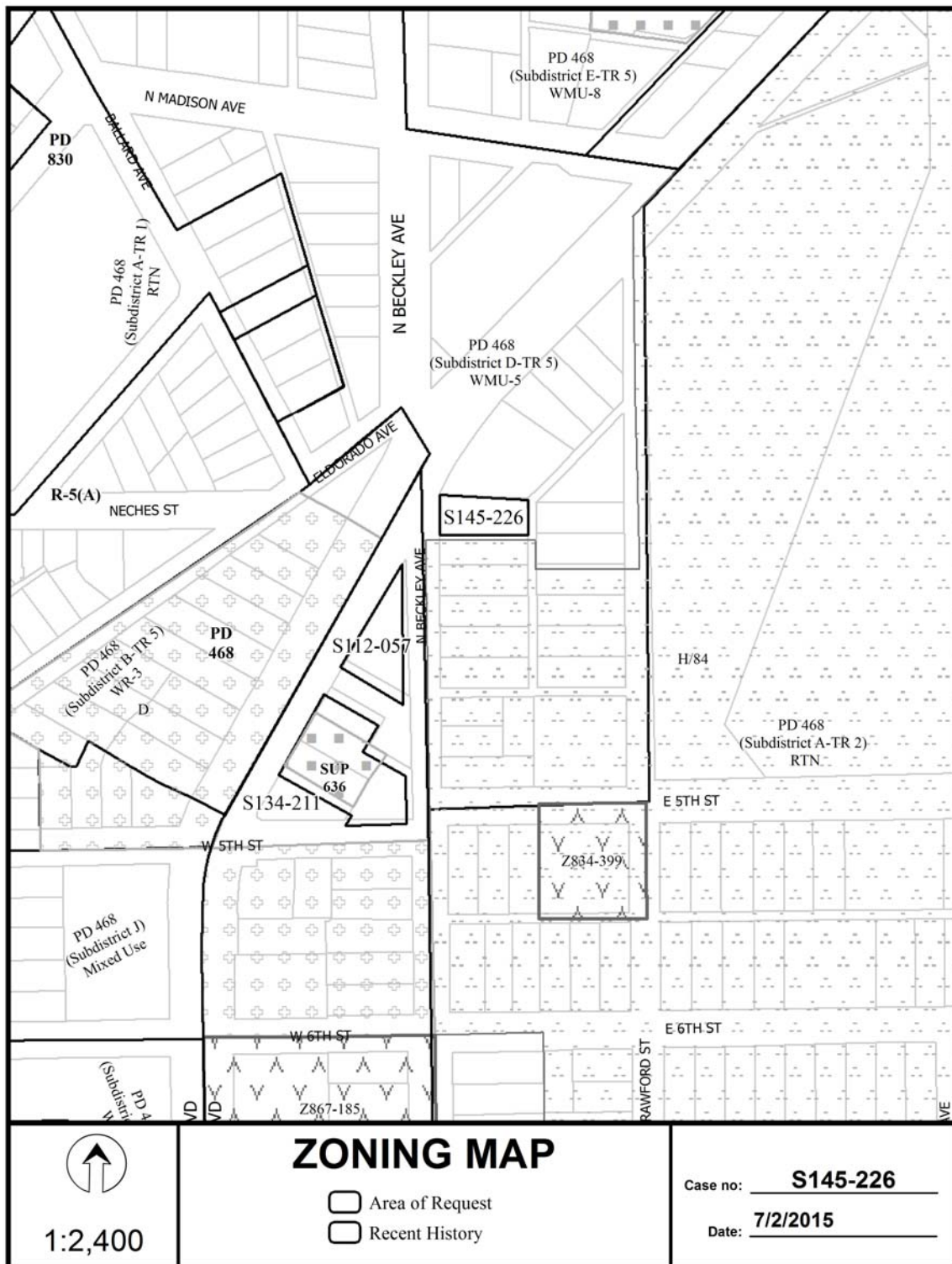
**SUBDIVISION HISTORY:**

1. S112-057 was an application southwest of the present request to replat a 0.263-acre tract of land containing part of City Block 1/3373 to create one lot on property located at N. Zang Boulevard and N. Beckley Avenue, south corner. The request was approved on January 19, 2012 but has expired due to inactivity.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 468, Subdistrict D-Tract 5 (WMU-5) regulations; 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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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).

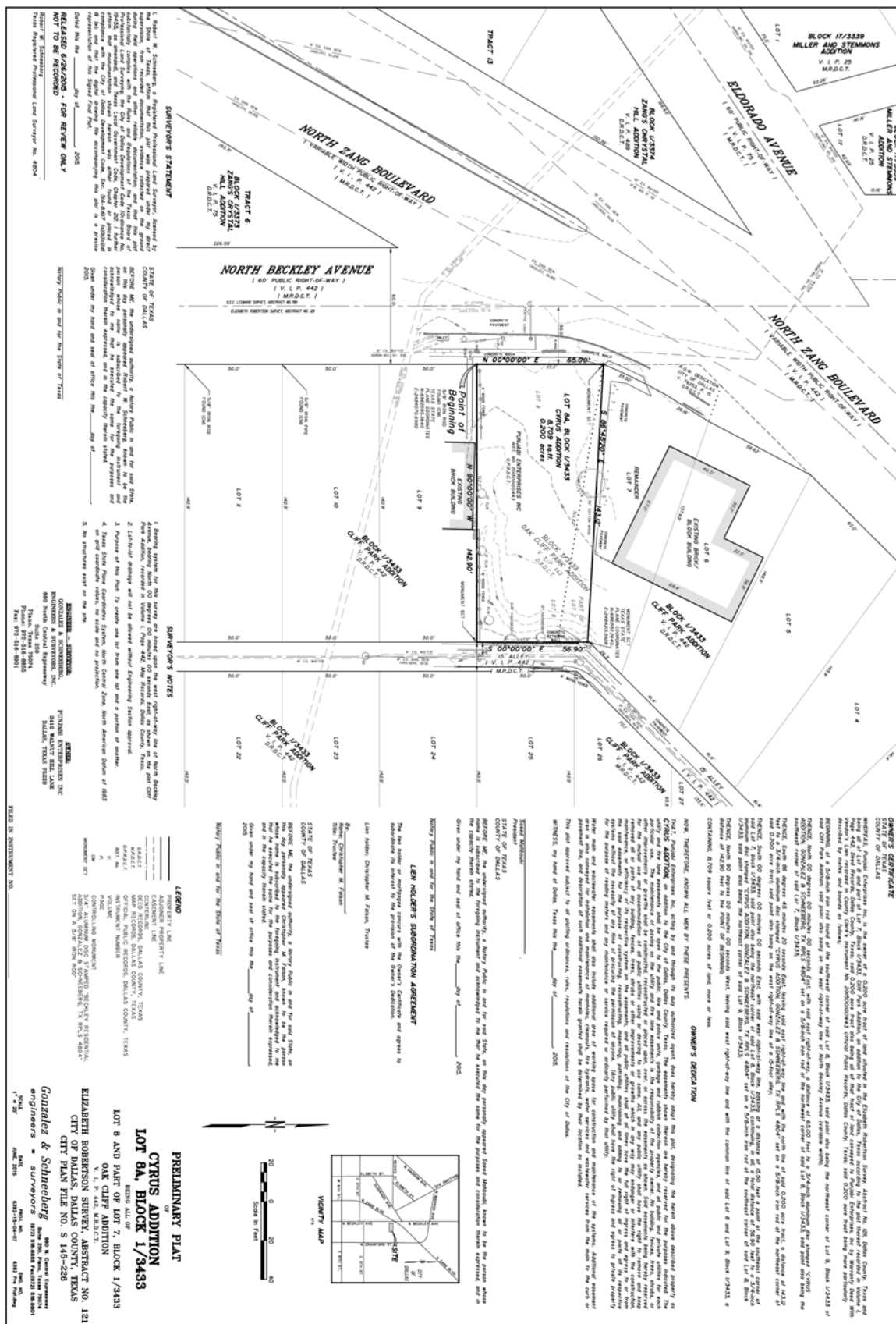
7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617.
8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a).
9. 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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat show how all adjoining right-of-way was created. Survey Manual
12. 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.
13. On the final plat use "fee simple" language for streets and alleys in the Owner's Dedication. Real Estate Division
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. On the final plat, identify the property as Lot 7A, City Block 1/3433. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-227**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Tantor Road, east of Luna Road**DATE FILED:** June 26, 2015**ZONING:** IR**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 1.262-acre    **MAPSCO:** 22K, F**OWNER/APPLICANT:** Shannon Holdings LLC / Edgar LaBastida

**REQUEST:** An application to replat a 1.262-acre tract of land containing part of Lot 7 and all of Lots 8, 9, 61, 62, and 63 in City Block A/8378 into one lot on property located on the south side of Tantor Road, east of Luna Road.

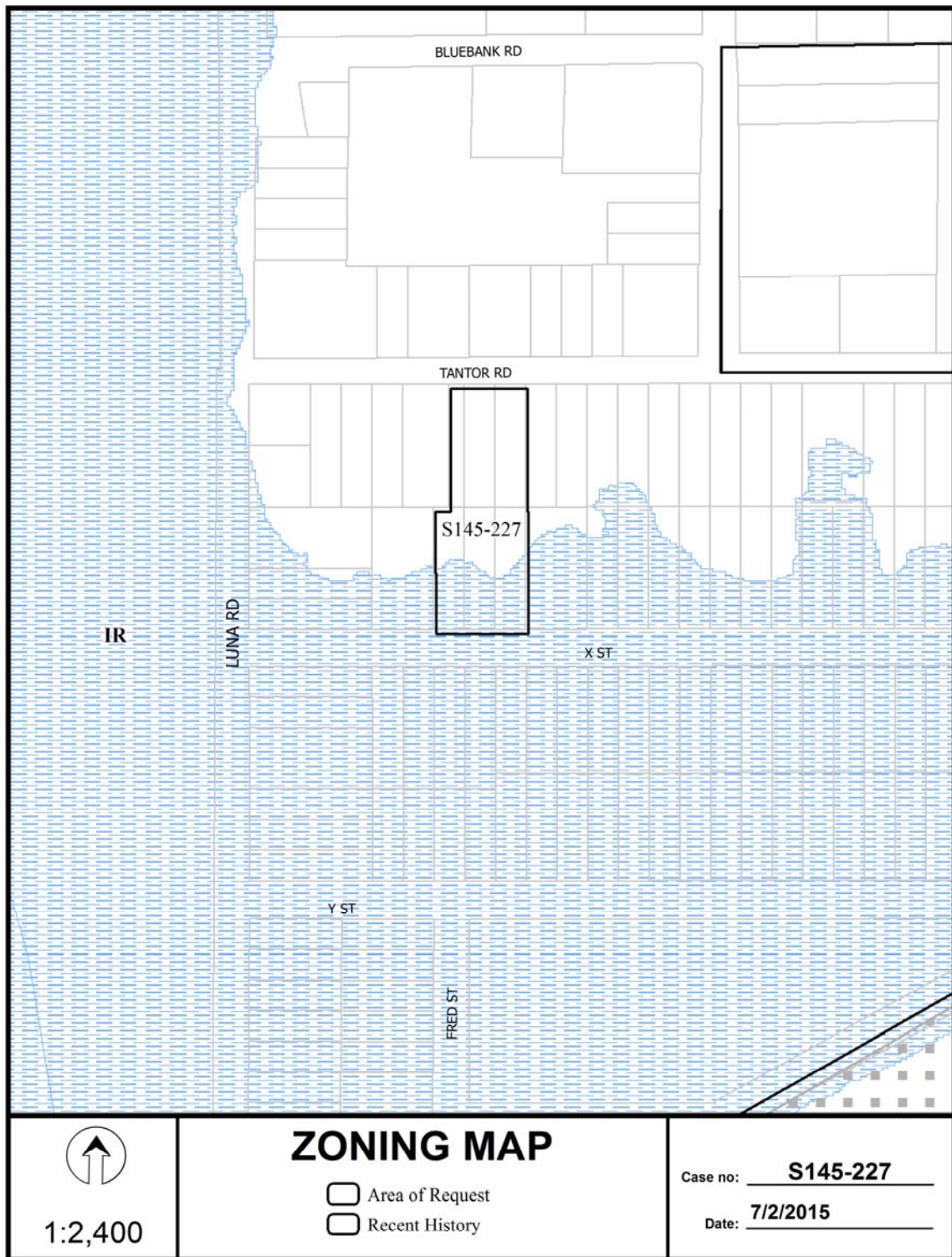
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

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

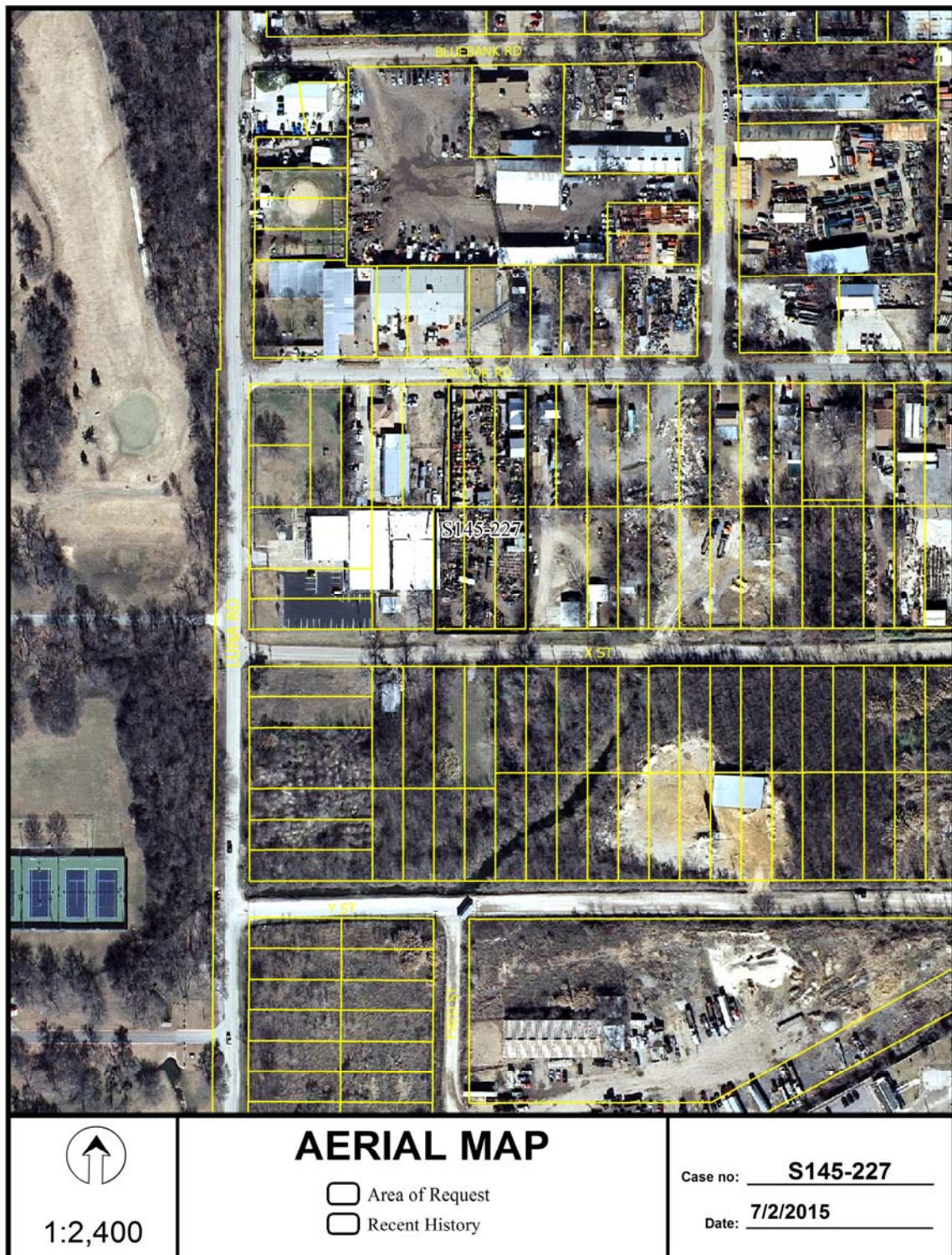
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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 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.

8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a).
9. 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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
12. 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.
13. 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.
14. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
15. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
16. 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).
17. 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. Section 51A-5.105(g).
18. On the final plat show how all adjoining right-of-way was created. Survey Manual
19. 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.
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. Section 49-60(g)(1)
21. Water/wastewater main extension may be required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); and Section 49-62(b)(c).

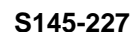
22. On the final plat, identify the property as Lot 7A, City Block A/8378. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-236**SENIOR PLANNER:** Sharon Hurd, AICP

**LOCATION:** Generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 on the south.

**DATE FILED:** July 13, 2015**ZONING:** PD 887 (Subdistricts 1, 1A, 1B and 2)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 53.176-Acres **MAPSCO:** 15N, P

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**OWNER/APPLICANT:** 13331 Preston Road, L.P. and Algodon I, L.P.

**REQUEST:** An application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create a multi-phase, mixed-use development on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 on the south.

**SUBDIVISION HISTORY:**

1. S145-211 was an application on the same property as the present request and was withdrawn prior to the July 9, 2015 City Plan Commission hearing.
2. S145-193 was an application west of the present request to create one 1.564-acre lot in City Block A/7004 on property located at 5353 Alpha Road. The request was approved on June 4, 2013 and has not been recorded.
3. S145-171 was an application on the same property as the present request and was withdrawn prior to the May 21 City Plan Commission hearing.
4. S134-041 is an application to create one 0.457-acre lot, and one 4.008 acre lot from a 4.465-acre tract of land in City Block 7438 on property located at 13302 Preston Road at Dilbeck Lane, southwest corner. The request was approved on December 19, 2013, and the final plat was recorded on May 25, 2012.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 887 (Subdistricts 1, 1A, 1B and 2), as amended, as well as the recently approved amendment to the City of Dallas Thoroughfare Plan. Therefore, staff recommends approval subject to compliance with the following conditions:

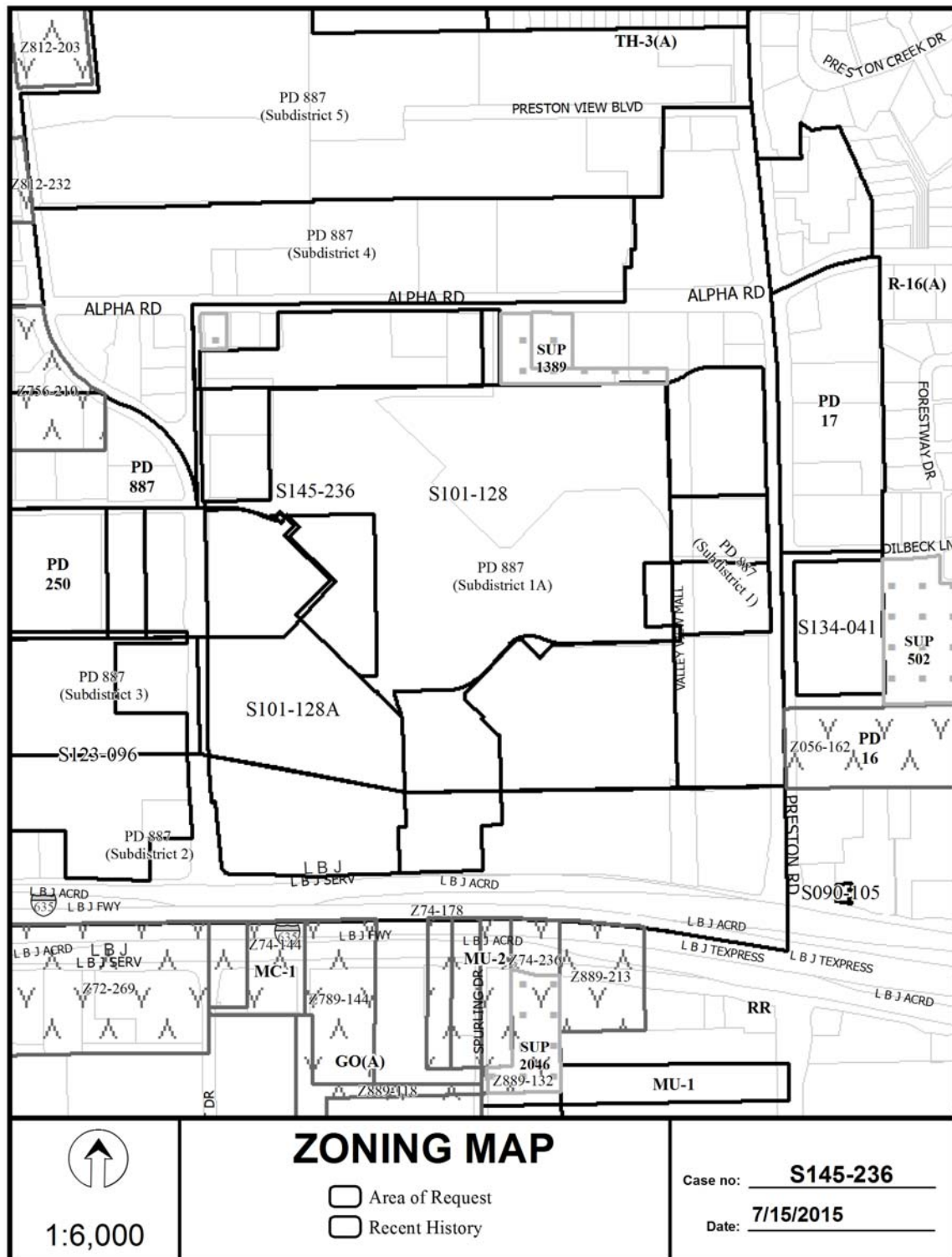
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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(a)(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 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.
8. The maximum number of lots permitted by this plat is 16. Section 51A-8.501(a) and 51A-8.503(a).
9. 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 and Section 51A-8.604.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat, dedicate 58.5 feet of right-of-way from the established center line of Montfort Drive.
12. On the final plat, dedicate 31 feet of right-of-way from the established center line of Montfort Place.
13. On the final plat, dedicate 58.5 feet of right-of-way from the established center line of Alpha Road.
14. On the final plat, dedicate 65 feet of right-of-way from the established center line of Preston Road.
15. On the final plat, dedicate 69 feet of right-of-way on FN5 (Type A), FN6 (Type A) & FN7 (Type A). A transition to 79 feet of right-of-way is required on FN5 (Type A) at the northbound intersection with Peterson (Type B) to allow for a dedicated left-turn lane. Provide design and construction for these streets.
16. On the final plat, dedicate 62 feet of right-of-way, or 84 feet of right-of-way, on James Temple Road 2. Provide design and construction for this street.
17. On the final plat, dedicate 69 feet of right-of-way on Peterson (Type B) from FN5 (Type A) to Montfort Drive. The portion of right-of-way for Peterson (Type B)

- between Road 3 and Montfort Drive that is located offsite shall be secured and dedicated prior to final platting. Provide design and construction for this street.
18. On the final plat, dedicate 38.5 feet of right-of-way on both sides of Peterson (Type B1). Provide design and construction for this street.
  19. On the final plat, dedicate 65 feet of right-of-way on Peterson (Type B2). Provide design and construction for this street.
  20. On the final plat, dedicate 70 feet of right-of-way on Peterson (Type B) from FN6 (Type A) to Preston Road. Provide design and construction for this street.
  21. On the final plat, provide 62 feet of right-of-way, or 84 feet of right-of-way, for Roads 1, 3, 4 & 5. Provide design and construction for these minor streets.
  22. On the final plat, dedicate a 10-foot by 10-foot corner clip at all intersections. Section 51A-8.602(d)(1).
  23. On the final plat, all block lengths shall meet the requirements of the City of Dallas Form District Standards in effect at the time of approval of the preliminary plat. Section 51A-13.502(a)
  24. On the final plat show how all adjoining right-of-way was created. Survey Manual
  25. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
  26. On the final plat show two controlling monuments. Survey Manual
  27. On the final plat all utility easement abandonments must be shown with the correct recording information. Survey Manual
  28. 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.
  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, include "fee simple" language for streets and alleys in the Owner's Dedication. Real Estate Division
  33. On the final plat, on Sheet 1, change the labels "PETERSON" to "PETERSON LANE".

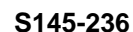
34. On the final plat, on Sheet 2, change all "JAMES TEMPLE ROAD" labels to "JAMES TEMPLE DRIVE".
35. On the final plat, on Sheet 2, show how the proposed "JAMES TEMPLE DRIVE" will connect to Montfort Drive, showing any offsets from the existing James Temple Drive.
36. On the final plat, on Sheet 2, change "INTERSTATE HIGHWAY 635 (LYNDON B. JOHNSON FREEWAY)" to LYNDON B. JOHNSON FREEWAY / INTERSTATE HIGHWAY 635".
37. Contact the Street Name Coordinator for assistance in selecting appropriate names for the Right-of-Way dedications.
38. Contact GIS to obtain the correct Lot and Block designations. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).

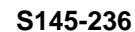












OWNER'S OBLIGATION

[illegible]

ISSUED BY JMW	CHECKED BY KCH	SCALE NONE	DATE JULY 2015	JOB NUMBER 3374-1-135
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**PREFABRICATED PLAT**  
**DALLAS MIDTOWN**  
**PHASES A-Q, BLOCK A/7409**  
WANT A HEADQUARTER OF PART OF BLOCK 7409  
WALKING DISTANCE TO THE DALLAS CRYSTAL CITY  
PART OF LOT 3, BLOCK A/7409  
VALLEY VIEW CENTER,  
LOT 14, BLOCK A/7409,  
CHUCK E. CHEESE MORTON,  
ALPINE, BLOCK A/7409,  
ALPINE, BLOCK A/7409,  
AND LOT 7A, BLOCK A/7409,  
VALLEY VIEW SPORTS CENTER,  
AND BEING OUT OF THE  
H. WILSON SURVEY, DISTRICT NO. 1567,  
CITY OF DALLAS, TEXAS 75246  
CITY PLAT FILE NO. 5146-220  
SHEET 3 OF 3



**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-220**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue**DATE FILED:** June 24, 2015**ZONING:** PD 935**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 5.095-acres**MAPSCO:** 44T**OWNER:** Seale Willomet Land, LP

**REQUEST:** An application to replat a 5.095-acre tract of land containing all of City Blocks 22/3396, 23/3997, part of City Block 38/7263, part of abandoned Mabel Street, and part of Seale Street to be abandoned to create a Shared Access Development with 53 residential lots and 3 common areas on property located between North Willomet Avenue and Edgefield Avenue, north of Stafford Avenue.

**NOTICES:** 28 notices were sent to property owners within 200 feet of the property on July 6, 2015.

**SUBDIVISION HISTORY:**

1. S145-042 An application to replat two tracts of land: a 1.771-acre tract of land containing part of Lot 1 and all of Lots 1a, 2, 3, and 4 in City Block 1/4007 into one lot and a 2.689-acre tract of land containing part of Block 5/3982 and all of City Blocks 6/3983 and 7/3983 into one lot on property located on Seale Street, generally bounded by North Willomet Avenue, Stafford Avenue, Ormsby Street and Pollard Street. The request was approved on December 18, 2014, but has not been recorded.
2. S134-178 was an application to replat a 0.0960-acre tract of land containing all of Lots 28 and 29 in City Block A/4015 into one lot on property located at 1903 and 1907 Malone Cliff View. The request was approved on July 10, 2014, and recorded December 8, 2014.
3. S123-143 was an application to replat a 0.09 acre tract of land containing all of Lots 5 and 6 in City Block A/4015 into one, 0.05 acre lot and one 0.04 acre lot by reducing Lot 5 by approximately 8 feet and increasing the size of Lot 6 by 8 feet on property located at 1910 and 1912 Malone Cliff View. The request was approved on May 16, 2013, and recorded on August 28, 2013.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of Section 51A-8.503, and the requirements of PD 935; therefore, staff recommends approval of the request subject to compliance with the following conditions:

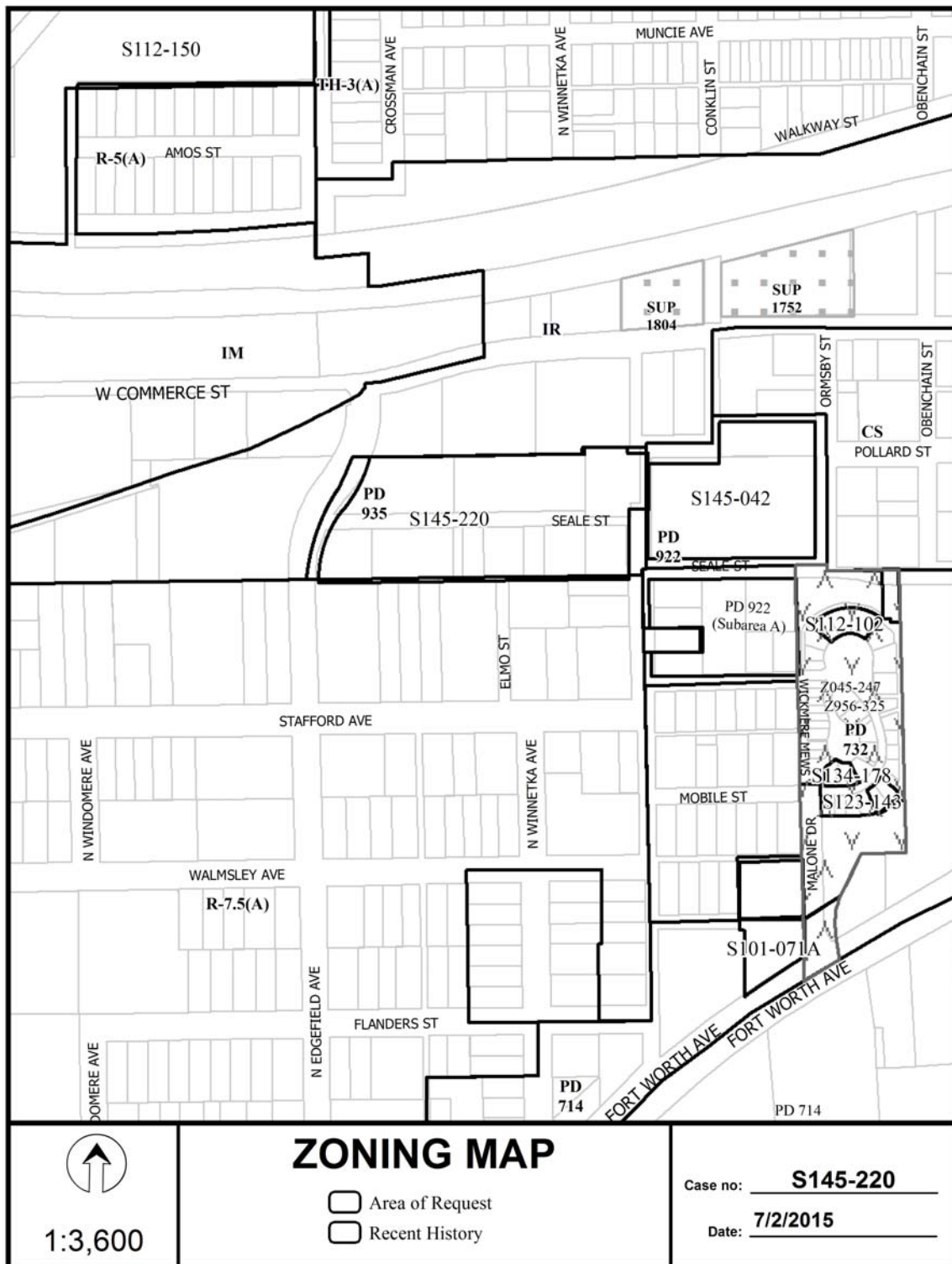
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, 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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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. Also, indicate that "Utility Easement retained" if the Abandonment Ordinance contains an Exhibit B. 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 residential lots permitted by this plat is 53, plus 3 common area parcels. PD 935.
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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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 show or list the prior plat on the map, in the legal description, and/or title block.
14. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.

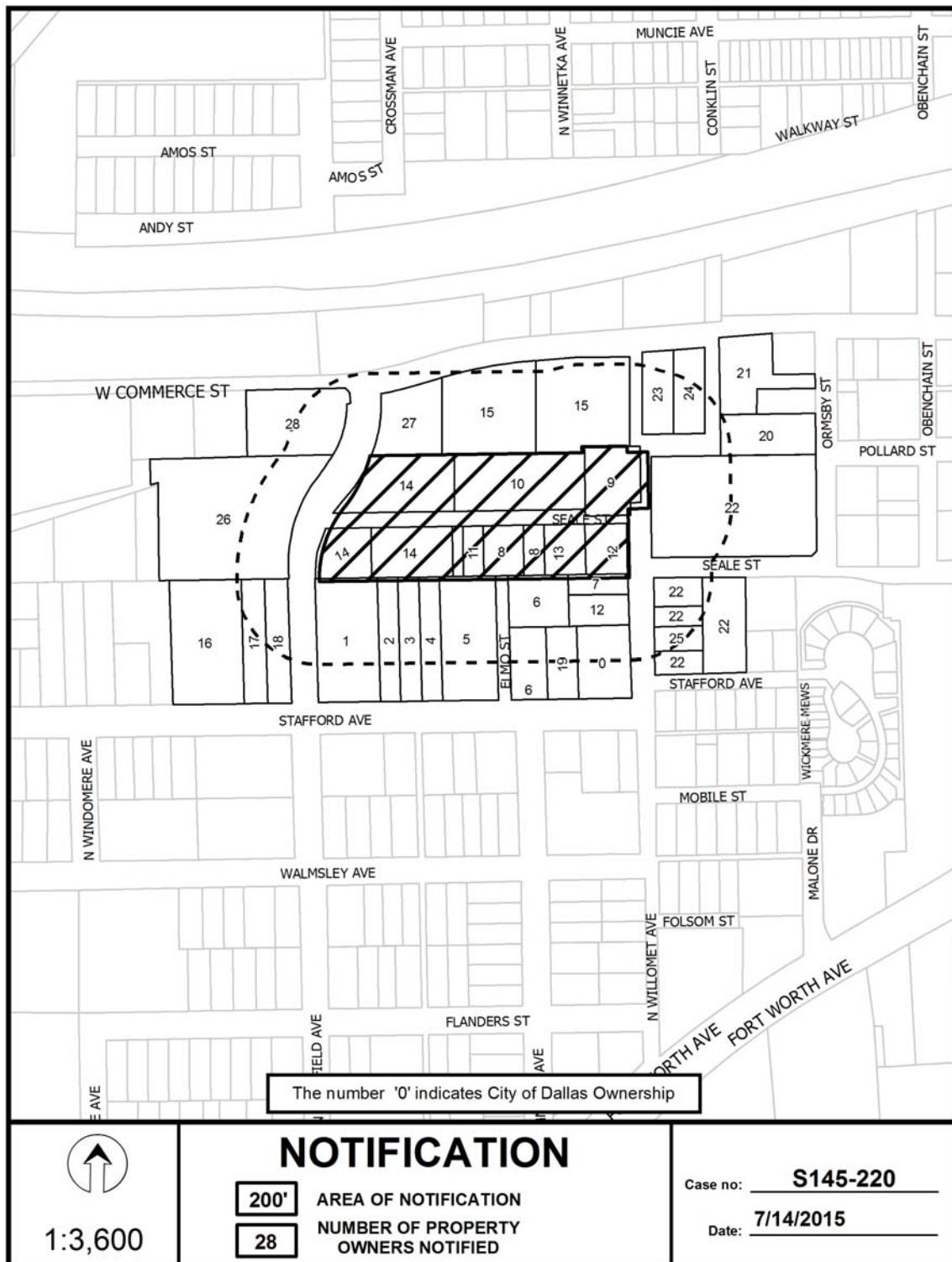
15. On the final plat show the lot lines as going to the center of the Shared Access Easement.
16. On the final plat show how Seale Street was abandoned.
17. On the final plat abandon all street easements by separate instrument and provide the recording information on the face of the map.
18. On the final plat change "Winnetka Avenue" to "Elmo Street".
19. Contact the Street Name Coordinator for help in selecting the appropriate names for the Shared Access Easement.
20. On the final plat change the name of "Seale Circle".
21. On the final plat add the following note: "Access to the property from Elmo Street is limited to Emergency Vehicles only. If a Knox Box is installed, final design and location must be approved by the Dallas Fire Department." Section 51P-935.115(c).
22. On the final plat provide a minimum unobstructed width sidewalk of 5 feet within the west right-of-way line of Willomet Avenue." Section 51P-935.114(a).
23. The shared access areas must front a minimum width of 20 feet on Willomet Avenue, and 20 feet at the terminus of Elmo Street. Section 51A-4.411(d) (7).
24. 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).
25. 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).
26. 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).
27. 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).
28. 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, and must meet all of the requirements of Section 51A-4.411(c).
29. 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).
30. Include the words "Shared Access Development" in the title block of the final plat. Survey

31. 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).
32. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
33. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b).
34. 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(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2.
35. 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).
36. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
37. 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)
38. 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).
39. On the final plat identify the property as Lots 1 through 53 and common areas as CA "A – C" in City Block 22/3996. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii).
40. On the final plat add a note indicating that "This plat is restricted to single family use only."
41. On the final plat provide a lot table that contains the lot and block number and square footage of each lot and the size of each common area.
42. On the final plat the minimum lot size is 1,500 square feet and the average lot size must be 2,500 square feet in size.









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

***S145-220***

### ***28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1227 STAFFORD AVE	INDUSTRIAL BUILDING CORPORATION
2	1223 STAFFORD AVE	COUCH KEDRIC
3	1219 STAFFORD AVE	SANCHEZ MARIA
4	1215 STAFFORD AVE	COUCH KEDRIC & PAT
5	1207 STAFFORD AVE	RAMIREZ JUANITA P
6	1121 STAFFORD AVE	SAAVEDRA GUADALUPE C
7	2023 WILLOMET AVE	CASTILLO OSCAR &
8	1118 SEALE ST	NOAH IRENE
9	2115 WILLOMET AVE	WILLIAMS TONY R
10	1122 SEALE ST	BHR ENTERPRISES INC
11	1120 SEALE ST	GONZALEZ MARIA & ADRIAN
12	2019 WILLOMET AVE	WILLIAMS TONY R
13	1114 SEALE ST	SEALEWILLOMET LAND LP
14	1219 SEALE ST	GUTIERREZ JOSE A
15	1220 COMMERCE ST	ROPECO INC
16	1319 STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
17	1307 STAFFORD AVE	MCCOMAS BRAU ADA NELL
18	1303 STAFFORD AVE	MCCOMAS ADA NELL B
19	1107 STAFFORD AVE	CONTRERAS JOE B &
20	2203 ORMSBY ST	DENTON SECURITY INVESTMENT INC
21	1010 COMMERCE ST	MARTINEZ DIONICIO
22	2120 WILLOMET AVE	DENTON SECURITY INV INC
23	1032 COMMERCE ST	HUERTA AGUSTO
24	1030 COMMERCE ST	HUERTA WALTER
25	2006 WILLOMET AVE	MARTIN EMMA LEE
26	2107 EDGEFIELD AVE	RIOS MARTIN E
27	1220 COMMERCE ST	ROPECO INC
28	1316 COMMERCE ST	FIRST CLASS AUTO INC





STATE OF TEXAS  
COUNTY OF DALLAS

Thence continuing along the solid Eddifield Avenue and solid curve to the left, an arc length of 164.26 feet is a  $\frac{1}{2}$  mile road round at 34.00 degrees curve angle of a heart of 192.79 feet is a  $\frac{1}{2}$  inch turn road found for corner, said point being the beginning of a reverse curve to the left having a radius of 340.00 feet, a central angle of 24 degrees 11 minutes 38 seconds 11 centesimal parts, a chord length between them 28 degrees 31 minutes 03 seconds 11 centesimal parts, a distance of 142.20 feet;

France North Unalutsk 45 minutes 20 seconds west, a distance of 13.00 feet to a 1/2 inch iron rod found at an interior ell in the solid South line of Ropoco, Inc. tract;

Thence North 89 degrees 14 minutes 53 seconds East, along the South line of said Pollard Street, a distance of 50.00 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to HSW Civil View Associates, Ltd., a Texas limited partnership (Tract 1). By deed recorded in HSW Civil View Associates, Ltd., Official Public Records, Dallas County, Texas, being the Northwest corner of that portion of said abandoned N. Wilson Avenue (Vol. 80225, Pg. 57);

Thence South 00 degrees 55 minutes 47 seconds East, along the West line of said N. Western Block, a distance of 167.98 feet to a 1/2 inch iron rod found at the Northwest corner of Lot 5-A, Block 4/19955, Fortson Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 10, Page 285, Map Records, Dallas County Texas;

[illegible]

201400200450, 0°P.R.O.C.T. (S89°14'52"N)

1. A model based on a concept of value at the center of a 5,000-acre tract on the west side of Winston-Salem and at the northern corner of the intersection of Ninth Street and Mineral Avenue (City - 555-11) is proposed.

FROM THE EDITOR: KNOW ALL MEN BY THESE PRESENTS:

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_ 2015

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for Dallas County, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 RELEASED 06/25/15 FOR REVIEW PURPOSES ONLY. THIS  
 DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
 Bryon Currenly  
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

EDGEMORE MC. THE undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and that he executed the same before me and that the foregoing instrument or document was signed and sealed and attested and acknowledged by him in accordance with the laws of the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1915.

\_\_\_\_\_  
Notary Public in and for the State of Texas

AT  
STUDENT

OWNERS SCALE: WILLOWET LAND, LP  
 10000 W. 17<sup>th</sup> STREET  
 SUITE 100  
 DALLAS, TX 75244

SEAL: 1"=40' / DATE: MAY, 24, 2015 / NO. 16040-001 / STATUS: CD

Block 22, 1948  
 2118 W. 17<sup>th</sup> STREET  
 SUITE 100  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

WILKINS GEORGE SURVEY, ABSTRACT NO. 290  
 CBO Surveying, Inc.  
 Planning, Engineering  
 10000 W. 17<sup>th</sup> STREET, SUITE 100  
 DALLAS, TEXAS 75244

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442
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**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-228**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** 2716 Illinois Avenue, west of Parrot Street.**DATE FILED:** June 26, 2015**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.441-Acre**MAPSCO:** 55V**OWNER/APPLICANT:** Ali Rashaad

**REQUEST:** An application to replat a 0.441-acre tract of land containing all of Lots 22 and 23 in City Block B/6086 into one lot on property located at 2716 Illinois Avenue, west of Parrot Street.

**NOTICES:** 18 notices were sent to property owners within 200 feet of the property on July 1, 2015

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the R-7.5(A) zoning district. The proposed lot is larger than most of the residential lots adjacent to the west and south. However, the proposed lot size is much smaller than other institutional uses in the vicinity of this request.

Section 51A-8.503 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 the streets." The request is to create a building site for a proposed religious use, similar to other institutional uses located to the east and north of the subject property. Staff has determined that the request complies with the requirements for an institutional use; therefore, the request is recommended for approval subject to compliance with the following conditions:

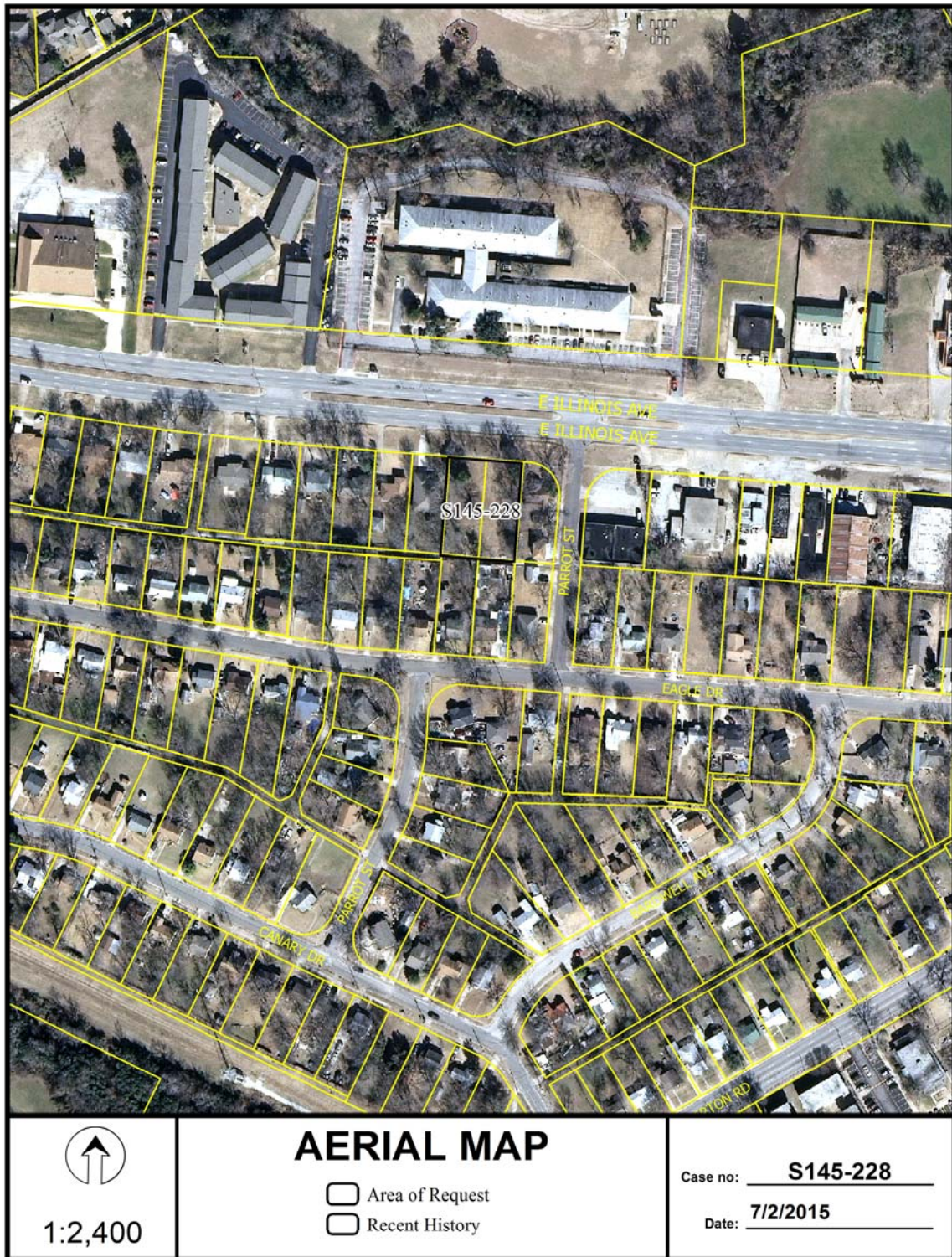
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction,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

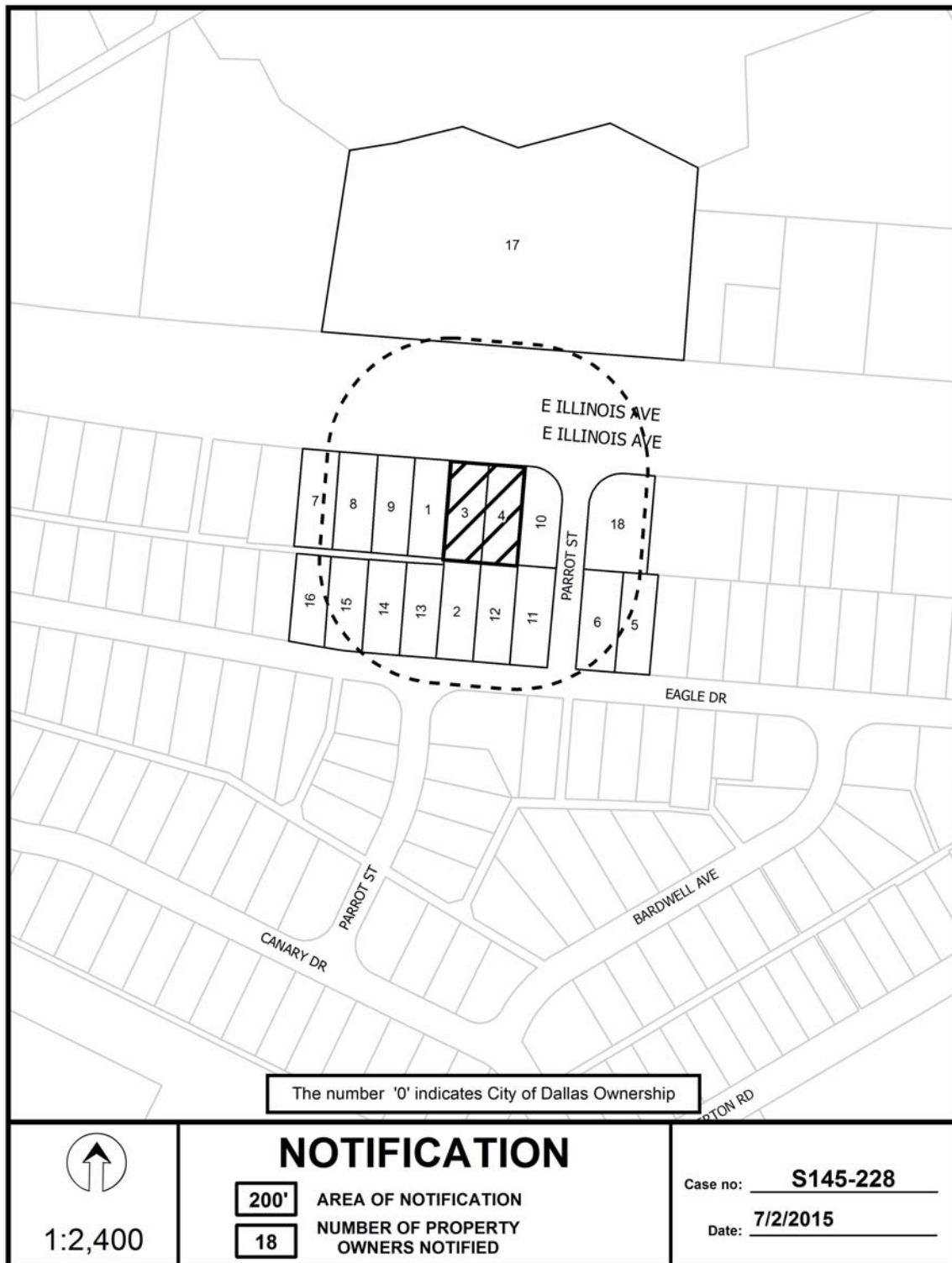
Engineering Division in Room 200, 320 E. Jefferson Boulevard. 51A-8.403(a)(6)(G).

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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 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.
8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a).
9. 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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
10. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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. Survey Manual.
13. 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.
14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual.
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. Section 49-60(g)(1).
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. Section 51A-8.403(a)(1)(A)(xii).
17. On the final plat, include "fee simple" language for streets and alleys in the Owner's Dedication. Real Estate Division.
18. On the final plat, identify the property as Lot 22A, City Block B/6086. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).









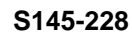


## ***Notification List of Property Owners***

***S145-228***

***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2712 ILLINOIS AVE	MALONE MARK
2	2829 EAGLE DR	ANDERSON EVA EST OF
3	2716 ILLINOIS AVE	RASHAAD ALI
4	2720 ILLINOIS AVE	RASHAAD ALI
5	2907 EAGLE DR	MARCOS RAFAEL A & GLORIA E
6	2903 EAGLE DR	RUBIO MARIA
7	2632 ILLINOIS AVE	ESTRADAMARTINEZ ROBERTO
8	2702 ILLINOIS AVE	OUTLAW MERRY
9	2706 ILLINOIS AVE	PATTON ANNIE PEARL
10	2726 ILLINOIS AVE	RUBIO MARIA DEL CARMEN
11	2839 EAGLE DR	JOHNSON FLOYD R
12	2835 EAGLE DR	GALLEGOS ROGELIO &
13	2819 EAGLE DR	PHILLIPS C A
14	2815 EAGLE DR	JOHN DSILVA LLC
15	2811 EAGLE DR	HAYNES BERTHA EST OF
16	2807 EAGLE DR	DARBY EVERETT V
17	2719 ILLINOIS AVE	CEDAR CREST PYTHIAN MANOR LP
18	2800 ILLINOIS AVE	ROBERSON ROBERT L &



**CITY PLAN COMMISSION****THURSDAY, JULY 23, 2015****FILE NUMBER:** S145-150R**SENIOR PLANNER:** Sharon Hurd**LOCATION:** Meadow Road, east of Manderville Lane**DATE FILED:** June 25, 2015**ZONING:** PD 745, Subarea B**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 32.958-acres    **MAPSCO:** 26K, L, & F**OWNER/APPLICANT:** HT Midtown, LP and TKG Valencia Midtown, LP

**REQUEST:** An application to replat a 32.958-acre tract of land in City Blocks C/6138, E/6138, D/6138 and A/7518 and containing all of Phase 2 and Phase 4a of previously approved plat S145-150 to create 305 lots and 26 open space lots; 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. S145-150 was 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. The request was approved on May 7, 2015 and has not been recorded.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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 PD 745, Subarea B 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(a)(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e).
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 305 lots and 26 common areas. PD 745.
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-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9).
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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 37 feet of right-of-way, and provide a 12.33 foot wide sidewalk and utility easement along each side of the new Treehouse Lane alignment resulting in an overall width of 56 feet of roadway zone.
14. On the final plat determine the 100-year water surface elevation across the plat. Section 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-8.611(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-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
18. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat all utility easement abandonments must be shown with the correct recording information. 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 monument all set corners per the monumentation ordinance. Survey Manual.
25. On the final plat show "Fee Simple" language in the Owners' dedication.
26. Ordinance No. 27555 is null and void and must be removed from the face of the plat.
27. 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" if Exhibit B is attached.
28. On the final plat provide pedestrian access to the "SOPAC Trail" if the trail is contiguous to the property.

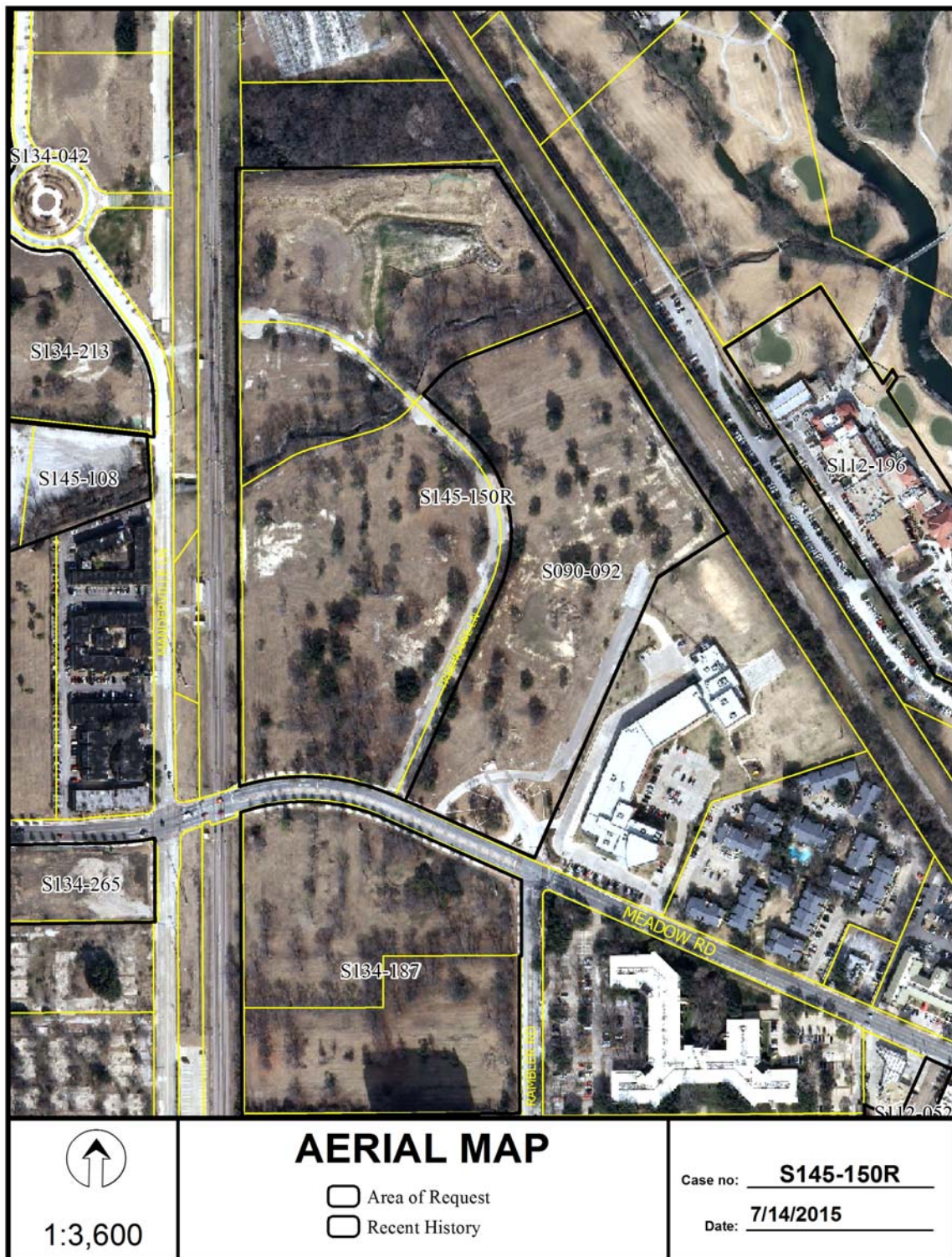
29. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2).
30. No building permit may be issued to authorize work in the shared access 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).
31. 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 and meet all of the requirements of PDD 745, as amended. Section 51A-4.411(c), Section 51P-745.
32. 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).
33. 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).
34. 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 or alley. Section 51A-4.411(f)(2).
35. Include the words "Shared Access Development" in the title block of the final plat. Survey
36. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
37. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name". 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e).
38. On the final plat document that a minimum of 20 percent of the aggregate land area of the Shared Access Area Development must be designated as landscaped area. Designated landscape area shall consist of all areas within the shared access area development except for platted residential lots and driving surfaces.
39. On the final plat identify the property as Lots 1 through 138 in City Block C/6138; Lots 1 through 46 in City Block D/6138; and Lots 1 through 120 in City Block E/6138. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii).
40. Prior to submittal of the final plat for the Chairman's signature and in accordance with Section 51A-8.508 the Director of Parks and Recreation must be given the

opportunity to negotiate for the acquisition of property to be used for the “SOPAC Trail” pursuant to the standards and guidelines contained in the Long Range Physical Plan for Park and Recreational Facilities. Section 51A-8.508.

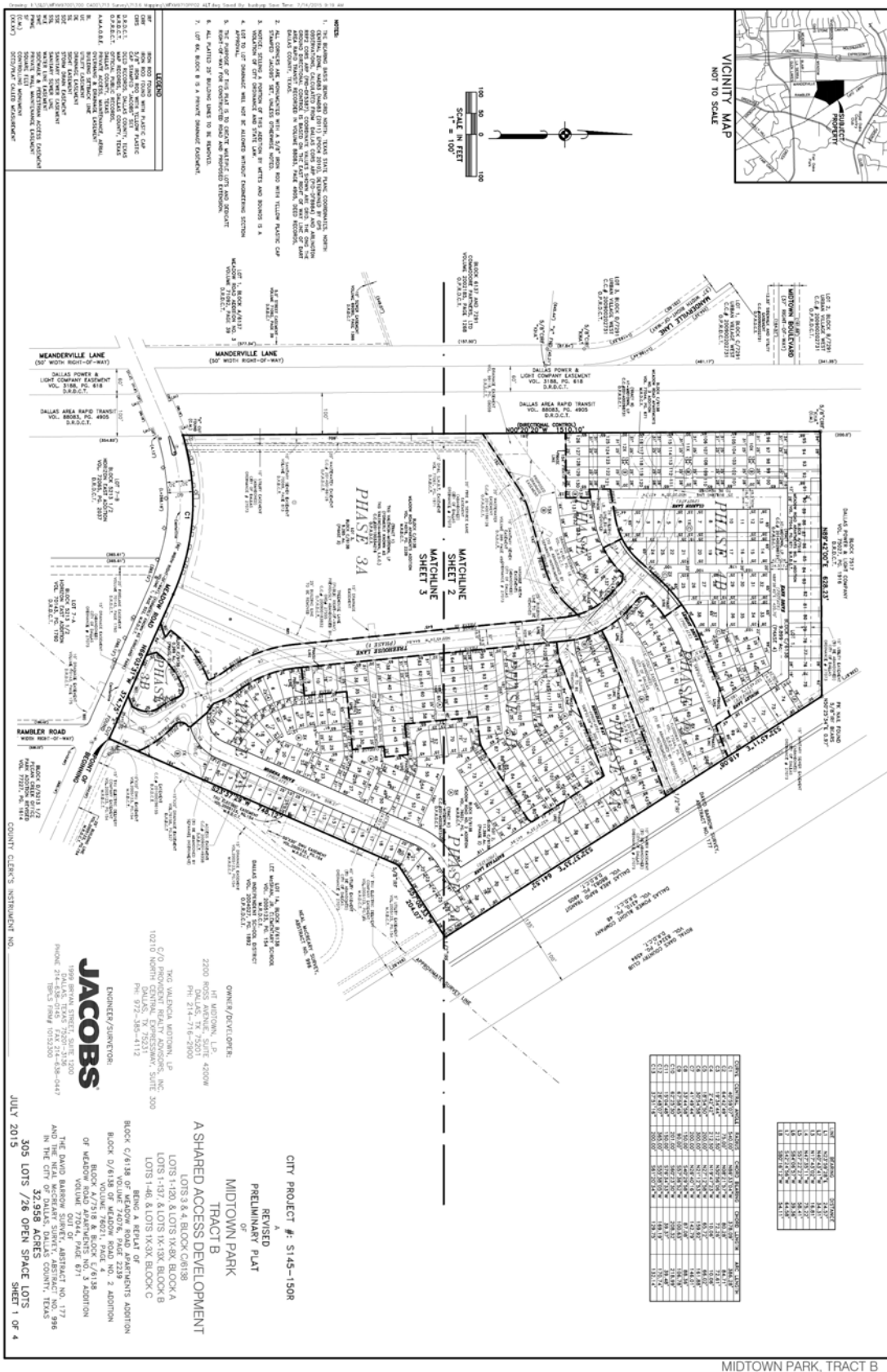
41. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2.
42. The number and location of fire hydrants, must comply with the Fire Code.
43. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 49-62(b)(c)(f).
44. 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. Section 49-60(g)(1).
45. Water/wastewater main extension is required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); Section 49-62(b)(c).
46. On the final plat change “Treehouse Lane” (southeast to northwest) to Rambler Road. Section 51A-8.403(a)(1)(A)(xii).
47. Contact the Street Name Coordinator for assistance in selecting appropriate names for the new southwest to northeast alignment of Treehouse Lane as well as the Shared Access Easements.



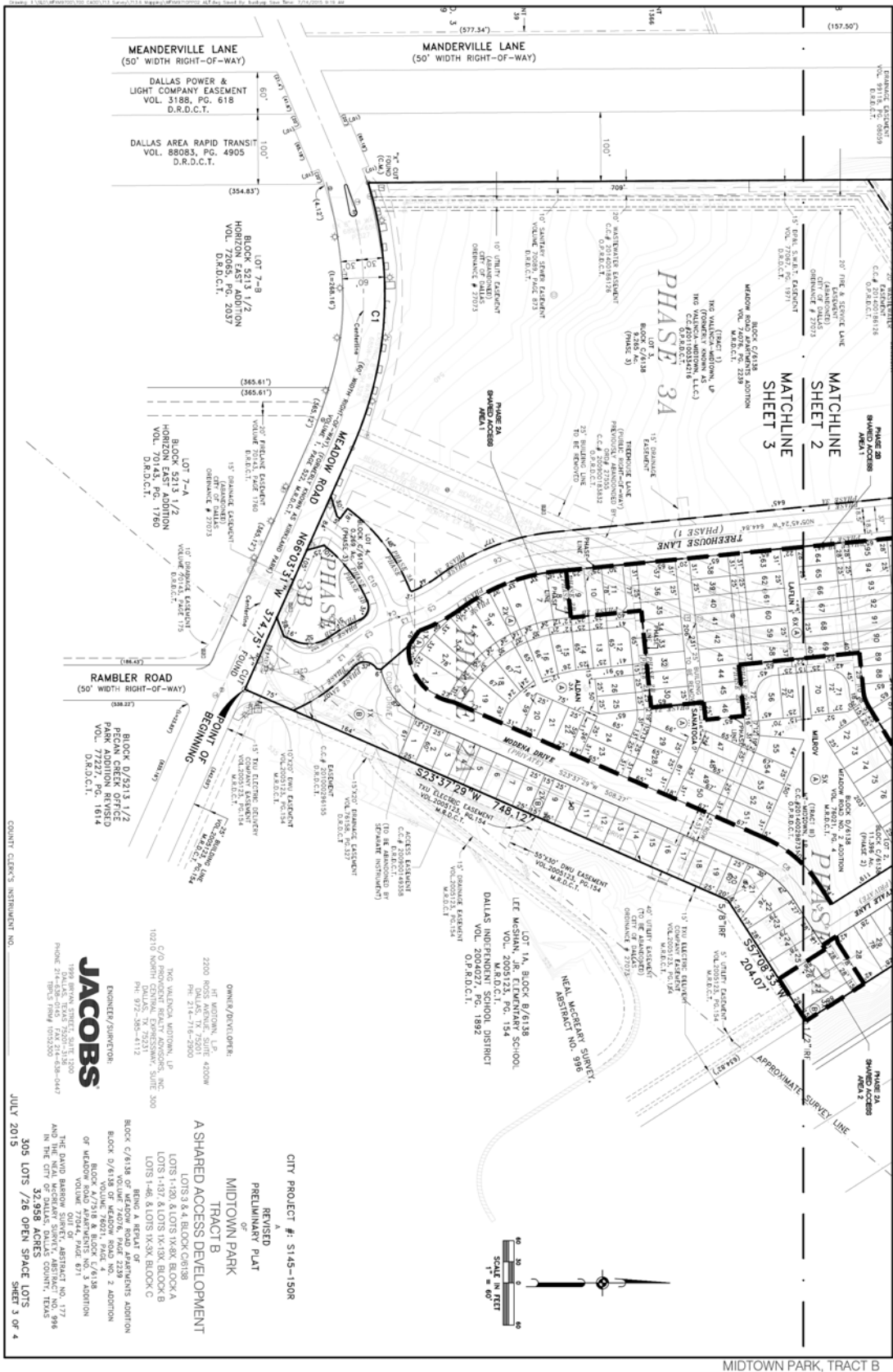












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gender's contribution

the 1980s, and the 1990s. The 1980s was a period of rapid growth in the number of studies published, and the 1990s was a period of rapid growth in the number of studies published. The 1980s was a period of rapid growth in the number of studies published, and the 1990s was a period of rapid growth in the number of studies published.

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## SUPERVISOR'S CERTIFICATE

[illegible]

## PURPOSE



NOTED BY THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ ALBERT J. BROWN, KNOWN TO ME TO BE THE SAME AS THAT PERSON WHOSE NAME IS SUBSCRIBED TO THE foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in full compliance therewith.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

0210 NORTH CENTRAL EXPRESSWAY, SUITE 300  
DALLAS, TX 75231  
PH: 972-385-4112

**JACOBS**  
1000 NEWARK STREET SUITE 2000

DALLAS, TEXAS 75201-3136  
PHONE 214-838-0165 FAX 214-838-0447  
MPLS FRN# 10152500

COUNTY CLERK'S INSTRUMENT N:

JULY 2015

SHEET 4 OF 4

**FILE NUMBER:** M145-031

**DATE FILED:** April 10, 2015

**LOCATION:** East Line of Webb Chapel Road, North of Timberview Road

**COUNCIL DISTRICT:** 13

**MAPSCO:** 23 L

**SIZE OF REQUEST:** Approx. 4.4 Acres

**CENSUS TRACT:** 97.02

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**MISCELLANEOUS DOCKET ITEM**

**APPLICANT/OWNER:** Mi Escuelita

**REPRESENTATIVE:** Maxwell Fisher

**REQUEST:** An application for a minor amendment to the Site Plan for Specific Use Permit No. 2123 for a Child-care facility on property zoned an R-10(A) Single Family District and located on the east line of Webb Chapel Road, north of Timberview Road.

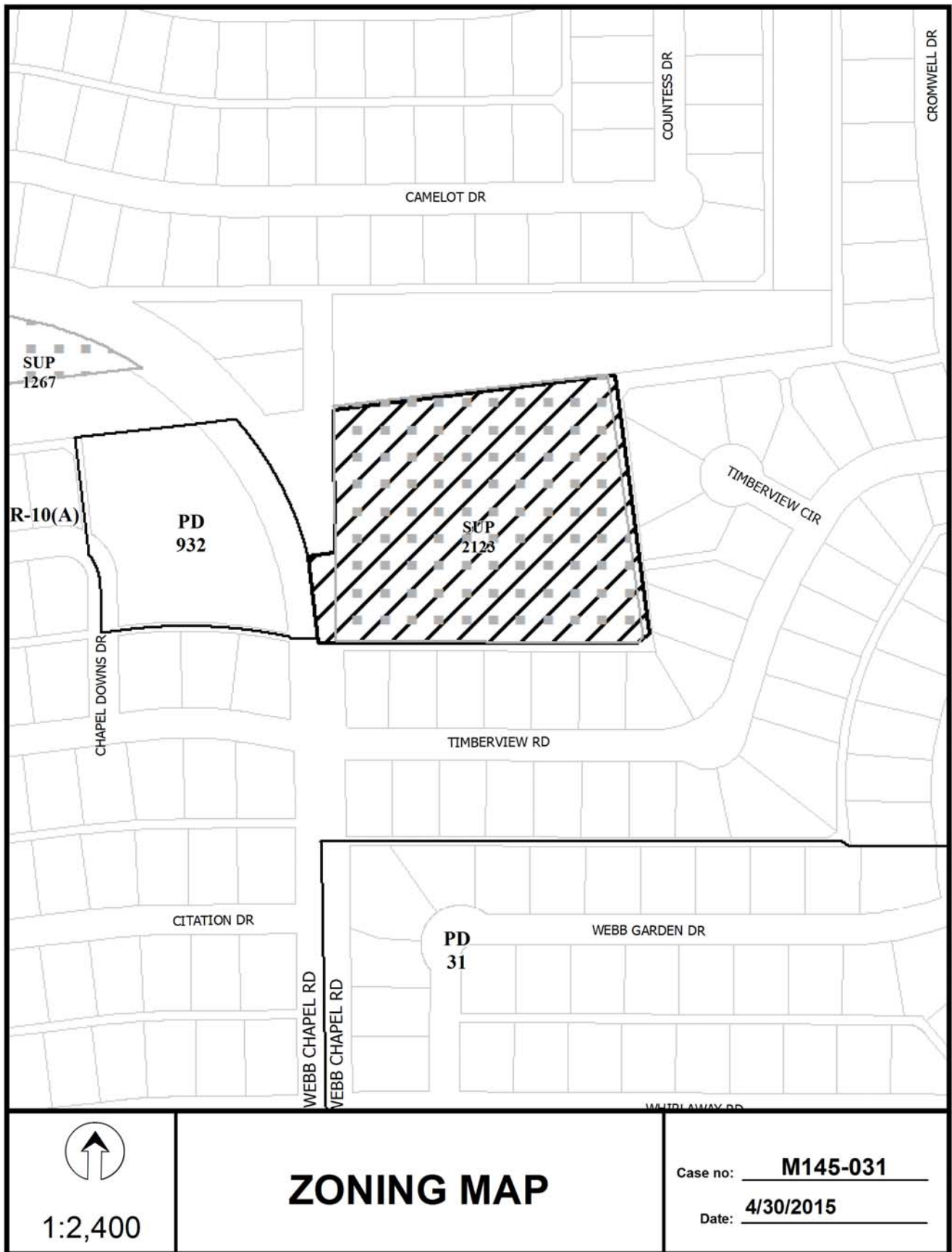
On December 10, 2014, the City Council passed Ordinance No. 29564 which established Specific Use Permit No. 2123 for a Child-care facility on property at the above location.

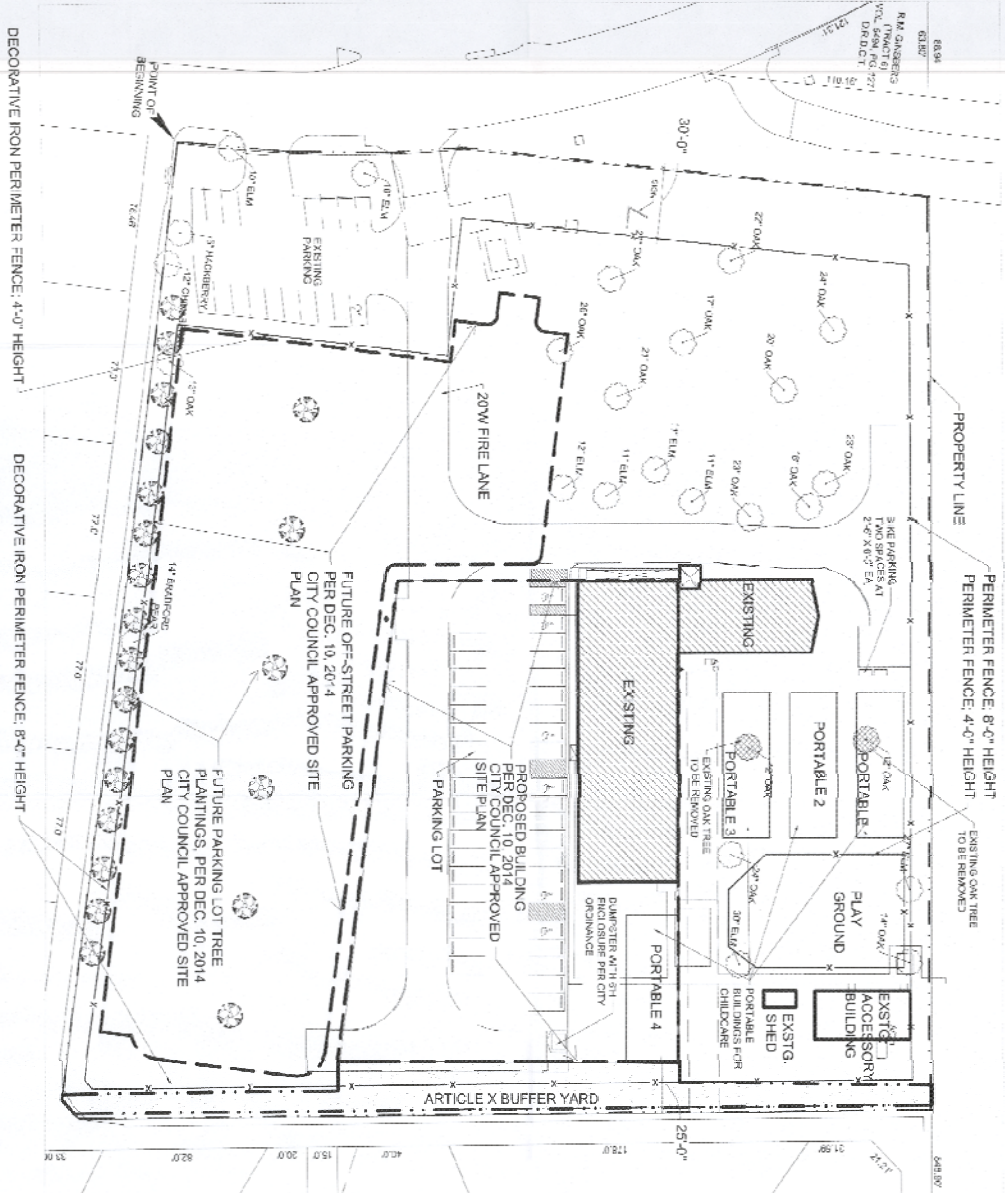
The applicant is requesting consideration of the following revisions: 1) relocate previously approved modular structures as well as provide for an additional modular structure, all located within the northeast corner of the property; 2) reconfigure the outdoor play area; and, 3) provide for new fire lane. The modular structure footprints will require tree mitigation; this will be a function of obtaining a tree removal permit and addressing mitigation per Article X options.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

**STAFF RECOMMENDATION:** Approval







**PROPERTY**  
4.4 ACRES (192,451 SF)

**ZONING SETBACKS**

R-13 (A)  
MINIMUM FRONT YARD: 30 FT.  
SIDE YARD: 10 FT. (OTHER PERMITTED STRUCTURES;  
REAR YARD: 5 FT. (OTHER PERMITTED STRUCTURES);  
MAXIMUM HEIGHT: 30 FT. (TWO STORIES)

**EXISTING FLOOR AREA**

CHURCH: 9,784SF  
ACCESSORY BUILDING: 1,148SF  
SHEED: 131SF

PERMITTED (DEC. 10, 2014 CITY COUNCIL APPROVED SITE PLAN)  
65,500SF Total (9,784SF Existing to remain, 55,716SF Future)

EXISTING TREE AREA TO REMAIN  
31,300 GSF

**PARKING REQUIREMENTS**

CHURCH: 1 PARKING SPACE PER 4 SEATS  
129 SEATS IN SANCTUARY  
32 PARKING SPACES REQUIRED  
CHURCH USE ALLOWED BY RIGHT  
(SHOWN HERE FOR ORIENTATION PURPOSES ONLY)

**CHILD CARE FACILITY:**

1 SPACE FOR EVERY 500 GSF OF FLOOR AREA  
6,076 GSF/500 = 13 PARKING SPACES REQUIRED  
TOTAL PARKING SPACES PROVIDED = 45

2 BICYCLE SPACES INCLUDED

THERE IS TO BE NO ACCESS TO THE ALLEY,  
EXCEPT FOR EMERGENCY VEHICLE ACCESS



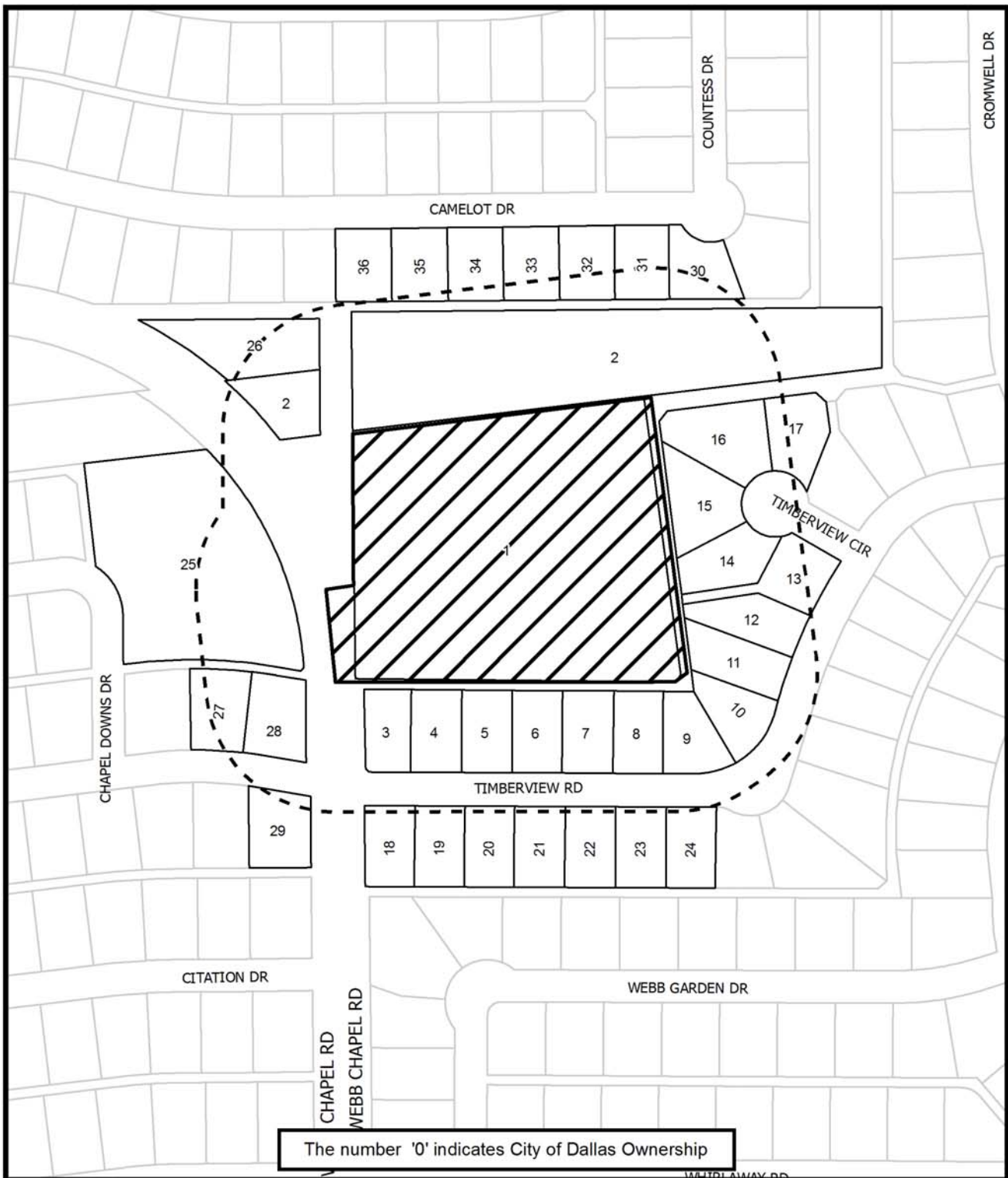
SITE PLAN - P-USED PLAN  
1/1/ CURRENT CONSTRAINTS  
SCALE 1" = 20'0"  
JUNE 24, 2015  
CASE NUMBER: Z134-248(RB)  
AMENDMENT TO SUP 2123



**Proposed Site Plan**



PROPOSED  
4.4 ACRES (192,461 SF)  
**ZONING/SETBACKS**  
R-10 (A)  
MINIMUM FRONT YARD: 30 FT.  
SIDE YARD: 10 FT. (OTHER PERMITTED STRUCTURES)  
REAR YARD: 16 FT. (OTHER PERMITTED STRUCTURES)  
MAXIMUM HEIGHT: 36 FT. (TWO STORIES)  
**EXISTING BUILDING (TO BE DEMOLISHED)**  
**EXISTING SANCTUARY (TO REMAIN)**  
2,450 GSF  
**EXISTING TREE AREA (TO REMAIN)**  
31,370 GSF  
**PLAYGROUND (3)**  
**NEW CONSTRUCTION (TWO STORY BLDG)**  
37,404 GSF (FIRST FLOOR)  
28,096 GSF (SECOND FLOOR)  
65,500 GSF TOTAL NEW CONSTRUCTION  
**PARKING REQUIREMENTS**  
1 SPACE FOR EVERY 500 SF OF FLOOR AREA  
37,404 GSF/500 = 74 PARKING SPACES  
28,096 GSF/500 = 56 PARKING SPACES  
131 TOTAL PARKING SPACES  
**THERE IS TO BE NO ACCESS TO THE ALLEY,  
EXCEPT FOR EMERGENCY VEHICLE ACCESS  
AND TRASH P AND VEHICLES.**



1:2,400

## NOTIFICATION

**200'**  
**36**

AREA OF NOTIFICATION  
NUMBER OF PROPERTY  
OWNERS NOTIFIED

Case no: **M145-031**

Date: **4/30/2015**

04/30/2015

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

***M145-031***

***36 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10210 WEBBS CHAPEL RD	GRACE PRESBYTERY INC
2	10234 WEBBS CHAPEL RD	TEXAS UTILITIES ELEC CO
3	3403 TIMBERVIEW RD	LAND JESIKA
4	3407 TIMBERVIEW RD	ROYER EVA R
5	3411 TIMBERVIEW RD	HODGE SHERI SIMS &
6	3415 TIMBERVIEW RD	BAKER VIVIAN
7	3419 TIMBERVIEW RD	BUSH WILLIAM W & DONA K
8	3423 TIMBERVIEW RD	ROJAS MARTIN &
9	3429 TIMBERVIEW RD	JOHNS PATTIE J
10	3439 TIMBERVIEW RD	HALVERSON VALERIE RUYLE & ANDREW RYAN
11	3449 TIMBERVIEW RD	NELSON JONATHAN D F &
12	3455 TIMBERVIEW RD	ROESLET BROTHERS PPTIES LLC
13	3459 TIMBERVIEW RD	GOOD BEVERLY
14	3463 TIMBERVIEW CIR	HAGEN ERIC
15	3467 TIMBERVIEW CIR	BEDELL DOUG &
16	3471 TIMBERVIEW CIR	MARRINAN ROBERT G F ETAL
17	3475 TIMBERVIEW CIR	COBB JAMES R JR
18	3404 TIMBERVIEW RD	HA THOMAS
19	3408 TIMBERVIEW RD	LORD SHARON KAYE
20	3412 TIMBERVIEW RD	RODRIGUEZ MIGUEL J
21	3416 TIMBERVIEW RD	TREVINO MIKE
22	3420 TIMBERVIEW RD	BRYANT AMANDA L
23	3424 TIMBERVIEW RD	SHUGART JAMES O
24	3428 TIMBERVIEW RD	PYSIAK GRZEGORZ R & EWA
25	3265 CHAPEL DOWNS DR	NBKW LLC
26	10345 WEBBS CHAPEL RD	MAPLEWOOD ASSEMBLY



04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3321 TIMBERVIEW RD	BLAKE JOEL & CYNTHIA E
28	3331 TIMBERVIEW RD	DIGGS JOE D
29	3330 TIMBERVIEW RD	DECOSTA MARY E
30	3376 CAMELOT DR	TAYLOR JIMMY D & LANAE S
31	3372 CAMELOT DR	HUBLER PAMELA HUBLER
32	3366 CAMELOT DR	DESCHENES THOMAS JEROME &
33	3362 CAMELOT DR	TREBER JORG U
34	3356 CAMELOT DR	NEWTON DORIS M
35	3352 CAMELOT DR	KRICKEN WADE T & CASEY M
36	3348 CAMELOT DR	LOFTICE DON W

**FILE NUMBER:** M145-046**DATE FILED:** June 30, 2015**LOCATION:** West Line of Bickham Road, South of West Northwest Highway**COUNCIL DISTRICT:** 6**MAPSCO:** 22 Y**SIZE OF REQUEST:** Approx. 10.4 Acres**CENSUS TRACT:** 99.00

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**MISCELLANEOUS DOCKET ITEM****APPLICANT/OWNER:** Lattimore Materials Corp.**REPRESENTATIVE:** Mark Miller

**REQUEST:** An application for a minor amendment to the site plan for Specific Use Permit No. 884 for a Concrete batching plant on property zoned an IM Industrial Manufacturing District on the west Line of Bickham Road, south of West Northwest Highway.

On June 22, 1983, the City Council passed Ordinance No. 17882 which established Specific Use Permit No. 884 for Concrete batching plant on property at the above referenced location.

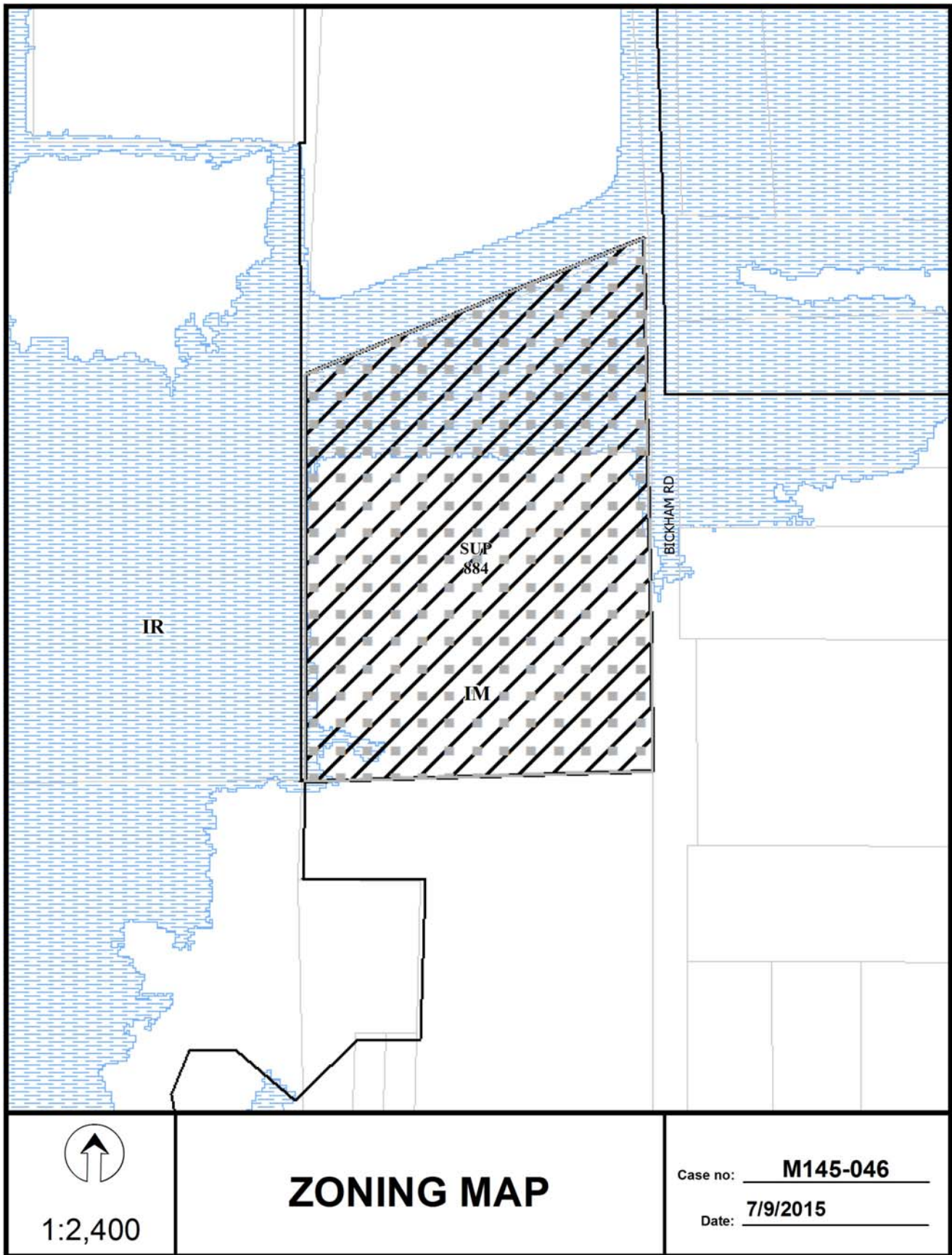
At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for the following:

- Reclamation pond (existing) within the southwest corner;
- Designated (existing) mixer parking area;
- Designated (existing) maintenance area, inclusive of a 20 foot-tall canopy structure; and,
- Designated (existing) 800-square-foot office/equipment structure

As noted above, these existing improvements have been part of this use (provided for after the June, 1983 City Council approval) and are being brought forward at this time as a result of permit review for electrical improvements within the core of the operation.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

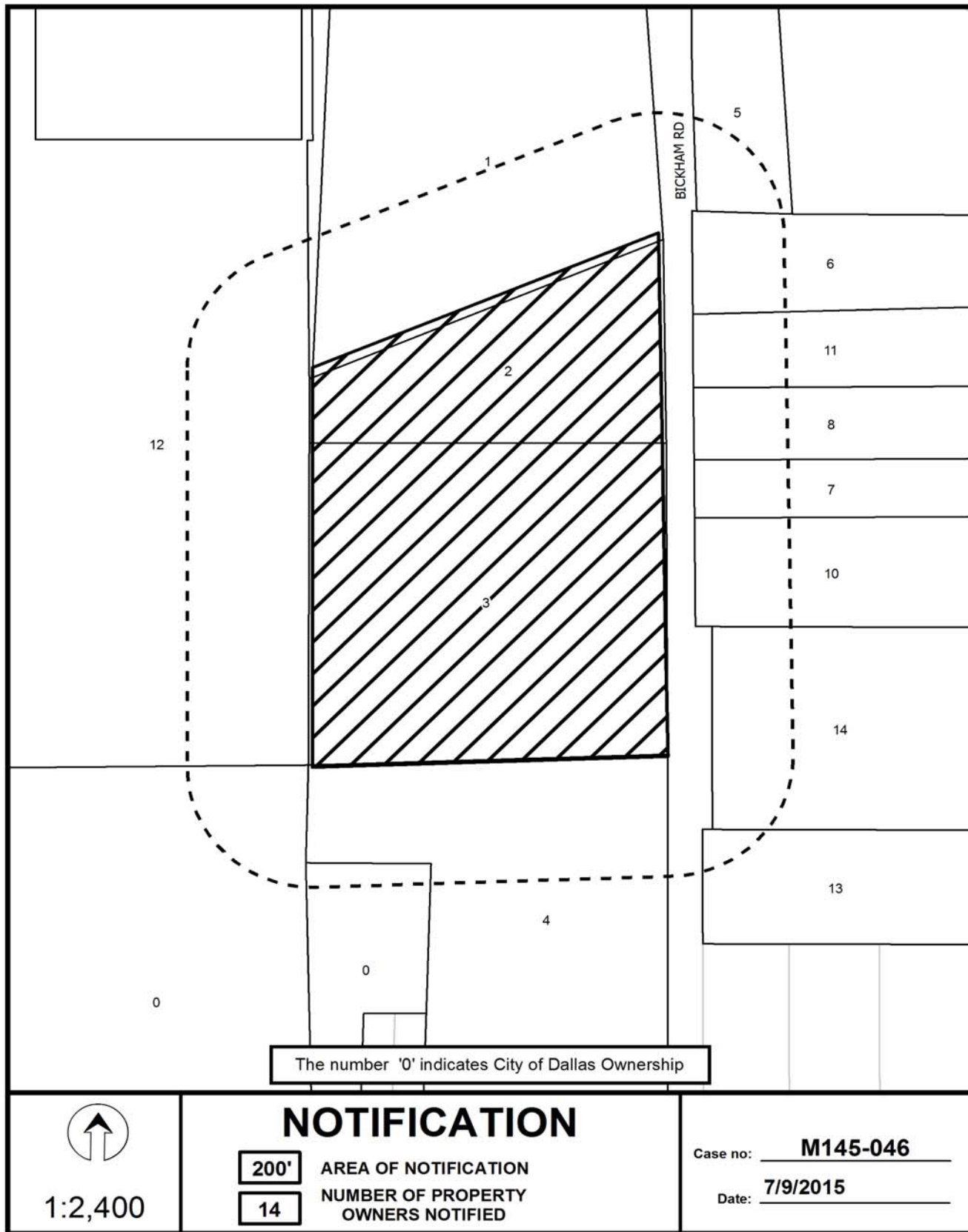
**STAFF RECOMMENDATION:** Approval











07/08/2015

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

***M145-046***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2000 CALIFORNIA CROSSING RD	HARRISON MIKE
2	10361 BICKHAM RD	ANANI LLC
3	10361 BICKHAM RD	LATTIMORE MATERIALS CO LP
4	10211 BICKHAM RD	GLENDELA LP
5	10420 BICKHAM RD	OTR INC
6	10430 BICKHAM RD	GIBSON JIMMY
7	10358 BICKHAM RD	STEVENSON J L CORP
8	10376 BICKHAM RD	STEVENSON J L CORPORATION
9	2100 CALIFORNIA CROSSING RD	WATSON GEORGE S TR &
10	10340 BICKHAM RD	TRIPLE AAA TILE & COPING
11	10390 BICKHAM RD	METHENY INVESTMENTS LLC
12	2118 CALIFORNIA CROSSING RD	TOBIN EUGENE W
13	10215 GARDNER RD	T&D HOLDINGS LP
14	10314 BICKHAM RD	BICKHAM PROPERTIES LLC

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**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D145-014

**DATE FILED:** March 3, 2015

**LOCATION:** East side of North Central Expressway, south of Midtown Boulevard

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26 K

**SIZE OF REQUEST:** Approx. 12.7 acres

**CENSUS TRACT:** 78.23

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**MISCELLANEOUS DOCKET ITEM**

**APPLICANT:** Commodore Development LLC

**REPRESENTATIVE:** Jamie Ploetzner, Kimley-Horn

**OWNER:** Commodores Partners LTD

**REQUEST:** An application for a development plan on property within Planned Development District No. 895, located on the east side of North Central Expressway, south of Midtown Boulevard.

**SUMMARY:** On August 28, 2013, the Dallas City Council established Planned Development District No. 895 by Ordinance No. 29116. The size of the PD is approximately 12.652 acres of land and it is located on the northeast corner of Central Expressway and Midtown Boulevard.

The plan provides for the construction of a four-story office building with approximately 340,000 square feet with surface parking facilities that will cover an area of approximately 12.652 acres. The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development prior to the issuance of a building permit for each phase of the development. Staff has reviewed the proposed development plan and it complies with the requirement of the ordinance.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The PD ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2033/ARTICLE%20895.pdf>

**STAFF RECOMMENDATION:** Approval

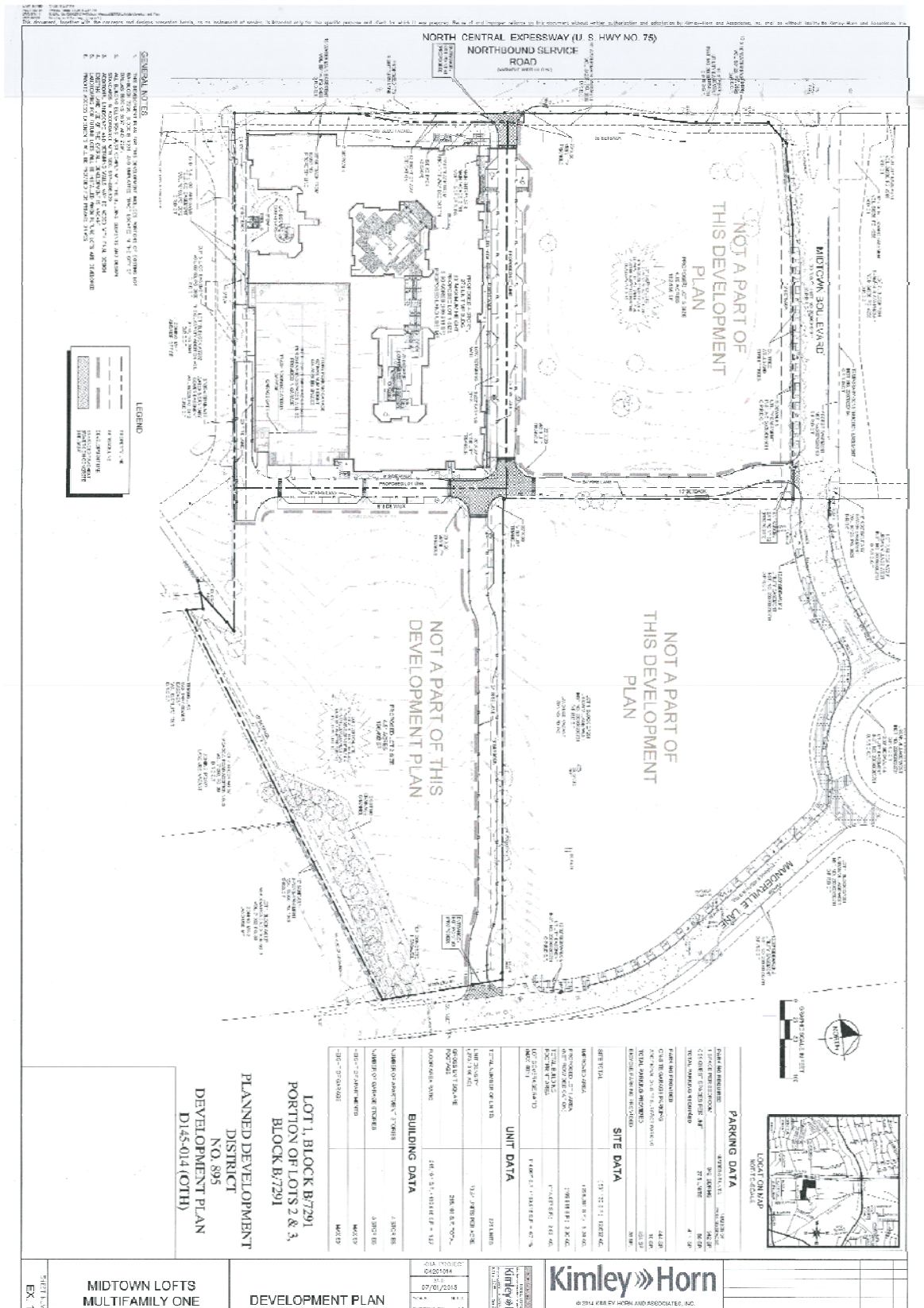
## **List of Applicant, Owner and Representative**

Commodore Partners Ltd.

Partners:

Carl Westcott  
Jimmy Westcott  
Chart Westcott  
Court Westcott

Chart Westcott	Manager
Swayze Smartt	Manager



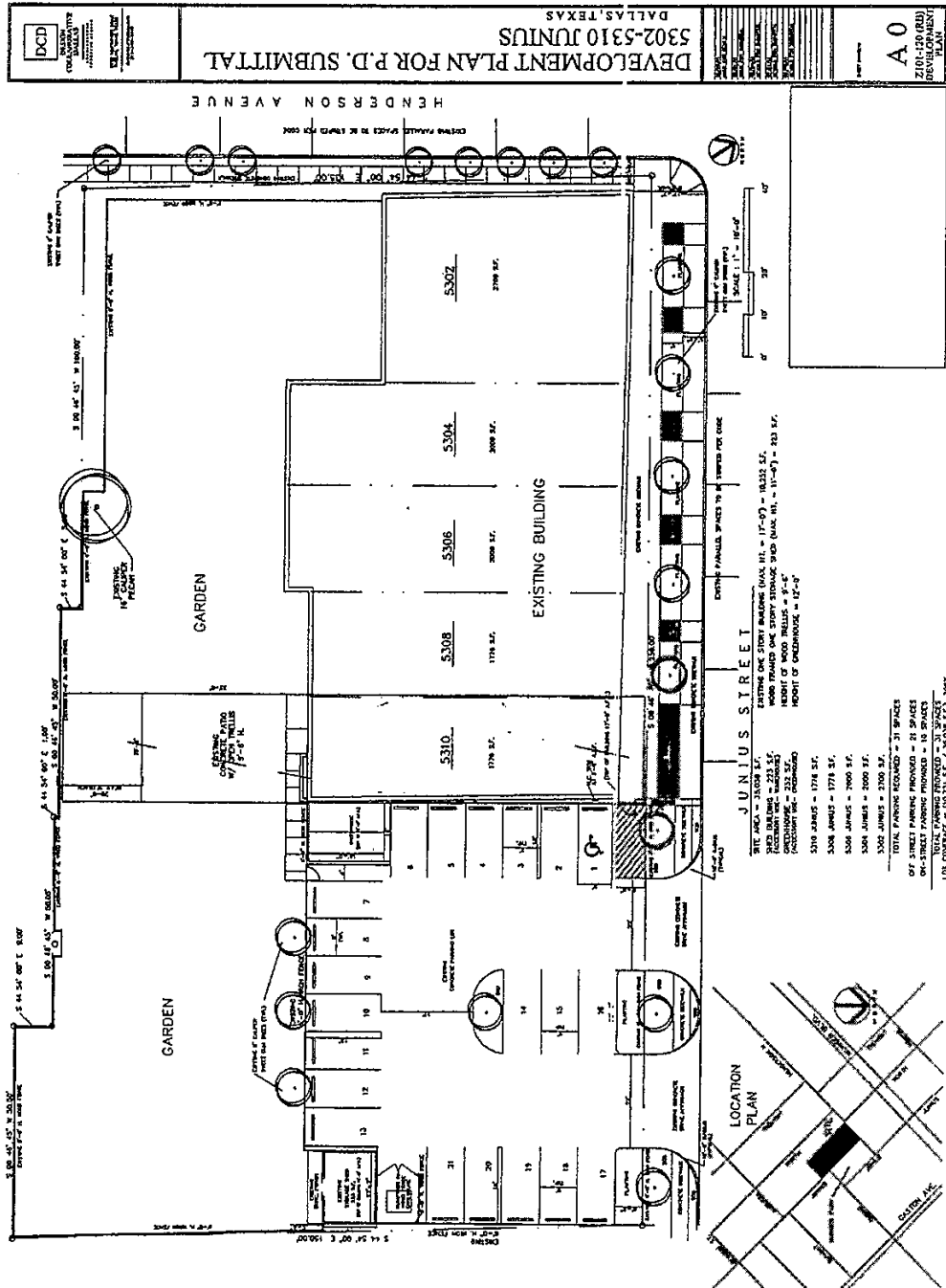


# Existing Conceptual Plan

Exhibit 859A

112438

28362



Planned Development  
 District No. 859

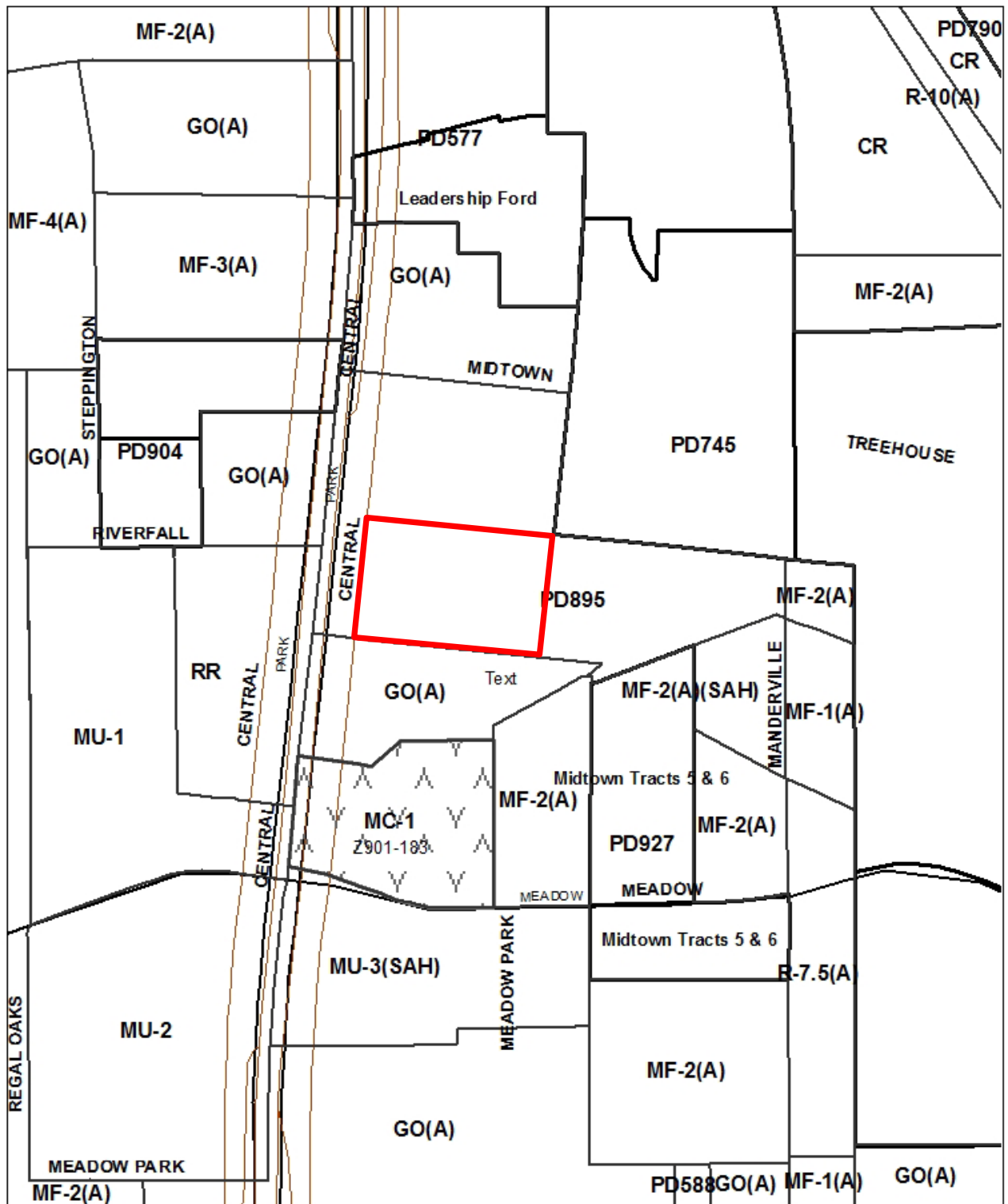
# Aerial Map



1:4,347

D145-014

# Zoning Map



1:4,347

D145-014



**FILE NUMBER:** D145-022

**DATE FILED:** May 8, 2015

**LOCATION:** West side of Victory Avenue, at the terminus of Museum Way

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45J

**SIZE OF REQUEST:** ± 467,000 sq. ft.

**CENSUS TRACT:** 19.00

---

**MISCELLANEOUS DOCKET ITEM**

**APPLICANT/ REPRESENTATIVE:** Brian Eason, HKS Inc.

**OWNER:** Rob Witte

**REQUEST:** An application for a development plan for the south subdistrict within Planned Development District No. 582 on the west side of Victory Avenue, at the terminus of Museum Way

**SUMMARY:** On August 23, 2000, the City Council passed Ordinance No. 24346, which established Planned Development District No. 582. PDD No. 582 is divided into three subdistricts: the entertainment complex subdistrict, the north subdistrict, and the south subdistrict. The most recently approved development plan for PDD No. 582 was presented before the City Plan Commission on June 4, 2015.

The development plan for this area of PDD No. 582 provides for a 22-story (328.9 feet tall) high-rise with 410,037 square feet of office space and 9,166 square feet of restaurant space, as well as an 8-level (71 feet, 6 inches tall) parking garage.

Each building site in PDD No. 582 requires City Plan Commission approval of a development plan prior to the issuance of any building permit to authorize work on that site. Development plans must also comply with Chapter 51A requirements for development plans, and they must include tabulation boxes consisting of proposed floor areas and the existing floor areas remaining in all of the subdistricts within PDD No. 582, as well as tabulation boxes consisting of the proposed pedestrian open spaces and the existing pedestrian open spaces in all of the subdistricts within PDD No. 582.

PDD No. 582 requires that a master parking and floor area plan, as well as a master parking and floor area supplement, be approved by the building official if a development plan or minor amendment is approved by the City Plan Commission. While this plan and supplement do not require the approval of the City Plan Commission, staff has included the master parking and floor area plan for reference on page five (5).

The development plan meets the requirements for the south subdistrict within PDD No. 582. The ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2026/Article%20799.pdf>

**STAFF RECOMMENDATION: Approval**

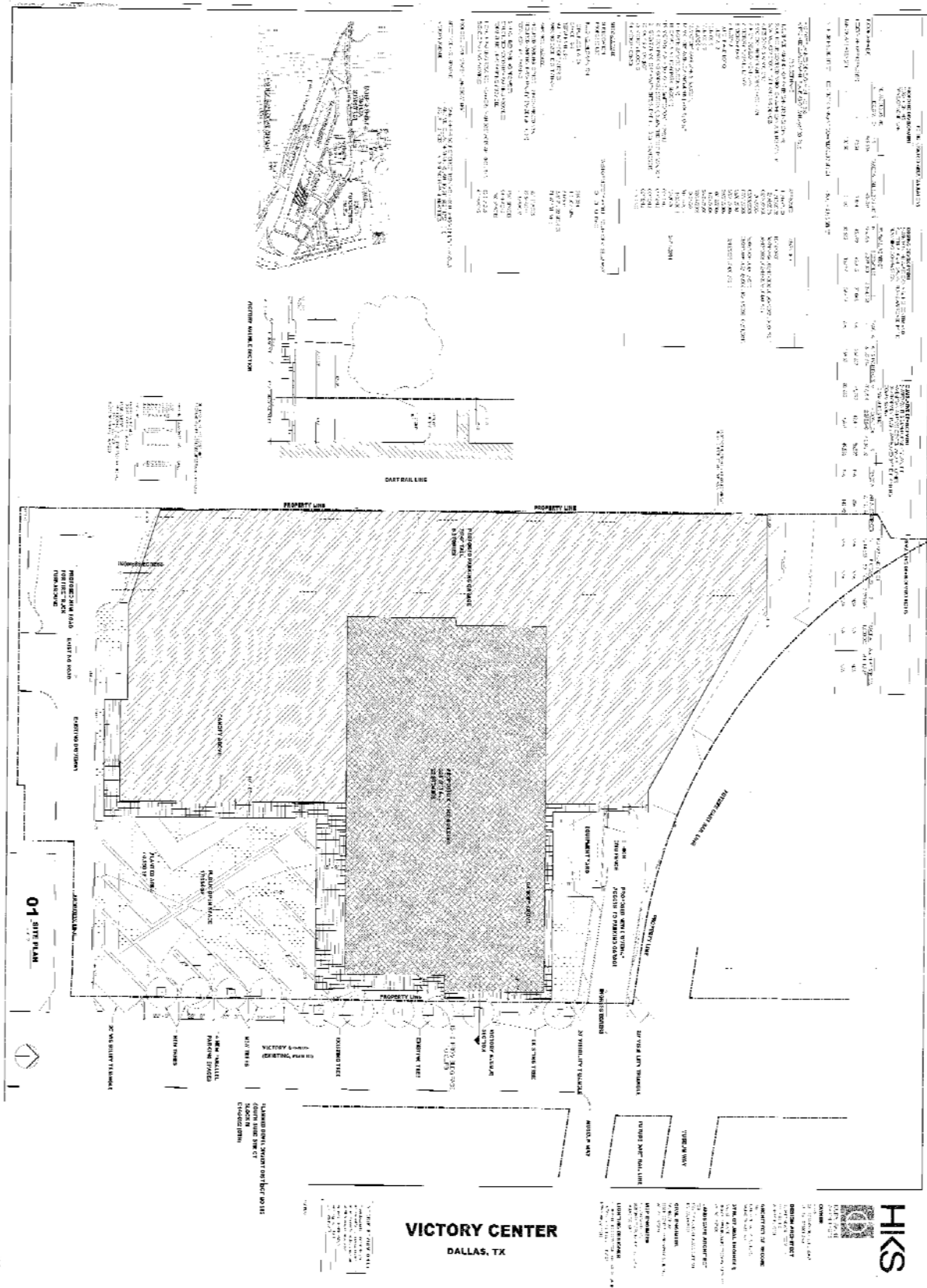


## **Partners and Officers**

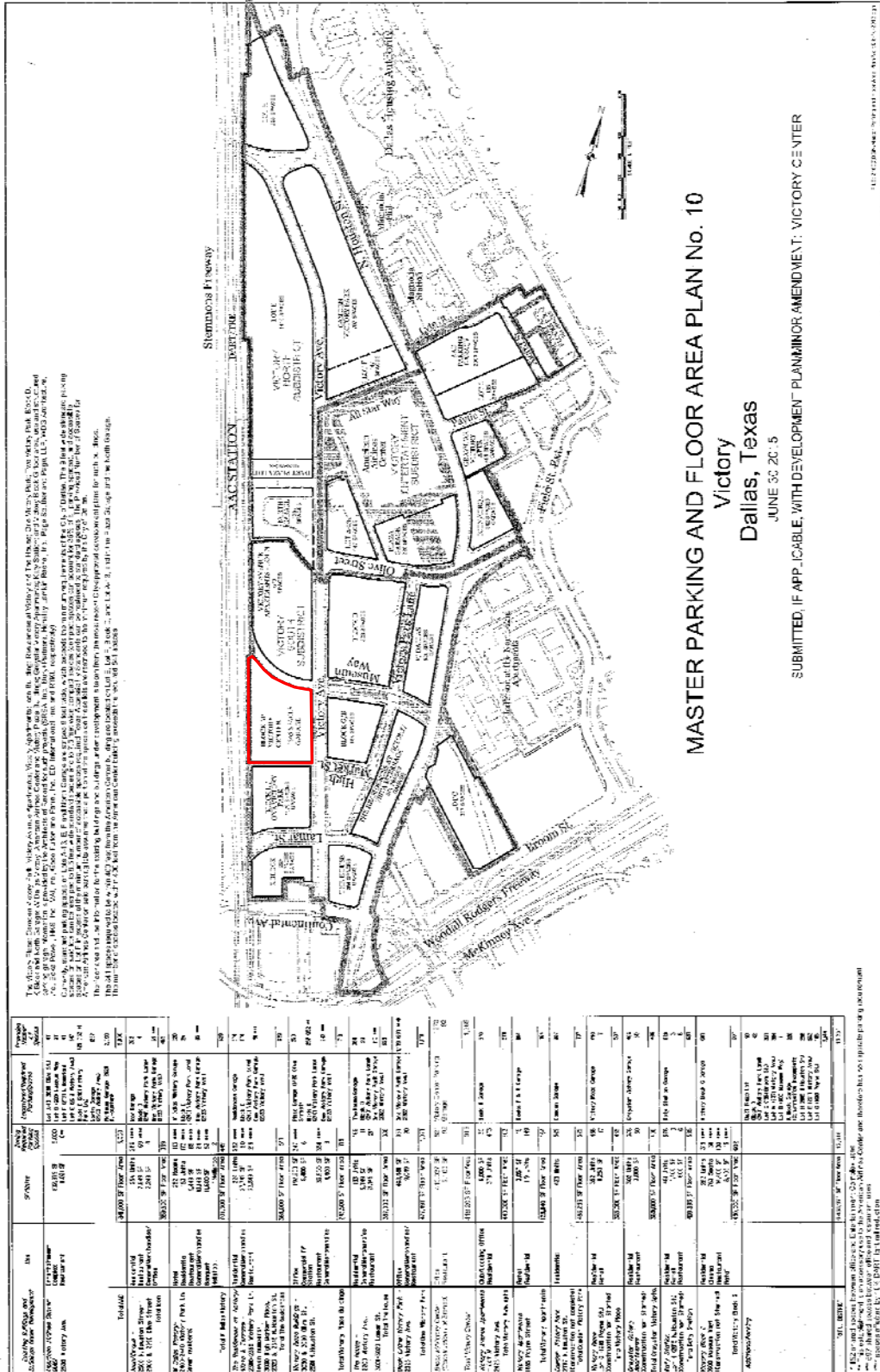
### **HICO, LP**

Rob Witte	Partner
John McColl	Partner

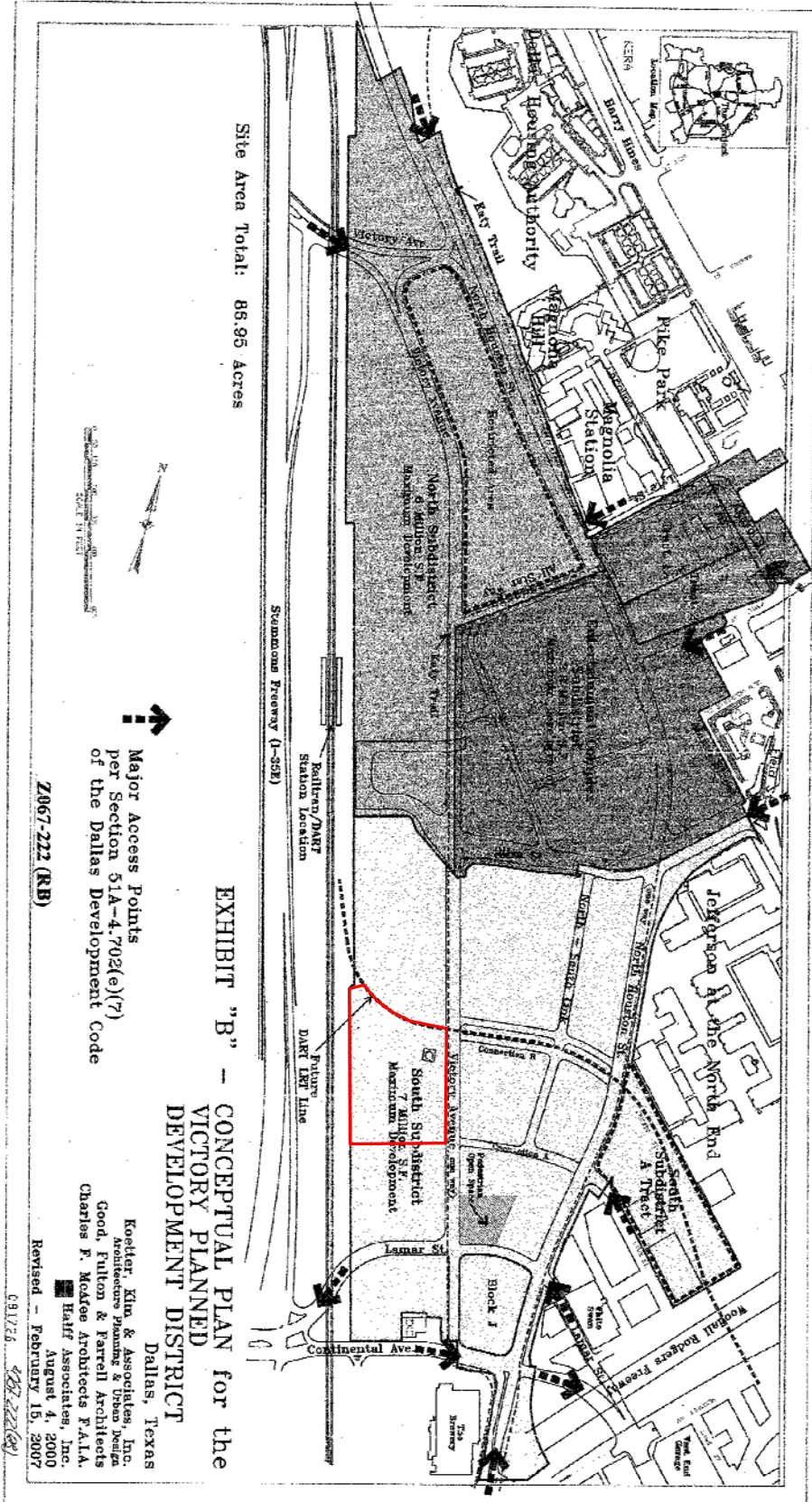
# PROPOSED DEVELOPMENT PLAN



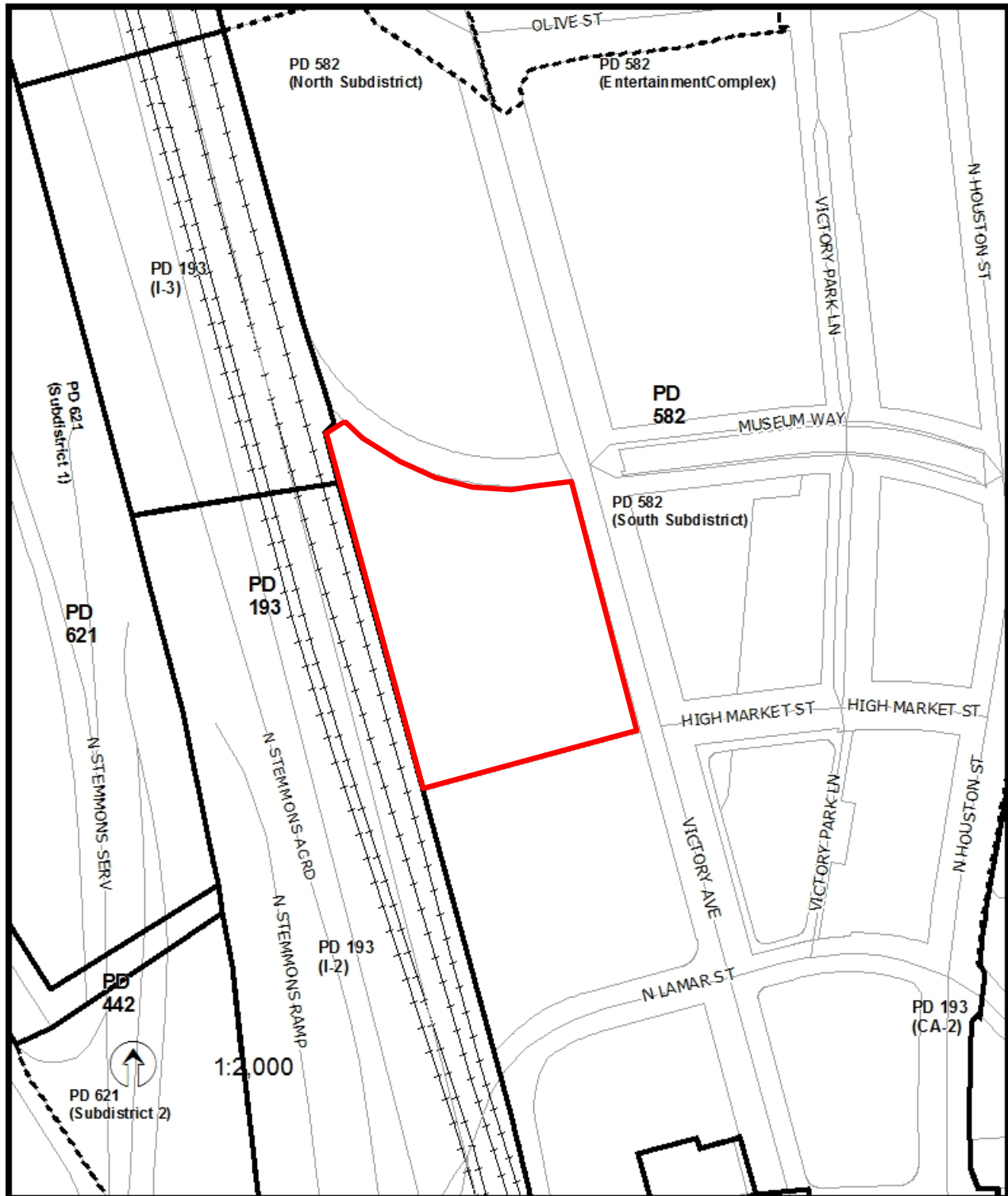
# MASTER PARKING AND FLOOR AREA PLAN NO. 10 UPDATE



# EXISTING CONCEPTUAL PLAN



# ZONING MAP



1:2,000

D145-022(OTH)



# AERIAL MAP



1:2,000

D145-022(OTH)

**FILE NUMBER:** Z145-266(AF)

**DATE FILED:** May 18, 2015

**LOCATION:** Northeast corner of McBroom Street and North Winnetka Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44K

**SIZE OF REQUEST:** ± 0.4509 acres

**CENSUS TRACT:** 101.02

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**APPLICANT/OWNER:** Wesley-Rankin Community Center

**REPRESENTATIVE:** Chris A. Anderson, GFF Architects

**REQUEST:** An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District.

**SUMMARY:** Currently, the property holds SUP No. 1456 for a +/- 3,559 square foot community service center. Currently, the applicant owns and operates a community service center located at the northeast corner of McBroom Street and North Winnetka Avenue. It is the applicant's intention to build a child-care facility offsite. While the new facility is being constructed, the applicant would like to operate a child-care facility building as the community service center. The SUP for the community service center will remain, which was approved on September 26, 2001 with an expiration date of September 26, 2021 (eligible for automatic renewal). Due to the applicant's temporary use for the child-care facility, the request is only for two years.

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

## **STAFF RECOMMENDATION:**

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

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed buildings and proposed use are compatible in scale with the surrounding uses. The applicant is proposing to use the existing building and is not making any modifications.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child care facility is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respect to all applicable zoning regulations and standards* – The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic, there is no need to maximize the parking requirement. It is expected that a minimum of four parking spaces would suffice for this location.

## **Surrounding Zoning History:**

There have been no recent zoning requests in the vicinity of the request site within the last five years.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
McBroom Street	Minor Arterial	25'
North Winnetka	Minor Arterial	50'

## **Traffic:**

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



## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

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

### **Residential Neighborhoods**

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 vary from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

A child-care facility is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

### **Neighborhood Plan:**

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A child-care facility is a much needed neighborhood servicing business.

**STAFF ANALYSIS:****Surrounding Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-5 (A)	Single family
<b>East</b>	R-5 (A)	Park
<b>South</b>	R-5 (A)	Single family
<b>West</b>	R-5 (A)	Single family

**Land Use Compatibility:**

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

The site is located in the center of a predominately single family neighborhood. The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a two-year period.

**Development Standards:**

<b>District</b>	<b>Setbacks</b>		<b>Density/ FAR</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>Proposed Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
R-5(A)	20'	10'	No max. dwelling unit	30'	25%	N/A	Institutional

**Parking:**



Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area.

The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic. In addition, the child-care facility component is only intended to be a temporary use by the same patrons who utilize the community service center. Because of these factors, the applicant requests to provide no parking for the child-care facility.

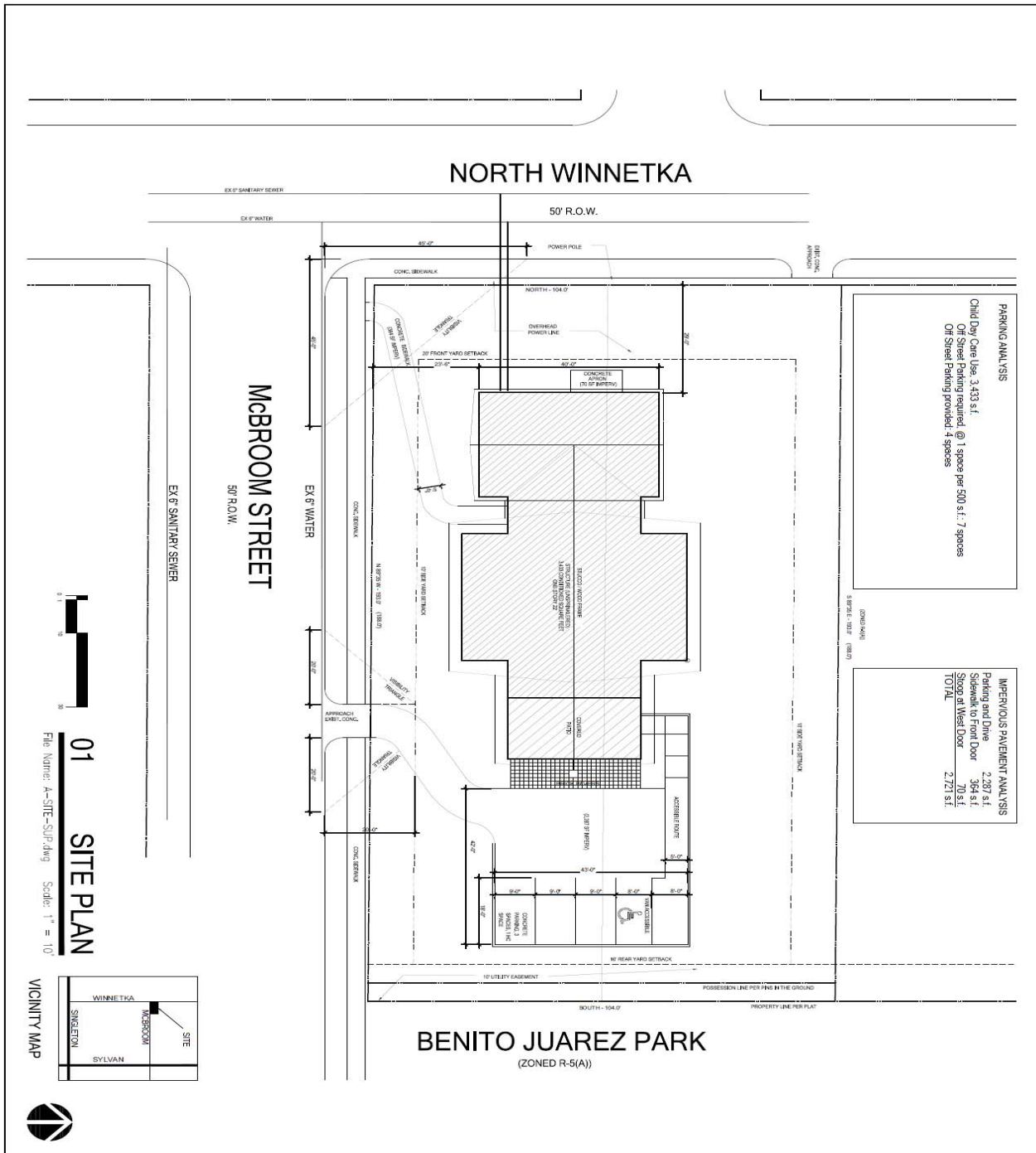
**Landscaping:**

Specific Use Permit No. 1456 for a community service center was approved on September 26, 2001 with a landscape plan. There are no changes proposed to the landscape plan.

**Z145-266  
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a Child-Care Facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from ordinance).
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
6. OFF-STREET PARKING: No parking required.
7. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
8. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## Proposed Site Plan



**SARAH WILKE CENTER**  
3326 N. WINNETKA AVENUE  
DALLAS, TEXAS 75212



**Good Fulton & Farrell Architects**

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com

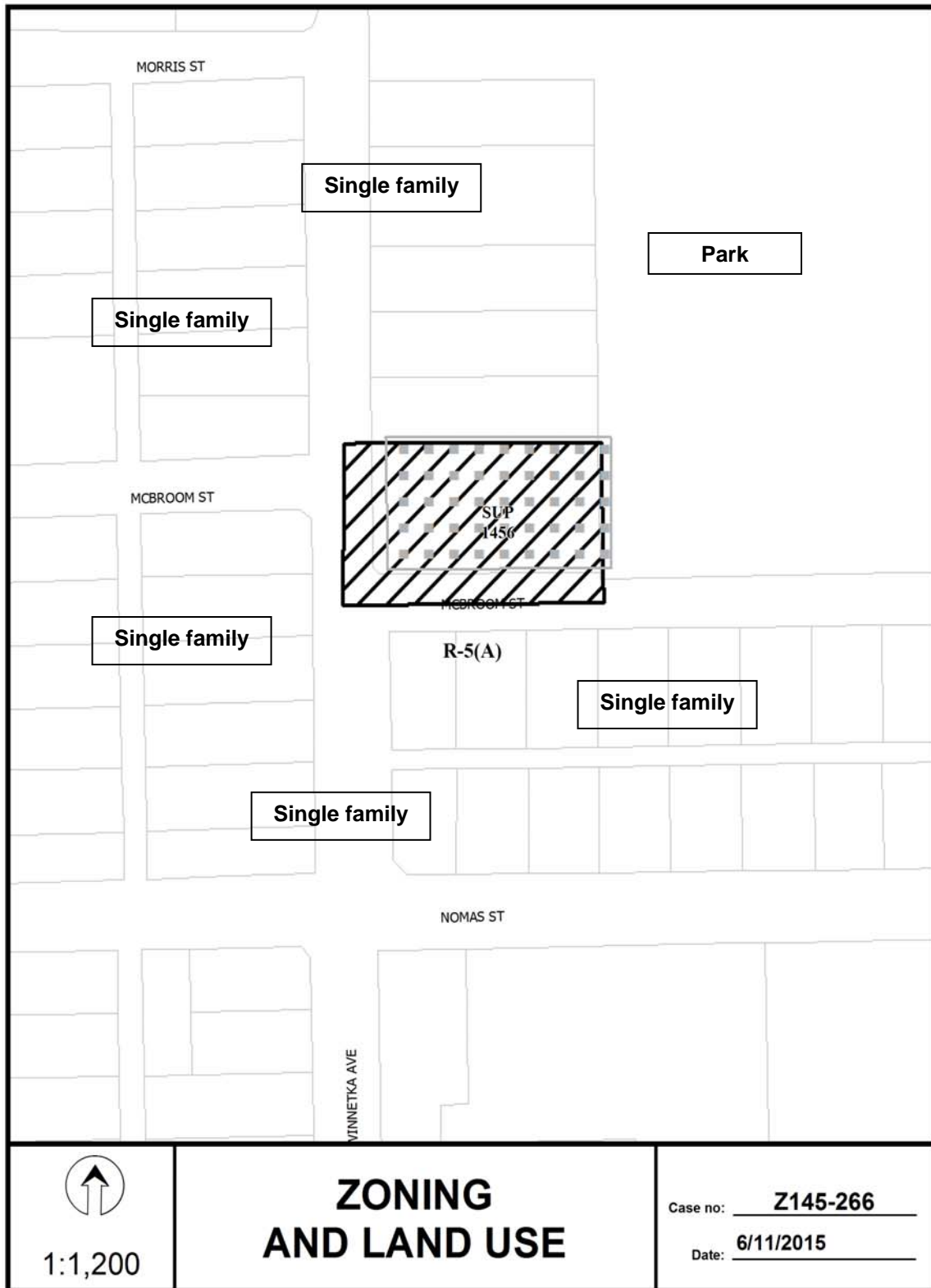
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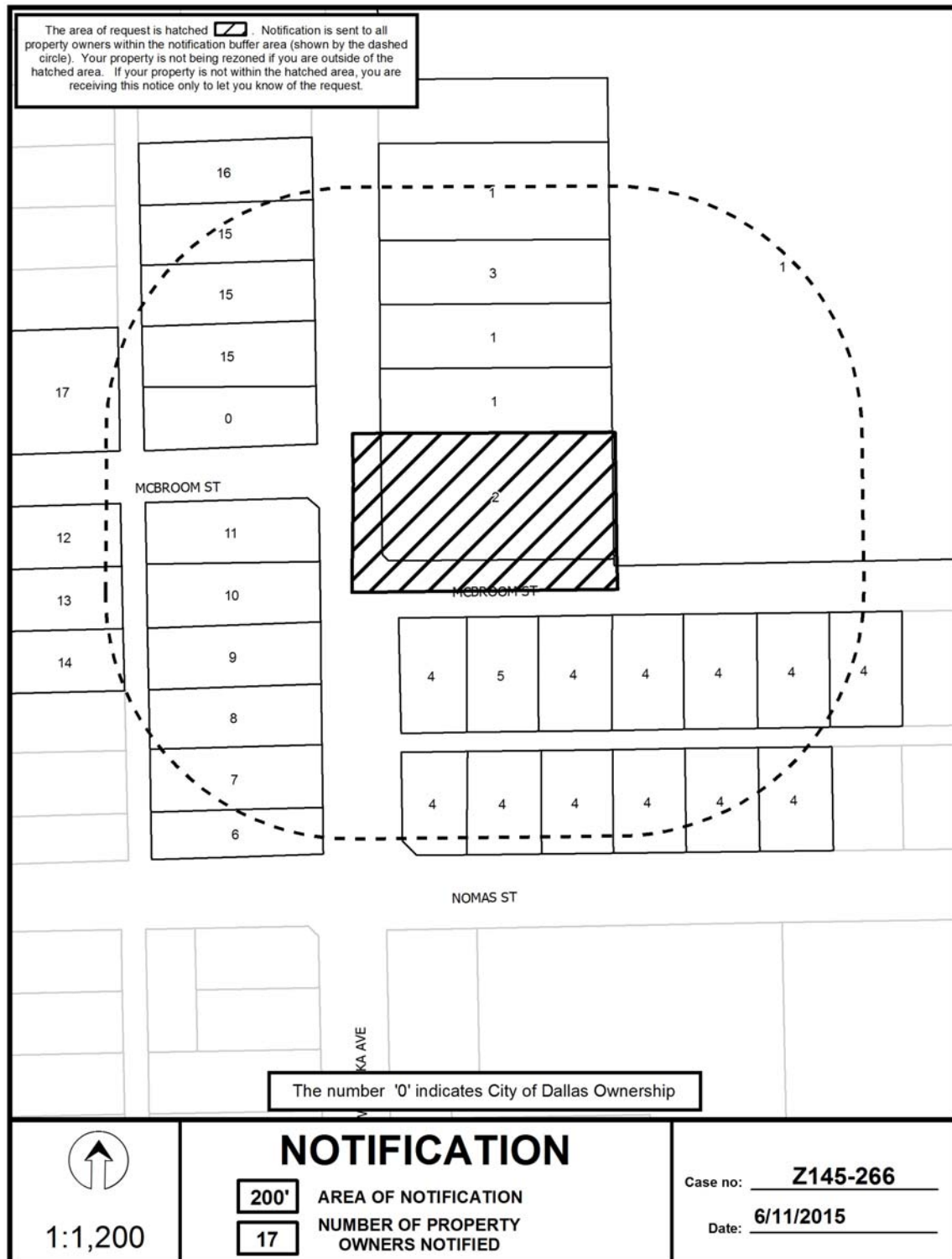












06/11/2015

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

### ***Z145-266***

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

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3352 WINNETKA AVE	Dallas ISD
2	3326 WINNETKA AVE	WESLEY RANKIN COMMUNITY
3	3338 WINNETKA AVE	IGLESIA CHRISTIANA
4	1020 MCBROOM ST	HMK LTD
5	1016 MCBROOM ST	TORRES ALVARO
6	3303 WINNETKA AVE	RINCON SERGIO GUADALUPE
7	3305 WINNETKA AVE	ALEJANDRO SALOME M EST OF
8	3311 WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
9	3313 WINNETKA AVE	PANAMENO ANDRES A &
10	3319 WINNETKA AVE	ROJAS JULIAN
11	3323 WINNETKA AVE	SORIANO JULIO & SANDRA
12	3322 CROSSMAN AVE	ALEJANDRO ARMANDO
13	3318 CROSSMAN AVE	LOZANO ADRIANA
14	3314 CROSSMAN AVE	AGUIN ELIZABETH Y
15	3335 WINNETKA AVE	BANDA MARIA C &
16	3347 WINNETKA AVE	GARCIA JERRY ZENON &
17	3330 CROSSMAN AVE	MARTINEZ NORMA ALICIA

**Planner: Warren F. Ellis****FILE NUMBER:** Z145-251(WE) **DATE FILED:** April 20, 2015**LOCATION:** Generally bounded by Browser Avenue, Cedar Plaza Lane, Holland Avenue and Wheeler Street**COUNCIL DISTRICT:** 2 **MAPSCO:** 34R**SIZE OF REQUEST:** Approx. 2.16 acres **CENSUS TRACT:** 6.01

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**APPLICANT /OWNER:** LMC Cityville Oak Park Holding**REPRESENTATIVE:** Myron Doric, Jackson Walker L.L.P.**REQUEST:** An application for an amendment to Tract E of Planned Development Subdistrict No. 67, within Planned Development District No. 193, the Oak Lawn Special Purpose District with deed restrictions.**SUMMARY:** On January 25, 2006, the City Council approved Planned Development Subdistrict 67 for single family, multiple family and uses and a conceptual plan, within Planned Development District 193, the Oak Lawn Special Purpose District. The request site is Tract E of the Conceptual Plan. The purpose of this request is to allow for planter boxes, retaining walls, stairs, and entry stoops/deck to encroach into the front yard setbacks. The main entry stoops is located on Browser Avenue and will encroach approximately 21 feet in the required yard. The minimum front yard setback on Browser Avenue is 24 feet. In January 2014, the City Plan Commission approved a development plan and landscape plan for the proposed multiple-family development. A portion of the property has deed restrictions relating to an avigation easement. The 161-unit multiple-family development is currently under construction. Tracts B, C, G and H within PDS No. 67 currently permits steps and stoops to encroach up to 5 feet in the required front yard.**STAFF RECOMMENDATION:** Approval, subject to a revised development plan and conditions.

**GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* - The amendment to development plan and conditions to permit specific amenities and design features to encroach into the front yard of a multiple-family development should not negatively impact the surrounding properties.
2. *Traffic impact* – The encroachments will have no negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood Building Block and is in compliance with the Comprehensive Plan and in general compliance with the Oak Lawn Area Plan.

**Land Use:**

	<b>Zoning within PDD No. 193</b>	<b>Land Use</b>
<b>Site</b>	PDS No. 67	Under construction
<b>Northeast</b>	PDS No. 67, Tract D	Multiple-family under construction
<b>Southeast</b>	PDS No. 67, Tract G, w/deed restriction on a portion	Multiple-family
<b>Northwest</b>	PDS No. 67, Tract C w/deed restriction on a portion	Undeveloped
<b>Southwest</b>	MF-2	Multiple-family

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



The proposed development is in compliance with the *forwardDallas! Comprehensive Plan.*

**Area Plans:**

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request for a Planned Development Subdistrict will meet objectives 1, 2, 3, 4 and 7. The development will not meet a section of the requirements specified in objectives 5 and 6 that promotes a pedestrian environment with continuous street frontage activities in retail areas or provide bonuses to encourage residential development in commercial areas. However, the master plan for the 25.0253 acres in PDS No. 67 development will provide for some retail uses. The proposed development is located within area that is predominately development with multiple-family uses. The nearest retail development is located approximately 1-block southwest of the request site on Lemmon Avenue.

As for the development complying with objectives 6 and 7, Planned Development Subdistrict 67 allows for MF-2 Multiple-family Subdistrict uses as a main use and is consistent with the adjacent MF-2 Subdistrict uses. However, the proposed development will permit LI Light Commercial Subdistrict uses in Tract H of PDS No. 67. The proposed development permitted several variances in the PDS conditions as it relates to the setbacks, structure height, floor area ratio and lot coverage. The maximum structure height permitted in Tract E is 48 feet with a 2.25 floor area ratio. The MF-2 regulations in PDD No. 193 does not limit floor area ratio.

**Land Use Compatibility:** The 2.16 acre site is currently under construction for multiple-family uses and the adjacent land uses surrounding the request site consist of multiple –family, office, and several undeveloped lots. The surrounding land uses consist of an undeveloped tract of land to the west (PDS No. 67, Tract C), and several multiple-family developments.

The proposed multiple-family development is currently under construction in Tract E. The applicant's request is to permit the encroachment of planter boxes, retaining walls, stairs, and entry stoops/deck in the front yard setbacks of the proposed development. In addition, the request will also state that railing elements may not extend more than 8 inches above the finished ground level of the building to which they are attached.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDS No. 67 – Tract E existing Multiple-family	15'	15'	2.25 FAR	48' 4- stories	75%		Multiple-family

**Landscaping:** Landscaping of any development will be in accordance with the landscape requirements in Sec. S-67-112. Landscaping within PDS No. 67.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Cedar Plaza Lane	Local	50 ft.	50 ft.
Holland Avenue	Local	50 ft.	50 ft.
Wheeler Street	Local	50 ft.	50 ft.
Bowser Avenue	Local	50 ft.	50 ft.

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

**Parking:** Planned Development Subdistrict No. 67 approved the following parking requirements for the multiple-family development.

(1) Subject to the limitation in Paragraph (5), for each dwelling unit of less than 900 square feet with one or no separate bedroom, 1.12 parking spaces are required.

(2) Subject to the limitation in Paragraph (5), for each dwelling unit of 900 square feet or greater with one or no separate bedroom, one-and-one-half parking spaces are required.

(3) Subject to the limitation in Paragraph (5), for each dwelling unit with two or more bedrooms, 1.12 parking spaces per bedroom are required.

(4) For each dwelling unit, .25 unassigned guest parking spaces available for use by visitors and residents are required. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street guest parking space. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(5) Notwithstanding the number of parking spaces required pursuant to Paragraphs (1) through (3), the minimum number of parking spaces provided for each phase for each of these tracts may not be less than 90 percent of the number of parking spaces that would be required for a multiple-family use pursuant to Part I of this article.

**Avigation Easement:** A portion of the request site is located within the 65 DNL noise contour (see attached Airport Noise Contours map). Residential developments are required to mitigate noise levels by using building materials that promote a maximum 45 DNL as measured from within a habitable structure per the Dallas Building Code, "Aircraft Noise Attenuation Requirements. A portion of Tract E is within the 65 DNL contour.

<b>LIST OF OFFICERS</b>
-------------------------

<b>Name</b>	<b>Corporate Position</b>
<u>Miller, Stuart A.</u>	Chief Executive Officer
<u>Gross, Bruce</u>	Chief Financial Officer
<u>Jaffe, Jonathan M.</u>	Chief Operating Officer
<u>Beckwitt, Richard</u>	President
<u>Abraham, John J.</u>	Vice President
<u>Allums, John</u>	Vice President
<u>Bessette, Diane</u>	Vice President
<u>Bober, Douglas G.</u>	Vice President
<u>Cassidy, Christopher</u>	Vice President
<u>Chu, Susy</u>	Vice President
<u>Collins, David</u>	Vice President
<u>Condon, Joy</u>	Vice President
<u>Cornelius, Timothy C.</u>	Vice President
<u>Easley, John E.</u>	Vice President
<u>Farrell, Todd</u>	Vice President
<u>Folck, Jeffery L.</u>	Vice President
<u>Foster, John</u>	Vice President
<u>Gatchalian, Ryan</u>	Vice President
<u>Gillies, Christopher</u>	Vice President
<u>Gray, John</u>	Vice President
<u>Gross, Bruce</u>	Vice President
<u>Haskell, Kelly</u>	Vice President
<u>Higgins, Erik R.</u>	Vice President
<u>Jaffe, Jonathan M.</u>	Vice President
<u>Johnson, Scott S.</u>	Vice President
<u>Mayer, Joan</u>	Vice President
<u>Mulcahy, Tim</u>	Vice President
<u>Ogier, Paul</u>	Vice President
<u>Reisinger, Brad A.</u>	Vice President
<u>Rynders, Scott</u>	Vice President
<u>Schellinger, Peter</u>	Vice President
<u>Snook, Timothy A.</u>	Vice President
<u>Sustana, Mark</u>	Vice President
<u>Waterbury, John Alexander</u>	Vice President
<u>Wickett, Jennifer</u>	Vice President
<u>Sustana, Mark</u>	Secretary
<u>Bessette, Diane</u>	Treasurer
<u>Collins, David</u>	Controller
<u>Murias, Manuel</u>	Authorized Agent - Payroll Operations
<u>Petrolino, Michael</u>	Authorized Agent - Tax Operations
<u>Prince, Steven</u>	Authorized Agent - Tax Operations
<u>Schaan, Todd</u>	Authorized Agent - Tax Operations
<u>Houk, Melanie</u>	Assistant Secretary
<u>Leyva, Sandra</u>	Assistant Secretary
<u>Mayer, Joan</u>	Assistant Secretary
<u>Santaella, Grace</u>	Assistant Secretary
<u>DeSouza, Jacqueline S.</u>	Assistant Treasurer

**PDS NO. 67 PROPOSED AMENDMENTS**

**Division S-67. PD Subdistrict 67.**

**SEC. S-67.101. LEGISLATIVE HISTORY.**

PD Subdistrict 67 was established by Ordinance No. 26226, passed by the Dallas City Council on January 25, 2006.

**SEC. S-67.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 67 is established on property generally bounded by Dorothy Avenue, Bowser Avenue, Wheeler Street, Lemmon Avenue, Mahanna Street, Gilbert Avenue, the city limit line, Miles Street, and Holland Avenue. The size of PD Subdistrict 67 is approximately 25.0253 acres.

**SEC. S-67.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division:

(1) INTERMEDIATE LEVEL means any habitable floor area between the floor and ceiling of any story.

(2) RESIDENTIAL DEVELOPMENT TRACT means a development of three or more individually platted lots in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them.

(3) SUBDISTRICT means a subdistrict of PD 193.

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

(c) Tract H is considered to be a nonresidential subdistrict. All tracts except for Tract H are considered to be residential zoning districts.

(d) Tracts A through H are shown on the conceptual plan (Exhibit S-67A).

**SEC. S-67.104. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan except as provided in Section S-67.112. In the event of a conflict between the text of this division and the conceptual plan, the text of this division controls.



**SEC. S-67.105. DEVELOPMENT PLAN.**

(a) A development plan and landscape plan must be approved by the city plan commission before issuance of a building permit to authorize work in this subdistrict 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.

(b) In the event of a conflict between the text of this division and a development plan, the text of this division controls.

**SEC. S-67.106. MAIN USES PERMITTED.**

(a) Tracts A through G. The only main uses permitted in Tracts A, B, C, D, E, F, and G are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in these tracts only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in these tracts, etc.

(b) Tract H.

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

(2) The following additional limitations apply to nonresidential main uses in Tract H:

(A) Nonresidential main uses are limited to the ground floor only.

(B) No exterior customer entrances or exits other than emergency exits may be located within 116 feet of Bowser Avenue.

**SEC. S-67.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted.

(b) In Tracts D, E, G, and H, an accessory use for a multiple-family main use on one of those tracts may also serve multiple-family main uses on other of those tracts.

(c) Some specific types of 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-67.108. 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) Front, side and rear yard.**

(1) Tracts A, D, E, and F. Minimum front, side, and rear yard is as shown on the conceptual plan.

(2) Tracts B, C, G, and H. Minimum front, side, and rear yard is 15 feet.

(3) Steps and stoops. Stoops and stairs not exceeding eight feet in width, four feet in height from grade to the top of the stairs, and two-and-one-half feet in height from grade to the top landing of the stoop may extend up to five feet into a required front yard.

(4) Tract E. In Tract E, planter boxes, retaining walls, stairs, and entry stoops/deck are permitted in the front yard setbacks as shown on the development plan and landscape plan. Railing elements may not extend more than 8 inches above the finished ground level of the building to which they are attached

### **(b) Dwelling unit density.**

(1) Total. Maximum number of dwelling units on the Property is 905.

(2) Tract A. Maximum number of dwelling units is 35.

(3) Tract B. Maximum number of dwelling units is 30.

(4) Tract C. Maximum number of dwelling units is 46.

(5) Tract F. Maximum number of dwelling units is 70.

### **(c) Floor area ratio.**

(1) Tracts A, B, C, D, and F. Maximum floor area ratio is 1.5.

(2) Tract E and G. Maximum floor area ratio is 2.25.

(3) Tract H. Maximum floor area ratio is 2.0.

(4) Intermediate levels. The aggregate floor area of all intermediate levels may not exceed more than 50 percent of the floor area of the story in which the intermediate level is contained.

(5) Residential development tract. A residential development tract shall be treated as one lot for purposes of calculating floor area ratio.

(d) Height. Maximum structure height is as shown on the conceptual plan.

(e) Lot coverage.

(1) Tracts A, B, C, D, and F. Maximum lot coverage is 50 percent.

(2) Tract G. Maximum lot coverage is 70 percent.

(3) Tracts E and H. Maximum lot coverage is 75 percent.

(4) Residential development tract. A residential development tract shall be treated as one lot for purposes of calculating lot coverage.

(5) Parking. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Pools. Pools are not included in lot coverage calculations unless they are covered by a structure.

(f) Lot size. No minimum lot size.

(g) Stories.

(1) Tracts A, B, C, E, and F. Maximum number of stories is three.

(2) Tract D. Maximum number of stories is four, with a maximum of three stories of habitable space and a maximum of one story of parking structure fully or partially above grade.

(3) Tract G. Maximum number of stories is four.

(4) Tract H. Maximum number of stories on the northern portion is four, and maximum number of stories on the southern portion is five, as shown on the conceptual plan.

(5) Intermediate levels. Intermediate levels are not counted as a story.

(h) Courts. One outer court may be provided on Tract H that is exempt from the minimum width and depth requirements of Section 51P-193.107(a)(3)(E)(iii).

**SEC. S-67.109. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use. Except as provided in this section, consult the off-street parking and loading regulations of PD 193 for information about off-street parking and loading generally.

(b) Required parking for multiple-family or single family uses on Tracts A, B, C, and F.

(1) Two garage parking spaces are required for each dwelling unit.

(2) In addition to the parking required in Paragraph (1), .25 unassigned guest parking spaces available for use by visitors and residents are required for each dwelling unit. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street guest parking space. No more than two on-street parking spaces per tract may be used to meet the guest parking requirements. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(c) Required parking for multiple-family uses on Tracts D, E, G, and H.

(1) Subject to the limitation in Paragraph (5), for each dwelling unit of less than 900 square feet with one or no separate bedroom, 1.12 parking spaces are required.

(2) Subject to the limitation in Paragraph (5), for each dwelling unit of 900 square feet or greater with one or no separate bedroom, one-and-one-half parking spaces are required.

(3) Subject to the limitation in Paragraph (5), for each dwelling unit with two or more bedrooms, 1.12 parking spaces per bedroom are required.

(4) For each dwelling unit, .25 unassigned guest parking spaces available for use by visitors and residents are required. The parking surface for guest parking spaces within the lot (not on-street) may be permeable pavement for motor vehicles. Spaces adjacent to the lot and on a public street may be counted toward this guest parking requirement if one additional two-inch caliper tree is planted on the lot for each on-street guest parking space. These on-street guest parking spaces remain subject to the city's authority to regulate public streets.

(5) Notwithstanding the number of parking spaces required pursuant to Paragraphs (1) through (3), the minimum number of parking spaces provided for each phase for each of these tracts may not be less than 90 percent of the number of parking spaces that would be required for a multiple-family use pursuant to Part I of this article.

(d) Residential development tracts. A residential development tract shall be treated as one lot for purposes of guest parking requirements.

(e) Surface parking on Tract H. Surface parking on Tract H is not permitted in the area between an adjacent street frontage and a building façade facing that street frontage except for surface parking that is located within 132 feet of Lemmon Avenue.

(f) Structured parking. Structured parking decks located wholly above ground shall be concealed from the street by the façade or roof structure of a main building except that a break in the façade shall be permitted at the location of driveway and entryway areas not to exceed 40 feet in width. On Tract H, structured parking decks adjacent to the out parcel on the same block may be concealed pursuant to Section 51P-193.127(a).

#### **SEC. S-67.110. RESIDENTIAL DEVELOPMENT TRACTS.**

(a) The provisions of Part I of this article concerning residential development tracts apply to residential development tracts in this subdistrict. In the event of a conflict between a provision of this division and a provision of Part I of this article concerning residential development tracts, the provision of this division controls.

(b) In a residential development tract platted as a shared access development, more than 18 lots may be served by a shared access point, and more than two shared access points are permitted.

#### **SEC. S-67.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

#### **SEC. S-67.112. LANDSCAPING.**

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

(b) Landscaped open spaces adjacent to the public right-of-way must be provided as shown on the conceptual plan. In addition to the open space areas shown on the conceptual plan, the location of a landscaped open space a minimum 3,000 square feet in area adjacent to the public right-of-way must be identified on Tract F at the time of development plan approval. The following provisions apply to these landscaped open spaces:

(1) Except for the open space on Tract D, the location of a landscaped open space may be modified by the city plan commission at the time of development plan approval provided that the relocated open space is the same overall size as shown on the conceptual plan and has street frontage.

(2) Impervious surface for internal sidewalks, fountains, benches, and related uses must not exceed 35 percent. Required sidewalks adjacent to the street are not included in the calculation of impervious surface.

(3) The minimum planting requirements for a special planting area, as defined in Section 51P-193.126(b)(1)(D)(iii), apply.



(c) Front yard privacy fencing not exceeding eight feet in height is permitted in Tract A adjacent to Dorothy Avenue provided that the height of the main buildings adjacent to the fence on the same lot do not exceed 39 feet. The front yard privacy fencing must meet the following requirements:

(1) A minimum setback of 10 feet and a minimum average setback of 11 feet from the property line must be provided.

(2) An offset of at least 18 inches must be provided no less than every 55 feet.

(3) The total length may not exceed 150 feet without an intervening landscape area at least 15 feet in length.

(4) The fence must be constructed of masonry, except that decorative metal may be used to span landscape areas.

(5) One tree must be provided between the sidewalk and the fence for every 25 feet of fence length.

(d) When a phasing plan is approved as part of a development plan for a tract, landscaping may be installed by phase. Individual units, including individual buildings in a residential development tract, may qualify for a final inspection prior to the completion of the landscaping installation for the remainder of the development plan.

(e) At the time of landscape plan approval, the city plan commission may approve alternative locations for required trees provided that it finds the alternative placement meets the spirit and intent of Section 51P-193.126.

(f) At the time of landscape plan approval, the city plan commission may approve sidewalk locations, widths, and designs that vary from the requirements of this subsection and Section 51P-193.126(b)(4) when necessary to preserve existing trees.

(g) In Tracts A and B, a minimum 10-foot-wide landscape buffer must be provided adjacent to properties not included in this subdistrict as shown on the conceptual plan. Fences are permitted to cross the landscape buffer.

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

#### **SEC. S-67.113. SIGNS.**

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

(b) Signs in Tract H must comply with the provisions for business zoning districts in Article VII. On Tract H, the following additional limitations apply:

(1) Detached pole-mounted signs containing a commercial message are limited to a maximum height of four feet.

(2) No sign for a nonresidential main use may be located within 116 feet of Bowser Avenue.

**SEC. S-67.114. ADDITIONAL PROVISIONS.**

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

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

(c) Except as otherwise specified in this division or shown on the conceptual plan, development and use of the Property must comply with Part I of this article.

**SEC. S-67.115. COMPLIANCE WITH CONDITIONS.**

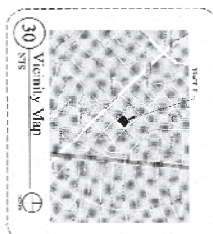
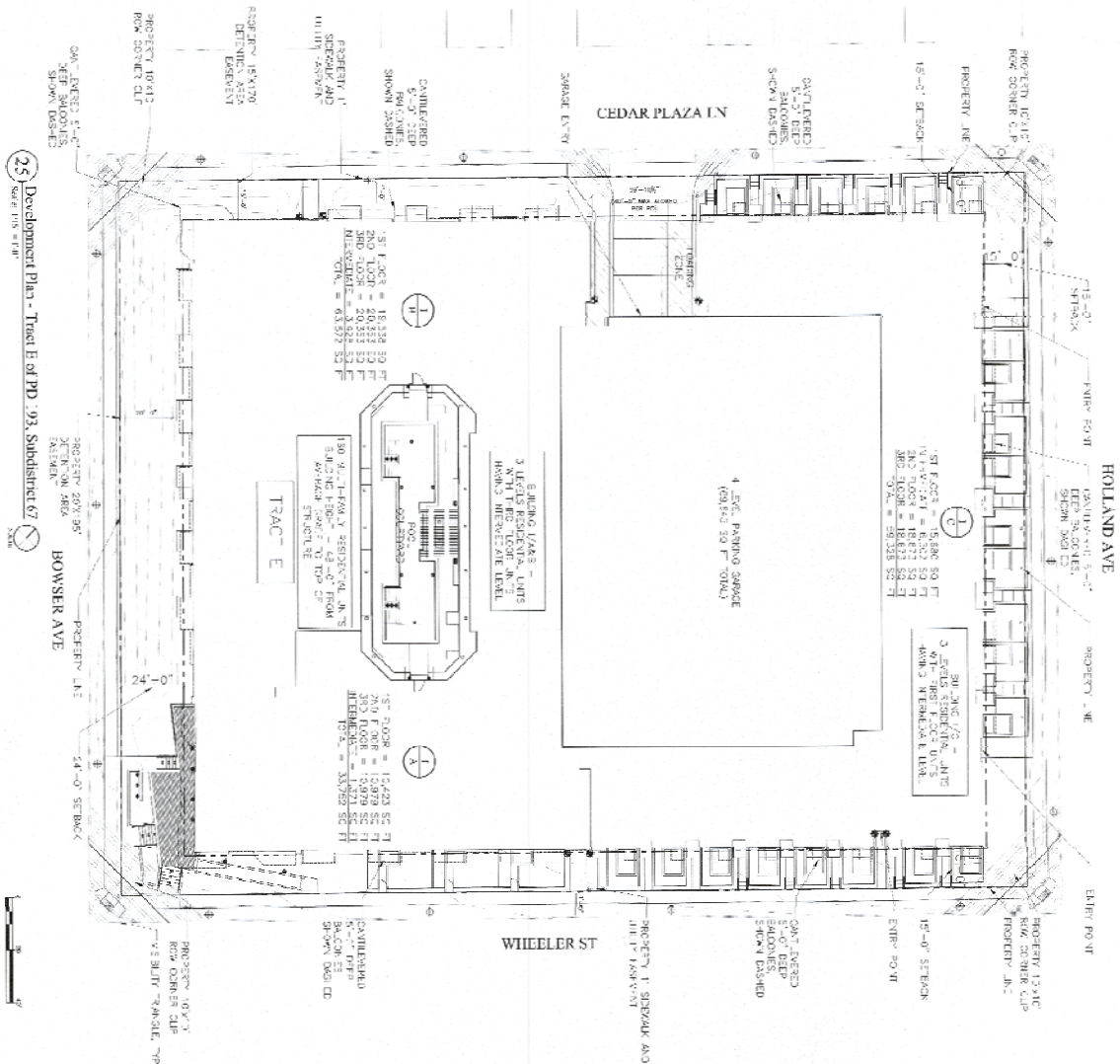
(a) Except as otherwise provided in this division, or in Part I of this article, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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, on any building site 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 with respect to that building site.

**~~[SEC. S-67.116. ZONING MAP.]~~**

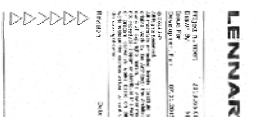
~~[PD Subdistrict 67 is located on Zoning Map No. H-7.]~~

## PROPOSED DEVELOPMENT PLAN

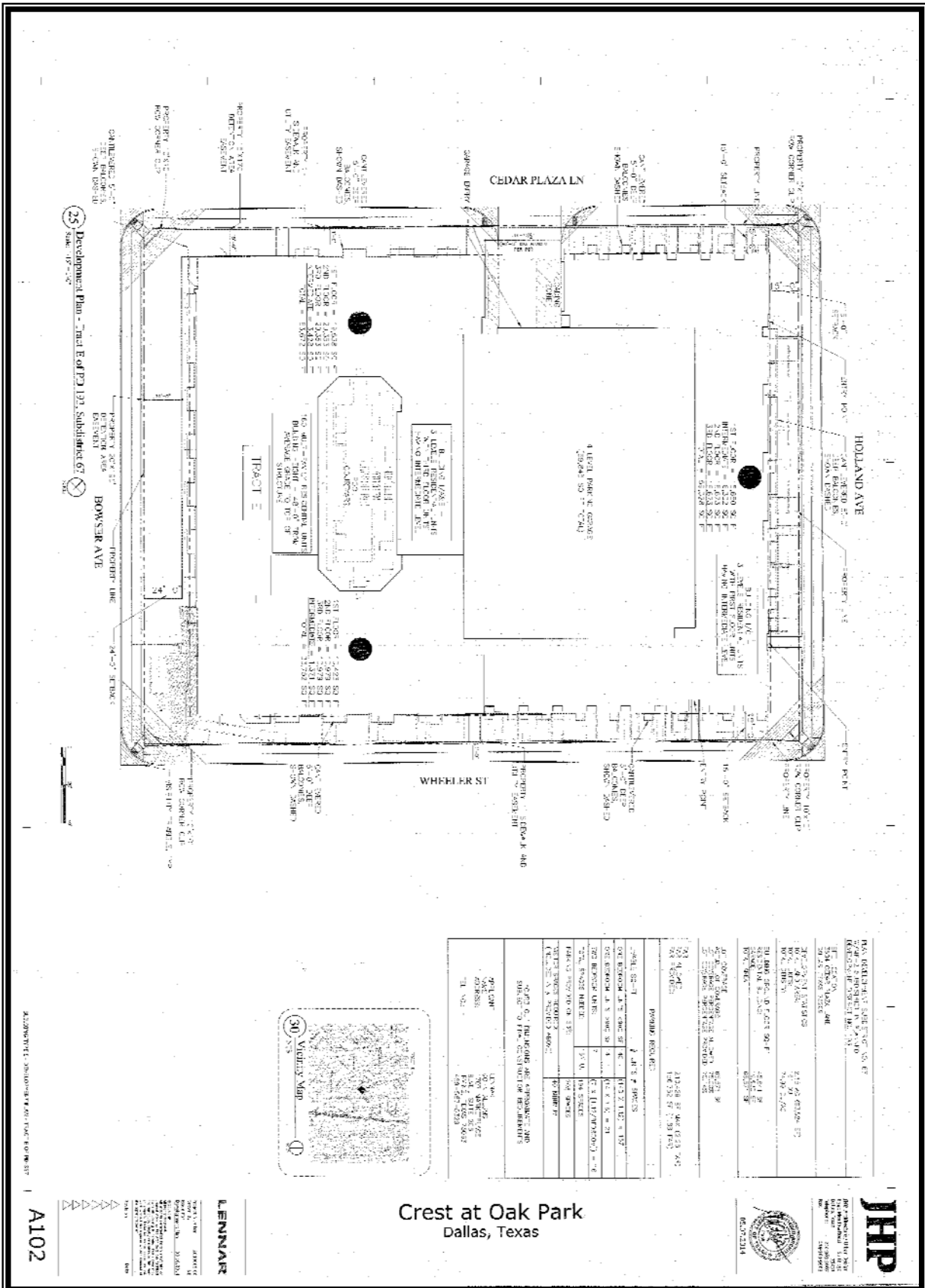


13. COUNTRY	42.57	SE
14. NAME OF COMPANY	43.00	SE
15. COMPANY ADDRESS	43.12	SE
16. COMPANY PHONE NO.	43.12	SE
17. COUNTRY OF ORIGIN	43.12	SE
18. COUNTRY OF EXPORT	43.12	SE
19. COUNTRY OF DESTINATION	43.12	SE
20. COUNTRY OF TRANSIT	43.12	SE
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Crest at Oak Park  
Dallas, Texas

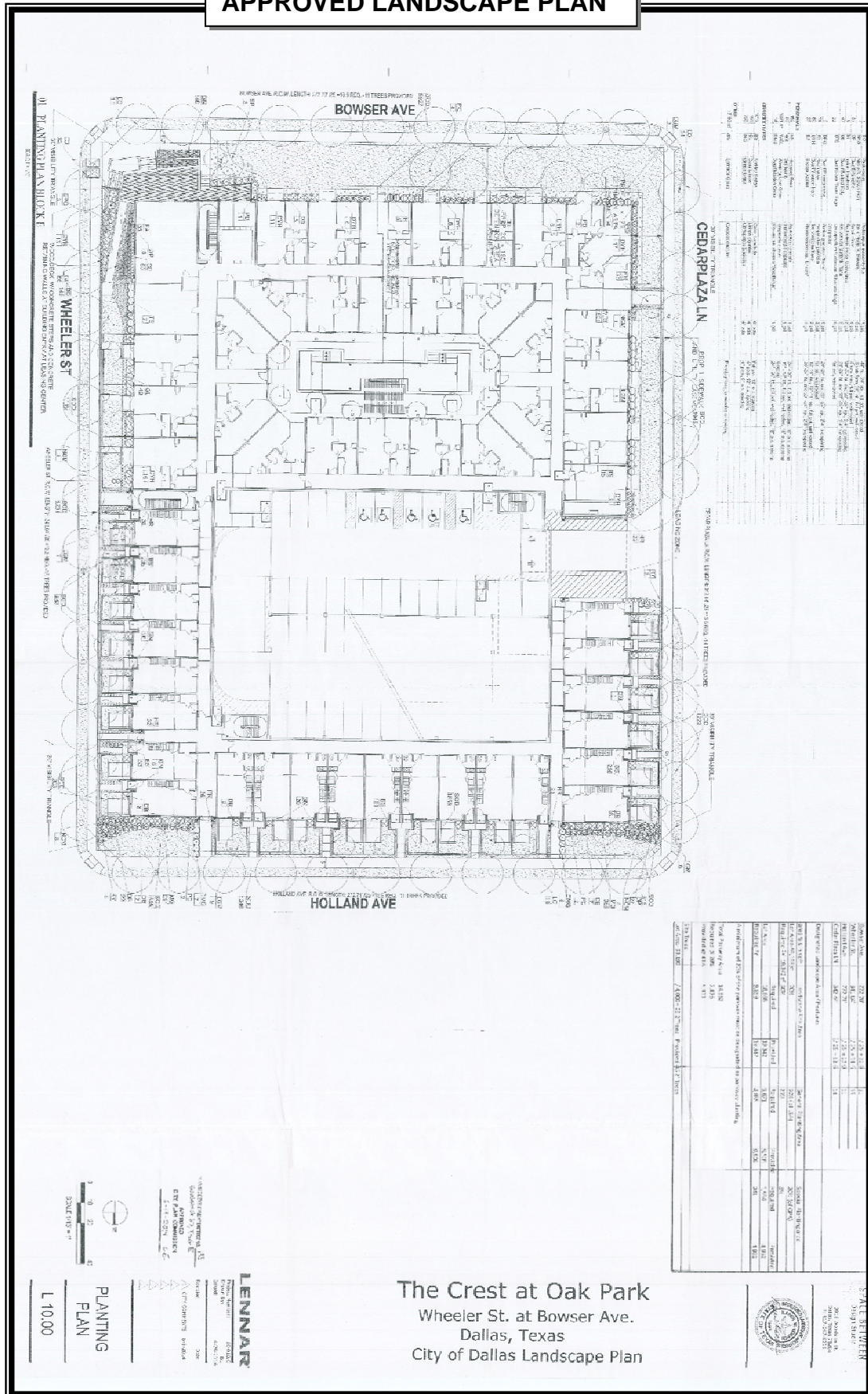


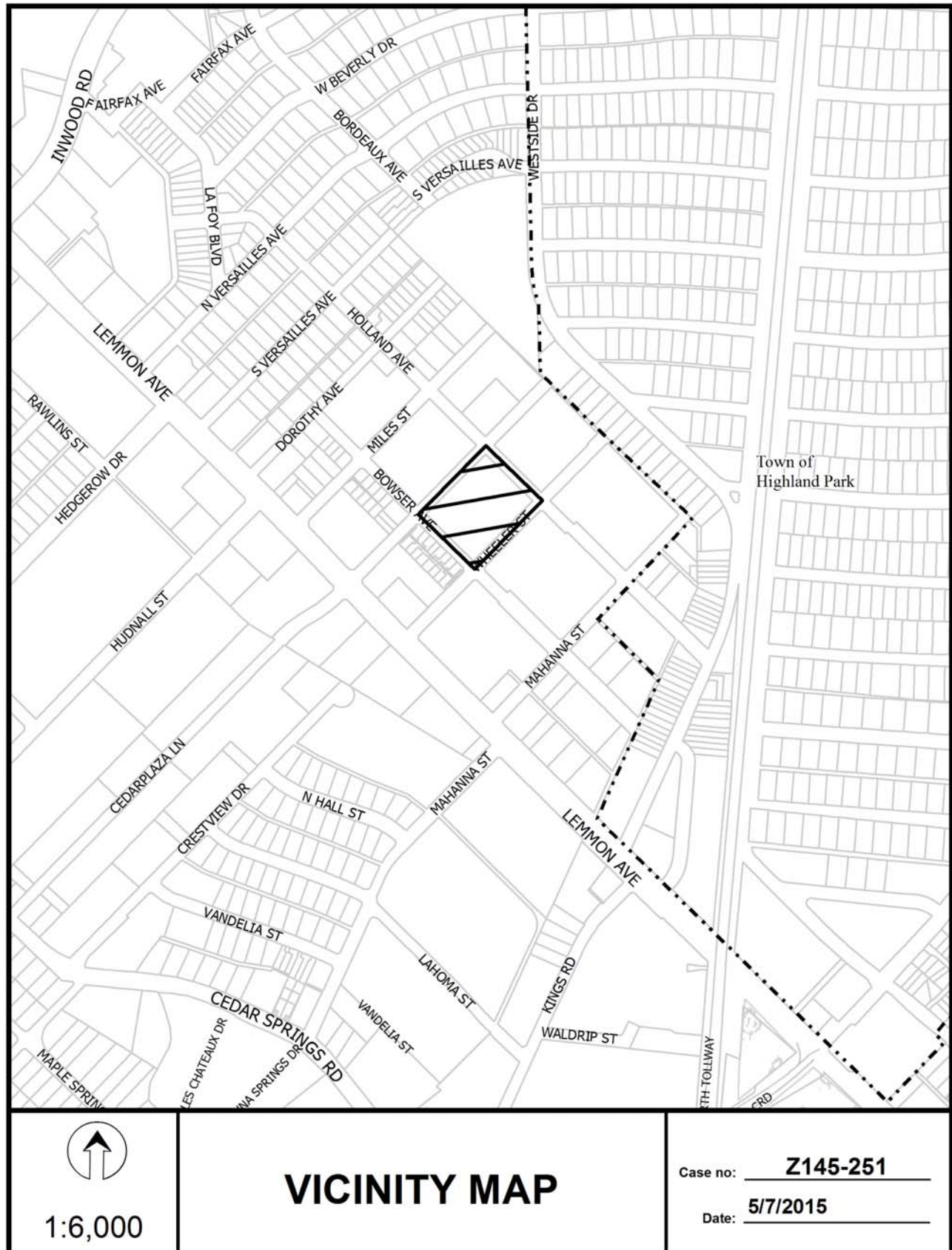
# APPROVED DEVELOPMENT PLAN



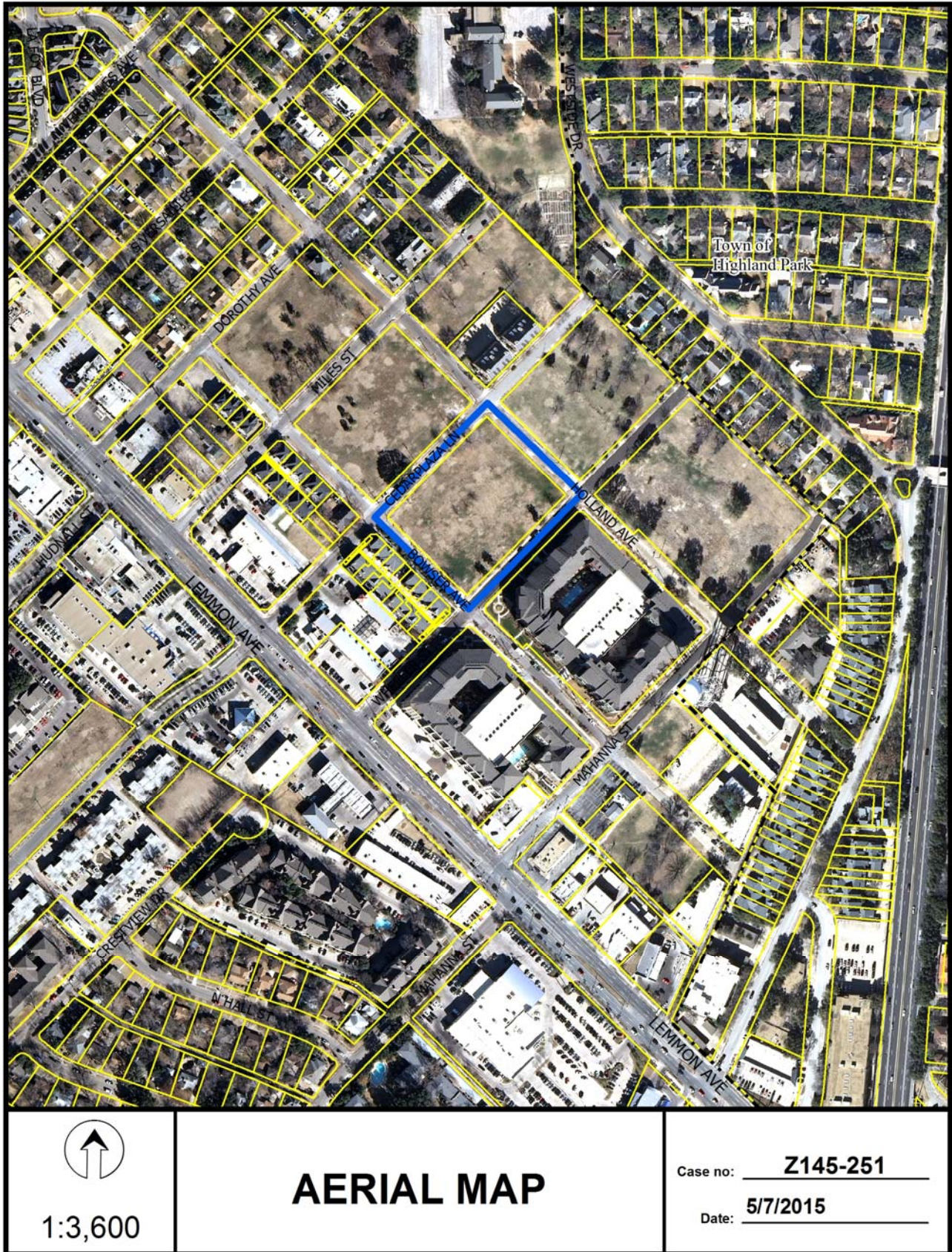


# APPROVED LANDSCAPE PLAN

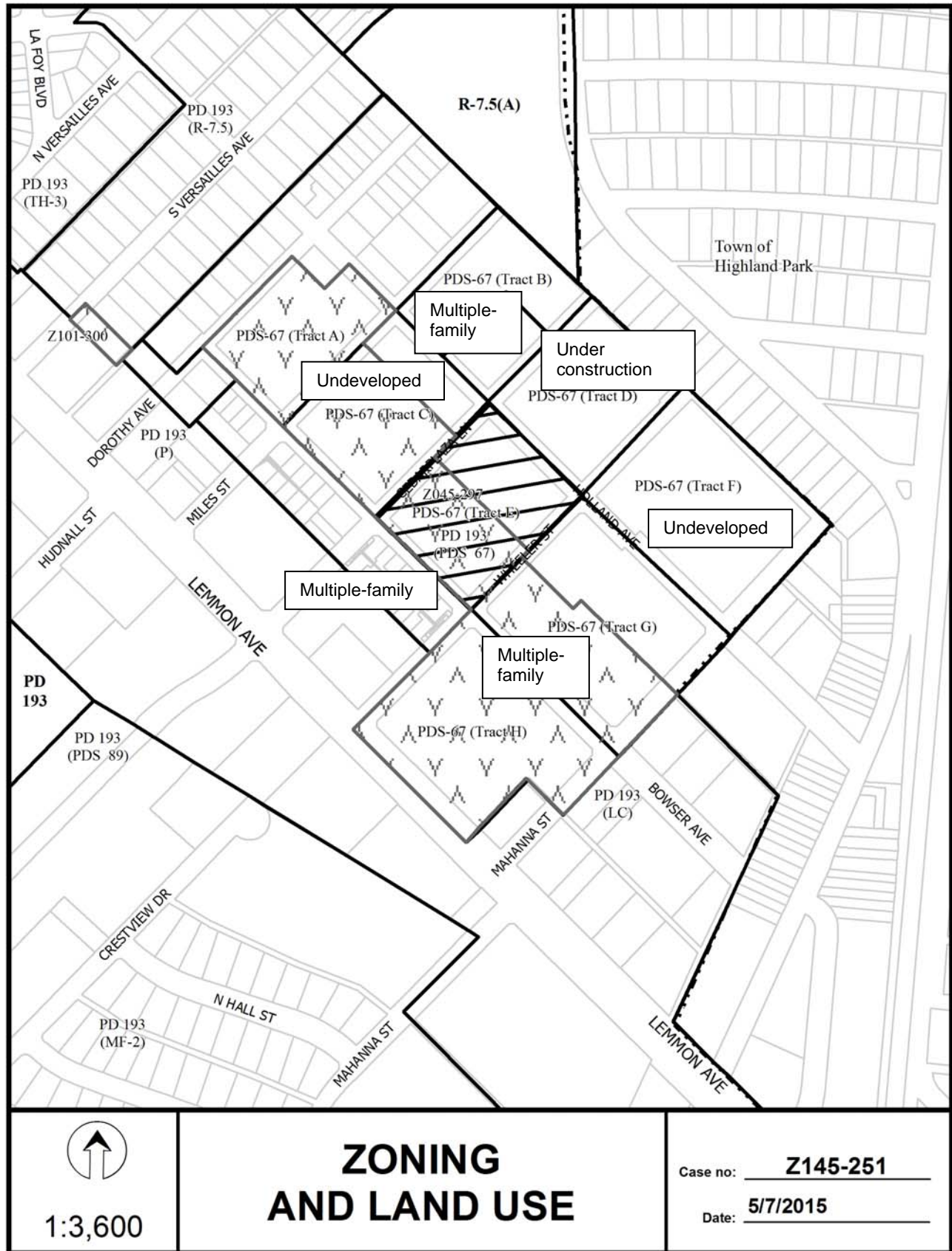


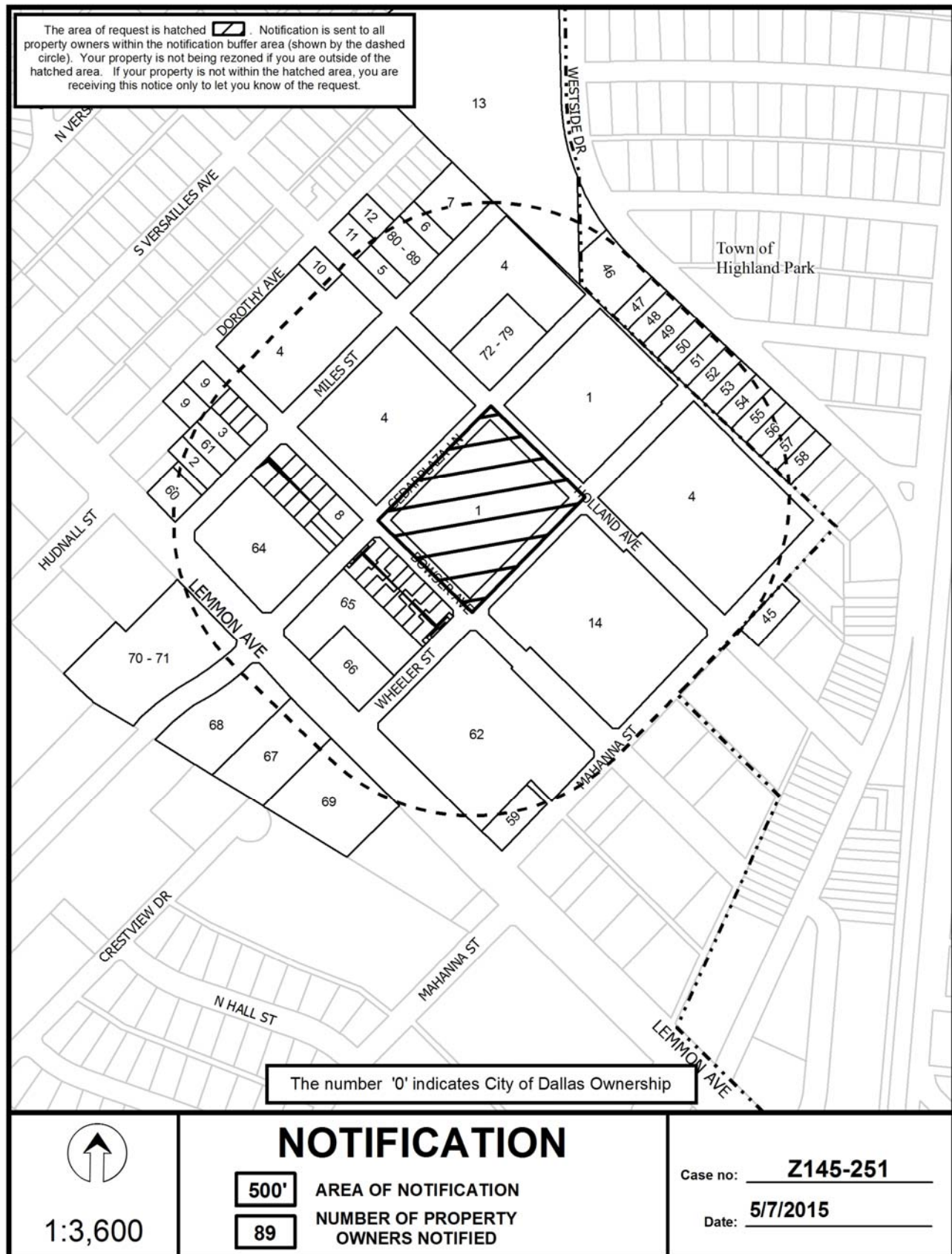












# ***Notification List of Property Owners***

## ***Z145-251***

### ***89 Property Owners Notified***

<b><i>Label #</i></b>		<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3604	CEDARPLAZA LN	LMC CITY OAK PARK HOLDINGS LLC
2	3511	MILES ST	KHAN AHMED M &
3	3523	MILES ST	ORTIZ FRANCISCO
4	3607	MILES ST	LMC CITY OAK PARK HOLDINGS LLC
5	3703	MILES ST	JG RESIDENTIAL PPTIES
6	3715	MILES ST	MARIETTA MARICH
7	3719	MILES ST	BEN ZEN PROPERTIES LLC
8	3529	CEDARPLAZA LN	FOWLER BLAKE
9	3522	DOROTHY AVE	5404 LEMMON AVE JOINT
10	3626	DOROTHY AVE	LARA PEDRO
11	3702	DOROTHY AVE	SIMMEL INA
12	3708	DOROTHY AVE	ALVAREZ GLORIA
13	4711	WESTSIDE DR	CENTRAL CHRISTIAN
14	5100	BOWSER AVE	GS CITYVILLE LP
15	5414	BOWSER ST	GALVIN DEAN
16	5406	BOWSER ST	LEACH THOMAS MD
17	5402	BOWSER ST	DAIL ERIK W
18	3522	MILES ST	LIANG FEI
19	3524	MILES ST	HOLOHAN MARY T
20	3526	MILES ST	NOVAK JONATHAN W & NATALIE C
21	3528	MILES ST	GORMAN TERESA M
22	3530	MILES ST	FLETCHER JAY S
23	3540	MILES ST	LESZCZYNSKI MAREK & EWA A
24	3538	MILES ST	MILES CASA LLC
25	3536	MILES ST	KING RHETT A
26	3534	MILES ST	SLAVIN CLAUDIA C

05/07/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3532 MILES ST	PRATT KATELYN JO &
28	3521 CEDARPLAZA LN	PRESCOTT INTERESTS LTD
29	3540 CEDARPLAZA LN	MOJO DEVELOPMENT CORP
30	3524 CEDARPLAZA LN	HILL ERIC C
31	3528 CEDARPLAZA LN	RANE JEFFREY A
32	3532 CEDARPLAZA LN	MILLIKEN MICHAEL C
33	3536 CEDARPLAZA LN	BRACKEN BENJAMIN R
34	3544 CEDARPLAZA LN	LESZINSKI SLAWOMIR LIV TR
35	3548 CEDARPLAZA LN	KEERBS MARK &
36	3552 CEDARPLAZA LN	WILSON ADAM S
37	3545 WHEELER ST	MCANALLY SARAH
38	3549 WHEELER ST	HAUN STEVEN
39	3553 WHEELER ST	TRAN SON M & DUNG T
40	3557 WHEELER ST	CASADIEGO DULCE M
41	3541 WHEELER ST	PUDENZ BRIAN
42	3537 WHEELER ST	XIA JUNJIE
43	3533 WHEELER ST	RAGAN CARISTA
44	3529 WHEELER ST	RESSLER ERIC JOHN
45	4387 WESTSIDE DR	HIGHLAND PARK TOWN OF
46	4679 WESTSIDE DR	RUBIN CANDACE
47	4671 WESTSIDE DR	KERN DAVID C
48	4667 WESTSIDE DR	FULGHAM DANIEL
49	4663 WESTSIDE DR	UMHOLTZ TIM K
50	4659 WESTSIDE DR	CARTER HARRY W
51	4655 WESTSIDE DR	PARKER MARTHA JANE
52	4651 WESTSIDE DR	NEWMAN LISA ANN
53	4647 WESTSIDE DR	ROCHA NELLY M
54	4643 WESTSIDE DR	FREEFIELD BRENT STEWART
55	4639 WESTSIDE DR	SMITH DANIEL P
56	4635 WESTSIDE DR	JEROME TIMOTHY K
57	4631 WESTSIDE DR	WELLBORN TODD



05/07/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4627 WESTSIDE DR	WESTSIDE HP LTD
59	5100 LEMMON AVE	CUNNINGHAM DIANA PINSON
60	5326 LEMMON AVE	KHAN AHMED M &
61	3519 MILES ST	3317 LTD
62	5150 BOWSER AVE	GS CITYVILLE LP
63	5410 BOWSER AVE	GRESHAM RONALD D JR
64	5300 LEMMON AVE	PPA RLTY LTD
65	5220 LEMMON AVE	PLAZA REAL ESTATE INVST
66	5200 LEMMON AVE	PRESCOTT INTEREST HAGGAR AT WELL LTD &
67	5211 LEMMON AVE	OREILLY AUTOMOTIVE INC
68	5219 LEMMON AVE	TWO BIRDS PROPERTY
69	5151 LEMMON AVE	RT LEMMON LP
70	5311 LEMMON AVE	EAGLE ROBERT M
71	5311 LEMMON AVE	EAGLE JOHN R TRUST
72	3701 CEDARPLAZA LN	CASH WANDA L
73	3701 CEDARPLAZA LN	MODABBERI ESMAEL L
74	3701 CEDARPLAZA LN	BURLEY C F
75	3701 CEDARPLAZA LN	LESZINSKI SLAWOMIR LIVING TR
76	3701 CEDARPLAZA LN	SEAGO MELISSA B
77	3701 CEDARPLAZA LN	CADENA CONSUELO D
78	3701 CEDARPLAZA LN	WEISFELD RONALD A &
79	3701 CEDARPLAZA LN	BAKER SHARON K
80	3707 MILES ST	PEZZULLO JOSEPH A & L A PEZZULLO
81	3707 MILES ST	PEREZ PATRICIA
82	3707 MILES ST	MCGILL CECILIA & JERRY
83	3707 MILES ST	NGUYEN LAM
84	3707 MILES ST	NARVAEZ STEVEN J
85	3707 MILES ST	RUSSELL ROBERT
86	3707 MILES ST	AUSTIN JAMES & EILEEN
87	3707 MILES ST	RICHARDSON MARIE LYNNE REVOCABLE TRUST
88	3707 MILES ST	WEAVER MICHELLE

Z145-251(WE)

05/07/2015

***Label #***

***Address***

***Owner***

89

3707

MILES ST

WILLIAMSON MARC A

**FILE NUMBER:** Z145-262(WE) **DATE FILED:** May 11, 2015  
**LOCATION:** North corner of Cedar Springs Road and Douglas Avenue  
**COUNCIL DISTRICT:** 14 **MAPSCO:** I-7  
**SIZE OF REQUEST:** Approx. 3.88 acres **CENSUS TRACT:** 6.03

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**APPLICANT / OWNER:** Ilume DP Apartments, LP

**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates

**REQUEST:** An application for an amendment to Planned Development Subdistrict No. 81 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of this request is to amend provisions in landscape conditions that affect the replacement of a tree, parkway trees, shrubs and the interior courtyard. In addition, a revised conceptual plan and landscape plan are provided to reflect the various changes. The 240-unit multiple-family development is currently developed and has been constructed since this PD was approved. The applicant is requesting to include additional language in the PDS conditions that state the following: If the existing tree dies of natural causes, it must be replaced with one minimum three-inch caliper large tree.

**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan, revised landscape plan and conditions.

**GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The amendment to allow the flexibility to replace damaged trees that have died should not negatively impact the surrounding properties.
2. *Traffic impact* – The proposed changes have no impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located in an Urban Neighborhood Building Block and is in compliance with the Comprehensive Plan and in general compliance with the Oak Lawn Area Plan.

**BACKGROUND INFORMATION:**

- On September 24, 2007, the City Council approved Planned Development Subdistrict 81, within Planned Development District 193, the Oak Lawn Special Purpose District.
- On July 24, 2008, the City Plan Commission approved a minor amendment to the development plan and landscape plan for PDS No. 81. The amendment to the development plan provided for a revision to the building face in the northeast portion of the site, and the amendment to the landscape plan provided for the relocation of street trees along Cedar Springs Road frontage and planting along Douglas Avenue frontage.
- The surrounding land uses consist of multiple-family developments, retail and office uses.

**Zoning History:** There have not been recent zoning cases in the area over the past 5 years.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDS No. 81	Multiple-family
<b>Northeast</b>	MF-2 w/in PDS 193, PDD 300	Single Family, Multifamily
<b>Southeast</b>	MF-2,R-7.5 w/in PDs 193	Single Family, Multiple-family
<b>Northwest</b>	O-2, MF-2	Multiple-family, Office
<b>Southwest</b>	O-2	Office

**COMPREHENSIVE PLAN:** The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts

general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within an Urban Neighborhood Building Block.

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

#### **LAND USE:**

#### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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



## **HOUSING:**

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

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

## **URBAN DESIGN**

### **GOAL 5.1 Promote a sense of place, safety, and walkability**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*.

### **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.

PDS No. 81 is developed with a 240-unit multiple-family development. The development complies with the following objectives: 1, 2, 3, 4 and 7. PDS No. 81 allows for MF-2 Multiple-family Subdistrict uses as a main use and is consistent with the

adjacent MF-2 Subdistrict uses. However, the development will not meet a section of the requirements specified in objectives 5 and 6 that promotes a pedestrian environment with continuous street frontage activities in retail areas or provide bonuses to encourage residential development in commercial areas.

The PDS conditions permit a small increase in density and structure height over the permitted 36 feet structure height. The maximum structure height is 48 feet with 12 feet of architectural elements, mechanical equipment and elevator penthouses. In addition, the conditions permit a five-foot encroachment into the required setbacks.

The amendment to PDS No. 81 is to amend a provision in the landscape conditions that affects the replacement of large trees, damaged trees or trees that have died on site. In addition, a new conceptual plan and landscape plan have been submitted to reflect the changes in landscaping species and the replacement of a dead tree along Douglas Avenue with a stature.

**Land Use Compatibility:** The 3.88 acre site is currently developed with a 240-unit multiple-family development. The surrounding land uses consist of a general merchandise or food store 100,000 square feet of more, multiple-family and single family dwellings and office uses. The applicant's request for an amendment to PDS No. 81 is to amend a provision in the landscape conditions and replace the conceptual plan and landscape plan. The changes are a result of the following changes to the plant materials and a dead tree along Douglas Avenue.

1. Replace a 3-inch tree that had died along the frontage on Douglas Avenue.
2. The locations of some trees have shifted from the approved landscape plan. The required caliper inches have been planted on site.
3. Landscaping for the interior courtyards has been altered because the intended functions have changed since the approval of the Ordinance. One courtyard contains the pool amenity and the other courtyard serves as an open space area for the tenants and their dogs.
4. Substitute the shrubs adjacent to the building and the parkway with natural grass and xeriscaping due to site conditions, water conservation efforts and pet ownership. An additional dog walking area has been created on-site to the address the resident's needs.
5. Parkway trees on Wycliff Avenue frontage were not located between the curb and sidewalk as a result of the above grade and below grade utilities. The plant materials were planted as close as possible to the intended location that was designated on the approved landscape plan.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDS No. 81 - existing Multiple-family	15'	20'/20'	240 units	48 ft. 4-stories	70%		Multiple-family

**Landscaping:** Except as provided in PDS No. 81, landscaping and screening must be provided in accordance with Part I of PDD No. 193.

The landscape conditions in PDS No. 81 did not provide any flexibility for a tree that was damaged or removed to be replaced with another tree of similar caliber inches. The proposed language will allow for the flexibility if a large tree is damaged or removed. The following language will be added to the landscape provision of Sec. S-81.112(b)(5).

- In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in ~~[each of]~~ the hatched areas shown on the conceptual plan. Structures are prohibited in the hatched areas. If the existing tree dies of natural causes, it must be replaced with one minimum three-inch caliper large tree.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Douglas Avenue	Local	48 ft.	48 ft.
Cedar Springs Avenue	Collector	80 ft.	80 ft.
Wycliff Avenue	Minor Arterial	57 ft.	57 ft.

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

**Parking:** The multiple-family development was approved for the following off-street parking requirements:

(b) For a multiple-family use, a minimum of two spaces for each dwelling unit is required. A minimum of .25 unassigned spaces available for use by visitors and residents is required for each dwelling unit.

<b>LIST OF OFFICERS</b>
-------------------------

- Lucien B. Crosland      Sole Manager

**PDS NO. 81 PROPOSED AMENDMENTS**

**Division S-81. PD Subdistrict 81.**

**SEC. S-81.101. LEGISLATIVE HISTORY.**

PD Subdistrict 81 was established by Ordinance No. 26929, passed by the Dallas City Council on September 26, 2007.

**SEC. S-81.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 81 is established on property located on the north line of Cedar Springs Road between Douglas Avenue and Wycliff Avenue. The size of PD Subdistrict 81 is 3.88 acres.

**SEC. S-81.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) 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 residential zoning district.

**SEC. S-81.104. EXHIBITS.**

The following exhibit is incorporated into this division: Exhibit S-81A: Conceptual plan.

**SEC. S-81.105. CONCEPTUAL PLAN.**

(a) For a multiple-family use, development and use of the Property must comply with the conceptual plan (Exhibit S-81A). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

(b) For all other uses, no conceptual plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. S-81.106. DEVELOPMENT PLAN.**

(a) For a multiple-family use, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict.



(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

#### **SEC. S-81.107. MAIN USES PERMITTED.**

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in this subdistrict, etc.

#### **SEC. S-81.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. 26929)

#### **SEC. S-81.109. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-family Subdistrict apply.

(b) Multiple-family uses.

(1) Front yard. Minimum front yard is 15 feet as shown on the conceptual plan.

(2) Side and rear yard.

(A) Except as provided in this paragraph, minimum side and rear yard is 20 feet as shown on the conceptual plan.

(B) For a side yard, Section 51P-193.119(b)(6) applies.

(C) For a rear yard, Section 51P-193.120(b)(2) applies.

(3) Density. Maximum number of dwelling units is 240.

(4) Height. Maximum structure height for multiple-family structures and parking structures used by a multiple-family use is 48 feet. Height of a parking structure shall be measured to the top level of the parking surface. Architectural elements, mechanical

equipment, elevator penthouses and screening walls may project a maximum of 12 feet above the maximum structure height.

(5) Lot coverage. Maximum lot coverage for structures excluding parking structures is 60 percent. Maximum lot coverage for all structures is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Stories.

(A) Maximum number of stories for multiple-family structures is four.

(B) Maximum number of stories for parking structures is five.

#### **SEC. S-81.110. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a multiple-family use, a minimum of two spaces for each dwelling unit is required. A minimum of .25 unassigned spaces available for use by visitors and residents is required for each dwelling unit.

#### **SEC. S-81.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

#### **SEC. S-81.112. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Multiple-family uses.

(1) A landscape plan must be submitted with the development plan and approved by the city plan commission before the issuance of a building permit to authorize work in this subdistrict.

(2) The number of street trees required is 120 percent of the number required by Part I of this article. Street trees may be located between the back of curb and the structure.

(3) Eight-foot-wide sidewalks must be provided along the Cedar Springs Road frontage and six-foot-wide sidewalks must be provided along the Wycliff Avenue and Douglas Avenue frontages. These sidewalks must be located between a minimum of five feet from back of curb and the building line.

(4) At least two courtyards, each a minimum of 2,000 square feet must be provided in the general location shown on the conceptual plan. Section 51P-193.107(a)(3)(E)(iii) does not apply to these courtyards.

(5) In addition to the requirements of Part I of this ordinance, at least one existing tree must be retained in each of the hatched areas shown on the conceptual plan. Structures are prohibited in the hatched areas. If the existing tree dies of natural causes, it must be replaced with one minimum three-inch caliper large tree

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this subdistrict for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public right-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an occurrence basis and the city shall be named as an additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner, otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

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

**SEC. S-81.113. BUILDING FACADES.**

Building facades facing Wycliff Avenue, Cedar Springs Road, and Douglas Avenue must be 100 percent masonry (excluding such elements as windows, trim, architectural elements, etc.). Masonry is defined as stone, brick, concrete, stucco, hollow clay tile,

decorative concrete block or tile, glass block or other similar building units or materials or combination of those materials laid up unit by unit and set in mortar. For the purposes of this definition, EFIS materials are not considered masonry. A maximum of 30 percent of each building facade may be stucco.

**SEC. S-81.114. MANEUVERING OF VEHICLES.**

The layout of the parking structures on the Property must facilitate on-site maneuvering for vehicles providing services and deliveries to the Property. The purpose of this provision is to prevent vehicles from maneuvering and backing into public streets.

**SEC. S-81.115. SIGNS.**

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

**SEC. S-81.116. ADDITIONAL PROVISIONS.**

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

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

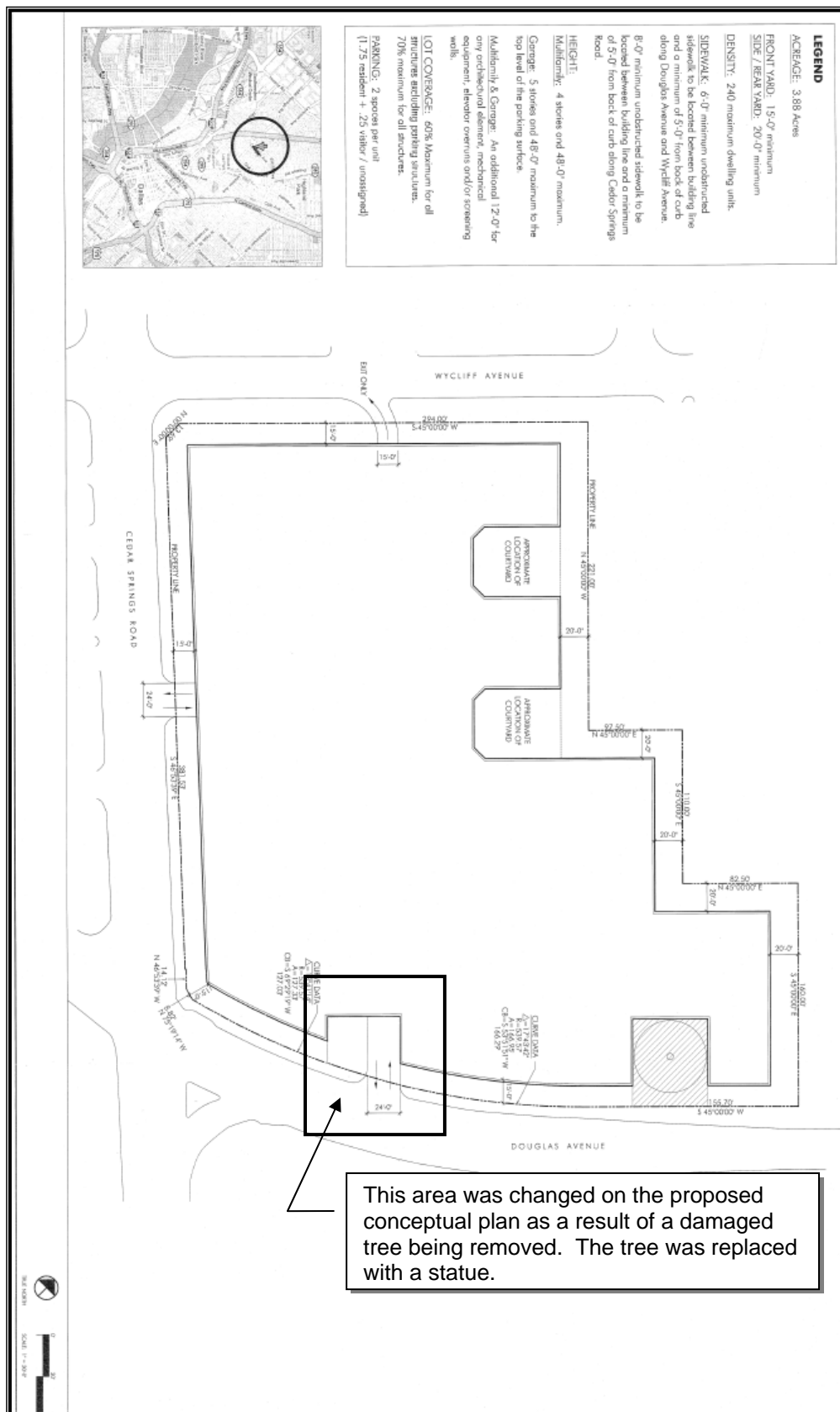
(c) Except as provided in this division, development and use of the Property must comply with Part I of this article.

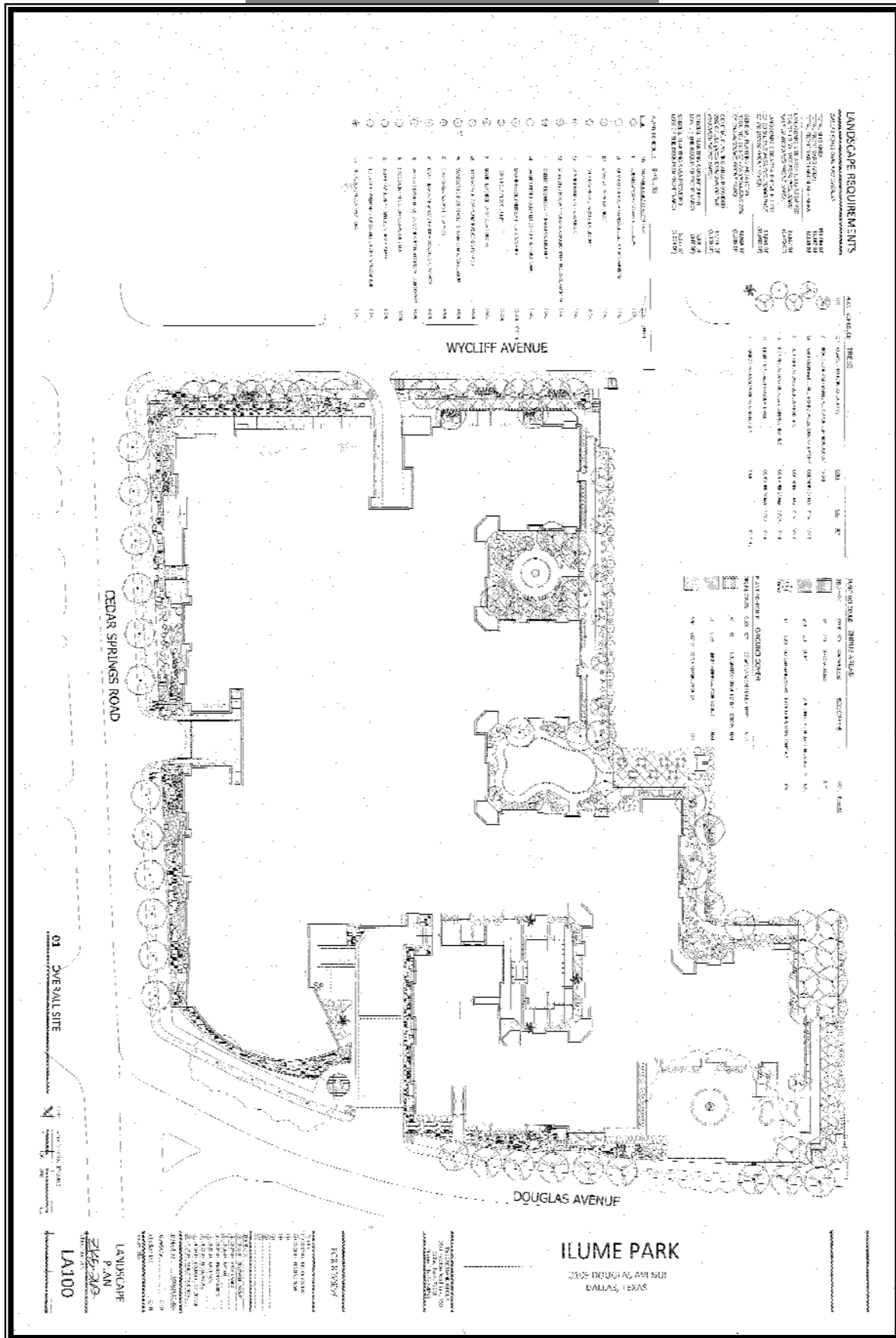
**~~[SEC. S-81.117. ZONING MAP.]~~**

~~[PD Subdistrict S-81 is located on Zoning Map No. I-7.]~~

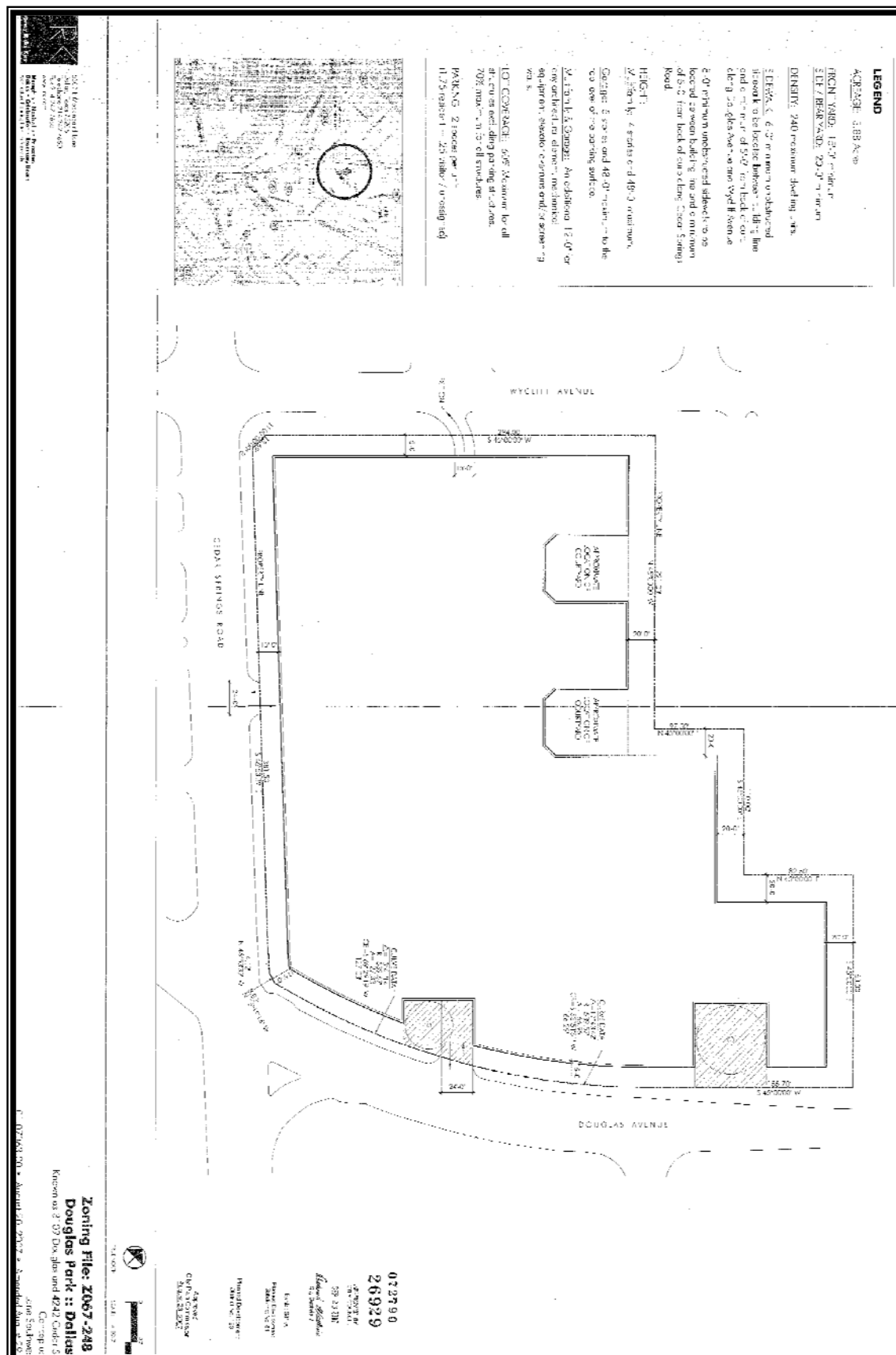


## REVISED CONCEPTUAL PLAN

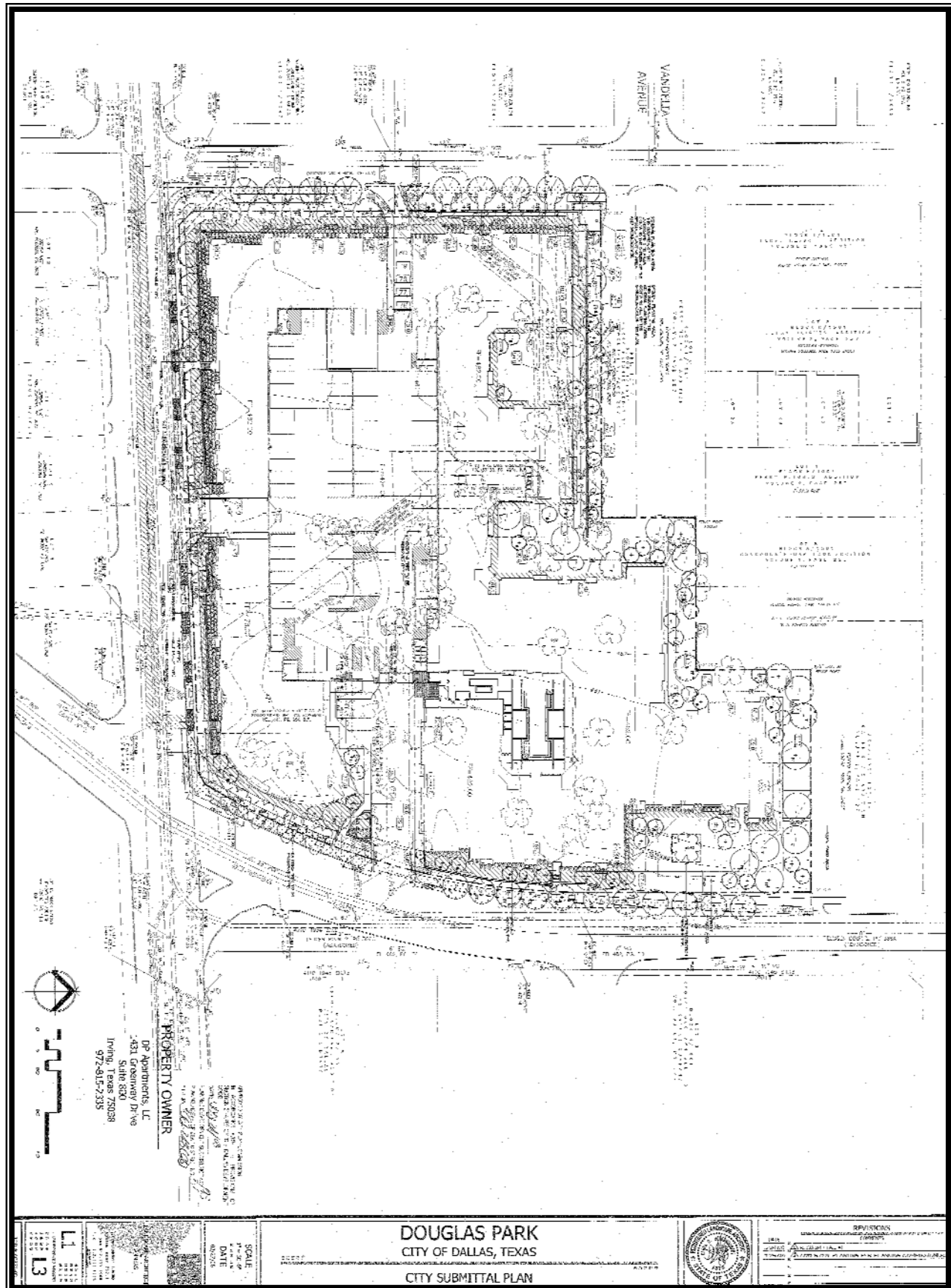


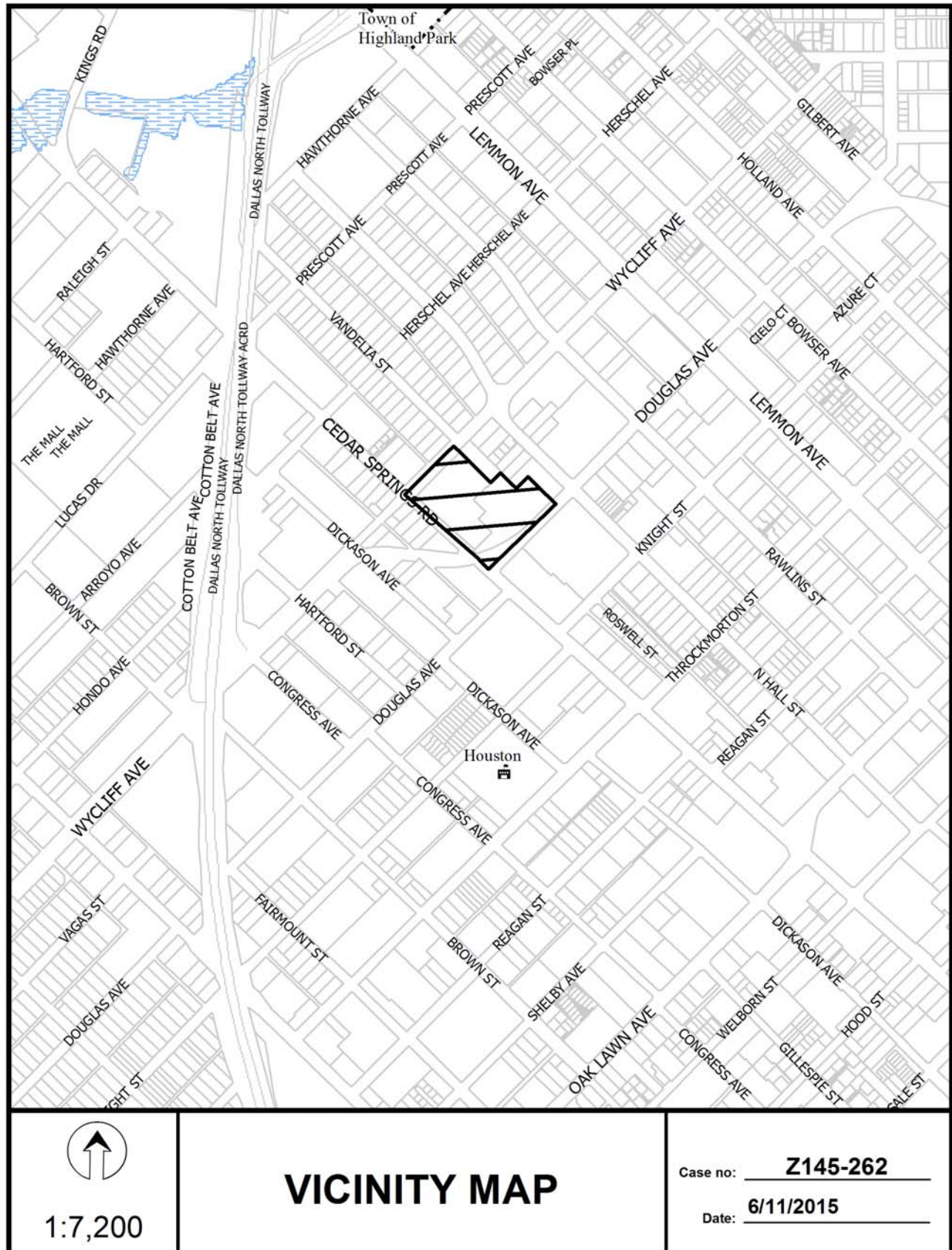


## APPROVED CONCEPTUAL PLAN

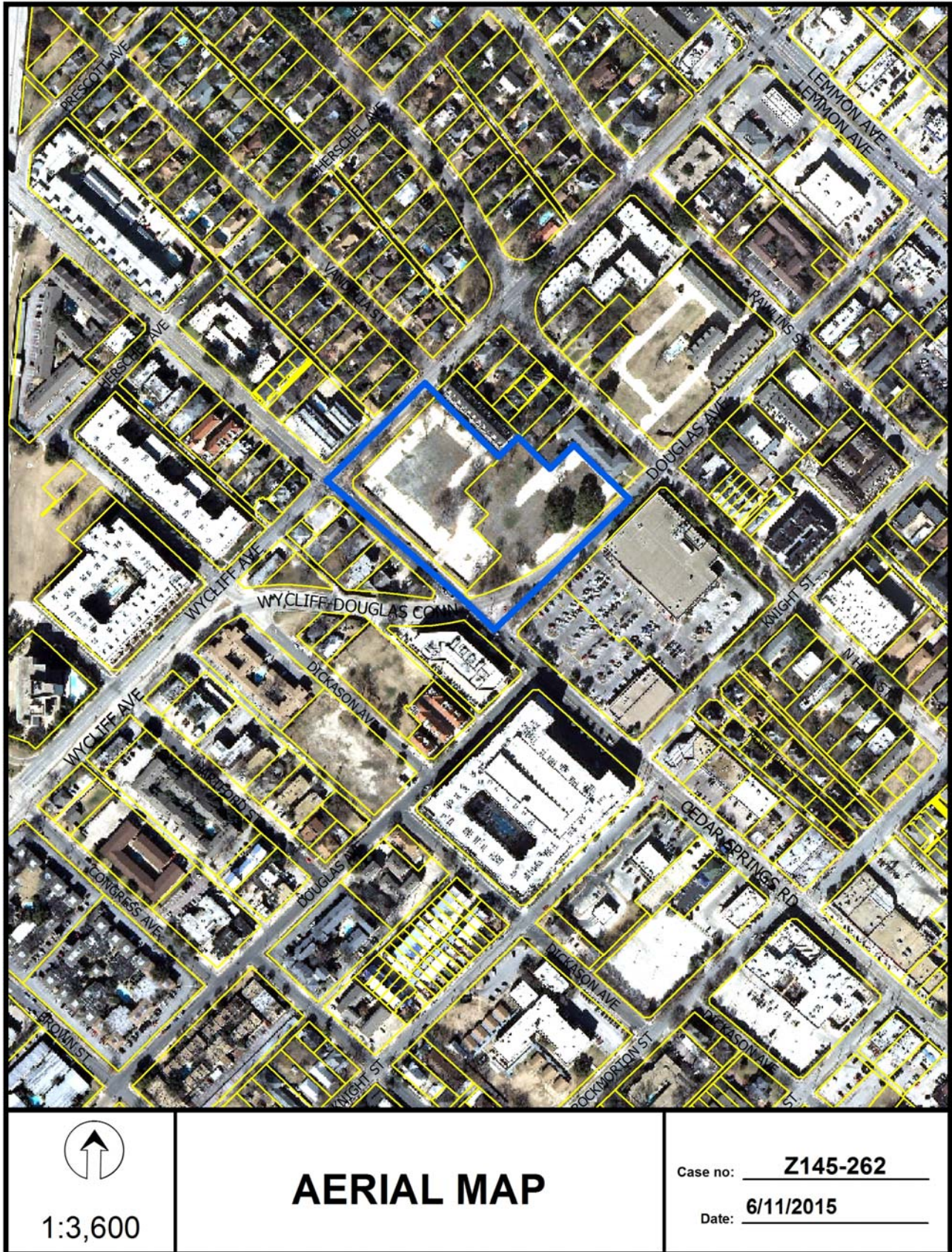


**APPROVED LANDSCAPE PLAN**

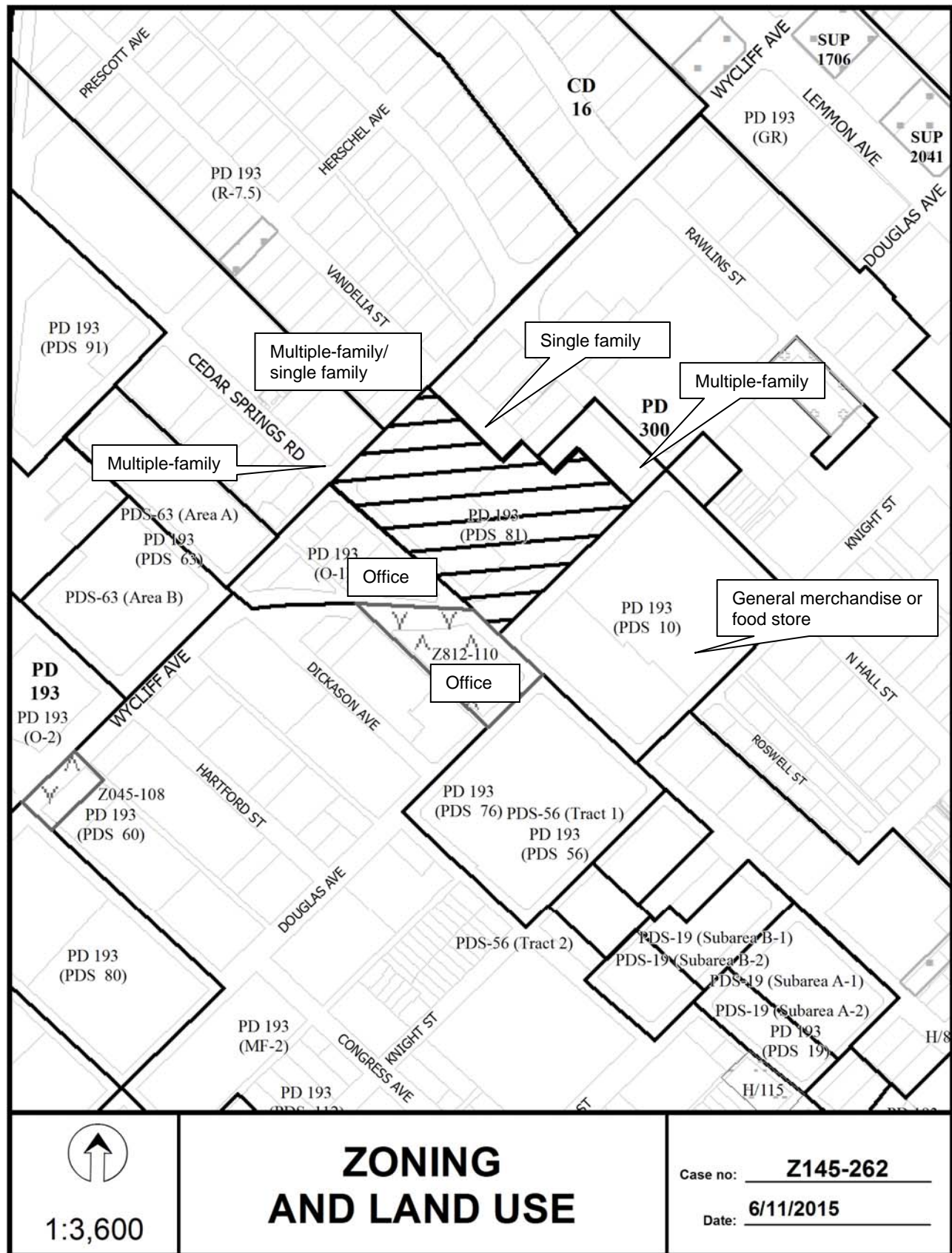


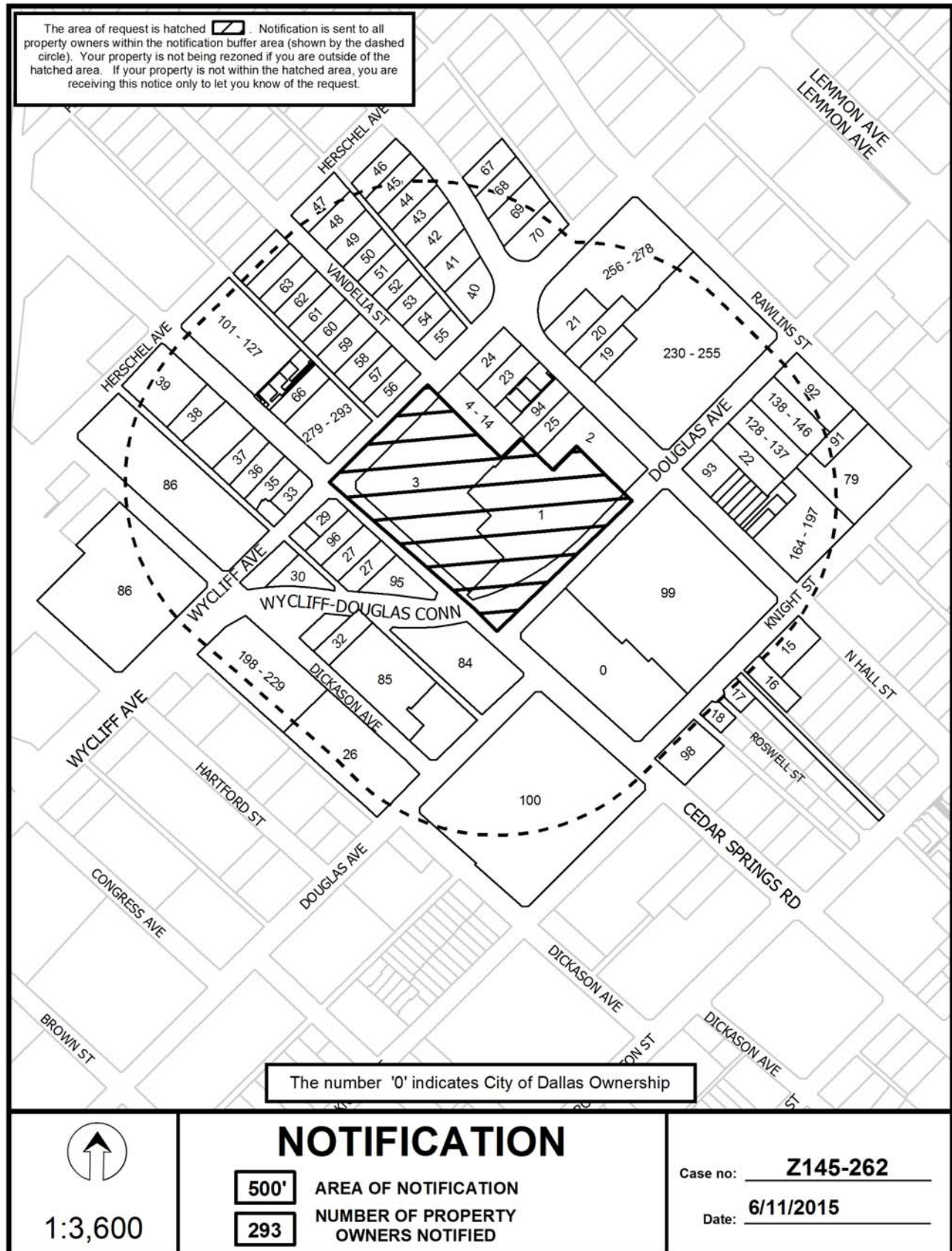












## ***Notification List of Property Owners***

***Z145-262***

***293 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3109 DOUGLAS AVE	ILUME DP APRTMENTS LP
2	3215 DOUGLAS AVE	TREECO PARTNERS
3	4242 CEDAR SPRINGS RD	ILUME DP APARTMENTS LP
4	3204 WYCLIFF AVE	MCCURRY DAVID R
5	3204 WYCLIFF AVE	LEVY JARED
6	3204 WYCLIFF AVE	KENNER JEFFREY L
7	3204 WYCLIFF AVE	MUNNS WESLEY C & MELISSA A
8	3204 WYCLIFF AVE	MCGREGOR JOSEPH B
9	3204 WYCLIFF AVE	JAMESON MATTHEW C
10	3204 WYCLIFF AVE	NEMETH WILLIAM J
11	3204 WYCLIFF AVE	DESAI ASHISH H
12	3204 WYCLIFF AVE	WOOD CAROL A
13	3204 WYCLIFF AVE	GRIFFIN DIANA D
14	3204 WYCLIFF AVE	WONG TSANG
15	4039 HALL ST	TURNER PARKER STEWART
16	3206 KNIGHT ST	JACKSIC MICHAEL J
17	4036 ROSWELL CT	COFFEE NATHAN WATSON &
18	4037 ROSWELL CT	RODRIGUEZ FRANCISCO
19	4220 HALL ST	WYNNE MARIA
20	4224 HALL ST	4224 HALL LLC
21	4228 HALL ST	GROSS GERALD E
22	3310 DOUGLAS AVE	OLS JOSEPH D
23	4233 HALL ST	BAXAVANIS NICHOLAS &
24	4239 HALL ST	M N BAXAVANIS
25	4219 HALL ST	PINE CLIFTON
26	4311 DICKASON AVE	ORAM PROPERTIES LP

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4235 CEDAR SPRINGS RD	K SPEN PROPERTIES LLC
28	3016 WYCLIFF AVE	TUTT STEVEN J
29	4253 CEDAR SPRINGS RD	TUTT STEVEN
30	4350 DICKASON AVE	ENGLAND ENTERPRISES INC
31	4334 DICKASON AVE	RODRIGUEZ TARCISIO &
32	4330 DICKASON AVE	GARCIA MARIA B
33	4303 CEDAR SPRINGS RD	PATEL SHYAM
34	3015 WYCLIFF AVE	SEITZ CHRISTOPHER
35	4307 CEDAR SPRINGS RD	VANDERDYS EDUARDO
36	4309 CEDAR SPRINGS RD	CHIN DAVID & SHWULING CHEN
37	4313 CEDAR SPRINGS RD	HAJI ENTERPRISES LLC
38	4325 CEDAR SPRINGS RD	TRAN KIM DUNG THI
39	4335 CEDAR SPRINGS RD	TUBBS REALTY LLC
40	4301 HALL ST	OTTO LLOYD
41	4311 HALL ST	OTTO LLOYD T
42	4319 HALL ST	MOORE STEVE
43	4323 HALL ST	OTTO LLOYD T
44	4327 HALL ST	AUSTIN JOHN C
45	4331 HALL ST	STEIGER KEITH NORMAN
46	4335 HALL ST	LORCY ANN ANNE MARIE
47	4338 VANDELIA ST	LAUGHLAND MATT M
48	4332 VANDELIA ST	FRENCH MARTHA WALLACE
49	4328 VANDELIA ST	MATTHEWS JOHN T
50	4324 VANDELIA ST	MEQUET DAVID
51	4318 VANDELIA ST	CLINK DAVID R
52	4314 VANDELIA ST	BULIN MICHAEL MOORE
53	4312 VANDELIA ST	THOMPSON GREGORY JORDAN &
54	4308 VANDELIA ST	EVANS JOHN R
55	4300 VANDELIA ST	HENDERSHOT AMY A & MARCUS E
56	4301 VANDELIA ST	HORSEPOWER CAPITAL LLC
57	4307 VANDELIA ST	EQUITY TRUST CO CUSTODIAN FBO SHERIF ISMAIL IRA &

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4311 VANDELIA ST	JARVIS ROBERT D
59	4315 VANDELIA ST	CASEY MICHAEL S &
60	4319 VANDELIA ST	NGUYEN QUYEN L
61	4323 VANDELIA ST	BODE ROBERT F III
62	4327 VANDELIA ST	VANDAGRIFF LOREN L
63	4331 VANDELIA ST	BURTON PATRICK L
64	4335 VANDELIA ST	BARRA MICHAEL C
65	4339 VANDELIA ST	MARKLEY GORDON M
66	4312 CEDAR SPRINGS RD	ARMSTRONG MELODEE D
67	4318 HALL ST	HITT LEE & CAROLL LIVING TRUST
68	4312 HALL ST	SCHECTHER DAVID M
69	4308 HALL ST	WOODS JAY WESTON
70	4302 HALL ST	BAILEY KAREN
71	4140 HALL ST	MONSON RANI CHER
72	4136 HALL ST	SLUSSER TERRIL A &
73	4132 HALL ST	TRAN MARVINH
74	4128 HALL ST	SAMRA ROBERT
75	4124 HALL ST	RKM LIVING TRUST
76	4120 HALL ST	STATHIS MICHAEL G
77	4116 HALL ST	FREDERICK JAMES
78	4112 HALL ST	OWENS KEVIN P
79	4111 RAWLINS ST	WASKOM ENTERPRISES LLC
80	4229 HALL ST	EVANS RYAN S
81	4229 HALL ST	LIOLLIO CONSTANTINE S & ANGELA B
82	4229 HALL ST	MITCHELL MONTE J
83	4229 HALL ST	MILLER DEBBY J
84	4211 CEDAR SPRINGS RD	EY 4211 CS LLC
85	4320 DICKASON AVE	MAGNOLIA AT WYCLIFF LP
86	4420 DICKASON AVE	I & G DIRECT REAL ESTATE 26 LP
87	4316 CEDAR SPRINGS RD	GORMAN DAVID T &
88	4316 CEDAR SPRINGS RD	JONES PAULETTE L



06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4316 CEDAR SPRINGS RD	MAR DANIEL
90	4316 CEDAR SPRINGS RD	JONES JEFF
91	4113 RAWLINS ST	DYKEMAN ALICE M
92	3330 DOUGLAS AVE	ROCHA VELASCO MANAGEMENT LLC
93	3300 DOUGLAS AVE	WILCOX NORBERT J
94	4225 HALL ST	WEIGEL ROBERT
95	4231 CEDAR SPRINGS RD	LANDON MARILYNN W
96	4245 CEDAR SPRINGS RD	DR STEVEN J TUTT DC PC
97	3002 WYCLIFF AVE	ENGLAND THOMAS L
98	4040 CEDAR SPRINGS RD	SETHI TAJ INV INC
99	4142 CEDAR SPRINGS RD	KROGER TEXAS LP
100	4123 CEDAR SPRINGS RD	REDWOOD ILLUME CEDAR
101	4340 CEDAR SPRINGS RD	HERBERT ROBERT A
102	4340 CEDAR SPRINGS RD	BALLARD WILLIAM PAUL JR
103	4340 CEDAR SPRINGS RD	PAOLISSI HENRY J III
104	4340 CEDAR SPRINGS RD	LUU TYLER
105	4340 CEDAR SPRINGS RD	GREENWOOD JACK
106	4340 CEDAR SPRINGS RD	CLARK MATTHEW
107	4340 CEDAR SPRINGS RD	WITT KENT P & YOLANDA E
108	4340 CEDAR SPRINGS RD	CAMERON JOHN S & BEVERLY
109	4340 CEDAR SPRINGS RD	REASOR BUDDY L
110	4340 CEDAR SPRINGS RD	SALIT CHAD
111	4340 CEDAR SPRINGS RD	DUPUY DAVID M
112	4340 CEDAR SPRINGS RD	HEIDBRINK CHARLES M
113	4340 CEDAR SPRINGS RD	DUBE CHARLES M
114	4324 CEDAR SPRINGS RD	HARTWICK TANYA R
115	4340 CEDAR SPRINGS RD	BEBEAU SAMUEL
116	4340 CEDAR SPRINGS RD	LAFLEUR TRACY J &
117	4340 CEDAR SPRINGS RD	NOVELLO RODOLFO B
118	4340 CEDAR SPRINGS RD	JORY ROBERT
119	4340 CEDAR SPRINGS RD	MOSES RANDALL CRAIG &

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4340 CEDAR SPRINGS RD	JACOBS BONIFACE J
121	4340 CEDAR SPRINGS RD	MILLER DANNY LEE
122	4340 CEDAR SPRINGS RD	NOVELLO RODOLFO
123	4340 CEDAR SPRINGS RD	MIMS ELIZABETH ANN
124	4340 CEDAR SPRINGS RD	LIMBOC AUDIE P
125	4324 CEDAR SPRINGS RD	CASAS EDUARDO
126	4340 CEDAR SPRINGS RD	SKLOSS ALOIS H
127	4340 CEDAR SPRINGS RD	DUPUY DAVID MICHAEL
128	3314 DOUGLAS ST	TOMES BRYAN D
129	3314 DOUGLAS ST	VARGHESE THOMAS & RUBY THOMAS
130	3314 DOUGLAS ST	THOMPSON PERRY V
131	3314 DOUGLAS ST	US BANK NATIONAL ASSN
132	3314 DOUGLAS ST	GUADALUPE ISMAEL II
133	3314 DOUGLAS ST	SOKOL MATTHEW M
134	3314 DOUGLAS ST	WILBANKS MATTHEW T
135	3314 DOUGLAS ST	GIACINTI HECTOR & VANESSA
136	3314 DOUGLAS ST	BARKER CHASE
137	3314 DOUGLAS ST	MCCARVER LORI K
138	3320 DOUGLAS AVE	TIMM DAVID M
139	3320 DOUGLAS AVE	BUTTON RUSSELL
140	3320 DOUGLAS AVE	DUNN GRIFFIN BRETT
141	3320 DOUGLAS AVE	LUFESA INV PPTIES LLC
142	3320 DOUGLAS AVE	SOHONIE SID & JENNIFER
143	3320 DOUGLAS AVE	RIGGS JOSEPH
144	3320 DOUGLAS AVE	APGAR JONATHAN & JENNIFER T
145	3320 DOUGLAS AVE	FREYDBERG CHERYL
146	3320 DOUGLAS AVE	ROCA LEONARDO F
147	3003 DOUGLAS AVE	MCCLARAN JOSEPH DWIGHT
148	3003 DOUGLAS AVE	BRUEL BRIAN M
149	3003 DOUGLAS AVE	HERNANDEZ CHRISTOPHER L
150	3003 DOUGLAS AVE	PATEL KAVITA

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3003 DOUGLAS AVE	SAUVAGE AGNES
152	3003 DOUGLAS AVE	AUSEMUS RONALD L
153	3003 DOUGLAS AVE	COVELL JEFFREY P
154	3003 DOUGLAS AVE	SHETTY SIDDARTH
155	3003 DOUGLAS AVE	VALERIO JASON K
156	3003 DOUGLAS AVE	ABRAHAMSON JEFFREY L
157	4317 CEDAR SPRINGS RD	SCHWARTZ MICOLE NEIMAN
158	4317 CEDAR SPRINGS RD	ANDREW PAUL S
159	4317 CEDAR SPRINGS RD	WHITMYER DENNIS D
160	4317 CEDAR SPRINGS RD	ELROD JON D
161	4317 CEDAR SPRINGS RD	BAILEY BRADLEY B & BRIANNA J
162	4317 CEDAR SPRINGS RD	LESTER BRETT A &
163	4317 CEDAR SPRINGS RD	CARTER MELISSA B
164	4104 HALL ST	WILEY MICHEAL
165	4104 HALL ST	BEASLEY KENNETH R
166	4104 HALL ST	COLLINS GARY L
167	4104 HALL ST	ROBINSON HOLLIE D
168	4104 HALL ST	LITTLE HARRIET A
169	4104 HALL ST	WOMACK JENNIFER N
170	4104 HALL ST	MORSE WILLIAM C
171	4104 HALL ST	ZIMMERMAN SUSAN M ROBB
172	4104 HALL ST	YU YONGHAO & YANG GAO
173	4104 HALL ST	BELTZ CHRISTINA R & JOE M
174	4104 HALL ST	NADING KENNETH C
175	4104 HALL ST	OLIVA LETCIA
176	4104 HALL ST	HERRERA ELIZABETH
177	4104 HALL ST	KUNDER KARINA
178	4104 HALL ST	BOYE NANCY W
179	4104 HALL ST	SAVLA JAINY J
180	4104 HALL ST	KLYMOV EUGENE YEVGEN
181	4104 HALL ST	KINNISON RICKY LYNN &

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4104 HALL ST	HATLEY MARSHALL
183	4104 HALL ST	CHEN KAREN
184	4104 HALL ST	ANDREWS JAMIE L
185	4104 HALL ST	ROGERS JAVELETTE K
186	4104 HALL ST	HUTCHINSON SCOT
187	4104 HALL ST	WALKER LOUIS R
188	4104 HALL ST	MA QINYI &
189	4104 HALL ST	HILLEY JONATHAN C
190	4104 HALL ST	KUMAR MANOJ BIPIN
191	4104 HALL ST	DOLENUCK MARK J
192	4104 HALL ST	DOAN-LYNN INVESTMENT INC
193	4104 HALL ST	MUNRO DIANA
194	4104 HALL ST	AMES CHRISTOPHER J
195	4104 HALL ST	MOE MICHAEL
196	4104 HALL ST	PIONTKOWSKY DAVID M
197	4104 HALL ST	COSTA CHRISTOPHER RUSSELL
198	4331 DICKASON AVE	GONZALES MARY IRENE
199	4331 DICKASON AVE	TESSON ROBERT J
200	4331 DICKASON AVE	LILIX LLC
201	4331 DICKASON AVE	FOWLER CHRISTOPHER
202	4331 DICKASON AVE	FRIAS GILBERTO F &
203	4331 DICKASON AVE	POND KAREN
204	4331 DICKASON AVE	WALLACE DEBORAH SCOTT
205	4331 DICKASON AVE	DUNGAN GARY D
206	4347 DICKASON AVE	DAVIS SANDY & CYNTHIA L
207	4347 DICKASON AVE	DAVIS CYNTHIA &
208	4347 DICKASON AVE	PATEL KAVITA & SAMIT
209	4347 DICKASON AVE	RJT PROPERTY & MANAGEMENT LLC
210	4347 DICKASON AVE	SANCHEZ RODOLFO
211	4347 DICKASON AVE	CLINTON MEREDITH
212	4347 DICKASON AVE	BEYER BRENNAN

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4331 DICKASON AVE	HUNTER JILL
214	4347 DICKASON AVE	KALIENTE INC
215	4347 DICKASON AVE	ROE SCOTT A
216	4347 DICKASON AVE	ACKER MARY KATHRINE
217	4347 DICKASON AVE	WILLIAMS ROSS
218	4347 DICKASON AVE	REY JUAN ALBERTO
219	4347 DICKASON AVE	DAVIS DAVID B
220	4347 DICKASON AVE	MEDRANO FRANCISCO J
221	4347 DICKASON AVE	BEYER BRENNAN ANTHONY
222	4331 DICKASON AVE	TRAN LEYNA & VU
223	4331 DICKASON AVE	VARGAS LETICIA
224	4331 DICKASON AVE	MOSKOWITZ DAVID
225	4331 DICKASON AVE	LESZINSKI SLAWOMIR
226	4331 DICKASON AVE	BEYER BRENNAN
227	4331 DICKASON AVE	WILLIAMS ROSS W &
228	4331 DICKASON AVE	HAYES JASON P
229	4331 DICKASON AVE	BIRKHEAD LARRY
230	4211 RAWLINS ST	ZHAO LEI
231	4211 RAWLINS ST	AUSTIN GREGORY D &
232	4211 RAWLINS ST	FOLEY KELLEY
233	4211 RAWLINS ST	THOMPSON WAYNE
234	4211 RAWLINS ST	GRAY ALLEN & PATRICIA G
235	4211 RAWLINS ST	PAHWA SUNIL
236	4211 RAWLINS ST	WANG JOWIN
237	4211 RAWLINS ST	BEALS JOSEPH D &
238	4211 RAWLINS ST	WALLIS JENNIFER L
239	4211 RAWLINS ST	TIETZ ALAN
240	4211 RAWLINS ST	HAN JUNSOO
241	4211 RAWLINS ST	NELSON KATHRYN A
242	4211 RAWLINS ST	QUINONES WILLIAM A
243	4211 RAWLINS ST	SMITH ROMAN A



06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4211 RAWLINS ST	ZIMMERMANN JOHN
245	4211 RAWLINS ST	WATKINS KWAME
246	4211 RAWLINS ST	SIEGFRIED LAURA E
247	4211 RAWLINS ST	KIRKHAM DEBORAH A &
248	4211 RAWLINS ST	CRUZ KRISTINE ANNE &
249	4211 RAWLINS ST	TREGONING GIGI
250	4211 RAWLINS ST	BROWN CHRISTOPHER M &
251	4212 HALL ST	RAWLINS HALL LLC
252	4212 HALL ST	MORRISON JERRY
253	4212 HALL ST	BROOKS TAYLOR
254	4212 HALL ST	MCCAIN MICHAEL P &
255	4212 HALL ST	LAMBERT DAVID C & KRISTA C
256	4227 RAWLINS ST	JAMOUKHA FOUAD
257	4227 RAWLINS ST	SADLER IAN &
258	4227 RAWLINS ST	WONG KEVAN L
259	4227 RAWLINS ST	BANDAR FAISAL
260	4227 RAWLINS ST	SIDDONS IVAN D &
261	4239 RAWLINS ST	OMAR YAZAN
262	4239 RAWLINS ST	XIE JIAN & QI FENG
263	4239 RAWLINS ST	PATEL VINAYCHANDRA & SUSHMA
264	4239 RAWLINS ST	BURCK KEVIN
265	4239 RAWLINS ST	OSHMAN LINDSAY E &
266	4241 RAWLINS ST	CAMPBELL THOMAS F
267	4241 RAWLINS ST	HAMM JAMES M
268	4241 RAWLINS ST	MORGAN MELVIN &
269	4241 RAWLINS ST	MILLER AUDREE
270	4235 RAWLINS ST	LOWER RODNEY L & DONALD D
271	4235 RAWLINS ST	LORENZ RONALD & RENEE LORENZ
272	4235 RAWLINS ST	DIAZ JULIO
273	4235 RAWLINS ST	YU YONGHAO & YANG GAO
274	4231 RAWLINS ST	LORD AARON S &

06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4231 RAWLINS ST	BYRD M E
276	4231 RAWLINS ST	RUSH GREGORY D
277	4231 RAWLINS ST	FRANKL RICHARD
278	4231 RAWLINS ST	SAVAGE RHODA L
279	3121 WYCLIFF AVE	SHARRETT MICHAEL W
280	3123 WYCLIFF AVE	MCANGUS JUDY
281	3125 WYCLIFF AVE	SPEXARTH STEPHANIE L
282	3127 WYCLIFF AVE	WYCLIFF 3127A LAND TRUST
283	3129 WYCLIFF AVE	NELLER S M A
284	3131 WYCLIFF AVE	NEWLIN PATRICIA
285	3101 WYCLIFF AVE	RODRIGUEZ GARRY D
286	3103 WYCLIFF AVE	GOLDBERG ERIC
287	3105 WYCLIFF AVE	NAVAMA TAMAR
288	3109 WYCLIFF AVE	MOTLEY JERRY LEE
289	3111 WYCLIFF AVE	WOODBURY MATTHEW S
290	3113 WYCLIFF AVE	KNIGHT COREY
291	3115 WYCLIFF AVE	JUDD KATHLEEN MARIE
292	3117 WYCLIFF AVE	HUEBSCHMANN WILHELM
293	3119 WYCLIFF AVE	MCDUFF DOUG

**FILE NUMBER:** Z145-206(WE) **DATE FILED:** October 20, 2014

**LOCATION:** North side of Banner Drive, between Park Central Drive and Merit Drive

**COUNCIL DISTRICT:** 11 **MAPSCO:** 16 S

**SIZE OF REQUEST:** Approx. 1.01 acres **CENSUS TRACT:** 132.00

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**APPLICANT /OWNER:** Banner Development, LLC

**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates

**REQUEST:** An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3 Mixed Use District.

**SUMMARY:** The purpose of this request is to allow for the construction of a 5-story, 110,000 square foot mini-warehouse facility.

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

**PRIOR CPC ACTION:** On June 18, 2015, the City Plan Commission held this case under advisement until July 23, 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 existing building is compatible in scale and character with the surrounding uses as an interim use. However, it may not be the best long-term use as the surrounding area redevelops and this area becomes attractive to more active, higher and better uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed mini-warehouse is not anticipated to have a negative impact on the adjacent multifamily and office uses. The proposed use could provide services to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – This use will not 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. No variances or special exceptions are requested.

**Zoning History:** There have not been any zoning cases in the area over the past five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Banner Drive	Collector	100 ft.	80 ft.

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

**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 depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is identified as being within an Urban Mixed-Use Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. This 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.

The proposed development does not comply with the characteristics of an urban mixed use building block. The proposed use does not provide for a mix of residential and employment uses or allow for certain design elements that could be associated with an urban mixed use community (i.e., wider sidewalks, public art, storefront at ground level). However, the proposed use will provide a service for the existing residential development in the area. Staff considers this type of use as a transitional use and recommends no automatic renewals.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MU-3	Undeveloped
<b>North</b>	PDD No. 615	Parking Structure
<b>South</b>	MU-3	Multifamily
<b>East</b>	MU-3	Parking Structure
<b>West</b>	PDD No. 615	Office, surface parking

**Land Use Compatibility:** The 5.16 acre site is an irregular shape that is adjacent to several office buildings and parking structures. The adjacent land uses in the surrounding area consist of multifamily, office, and restaurant uses, with several surface parking lots scattered in the vicinity.

The surrounding land uses consist of a mixed is uses; multifamily, hotel, parking structure and restaurant. The applicant's request is to develop a 5-story, 110,000 square foot mini-warehouse use that will share an existing driveway approach that is adjacent to a 3-story parking structure. The only access to the proposed development is from Banner Drive.

In order mitigate potential concerns regarding compatibility with surrounding uses, the Specific Use Permit conditions require the exterior facades to be constructed with a minimum of 80 percent brick-patterned, cement fiber board paneling, stone, or decorative concrete blocks or tile, excluding fenestration. In addition, the development will operate between the hours of 9:00 a.m. and 7:00 p.m., Monday through Sunday.



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:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
<b>MU-3</b> Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

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

**Parking:** The off-street parking requirement for a mini-warehouse use is a minimum of six spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent.

<p><b>LIST OF OFFICERS</b> Banner Development, LLC</p>
--

Owner:

Banner Brothers, Ltd.

General partner

BBros General, Inc  
Keith E. Koop, President  
Barry R. Waranch

Limited Partners

Keith E. Koop  
Barry R. Waranch  
Opal Interests, L.P.  
    Becky Enterprises, LLC  
        James Thweatt, President  
Kovest Realty Profit Sharing Plan  
    Keith E. Koop  
Waranch Company Profit Sharing Plan  
    Barry R. Waranch

Applicant:

Banner Development, LLC

William T. Henry, President  
James Merkey, Vice President  
Kent McCreedy, Vice President

Banner Apartments Holdings, LLC

Banner Apartments, LLC

Milton Pinsky, President  
Martin Pinsky, Vice President  
David Gottlieb, Vice President  
Kent McCreedy, Vice President

**PROPOSED SUP CONDITIONS**

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

*Staff's Recommendation*

3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (ten-year period from the passage of this ordinance

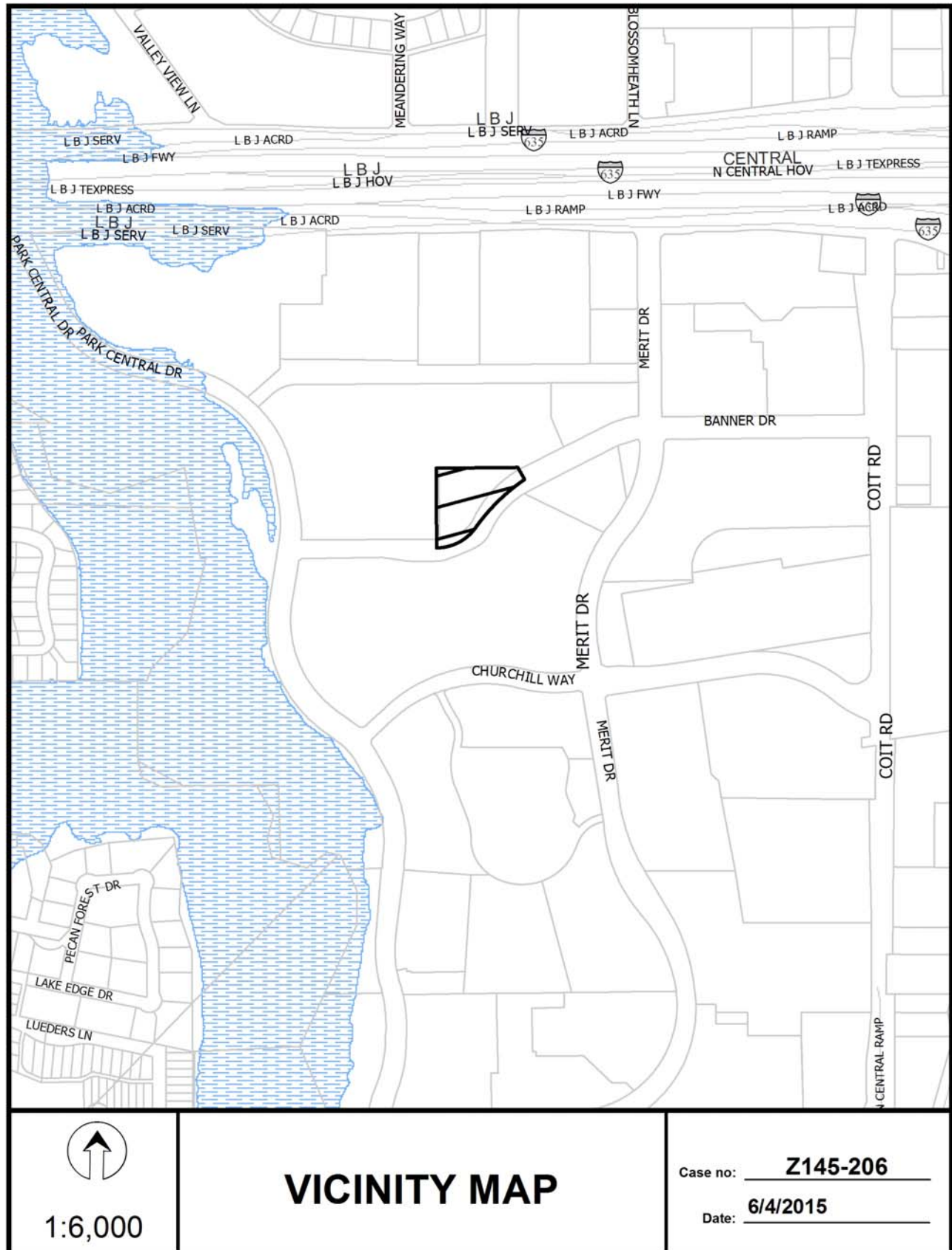
*Applicant's Proposal*

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

4. FLOOR AREA: Total maximum floor area is 110,000 square feet.
5. HOURS OF OPERATION: The mini-warehouse may only operate between 9:00 a.m. and 7:00 p.m., Monday through Sunday.
6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
7. EXTERIOR BUILDING FACADE: The exterior facades must be a minimum 80 percent brick patterned cement fiber board paneling, stone, or decorative concrete blocks or tile, excluding fenestration.
8. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Z145-206 (WE)

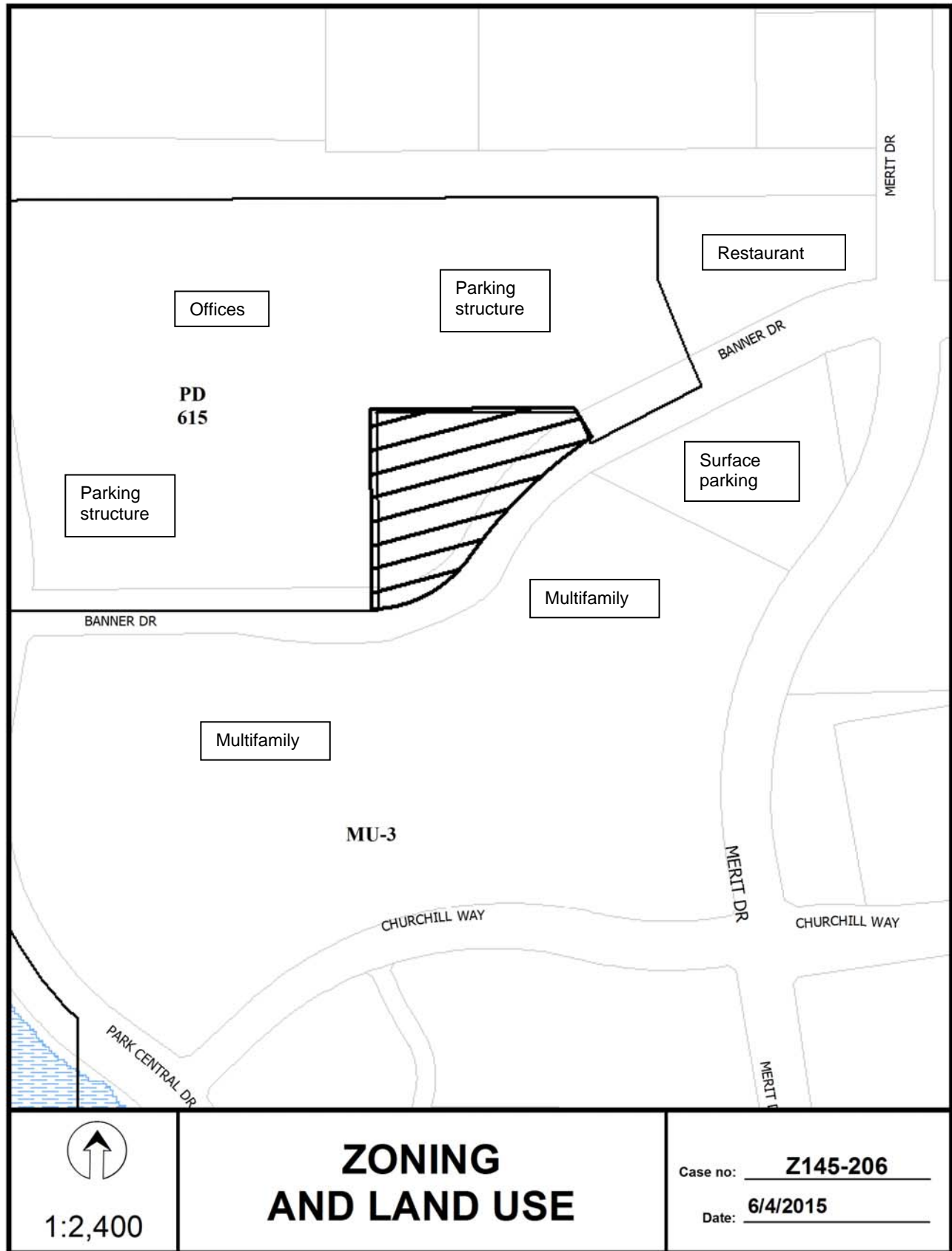


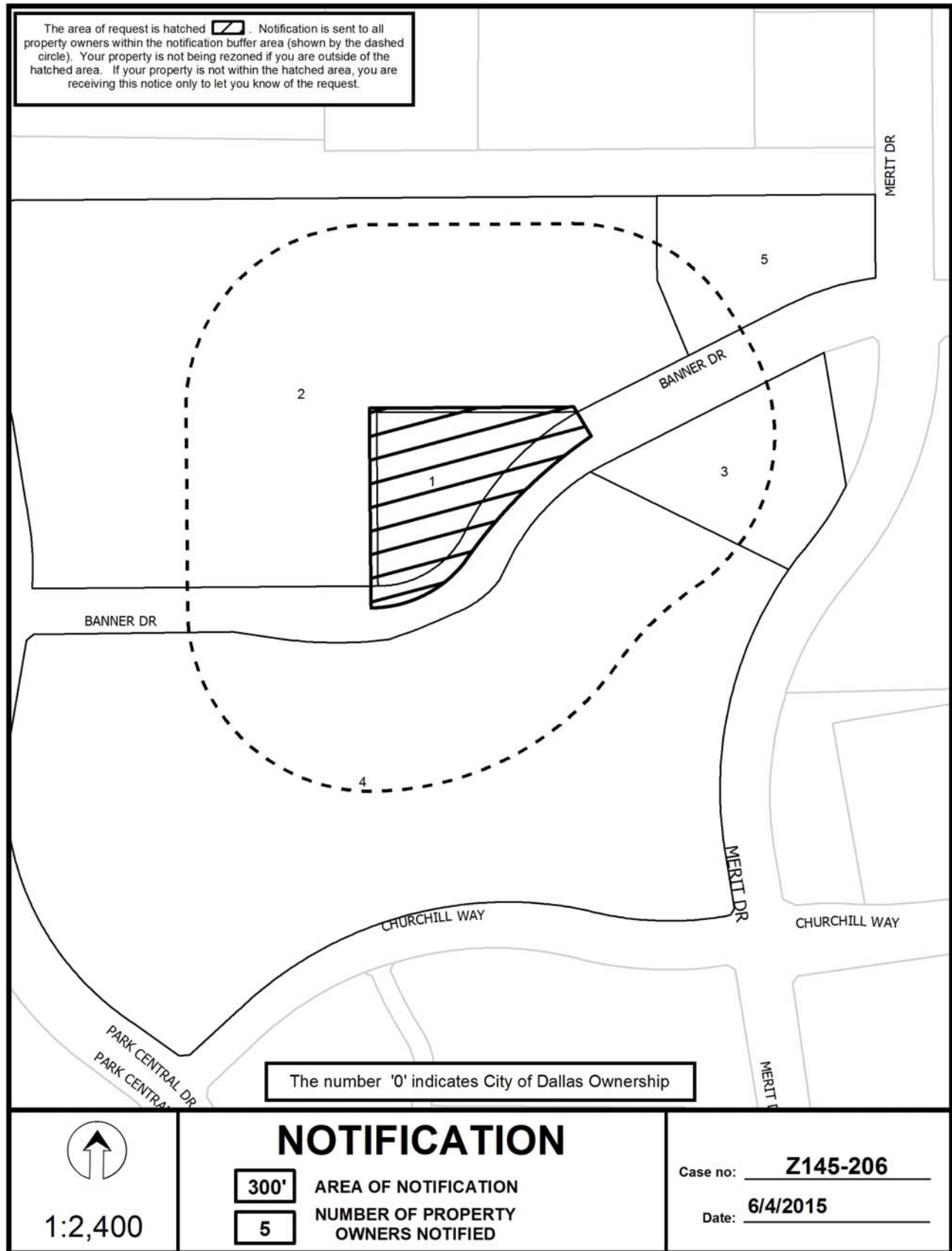


Z145-206 (WE)









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

### ***Z145-206***

#### ***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7701 BANNER DR	BANNER BROTHERS LTD
2	12700 PARK CENTRAL DR	MCKNIGHT DALLAS REAL EST
3	7600 BANNER DR	COLE BN DALLAS TX LLC
4	7601 CHURCHILL WAY	CHURCHILL ON THE PARK
5	7775 BANNER DR	COLE BN DALLAS TX LLC

**Planner: Sarah May**

**FILE NUMBER:** Z145-264(SM) **DATE FILED:** May 14, 2015

**LOCATION:** Northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension

**COUNCIL DISTRICT:** 6 **MAPSCO:** 23V

**SIZE OF REQUEST:** Approx. 2.19 acres **CENSUS TRACT:** 98.02

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**APPLICANT / OWNER:** DeWayne D. Hughes

**REPRESENTATIVE:** Maxwell J. Fisher, Masterplan Consultants

**REQUEST:** An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay.

**SUMMARY:** The applicant proposes to enlarge the existing funeral home and extend the parking area to Larga Drive and is requesting a decrease in parking requirements and modifications to landscaping requirements.

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

**PRIOR CPC ACTION:** On July 9, 2015, the City Plan Commission held this item under advisement for applicant and opposition to discuss the request. No changes have been made since July 9, 2015.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – This request proposes to enlarge an existing use and to expand the surface parking to two adjacent residential lots. The proposed request requires an enlarged residential landscape buffer and a 125-foot setback from Larga Drive, the area that is currently residential, in order to prohibit vertical development. Therefore the impacts on surrounding properties are lessened.
2. *Traffic impact* – The request has controls to direct daily traffic to and from Webb Chapel Road and to prohibit additional traffic on Larga Drive.
3. *Comprehensive Plan or Area Plan Conformance* – The request area is located in the Urban Neighborhood Building Block. The proposed zoning is consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The site has an existing overhead utility transmission easement ranging from 50 to 100 feet in width that generally bisects the property. The location of this existing easement and the existing building along with its proximity to a cemetery make for a unique relationship that functions well, but is not supported by the Dallas Development Code. A planned development district allows specialized conditions to control the impacts the proposed development has on surrounding properties but also grants modifications to Article X landscaping requirements and parking requirements to accommodate the constraints of the large overhead utility easement.

## **BACKGROUND INFORMATION:**

- The lots 3 and 4 of Block 7/6144 were filed in the County of Dallas in September 1946, annexed in December 1947. The lots were then constructed as two single family homes in 1950 according to Dallas Central Appraisal District records.
- Lot 2A of Block 7/6144 was filed in May of 1972 and was constructed as a funeral home in 1972 according to Dallas Central Appraisal District records.
- The site is currently under review for the alley abandonment that divides the funeral home from the single family homes.

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

1. **Z101-185:** On September 26, 2011, City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-1 Limited Office District with the D Liquor Control Overlay.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing Dimension
Webb Chapel Road	Community Collector	Standard-4 lanes-Divided, 80 feet R.O.W.
Larga Drive	Local	50 feet R.O.W.

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* designates the area of request located in an Urban Neighborhood Building Block.

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:**

	Zoning	Land Use
<b>Site</b>	LO-1 and R-7.5(A)	Mortuary, funeral home, or commercial wedding chapel and single family
<b>North</b>	R-7.5(A)	Cemetery and single family
<b>South</b>	NS(A)	Retail and personal service
<b>East</b>	SUP 528, MF-2(A), and R-7.5(A)	Child care facility, multifamily and single family
<b>West</b>	CR	Personal service and retail

**Land Use Compatibility:**

The land uses surrounding the request site consist of a cemetery and single family to the north, a home that was converted into a child care facility and additional single family to the east, and retail uses to the south and west.

An enhanced landscape buffer will be provided along Larga Drive to screen parking to the residential street and limit vehicular access to the street to emergency vehicles. In addition, a large setback will prohibit vertical development. These conditions are aimed



to protect the residential character of Larga Drive while allowing emergency access and adequate parking areas for the proposed expansion of the funeral home.

**Parking:** The request includes a parking reduction for a mortuary, funeral home, or wedding chapel. The proposed development seeks to enlarge areas for reception, body preparation, and a family visitation room, but to keep the existing chapel size unchanged. The proposed modification to parking requirements decreases the Development Code parking requirements by 7 spaces. The proposed parking analysis is as follows:

	Development Code			Proposed	
Factor	Ratio	Required		Ratio	Required
250 seats in chapel	1 per 2 seats	125		1 per 2 seats	125
13,500 SF excluding the chapel	1 per 500 SF	27		1 per 675 SF	20
	Total	152		Total	145

The development plan shows 145 standard-width parking spaces provided on site, therefore providing seven less spaces than the Development Code requires. It is possible to squeeze in these seven spaces with compact car parking spaces, however, staff believes parking is better facilitated with standard-width parking stalls than over a quarter of the parking lot with compact stalls and the majority of vehicles double park.

Staff supports the requested parking reduction due to the unique factors of the overhead utility easement and placement of the existing building.

**Landscaping:** The request generally complies with Article X of the landscaping regulations with an enlarged landscape buffer adjacent to residential properties, requiring evergreen hedges to Larga Drive, and allowances for the existing overhead utility easement which prohibits plantings underneath. An alley hammerhead turnaround encroaches into the residential landscape buffer. Also, due to the overhead utility easement, street trees and parking lot trees are not provided in accordance with the code.

**“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 at the east line of Webb Chapel Road and at the west line of Larga Drive, north of Bolivar Drive. The size of PD \_\_\_\_\_ is approximately \_\_\_\_\_ 2.19 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 nonresidential zoning district.

**SEC. 51P- \_\_\_\_.****104.**

**EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_\_\_A: development plan.

(2) Exhibit \_\_\_\_B: landscape plan.

**SEC. 51P- \_\_\_\_.****105.**

**DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). 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.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the LO-1 Office District, subject to the same conditions applicable in the LO-1 Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Office 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 LO-1 Office District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted:

-- Mortuary, funeral home, or commercial wedding chapel.

**SEC. 51P- \_\_\_\_\_.107.                      ACCESSORY USES.**

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

(b) The following accessory use is permitted:

-- Accessory pathological waste incinerator in conjunction with a mortuary or funeral home.

**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) Front yard.

(1) Except as provided in this subsection, minimum front yard is 15 feet.

(2) For Larga Drive, minimum front yard is 125 feet.

(b) Side and rear yard. :

(1) Except as provided in this subsection, no minimum side and rear yard is required.

(2) Minimum side and rear yard is 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(3) Garbage storage areas adjacent to a cemetery or mausoleum may be located in required side and rear yards.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

(i) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(ii) 0.75 for all uses combined.

(e) Height. Except as provided in this subsection, maximum structure height is 30 feet.

(1) For buildings with a gable, hip, or gambrel roof maximum structure height is 35 feet.

(2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. A cemetery or mausoleum is not private property for purposes of Section 51A-4.412.

(f) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is two.

## **SEC. 51P- \_\_\_\_\_.109.**

## **OFF-STREET PARKING AND LOADING.**

(a) 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) Ingress and egress on Larga Drive must be as shown on the development plan (Exhibit \_\_\_\_A). The gated entry must be secured with a Knox-Box

that is approved by the Dallas Fire Department and must remain closed except to provide access to emergency vehicles, equipment, and personnel.

- (c) One space per 675 square feet of floor area excluding the chapel.
- (d) No bicycle parking is required.
- (e) Loading spaces are not required.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_\_.B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) New development must comply with Article X.

(c) Parking lot tree requirements are not applicable in utility transmission corridor easements.

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

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.113. ADDITIONAL PROVISIONS.**

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

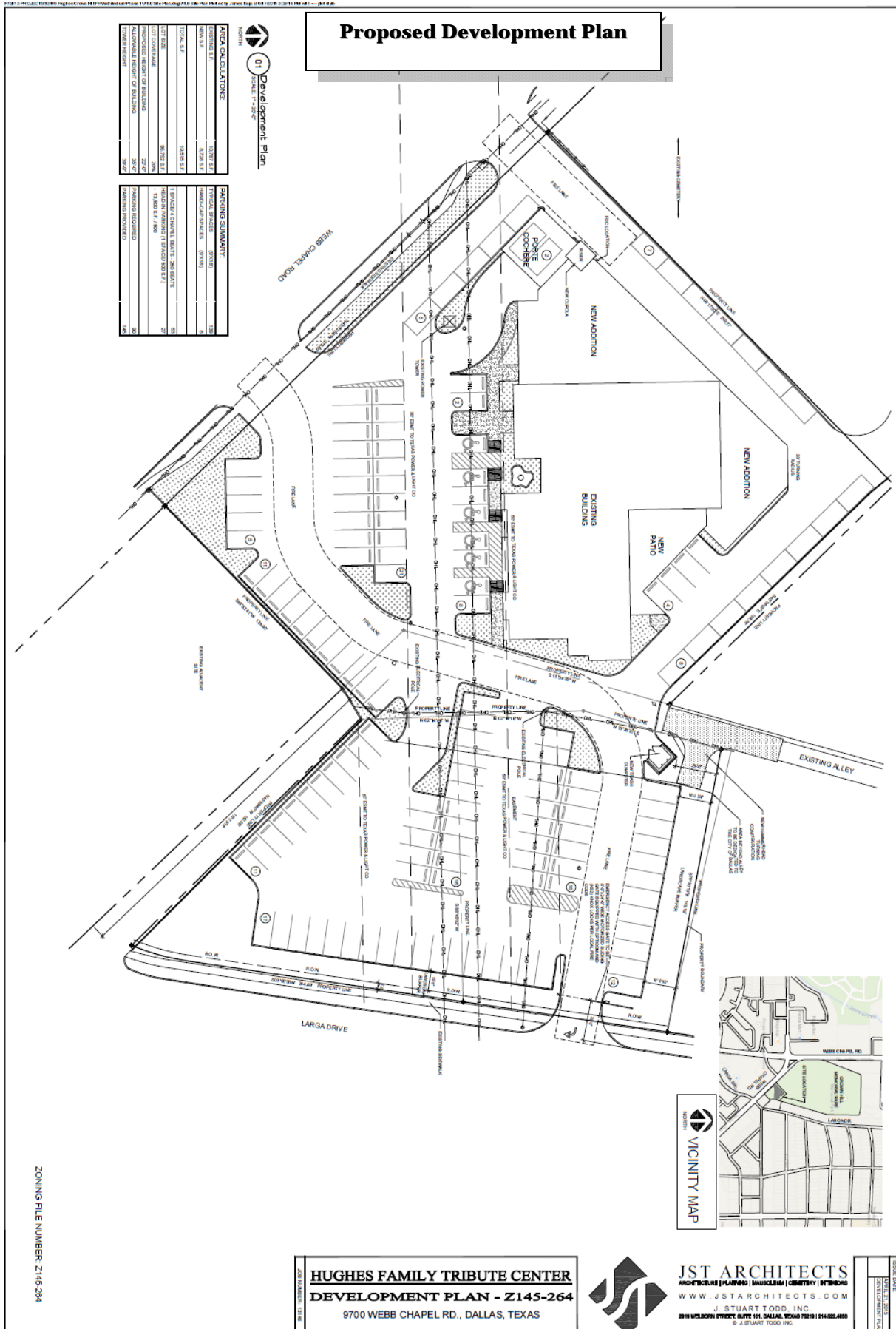
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_\_.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."

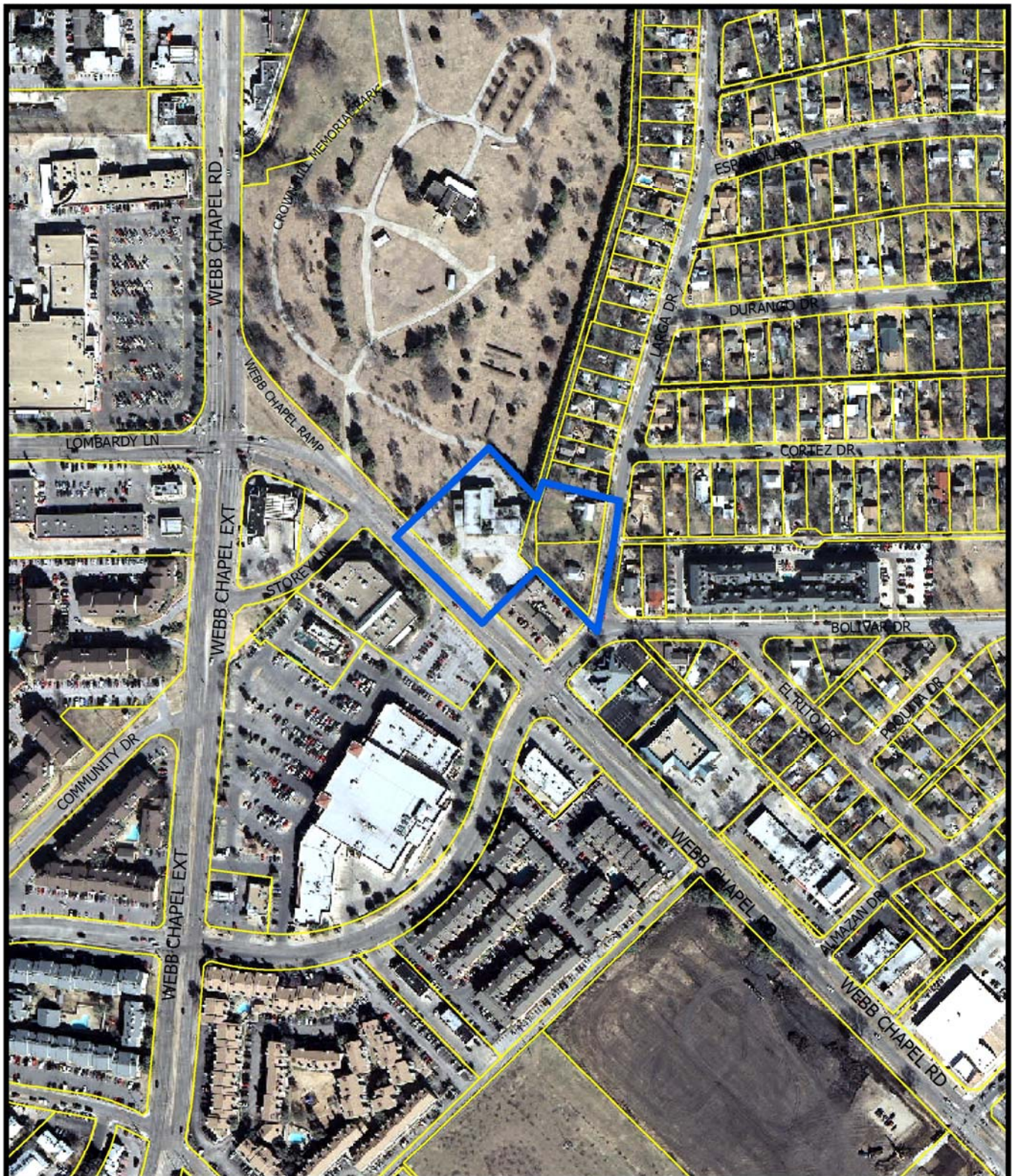




ZONING FILE NUMBER: Z145-264







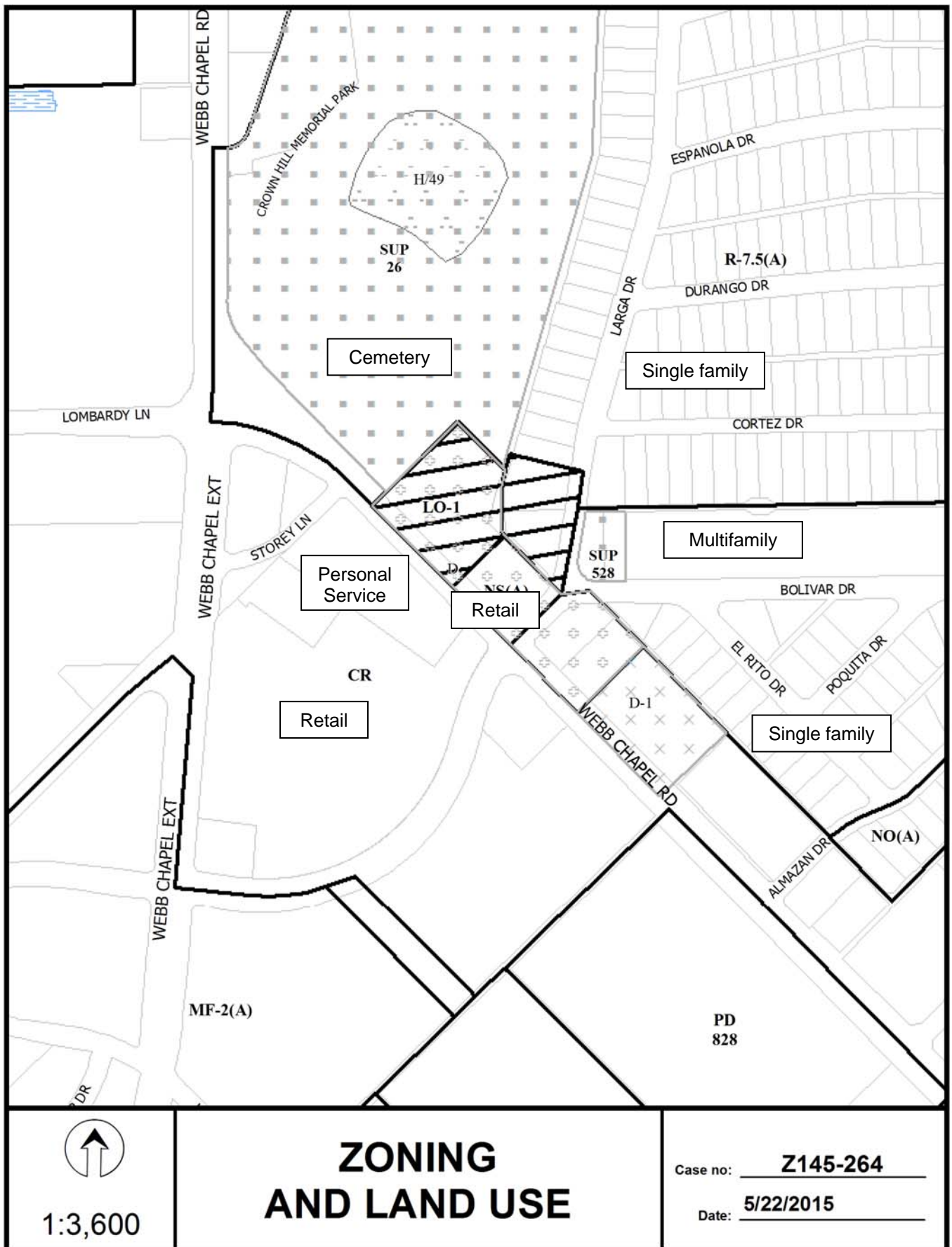
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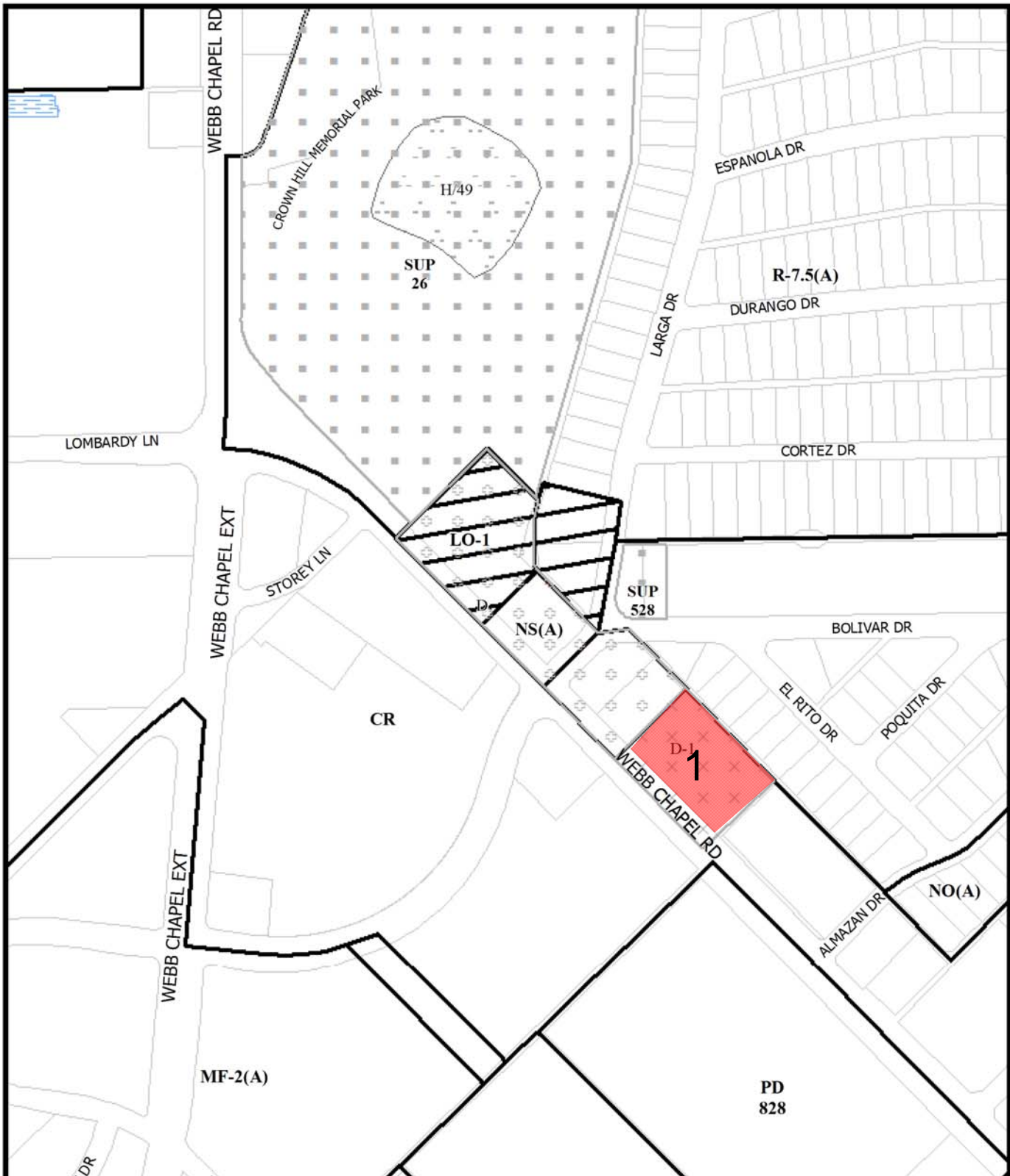
## AERIAL MAP

Case no: **Z145-264**

Date: **5/22/2015**





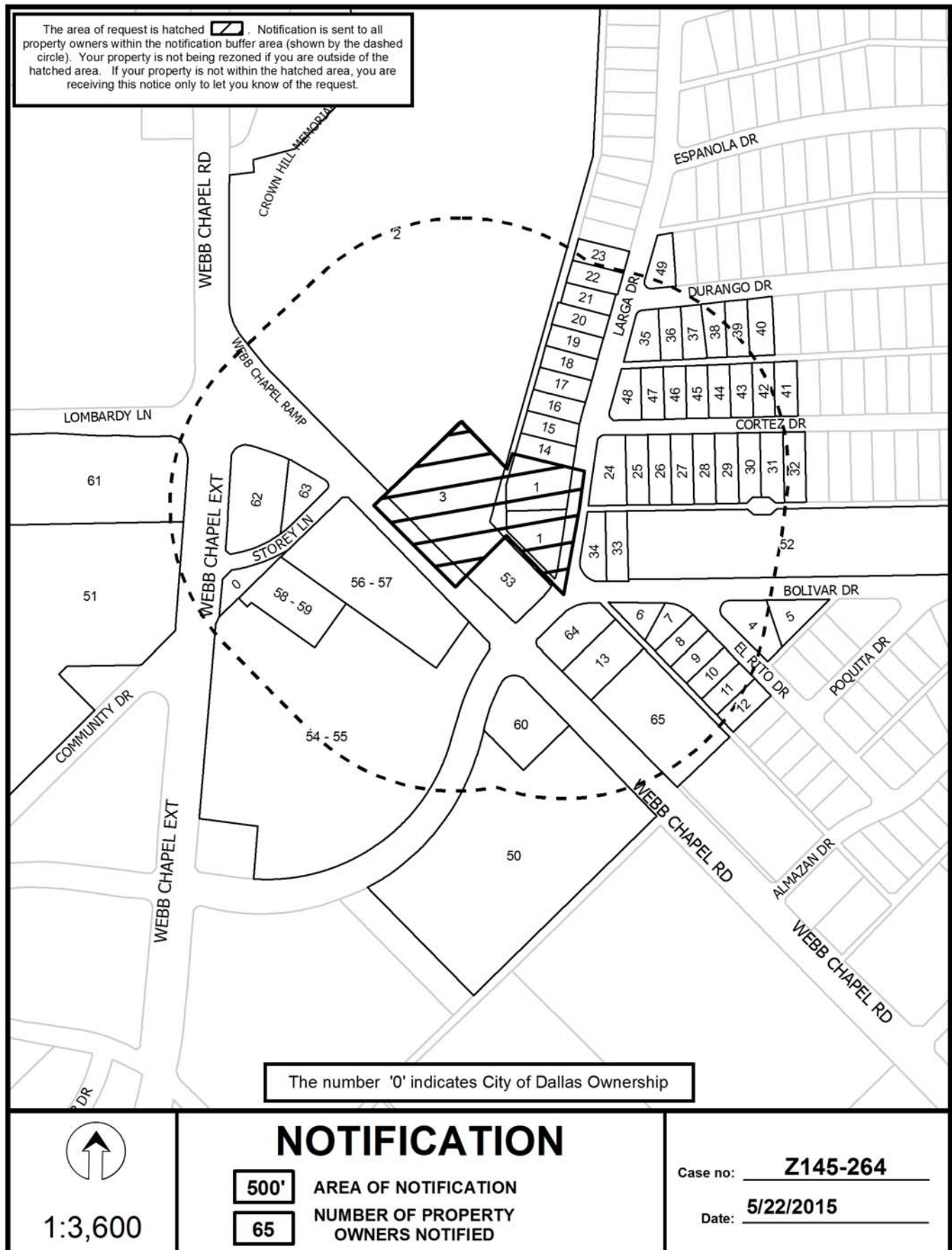


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## ZONING HISTORY

Case no: **Z145-264**

Date: **5/22/2015**





05/22/2015

***Notification List of Property Owners******Z145-264******65 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9511 LARGA DR	PRESTON DIGBY M &
2	9718 WEBBS CHAPEL RD	CROWN HILL MEMORIAL PARK
3	9700 WEBBS CHAPEL RD	HUGHES DEWAYNE D
4	3534 BOLIVAR DR	PEREZ RIGOBERTO & DIANA
5	3538 BOLIVAR DR	ALVARADO HECTOR C &
6	3512 BOLIVAR DR	SAVAGE DWIGHT E & SANDRA
7	9555 EL RITO DR	HERNANDEZ JESUS & MARIA E
8	9551 EL RITO DR	HERNANDEZ JESUS & MARIA
9	9547 EL RITO DR	JASSO APOLONIO
10	9541 EL RITO DR	CANTU MARTIN R RAMIREZ & NORA A RAMIREZ
11	9537 EL RITO DR	GARCIA ISMAEL & ADRIANA
12	9531 EL RITO DR	PORTILLO FRANCISCO &
13	9616 WEBBS CHAPEL RD	BROWN J HAL MD
14	9525 LARGA DR	STILES KIRBY G
15	9531 LARGA DR	LOPEZ GIL J
16	9535 LARGA DR	VEGA VENTURA & MARIA E
17	9539 LARGA DR	JAMIE JOSE G
18	9543 LARGA DR	VIKING COMMERCIAL SVCS
19	9547 LARGA DR	WOOD CHARLES B
20	9551 LARGA DR	DAVILA ELVIA
21	9555 LARGA DR	VELEZ MARTHA &
22	9559 LARGA DR	VILLASENOR GALDINO &
23	9565 LARGA DR	FEDERAL NATIONAL MTG ASSOCIATION
24	3502 CORTEZ DR	SALINAS FRANCISCO M
25	3508 CORTEZ DR	OROZCO JOSE GUADALUPE
26	3512 CORTEZ DR	ROSAS MARIA

05/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3516 CORTEZ DR	PLANCARTE SIXTO
28	3522 CORTEZ DR	ROMERO GREGORIO
29	3526 CORTEZ DR	FLORES RUTH
30	3530 CORTEZ DR	SANCHEZ ANGELICA & BRIGIDA
31	3534 CORTEZ DR	MARTINEZ EDUVIGES B &
32	3538 CORTEZ DR	MARTINEZ ESTEBAN
33	3507 BOLIVAR DR	JUAREZ JOSE
34	3503 BOLIVAR DR	ARRIETA LUZ HERLINDA
35	3502 DURANGO DR	VEGA ADOLFO &
36	3506 DURANGO DR	ME SWISS MGMT LLC
37	3510 DURANGO DR	DIAMANTE HOMES INC
38	3514 DURANGO DR	ANAYA MATIAS
39	3518 DURANGO DR	ANDRADE MARIO
40	3524 DURANGO DR	VILLA JORGE
41	3535 CORTEZ DR	MORENO MARIA R A B
42	3531 CORTEZ DR	ARMILLA EVODIO
43	3527 CORTEZ DR	GONZALES JOHN GABRIEL
44	3523 CORTEZ DR	JONSE TOM
45	3519 CORTEZ DR	LAND STEVE R
46	3515 CORTEZ DR	RAMIREZ JAVIER
47	3511 CORTEZ DR	FLORES JESUS M &
48	3503 CORTEZ DR	RAMIREZ OLGA
49	3503 DURANGO DR	SPECIALIZED SERVICES LLC
50	9494 LARGA DR	CHAPEL OAKS APARTMENTS LP
51	3350 LOMBARDY LN	VREC PECAN LP
52	3527 BOLIVAR DR	SCRIBA RALPH D TRUSTEE
53	9640 WEBB CHAPEL RD	3D PARTNERS LTD
54	3440 WEBB CHAPEL EXTENSION	DALLAS CITY OF
55	3460 WEBB CHAPEL EXTENSION	MARKET PLACE AT WEBB
56	9655 WEBB CHAPEL RD	DALLAS CITY OF
57	9655 WEBB CHAPEL RD	HEALTH & TENNIS OF AMERIC

Z145-264(SM)

05/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3520 STOREY RD	DALLAS CITY OF
59	3520 STOREY LN	MCDONALDS CORP
60	9625 WEBB CHAPEL RD	CENTURY 9625 LLC
61	3400 LOMBARDY LN	PECAN PLAZA LTD
62	9717 WEBB CHAPEL RD	CMCR CORP
63	9707 WEBB CHAPEL RD	CHOI JAE MIN
64	9620 WEBB CHAPEL RD	BROWN J HAL
65	9528 WEBB CHAPEL RD	AHRLEM LP

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

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

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

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

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**APPLICANT / OWNER:** UME Preparatory Academy

**REPRESENTATIVE:** Juan Pena, Callaway Architecture

**REQUEST:** An application for an amendment to Planned Development District No. 612 and to repeal Specific Use Permit No. 1950 for an open-enrollment charter school on the east side of Spur 408, north of Grady Niblo Road. Consideration will also be given to an amendment to Specific Use Permit No. 1950 for an open-enrollment charter school and for an amendment to the development plan for Planned Development District No. 612.

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

On April 2, 2015, the City Plan Commission recommended approval to amend the Planned Development District to permit the school by right and repeal the Specific Use Permit. On June 17, 2015, the City Council remanded this application to the City Plan Commission for reconsideration.

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

**GUIDING CRITERIA FOR RECOMMENDATION:**

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

**Thoroughfares/Streets:**

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

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

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

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

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

## STAFF ANALYSIS:

### Land Use:

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

### Land Use Compatibility:

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

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

On June 17, 2015, the City Council recommended to remand the case back to the City Plan Commission to consider an amendment to Specific Use Permit No. 1950. If the City Plan Commission recommends approval of an amendment SUP No. 1950, the PD Conditions will be amended accordingly. A revised development plan will still be required in addition to a site plan.



**Development Standards:**

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

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

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

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

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

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

<p><b>LIST OF BOARD MEMBERS</b> UME Preparatory Academy</p>
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- Nolan Estes                      Chairman
- F. Charlene Conner              Vice-Chair
- Jill Jones                          Secretary
- Jaime Andrade                   Treasurer
- Michael Spurlock                Superintendent



**PROPOSED SPECIFIC USE  
PERMIT No. 1950 CONDITIONS**

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

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

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

4. CLASSROOMS: The maximum number of classrooms is [49] 22.

5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday.

6. INGRESS/ EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

7. PARKING: Parking must be located as shown on the attached site plan.

8. TRAFFIC MANAGEMENT PLAN:

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

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2014. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each even-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level;
- (G) circulation;

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

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

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

(d) Amendment process.

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

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

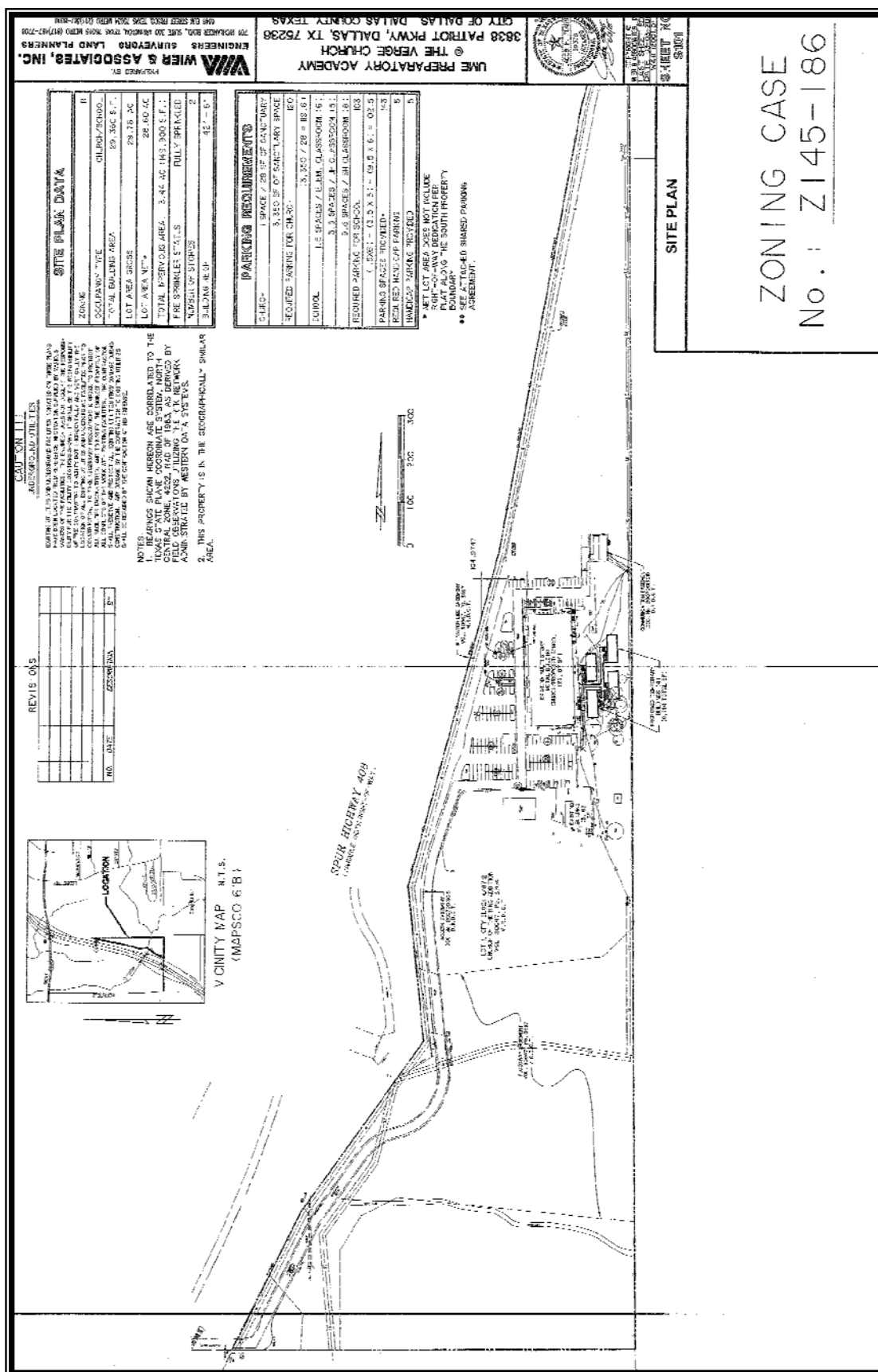
(3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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



## PROPOSED SITE PLAN



<b>PROPOSED PD CONDITIONS</b>
-------------------------------

**ARTICLE 612.**

**PD 612.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SEC. 51P-612.107. YARD, LOT, AND SPACE REGULATIONS.**

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

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

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

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

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

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

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

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

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

See Article VI.

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

Landscaping must be provided in accordance with Article X.

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

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

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

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

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

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

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2014. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level;

(G) circulation;

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

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

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

submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

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

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(e) Amendment process.

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

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

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

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

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

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

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

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

#### **SEC. 51P-612.112. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city.

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

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

1





## PROPOSED DEVELOPMENT PLAN

[illegible]

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

**Traffic Management Plan and Queuing Analysis**  
**Proposed UME Preparatory Academy Z145-186**  
**3838 Patriot Parkway, Dallas, TX**  
**March 9, 2015**  
**Updated April 16, 2015**

**Introduction:**

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

The school will start with approximately 352 students for the 2015-2016 school year, and may ultimately grow to up to 540 students after five years. The building has a total of 22 classrooms. The following table shows the proposed distribution of classrooms and students at buildout, actual student distribution may vary by year:

Grade	Classrooms	Students	Drop-Off Time	Dismissal Time
Kindergarten	6	32	Early Session Arrival 8:30 AM  or  Late Session Arrival 10:30 AM	Early Session Dismissal 1:30 PM  or  Late Session Dismissal 3:30 PM
1 <sup>st</sup> Grade		36		
2 <sup>nd</sup> Grade		36		
3 <sup>rd</sup> Grade		40		
4 <sup>th</sup> Grade		40		
5 <sup>th</sup> Grade		40		
6 <sup>th</sup> Grade	8	40		
7 <sup>th</sup> Grade		44		
8 <sup>th</sup> Grade		44		
9 <sup>th</sup> Grade	8	44		
10 <sup>th</sup> Grade		48		
11 <sup>th</sup> Grade		48		
12 <sup>th</sup> Grade		48		
<b>Total</b>	<b>22</b>	<b>540</b>		

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

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



**Proposed TMP Operation:**

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

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

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

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

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

**Queuing Analysis:**

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

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

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

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

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

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

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

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

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

### Parking:

The existing church property contains 143 parking spaces. The school use, with 6 elementary classrooms at 1.5 spaces each, 8 junior high (grades 6-8) classroom at 3.5 spaces each, and 8 senior high (grades 9-12) classrooms at 9.5 spaces each will require 113 parking spaces at buildout per Dallas City Code §51A-4.202(17)(C).

### Summary:

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

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

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

Prepared by:

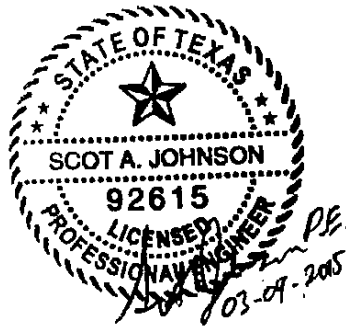
**Kimley-Horn and Associates, Inc.**

Scot A. Johnson, P.E., PTOE

12750 Merit Drive, Suite 1000

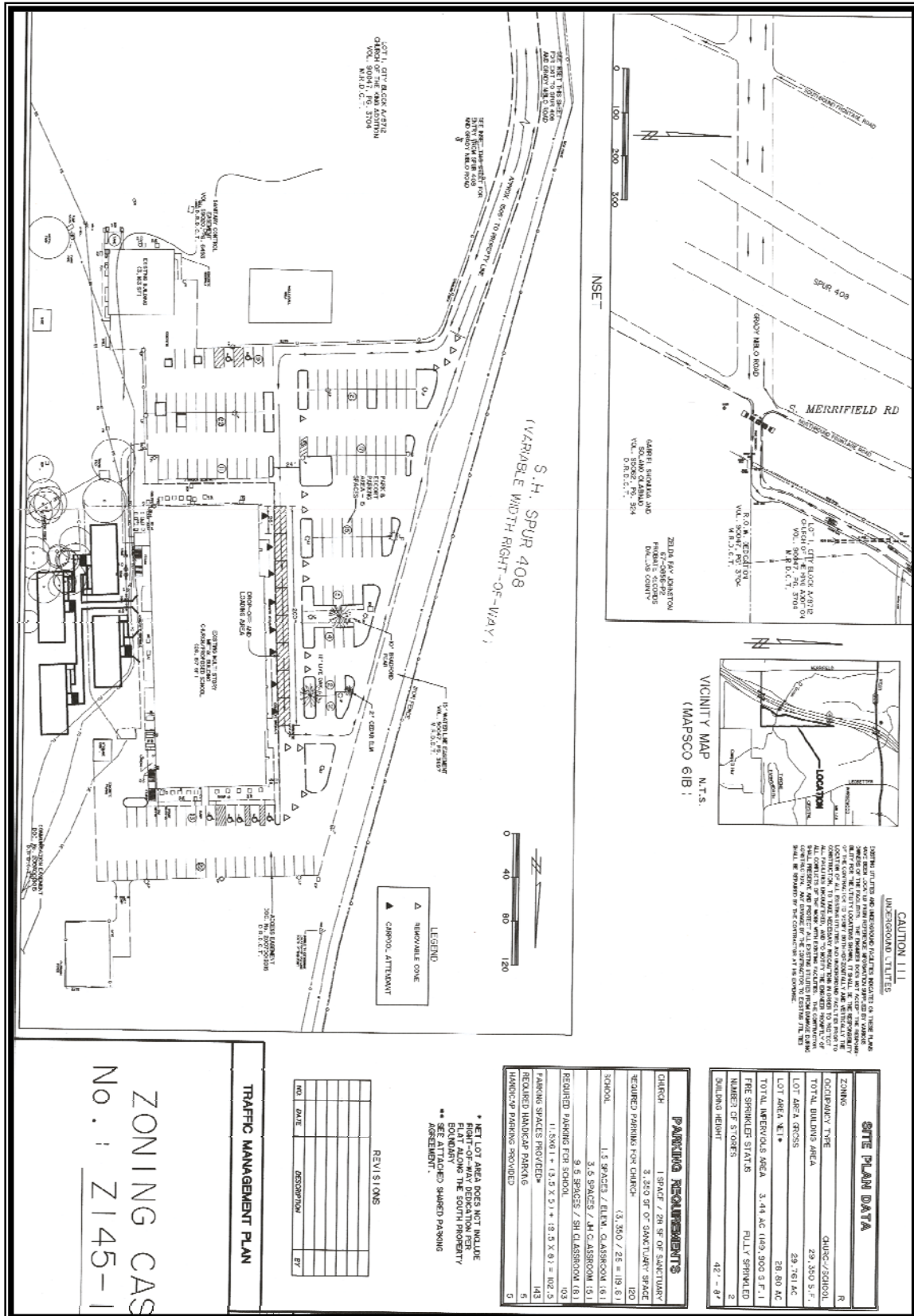
Dallas, TX 75251

(972) 770-1300

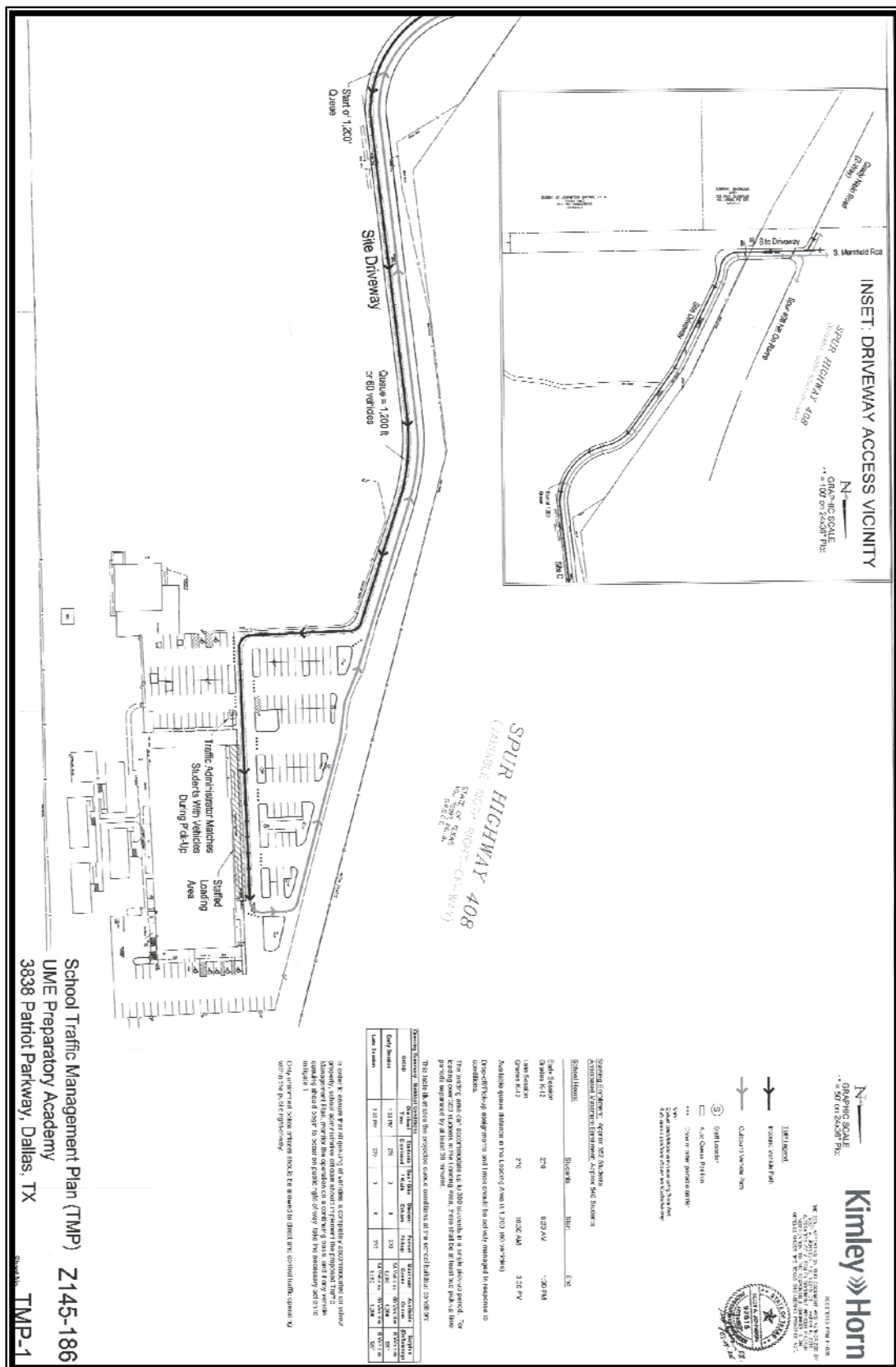


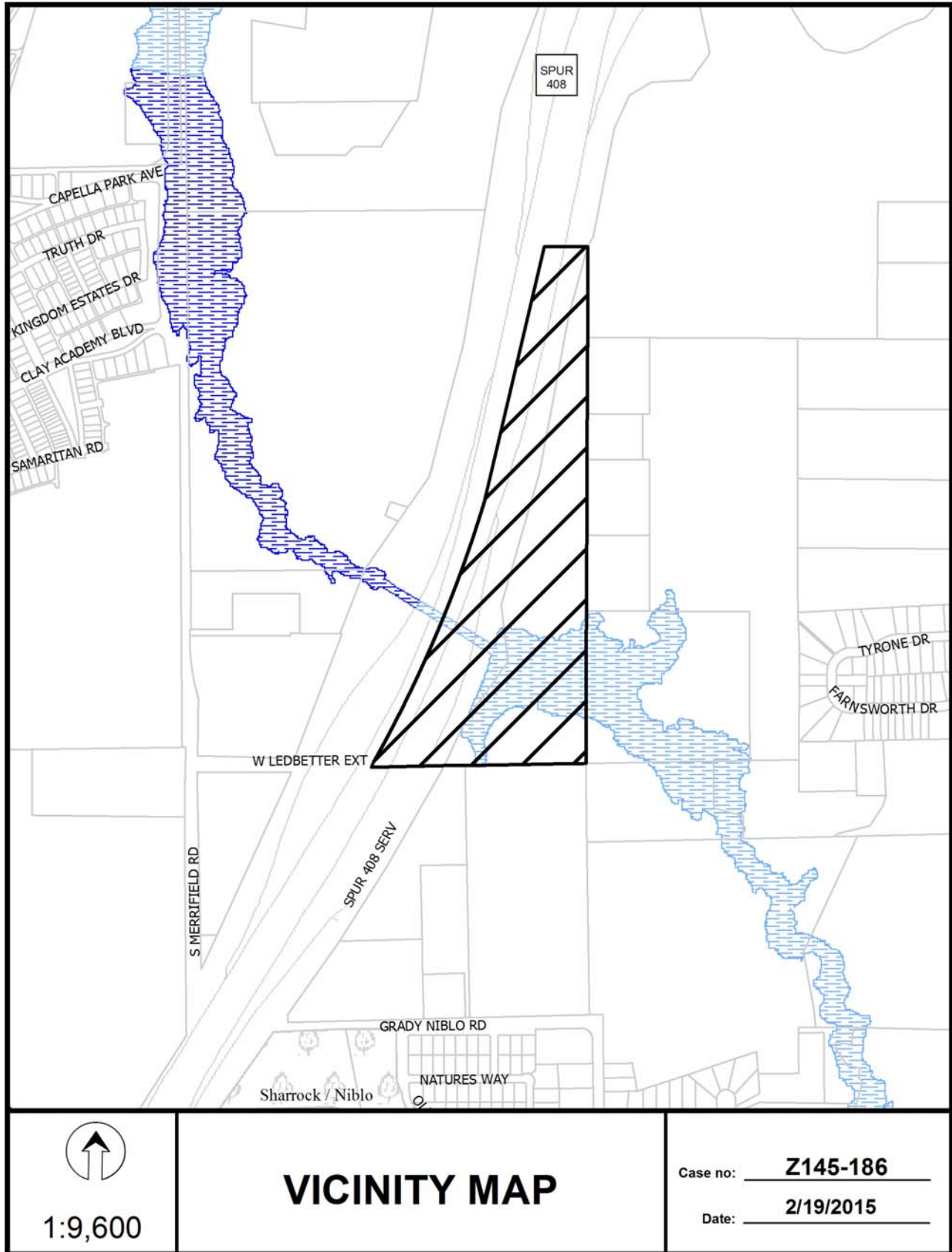


# PROPOSED TRAFFIC MANAGEMENT PLAN

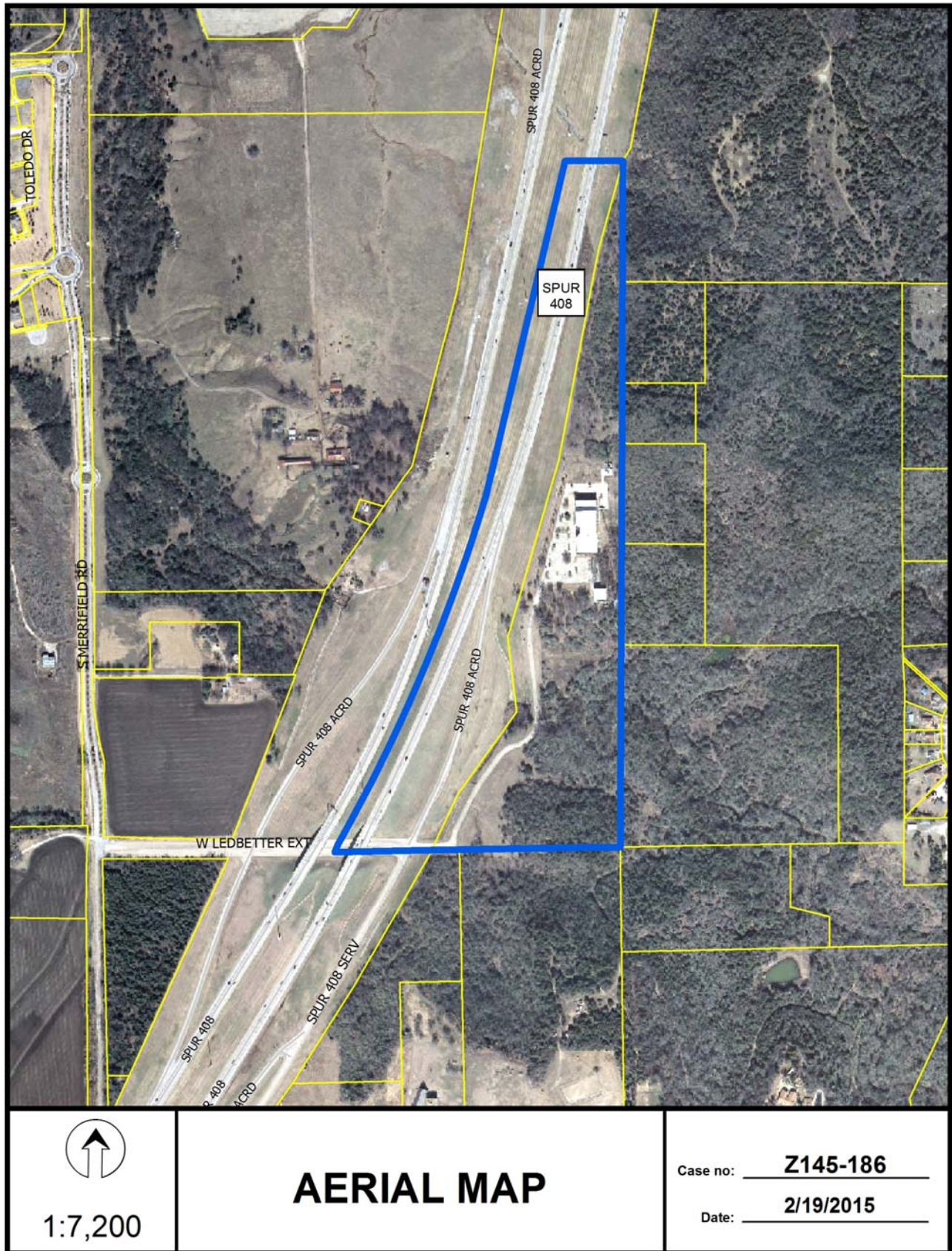


## PROPOSED TMP CIRCULATION PLAN

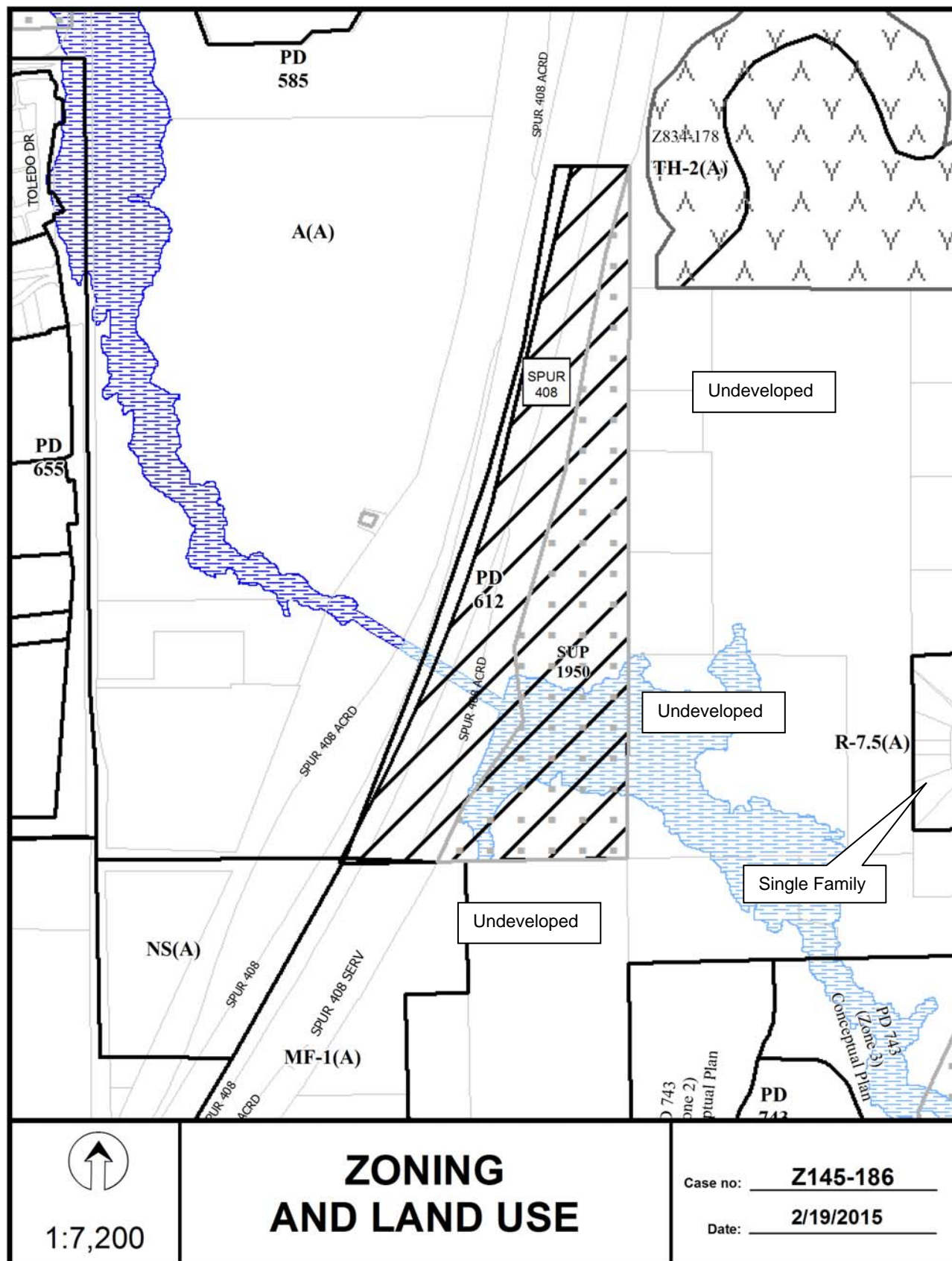


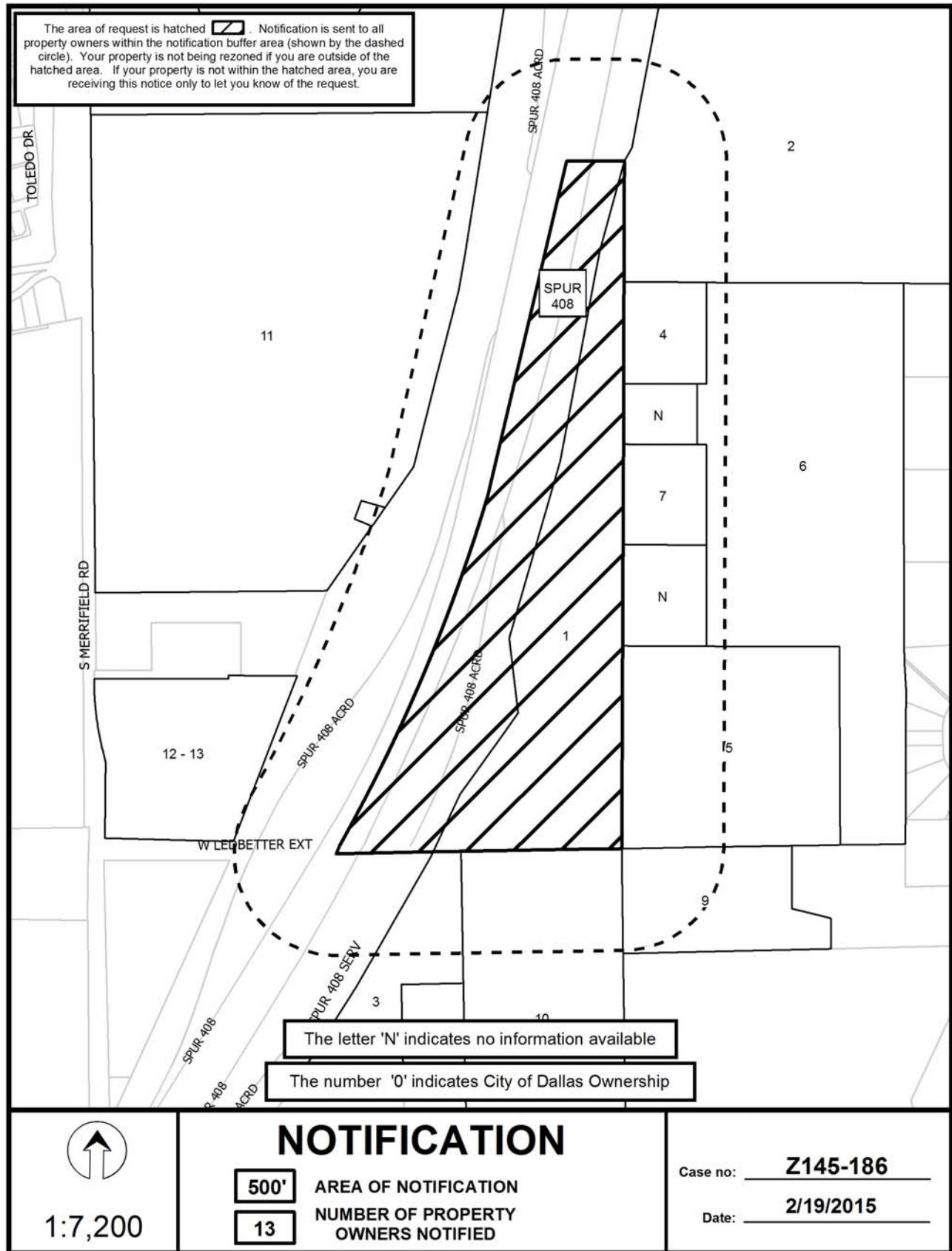














# ***Notification List of Property Owners***

## ***Z145-186***

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

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

**FILE NUMBER:** Z145-234(AF)

**DATE FILED:** March 31, 2015

**LOCATION:** North side of Wheatland Road and west of Clark Road

**COUNCIL DISTRICT:** 3

**MAPSCO:** 71B-C

**SIZE OF REQUEST:** ± 47.59 acres

**CENSUS TRACT:** 165.10

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**APPLICANT/OWNER:** Ducanville ISD

**REPRESENTATIVE:** Karl Crawley, Masterplan

**REQUEST:** An application for an amendment and expansion of Specific Use Permit No. 1007 for a public school on property zoned a TH-3(A) Townhouse District.

**SUMMARY:** The applicant proposes to amend Specific Use Permit No. 1007 to allow for an additional 25,000 square feet of development to the existing Kennemer middle school and the construction of a +/- 95,550-square-foot, 35 classroom elementary school. Acton elementary school with an enrollment of 520 students in grades PreK-4<sup>th</sup> will be relocating to this site. Once relocated, Acton Elementary school will increase enrollment to accommodate up to 770 students in grades PreK-5th. The addition to the middle school includes 16 classrooms, 2 science labs, office space, and 2 restrooms. The applicant is also requesting to amend the boundaries of the SUP to include a +/-10.01 acre lot located to the northeast of the property which would allow for the construction of an additional access point for the elementary school from Clark Road. Specific Use Permit No. 1007 for a public school was approved with no expiration date on the site on February 24, 1988.

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

**STAFF RECOMMENDATION:**

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

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed buildings and expansion of the use are compatible in scale with the surrounding uses. Nothing over two stories is being proposed for the site.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed middle school expansion and new elementary school are not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The landscape plan does not meet the landscape requirement that street trees be located within 30 feet of the street curb along Wheatland Road and Clark Road. Due to the topography changes along these streets, the Arborist is supportive of the request. The number of street trees are being provided, but will be setback farther from the street. As part of the Specific Use Permit process, City Council may approve a landscape plan that is reasonable consistent with the standards and purposes of Article X.

**BACKGROUND INFORMATION:**

- On June 18, 2015, the City Plan Commission approved a preliminary plat (S145-200) the two parcels into one lot.

**Surrounding Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z123-344	On December 12, 2012, City Council approved an application for a PD, Planned Development District No. 876 on property zoned CR, Community Retail.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
W. Wheatland Road	Major Arterial	50 feet
Clark Road	Major Arterial	Variable

**Traffic:**

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in this report.

**STAFF ANALYSIS:****Comprehensive Plan:**

The subject site is located in 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.

A middle school and elementary school are services that support a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

**Surrounding Land Use:**

	Zoning	Land Use
<b>North</b>	PD 521	Single family
<b>East</b>	R-7.5(A)	General Merchandise or food store >100,000 SQ
<b>South</b>	R-7.5(A)	Single family
<b>West</b>	PD 521	Single family

**Land Use Compatibility:**

Located to the northeast of the site is a vacant, undeveloped +/-10.01 acre parcel that extends to Clark Road. It is the applicant's intention is to develop an access road connecting to Clark Road, giving the elementary school another access point.

The more intense uses are concentrated at the northwest intersection of West Wheatland Road and Clark Road. The uses consist of a fast food restaurant with a drive-through, a +/- 155,025 square foot general merchandise/grocery store, and a middle school. The proposed elementary school is to be located on the north side of the general merchandise/grocery store with access from Clark Road.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval subject to a site plan and conditions.

**Parking:**

Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom along with three and one half parking spaces for every junior high/middle school classrooms. The middle school is projected to have a total of 48 classrooms and the new elementary school will have 35 classrooms. The combined development would require a total of 221 parking spaces. The applicant is proposing a total of 355 parking spaces.

**Landscaping:**

The original landscape plan for Kennemer Middle School did not meet all of the screening, street trees and site trees requirements dictated by Article X. The more recent landscape plan only reflects a deficiency in the location of street trees (within 30 feet of the curb) along both Clark and Wheatland. Although it does have significant tree coverage stand near the roadway, the trees that might be counted are setback from the curb by more than 30 feet.

The plan depicts over +/- 10 acres of open space with mature trees on the northeast corner of the site. In addition, a total of approximately 1,163 trees are proposed where only a total of 527 site trees are required. Finally, over +/- 400,000 square feet of area is proposed to be preserved where only +/- 104,064 square feet of area is required.

**Z145-234**  
**Proposed SUP Conditions**

1. SITE PLAN. Use of and development of the Property must comply with the attached site plan.
2. USES. The only use authorized by this specific use permit is a public school other than an open enrollment charter school
3. LANDSCAPING. Landscaping must be provided on the Property in compliance with the attached landscape plan. All plant materials must be maintained in a healthy, growing condition at all times.”
4. MAXIMUM FLOOR AREA. The maximum floor area for ~~Phase I~~ the junior high/middle school is ~~131,075~~ 181,364 square feet. The maximum floor area for the kindergarten/elementary school is 95,550 square feet.
5. TIME LIMIT. ~~This specific use permit has no expiration date.~~ This specific use permit expires on (ten years after the passage of this ordinance), but is eligible for automatic renewals for 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.)
6. MAXIMUM NUMBER OF CLASSROOMS. A maximum number of 43 classrooms are permitted ~~in Phase I~~ for a junior high/middle school. A maximum number of 35 classrooms are permitted for a kindergarten/elementary school.
7. TRAFFIC MANAGEMENT PLAN.
  - (a) In general. The operation of the uses must comply with the traffic management plan (Exhibit \_\_\_\_\_).
  - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
  - (c) Traffic study.
    - (1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by November 1, 2007. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by November 1st of each year.



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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

          (d) Amendment process.

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

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

8. DRIVE. Driveways must be provided for the off-street loading and unloading of students in accordance with the attached site plan.

9. HEIGHT. The maximum height of any structure is ~~35~~ 38 feet. No more than two stories are permitted on the Property.

10. COVERAGE. The maximum coverage for ~~Phase I~~ is ~~15~~ 10 percent.
11. GENERAL REQUIREMENTS. Use of the Property must comply with the requirements of all applicable ordinances, rules, and regulations of the City of Dallas.

*TRAFFIC MANAGEMENT PLAN FOR*  
**ACTON ELEMENTARY SCHOOL**  
*DALLAS, TEXAS*

*DeShazo Project No. 15053*

Prepared for:  
**Masterplan**  
900 Jackson Street, Suite 640  
Dallas, Texas 75202

Prepared by:  
**DeShazo Group, Inc.**  
Texas Registered Engineering Firm F-3199  
400 South Houston Street, Suite 330  
Dallas, Texas 75202  
214.748.6740

*March 30, 2015*



*Z145-234*

Traffic Management Plan for  
**Acton Elementary School**

~ DeShazo Project No. 15053 ~

## ***Table Of Contents***

PRELIMINARY SITE PLAN.....	I
INTRODUCTION.....	1
TRAFFIC MANAGEMENT PLAN.....	1
<i>School Operational Characteristics</i> .....	2
<i>Proposed Traffic Conditions</i> .....	2
<i>Recommendations</i> .....	3
SUMMARY .....	4

LIST OF TABLES:

**Table 1. School Operational Characteristics**

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

LIST OF EXHIBITS:

**Exhibit 1. Recommended Site Circulation Plan**



## Technical Memorandum

**To:** Mr. Karl Crawley — Masterplan  
**From:** Steve E. Stoner, P.E., PTOE — DeShazo Group, Inc.  
**Date:** March 30, 2015  
**Re:** Traffic Management Plan for Acton Elementary School in Dallas, Texas  
DeShazo Project Number 15053

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### INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by Masterplan on behalf of the Duncanville Independent School District to provide a requisite traffic management plan (TMP) for the proposed Acton Elementary School campus to be located behind the existing Kennemer Middle School located at 7101 W Wheatland Road in Dallas, Texas. **DeShazo** is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

The school is currently in operation at a different site with an enrollment of 520 students in grades PreK - 4th. The school proposes to relocate the current school to the proposed location and accommodate an enrollment of up to 770 students in grades PreK - 5th. A proposed site plan, prepared by **Huckabee**, showing the proposed site is attached for reference.

As part of the approval process for the school, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

### TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be

Acton Elementary School  
Traffic Management Plan  
Page 1

minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

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

### **School Operational Characteristics**

**Table 1** summarizes the known operational characteristics for Acton Elementary School assumed in this analysis:

**Table 1. School Operational Characteristics**

	<b>Existing Conditions</b>	<b>Proposed Conditions</b>
Enrollment:	PreK, Kindergarten - 133 students 1 <sup>st</sup> Grade - 88 students 2 <sup>nd</sup> Grade - 85 students 3 <sup>rd</sup> Grade - 99 students 4 <sup>th</sup> Grade - 115 students  <i>Total (All grades): 520 students</i>	Grades: Kindergarten – 5 <sup>th</sup>  <i>Total (All grades): 770 students</i>
Daily Start/End Schedule	Grades: <i>All</i> >Start: 8:00 AM >End: 3:30 PM	Grades: <i>All</i> >Start: 8:00 AM >End: 3:30 PM <b>NOTE: the Kennemer Middle School hours are 9:00 AM to 4:30 PM</b>
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Drop-Off/Pick-Up: $\approx 65\%$ By School Bus: $\approx 25\%$ By Walking/Other: $\approx 10\%$	By Drop-Off/Pick-Up: $\approx 65\%$ By School Bus: $\approx 25\%$ By Walking/Other: $\approx 10\%$

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

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

### **Proposed Traffic Conditions**

NOTE: The following details are based upon DeShazo’s observations at the existing Acton Elementary School, located at 9240 County View Road in Dallas on March

#### **SITE ACCESS AND CIRCULATION**

The subject site is proposed to provide two total driveways. One existing driveway on W Wheatland Road (now serving a parking lot for Kennemer Middle School) will provide both ingress and egress. A new driveway



will be constructed on Clark Road (aligned with S Royal Oak Drive) – it is recommended that this driveway serve inbound use only in order to minimize potential visibility limitations (or, if used for egress traffic – e.g. by school buses – right-turn only maneuvers would not be effected by visibility issues).

During the drop-off and pick-up period, most parents either enter the campus from either site driveway to unload/load passengers (students) at the designated loading area on the south side of the school building. Vehicles would then exit the site at the south driveway on W Wheatland Road.

School buses have a separate loading area on the west side of the school. School buses are encouraged to use the Clark Road driveway; however, a right-turn only maneuver is recommended upon egress.

#### PASSENGER UNLOADING/LOADING AND VEHICLE QUEUING

During the afternoon pick-up period, the school provides a managed “carpool” system whereby students are paired with parent vehicles by actively managing the loading process. School staff are positioned at strategic locations ahead of the loading area(s) and relay the sequence of parent arrival back to the loading area. With the assistance of other school staff stationed at the loading area, several vehicles are loaded simultaneously. After loading, vehicles are cleared by school staff to carefully exit the site along the designated route.

Based upon field observations conducted by DeShazo during typical school-day conditions (on Tuesday, March 17, 2015), the peak number of parent-vehicles on site during the afternoon pick-up period was quantified. The vehicle accumulation count includes all vehicles in queue, or parked on- and off-campus.

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

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


	Existing Conditions (Observed)	Proposed Conditions (Estimated)
Peak Number of Vehicles	Approximately 65 parent vehicles and 5 school buses (for current enrollment of 520 students)	Approximately 96 parent vehicles and 7 school buses (for maximum enrollment of 770 students)

\* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.

NOTE: Less detailed site observations were also conducted during the morning drop-off period, however the total number of vehicles parked and in queue was substantially less. Therefore, a detailed analysis was not performed for the morning drop-off period.

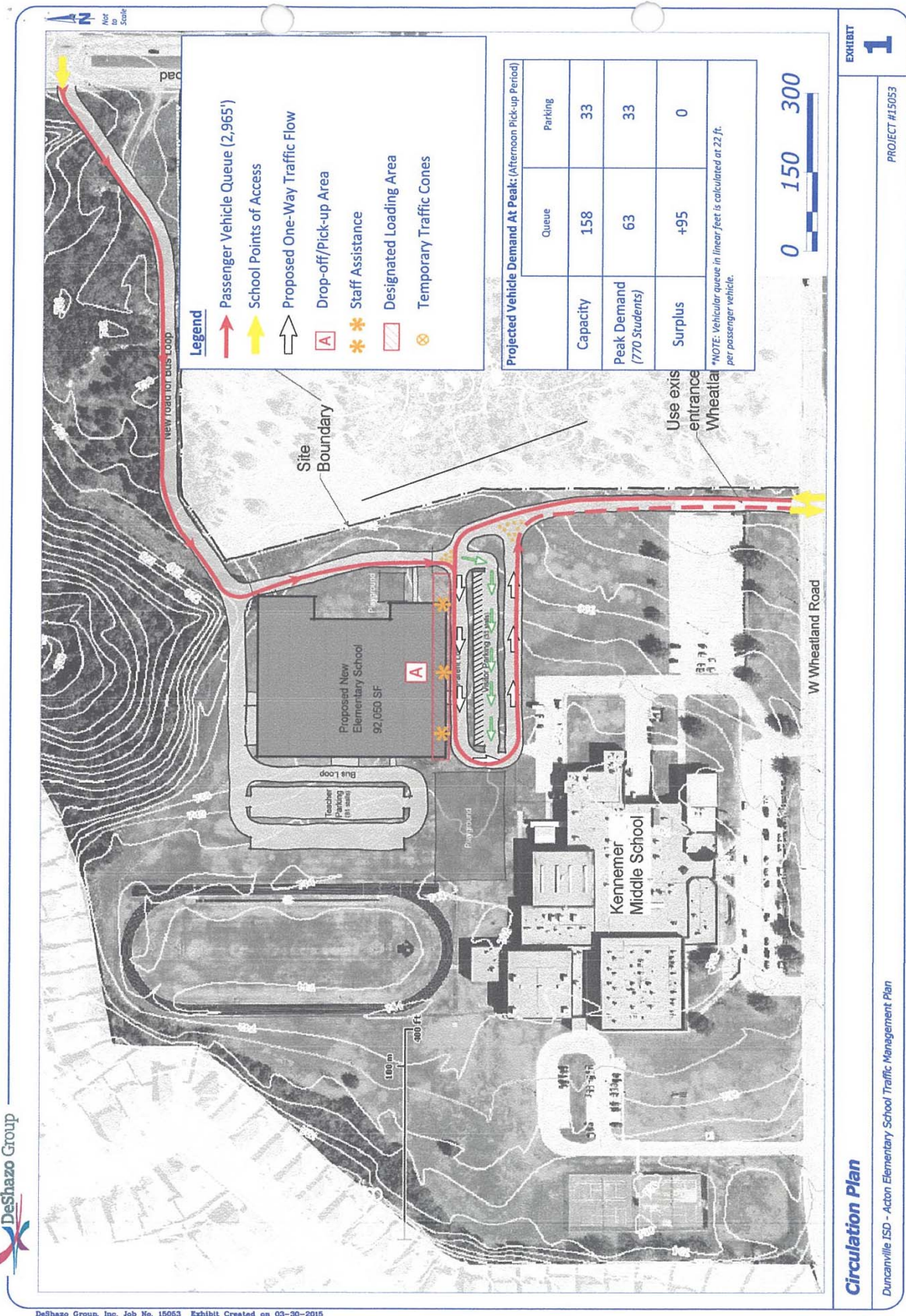
#### Recommendations

The following recommendations are provided by DeShazo to Acton Elementary School for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal

 DeShazo Group  
March 30, 2015

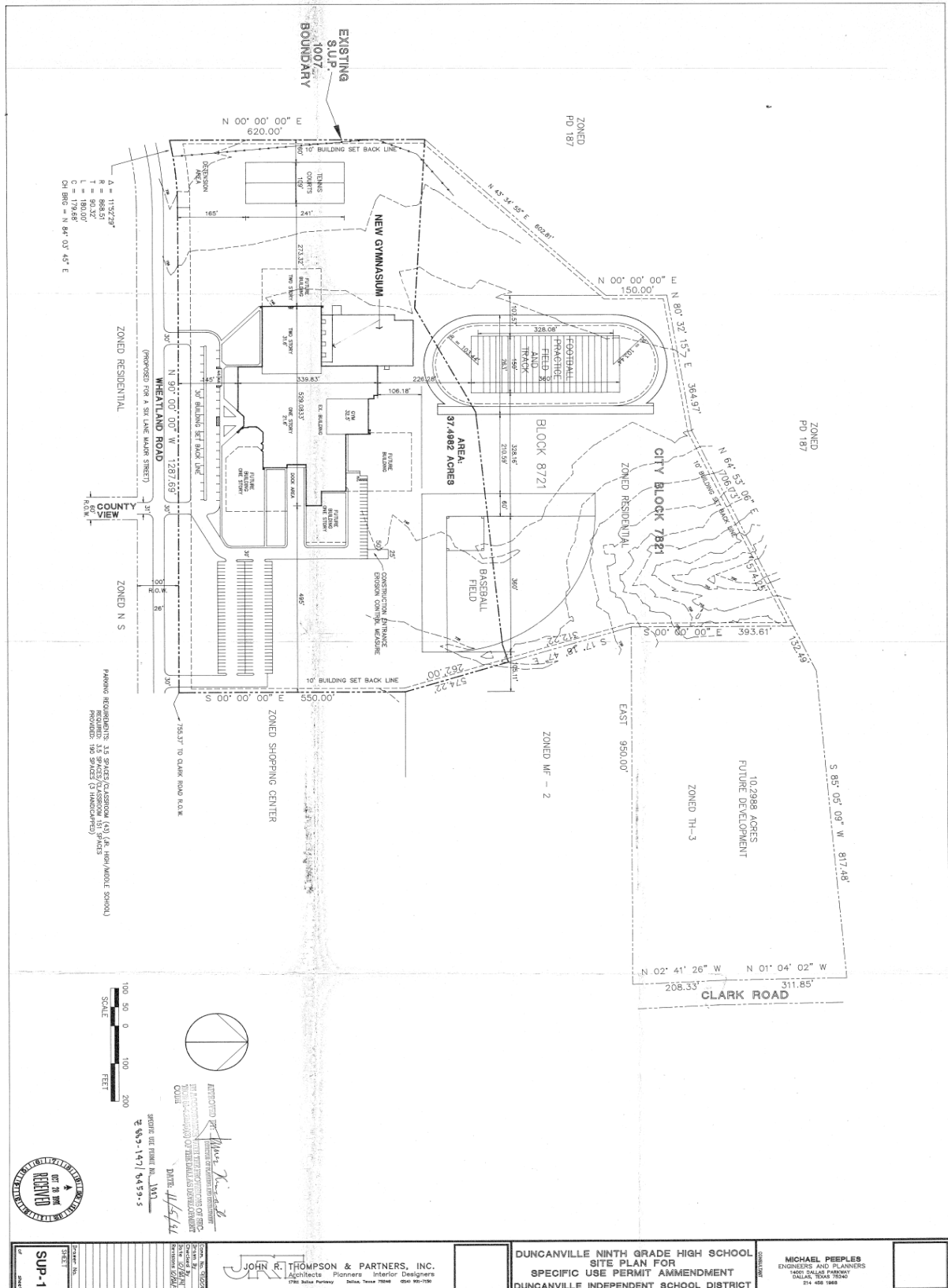
within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

**END OF MEMO**





## Existing Site Plan





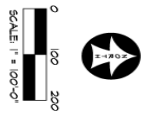
## Proposed Site Plan



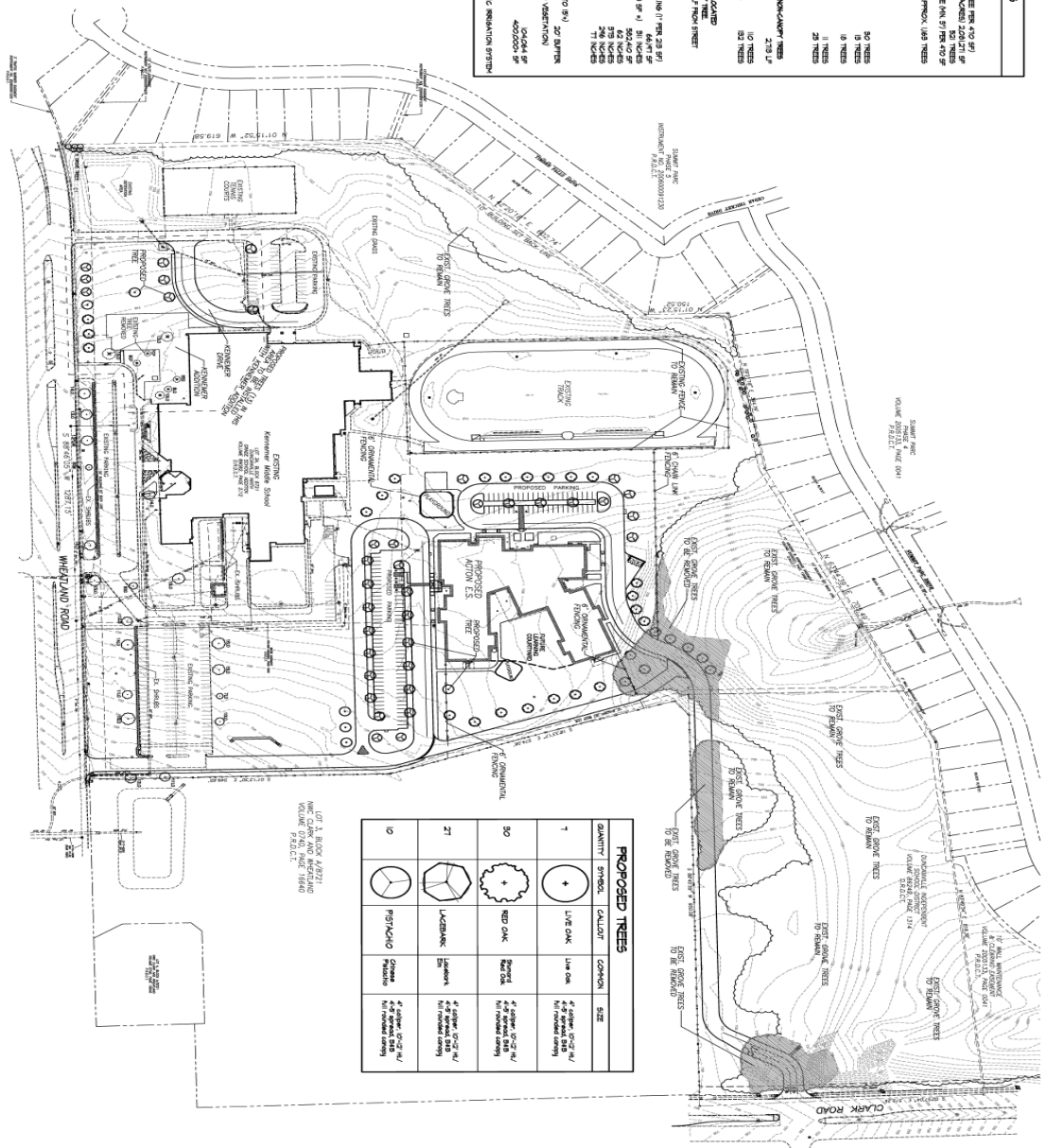
North ▲  
Scale 1:100  
Site Plan



## Proposed Landscape Plan



ARTICLE 3 - TOLLATIONS	
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SITE 1003	0
SITE 1004	0
SITE 1005	0
SITE 1006	0
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PROPOSED TREES				
QUANTITY	SYMBOL	CALLOT	COMMON	SIZE
7		1/2 OAK	1/4 OAK	4" radius 12" x 12" Ht Ht includes canopy
30		1/2 OAK	1/4 OAK	4" radius 12" x 12" Ht Ht includes canopy
21		1/2 OAK	1/4 OAK	4" radius 12" x 12" Ht Ht includes canopy
10		1/2 OAK	1/4 OAK	4" radius 12" x 12" Ht Ht includes canopy

**KENNEMER M.S. / ACTON E.S.  
S.U.P.  
FOR DUNCANVILLE I.S.D., DALLAS, TEXAS**

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**SUP LANDSCAPE PLAN**

**RAMSEY LANDSCAPE ARCHITECTS, LLC**  
11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 362-5433  
EMAIL: MIKE.RLA@ATT.NET

SHEET No.  
L1.0

Z145-234

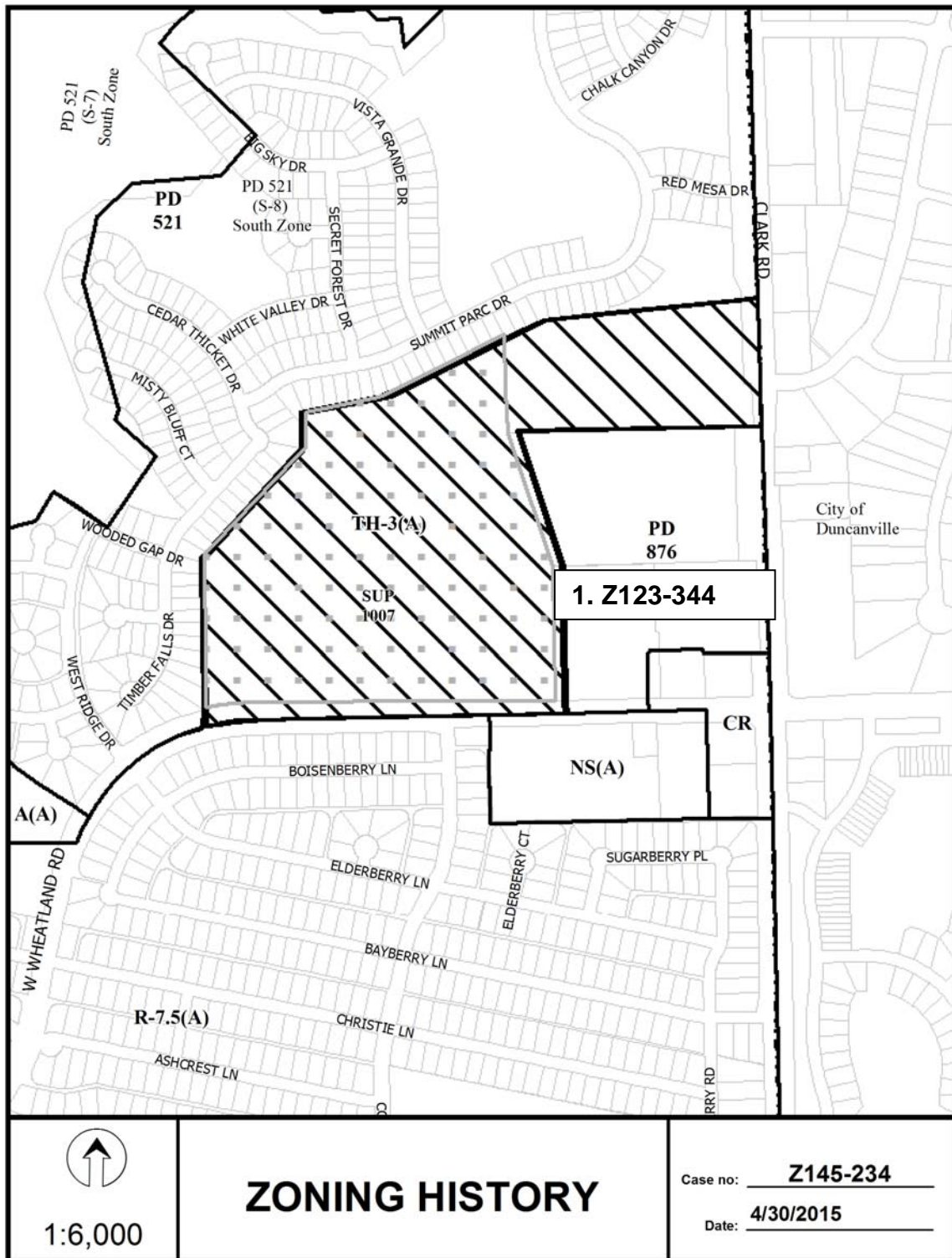


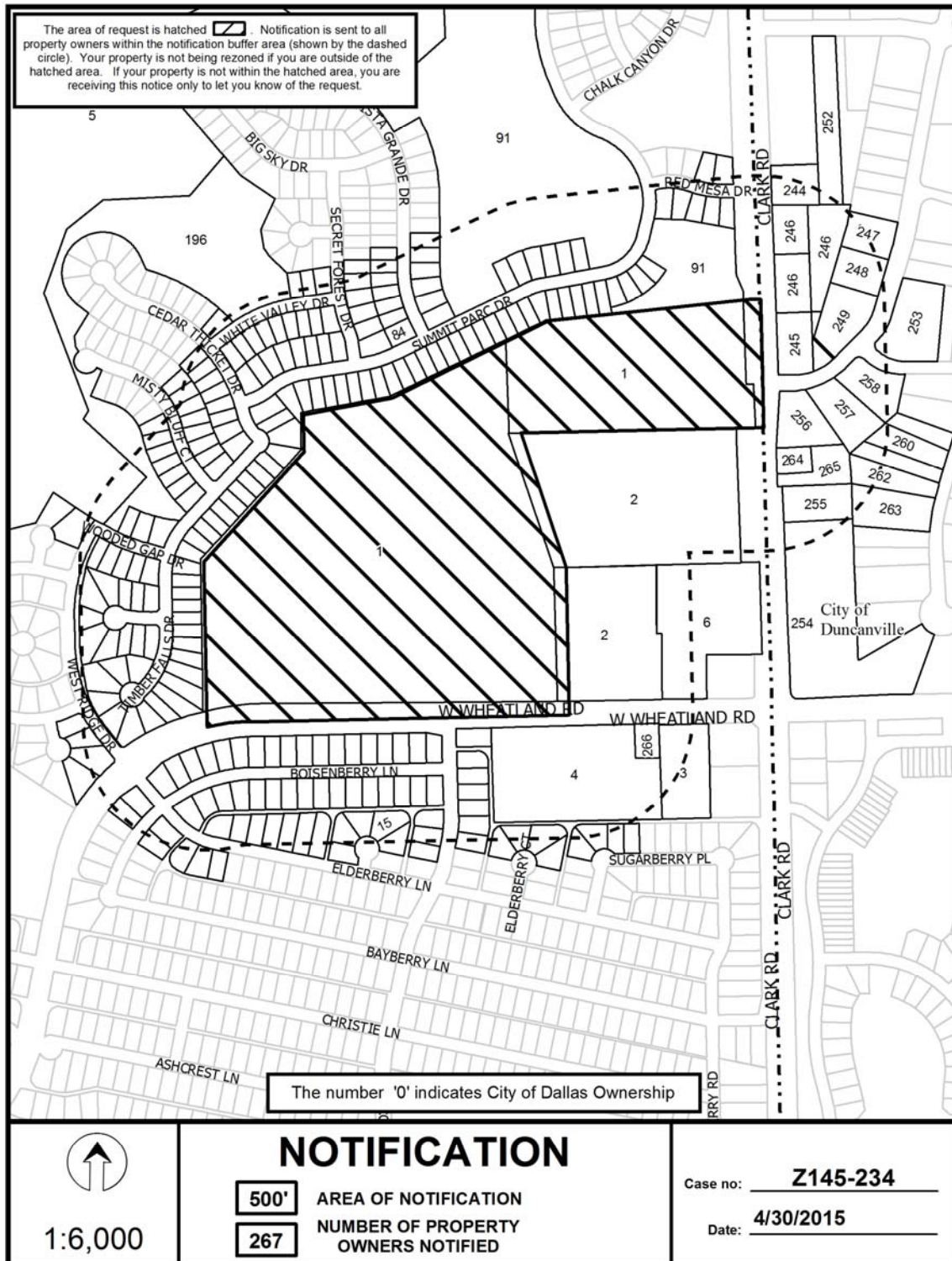














04/30/2015

***Notification List of Property Owners******Z145-234******267 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8605 CLARK RD	DUNCANVILLE I S D
2	8601 CLARK RD	WALMART REAL ESTATE BUSINESS TRUST
3	7080 WHEATLAND RD	RUSSELLS TELECOM SOLUTIONS INC
4	7030 WHEATLAND RD	TA PROPERTIES II LTD
5	8600 CLARK RD	165 HOWE LP
6	7001 WHEATLAND RD	WALMART REAL ESTATE BUSINESS TRUST
7	7405 BOISENBERRY LN	ROMERO FELIPE
8	7401 BOISENBERRY LN	GARRISON GERALDINE
9	7406 BOISENBERRY LN	MCCULLUM ROBERT E &
10	7402 BOISENBERRY LN	SIMPSON ANDREW B JR
11	7430 ELDERBERRY LN	OVERSHOWN NORRIS J
12	7426 ELDERBERRY LN	MARTINEZ JERRY
13	7422 ELDERBERRY LN	WHIPPER TORRENCE LEI SHERRA
14	7306 ELDERBERRY CIR	CAMPBELL JOHNNY III &
15	7310 ELDERBERRY CIR	JEFFERSON TREVOR B &
16	7309 ELDERBERRY CIR	AFFORDABLE RESIDENCES LLC
17	7305 ELDERBERRY CIR	HENRY ADRIAN
18	7301 ELDERBERRY CIR	KING LINDA J
19	7405 ELDERBERRY LN	TRIGGS LEE O & MICHELE
20	7409 ELDERBERRY LN	SANCHEZ DAVID PEREZ
21	7415 ELDERBERRY LN	LYON KENNETH L & BETTY
22	7419 ELDERBERRY LN	BLTREJV3 DALLAS LLC
23	7423 ELDERBERRY LN	PERRY DONALD & CRYSTAL
24	7427 ELDERBERRY LN	FUENTES LUIS GERARDO
25	7431 ELDERBERRY LN	ZACHARIADIS ROBERT G
26	7326 BOISENBERRY LN	MARTINEZ RICHARD

Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7322 BOISENBERRY LN	ELGUEA FERNANDO
28	7320 BOISENBERRY LN	KENNARD JOHNNY RAY
29	7316 BOISENBERRY LN	CASTILLO MARGARET
30	7312 BOISENBERRY LN	PETTY HARVEY B &
31	7310 BOISENBERRY LN	SCOTT RICKYE L & LYNETT F
32	7308 BOISENBERRY LN	DELCE JOHNATHAN C &
33	7304 BOISENBERRY LN	DAVILA MOSES
34	7302 BOISENBERRY LN	JIMENEZ DANIEL
35	7224 BOISENBERRY LN	BARREDA JOSE E
36	7220 BOISENBERRY LN	MAGDELENO ARTURO
37	7216 BOISENBERRY LN	WALTON NICOLE
38	7214 BOISENBERRY LN	LANG EDDIE &
39	7210 BOISENBERRY LN	OLEARY CLARE F
40	7206 BOISENBERRY LN	FURLOUGH DAYLON D
41	7202 BOISENBERRY LN	JONES LARRY EARL &
42	8723 COUNTY VIEW RD	REA JOSE D
43	8727 COUNTY VIEW RD	PEREZ HUMBERTO & REBECCA
44	8731 COUNTY VIEW RD	S & S FAITH FUND LLC
45	7327 BOISENBERRY LN	WASHINGTON ROOSEVELT JR
46	7325 BOISENBERRY LN	JYLC-LP
47	7323 BOISENBERRY LN	OLIVIER MARY JANE ANNE
48	7319 BOISENBERRY LN	HASKET HELEN
49	7317 BOISENBERRY LN	JIANG YUTAO & NORA ZHAO
50	7315 BOISENBERRY LN	REED VINCENT S & DEBRA K
51	7311 BOISENBERRY LN	DAVIS SUZETTE ROCHELLE
52	7309 BOISENBERRY LN	HERNANDEZ FLORELIDA
53	7307 BOISENBERRY LN	HOPES JOHN &
54	7305 BOISENBERRY LN	ROBERSON RONNIE M &
55	7303 BOISENBERRY LN	THOMAS CURTIS R &
56	7223 BOISENBERRY LN	JIMMERSON ROY
57	7219 BOISENBERRY LN	THOMPSON BILL G

Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7215 BOISENBERRY LN	ROBLEDO RICHARD R JR &
59	7211 BOISENBERRY LN	TINOCO EFRAIN JR
60	7209 BOISENBERRY LN	ROBERTS VICKY L
61	7205 BOISENBERRY LN	COSS LUCIA
62	7201 BOISENBERRY LN	MARTINEZ BERNARDO & ELVIA
63	8702 COUNTY VIEW RD	SORRELLS EVELYN F
64	8706 COUNTY VIEW RD	VALDEZ LORENA
65	8710 COUNTY VIEW RD	EVANS JANIE LYNN
66	8714 COUNTY VIEW RD	BLANCHARD BOBBY C & DEBOR
67	8718 COUNTY VIEW RD	MAGEE SANDERA
68	8722 COUNTY VIEW RD	KILDOW JERRY R
69	8726 COUNTY VIEW RD	WILLIAMS FLORENCE E
70	8607 ELDERBERRY CT	WATSON KENNETH
71	8603 ELDERBERRY CT	SULLIVAN ROY LEE
72	8604 ELDERBERRY CT	DRIVER LARRY JOE
73	8608 ELDERBERRY CT	MILLER GARY
74	8415 SUGARBERRY PL	VARGAS LUIS & MARIA
75	8419 SUGARBERRY PL	LOPEZ ALICIA
76	8423 SUGARBERRY PL	CERVANTES ANDREW C
77	8427 SUGARBERRY PL	GORDON GILDA FAYE
78	8633 VISTA GRANDE DR	RODRIGUEZ CHRISTIAN
79	8637 VISTA GRANDE DR	SANDIFER LINDA A &
80	8641 VISTA GRANDE DR	BROWN DENISE L
81	8645 VISTA GRANDE DR	KELLY BRIAN & SUSANNAH
82	8649 VISTA GRANDE DR	FERRIOLI ROGELIO &
83	8653 VISTA GRANDE DR	MEDRANO JESUS G
84	8657 VISTA GRANDE DR	TAYLOR STACEY
85	8660 SECRET FOREST DR	SPRUILL CARLA Y
86	8654 SECRET FOREST DR	ESCOBAR MARIO E &
87	8648 SECRET FOREST DR	COLEMAN JOE D
88	8642 SECRET FOREST DR	ROGERS CANDACE NICOLE

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8636 SECRET FOREST DR	RODRIGUEZ JOSE A
90	8632 SECRET FOREST DR	PHOUPARDIT CHARNCHAI & ORATHAI
91	7100 SUMMIT PARC DR	SUMMIT PARC OWNERS ASSOC
92	7324 WOODED GAP DR	WILLIAMS SHANTELL MARIE
93	7006 RED MESA DR	WORD QUINCEY LAMONT & TIFFANYE LATRECE
94	7010 RED MESA DR	RILEY CAROLE ANN
95	7014 RED MESA DR	TURNER WAYNE & ANITA S
96	7020 RED MESA DR	CHAVEZ ANTONIO T JR & OLIVIA
97	7202 SUMMIT PARC DR	MILES OLIVER M & FLORENCEZELL W
98	7206 SUMMIT PARC DR	ANDERSON RON J &
99	7210 SUMMIT PARC DR	BIGGINS SANDRA
100	7214 SUMMIT PARC DR	LIZANO WENDY CRUZ
101	7218 SUMMIT PARC DR	ACEVEDO JESUS MARIO JR & MARIA CECILIA
102	7222 SUMMIT PARC DR	CHAVEZ RENEE S &
103	7226 SUMMIT PARC DR	WADDELL JIMMIE &
104	7230 SUMMIT PARC DR	PAYNE HOMER I & DONELLA
105	7234 SUMMIT PARC DR	WHITLEY ELLIS CATERINA
106	7238 SUMMIT PARC DR	FORD JOHN MACK & PATRICIA
107	7242 SUMMIT PARC DR	DAN & DAN INVESTMENTS LLC
108	7246 SUMMIT PARC DR	LAWRENCE DONNA & DOYLE
109	7250 SUMMIT PARC DR	GARCIA GAVINO &
110	7254 SUMMIT PARC DR	DAVIS MORGAN W &
111	7258 SUMMIT PARC DR	DAVIS DIANA
112	7262 SUMMIT PARC DR	MACK LAKETRA R & BYRON
113	7266 SUMMIT PARC DR	WILSON GWENDOLYN
114	7270 SUMMIT PARC DR	GONZALEZ JESUS & ERICA AGUIRRE
115	7274 SUMMIT PARC DR	MALKOWSKI GREGORY J
116	7304 SUMMIT PARC DR	SCHRAG BRIAN & BARBARA
117	7308 SUMMIT PARC DR	BAKER BIRDELLE
118	7312 SUMMIT PARC DR	ALLEN JANET
119	7316 SUMMIT PARC DR	AYALA JOSUE &

Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7320 SUMMIT PARC DR	TAVARES ZANETTA MARIA
121	7324 SUMMIT PARC DR	SHANOR AMPARO
122	7328 SUMMIT PARC DR	ANORUE JONAS & TOCHUKWU
123	7332 SUMMIT PARC DR	FRAZIER DEVONIA FAUSTINE
124	7336 SUMMIT PARC DR	LINARES BENITO & ALICE B
125	7340 SUMMIT PARC DR	RIOS FRANCISCO & MARTHA
126	7344 SUMMIT PARC DR	RIOS KELLEE
127	7348 SUMMIT PARC DR	SAGUETON THERESA TAN
128	8770 CEDAR THICKET DR	FERNANDEZ HAZEL
129	8776 CEDAR THICKET DR	JONES ROSALIND A
130	8778 CEDAR THICKET DR	TORRES ANA MARIA
131	8702 TIMBER FALLS DR	WARD BRENDOWLYN
132	8706 TIMBER FALLS DR	CHOW STEPHANIE
133	8710 TIMBER FALLS DR	KENDRICK DEBORAH
134	8714 TIMBER FALLS DR	MARTINEZ JENNIFER & RAUL J
135	8718 TIMBER FALLS DR	THOMPSON CELESTE PATRICE
136	8722 TIMBER FALLS DR	PENDLETON PHILLIP &
137	8726 TIMBER FALLS DR	HUNT LEONARD
138	8730 TIMBER FALLS DR	ONSOTI JEREMIAH &
139	8734 TIMBER FALLS DR	GARZA CELIA
140	8738 TIMBER FALLS DR	COLEMAN ZACHARIAS NANCY L
141	8744 TIMBER FALLS DR	CORNELIUS DEBORAH
142	8750 TIMBER FALLS DR	JORDAN EDDIE II
143	8754 TIMBER FALLS DR	GARZA ALMA L GONZALEZ
144	8758 TIMBER FALLS DR	VACA STACY M
145	8762 TIMBER FALLS DR	WILSON PEDRO ANTONIO & PATRICIA G
146	8766 TIMBER FALLS DR	GALLEGOS EDGAR ALLAN
147	8770 TIMBER FALLS DR	MITCHELL ALISSA D
148	8774 TIMBER FALLS DR	DE LOPEZ NOHEMI SALAZAR &
149	8778 TIMBER FALLS DR	PARKER AYSIA
150	8782 TIMBER FALLS DR	SARGEANT KOLLMANN

Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	8786 TIMBER FALLS DR	TURNER TIMOTHY D
152	8790 TIMBER FALLS DR	WALKER SHENIQUE NICOLE
153	8794 TIMBER FALLS DR	ROSS TPAU TPRIN D
154	8798 TIMBER FALLS DR	BUSH UGUNDA DAMASHUN
155	8799 TIMBER FALLS DR	BURNEN KURT
156	8797 TIMBER FALLS DR	MALZER AMANDA
157	8795 TIMBER FALLS DR	SHAFFER JOHN
158	8793 TIMBER FALLS DR	BOYD SHANTRELL RENEE &
159	8791 TIMBER FALLS DR	WILLIAMS RASHARD DEMOND
160	8789 TIMBER FALLS DR	MARTIN RUSSELL L & KIMBERLY L
161	7302 EAGLE BEND CT	BRADLEY JERRY
162	7306 EAGLE BEND CT	HARDAWAY ROSETTA C & MICHAEL G JR
163	7310 EAGLE BEND CT	MORGAN JAN MARIE
164	7314 EAGLE BEND CT	QUEZADA WILLEBALDO &
165	7318 EAGLE BEND CT	DEVINE MICHELLE B
166	7322 EAGLE BEND CT	COOPER JAMES II
167	7319 EAGLE BEND CT	NEHMZOW NOEL
168	7315 EAGLE BEND CT	RUSHING VERONICA RENE A &
169	7311 EAGLE BEND CT	SIERRA ABISAI G & MAYRA I ARMIJO
170	7307 EAGLE BEND CT	NED LAQUITHA R & BRANDON K
171	7303 EAGLE BEND CT	VELEZ MARIA S & JUAN CARLOS CAMPO
172	7304 WOODED GAP DR	D R HORTON
173	7308 WOODED GAP DR	DUNCAN SANDERS
174	7312 WOODED GAP DR	SOWELL NATALIE NICOLE
175	7316 WOODED GAP DR	ESCALERA JUAN & CRISELDA
176	7320 WOODED GAP DR	HUBER JOHN ROBERT JR
177	7003 RED MESA DR	CHAFFIN BARBARA
178	7009 RED MESA DR	GILMORE ROXANA
179	7336 WHITE VALLEY DR	LONGLEY MONIQUE T
180	7332 WHITE VALLEY DR	JACKSON KIM MARIE
181	7328 WHITE VALLEY DR	GANDARILLA LORENZO M &



Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7324 WHITE VALLEY DR	MEZA NAOMI & RAMON
183	7320 WHITE VALLEY DR	TORRES JOHN P
184	7316 WHITE VALLEY DR	WHITE KIMBERLY MARTINEZ
185	7312 WHITE VALLEY DR	RANDLE KENNETHA
186	7308 WHITE VALLEY DR	HOWARD TARA D
187	7304 WHITE VALLEY DR	COOPER TERRY L SR & MONTEAL S
188	7331 SUMMIT PARC DR	RIOS MARIA
189	7335 SUMMIT PARC DR	HOOKER LASTENIA AND RONALD HOOKER
190	7339 SUMMIT PARC DR	MIKESELL BENJAMIN ASHLEY &
191	7343 SUMMIT PARC DR	JEFFERSON GLADYS
192	7347 SUMMIT PARC DR	GAGE EVELENE
193	7351 SUMMIT PARC DR	FORNEY GLENN M &
194	7355 SUMMIT PARC DR	HUD
195	7359 SUMMIT PARC DR	JENKINS LINDA A
196	7317 WHITE VALLEY DR	SUMMIT PARC OWNERS ASSOCIATION
197	7223 SUMMIT PARC DR	THOMPSON ROBERT E &
198	7227 SUMMIT PARC DR	PRESTON WINSTON & TABITHA
199	7231 SUMMIT PARC DR	CANNON WINIFRED
200	7235 SUMMIT PARC DR	Taxpayer at
201	7239 SUMMIT PARC DR	AGUIRRE HOSMAN
202	7243 SUMMIT PARC DR	DAWSON MICHELLE
203	8652 VISTA GRANDE DR	SEABERRY ODIS
204	8646 VISTA GRANDE DR	BETANCOURT JEAN CARLOS
205	8640 VISTA GRANDE DR	DUONG LINH VY
206	8634 VISTA GRANDE DR	NEWTON KENNETH
207	8630 VISTA GRANDE DR	LARA MARYANN J &
208	8626 VISTA GRANDE DR	MILLER DANA LYNN
209	7303 WHITE VALLEY DR	JACKSON BOBBIE A
210	7309 WHITE VALLEY DR	WILLIAMS MICHAEL & MARISA
211	7313 WHITE VALLEY DR	SMITH CHARLES B & MARIELA J
212	8748 CEDAR THICKET DR	LUGO ABEL & VICTORIA N MARTINEZ

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8747 CEDAR THICKET DR	EASTMAN RICHARD W
214	8751 CEDAR THICKET DR	MCCOLLOUGH ANTONIO M & MYESSIAH L
215	8755 CEDAR THICKET DR	JOHNSON TAMARA
216	8759 CEDAR THICKET DR	HERNANDEZ YENIS
217	8763 CEDAR THICKET DR	POMALES JONATHAN COLON &
218	8767 CEDAR THICKET DR	STAPLES EDRIS L
219	8771 CEDAR THICKET DR	SOLIS JAVIER F
220	8775 CEDAR THICKET DR	AGUILAR EPIFANIO & ROSA
221	8766 MISTY BLUFF CT	LEVISTON JAMAAL THOMAS &
222	8762 MISTY BLUFF CT	GILDER DEQUAYAN
223	8758 MISTY BLUFF CT	ROLAND JOE E JR & ADANA R
224	8754 MISTY BLUFF CT	HORTON D R
225	8748 MISTY BLUFF CT	PUGA GILBERT & ELIZABETH MARIE
226	8742 MISTY BLUFF CT	WOODS LA KISHA D
227	8738 MISTY BLUFF CT	RIVERS PEARL E & RUSSELL J RIVERS
228	8734 MISTY BLUFF CT	MASTERS CHANTA
229	8745 MISTY BLUFF CT	JACOBS VONDA
230	8749 MISTY BLUFF CT	ELLIS BRIDGET L
231	8753 MISTY BLUFF CT	NEPHEW MELANTHA
232	8757 MISTY BLUFF CT	GONZALEZ JOSE L
233	8761 MISTY BLUFF CT	ROGERS ANGELYNE RENEE
234	8765 MISTY BLUFF CT	EVANS KRYSTAL & ANJUAN
235	8769 MISTY BLUFF CT	HUTCHINS ANDREW P
236	7305 WOODED GAP DR	KNIGHT EMESHA REJEAN
237	7309 WOODED GAP DR	VIGLIANTE ISABEL
238	7313 WOODED GAP DR	AGUILERA STEPHANY CHHOUNG & ERIC
239	8704 WOODFELL CT	SANCHEZ ERICA A & ALEJANDRO GARCIA
240	8708 WOODFELL CT	WINBREY JOHNNY D
241	8712 WOODFELL CT	JOHNSON NELDA
242	8716 WOODFELL CT	BROWN SARAH R &
243	8620 WOODED BECK CT	PRADO RICARDO GONZALEZ

Z145-234 (AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2 CLARK RD	CLARK ROAD CHURCH OF
245	111 ROYAL OAK DR	GONZALEZ JOSE & NORMA
246	100 CLARK RD	LIGHT AND LIFE COMMUNITY CHURCH
247	107 ROYAL OAK DR	VUE YIA & ALEESON LEE
248	103 ROYAL OAK DR	SHEPPARD WARREN H JR & CAROLINE L
249	101 ROYAL OAK DR	STRICKLAND DALE DESEAN
250	103 ROYAL OAK DR	2013B PROPERTY OWNER LLC
251	103 ROYAL OAK DR	LORD JAMES F JR & SUSAN
252	1412 SIERRA BLANCA DR	VEGA MIGUEL &
253	102 ROYAL OAK DR	PIERCE RICHARD G &
254	1415 WHEATLAND RD	FIRST FREE WILL BAPTIST
255	202 CLARK RD	RAMOS TRINIDAD A
256	102 CLARK RD	CARDOZA SERGIO M & DORA E
257	106 ROYAL OAK DR	BLANKENSHIP CARMEN
258	102 ROYAL OAK DR	WILLIAMS RUSSELL L
259	111 TAMPICO CIR	MOON FREDA M LIFE ESTATE
260	115 TAMPICO CIR	MATA CARLOS A &
261	119 TAMPICO CIR	MARTIN WILLIAM H III &
262	123 TAMPICO CIR	PARR GERALD E & GLENNA S
263	203 TAMPICO CIR	BARNETT AVIS ESTATE OF
264	106 CLARK RD	PEREZ RUBEN
265	110 CLARK RD	DUNCANVILLE CITY OF
266	7044 WHEATLAND RD	THURMOND VIRGIL B & JONI L
267	7002 RED MESA DR	REEVES REGINALD R & CRYSTAL T

**Planner: Sarah May****FILE NUMBER:** Z145-274(SM)**DATE FILED:** June 1, 2015**LOCATION:** West line of Greenville Avenue, north of Belmont Avenue**COUNCIL DISTRICT:** 14**MAPSCO:** 36S**SIZE OF REQUEST:** Approx. 4,195 SF**CENSUS TRACT:** 10.01

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**REPRESENTATIVE:** Kathy Zibilich, Griffin Harris, PLLC**APPLICANTS:** Verizon Wireless, T-Mobile, and AT&T Mobility (New Cingular Wireless)**OWNER:** ESC II, L.P.**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an MF-3(A) Multifamily District.

**SUMMARY:** Community Retail (CR) permits this use by Specific Use Permit and does not change the zoning. The applicants propose to construct a monopole cellular tower not to exceed 100 feet in height. The purpose of the monopole cellular tower is to provide cellular coverage while existing mounted cellular antennas are removed from the existing multistory building on the site in order to facilitate reconstruction of a new multistory building. The applicants indicate intent to remove the tower and mount the antennas on the new building once it is constructed. However, if this Specific Use Permit is approved and the applicants are unable to relocate the antennas on the new building, there would have to be substantially changed circumstances in order to deny its renewal based upon Federal Communications Commission rules. On May 21, 2015, the City Plan Commission recommended approval of a Development Code Amendment (DCA 145-005) to add a new type of cellular technology, termed "temporary cellular unit", which would allow temporary cellular service where an existing cellular antenna was removed for reconstruction by right. The ordinance will be scheduled for a City Council committee, then City Council. As opposed to waiting on the amendments, the applicants claim demolition is imminent and do not want to risk loss of coverage.

**STAFF RECOMMENDATION:** Denial

## **GUIDING CRITERIA FOR RECOMMENDATION:**

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

1. *Compatibility with surrounding uses and community facilities* – The proposed monopole cellular tower is not compatible with its surroundings which are predominately low rise residential buildings. It exceeds residential proximity slope height restrictions by 74 feet in the location proposed. The closest site of origination, or residential property line, for residential proximity slope height restrictions is 50 feet to the north; the next closest site of origination is 92 feet to the east. Although the Development Code allows monopole towers to be exempt from residential proximity slope height restrictions if a specific use permit (SUP) is required for the monopole<sup>1</sup>, the use regulations require that the impact of the tower height on adjacent residential districts be considered in the SUP process.<sup>2</sup>

Staff suggested relocating the site to the southeast corner of the overall tract of land or the northwest corner of Belmont Avenue and Greenville to achieve a greater physical separation to as many homes as possible. But, this location reportedly will interfere with future excavation work for a future underground parking garage.

2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed height of the monopole cellular tower does not enhance adjacent properties and could be viewed as a nuisance by low-rise residential properties within close proximity.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the use would be a detriment to the public health, safety or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed monopole cellular tower will be in compliance with City of Dallas Development Code requirements with the exception of an exemption to residential proximity slope as discussed above in the first guiding criteria.

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<sup>1</sup> See Section 51A-4.408(a)(1)(D) of the Dallas Development Code.

<sup>2</sup> See Section 51A-4.202(10.1)(B)(iii) of the Dallas Development Code.

**BACKGROUND INFORMATION:**

- The area of request is the northeastern corner of a larger tract of land that contains a vacant assisted living facility and convalescent, nursing home, and related institutions, known as Emeritus Vickery Towers.
- The now vacant senior center was constructed in 1968 according to permit records and closed in the summer of 2014.
- Background information for DCA145-005:
  - The Federal Communication Commission (FCC) has adopted various regulations for state and local governments throughout the years to allow cellular carriers flexibility and consistency with dealing with development standards. Most recently, in October 2014 the FCC issued the “Wireless Infrastructure Report and Order”, that prohibits municipalities from requiring wireless carriers to remove an established “tower or base station”.

**Zoning History:**

There has been no recent zoning request within the last five years in the vicinity.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

**Traffic:**

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

**Comprehensive Plan:**

The request site is located in an area considered a Residential Neighborhood in *forward Dallas*. 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.



The Residential Neighborhood building block encourages lower structures and therefore the height of the monopole cellular tower that is proposed in this request is inconsistent with the building block.

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
North	CD 15	Single Family
East	CD 12	Single Family
South and West	MF-3(A)	Vacant convalescent, nursing home, and related institutions use

**Land Use Compatibility:**

The surrounding land uses to the north and east are predominately single family residential and to the south and west is the vacant convalescent, nursing home, and related institutions use. Retail and restaurant uses also exist further to the south along Greenville Avenue.

The request site is subject to residential proximity slope requirements since the tower will exceed 26 feet in height and is adjacent to single family districts. In order for the proposed 100-foot tall monopole tower to comply with the one to three residential proximity slope height requirement, it must be placed 300 feet away from the nearest site of origination, or low-density residential district. The closest site of origination, or residential property line, is 50 feet to the north; the next closest site of origination is 92 feet to the east.

Although coverage maps vary by wireless carrier, the applicant indicates that if the existing mounted cellular antennas are removed, cellular service will decrease for surrounding properties as shown in the coverage maps below. The coverage maps in the next three pages (pages 6-8) were taken from affidavits prepared by the applicants' experts; the full affidavits can be found in the plans section with the agenda. A fourth affidavit was prepared by Verizon's Site Acquisition Representative (SAR) stating that there are no viable candidates for the relocation of the mounted antennas other than this request. Page 9 shows the area that the representative evaluated and the conclusion of each property evaluated.

The applicants indicate intent to remove the tower and mount the antennas on the new building once it is constructed. However, if this Specific Use Permit is approved and the applicants are unable to relocate the antennas on the new building, there would have to be substantially changed circumstances in order to deny its renewal based upon

Federal Communications Commission rules. On May 21, 2015, the City Plan Commission recommended approval of a Development Code Amendment (DCA 145-005) to add a new type of cellular technology, termed “temporary cellular unit”, which would allow temporary cellular service where an existing cellular antenna was removed for reconstruction by right. The ordinance will be scheduled for a City Council committee, then City Council. As opposed to waiting on the amendments, the applicants claim demolition is imminent and do not want to risk loss of coverage. Staff has recommended various alternatives to this request in order to offer support, but the applicants have chosen not to alter the original application at this time.

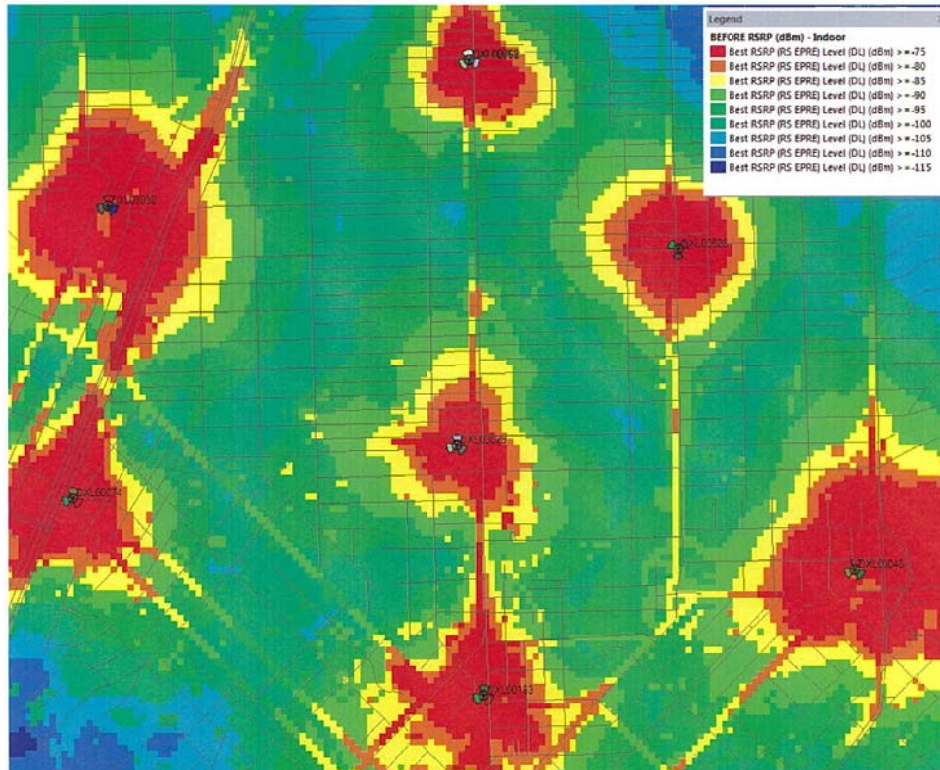
On the other hand, the FCC’s “Wireless Infrastructure Report and Order”, prohibits municipalities from requiring wireless carriers to remove an established “tower or base station”. Therefore, an additional rationale for denial of the specific use permit is, regardless of the time limit that is stated on the specific use permit, approval of this request would allow a monopole tower indefinitely whereas the addition of a temporary cellular unit that is included in DCA145-005 is a more appropriate solution.

**Landscaping:**

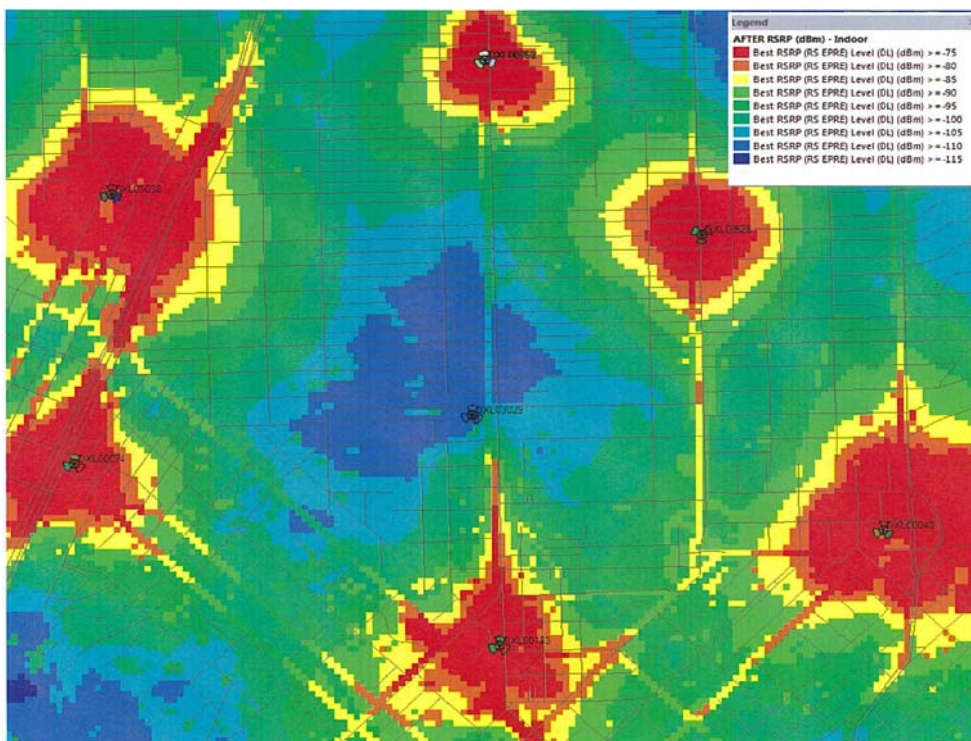
The request will not trigger the requirements of Article X of the Dallas Development Code.

## AT&T Coverage Maps

### DXU3029/DXL03029 – On-Air



### DXU3029/DXL03029 – Off-Air

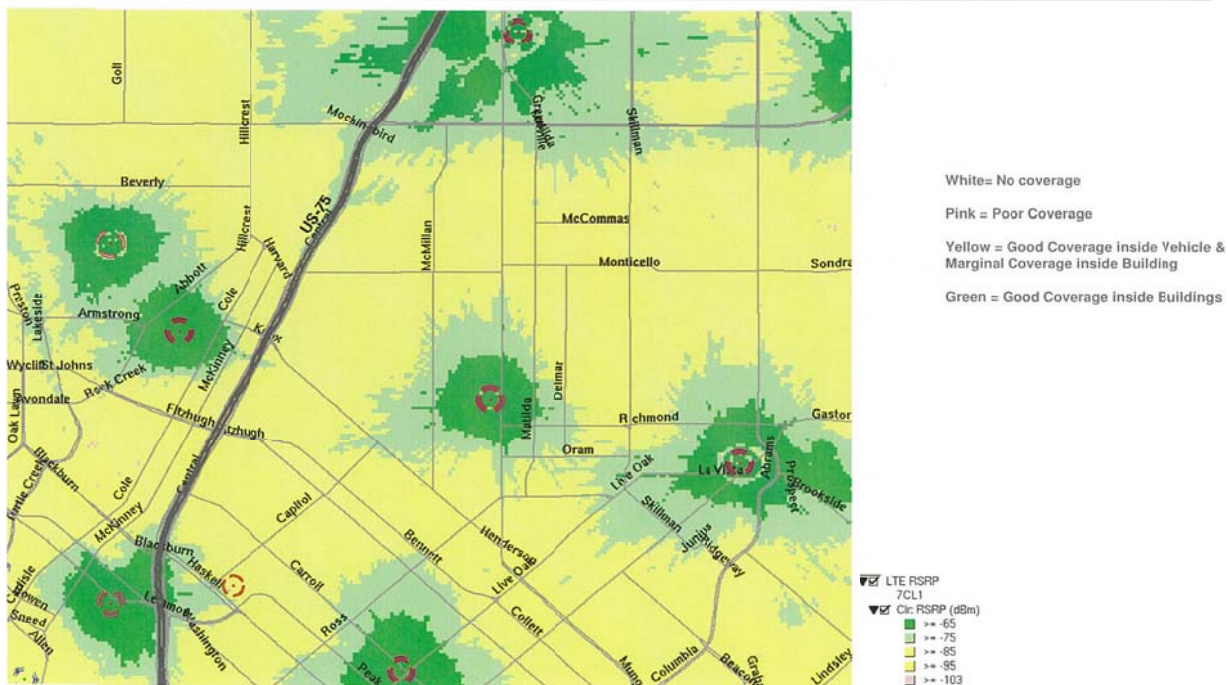






## Verizon Coverage Maps

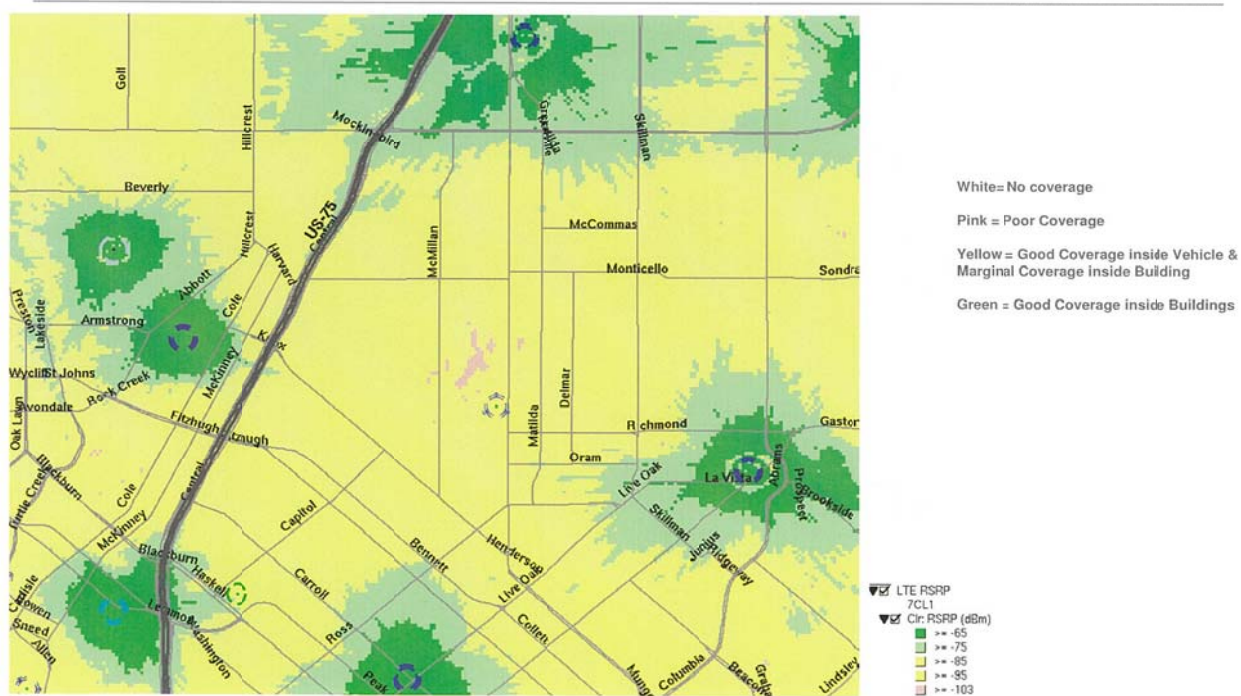
With Dallas Vickery Towers – LTE 700MHz RSRP



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement. 2



## Without Dallas Vickery Towers – LTE 700MHz RSRP



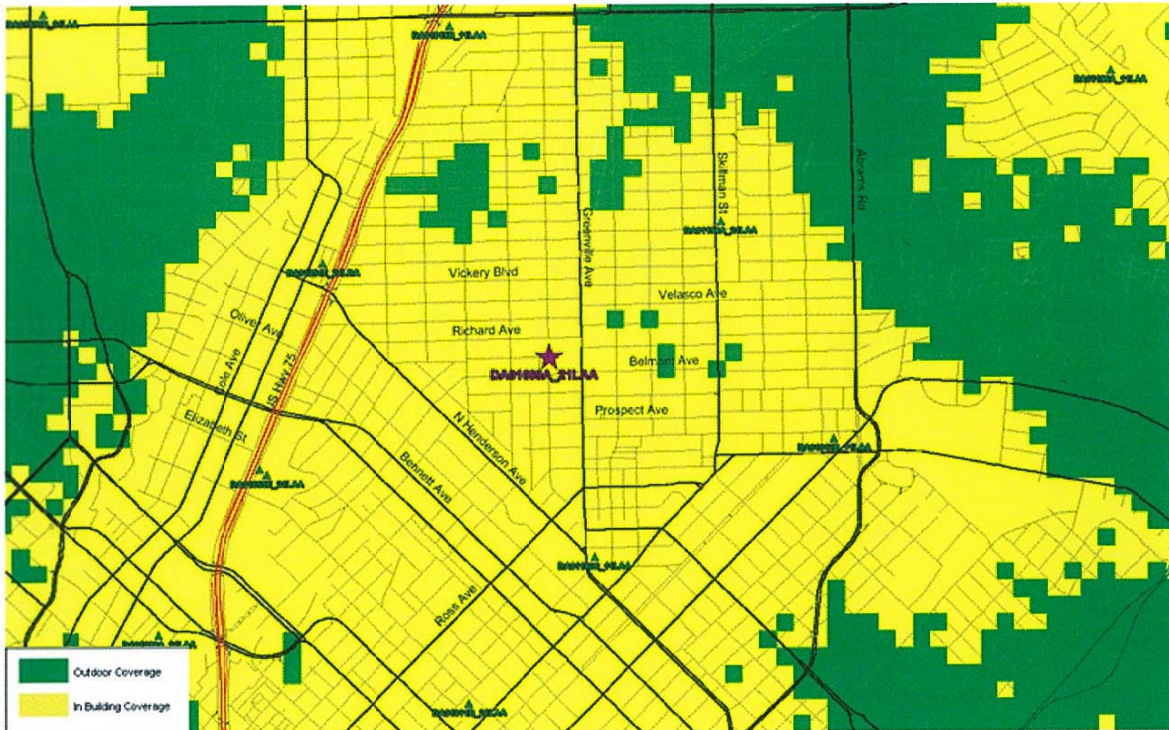
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement. 3



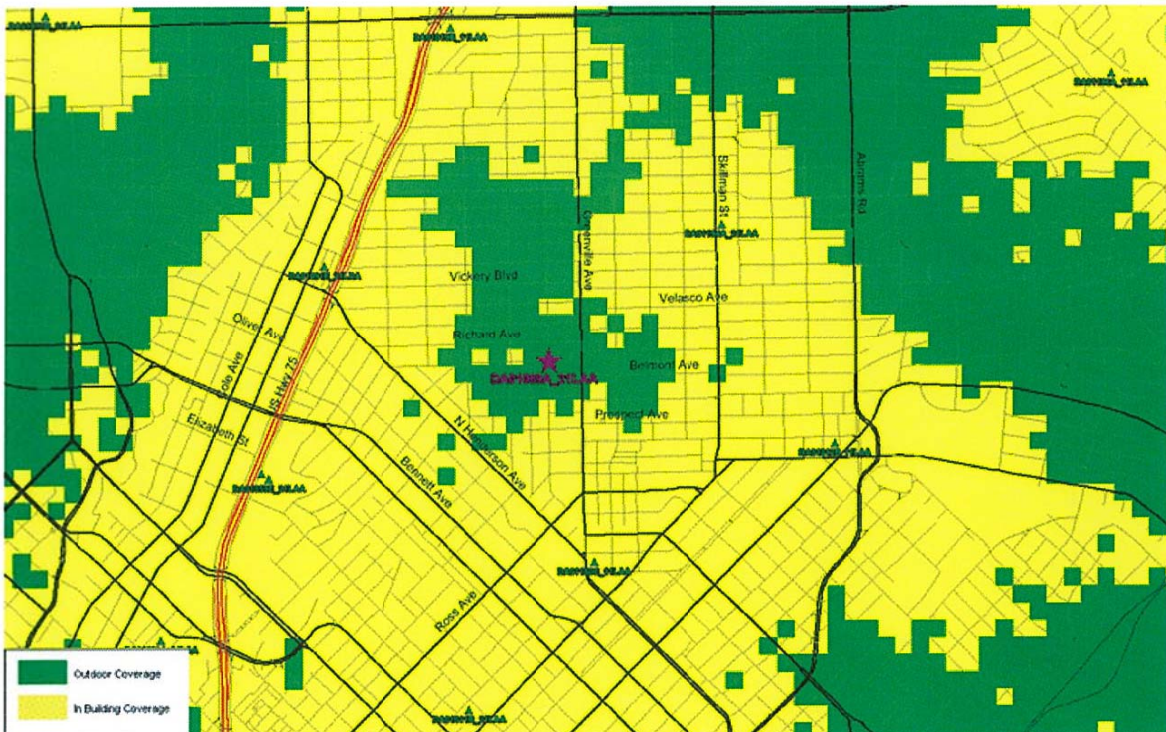
## T-Mobile Coverage Maps

### To Affidavit of Mauricio Martinez

*See attached Current Coverage with Existing Antennas Propagation Map*



*See attached After Removal of Existing Antennas Propagation Map*







**Exhibit B**

*List of Candidates Considered or Contacted and Result*

**New Tower/antenna sites**

- 2218 Greenville Ave – Too close to residential and owner not interested
- 2201 Greenville – insufficient space for tower
- 5601 Sears – owner not willing to lease property
- 5624 Sears - insufficient space for tower
- 5724 Prospect - insufficient space for tower
- 2237 Greenville – too close to residential property
- 2203 Greenville – insufficient space for tower
- 5700 Ream – Oncor sub-station – location not allowed by Oncor

**Collocations on Existing Towers**

- 1521 Greenville – too far outside search ring and too close to other Verizon tower
- 1300 Greenville - too far outside search ring and too close to other Verizon tower



**List of Officers**  
**ESC II, L.P.**

If the owner is a corporation, partnership or trust, a list of partners/principals or officers must be provided so that any conflict of interest by City Plan Commissioners or City Council persons can be identified before a vote is taken.

The list of partners/principals or officers is set forth below.

Name: Columbia Pacific Master Fund '98 General Partnership

Position held: General Partner

Name: Daniel R. Baty

Position held: Limited partner

Name: Brandon Baty

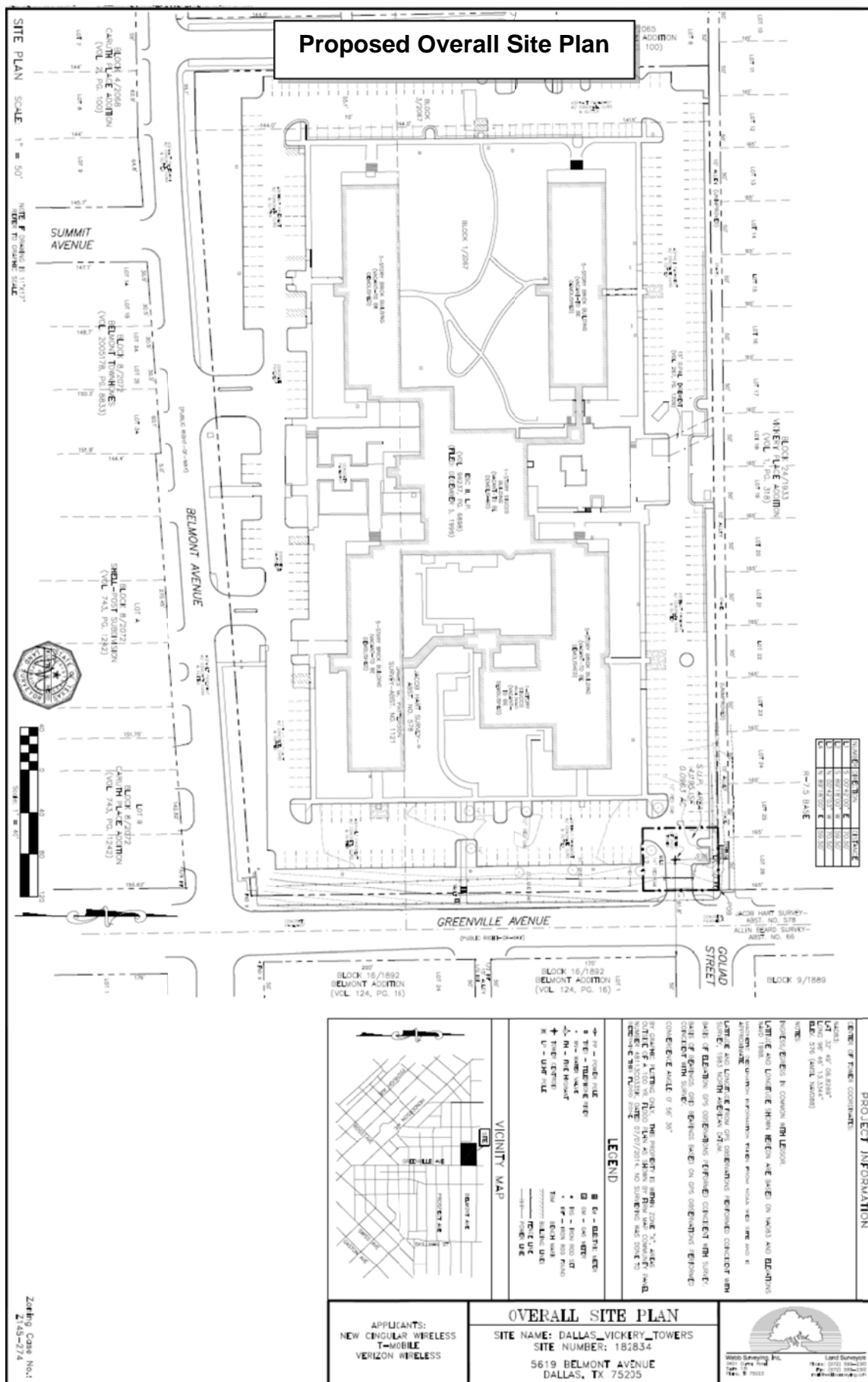
Position held: \_\_\_\_\_

Name: Stanley Baty

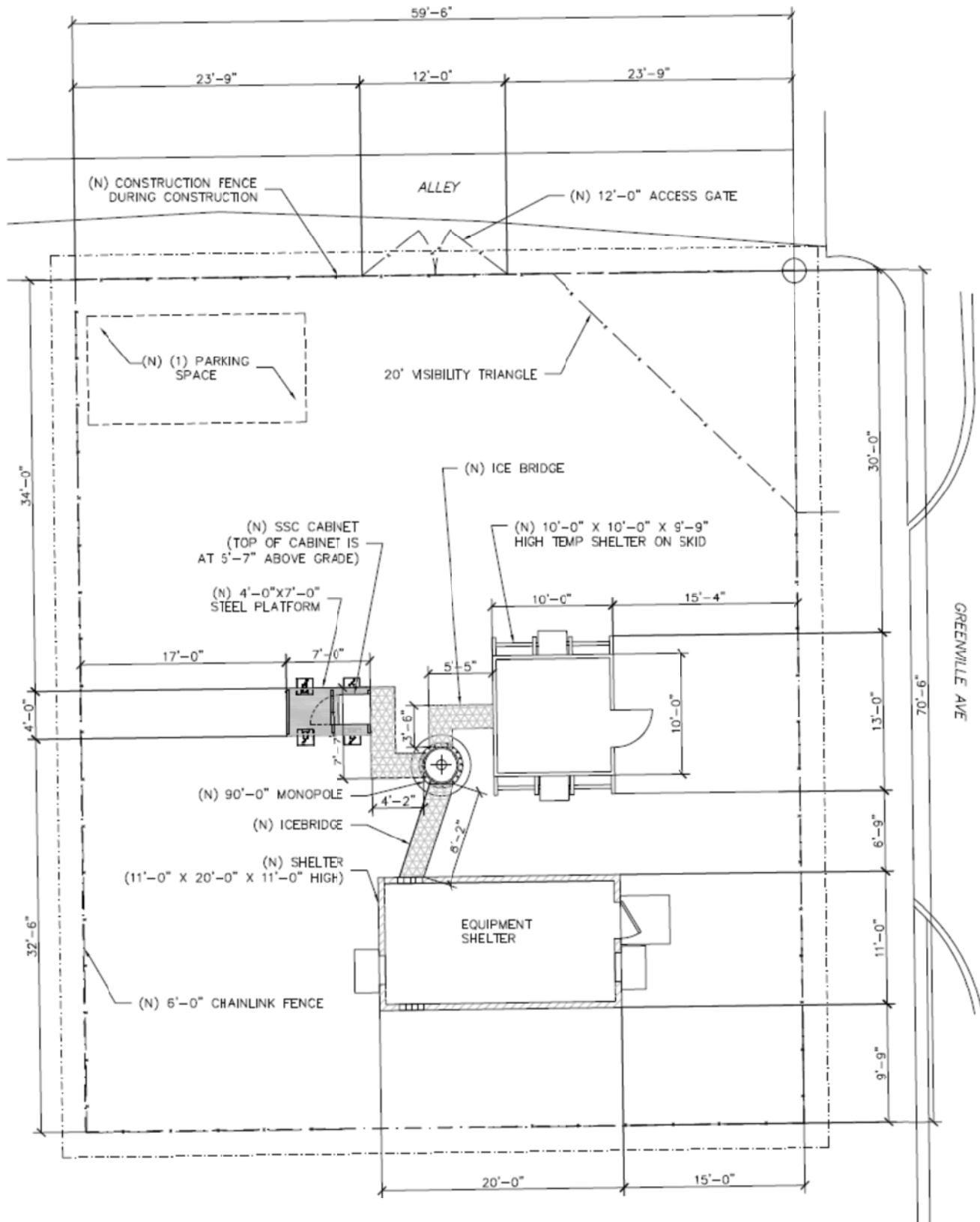
Position held: \_\_\_\_\_

<b>Applicant's Requested SUP Conditions</b>
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1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. SITE PLAN AND ELEVATION PLAN: Use and development of the Property must comply with the attached site plan and elevation plan.
3. TIME LIMIT: This specific use permit expires on (three years after the passage of this ordinance), but is eligible for automatic renewal for up to two additional one-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. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height.
5. ILLUMINATION: Except as required by the Federal Aviation Administration, the tower/antenna for cellular communication may not be illuminated.
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.



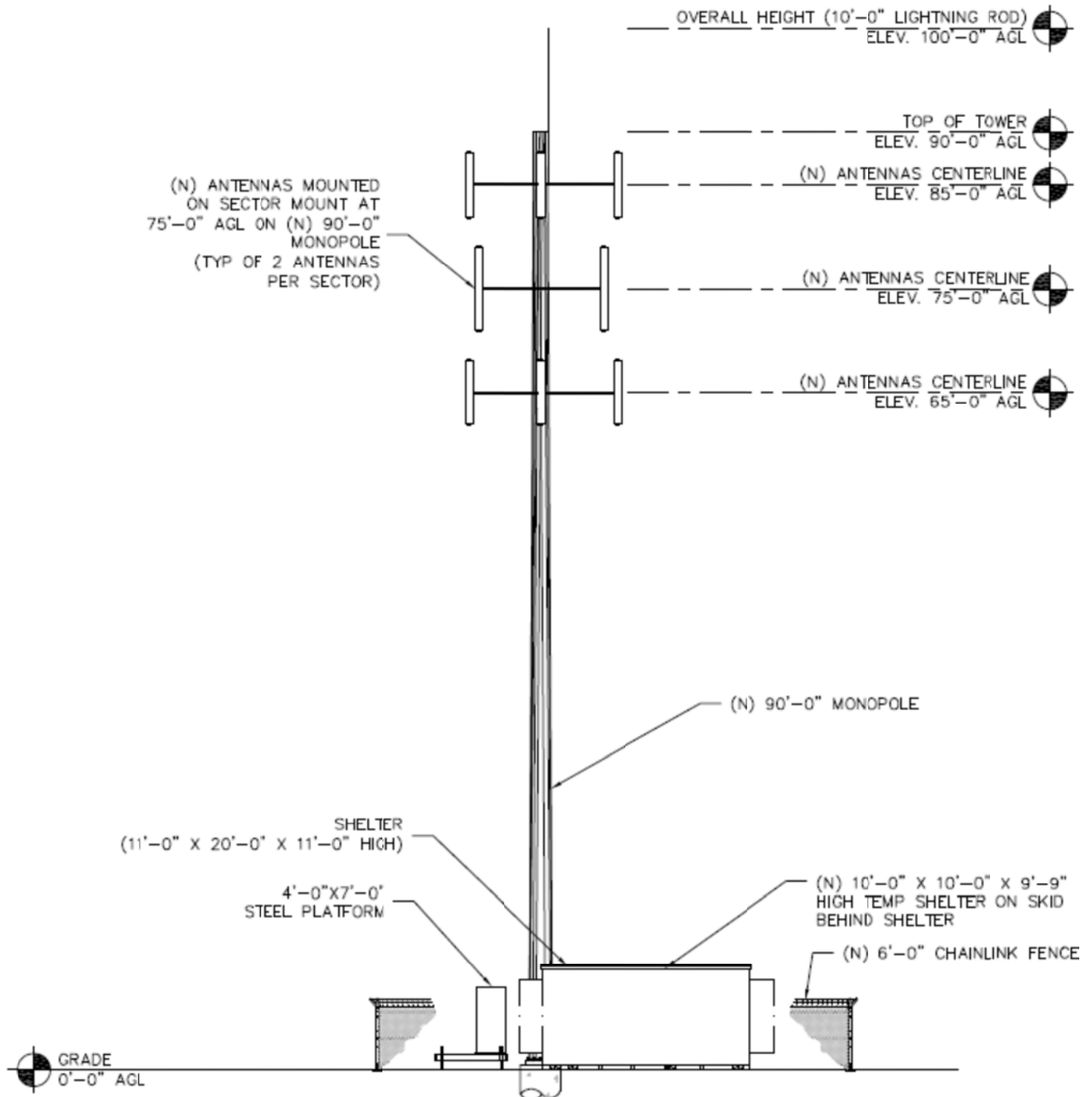
# Proposed Detailed Site Plan



1 ENLARGED SITE PLAN  
SCALE: 3/16" = 1'-0"



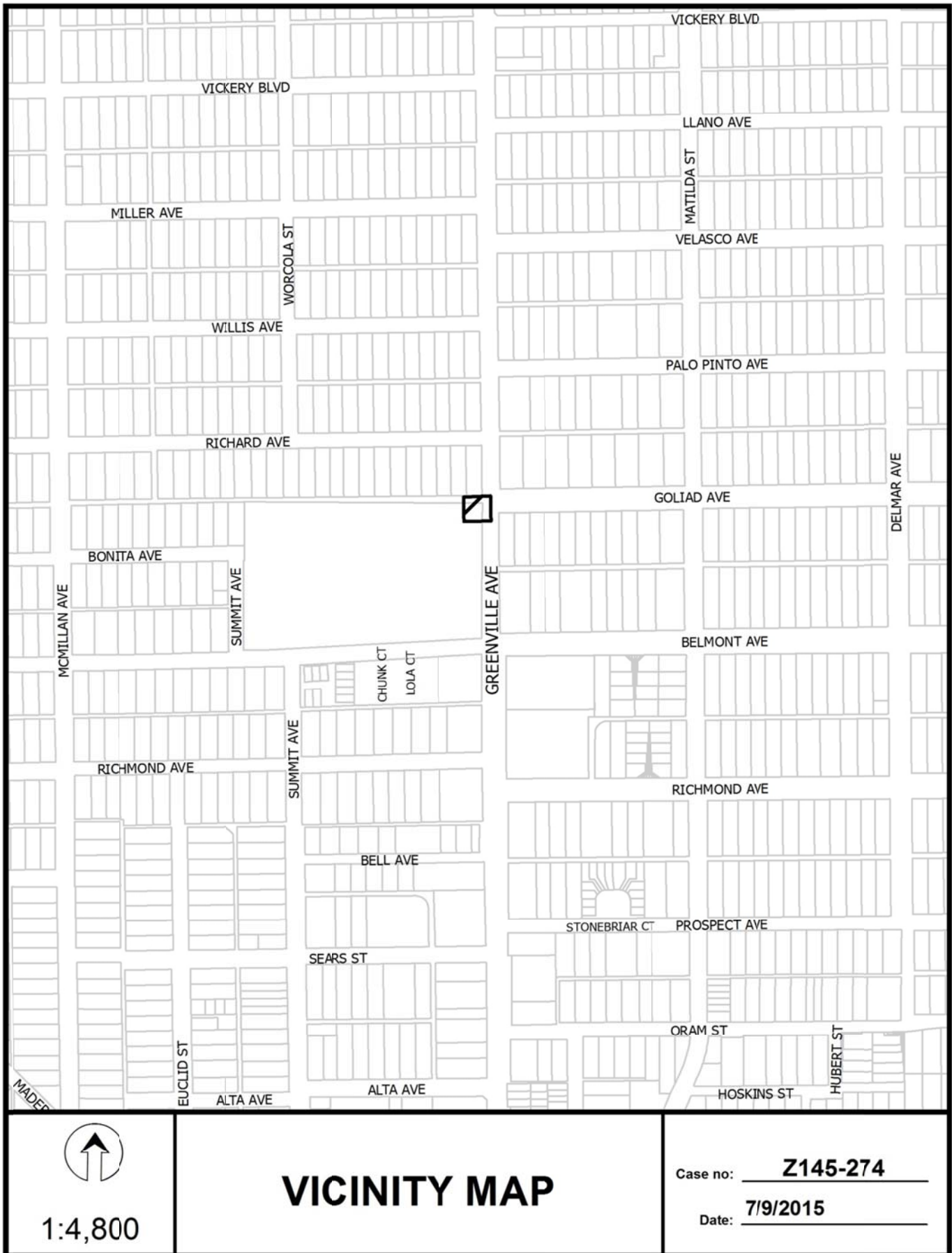
# Proposed Elevation Plan



## 2 TOWER ELEVATION

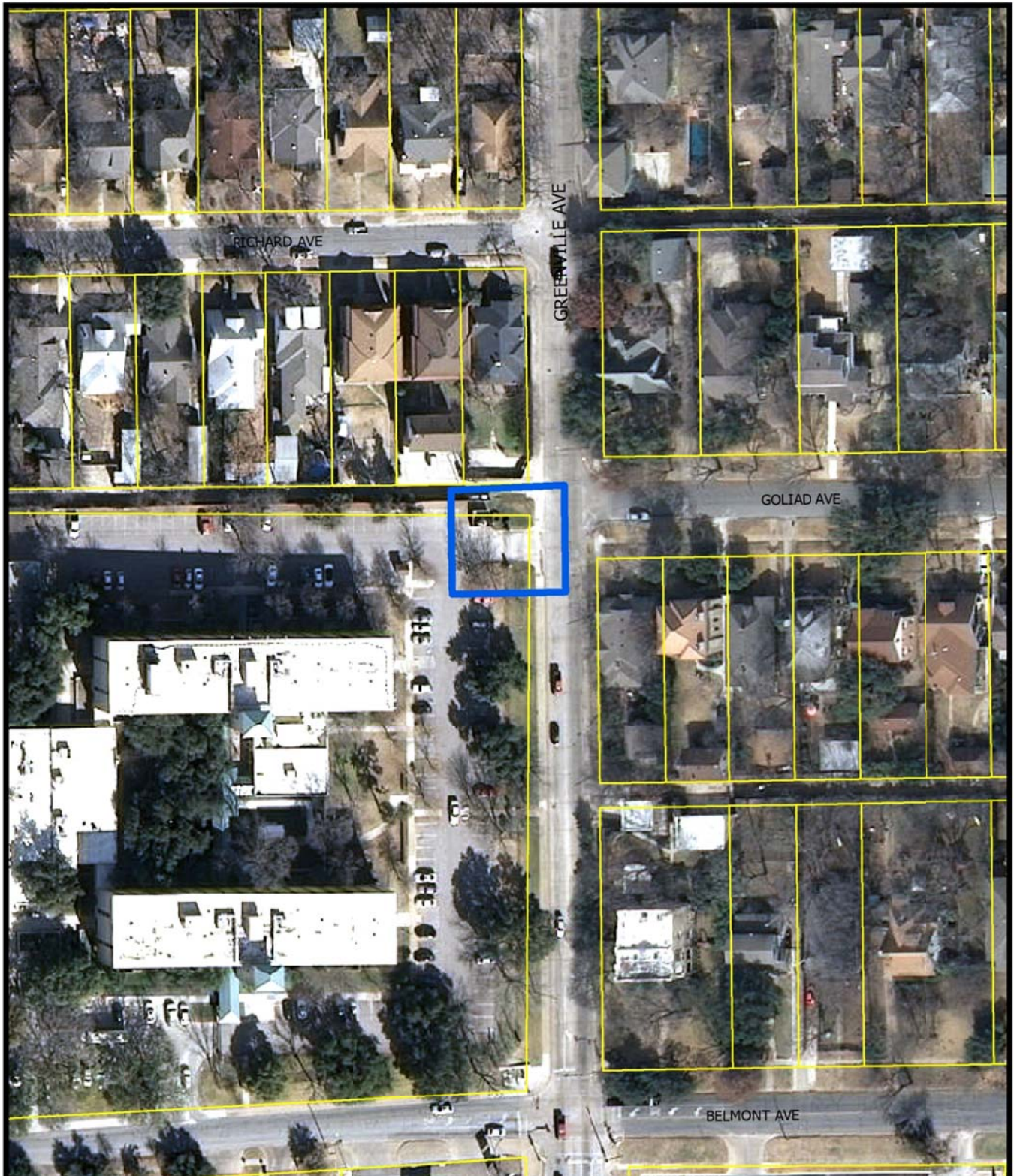
SCALE: 1/8" = 1'-0"

Z145-274(SM)





Z145-274(SM)

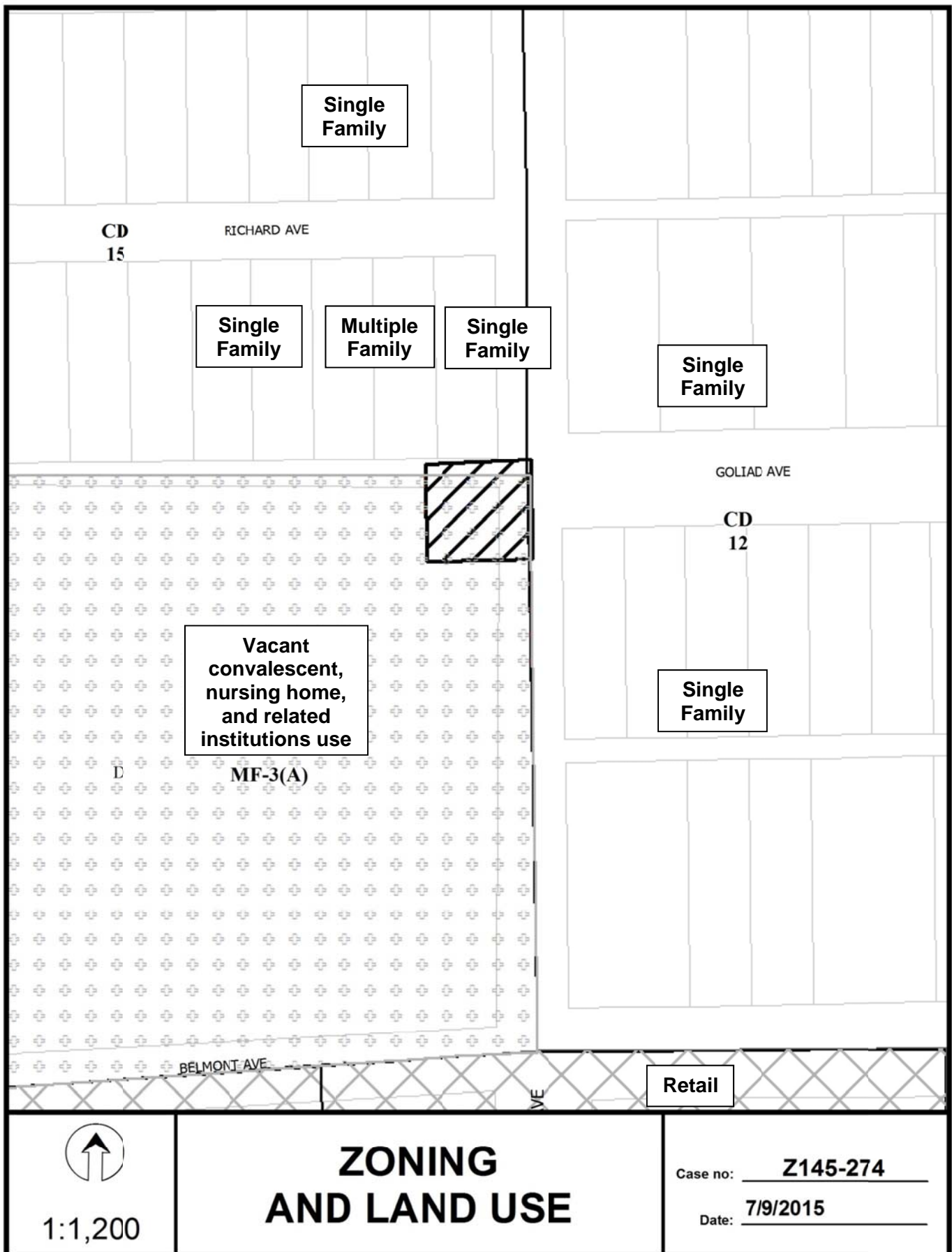


1:1,200


## AERIAL MAP

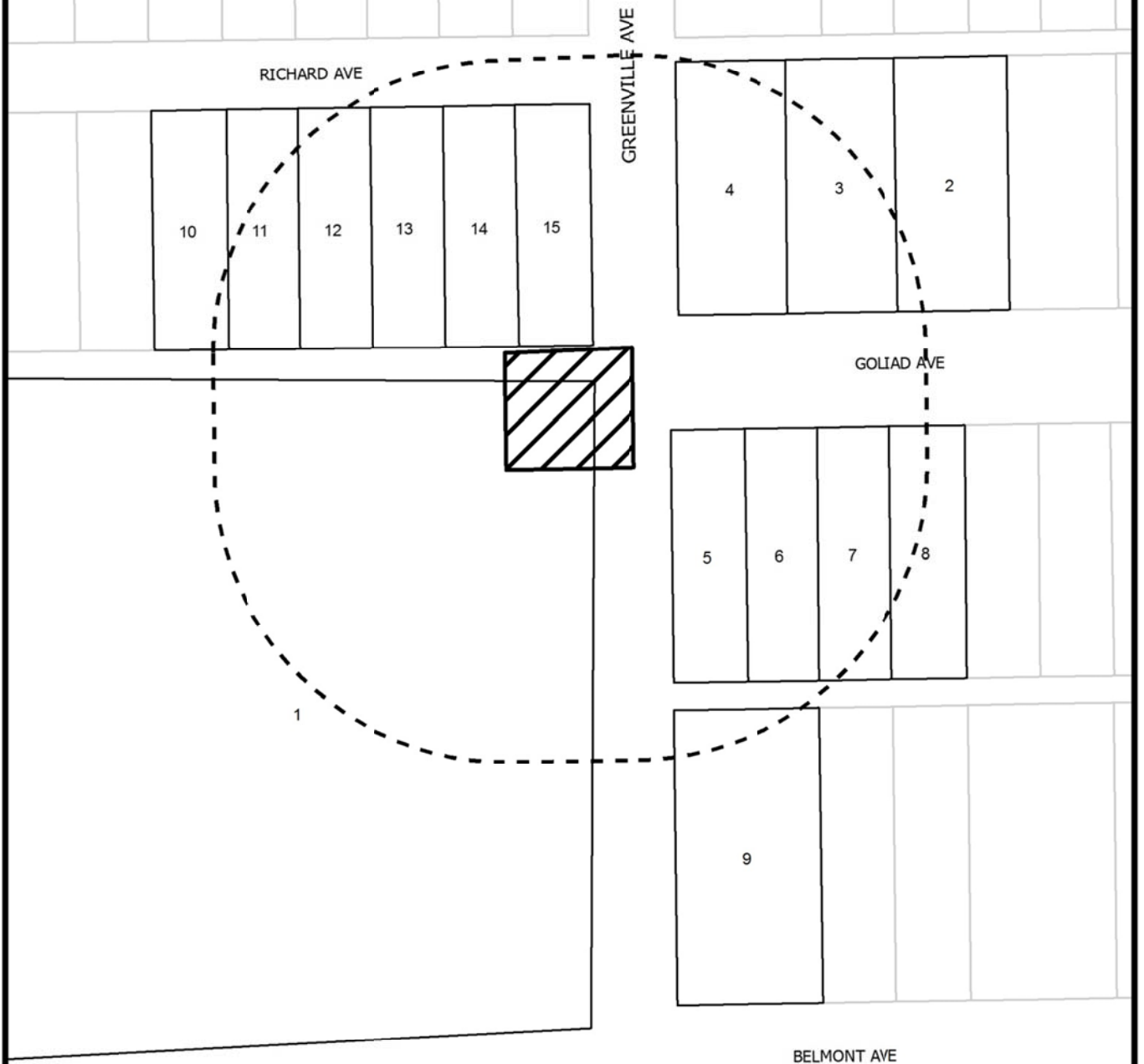
Case no: **Z145-274**

Date: **7/9/2015**





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



1:1,200

## NOTIFICATION

**200'**

AREA OF NOTIFICATION

**15**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z145-274**

Date: **7/9/2015**

07/08/2015

***Notification List of Property Owners***

***Z145-274***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5619 BELMONT AVE	ESC II LP
2	5715 GOLIAD AVE	SHANKS JOHN JOSEPH &
3	5711 GOLIAD AVE	MCDERMOTT JAMES M &
4	5703 GOLIAD AVE	NORTHROP ROY MICHAEL &
5	5702 GOLIAD AVE	VALADEZ RICARDO C
6	5706 GOLIAD AVE	GOLDBERG BRADLEY J &
7	5708 GOLIAD AVE	WILSON LEANN P
8	5712 GOLIAD AVE	GORMAN MARK W & MARGARET
9	5701 BELMONT AVE	HILL PATRICIA D
10	5628 RICHARD AVE	MCCLENAHAN SPENCER A
11	5630 RICHARD AVE	ROMICK CYNTHIA S
12	5634 RICHARD AVE	CUNNINGHAM BRIAN W &
13	5638 RICHARD AVE	CUNNINGHAM NANCY L G &
14	5642 RICHARD AVE	SAFFRON INVESTMENTS LLC
15	5644 RICHARD AVE	BRUNI ELIZABETH L

**Planner: Sarah May**

**FILE NUMBER:** Z145-225(SM) **DATE FILED:** March 27, 2015  
**LOCATION:** Northwest corner of West Mockingbird Lane and Roper Street  
**COUNCIL DISTRICT:** 2 **MAPSCO:** 34L  
**SIZE OF REQUEST:** Approx. 0.68 acres **CENSUS TRACT:** 71.02

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**APPLICANT / OWNER:** MSC-1, Ltd.

**REPRESENTATIVE:** Mostafa Setayesh, P.E., The Dimension Group

**REQUEST:** An application for a Planned Development District for CR Community Retail District uses and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.

**SUMMARY:** The applicant proposes to construct a general merchandise or food store under 3,500 square feet and motor vehicle fueling station and is requesting a reduction in parking requirements and modifications to landscaping requirements.

**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, landscape plan and staff's recommended conditions.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommendation for approval of staff recommended conditions is based upon:

1. *Performance impacts upon surrounding property* – This request proposes to redevelop parcels that were once a liquor store and child-care facility and associated surface parking lots into a single retail gas station. It maintains existing height limitations, decreases the front yard setback, has larger side yard setbacks, and modifies landscape buffer requirements in order to shift development away from adjoining residential properties.
2. *Traffic impact* – Staff recommends a revised development plan that shows a physical separation between the residential alley and the request site. The Development Code prohibits construction of a parking lot that has access to a public alley that abuts low density residential districts unless the director approves the means of access.<sup>1</sup> The request also proposes both drive approaches on property that is currently located in a CR Community Retail District. The placement of these drive approaches and staff recommended conditions and a revised development plan will confine vehicular traffic in the southern portions of the proposed district to encourage traffic to use West Mockingbird Lane.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. However, given the surrounding zoning of the area and the future replatting as part of a lot that already has CR zoning, the request can be supported.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request allows modifications and additional constraints that the Development Code would prohibit or allow, respectively. The attention to residential adjacency, landscaping, and vehicular movement are specifically addressed in staff's recommendation.

## **BACKGROUND INFORMATION:**

- In June 1890, the request area is platted as five lots, lots 12 through 16, of block O/2605, as part of the Webster and Wood North Park Addition.
- The northern two parcels, lots 15 and 16, each had a small residential structure according to aerial photography from 1952. The structure on the northernmost parcel, lot 16, was demolished and became surface parking according to aerial photography from 1956.

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<sup>1</sup> See Section 51A-4.301(a)(13) of the Dallas Development Code.



- Lots 12 through 14 were developed together as a gas station according to aerial photography from 1972 and permit records.
- For the northern portion of the site, PD 67 was established by Ordinance No. 15189, passed by the Dallas City Council on May 24, 1976 and identified lot 15 as a single family use and lot 16 as a vacant lot in Exhibit 67A.
- The southern portion of the site, lots 12 through 16, was later converted to a liquor store in the mid 1990's according to permit records.
- The site was later demolished in 2003 according to permit records and is currently located in the CR Community Retail District.
- A demolition permit was completed for lot 15 in 2013 according to permit records.
- The applicant plans to submit a replat of the five lots after the zoning case is completed.

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

1. **Z134-285:** On December 10, 2014, City Council approved an application for a Planned Development District for CR Community Retail District uses and vehicle display and sales on property zoned a CR Community Retail District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing Dimension
West Mockingbird Lane	Principal Arterial	Minimum-6 lanes-Divided, 100 feet R.O.W.
Roper Street	Local	50 feet R.O.W.

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* designates the area of request in the Residential Building Block. However, approximately 70% 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 to limit activities and development rights at the site and to provide a landscape buffer to the north that is almost four times the width that is required if it were a base nonresidential zoning district. The constraints of the planned development district allow this undeveloped piece of property to become useable and consistent with its surroundings.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 67 and CR	Undeveloped
<b>North</b>	PD 67	Single family
<b>South</b>	PD 934	Undeveloped
<b>East</b>	CR	Financial institution with drive-in window
<b>West</b>	CR and PD 67	Liquor store, personal service, retail, undeveloped, and single family

### **Land Use Compatibility:**

The land uses surrounding the request site consist of single family to the north, a financial institution with drive-in window to the east, retail uses to the south and west and an undeveloped residential lot and single family to the northwest.

A 37-foot wide enhanced landscape buffer will be provided along the northern property line in order distance and screen the retail store to single family residence to the north. Residential proximity slope also is applied to the property to ensure that vertical development is compatible to the residences to the north and west.

### **Parking:**

The Development Code prohibits construction of a parking lot that has access to a public alley that abuts low density residential districts unless the director approves the means of access.<sup>2</sup> Although the applicant has proposed directional controls such as signs and painted directional arrows in the parking lot, staff has seen mixed results in the efficacy of these directional controls. Therefore, staff recommends a revised development plan that shows a physical separation between the residential alley and the request site and staff recommended conditions.

The request also proposes both drive approaches on property that is currently located in a CR Community Retail District. The placement of these drive approaches and staff

<sup>2</sup> See Section 51A-4.301(a)(13) of the Dallas Development Code.

recommended conditions and a revised development plan will confine vehicular traffic in the southern portions of the proposed district to encourage traffic to use West Mockingbird Lane.

The request also includes a parking reduction for a motor vehicle fueling station in conjunction with a general merchandise or food store less than 3,500 square feet. The proposed modification to parking requirements decreases the Development Code parking requirements by 2 spaces. Staff supports the requested parking reduction because the conditions allow when these two main uses are used together, they functionally share parking spaces whereas if a motor vehicle fueling station did not have a partnering general merchandise or food store less than 3,500 square feet, the reduction is not be applied.

**Landscaping:**

The request modifies Article X landscape buffer requirements at the alley to allow a dumpster enclosure and a parking space as shown on the proposed landscape plan. Staff supports this modification as shown on the proposed Landscape Plan.

**“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 at the northwest corner of West Mockingbird Lane and Roper Street. The size of PD \_\_\_\_ is approximately 0.68 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 nonresidential zoning district.

**SEC. 51P- \_\_\_\_.****104.**

**EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_\_\_A: development plan.

(2) Exhibit \_\_\_\_B: landscape plan.

**SEC. 51P- \_\_\_\_.****105.**

**DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). 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.**

(a) Tract 1. Except as provided in this subsection, the only main uses permitted are those main uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in Chapter 51A. For example, a use permitted in the D(A) Duplex 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 D(A) Duplex District is subject to DIR in this district; etc. The following additional main uses are permitted:

(1) General merchandise or food store 3,500 square feet or less.

(2) Motor vehicle fueling station.

(b) Tract 2. The only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc.

**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 Duplex District apply to Tract 1 and CR Community Retail District apply to Tract 2.

(b) Front yard. For a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, minimum front yard is 15 feet. Signs, trash receptacles, light standards, and machines that dispense air and water are allowed in the front yard as shown on the development plan.

(b) Side and rear yard.

(1) For a general merchandise or food store 3,500 square feet or less, minimum side yard is 30 feet.

(2) For a motor vehicle fueling station, minimum side yard is 17 feet contiguous to an alley, and 130 feet to a contiguous residential district.

(3) Minimum side yard for dumpster storage areas is 20 feet contiguous to a residential district and no minimum side yard for a dumpster storage area contiguous to an alley.

(c) Height for nonresidential uses in Tract 1.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is 36 feet.

(d) Lot coverage. For a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, maximum lot coverage is 25 percent.

**SEC. 51P- \_\_\_\_\_.109.**

**OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Divisions 51A-4.200 and 51A-4.300 for the specific off-street parking and loading requirements.

(b) No off-street parking is required for a motor vehicle fueling station when located on the same site as general merchandise or food store 3,500 square feet or less.

*Staff recommended:*

Denial of subparagraph c.

*Applicant requested:*

(c) Ingress and egress. Except as provided in this section, Section 51A-4.301(a)(13) does not apply.

(1) Ingress and egress must be provided in the location shown on the attached development plan. No other ingress or egress is permitted.



(2) Northbound access to the alley north of the site is prohibited for non-residential uses. Residential access only signs must be installed in the location shown on the attached development plan. It is a defense to prosecution under this paragraph that the person is:

- (A) a governmental entity;
- (B) a communications or utility company, whether publicly or privately owned; or
- (C) the operator of an authorized emergency vehicle as defined in Section 541.201 of the Texas Transportation Code.

**SEC. 51P- \_\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.112. LANDSCAPING.**

(a) Landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

**SEC. 51P- \_\_\_\_\_.113. SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.114. 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- \_\_\_\_\_.115. COMPLIANCE WITH CONDITIONS.**

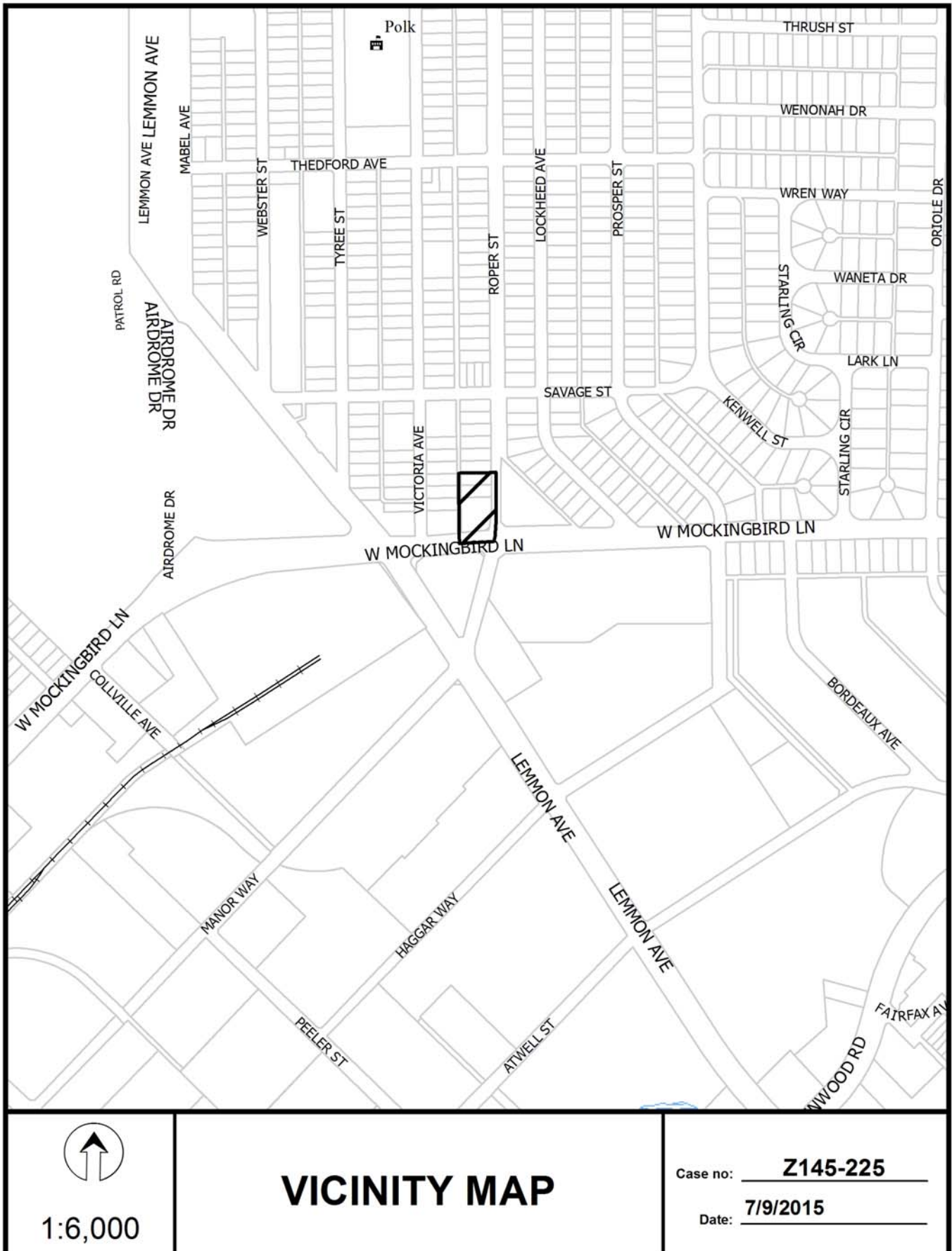
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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."

*Staff recommendation:*  
Provide a physical separation or barrier to prevent vehicular access from site to residential alley.

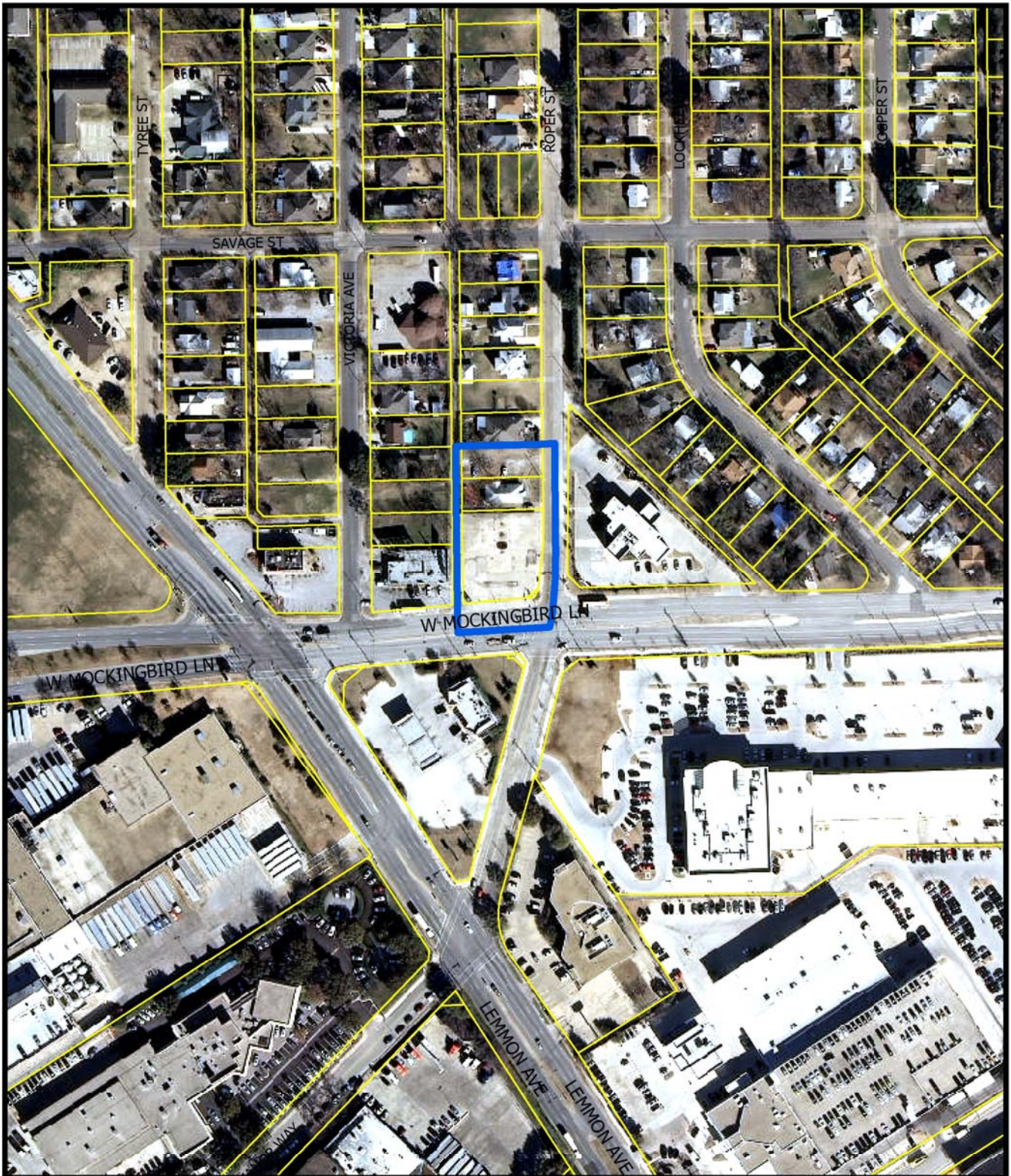








Z145-225(SM)



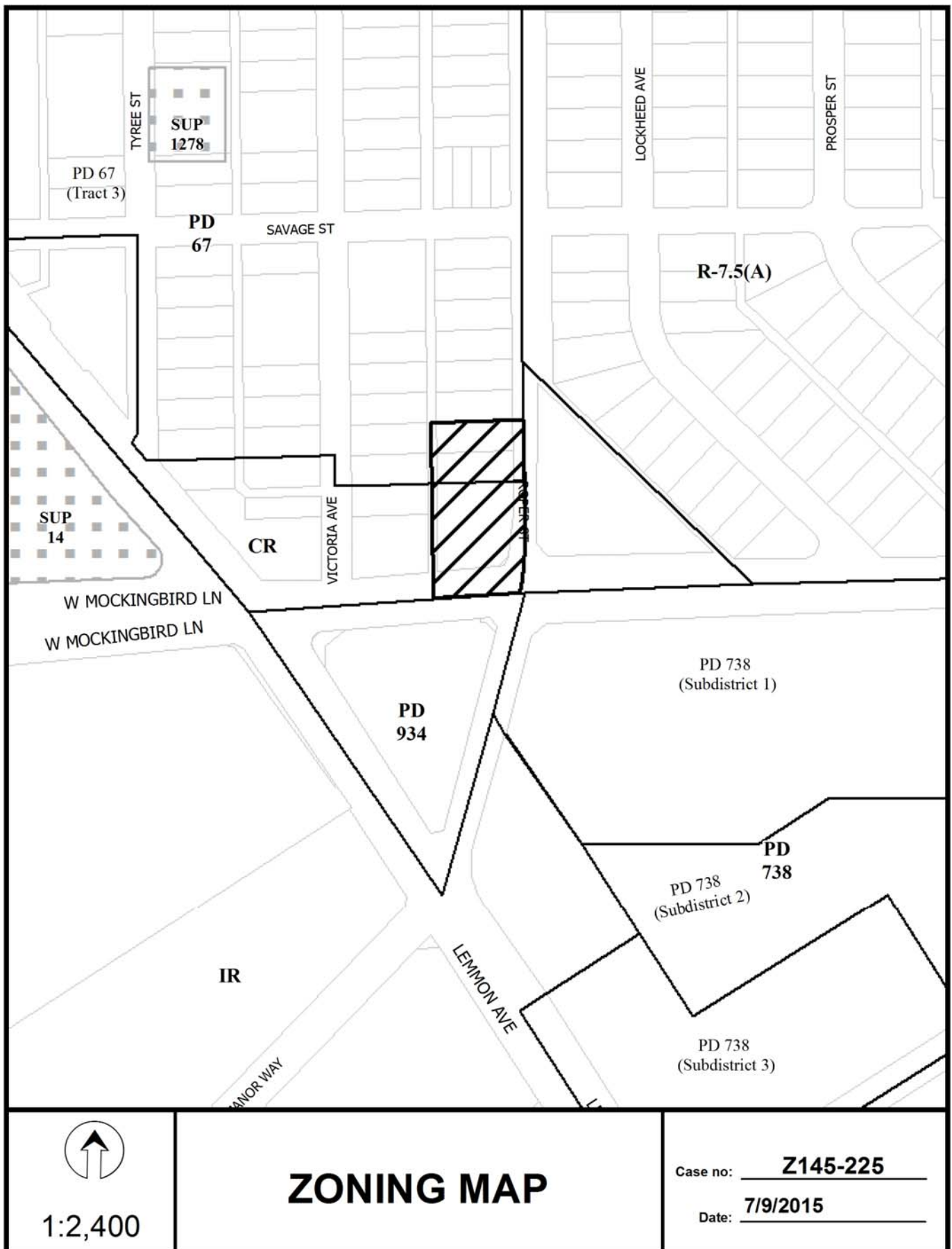
1:2,400

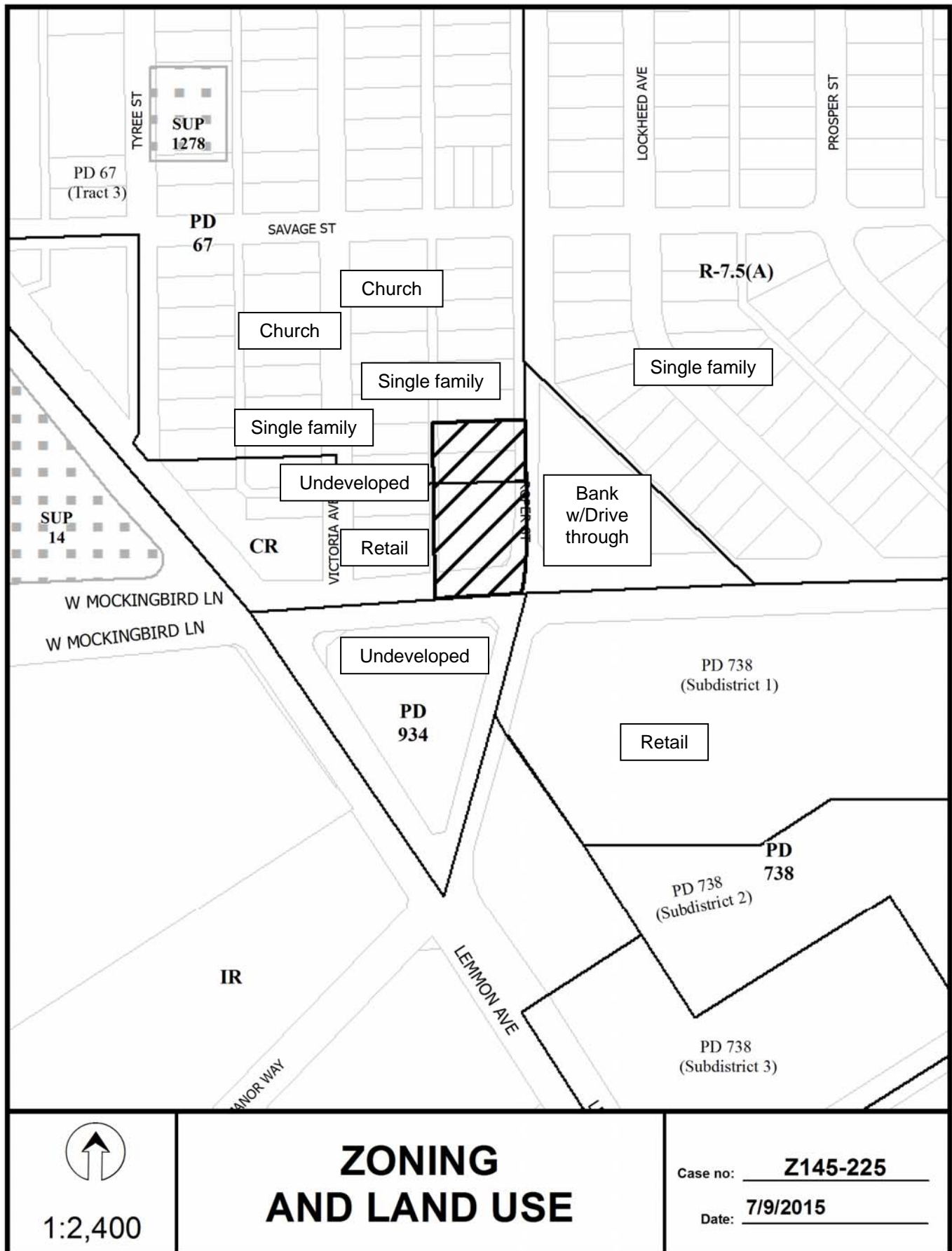
## AERIAL MAP

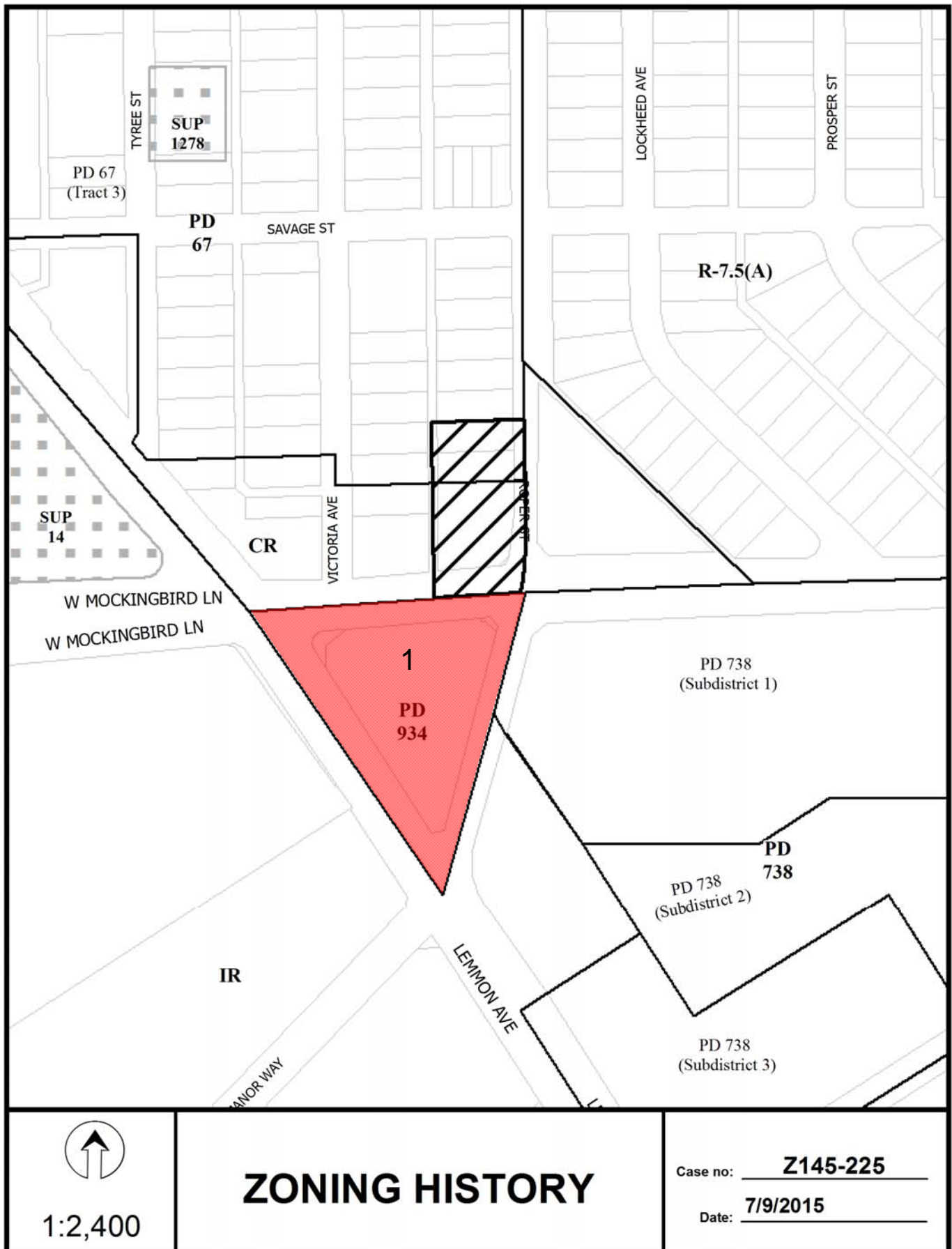
Case no: Z145-225

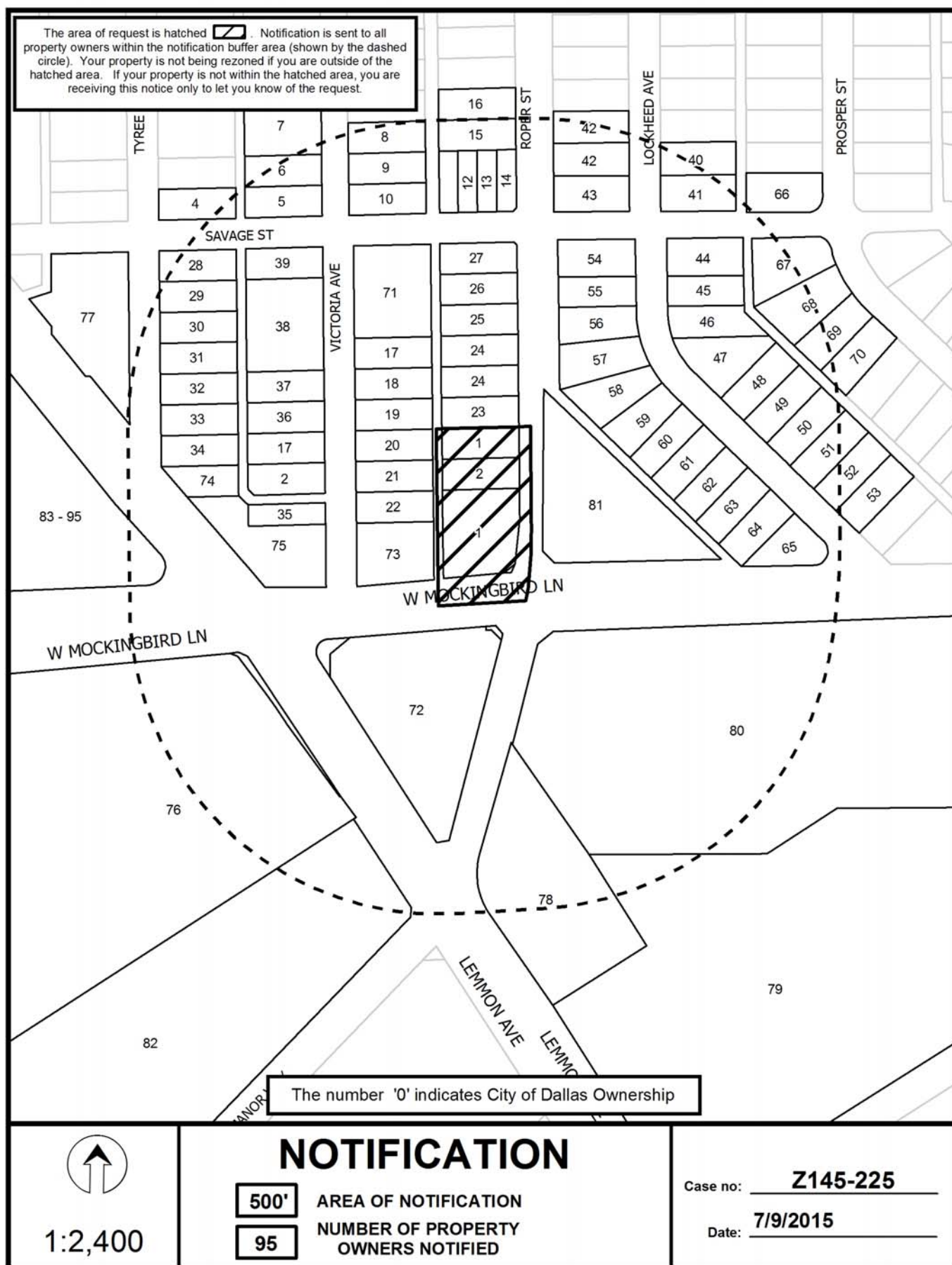
Date: 7/9/2015











07/08/2015

***Notification List of Property Owners******Z145-225******95 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4415 MOCKINGBIRD LN	MSC 1 LTD
2	6515 ROPER ST	MSC I LTD
3	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
4	6602 TYREE ST	BORDERS CAROLYN &
5	6603 VICTORIA AVE	NGUYEN THANH V & LE THI
6	6607 VICTORIA AVE	LE DAVID V
7	6615 VICTORIA AVE	LOVE MAVIS Y
8	6610 VICTORIA AVE	IBARRA JUSTIN M
9	6606 VICTORIA AVE	POND TREVOR
10	6602 VICTORIA AVE	PETTY ANTHONY CHARLES
11	3713 SAVAGE ST	ZEPEDA JORGE
12	3717 SAVAGE ST	BROWN RUTH
13	3715 SAVAGE ST	ROBERTSON FRANK JR ESTATE OF
14	3719 SAVAGE ST	MIHALOPOULOS TOM
15	6611 ROPER ST	POST ERMA J
16	6615 ROPER ST	VELASQUEZ MARIA DELOS A
17	6532 VICTORIA AVE	GREATER NORTH PARK
18	6528 VICTORIA AVE	TRAN SANG QUANG
19	6524 VICTORIA AVE	BONILLA NIDIA M ET AL
20	6520 VICTORIA AVE	JDAL PROPERTIES INC
21	6516 VICTORIA AVE	MSC-I LTD
22	6512 VICTORIA AVE	4407 CORPORATION
23	6525 ROPER ST	NGUYEN LOC TRONG
24	6527 ROPER ST	LEWIS LEOLICE
25	6535 ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
26	6539 ROPER ST	GUZMAN ANGEL

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6543 ROPER ST	BALTAZAR SILVINA &
28	6528 TYREE ST	STEWART BEVERLY A
29	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
30	6520 TYREE ST	KNOX BENJAMIN
31	6516 TYREE ST	CABRERA EMMA
32	6512 TYREE ST	GROGGS TEREICE LANEL
33	6508 TYREE ST	CABRERA MARIA LUISA
34	6504 TYREE ST	N & D PREMIER REALTY INC
35	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
36	6527 VICTORIA AVE	ESCALANTE MARICRUZ
37	6529 VICTORIA AVE	WOODEN RHODA EST OF
38	6533 VICTORIA AVE	GREATER NORTH PARK
39	6545 VICTORIA AVE	SOLES JEWELL LYNN
40	6606 LOCKHEED LN	MCCLOUD DELILAH
41	6602 LOCKHEED LN	MCSHANN OLIVER CARLICE EST OF &
42	6611 LOCKHEED LN	JC LEASING LLP
43	6603 LOCKHEED LN	ALLEN BARBARA JO
44	6550 LOCKHEED LN	HOGG GLADYS JEAN
45	6546 LOCKHEED LN	BENSON CLEO HILL LIFE EST
46	6542 LOCKHEED LN	LATTIMER THELMA L
47	6536 LOCKHEED LN	GALICIA BOLIVAR SERAFIN &
48	6528 LOCKHEED LN	RICHARD CLEMON JR
49	6524 LOCKHEED LN	ABOVO CORPORATION
50	6520 LOCKHEED LN	ADAMS TAMMY
51	6516 LOCKHEED LN	PRICE DOROTHY &
52	6512 LOCKHEED LN	SANCHEZ JUAN A
53	6508 LOCKHEED LN	CHRISS LEVI
54	6547 LOCKHEED LN	REESE PATRICIA
55	6543 LOCKHEED LN	MORRIS MARY LEE
56	6539 LOCKHEED LN	LIU JOHN M
57	6535 LOCKHEED LN	ROBINSON CHARLES L &



07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6531 LOCKHEED LN	BERRY MURDINE E
59	6529 LOCKHEED LN	SCATES LULA M &
60	6525 LOCKHEED LN	PARKER WILLIAM H
61	6521 LOCKHEED LN	WB HIRTZ LLC
62	6517 LOCKHEED LN	BARNES DOROTHY B
63	6513 LOCKHEED LN	VAZQUEZ ANGEL R & OFELIA H
64	6509 LOCKHEED LN	VASQUEZ ANGEL R & OFELIA
65	6505 LOCKHEED LN	VAZQUEZ ANGEL &
66	6603 PROSPER ST	GRAYSON J B ESTATE OF
67	6555 PROSPER ST	FOWLER RICKY REDELL
68	6549 PROSPER ST	IBARRA MARCIAL J &
69	6545 PROSPER ST	GILFORD Q V ESTATE OF
70	6541 PROSPER ST	BELL ROSIE MAE
71	6540 VICTORIA AVE	PLEASANT RUN /LANCASTER LTD
72	6410 LEMMON AVE	NWH LAND
73	4407 MOCKINGBIRD LN	4407 CORPORATION
74	6522 LEMMON AVE	N & D PREMIER REALTY
75	6502 LEMMON AVE	CHURCHS FRIED CHICKEN INC
76	6445 LEMMON AVE	COCA COLA CO THE
77	6606 LEMMON AVE	FIEDLER LLOYD
78	6310 LEMMON AVE	LOVE FIELD FINANCIAL
79	6200 LEMMON AVE	AN LUXURY IMPORTS LTD
80	4550 MOCKINGBIRD LN	CARLYLE CYPRESS
81	4515 MOCKINGBIRD LN	PEGASUS BANK
82	6421 LEMMON AVE	CALISTO PROPERTY COMPANY
83	3001 MOCKINGBIRD LN	DALLAS CITY OF
84	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
85	8020 DENTON DR	JACKS AUTO SUPPLY
86	7212 CEDAR SPRINGS RD	HERTZ RENT A CAR
87	7020 CEDAR SPRINGS RD	AVIS RENT A CAR
88	3407 HAWES AVE	TUCKER BLAKE C

Z145-225(SM)

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7555 LEMMON AVE	DALLAS CITY OF
90	8333 LEMMON AVE	SOUTHWESTERN BELL
91	8008 CEDAR SPRINGS RD	DALLAS CITY OF
92	8611 LEMMON AVE	BUSINESS JET CENTER
93	3250 LOVE FIELD DR	MLT DEVELOPMENT
94	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
95	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

**FILE NUMBER:** Z145-271(SM)

**DATE FILED:** May 28, 2015

**LOCATION:** Northwest line of Crestview Drive, southwest of Lemmon Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34R

**SIZE OF REQUEST:** Approx. 0649 acres

**CENSUS TRACT:** 6.01

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**APPLICANT/OWNER:** Adler Property Companies, LLP

**REPRESENTATIVE:** Dallas Cothrum and Gladys Pearson, Masterplan Consultants

**REQUEST:** An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict and surface parking uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. Consideration will also be given to the granting of a P Parking Subdistrict.

**SUMMARY:** The purpose of the request is to provide for surface parking for an automobile dealership in the vicinity. The request site is undeveloped. The applicant is proposing to provide additional surface parking for an adjacent motor vehicle related use. The applicant requests to retain residential development rights.

**STAFF RECOMMENDATION:** Denial of a Planned Development Subdistrict, approval of a P Parking Subdistrict, subject to a site plan.

## **GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends **denial** of the request for a Planned Development Subdistrict, subject to conditions and a development/landscape plan based upon:

1. *Performance impacts upon surrounding property* – The request's impacts on adjacent properties are not expected due to the constraints shown on the proposed development/landscape plan, including but not limited to lighting standards, landscaping, and vehicular ingress/egress.
2. *Traffic impact* – The purpose of the request is to relieve congestion caused by the motor vehicle related adjacent property. The request's duality of zoning does not require surface parking but merely allows it to occur. Therefore the request does not achieve its primary purpose, which is to address the parking issues that are present on nearby residential streets but merely suggests it when convenient.
3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is a compatible component in an Urban Neighborhood Building Block because it extends parking areas for an adjacent property that is connected to a Multi-Modal Corridor. Additionally, the request complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria as noted herein.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The duality of MF-2 uses and surface parking is the only factor proposed that requires a PD Subdistrict. The applicant has no intent of developing the property for MF-2 uses and based their application on a previous presentation to the Oak Lawn Committee in May. Staff does not consider this a justification for a PD subdistrict.

However, staff recommends **approval** for a P Parking subdistrict, subject to the attached site plan based upon:

1. *Performance impacts upon surrounding property* – Impacts on adjacent properties are not expected due to the constraints shown on staff's recommended site plan, including but not limited to lighting standards, landscaping, and vehicular ingress/egress.
2. *Traffic impact* – Staff's recommendation requires that surface parking be provided to alleviate the parking issues that are present on nearby residential streets.
3. *Comprehensive Plan or Area Plan Conformance* – Proposed use of the property is a compatible component in an Urban Neighborhood Building Block because it extends parking areas for an adjacent property that is connected to a Multi-Modal Corridor. Additionally, the request complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria as noted herein.

## **Background information:**

- The site is composed of half of lot 31, and all of lots 32 through 33 in Block 2341, filed in the Dallas County records on May 31, 1915.
- Aerial photography from 1952 and 1956 show a large rectangular building. Although no digital permit records for this site could be located, it is presumed to be a nonresidential building, possibly a warehouse or industrial building.
- Aerial photography from 1968 shows the previous building removed and the site as surface parking and connected to a parcel which contained a commercial building that fronted on Lemmon Avenue. Although no digital permit records for this site could be located, it is presumed to be a motor vehicle related use due to the density of cars pictured on the photograph.
- The number of cars pictured on the subsequent aerial photograph from 1979 is vastly reduced.
- The site appears clear and unused and in its current state in the next aerial photography in 1989.

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

**Thoroughfare/Street**

**Existing & Proposed ROW**

Crestview Drive

Local; 53' ROW

**STAFF ANALYSIS:**

**Area Plans:**

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (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 site is undeveloped. As the applicant is proposing and staff recommends surface parking as permitted by a P Parking Subdistrict (PDS for P Parking Subdistrict), Nos. 1, 2, 3, 5, and 6 are not applicable. Subject to the attached applicant's development/landscape plan or staff's recommended site plan, the development and utilization of the property complies with Nos. 4 and 7.

**Comprehensive Plan:** The request site is located in an area considered Urban Residential. The connecting main use that the parking area will serve is on a 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 site has remained undeveloped for the past 26 years. The applicant provided parking counts that averaged 27 cars from 9:30 AM to 2:55 PM over three days on adjacent residential streets. The purpose of the request is to move employee parking off residential streets and into the proposed surface parking lot.

North of the site, the applicant proposes to redevelop the existing auto display and sales lot into a "Honda Express Lube" which the area of request will share its only vehicular access to provide additional employee parking. Also to the north there is an O'Reilly's Auto Parts Store. To the east, there is a Race Trac gas station and convenience store. Across Crestview Drive on the southeast, there is an existing garden apartment development and another apartment shares the western borders of the site.

When considering a P Parking Subdistrict within PDD No. 193, the following should be considered:

- 1) Parking must be contiguous or directly across an alley or street from the main use(s) it serves; and,
- 2) Minimum ten foot front yard must be provided.

While this request is not being made by the holder of a dance hall license, certain adjacency and compatibility factors required for such a request; i.e., off-site parking for nonresidential uses, do parallel staff's consideration of this application:

- 1) Is the property in a subdistrict other than single family, duplex, or townhouse;
- 2) Is the property contiguous to, or directly across an alley from a property in a nonresidential subdistrict;



- 3) Has landscaping (including screening) that meets the requirements of PDD No. 193;
- 4) Has lighting that meets the parking lot lighting standards of PDD No. 193:
- 5) Has responsible security personnel patrolling it during the hours of its use; and,
- 6) Have curb cuts for vehicular access designed to direct traffic to the nearest thoroughfare.

Staff has reviewed the application and has concluded that a P Parking Subdistrict is appropriate and complies with the above criteria.

**Officers/Partners/Principals**

ADLER PROPERTY COMPANIES, LLP

John R. Eagle, Managing Partner

Duffy Cummings, Chief Financial Officer

## **APPLICANT'S PROPOSED PDS CONDITIONS**

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

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

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

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

PD Subdistrict \_\_\_\_\_ is established on property located at the Northwest line of Crestview Drive, southwest of Lemmon Avenue. The size of PD Subdistrict \_\_\_\_\_ is 0.649 acres.

### **SEC. S-\_\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) 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 residential zoning district.

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

The following exhibits are incorporated into this division:

(1) Exhibit \_\_\_\_A: development/landscape plan.

### **SEC. S-\_\_\_\_\_.105. DEVELOPMENT/LANDSCAPE PLAN.**

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For surface parking, development and use of the Property must comply with the development/landscape plan (Exhibit S-\_\_\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following additional main use is permitted:

-- Surface parking.

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

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

**SEC. S-\_\_\_\_.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. If there is a conflict between this section and Part I of this article, this section controls.)

The yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.

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

Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

**SEC. S-\_\_\_\_.110. INGRESS AND EGRESS.**

For surface parking, ingress and egress is prohibited on Crestview Drive.

**SEC. S-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

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

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

(b) For surface parking, landscaping must be provided as shown on the development/landscape plan (Exhibit S-\_\_\_\_A).

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

**SEC. S-\_\_\_\_.113. SIGNS.**

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

**SEC. S-\_\_\_\_.114. ADDITIONAL PROVISIONS.**

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

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

(c) Development and use of the Property must comply with Part I of this article.

**SEC. S-\_\_\_\_.115. COMPLIANCE WITH CONDITIONS.**

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

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

**Proposed Development/Landscape Plan  
Staff Recommended Site Plan**

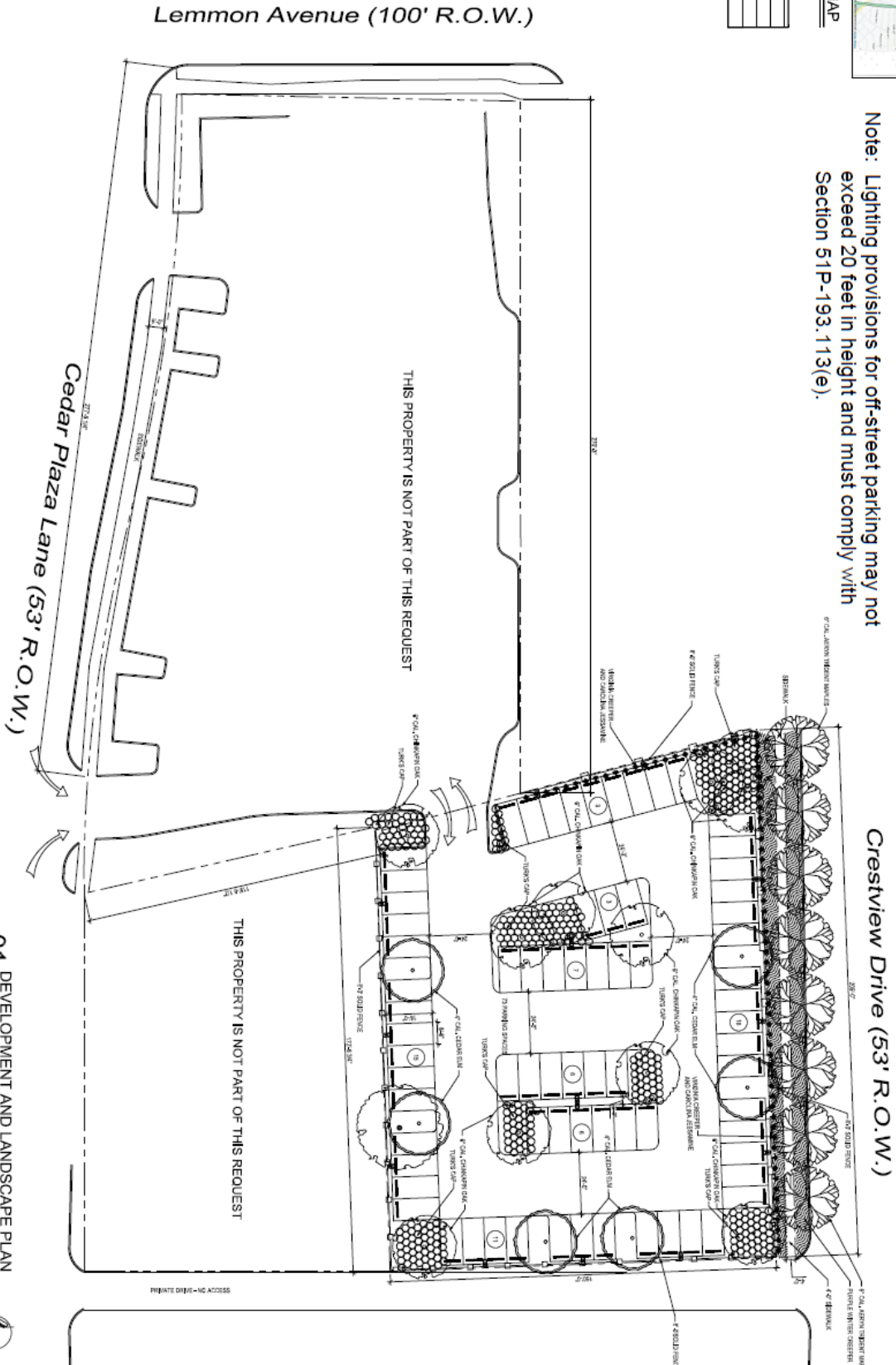


VICINITY MAP

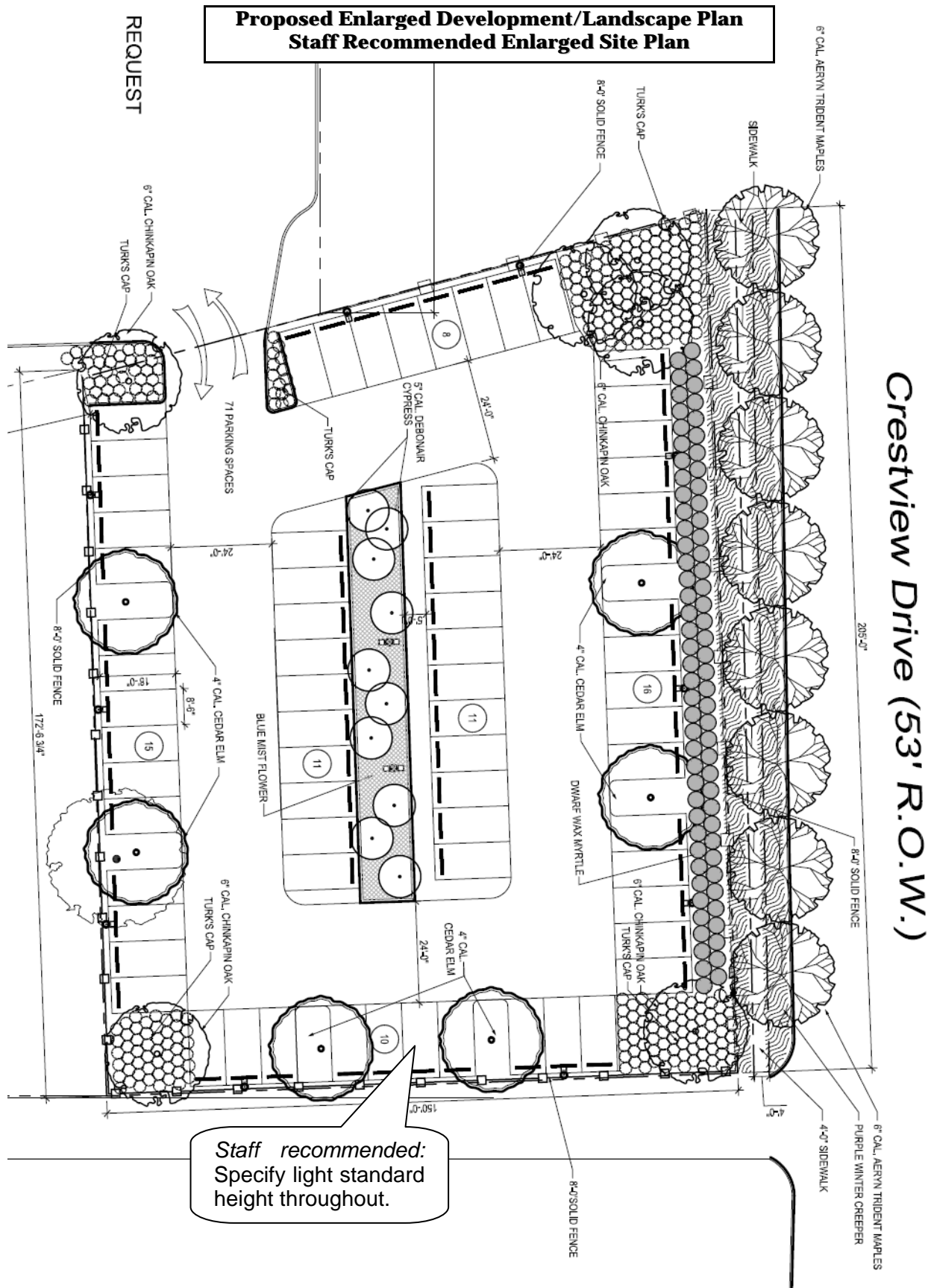
LEGEND

PROPOSED DEVELOPMENT
EXISTING DEVELOPMENT
STREET
ALLEY
RAILROAD
WATER

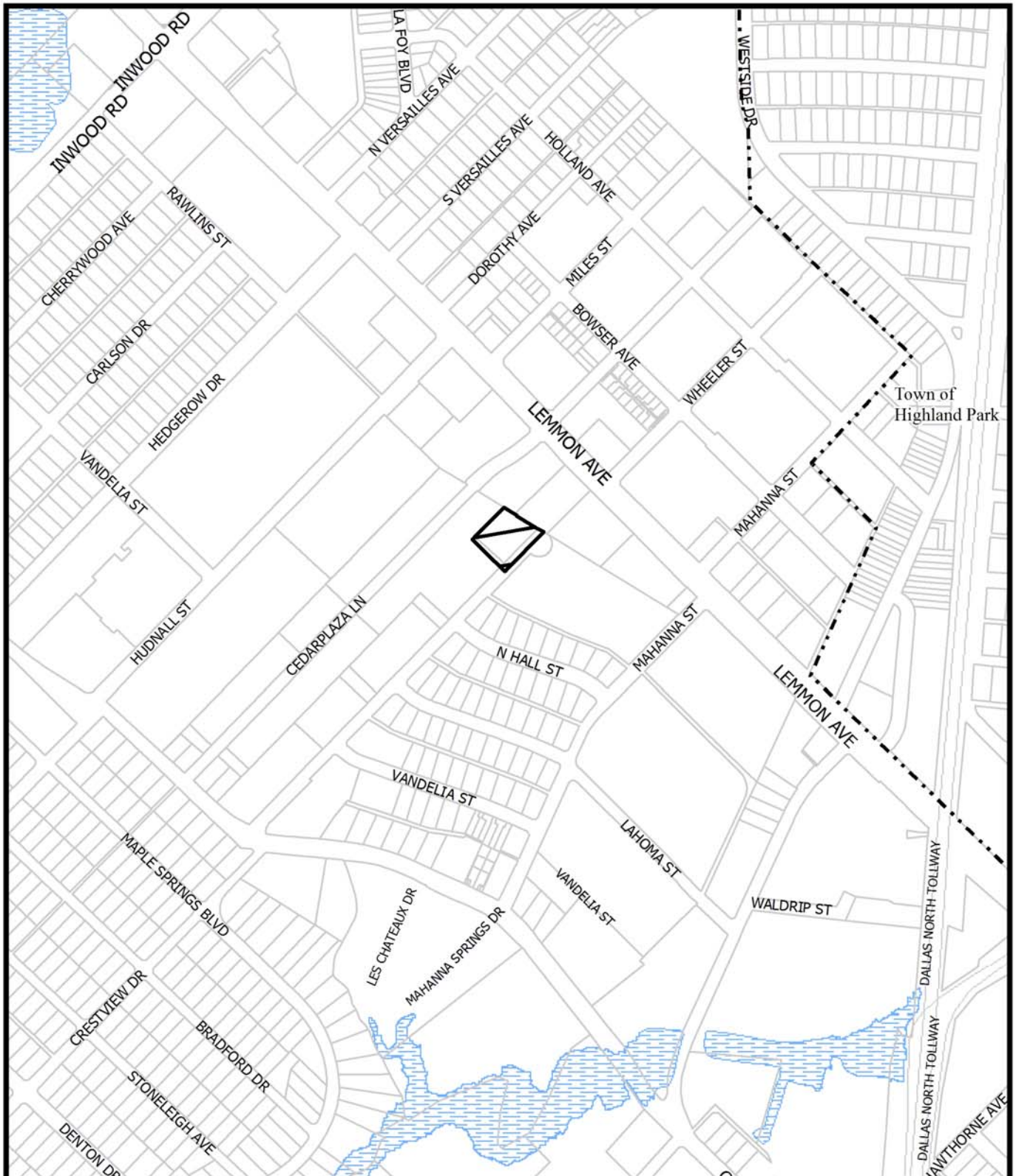
Note: Lighting provisions for off-street parking may not exceed 20 feet in height and must comply with Section 51P-193.113(e).








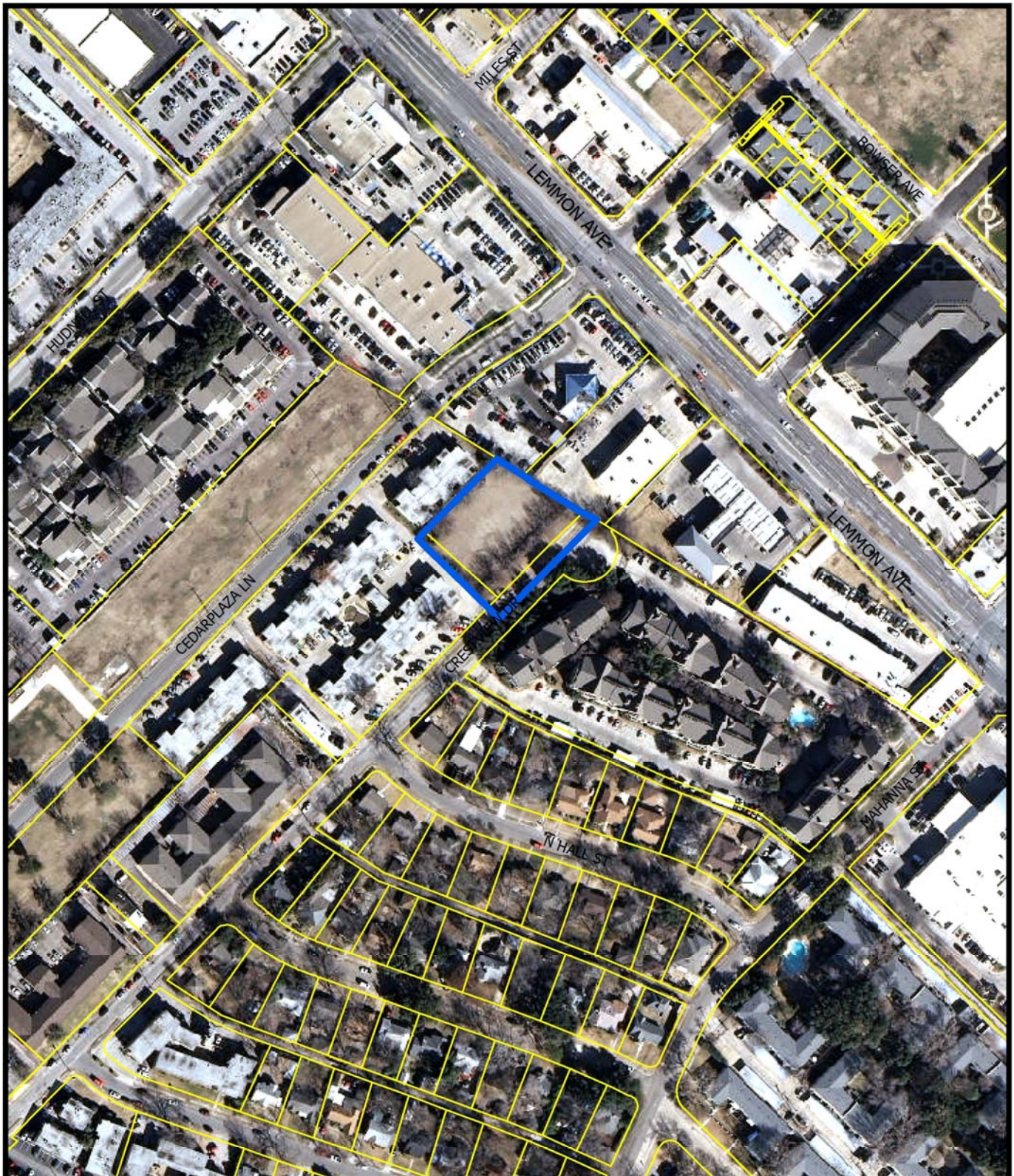
Z145-271(SM)



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <b>Z145-271</b> Date: <b>6/11/2015</b>
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Z145-271(SM)



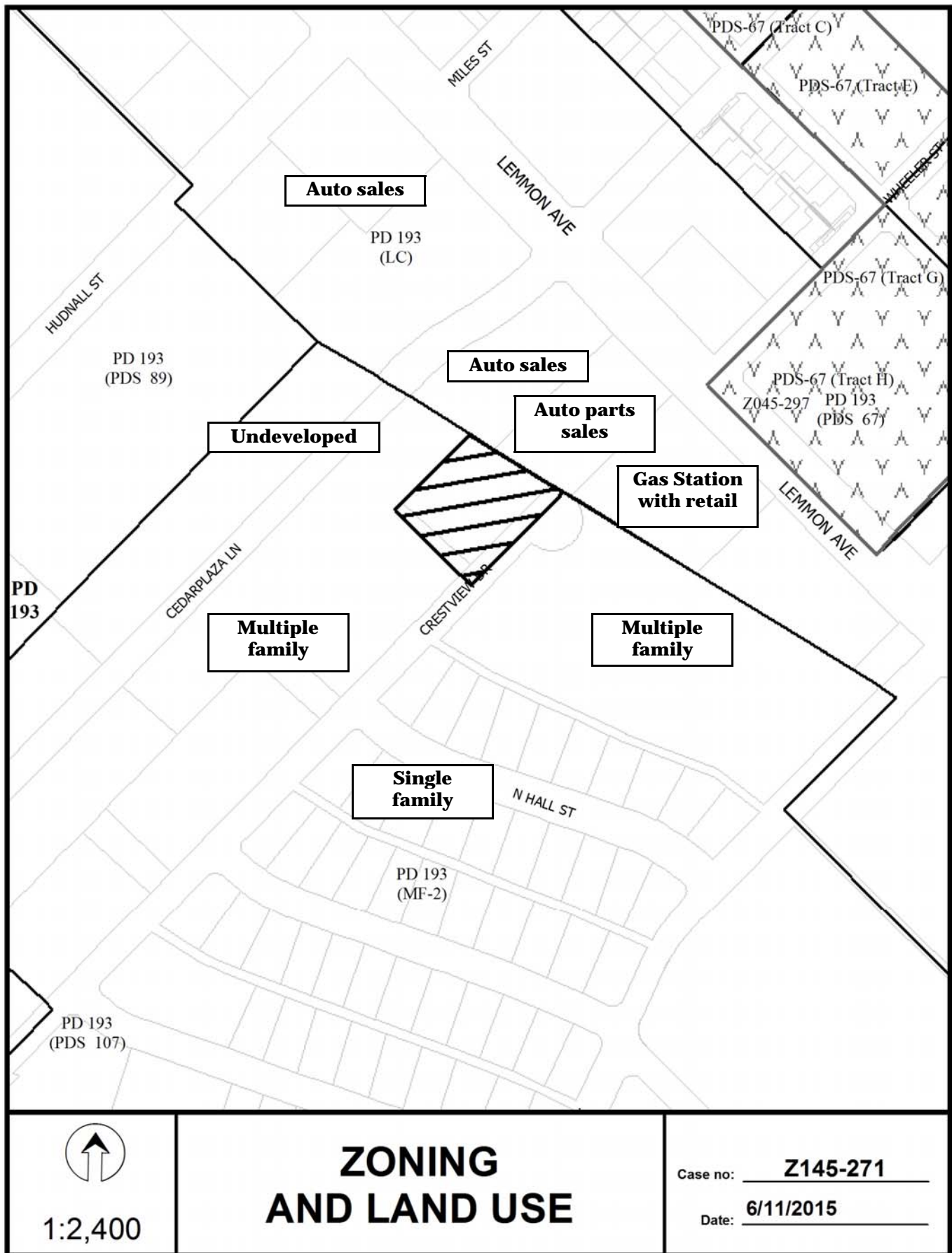
1:2,400

## AERIAL MAP

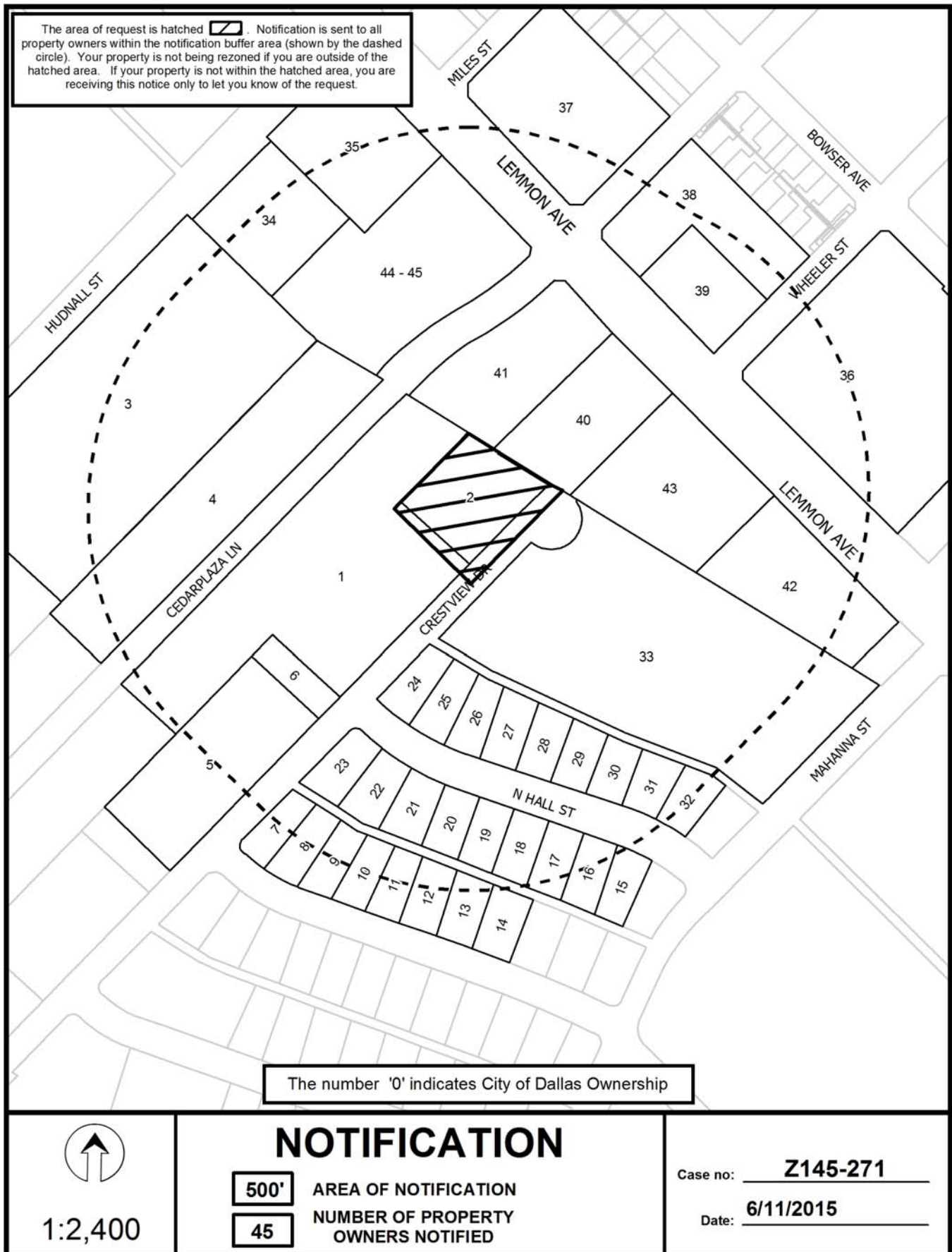
Case no: Z145-271

Date: 6/11/2015





Z145-271(SM)



06/11/2015

***Notification List of Property Owners******Z145-271******45 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3327 CRESTVIEW DR	CREST MEX CORP ETAL
2	3347 CRESTVIEW DR	TEXNEB PROPERTIES LLC
3	3232 HUDNALL ST	HUB APARTMENTS LTD THE
4	3357 CEDARPLAZA LN	CEDAR PLAZA TOWNHOUSE LLC
5	3225 CRESTVIEW DR	CRESTVIEW PARTNERS LP
6	3321 CRESTVIEW DR	TOLUCA SQUARE LTD PS
7	5152 LAHOMA ST	JARAMILLO DOMINGA S
8	5146 LAHOMA ST	CANDELA JOSE F &
9	5142 LAHOMA ST	MCCRIGHT PHILLIP L
10	5138 LAHOMA ST	ADAMES JESSE A
11	5134 LAHOMA ST	SPENCE VIRGINIA HEATHER
12	5128 LAHOMA ST	WEISFELD RONALD A
13	5122 LAHOMA ST	VIDAL VICTOR P &
14	5118 LAHOMA ST	MCGREGOR CLARICE M
15	5107 HALL ST	JOHNSON RODNEY E
16	5111 HALL ST	BINYON MERELENE &
17	5117 HALL ST	LEE RANDELL
18	5123 HALL ST	TOBIAS HILDA &
19	5127 HALL ST	SOLIS AURELIA
20	5131 HALL ST	MAJORS JOHN A III
21	5135 HALL ST	BLAS EUSEBIA
22	5141 HALL ST	GARCIA EUSEBIA BLAS
23	5147 HALL ST	ANDRADE JOSE & CARMEN
24	5142 HALL ST	CUNNINGHAM DIANA PINSON
25	5138 HALL ST	GANDARA JUAN B &
26	5134 HALL ST	SERESEROZ AGAPITO P



06/11/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5130 HALL ST	WYNNE MARIA
28	5124 HALL ST	RIVERA RAUL
29	5118 HALL ST	NEAGOE ALEXANDRU
30	5114 HALL ST	VILLASANA MAXIMILIANO C &
31	5110 HALL ST	VILLASANA MAXIMILIANO &
32	5104 HALL ST	AVES VICTOR R
33	3443 MAHANNA ST	TEXAS MSI LTD
34	3412 HUDNALL ST	EAGLE ROBERT M
35	5333 LEMMON AVE	ADLER PROP CO LLP PS
36	5150 BOWSER AVE	GS CITYVILLE LP
37	5300 LEMMON AVE	PPA RLTY LTD
38	5220 LEMMON AVE	PLAZA REAL ESTATE INVST
39	5200 LEMMON AVE	PRESCOTT INTEREST HAGGAR AT WELL LTD &
40	5211 LEMMON AVE	OREILLY AUTOMOTIVE INC
41	5219 LEMMON AVE	TWO BIRDS PROPERTY
42	5107 LEMMON AVE	SERVICE KING PAINT & BODY
43	5151 LEMMON AVE	RT LEMMON LP
44	5311 LEMMON AVE	EAGLE ROBERT M
45	5311 LEMMON AVE	EAGLE JOHN R TRUST

**FILE NUMBER:** Z145-227(WE) **DATE FILED:** March 30, 2015**LOCATION:** North line of Simpson Stuart Road, west of Tracy Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 66S**SIZE OF REQUEST:** Approx. 12,572 sq. ft. **CENSUS TRACT:** 114.01

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**APPLICANT / OWNER:** Marrisae Jones**REPRESENTATIVE:** Peter Kavanagh, Zone Systems**REQUEST:** An application for a CR Community Retail District on property zoned an R-5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the construction and operation of a nursery, garden shop or plant sales on site. Currently, the applicant is operating an illegal contractor's maintenance yard at this location. However, all uses in the CR District would be permitted.**STAFF RECOMMENDATION:** Denial

**GUIDING CRITERIA FOR STAFF RECOMMENDATION:**

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed CR Community Retail District could have a negative performance impact on the surrounding single family uses. A CR Community Retail District is to provide for “development of community-serving retail, personal service and office uses at a scale and intensity compatible with residential communities. However the location of the zoning district in mid-block of a residential district could negatively impact the existing single family uses. Mitigating the potential odor, or smell of the plant materials and the visual impact the various plant materials on site could impact any future single family development in the area.
2. *Traffic impact* – Given that the proposed zoning district is mid-block of a residential district, commercial traffic could negatively impact the local residential streets.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Building Block.

**Zoning History:** There have not been recent zoning cases in the area over the past 5 years.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A)	Undeveloped
<b>North</b>	R-5(A)	Single Family
<b>South</b>	R-7.5(A)	Undeveloped
<b>East</b>	R-5(A)	Single Family
<b>West</b>	R-5(A)	Undeveloped

**COMPREHENSIVE PLAN:** The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site 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.

The proposed development does not comply with the characteristics of a residential neighborhood building block. Staff believes that retaining the residential character of the area is more appropriate. Developing the site for retail uses beginning at the mid-block could negatively impact this residential area.

## **LAND USE:**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:** The 12,572 square foot site fronts on a principal arterial [Simpson Stuart Road] and is adjacent to several undeveloped tracts of land and single family uses. The proposed CR Community Retail District will have a negative impact on the surrounding residential uses as a result of the proposed development being located within mid-block of a residential district and the type of uses that are permitted in the CR District. The compatibility of the CR District uses at this location is inappropriate.

The nearest retail district is a CR Community Retail District and is approximately 375.44 west of the site.

The Development Code requires the applicant to provide a minimum 20-foot setback from a residential district as well as screen the outside sales and display areas. The zoning district and proposed land use requested by the applicant is inappropriate because of the location and potential uses that are permitted in the CR District.

In addition, the site is located within the flood plain. The Development Code identifies specific types of developments that may be constructed in the flood plain. These improvements include; 1) a farm or ranch, 2) utility services, electrical substation, detention basin, water reservoir or pump station, and water treatment plant, 3) sanitary landfill and refuse transfer station, 4) public park or playground, private recreation center or area, private community center and golf course, 5) outside commercial amusement approved by specific use permit, 6) helistop approved by specific use permit, and 7) radio, television or microwave tower, and amateur communication tower.

Staff recommendation is for denial of a CR District.

### **Development Standards:**

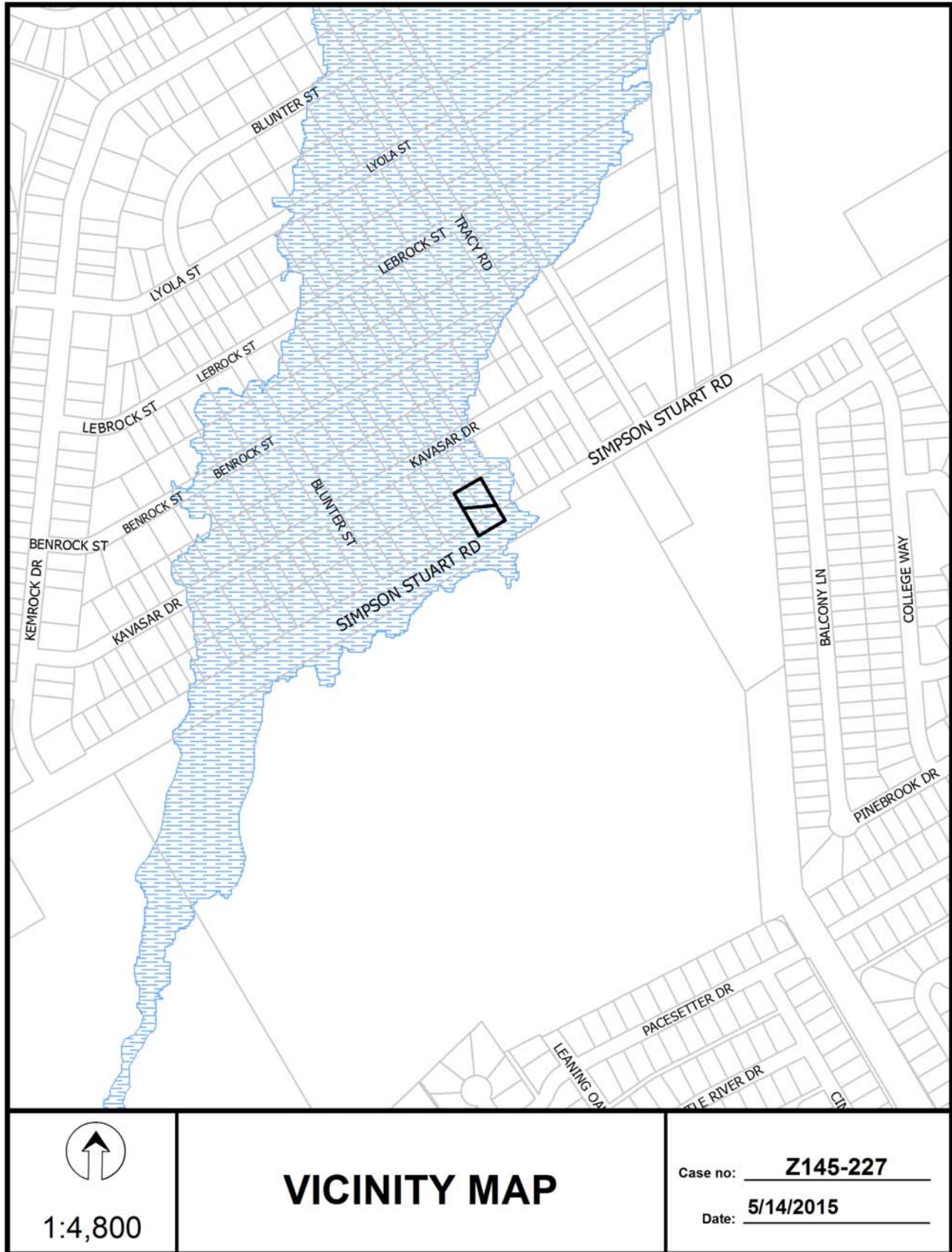
<b>DISTRICT</b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
R-5(A) - existing Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
CR - proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

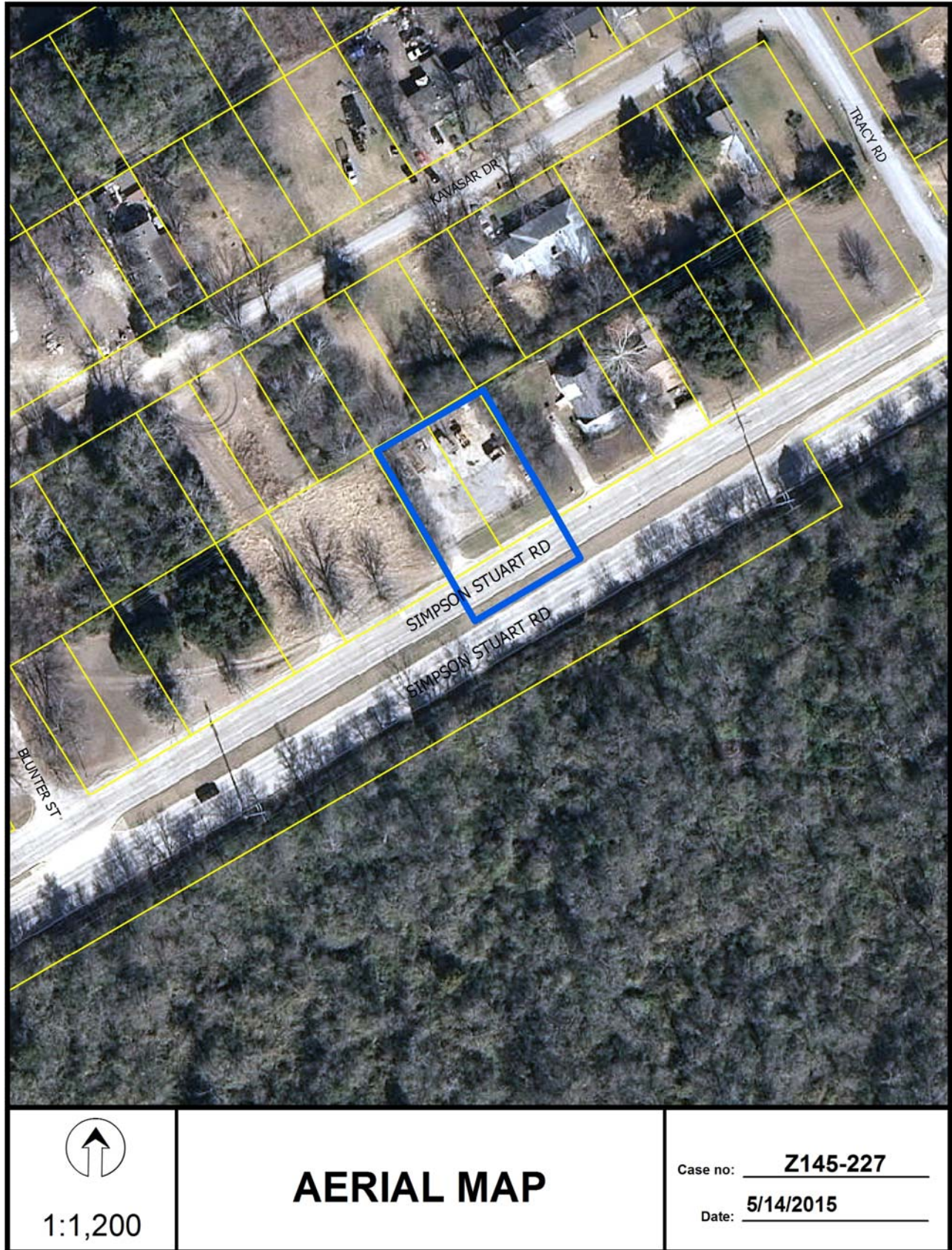
**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Simpson Stuart Road	Principal Arterial	107 ft.	107 ft.

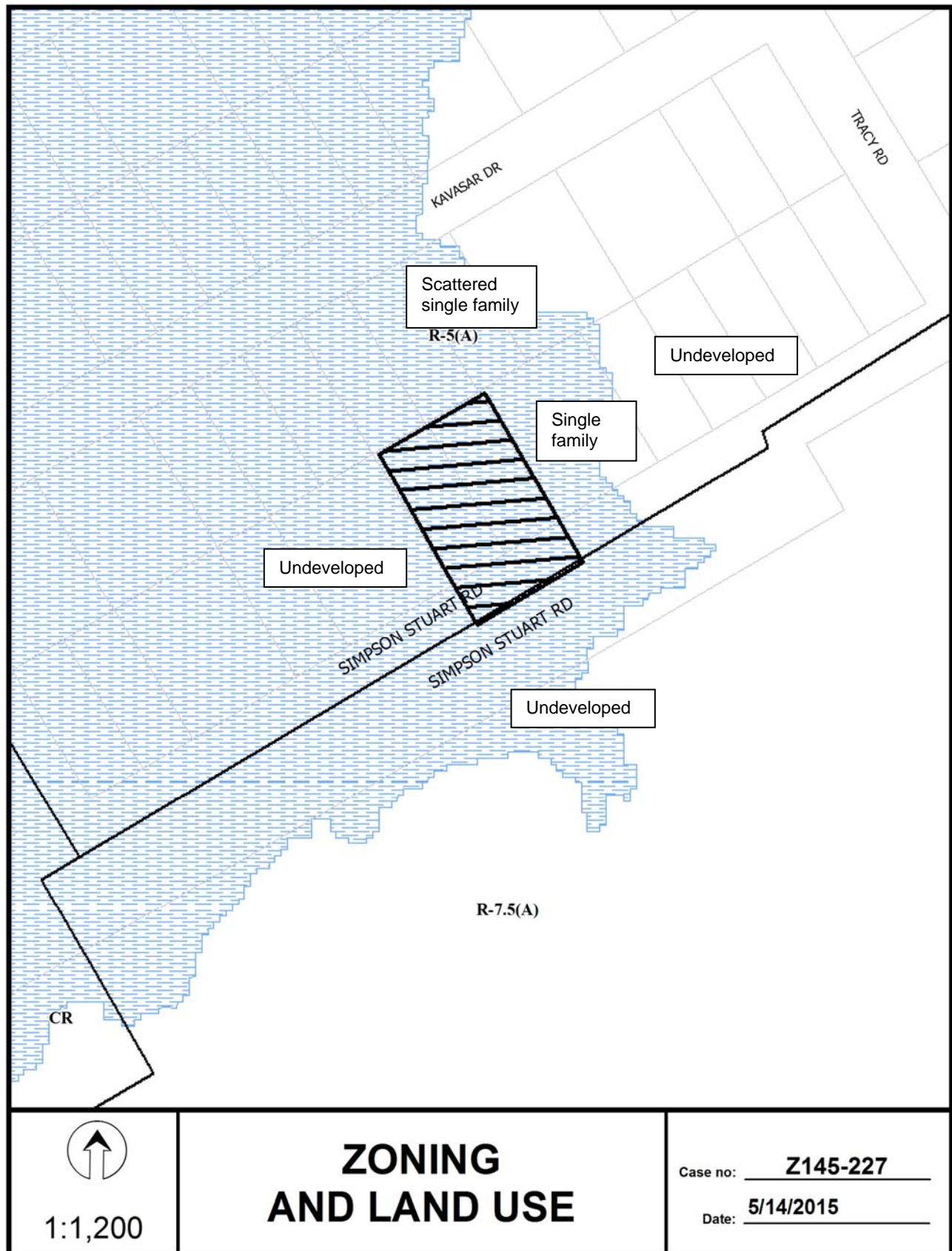
**Parking:** The off-street parking requirement for a nursery, garden shop or plant sale use is one space per 500 square feet of floor area, plus one space per 2,000 square feet of outside sales and display area.

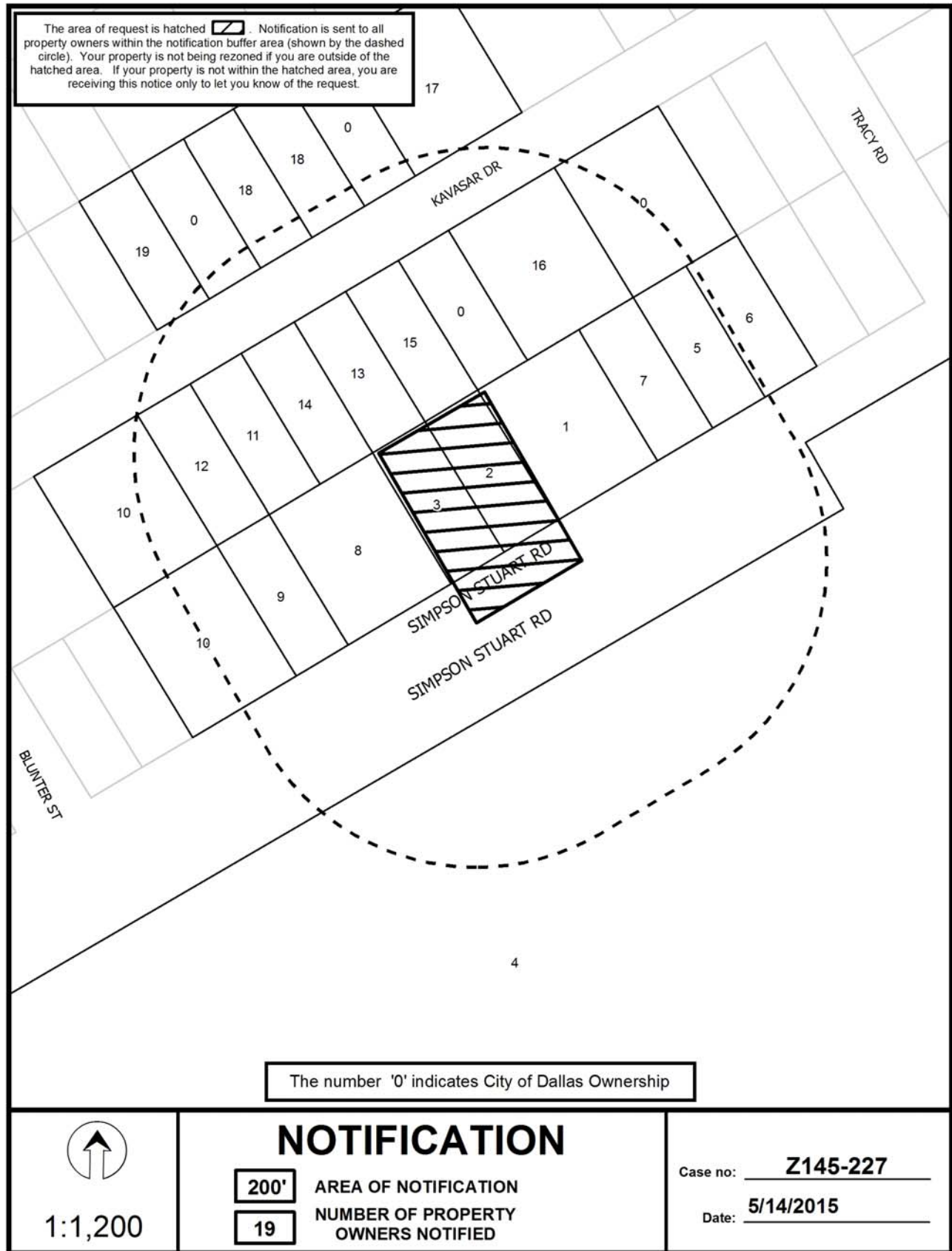












## ***Notification List of Property Owners***

***Z145-227***

***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2943 SIMPSON STUART RD	HUERTA XAVIER &
2	2935 SIMPSON STUART RD	JONES MARRISE
3	2930 SIMPSON STUART RD	JONES MARRISE
4	2700 SIMPSON STUART RD	PRA SIMPSON STUART
5	2951 SIMPSON STUART RD	BAUTISTA JUAN & LETICIA
6	2955 SIMPSON STUART RD	WAGONER ARTENZIE
7	2947 SIMPSON STUART RD	STINSON KYRA
8	2923 SIMPSON STUART RD	ANTIOCH MISSIONARY
9	2919 SIMPSON STUART RD	WEBBER DONALD R
10	2915 SIMPSON STUART RD	HUBBARD SAMMIE L JR
11	2922 KAVASAR DR	MEYERS MELVIN
12	2918 KAVASAR DR	JORDAN WILLEN
13	2936 KAVASAR DR	JORDAN EDWARD
14	2934 KAVASAR DR	SAMPLE J C ESTATE
15	2940 KAVASAR DR	TANNER RICHARD L
16	2946 KAVASAR DR	GALLOWAY DANIEL LIFE EST
17	2947 KAVASAR DR	THAMES JOE
18	2935 KAVASAR DR	WILEY BERNICE TANNER
19	2931 KAVASAR DR	RODRIGUEZ GABRIEL L &

# Memorandum



CITY OF DALLAS

DATE July 23, 2015

TO Gloria Tarpley, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing  
An area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue

Commissioners Anglin, Emmons, and Ridley are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, Planned Development District No. 595 [a CC

Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced, , Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877. Consideration is to be given to a zoning category that would allow for a historic building demolition delay. 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.



Neva Dean, Interim Assistant Director  
Current Planning Division  
Sustainable Development and Construction Department



# Memorandum



CITY OF DALLAS

DATE July 9, 2015

TO Neva Dean, Interim Assistant Director  
Sustainable Development and Construction Department

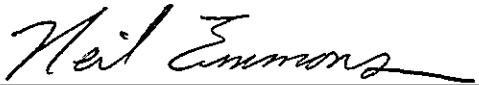
SUBJECT Request for Agenda Item for Authorized Hearing;  
An area generally bound by Haskell Avenue, R.L. Thornton Freeway,  
2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street,  
Stemmons Freeway, and Cole Avenue

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.

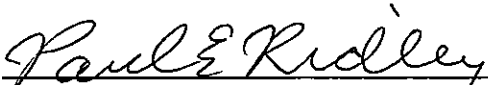
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District

No. 339, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced, , Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877. Consideration is to be given to a zoning category that would allow for a historic building demolition delay. A map of the area to be considered is attached.

Thank you for your attention to this matter.



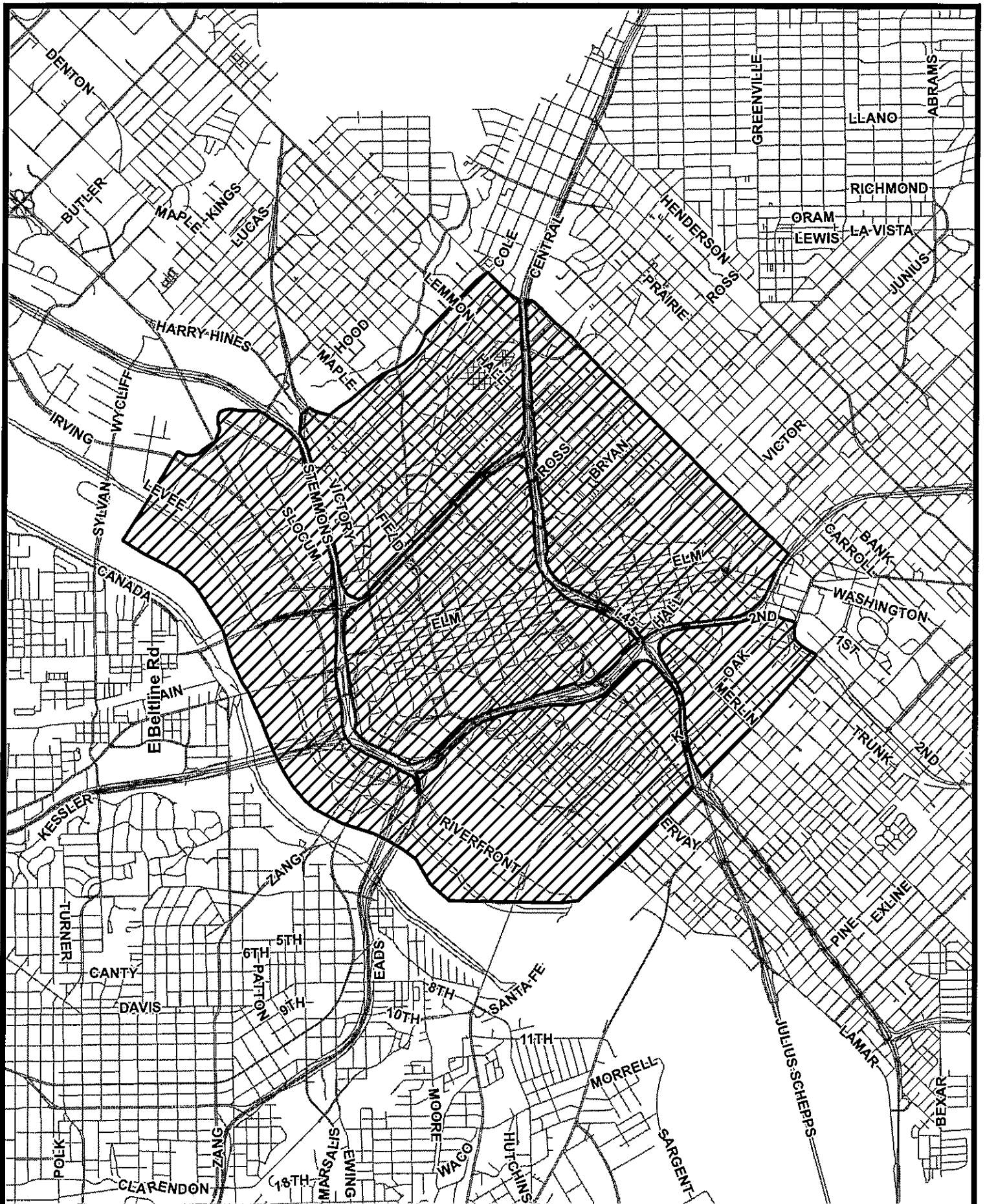
Neil Emmons, Commissioner District 2



Paul Ridley, Commissioner District 14



Mike Anglin, Commissioner District 1



1:45,000

Proposed Authorized Hearing

# Memorandum



CITY OF DALLAS

DATE July 23, 2015

TO Gloria Tarpley, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing  
An area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup> Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard

Commissioners Anglin, Schultz, and Ridley are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7. Consideration is to be given to a zoning category that would allow for a historic building demolition delay. 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 "Neva Dean". The signature is fluid and cursive.

Neva Dean, Interim Assistant Director  
Current Planning Division  
Sustainable Development and Construction Department

# Memorandum



CITY OF DALLAS

DATE July 9, 2015

TO Neva Dean, Interim Assistant Director  
Sustainable Development and Construction Department


SUBJECT Request for Agenda Item for Authorized Hearing;  
An area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup> Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard

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 a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7. Consideration is to be given to a zoning category that would allow for a historic building demolition delay. A map of the area to be considered is attached.

Thank you for your attention to this matter.

  
Mike Anglin, Commissioner District 1

  
Commissioner

  
Commissioner

