



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 5, 2017
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-038**
(CC District 8) An application to replat a 2.998-acre tract of land containing all of Lot 1A in City Block 6275 to create one 1.223-acre lot, and one 1.761-acre lot on property located on Jim Miller Road at Great Trinity Forest Way (State Highway Loop No. 12), northeast corner.
Applicant/Owner: Sanabel Investments, LP
Surveyor: Todd Fisher, R.P.L.S
Application Filed: December 8, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-040**
(CC District 2) An application to replat a 0.158-acre tract of land containing part of Lots 19 and 20 in City Block B/657 into one lot on property located on Delano Place northeast of Haskell Avenue.
Applicant/Owner: Triskele, LLC
Surveyor: CBG Surveying, Inc
Application Filed: December 8, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-041**
(CC District 14)
An application to create one 1.737-acre lot from a tract of land in City Block 520 on property located on Field Street between Munger Avenue and Woodall Rodgers Freeway.
Owners: 2012 Field Street, LP
Surveyor: Pacheco Koch Consulting Engineering
Application Filed: December 8, 2016
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-042**
(CC District 7)
An application to create one 1.9976-acre lot from a tract of land in City Block 8474 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue.
Applicant/Owner: Buckner Baptist Benevolences
Surveyor: JDJR Engineers and Consultants, Inc.
Application Filed: December 8, 2016
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-044**
(CC District 13)
An application to create one 0.9292-acre lot from a tract of land in City Block 6383 on property located on Forest Lane, west of Preston Road.
Applicant/Owner: Vintage Forest Realty, LP
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: December 9, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-045**
(CC District 5)
An application to create one 5.667-acre lot from a tract of land in City Block 6356 on property located on Prairie Creek Road, north of C.F. Hawn Freeway (U.S. Highway No. 175).
Applicant/Owner: City of Dallas
Surveyor: Lim and Associates, Inc.
Application Filed: December 9, 2016
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-046**
(CC District 8)
- An application to create one 1.204-acre lot from a tract of land in City Block 6882 on property located on Bonnie View Road, south of Simpson Stuart Road.
Applicant/Owner: Tamminga Family Partnership, LTD.
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: December 9, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-047**
(CC District 3)
- An application to replat a 56.389-acre tract of land containing all of Lot 1A in City Block B/8023 and a tract of land in City Block A/8023 to create one 20.124-acre lot and one 36.265-acre lot on property located on Kiest Boulevard at Ledbetter Drive, southeast corner.
Applicant/Owner: LBA RV-Company I, LLC; Whitewave Foods Company, WWF Operating Company
Surveyor: Kimley-Horn and Associate, Inc.
Application Filed: December 9, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-048**
(CC District 6)
- An application to replat a 7.852-acre tract of land containing part of Lot 2 in City Block G/8465 to create one 1.210-acre lot and one 5.332-acre lot on property located on Cypress Waters Boulevard at Saintsbury Street, southeast corner.
Applicant/Owner: Trammell Crow Company No. 43, Ltd.
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: December 9, 2016
Zoning: PD 741, Subarea A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-049**
(CC District 8)
- An application to creat a 10.000-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road east of Blanco Drive.
Applicant/Owner: Nicholas Rosato
Surveyor: CBG Surveying, Inc.
Application Filed: December 9, 2016
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S167-050**
(CC District 8) An application to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, northeast corner.
Applicant/Owner: Paul Quinn College
Surveyor: Pacheco Koch Consulting g Engineering
Application Filed: December 9, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-051**
(CC District 5) An application to create two 0.6855-acre lots from a 1.37-acre tract of land in City Block B/6357 on property located on Pleasant Drive, north of C.F. Hawn Freeway (U.S. Highway No. 175).
Applicant/Owner: Daniel and Benjamin Jasso
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 9, 2016
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-052**
(CC District 2) An application to replat a 0.730-acre tract of land containing all of Lots 1 through 4 in City Block 1/660 into one lot on property located on Cabell Drive at Carroll Avenue, south corner.
Applicant/Owner: AHC Development Dallas I, LLC, AHC Development Prairie Carroll, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: December 9, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S167-053**
(CC District 2) An application to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block J/660 into one lot on property located on Cabell Drive, northeast of Ashby Street.
Applicant/Owner: AHC Development Dallas I, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: December 9, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S167-058**
(CC District 11)
- An application to replat a 16.270-acre tract of land containing all of Lot 2A in City Block 1 (Town of Addison), and a 0.4767-acre tract of land in City Block 7009 (City of Dallas) into one 6.686-acre lot and one 9.584-acre lot on property fronting on Inwood Road and Dallas North Tollway, north of International Parkway.
Applicant/Owner: Ewing Enterprises Limited Partnership, and S. Finley Ewing, III, Trustee of Gail Orand Ewing1996 Trust
Surveyor: Stantec Consulting Services Inc.
Application Filed: December 12, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Signs – Under Advisement:

- 1610140035**
Pamela Daniel
(CC District 14)
- An application for a Certificate of Appropriateness by Monti Heflin of Alltex Signs for a 13.3 square-foot attached sign at 1920 McKinney Avenue (northern elevation).
Staff Recommendation: **Denial** without prejudice.
Special Sign District Advisory Committee: **Approval**
Applicant: Monti Heflin
U/A Date: December 15, 2016
- 1610190025**
Sharon Hurd
(CC District 14)
- An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Andre Rowbotham
U/A Date: December 15, 2016
- 1610190026**
Sharon Hurd
(CC District 14)
- An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Andre Rowbotham
U/A Date: December 15, 2016
- 1610190027**
Sharon Hurd
(CC District 14)
- An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Andre Robothan
U/A Date: December 15, 2016

1610190028

Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Robothan

U/A Date: December 15, 2016

1610190030

Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (northwest elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Andre Robothan

U/A Date: December 15, 2016

Zoning Cases – Consent:

1. **Z167-118(SM)**

Sarah May
(CC District 2)

An application for an MU-1 Mixed Use tract on property zoned an MF-2(A) Multifamily tract within Subdistrict 9 of Planned Development District No. 298, the Bryan Place Special Purpose District on an internal lot northwest of the northwest line of Bryan Street and southwest of Burlew Street.

Staff Recommendation: **Approval**

Applicant: 4315 Bryan St Properties, LLC

Representative: Audra Buckley, Permitted Development

2. **Z156-357(OTH)**

Olga Torres Holyoak
(CC District 6)

An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IM Industrial Manufacturing District on the east side of Spangler Road, south of Walnut Hill Lane, and north of Mañana Drive.

Staff Recommendation: **Approval** for a five-year period, subject to a site plan, landscape plan, and conditions.

Applicant: Burnco Texas LLC

Representative: Thomas Eyeington, P.E.

3. **Z167-104(WE)**

Warren Ellis
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way (Loop 12) and Jim Miller Road.

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

Applicant: Victron Stores, L.P.

Representative: Walt McMennamy

4. **Z167-108(WE)**
Warren Ellis
(CC District 8)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south line of Ravenview Road, east of Garden Springs Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Donny P. Brown, Inc.
Representative: Audra Buckley
5. **Z167-112(WE)**
Warren Ellis
(CC District 13)
- An application for a Planned Development District for MU-3 Mixed Use District uses and a Utility or government installation other than listed limited to a courthouse and offices on property zoned an MU-3 Mixed Use District and Specific Use Permit No. 1507 for a radio, television or microwave tower on the southeast corner of Greenville Avenue and Blackwell Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: City of Dallas
Representative: Janell Cottam

Zoning Cases – Under Advisement:

6. **Z145-157(WE)**
Warren Ellis
(CC District 13)
- An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400, on the west line of Midway Road, north of South Better Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.
Applicant: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.
Representative: Kirk Williams and Laura Hoffmann, Winstead PC
Bus Tour Date: July 21, 2016
U/A From: November 10, 2016 and November 17, 2016
7. **Z167-103(JM)**
Jennifer Muñoz
(CC District 13)
- An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road.
Staff Recommendation: **Approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant.
Applicant: SCG/CP Meadow Park Tower, LLC
Representative: Karl A Crawley, Masterplan
U/A Date: December 15, 2016

Zoning Cases – Individual:

8. **Z156-332(PD)**
Pamela Daniel
(CC District 6)
An application for the renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals and recyclable materials on property zoned an IR Industrial Research District on the northeast corner of Sylvan Avenue and Fabrication Street.
Staff Recommendation: **Approval** for a one-year period, subject to site/landscape plan and conditions.
Applicant: Rigoberto Rosales
Representative: Peter Kavanagh
9. **Z167-101(OTH)**
Olga Torres Holyoak
(CC District 3)
An application to amend Planned Development District No. 938 on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Clark Ridge Canyon Ltd.
Representative: Dr. Carrie Gordon
10. **Z145-300(SH)**
Sharon Hurd
(CC District 2)
An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.
Staff Recommendation: **Approval**, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions.
Applicant: See attached list
Representative: Tommy Mann & Laura Hoffman, Winstead PC

Northwest Highway and Preston Road Area Plan

http://dallascityhall.com/departments/pnv/Documents/NWH-Preston%20Rd%20Area%20Plan_ATF%20Report%2011.15.2016.pdf

http://dallascityhall.com/departments/pnv/Documents/Policy%20and%20Strategic%20Action_Preston%20Center-12-15-16.pdf

- Peer Chacko
Luis Tamayo
(CC District 13)
Consideration of adoption of the Northwest Highway and Preston Road Area Plan. This Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Meadowbrook Drive to the west; Walnut Hill Lane to the north; Preston Road and Hillcrest Road to the east; Greenbrier Drive and Northwest Highway to the south.

Other Matters:

FY2015-16 City Plan Commission Annual Report

Minutes: December 15, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 5, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, January 5, 2017, 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.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-038**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Jim Miller Rd. at Great Trinity Forest Way (State Highway Loop No. 12) northeast corner**DATE FILED:** December 8, 2016**ZONING:** CR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 2.998-Acres**MAPSCO:** 58S**APPLICANT/OWNER:** Sanabel Investment, LP

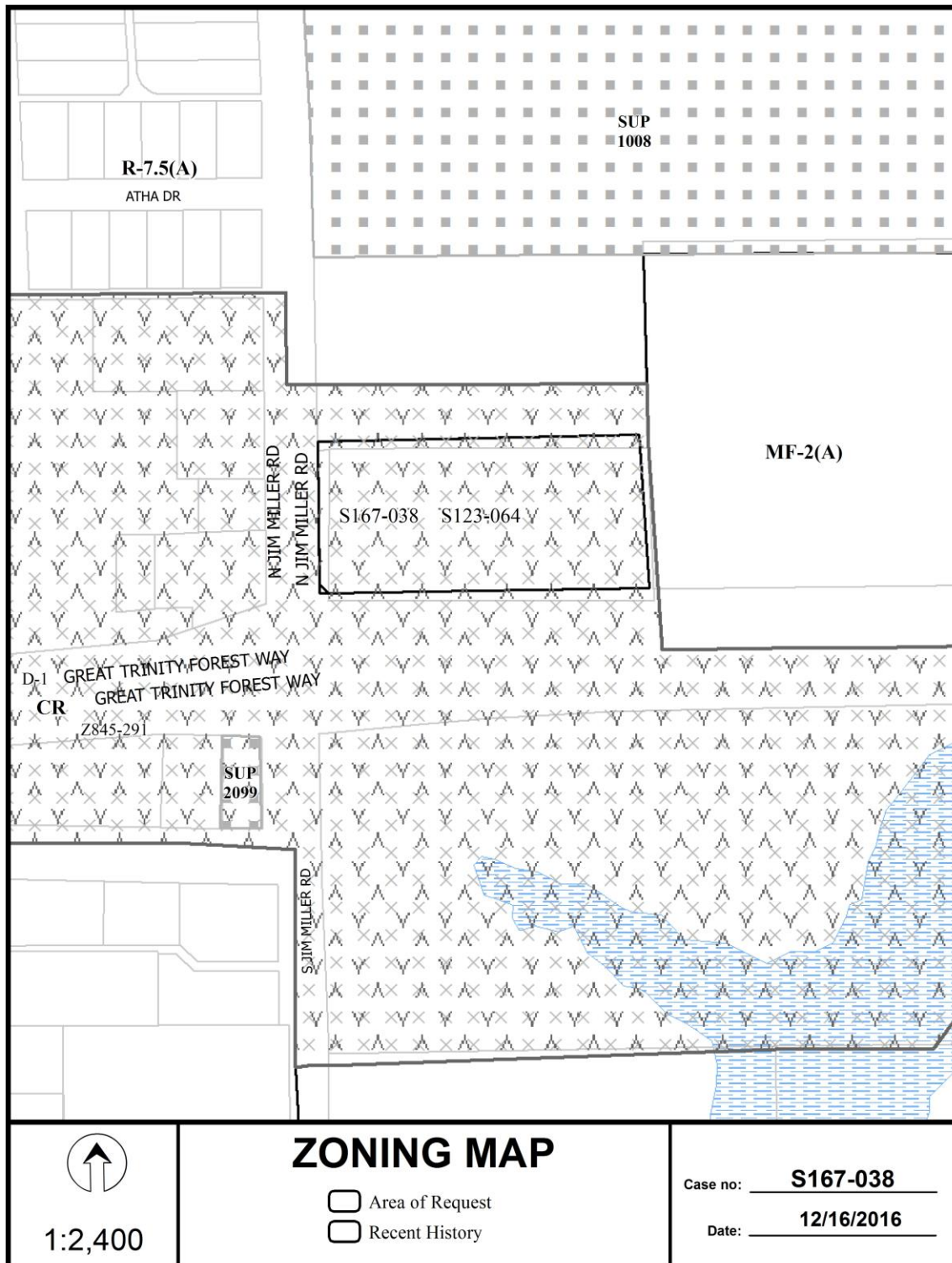
REQUEST: An application to replat a 2.998-acre tract of land containing all of Lot 1A in City Block 6275 to create one 1.223-acre lot, and one 1.761-acre lot on property located on Jim Miller Road at Great Trinity Forest Way (State Highway Loop No. 12), northeast corner.

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

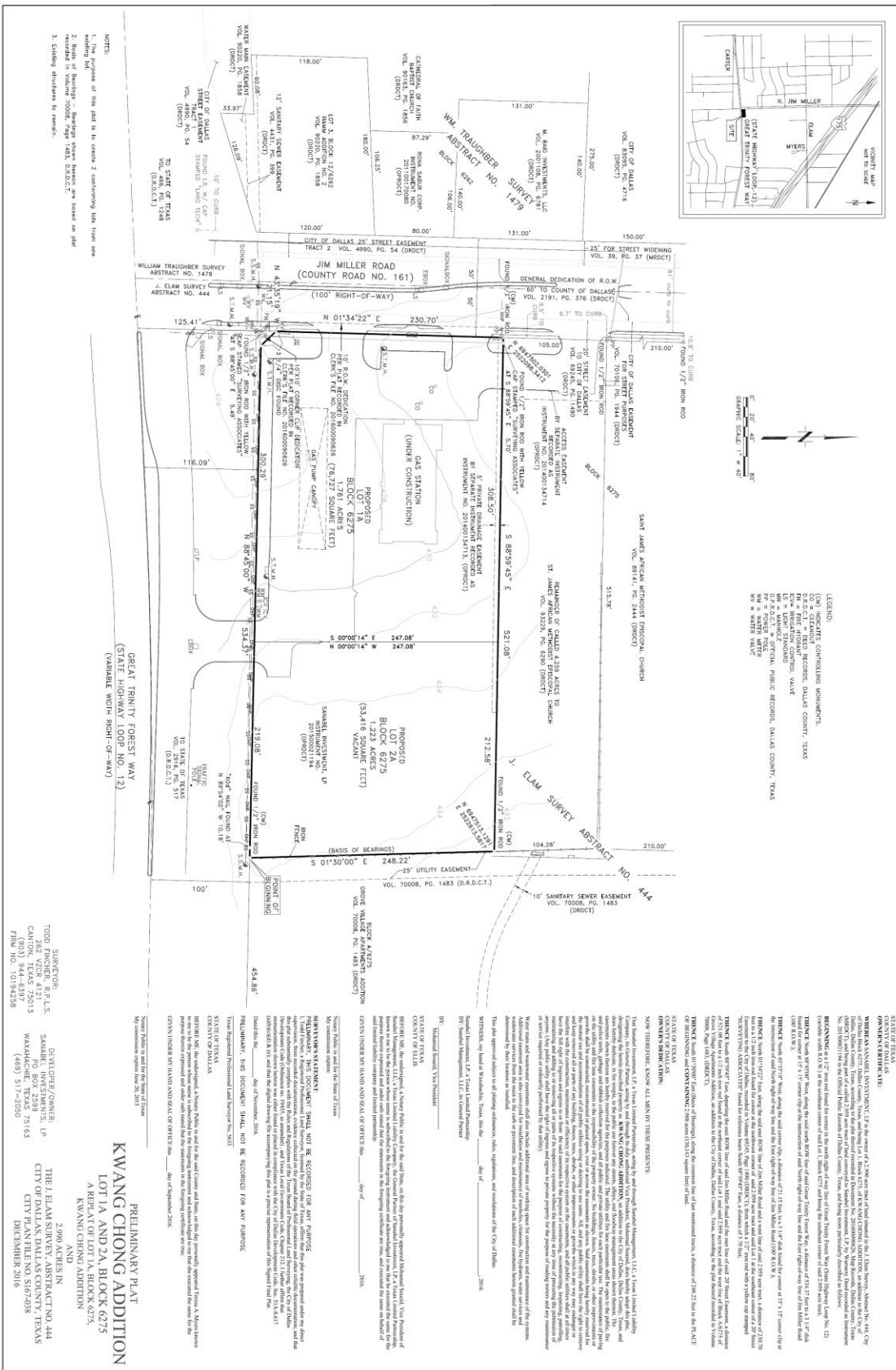
STAFF RECOMMENDATION: The request complies with the requirements of the CR district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 2.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate a 20 foot by 20 foot corner clip at Great Trinity Forest Way and Jim Miller Road.
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
16. On the final plat chose a new or different addition name. Platting Guidelines
17. On the final plat show distances/width of right-of-way of Great Trinity Forest Way (State Highway Loop No. 12). Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (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. Wastewater main extension is required by Private Development Contract for Lot 1C. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
21. On the final plat identify the property as Lots 1B and 1C in City Block 6275. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-040**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Delano Place northeast of Haskell Avenue**DATE FILED:** December 8, 2016**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.158-Acre**MAPSCO:** 45D**APPLICANT/OWNER:** Triskele, LLC

REQUEST: An application to replat a 0.158-acre tract of land containing part of Lots 19 and 20 in City Block B/657 into one lot on property located on Delano Place northeast of Haskell Avenue.

SUBDIVISION HISTORY:

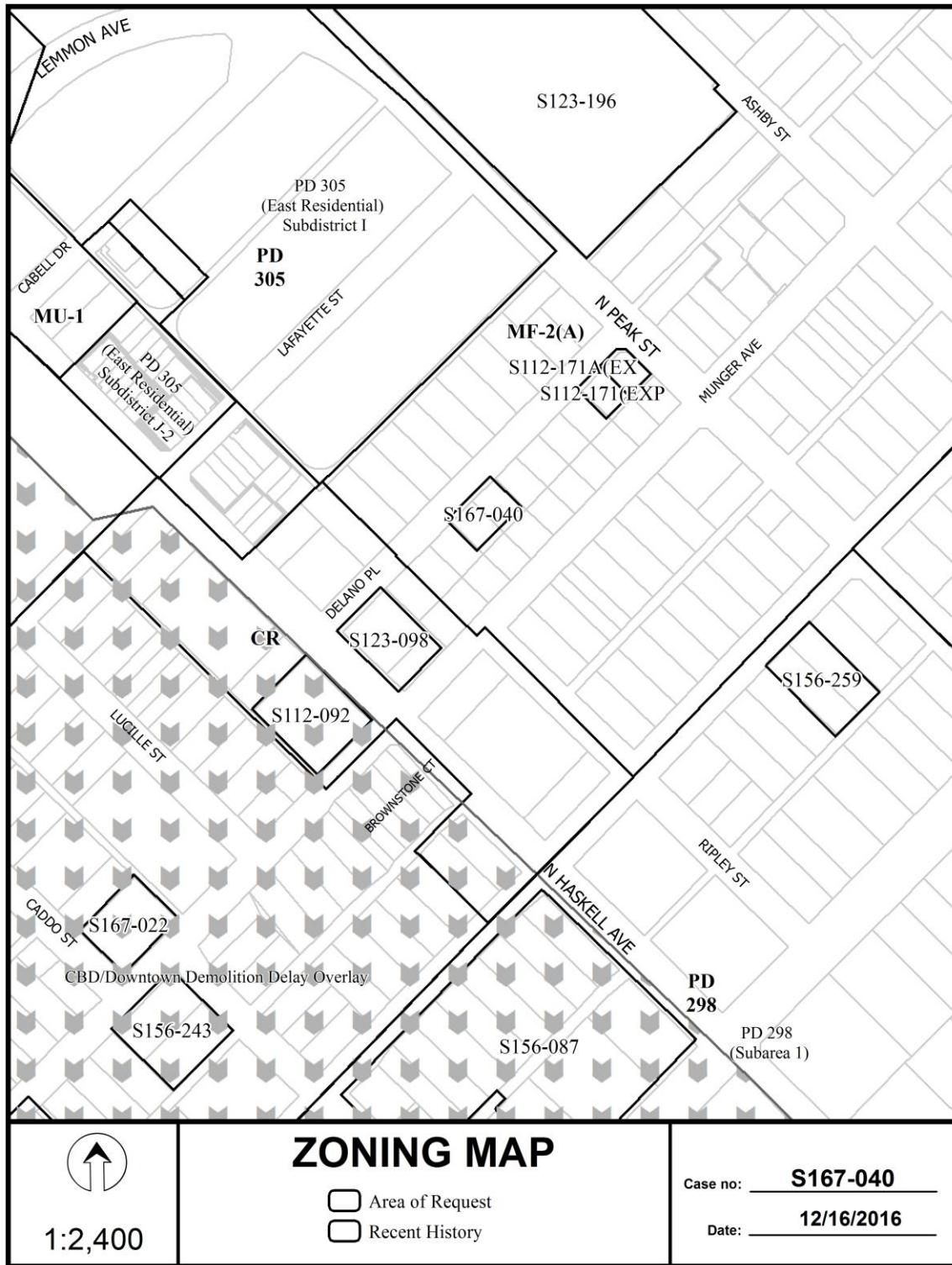
1. S167-022 was a request southwest of the present request to replat a 0.2870-acre tract of land containing all of Lots 9 and 10 in City Block 1/607 to create one lot on property located on Munger Avenue at Caddo Street, northwest corner. The request was approved November 14, 2016 and has not been recorded.
2. S156-259 was a request southeast of the present request to replat a 0.3713-acre tract of land containing all of Lots 12 and 13 in City Block 3/649 on property located on 4222 and 4226 Roseland Avenue, southwest of Peak Street. The request was approved August 16, 2016 and has not been recorded.
3. S156-243 was a request southwest of the present request to replat a 0.440-acre tract of land in City Block 2/600 into one lot on property located on Caddo Street at Munger Avenue, southwest corner. The request was approved August 18, 2016 and has not been recorded.
4. S156-087 was a request south of the present request to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner. The request was approved February 18, 2016 and has not been recorded.
5. S123-196 was a request northeast of the present request to replat a 4.610-acre tract of land containing all of Lots 1 through 7 in City Block D/660, all Lots 1 through 14 in City Block E/660, part of Lots 11 through 14 in City Block 10/658, all of Lot 8 in City Block 10/658, portion of abandoned Lafayette Street, and portion of abandoned alley on property located Peak Street and Cabell Drive, southwest corner. The request was approved on June 27, 2013 and recorded April 12, 2016.
6. S123-098 was a request southwest of the present request to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.226 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place. The request was approved on March 21, 2014 and has not been recorded.
7. S112-092 was a request southwest of the present request to replat a 0.425-acre tract of land containing all of Lots 18, 19, and 20 into one lot on property located

on Haskell Avenue and Munger Avenue, southwest corner. The request was approved on March 7, 2012 and recorded February 05, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
10. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
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 either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Delano Place. Sections 51A-8.602(c) and 51A-9.101
13. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
14. On the final plat show the correct recording information for the subject property. Platting Guidelines

15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
18. A single family subdivision requiring engineering for water/wastewater extensions is not eligible for an Early Release Building Permit.
19. On the final plat identify the property as Lot 19A, City Block B/657. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

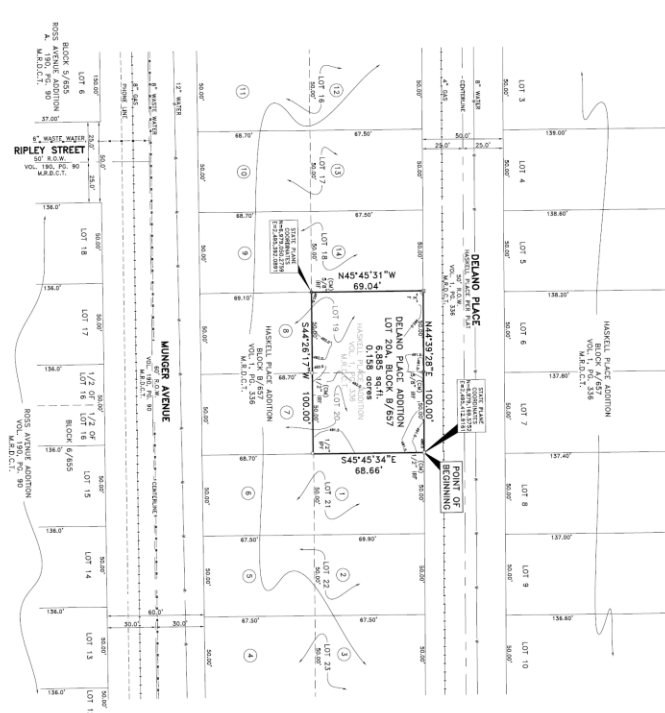




- 2) THE PURPOSE OF THIS PLAN IS TO CREATE A LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT DRAINING SECTION APPROVAL.
- 4) ANY STRUCTURE OR EXISTING MAY NOT EXCEED ADJACENT NEIGHBORLY LINES.
- 5) CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE.
- 6) NO PRO-ECTION.
- 7) BEYOND TO TAKE A FOR ADJACENT DEED RECORDED REFERENCE.
- 8) BENCHMARK IS A SQUARE CUB IN CONCRETE CURB CORNER OF ADJACENT WEST CORNER OF MINNEAPOLIS DETROIT AVE STREET AND DOLBY STREET. (ELEV.=443.187)

LEGEND
CM

	1/2 HP	BON ROD FOUND
	5/8 HP	BON ROD FOUND
	7/8 HP	BON PFC FOUND
	2 FT	" "
	3 FT	" "
	EARTH	BASEMENT
	VOL.	VOLUME
	PAGE	PAGE
INST.	INSTRUMENT	
SOURCE	SOURCE	
SOFT.	SOFTWARE	
R.O.W.	RIGHT-OF-WAY	
D.R.C.T.	DEED RECORDS	DALLAS COUNTY, TEXAS
M.B.E.C.T.	MARSHAL BUREAU OF ELECTION COMMISSIONERS' TAXES	DALLAS COUNTY, TEXAS
O.P.F.A.L.	OFFICIAL PUBLIC FINANCIAL ACCOUNTING SYSTEM	DALLAS COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE[illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for Dallas County, Texas

SURVEYOR'S STATEMENT

1. Brian Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, advised that his map was prepared under any direct supervision, from recorded documentation, evidence that substantiates compliance with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19,655, as amended), and Texas Local Government Code, Chapter 212.1. Further, he affirm that monumentation shown herein was either placed or approved by him or under his direct supervision.

2. (b) and (c) and that the sign drawing accompanying this plat is a precise representation of this signed final plat.

day of

~~VIEWED OR REUSED UPON AS A FINAL SURVEY DOCUMENT~~

STATE OF TEXAS

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

2016. www.irs.gov/efile

Notary Public in and for the State of Texas

OWNER: IRISKELE LLC,
A TEXAS LIMITED LIABILITY COMPANY
901 WATERALL WAY, SUITE 107
RICHARDSON, TEXAS 75080
(972) 478-0000



SCALE: 1"=30' / DATE: NOVEMBER 3, 2016 / JOB NO. 1615268 / DRAWN BY: YH

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-041**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Field Street between Munger Avenue and Woodall Rodgers Freeway**DATE FILED:** December 8, 2016**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.737-Acres**MAPSCO:** 45K**APPLICANT/OWNER:** 2012 Field Street, LP

REQUEST: An application to create one 1.737-acre lot from a tract of land in City Block 520 on property located on Field Street between Munger Avenue and Woodall Rodgers Freeway.

SUBDIVISION HISTORY:

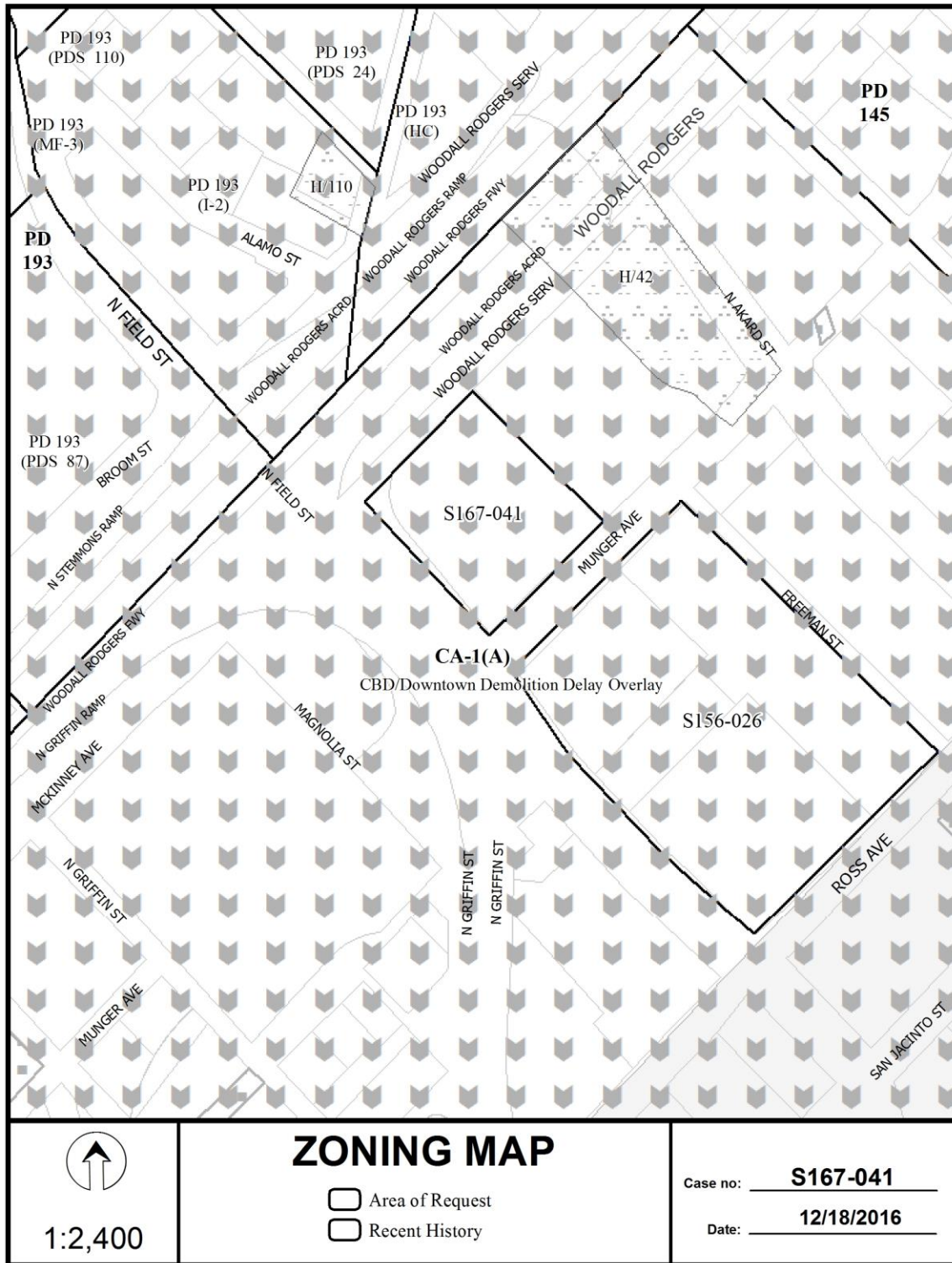
1. S156-026 was a request adjacent on the southeast of the present request to replat a 5.599-acre tract of land containing all of Lot 1A, 2A, and 3A in City Block 520 into one 1.151-acre lot, and one 4.448-acre lot on property fronting on Munger Avenue between Freeman Street and Field Street. The request was approved December 3, 2015 and has not been recorded.

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

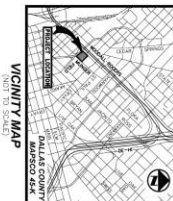
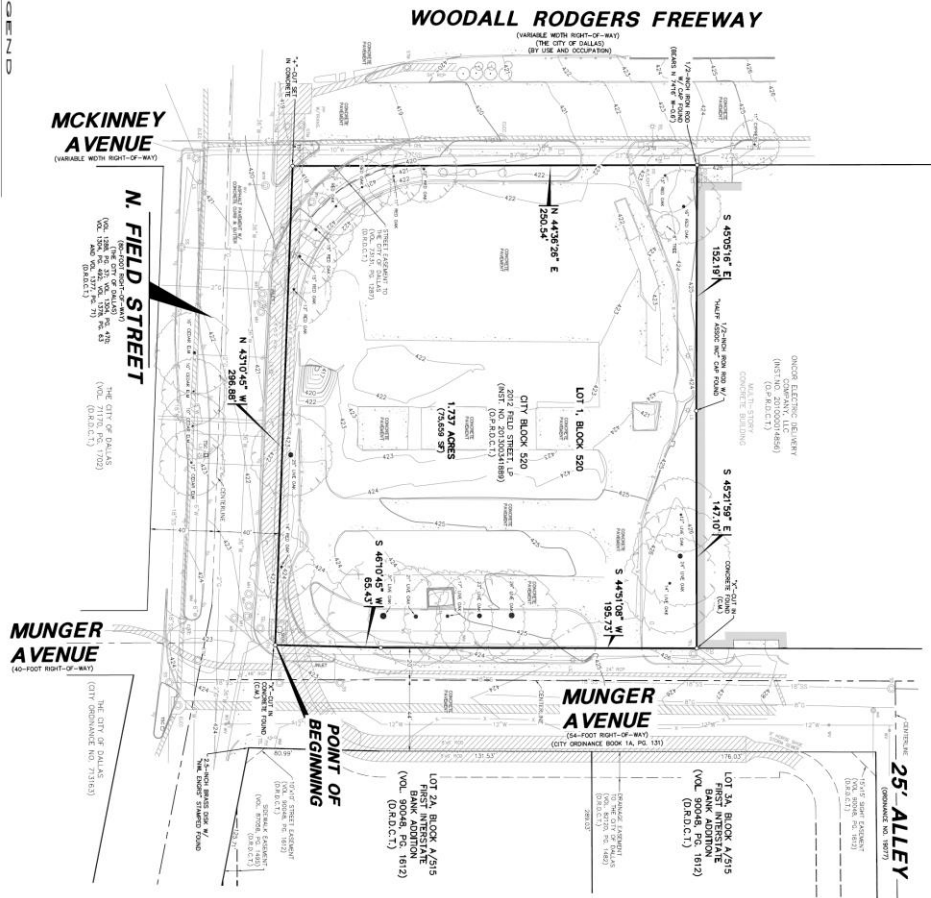
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
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 55 feet of right-of-way from the established centerline of Field Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat dedicate a 20 foot by 20 foot corner clip at Munger Avenue and Field Street.
14. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat dedicate street easement in fee simple.
16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
17. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
18. On the final plat show distances/width of right-of-way of Field Street. Platting Guidelines
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
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 is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
22. Proposed property line coincides with the wall located on the south side of the existing multi story building to the north of this request. A proposed property line along an existing wall line must result in a fire resistive wall with no opening, per Table 602 and Section 705-8 of the Dallas Building Code. All final inspection approved by the Building Inspection District Office are required prior to submittal of the final plat for the Signature of the Commission.
23. On the final plat, in the same right-of-way as the "25' alley", add a label "Freeman Street", unless you can confirm that Ordinance 19077 eliminate that name, as well as downgraded it to an alley (there are named alleys).

24. On the final plat identify the property as Lot 1 in City Block A/520. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







1. Ranking variables for this survey are based on the following scales:
 Distance from 1983 (2001), Years since Christy Davis (500), Distances shown have been adjusted to reflect the distance between the two locations.
 Subject property is shown on the National Flood Insurance Program flood insurance risk map for 0345 x Effective Date August 22, 2001 at the value property is shown to be located in Zone "x" or said map, however some are defined as said map as follows:
- Zone "X" = Other areas without adequate engineering studies to be outside 500-year floodplain.
- Led-in/out storage will not be permitted without engineering studies applied.**
- The purpose of this part is to create incentives (1) Let them a previously registered property,

[illegible]

PRELIMINARY PLAT
2012 FIELD STREET
LOT 1, BLOCK 520
BEING PART OF OFFICIAL CITY BLOCK NO. 520
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
JOHN GROSSER SURVEY, ABSTRACT NO. 495
DALLAS COUNTY, TEXAS
SHEET OF 5
CITY PLAN FILE NO. 5.67-041

City Plan Commission Date: 1/05/17
2/23/2016 4:46:26 PM

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-042**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Highland Road, between Jim Miller Road and St. Francis Avenue**DATE FILED:** December 8, 2016**ZONING:** RR**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 1.9976-Acres**MAPSCO:** 48F**APPLICANT/OWNER:** Buckner Baptist Benevolences

REQUEST: An application to create one 1.9976-acre lot from a tract of land in City Block 8474 on property located on Highland Road, between Jim Miller Road and St. Francis Avenue.

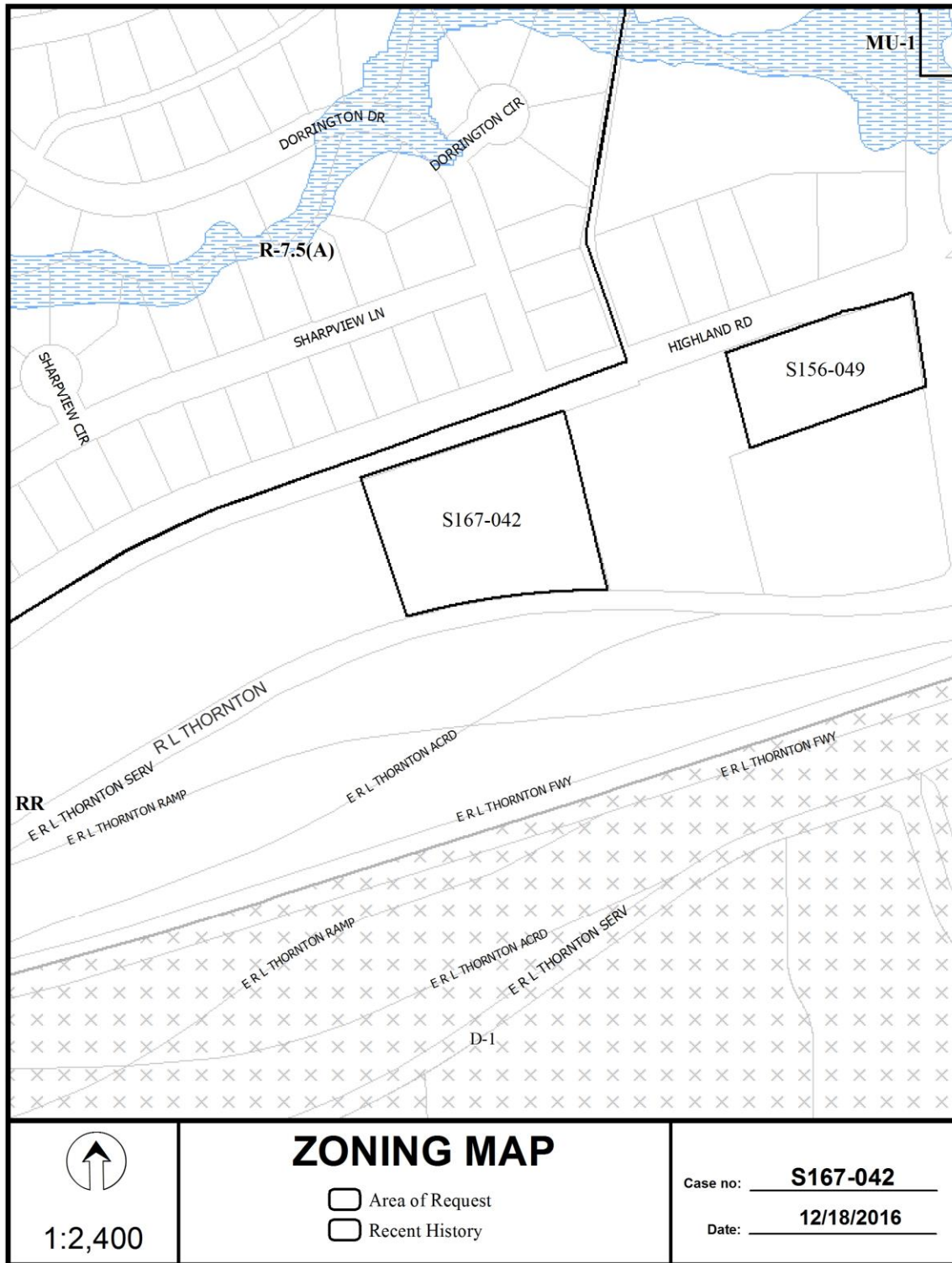
SUBDIVISION HISTORY:

1. S156-049 was a request east of the present request to create one lot from a 1.112-acre tract of land in City Block F/8478 on property located on Highland Road at St. Francis Avenue, southwest corner. The request was approved August 16, 2016 and has not been recorded.

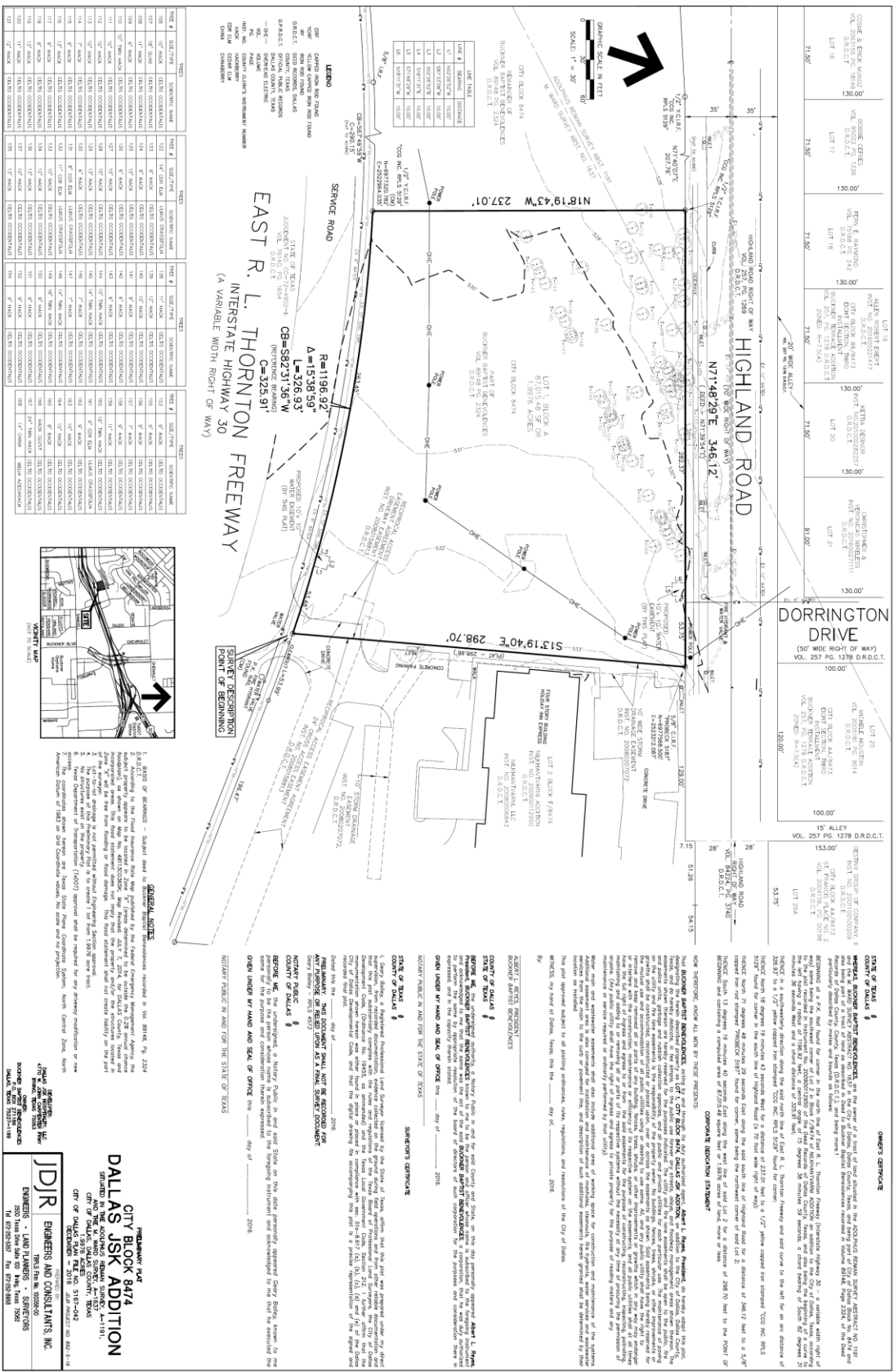
STAFF RECOMMENDATION: The request complies with the requirements of the RR district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.

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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
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. Section 49-60(g)(1)
15. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
16. On the final plat identify the property as Lot 4 in City Block F/8474. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-044**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Forest Lane, west of Preston Road**DATE FILED:** December 9, 2016**ZONING:** CR**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.9292-Acres **MAPSCO:** 15X**APPLICANT/OWNER:** Vintage Forest Realty, LP

REQUEST: An application to create one 0.9292-acre lot from a tract of land in City Block 6383 on property located on Forest Lane, west of Preston Road.

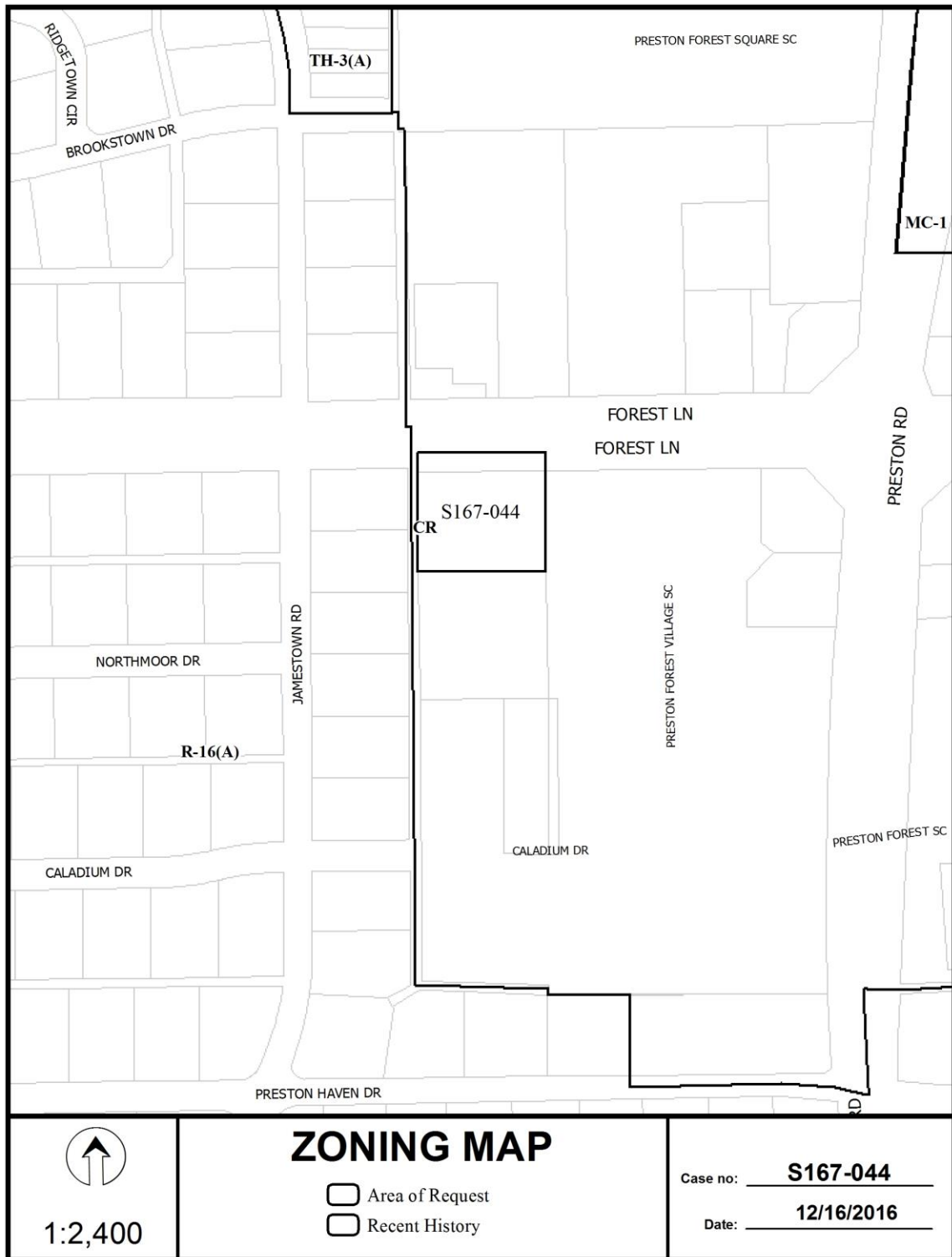
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

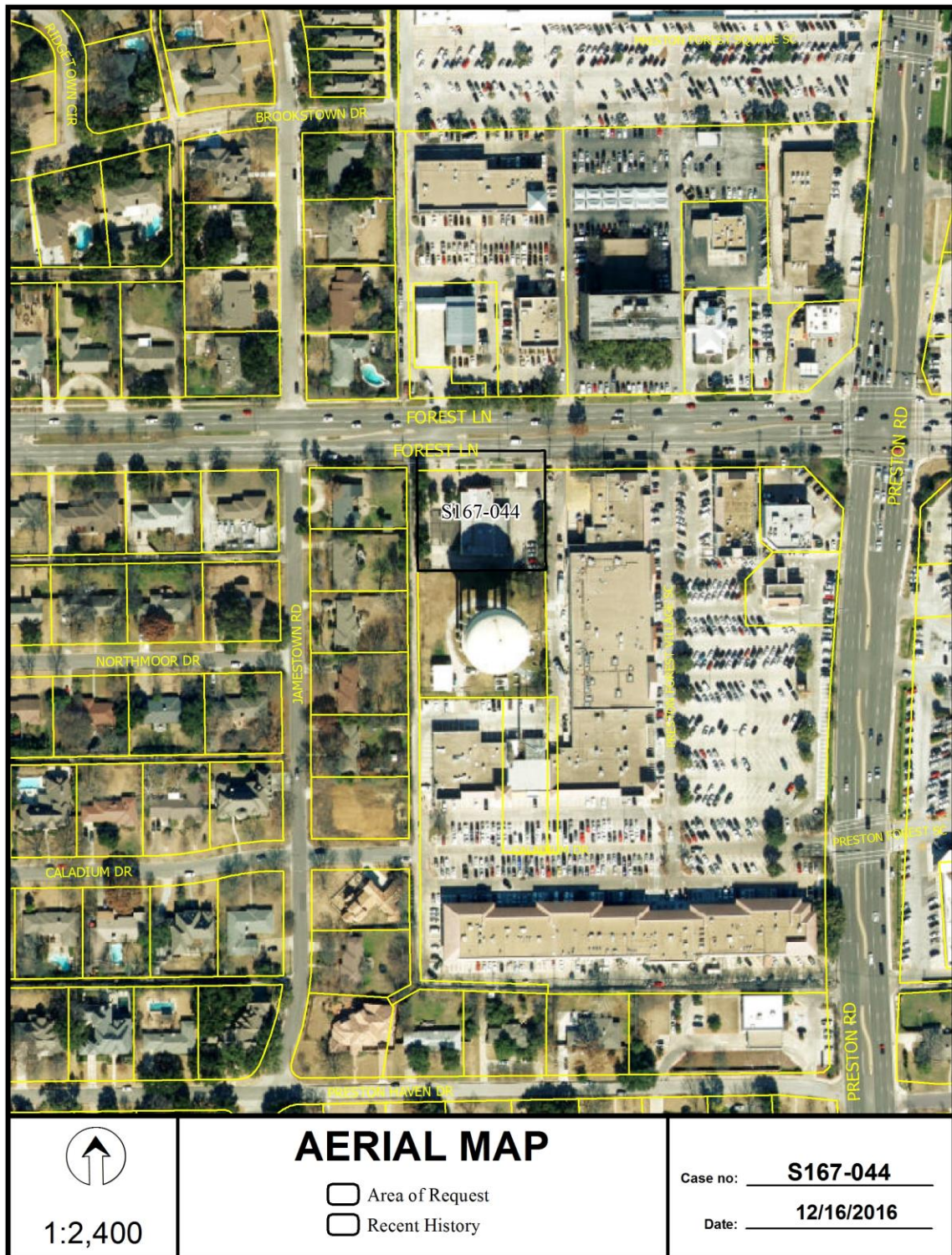
STAFF RECOMMENDATION: The request complies with the requirements of the CR district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Forest Lane and the alley. Section 51A-8.602(e), Section 51A-9.101
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
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. Section 49-60(g)(1)
15. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
16. On the final plat identify the property as Lot 9 in City Block 7/6383. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-045**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Prairie Creek Road, north of C.F. Hawn Freeway (U.S. Highway No. 175)**DATE FILED:** December 9, 2016**ZONING:** R-7.5 (A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 5.667-Acres **MAPSCO:** 59W**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to create one 5.667-acre lot from a tract of land in City Block 6356 on property located on Prairie Creek Road, north of C.F. Hawn Freeway (U.S. Highway No. 175).

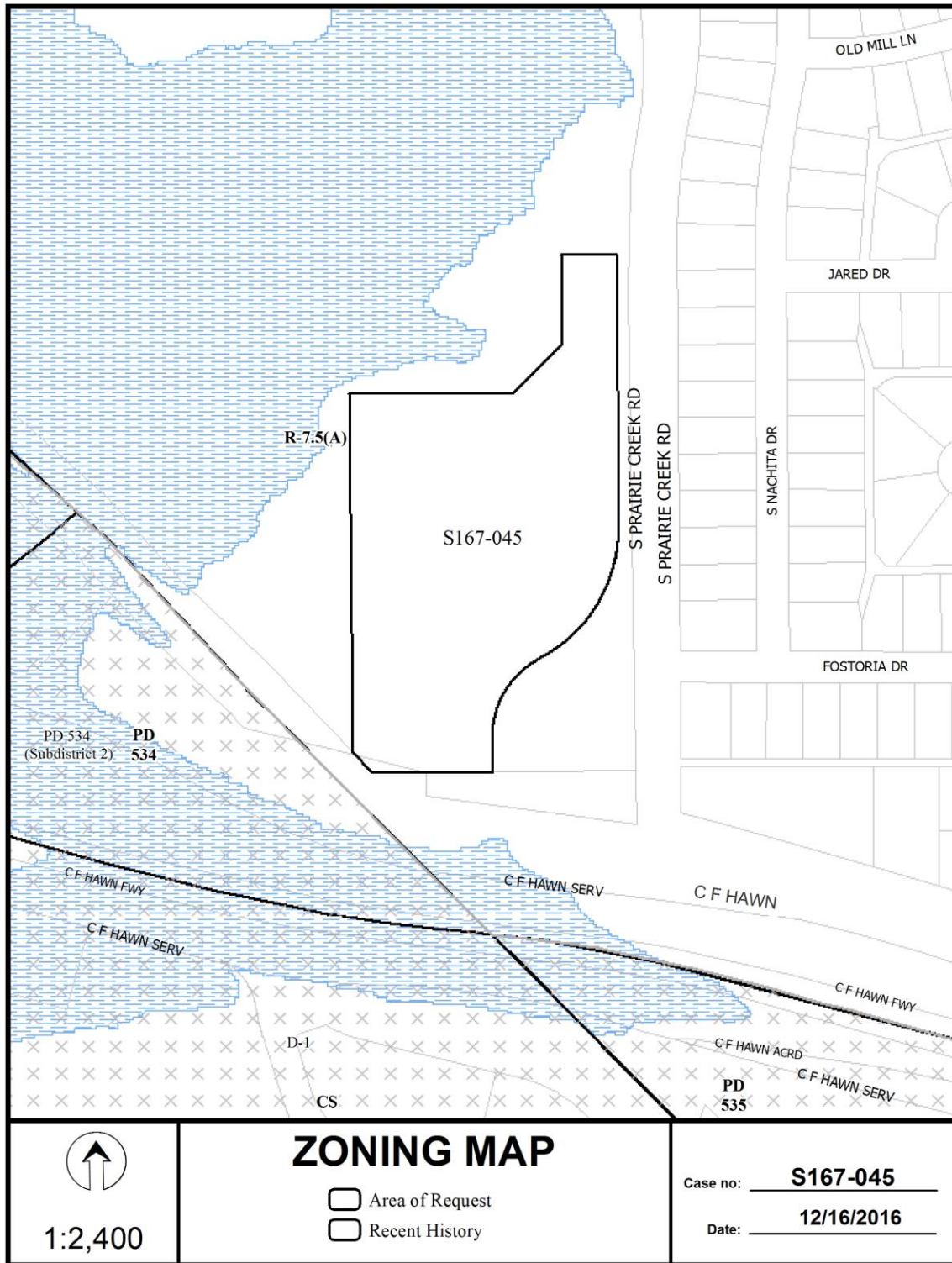
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: 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 proposed lot is larger than most of the residential lots in the area. It is a policy of the city that institutional uses and parks generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

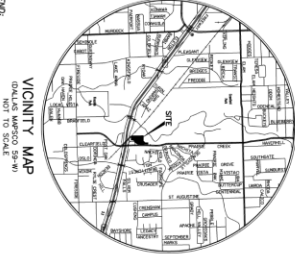
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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.”

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
21. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
22. On the final plat show the correct recording information for the subject property. Platting Guidelines

23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Sections 49-60(g)(1)
25. New water and/or wastewater easements must be shown on the final plat. Section 49-60(d)
26. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
27. On the final plat change "C.F. Hawn Freway" to "C.F. Hawn Freeway/U.S. Highway No. 175". Section. 51A-8.403. (a) (1) (A) (xii)
28. On the final plat identify the property as Lot 1 in City Block 6356. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)



TEL: (214) 962-1000 • FAX: (214) 962-2000
Email: LimAssoc@aol.com



STATE OF TEXAS)
COUNTY OF DALLAS)

I, _____, Notary Public in and for the State of Texas
do hereby certify that the foregoing instrument,
to-wit: _____,
was duly acknowledged before me at _____
this _____ day of _____, 2017.

(Signature)

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CRAWFORD PARK
LOT 1, BLOCK 6356
OF UNPLATTED LAND
IN BLOCK 6356
AND OUT OF
THE SARAH PERKINS AND OUT-
RIGHT TRACTS, DISTRICT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. SIB7-045

OWNER'S DEDICATION

[illegible]

OWNER'S DEDICATION

[illegible]

OWNER'S CERTIFICATE

S167-045

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-046**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Bonnie View Road, south of Simpson Stuart Road**DATE FILED:** December 9, 2016**ZONING:** CR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 1.204-Acres**MAPSCO:** 66P**APPLICANT/OWNER:** Tamminga Family Partnership, LTD.

REQUEST: An application to create one 1.204-acre lot from a tract of land in City Block 6882 on property located on Bonnie View Road, south of Simpson Stuart Road.

SUBDIVISION HISTORY:

1. S156-283 was a request contiguous on the west of the present request to create one 13.315-acre lot from a tract of land in City Block 6882 on property located on Simpson Stuart Road at Bonnie View Road, south corner. The request was approved September 15, 2016 and has not been recorded.
2. S123-150 was an application northeast of the present request to create a 0.35 acre lot from a tract of land in City Block 6866 located at the north corner of Bonnie View Road and Simpson Stuart Road. The request was approved June 6, 2013, and has not been recorded.

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

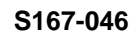
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 1.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
13. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
16. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g)
19. On the final plat chose a new or different addition name. Platting Guidelines
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. On the final plat identify the property as Lot 5 in City Block A/6882. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-047**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Kiest Boulevard at Ledbetter Drive, southeast corner**DATE FILED:** December 9, 2016**ZONING:** IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 56.389-Acres **MAPSCO:** 52W**APPLICANT/OWNER:** LBA RV-Company I, LLC, Whitewave Foods Company, WWF Operating Company

REQUEST: An application to replat a 56.389-acre tract of land containing all of Lot 1A in City Block B/8023 and a tract of land in City Block A/8023 to create one 20.124-acre lot and one 36.265-acre lot on property located on Kiest Boulevard at Ledbetter Drive, southeast corner.

SUBDIVISION HISTORY:

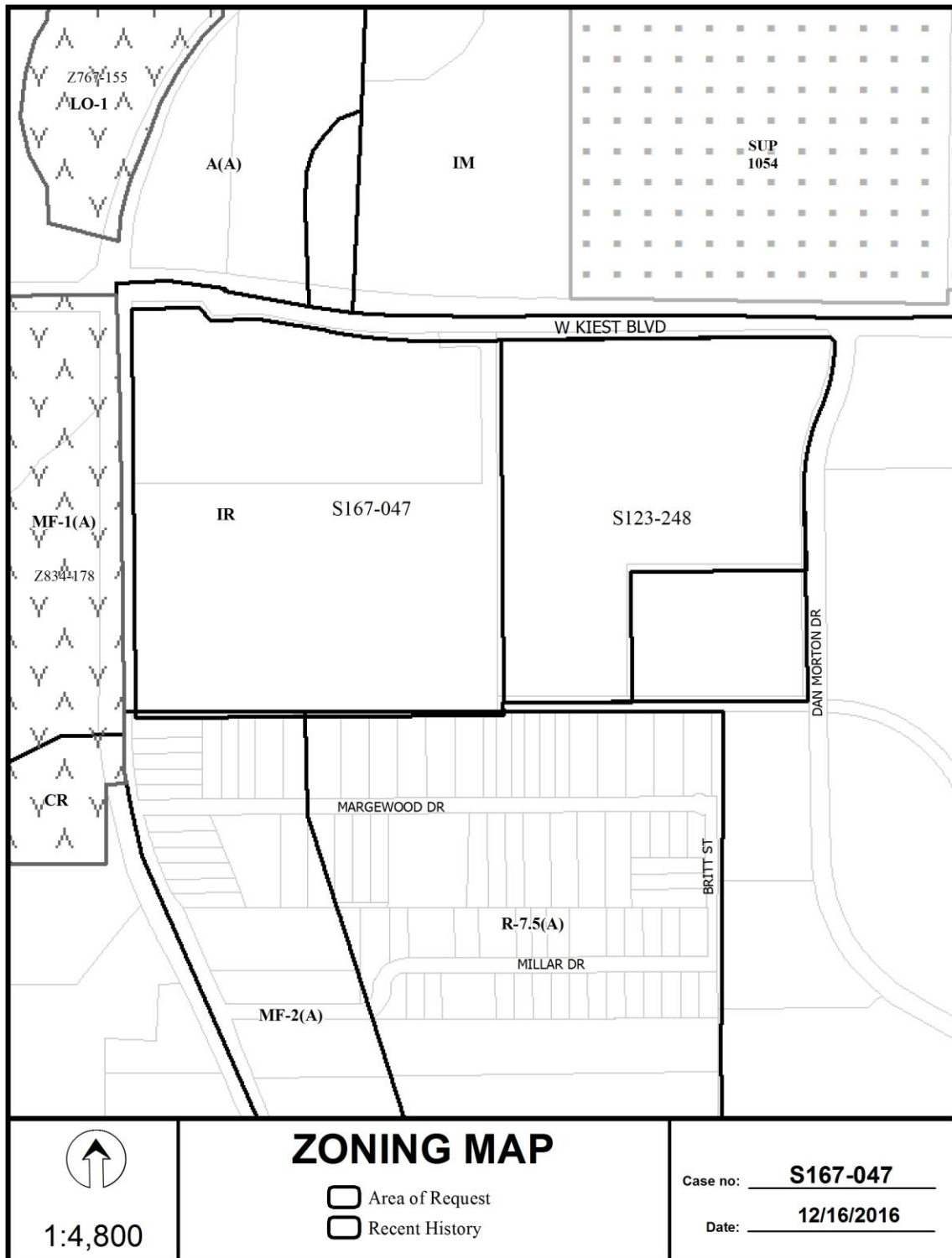
1. S123-248 was a request contiguous on the east of the present request to replat a 27.2356-acre tract of land containing all of Lots 1 and 2B in City Block B/8023 into one lot on property located on Dan Morton Drive at Kiest Boulevard, southwest corner. The request was approved September 12, 2013 and was recorded February 3, 2014.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. The maximum number of lots permitted by this plat is 2.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate a 20 foot by 20 foot corner clip at Dan Morton Drive and Kiest Boulevard.
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Ledbetter Drive and Kiest Boulevard.
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. section 49-60(g)(1)
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and wastewater. Section 49-60(d) and Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
17. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
18. On the final plat identify the property as Lot 1c and Lot 4 in City Block B/8023. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-048**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cypress Waters Boulevard at Saintsbury Street, southeast corner**DATE FILED:** December 9, 2016**ZONING:** PD 741, Subarea A**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 7.852-Acres**MAPSCO:** 11A**APPLICANT/OWNER:** Trammell Crow Company No. 43 Ltd.

REQUEST: An application to replat a 7.852-acre tract of land containing part of Lot 2 in City Block G/8465 to create one 1.210-acre lot and one 5.332-acre lot on property located on Cypress Waters Boulevard at Saintsbury Street, southeast corner.

SUBDIVISION HISTORY:

1. S167-035 was a request north of the present request to create one 70-acre lot from a tract of land in City Block 8467 on property located on Ranch Trail, east of Belt Line Road. The request was approved December 15, 2016 and has not been recorded.
2. S156-129 was a request north of the present request to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard. This request was approved April 7, 2016 and has not been recorded.
3. S156-081 was a request south of the present request to replat an 11.069-acre tract of land containing all of Lot 1B, and part of Lot 2 in City Block G/8465 on property located on 8950 Cypress Waters Boulevard, north of Hackberry Road. The request was approved February 4, 2016 and has not been recorded.
4. S145-094 was a request south of the present request to replat a 19.643 acre tract of land containing part of Lots 1 and 2 in City Block G/8465 into one 13.806-acre lot, and one 5.837-acre lot on property located on Hackberry Road and Ranch Trail, between Belt Line Road and Moore Street. The request was approved March 15, 2015 and recorded June 16, 2016.
5. S134-214 was a request north of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016
6. S134-153 was an application west of the present request between Cypress Waters Boulevard and Belt Line Road to replat a 30.20-acre tract of land containing all of Lot 1 in City Block G/8465 and Lot 1 in City Block H/8465 into 5 lots on property located at Cypress Waters Boulevard and Hackberry Road. The request was approved on June 5, 2014, but has not been recorded.
7. S123-012 was an application to create one 38.174 acre lot, one 10.595 acre lot, and one 56.878 acre lot from a 113.291 acre tract of land in City Block 8465 on property in the vicinity of Belt Line Road, north of Hackberry Lane and was

approved on November 15, 2012. Phase A was recorded March 23, 2014 and Phase B was recorded May 13, 2013.

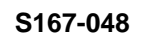
STAFF RECOMMENDATION: The request complies with the requirements of PD 741, Subarea A; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 2.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
13. Provide a turn-around per the City of Dallas Standards at the end of Saintsbury Street. Section 51A-8.506(b)

14. On the final plat show distances/width of right-of-way of Cypress water Boulevard Saintsbury Street. Platting Guidelines
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
18. On the final plat identify the property as Lots 2A and 2B in City Block G/8465. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-049**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cleveland Road east of Blanco Drive**DATE FILED:** December 9, 2016**ZONING:** LI**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.000-Acres**MAPSCO:** 76H**APPLICANT/OWNER:** Nicholas Rosato

REQUEST: An application to create a 10.000-acre lot from a tract of land containing all in City Block 8281 on property located on Cleveland Road east of Blanco Drive.

SUBDIVISION HISTORY:

1. S156-206 was a request contiguous on the north of the present request to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved June 16, 2016 and has not been recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.

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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
13. 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)
14. On the vicinity map, change "JJ Lemons" to "Bonnie View Road. (1). per City Code "Section. 51A-8.403. (a) (1) (A) (xii)".
15. On the final plat identify the property as Lot 1 in City Block A/8281. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-050**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Simpson Stuart Road at Highland Hills Drive, northeast corner**DATE FILED:** December 9, 2016**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 9.636-Acres**MAPSCO:** 66Q**APPLICANT/OWNER:** Paul Quinn College

REQUEST: An application to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, northeast corner.

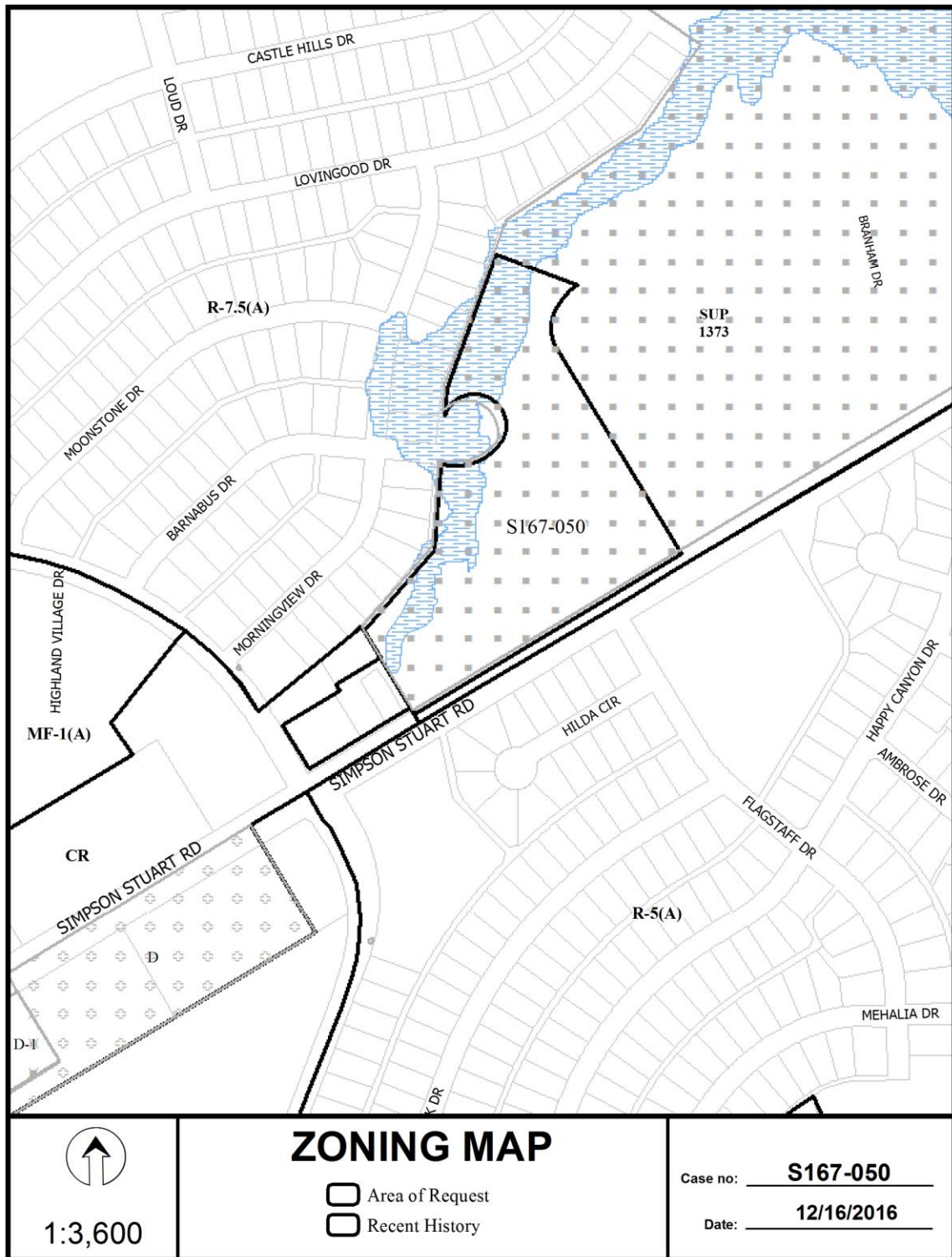
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: 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 proposed lot is larger than the residential lots that adjoin the property. The property has been utilized for institutional uses for many years. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and the R-7.5(A) district requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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.”

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Simpson Stuart Road Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Highland Hills Drive and Simpson Stuart Road.
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) and 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. Section 51A-5.105(g)

21. On the final plat show the correct recording information for the subject property. Platting Guidelines
22. On the final plat all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Sections 49-60(g)(1)
25. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
26. On the final plat show and label any part of "Morningview Drive" within 150 feet of subject property. Section. 51A-8.403. (a) (1) (A) (xii)".
27. On the final plat identify the property as Lot 1 in City Block B/6866. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





OWNER'S DEDICATION

2. Subject property is shown on the National Flood Insurance Risk Map for Dallas County, Texas and Incorporated Areas, Map No. 481520459K, Community-Panel No. 48071 0459 K, Map Date: July 7, 2014. A portion of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Wettest zones are defined on said map as follows:


Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" - Special Flood Hazard Areas (SFHA): Subject to inundation by the 1% annual chance flood.

3. Lot-to-lot drainage will not be permitted without engineering section approval.
4. The purpose of this plat is to create one (1) Lot from a previously parceled property.

PRELIMINARY PLAT
QUINNITE DEVELOPMENT

BEING PART OF OFFICIAL CITY BLOCK
LOCATED IN THE CITY OF DALLAS,
AND BEING OUT OF THE
JOHN B. RICHARDS SURVEY, ABSTRACT
DALLAS COUNTY, TEXAS
SHEET 3 OF 3

 Pacheco Koch <small>7557 MARLBOROUGH BLVD. DALLAS, TX 75248 TEL: 972.382.8000 FAX: 972.382.8001 WWW.PACHECO-KOCH.COM</small>	7557 MARLBOROUGH BLVD. DALLAS, TX 75248 TEL: 972.382.8000 FAX: 972.382.8001 WWW.PACHECO-KOCH.COM
	7557 MARLBOROUGH BLVD. DALLAS, TX 75248 TEL: 972.382.8000 FAX: 972.382.8001 WWW.PACHECO-KOCH.COM

City Plan Commission
2/23/2016 4:50:3

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-051**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Pleasant Drive, north of C.F. Hawn Freeway (U.S. Highway No. 175)**DATE FILED:** December 9, 2016**ZONING:** IM**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.37-Acres**MAPSCO:** 58Z**APPLICANT/OWNER:** Daniel and Benjamin Jasso

REQUEST: An application to create two 0.6855-acre lots from a 1.37-acre tract of land in City Block B/6357 on property located on Pleasant Drive, north of C.F. Hawn Freeway (U.S. Highway No. 175).

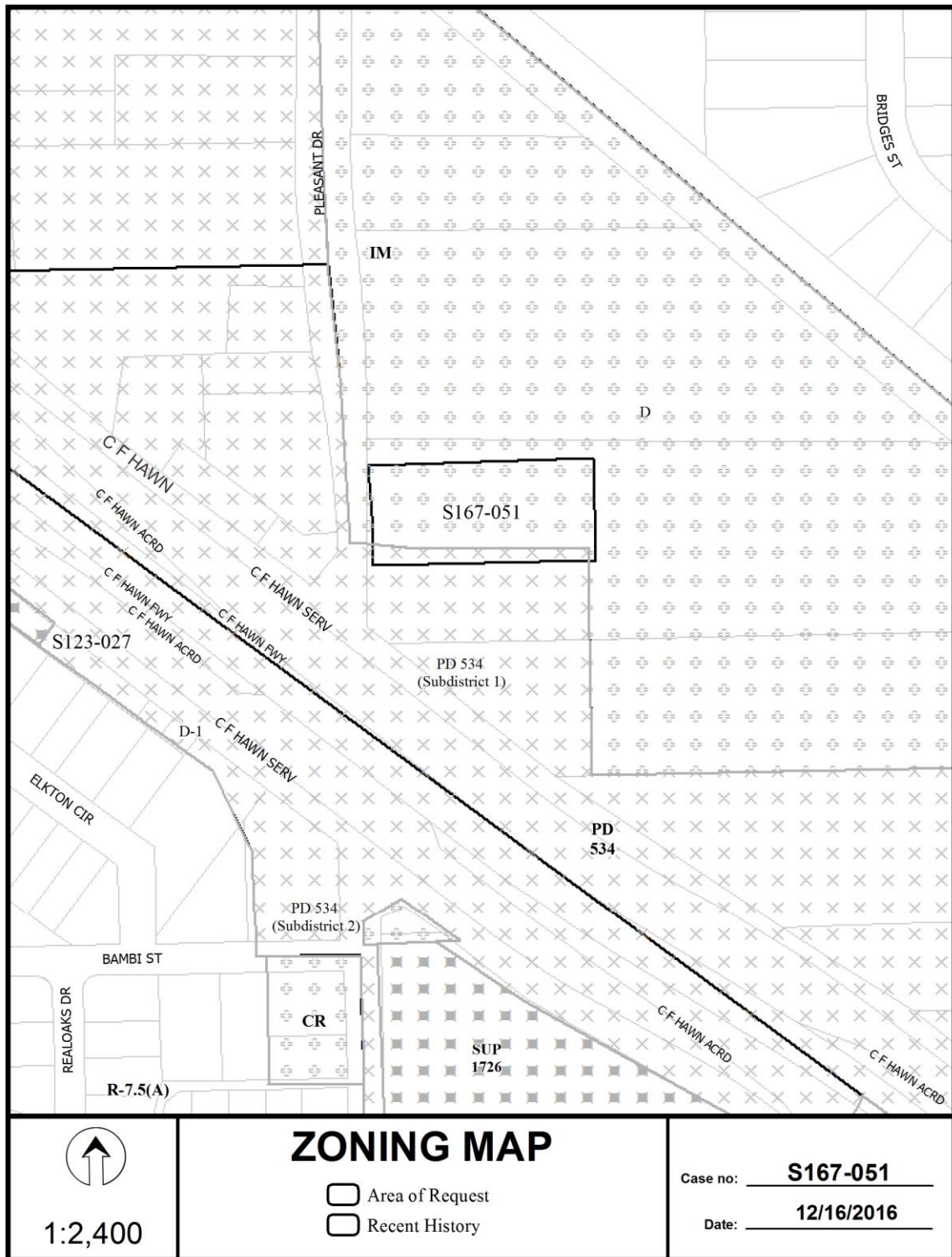
SUBDIVISION HISTORY:

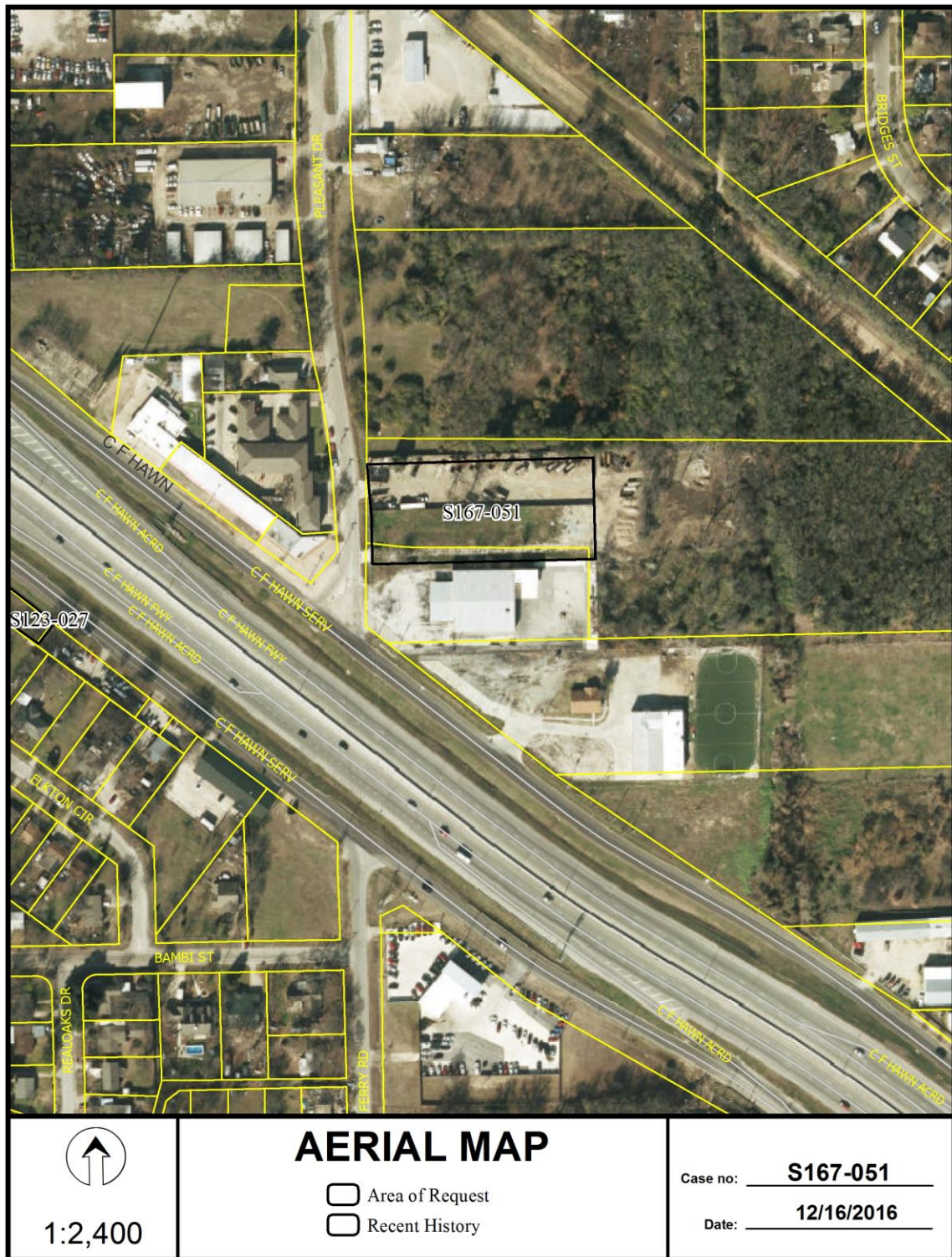
1. S123-027 was a request southwest of the present request to create one 2.734 acre lot, and one 2.702 acre lot from a 5.436 acre tract of land in City Block 5794 on property located at 10002 Harry Hines Blvd. at Storey Lane, southeast corner. The request was approved March 7, 2013 and has not been recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 2.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
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. 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)
13. On the final plat change "C.F. Hawn Freeway " to "C.F. Hawn Freeway/U.S. Highway No. 175". Section. 51A-8.403. (a) (1) (A) (xii)
14. On the final plat identify the property as Lots 1 and 2 in City Block B/6357. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)





OWNER'S CERTIFICATE

1) The purpose of this plat is to create a lot out of part of a large tract.
2) I, the undersigned, am a duly licensed Professional Engineer, duly sworn and qualified to practice in the State of Texas.
3) All information on which this plat is based is true and correct.
4) I have been duly sworn and qualified to practice in the State of Texas.
5) I have been duly sworn and qualified to practice in the State of Texas.
6) I have been duly sworn and qualified to practice in the State of Texas.
7) I have been duly sworn and qualified to practice in the State of Texas.
8) I have been duly sworn and qualified to practice in the State of Texas.
9) I have been duly sworn and qualified to practice in the State of Texas.
10) I have been duly sworn and qualified to practice in the State of Texas.

OWNER'S DECLARATION

I, the undersigned, do hereby declare that I am the owner of the land described in the plat, and that I have the right to dispose of the same as I see fit. I have been duly sworn and qualified to practice in the State of Texas.

WITNESSES

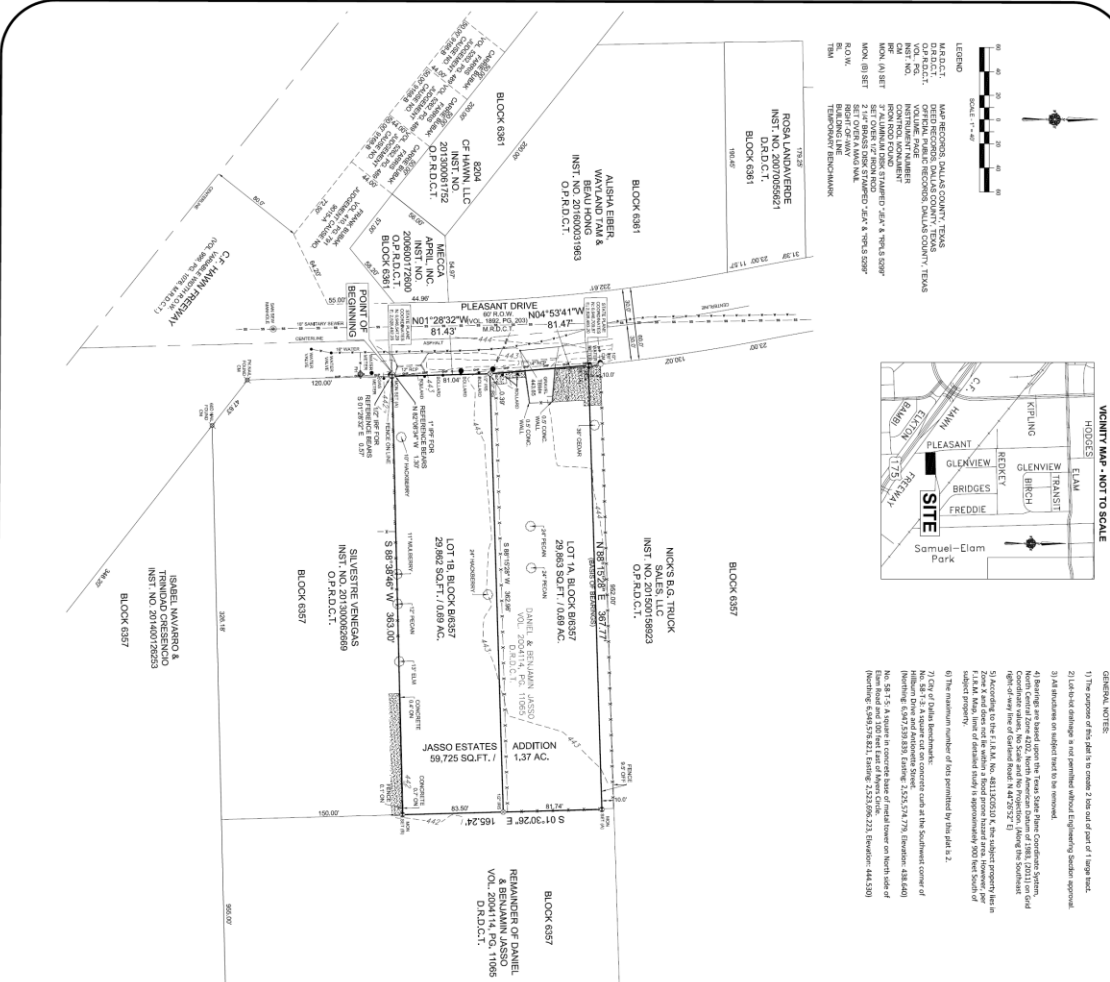
Witness my hand and seal of office this _____ day of _____, 2016.

OWNER

Isabel Navarro & Benjamin Jasso
DALLAS, TEXAS 75217

PRELIMINARY PLAT
JASSO ESTATES ADDITION
LOT 1A AND 1B, BLOCK B637
A REPLAT OF PART OF CITY BLOCK B637
IN THE SARAH PERRY SURVEY,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 517-261

DATE: 01/05/2017 12:05:11 PM S:\167-051\167-051-0000.DWG



LEGEND

MAP RECORD: DALLAS COUNTY, TEXAS
CITY OF DALLAS
OFFICIAL PUBLIC RECORD: DALLAS COUNTY, TEXAS
PLAT NO. 517-261
PREPARED BY: JASSO ESTATES
DATE: 01/05/2017
BY: ISABEL NAVARRO & BENJAMIN JASSO
TITLE: JASSO ESTATES ADDITION
BLOCK B637

CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-052**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cabell Drive at Carroll Avenue, south corner.**DATE FILED:** December 9, 2016**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.730-Acres**MAPSCO:** 45D**APPLICANT/OWNER:** AHC Development Dallas I, LLC, AHC Development Prairie Carroll, LLC

REQUEST: An application to replat a 0.730-acre tract of land containing all of Lots 1 through 4 in City Block 1/660 into one lot on property located on Cabell Drive at Carroll Avenue, south corner.

SUBDIVISION HISTORY:

1. S167-057 is a request west of the present request to replat a 0.516-acre tract of land containing all of Lots 10, 11, and 12 in City Block 1/660 to create one lot on property located on Ashby Street at Cabell Drive, east corner. The request has been approved administratively on December 27, 2016 and has not been recorded.
2. S167-055 is a request south of the present request to replat a 0.516-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/660 into one lot on property located on Lafayette Street at Ashby Street, north corner. The request has been approved administratively on December 27, 2016 and has not been recorded.
3. S167-053 is a request west of the present request to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block J/660 into one lot on property located on Cabell Drive, northeast of Ashby Street. The request has been approved administratively on December 27, 2016 and has not been recorded.
4. S154-204 was a request northwest of the present request to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue. The request was approved on January 5, 2016 and has not been recorded.
5. S156-021 was a request northeast of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner. The request was approved November 19, 2015 and has not been recorded.
6. S123-196 was request southwest of the present request to create a 4.610 acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of a 15 foot wide alley in City Block E/660 located between Peak Street and Ashby Street. The request was approved on July 25, 2013, and was recorded March 16, 2016.

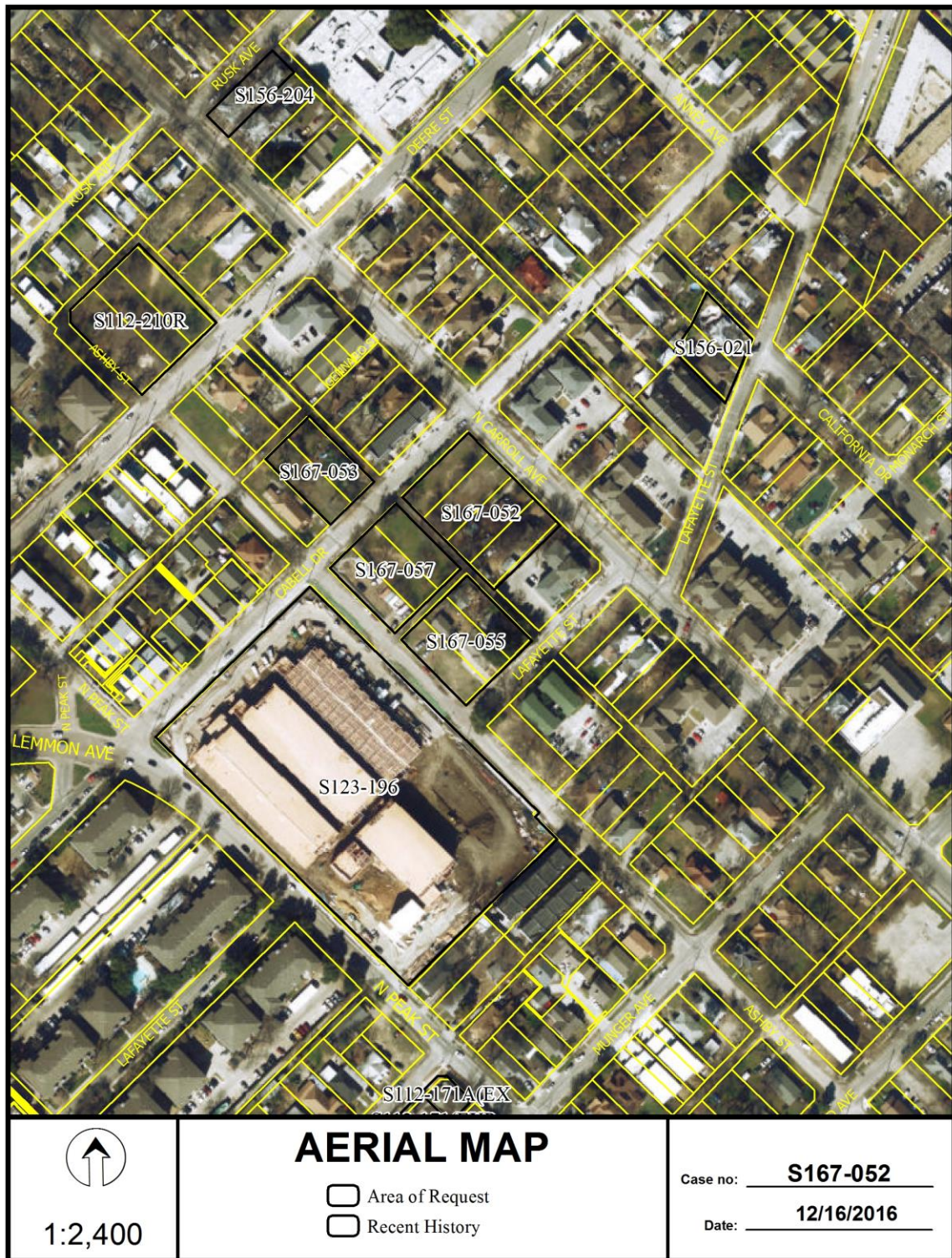
7. S112-210R was a request southwest of the present request to replat a 0.620 acre tract of land containing all of Lots 10, 11, and 12 in City Block K/662 into 1 lot located at 4403, 4407, and 4411 Deere Street. The request was approved October 18, 2012 and has not been recorded.

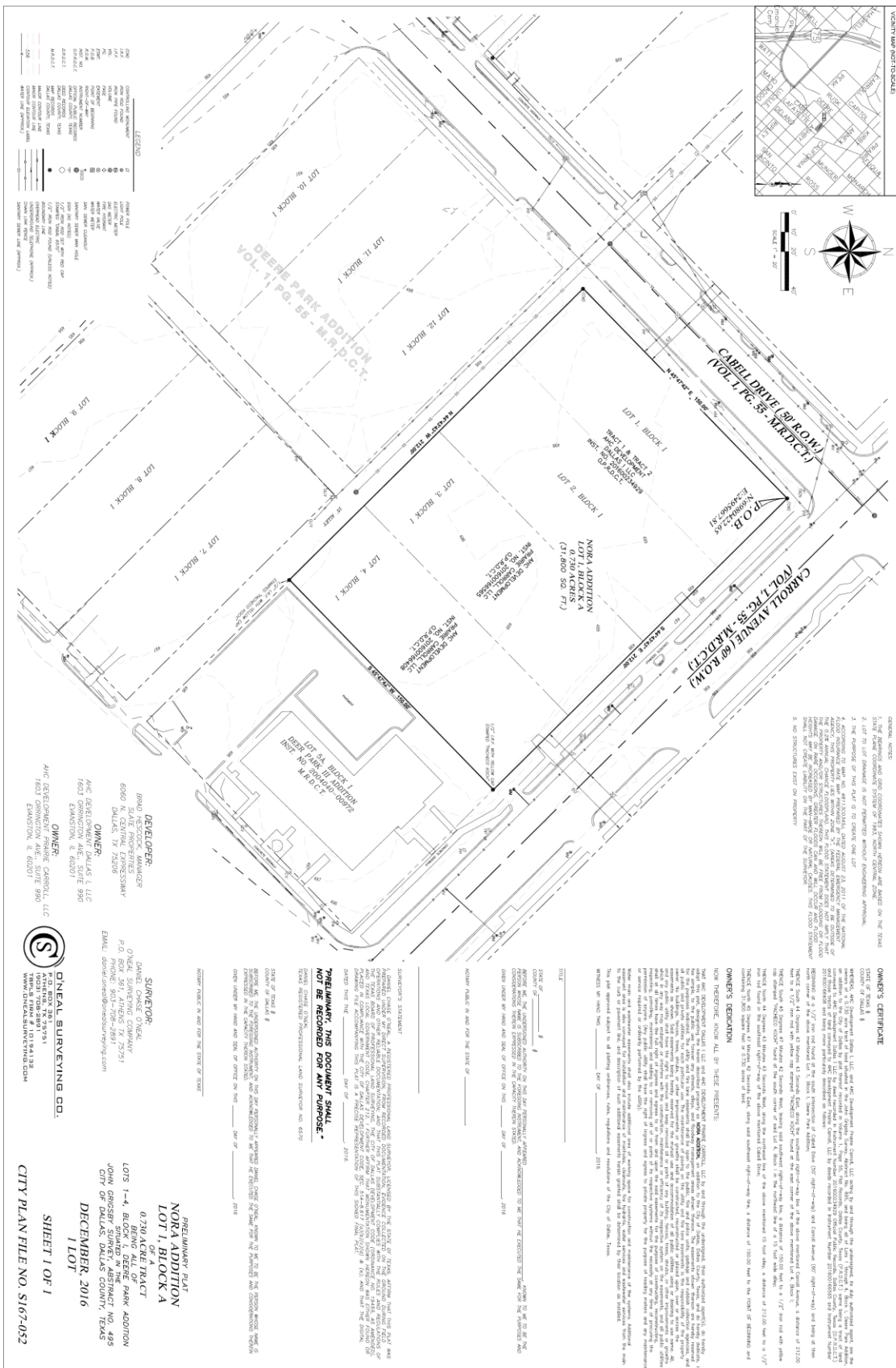
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
10. Provide a detailed lot grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
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. Comply with the Mill Creek drainage requirement. Finish floor elevation must be 3 feet above the nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
13. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Cabell Drive. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate a 10 foot by 10 foot corner clip at Cabell Drive and Carroll Avenue.
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Cabell Drive and the alley. Section 51A-8.602(e), Section 51A-9.101
16. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
17. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (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. A single family subdivision requiring engineering for water/wastewater extensions is not eligible for an Early Release Building Permit.
21. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
22. On the final plat identify the property as Lot 1A in City Block I/660. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-053**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cabell Drive, northeast of Ashby Street**DATE FILED:** December 9, 2016**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.344-Acres**MAPSCO:** 45D**APPLICANT/OWNER:** AHC Development Dallas I, LLC

REQUEST: An application to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block J/660 into one lot on property located on Cabell Drive, northeast of Ashby Street.

SUBDIVISION HISTORY:

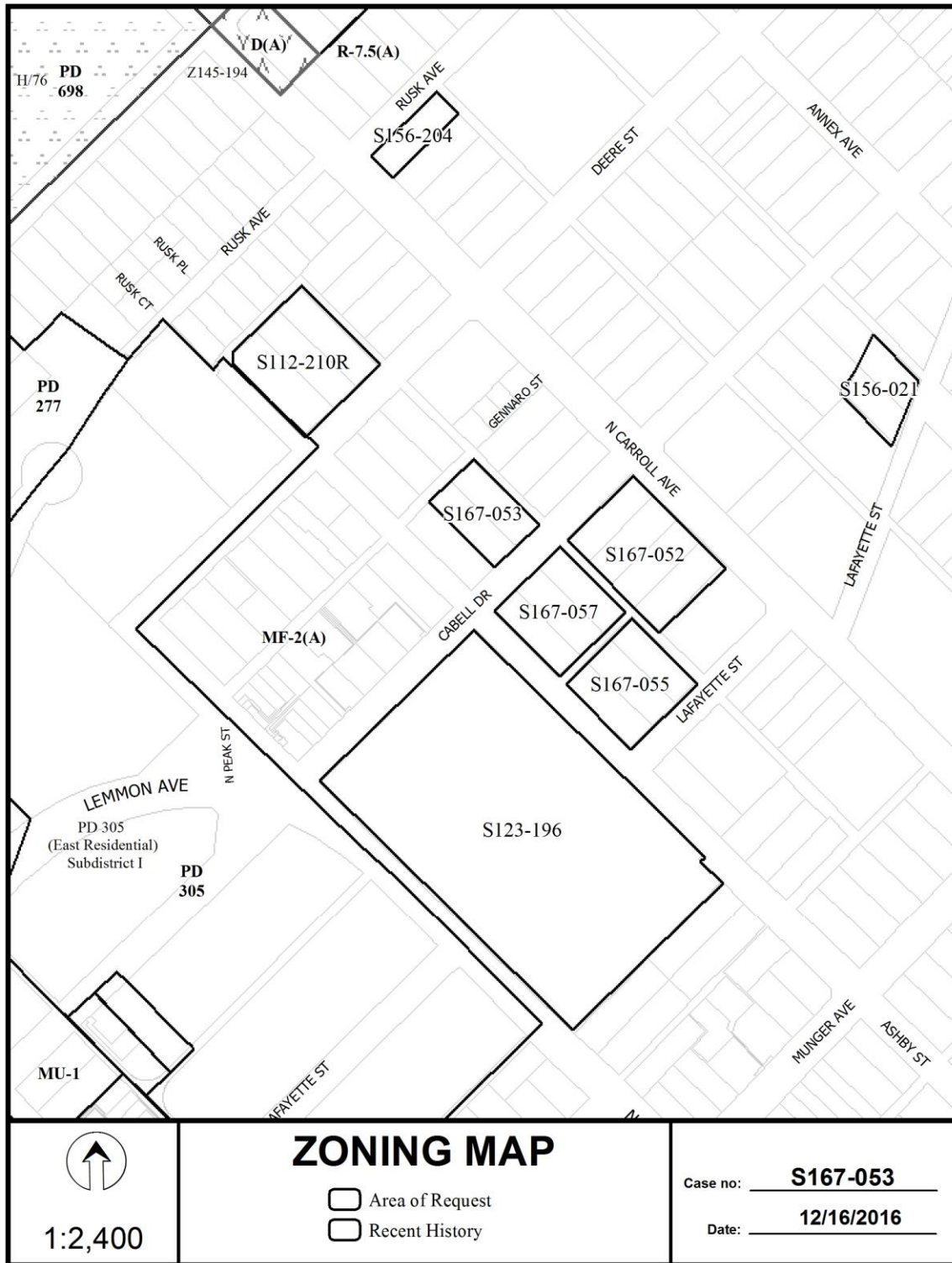
1. S167-057 is a request west of the present request to replat a 0.516-acre tract of land containing all of Lots 10, 11, and 12 in City Block 1/660 to create one lot on property located on Ashby Street at Cabell Drive, east corner. The request has been approved administratively on December 27, 2016 and has not been recorded.
2. S167-055 is a request south of the present request to replat a 0.516-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/660 into one lot on property located on Lafayette Street at Ashby Street, north corner. The request has been approved administratively on December 27, 2016 and has not been recorded.
3. S167-052 is a request west of the present request to replat a 0.730-acre tract of land containing all of Lots 1 through 4 in City Block 1/660 into one lot on property located on Cabell Drive at Carroll Avenue, south corner. The request has been approved administratively on December 27, 2016 and has not been recorded.
4. S154-204 was a request northwest of the present request to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue. The request was approved on January 5, 2016 and has not been recorded.
5. S156-021 was a request northeast of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner. The request was approved November 19, 2015 and has not been recorded.
6. S123-196 was request southwest of the present request to create a 4.610 acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of a 15 foot wide alley in City Block E/660 located between Peak Street and Ashby Street. The request was approved on July 25, 2013, and was recorded March 16, 2016.

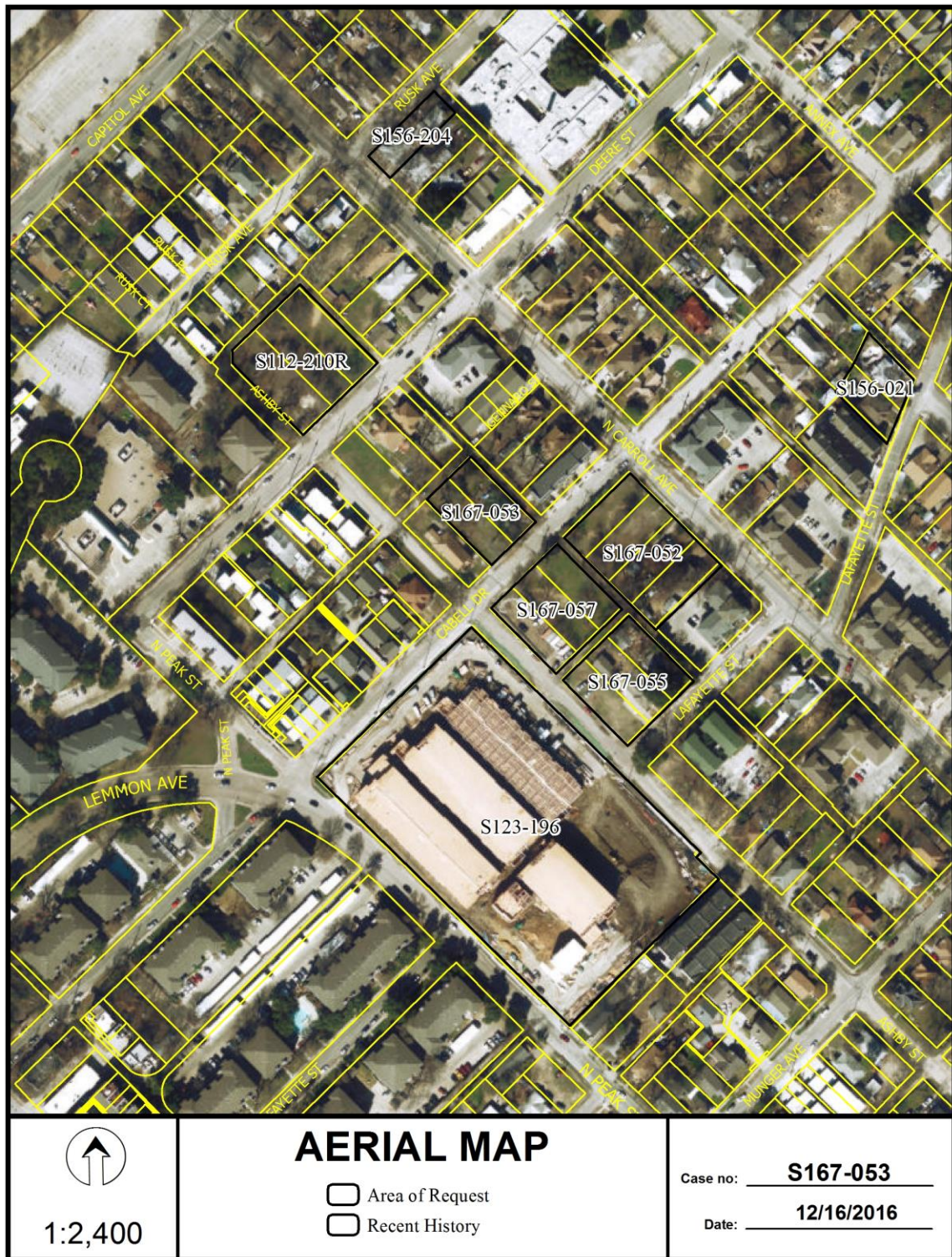
7. S112-210R was a request southwest of the present request to replat a 0.620 acre tract of land containing all of Lots 10, 11, and 12 in City Block K/662 into 1 lot located at 4403, 4407, and 4411 Deere Street. The request was approved October 18, 2012 and has not been recorded.

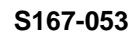
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 1.
10. Provide a detailed lot grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
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. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
13. On the final plat dedicate either 28 feet of right-of-way, street easement, or sidewalk easement from the established center-line of Cabell Drive. Sections 51A-8.602(c) and 51A-9.101

14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Cabell Drive and the alley. Section 51A-8.602(e), Section 51A-9.101
15. On the final plat dedicate 40 foot radius at the intersection of the alleys.
16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
17. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
18. On the final plat show distances/width of right-of-way of Ashby Street. Platting Guidelines
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
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 49-60g)(1)
21. Water main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b) and (c)
22. A single family subdivision requiring engineering for water/wastewater extensions is not eligible for an Early Release Building Permit.
23. On the final plat identify the property as Lot 7A in City Block J/660. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







CITY PLAN COMMISSION**THURSDAY, JANUARY 05, 2017****FILE NUMBER:** S167-058**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Inwood Road and Dallas North Tollway, north of International Parkway**DATE FILED:** December 12, 2016**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 16.270-Acres **MAPSCO:** 14H**APPLICANT/OWNER:** Ewing Enterprises Limited Partnership and S. Finley Ewing, III, Trustee of Gail Orand Ewing 1996 Trust

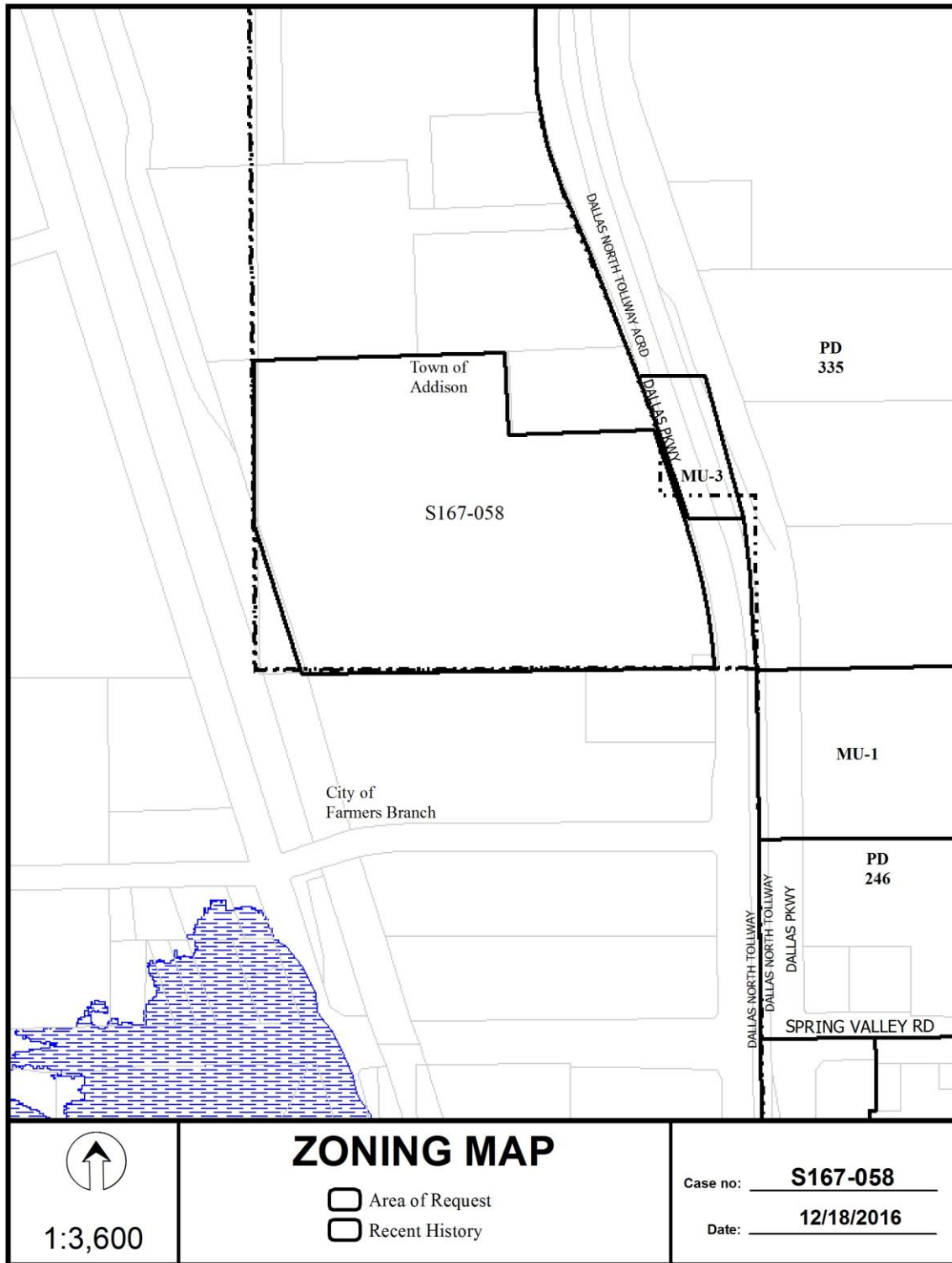
REQUEST An application to replat a 16.270-acre tract of land containing all of Lot 2A in City Block 1 (In Town of Addison), and a 0.4767-acre tract of land in City Block 7009 (City of Dallas) into one 6.686-acre lot and one 9.584-acre lot on property fronting on Inwood Road and Dallas North Tollway, north of International Parkway.

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

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
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."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 2.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." No citation.
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
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 49-60g)(1)
15. On the final plat Real Estate need fee simple language in Owner's Dedication.
16. On the final plat add a "Dallas Parkway" label between the subject property and the "Dallas North Tollway" label. section. 51A-8.403. (a) (1) (A) (xii)".



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

DOWNTOWN PERIMETER

CASE NUMBER: 1610140035

DATE FILED: September 28, 2016

LOCATION: 1920 McKinney Avenue, (north elevation) **SIZE OF REQUEST:** 13.3 square feet

COUNCIL DISTRICT: 14

ZONING: HC within PDD No. 193

MAPSCO: 45-F

APPLICANT: Monti Heflin

OWNER: Sam King

CONTRACTOR: Alltex Signs

TENANT: Water Grill

REQUEST: An application for a Certificate of Appropriateness by Monti Heflin of Alltex Signs for a 13.3 square-foot attached sign at 1920 McKinney Avenue (northern elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, "Water Grill".

On December 14, 2016 the City Plan Commission held this item under advisement to January 5, 2017, to allow staff to determine whether this sign was allowed in the SPSP. Staff determined that the projection of the attached sign more than 18 inches into or over any public right-of-way is not in compliance with the provisions of the SPSP. Since this item is a public hearing and was held to a date certain, CPC will need to take action on the item.

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Denial without prejudice.

BACKGROUND:

- The subject site is located in the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 13.3 square feet. It will be located on the northern elevation, approximately 10 feet 8 inches above grade. Signage will be constructed of fabricated aluminum sign panel painted black with a spotlight of 3100K LED illumination.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *"Water Grill" is the name of a business in the building.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *Per the plans illustrated on page 8, the sign will project approximately 48 inches as allowed in SECTION 51A-7.305.(e)(1)*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area is approximately two percent of the primary façade.*
- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*

- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
- (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *The sign will project approximately four feet from the vertical building plane with an area of 13.3 square feet.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
The sign is approximately 13.3 square feet.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
The bottom or lowest part of the sign descends approximately 10 feet 8 inches.
 - (E) the sign does not project into or over any public right-of-way; and
The sign projects more than 18 inches into or over the public right-of-way and therefore does not meet this provision.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable because the sign does not exceed 20 square feet in effective area.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1610140035

SSDAC Action
November 8, 2016

1610140035

Motion: It was moved to **approve** a 13.3 square-foot attached sign at 1920 McKinney Avenue (north elevation).

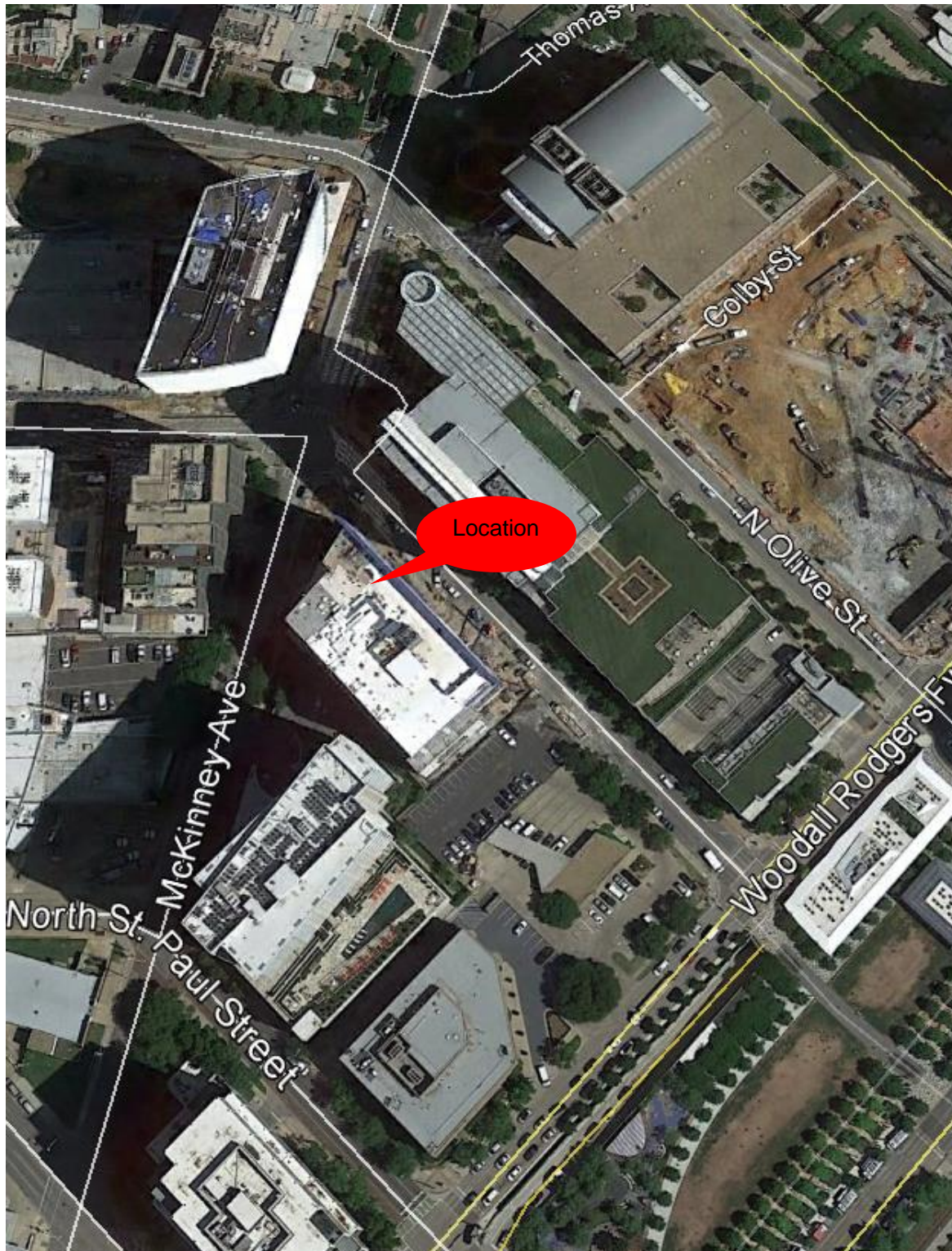
Maker: Webster
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

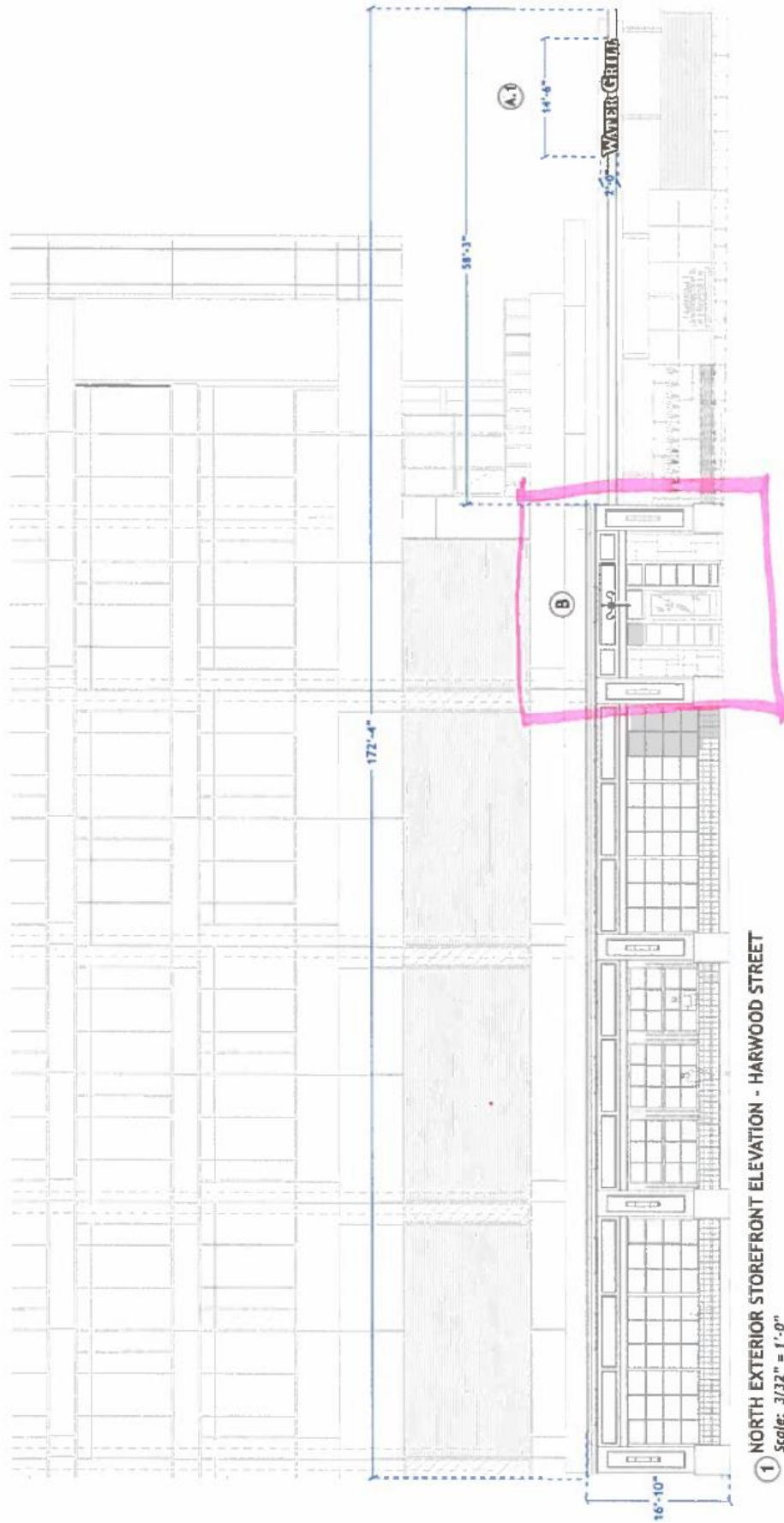
Speakers: Monti Heflin – Alltex Signs

5

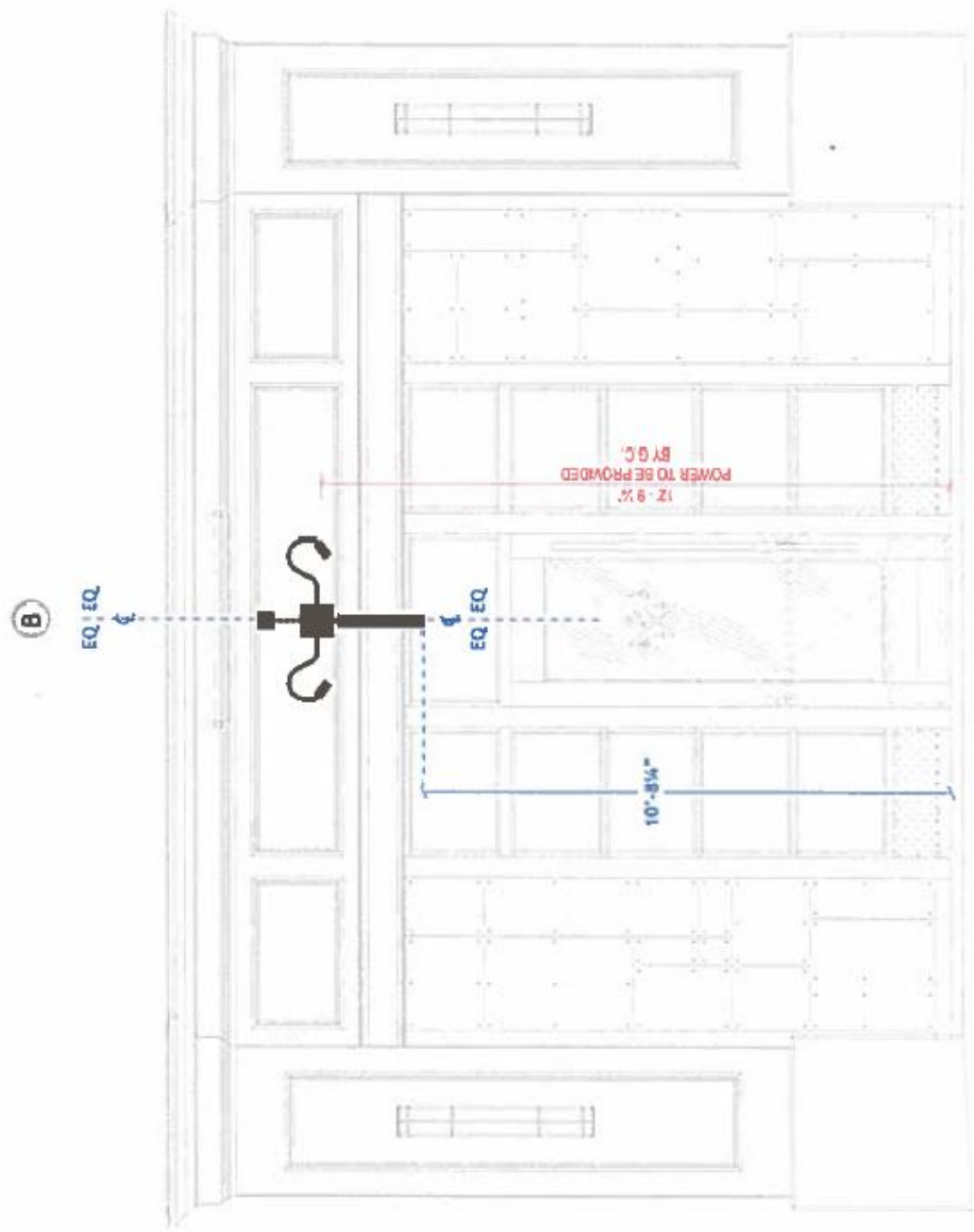


Aerial Map

Courtesy of Google Earth
Printed Date: 11/1/2016

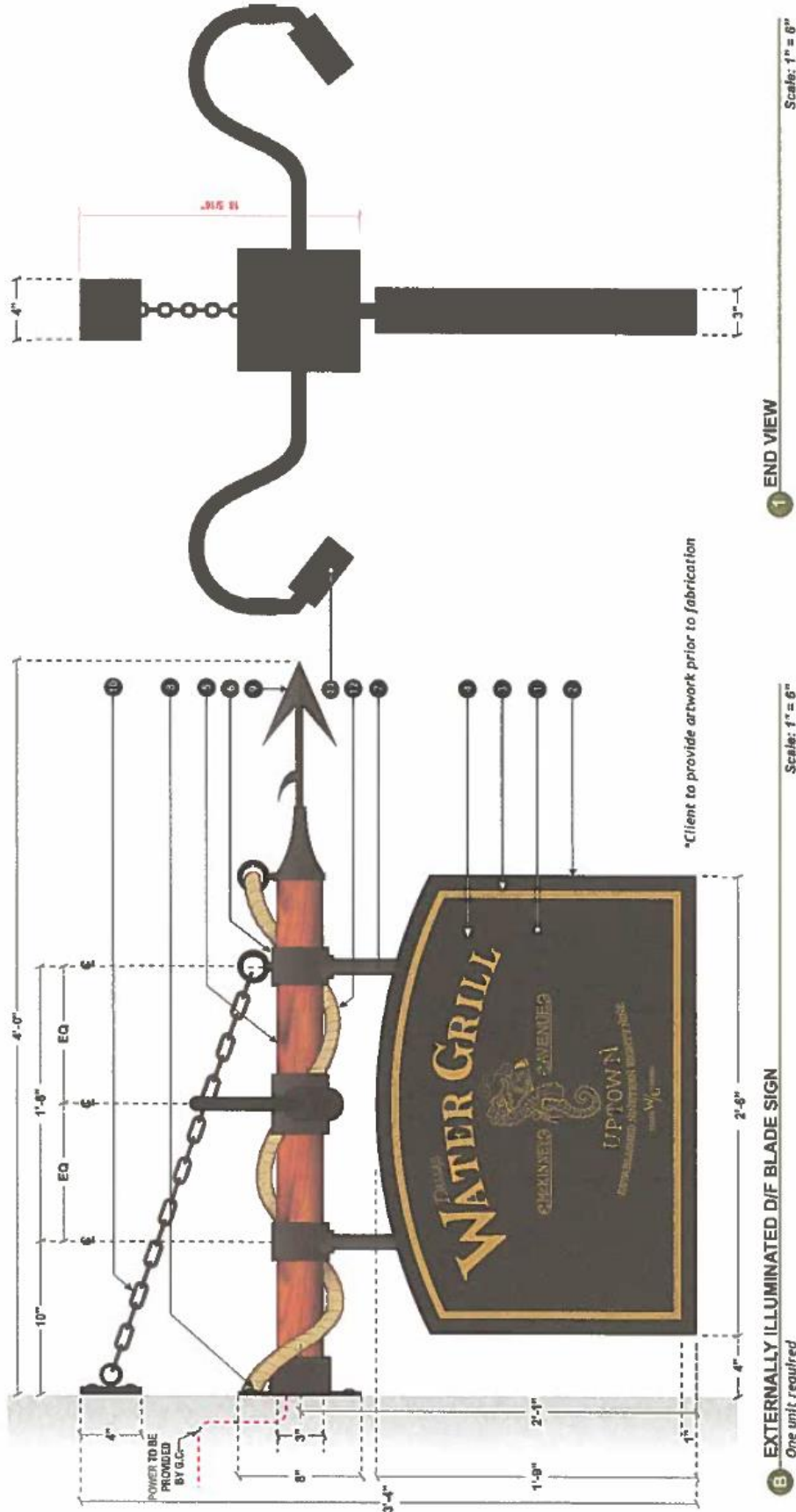


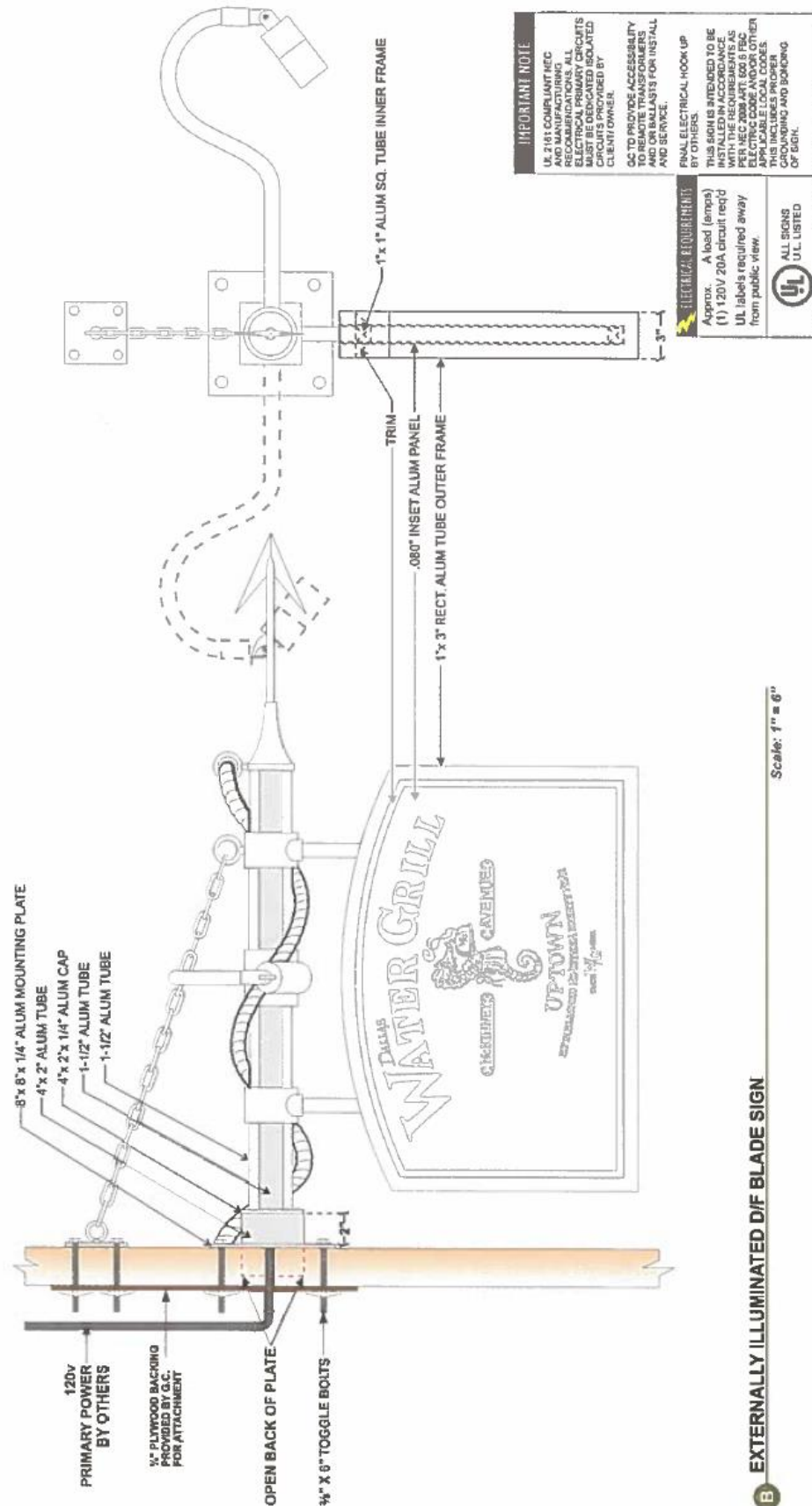
1 NORTH EXTERIOR STOREFRONT ELEVATION - HARWOOD STREET
Scale: 3/32" = 1'-0"



4 NORTH EXTERIOR ENTRY ELEVATION - HARWOOD STREET

Scale: 3/8" = 1'-0"





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

DOWNTOWN (General CBD)

CASE NUMBER: 1610190025

DATE FILED: October 17, 2016

LOCATION: 400 N St Paul (southeast elevation)

SIZE OF REQUEST: 15 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Andre Rowbotham

CONTRACTOR: Signs Up

TENANT: Subway

OWNER: Dallas Hartford LLC

REQUEST: An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N St Paul St (southeast elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, "Subway".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR ACTION: This item was held under advisement at the December 15, 2016 commission meeting.

BACKGROUND:

- The subject site is located in the Downtown SPSP (General CBD).
- The request is for a projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 15 square feet. It will be located on the southeastern elevation, approximately 10 feet above grade. Signage will be constructed of fabricated aluminum with acrylic faces and LED illumination.
- Construction of the attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.911. ATTACHED PREMISE SIGNS:

(1) Lower projecting attached signs.

- (A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [see attached map of entrances]
- (B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street Subdistricts. [sign is 15 square feet in area]
- (C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is 10 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting two feet]

SSDAC Action
November 8, 2016

1610190025

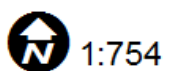
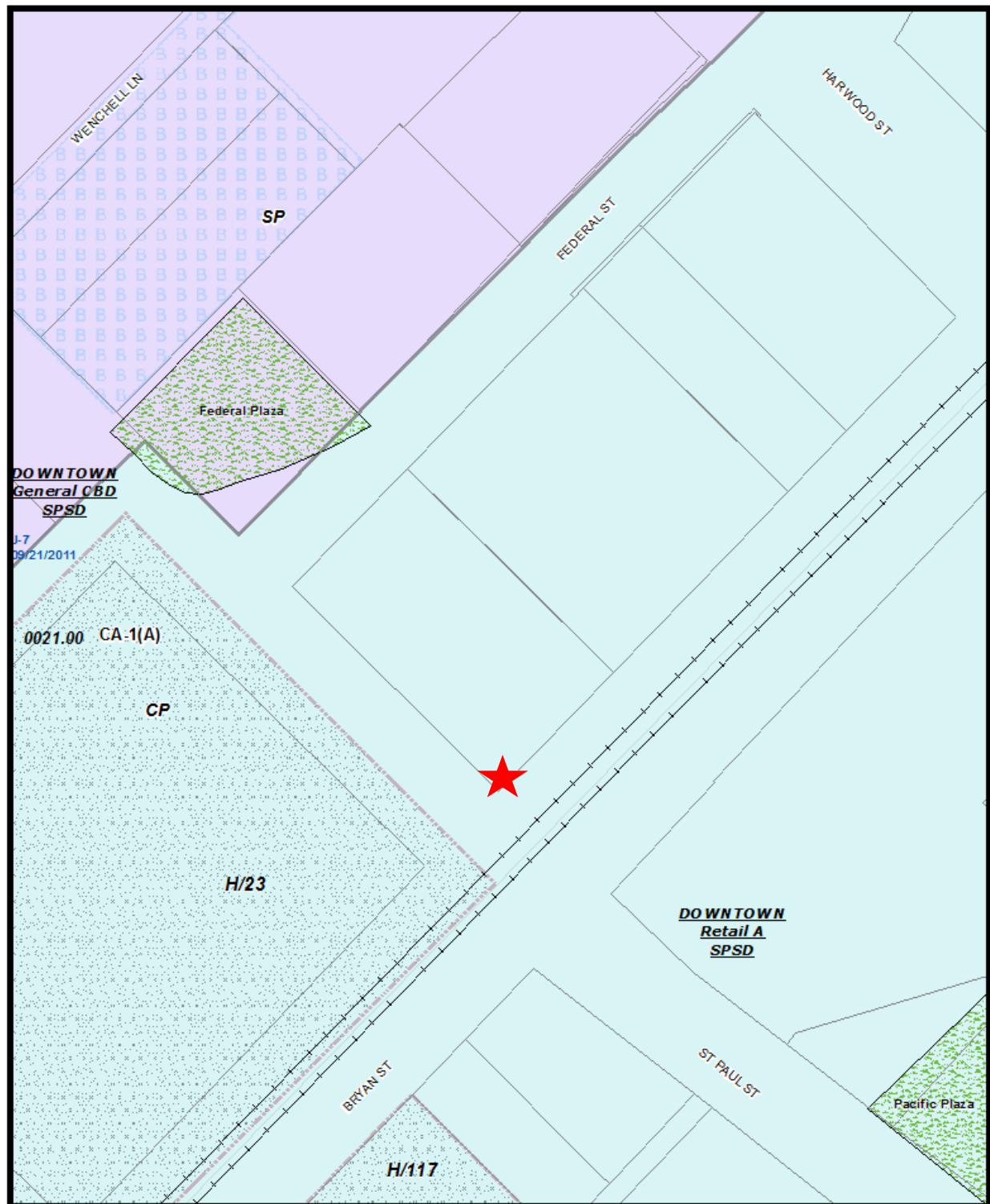
Motion: It was moved to approve a 15 square-foot projecting attached sign at 400 N St Paul St (southeast elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers: James Childers – Good Signature Management, LLC



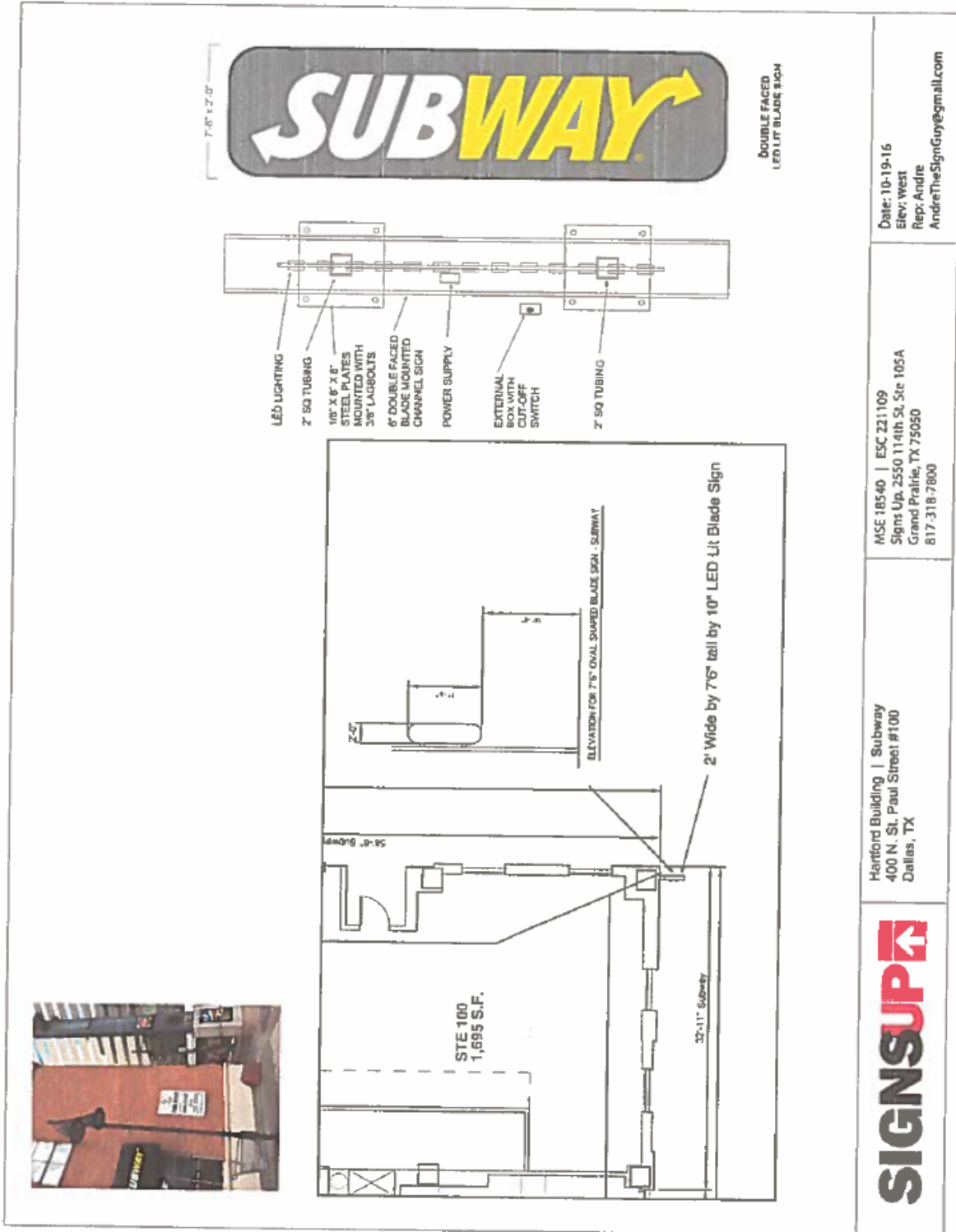
Zoning Map

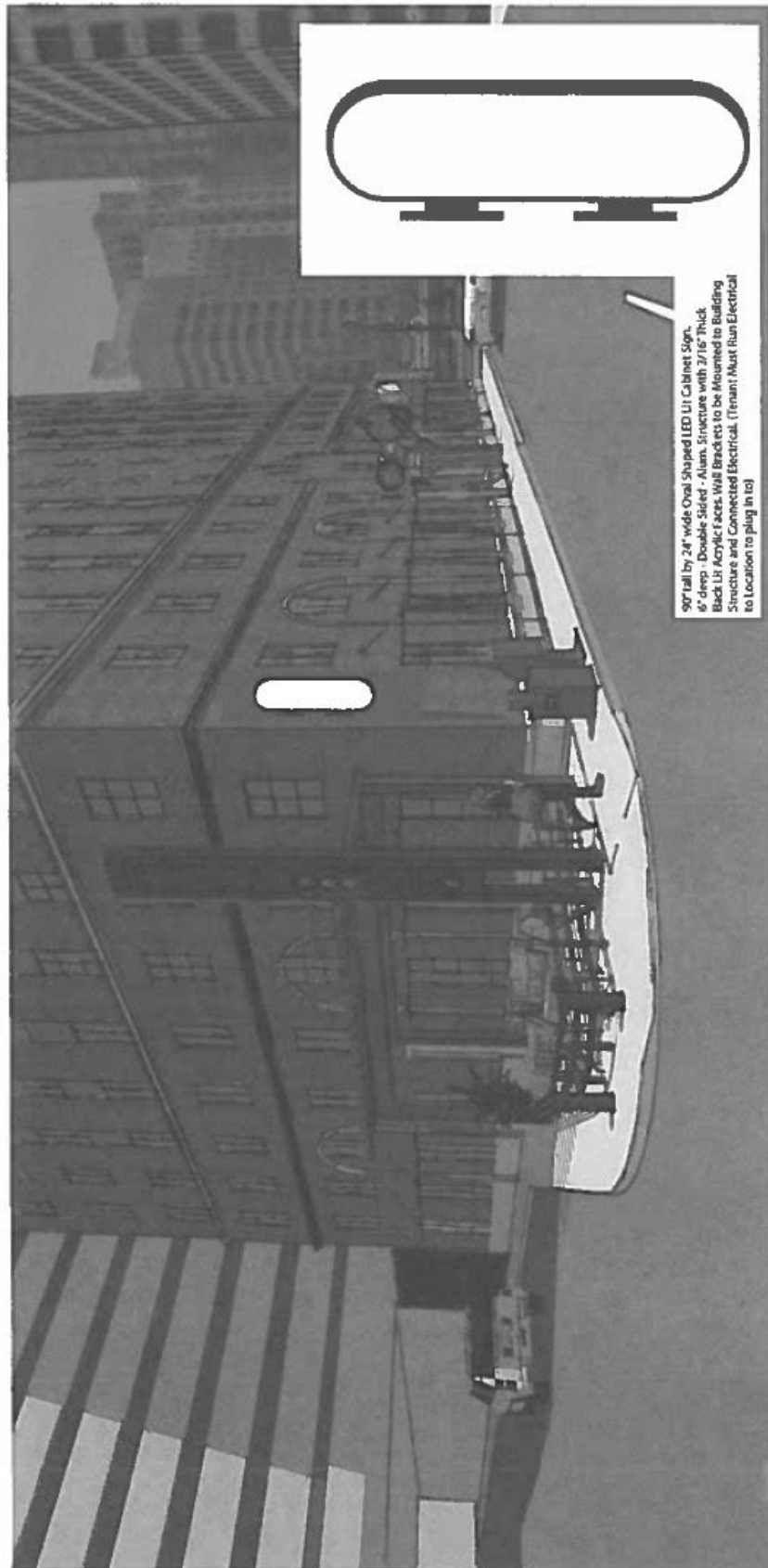
Printed Date: 11/1/2016

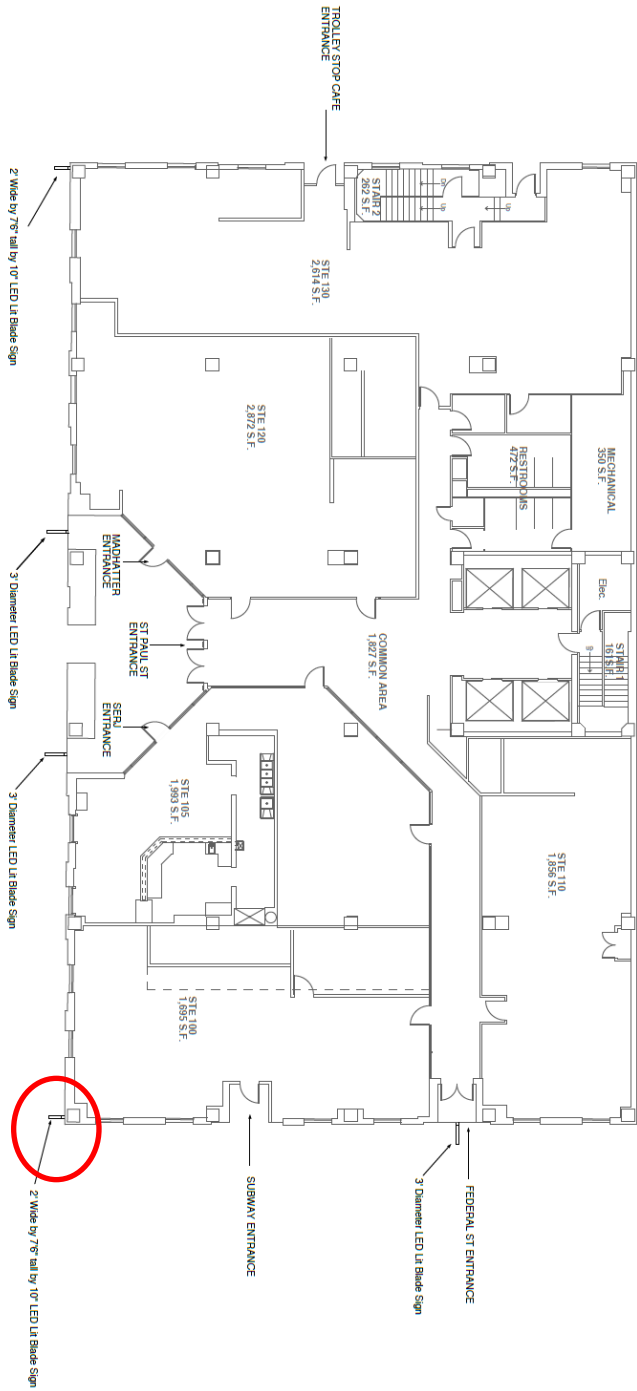
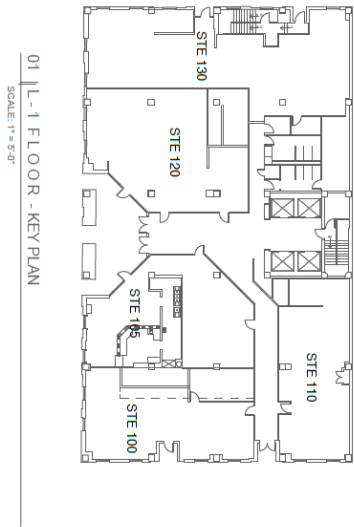


Aerial Map

Printed Date: 11/1/2016







HARTFORD BUILDING
400 N. St. Paul St., Dallas, Texas
1ST FLOOR

PROJECT DATA		
STE 100	1,669 S.F.	
STE 105	1,669 S.F.	
STE 110	1,669 S.F.	
STE 120	2,872 S.F.	
STE 130	2,872 S.F.	
LEVEL 1 LEASABLE 11,000 S.F.		
COMMON AREA 1,827 S.F.		
RESTROOMS/UTILITY	472 S.F.	3,072 S.F.
MECHANICAL	326 S.F.	
STAIR 1	75 S.F.	
STAIR 2	205 S.F.	

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

CASE NUMBER: 1610190026

DATE FILED: October 17, 2016

LOCATION: 400 N St Paul (southwest elevation)

SIZE OF REQUEST: 7 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Andre Robothan

CONTRACTOR: Signs Up

TENANT: Serj

OWNER: Dallas Hartford LLC

REQUEST: An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N St Paul St (southwest elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, “/serj/ books & local food”.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR ACTION: This item was held under advisement at the December 15, 2016 commission meeting.

BACKGROUND:

- The subject site is located in the Downtown SPSP (General CBD).
- The request is for a projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 7 square feet. It will be located on the southwestern elevation, approximately 13'9" above grade. Signage will be constructed of bronze metal with acrylic faces and LED illumination.
- Construction of the attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.911. ATTACHED PREMISE SIGNS:

(1) Lower projecting attached signs.

- (A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [see attached map of entrances]
- (B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street subdistricts. [sign is seven square feet in area]
- (C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is 13.75 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting three feet]

SSDAC Action
November 8, 2016

1610190026

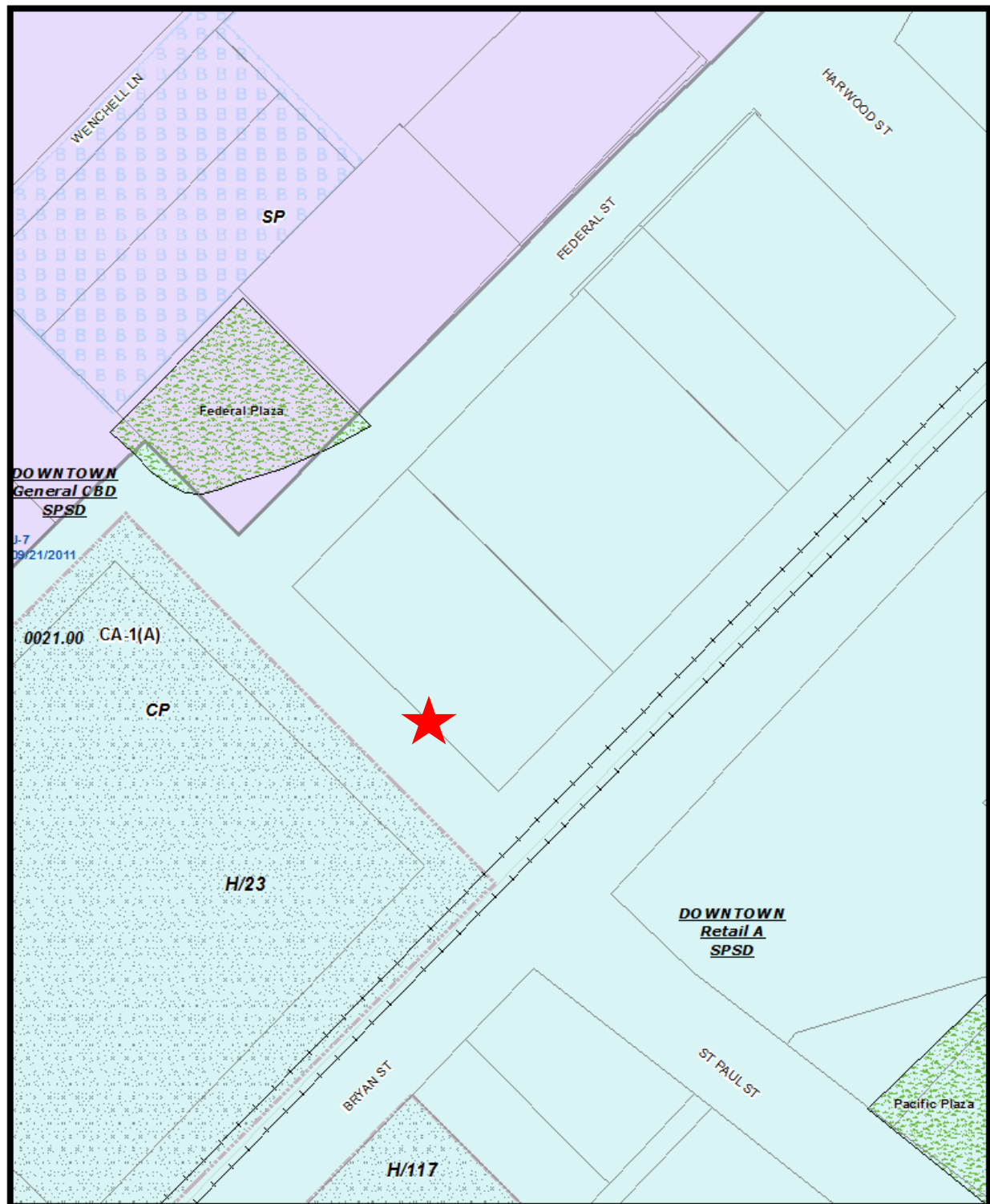
Motion: It was moved to approve a 7 square-foot projecting attached sign at 400 N St Paul St (southwest elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers: James Childers – Good Signature Management, LLC



Zoning Map

Printed Date: 11/1/2016

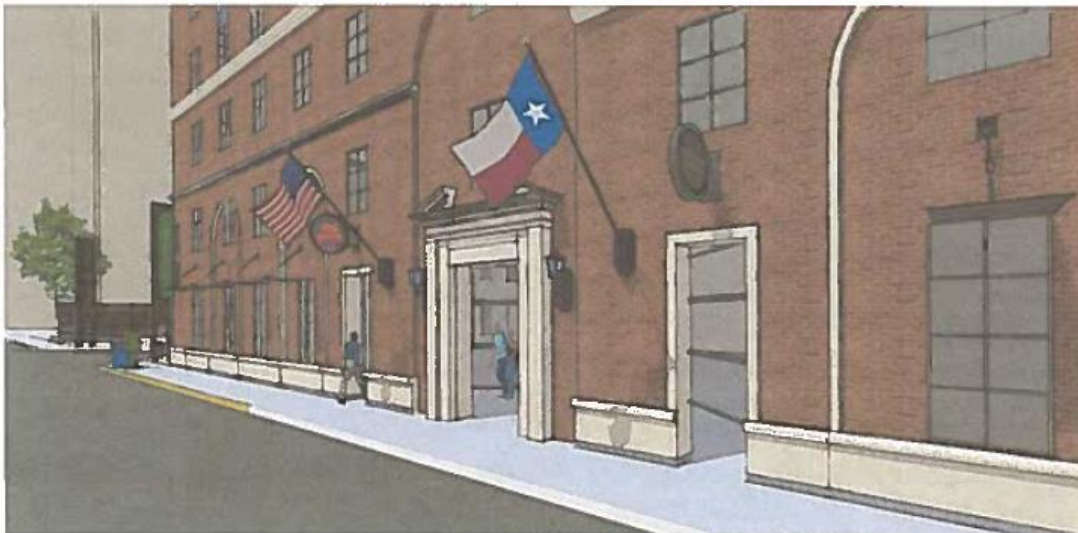
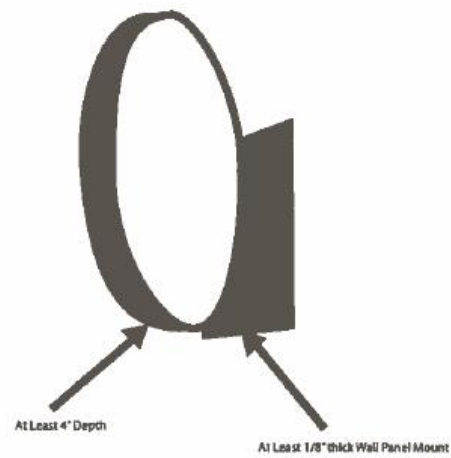
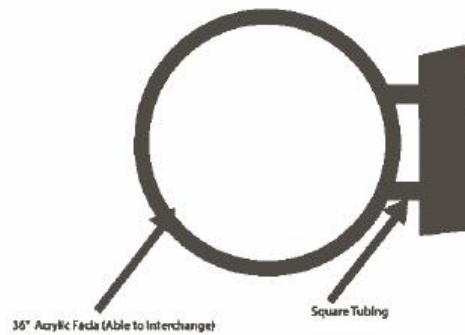


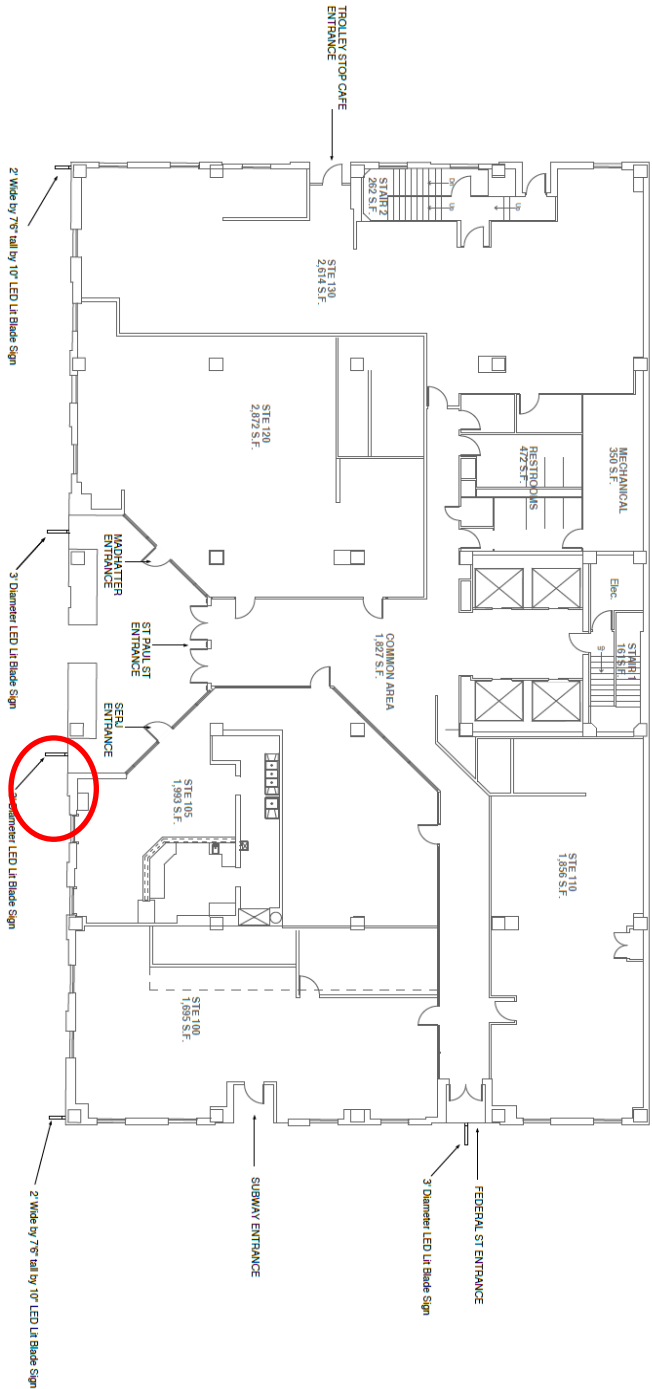
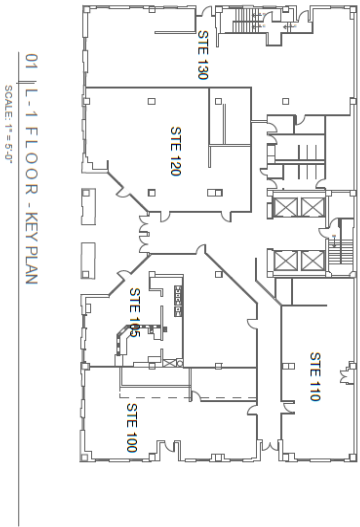
Aerial Map

Printed Date: 11/1/2016

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36" Diameter
Bronze Metal Double Sided
Acrylic LED Face Lit Faces
Metal Plate to Have PreDrilled Holes
for Customer to Mount on Brick Building





01 L-1 FLOOR BLADE SIGNS

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

HARTFORD BUILDING
400 N. St. Paul St., Dallas, Texas
1ST FLOOR

PROJECT DATA

STE 100	1,695 s.f.
STE 105	1,930 s.f.
STE 110	1,856 s.f.
STE 120	2,872 s.f.
STE 130	2,614 s.f.
LEVEL 1 LEASABLE	11,030 s.f.
COMMON AREA	1,827 s.f.
RESTROOMS/UTILITY	472 s.f.
MECHANICAL	350 s.f.
STAR 1	161 s.f.
STAR 2	283 s.f.
	3,072 s.f.

L-1

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

CASE NUMBER: 1610190027

DATE FILED: October 17, 2016

LOCATION: 400 N St Paul (southeast elevation)

SIZE OF REQUEST: 7 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Andre Robothan

CONTRACTOR: Signs Up

TENANT: Jasmex

OWNER: Dallas Hartford LLC

REQUEST: An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N St Paul St (southeast elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, "Jasmex Homemade Mexican Food".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR ACTION: This item was held under advisement at the December 15, 2016 commission meeting.

BACKGROUND:

- The subject site is located in the Downtown SPSP (General CBD).
- The request is for a projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 7 square feet. It will be located on the southeastern elevation, approximately 13'9" above grade. Signage will be constructed of bronze metal with acrylic faces and LED illumination.
- Construction of the attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.911. ATTACHED PREMISE SIGNS:

(1) Lower projecting attached signs.

- (A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [see attached map of entrances]
- (B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street subdistricts. [sign is seven square feet in area]
- (C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is 13.75 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting three feet]

SSDAC Action
November 8, 2016

1610190027

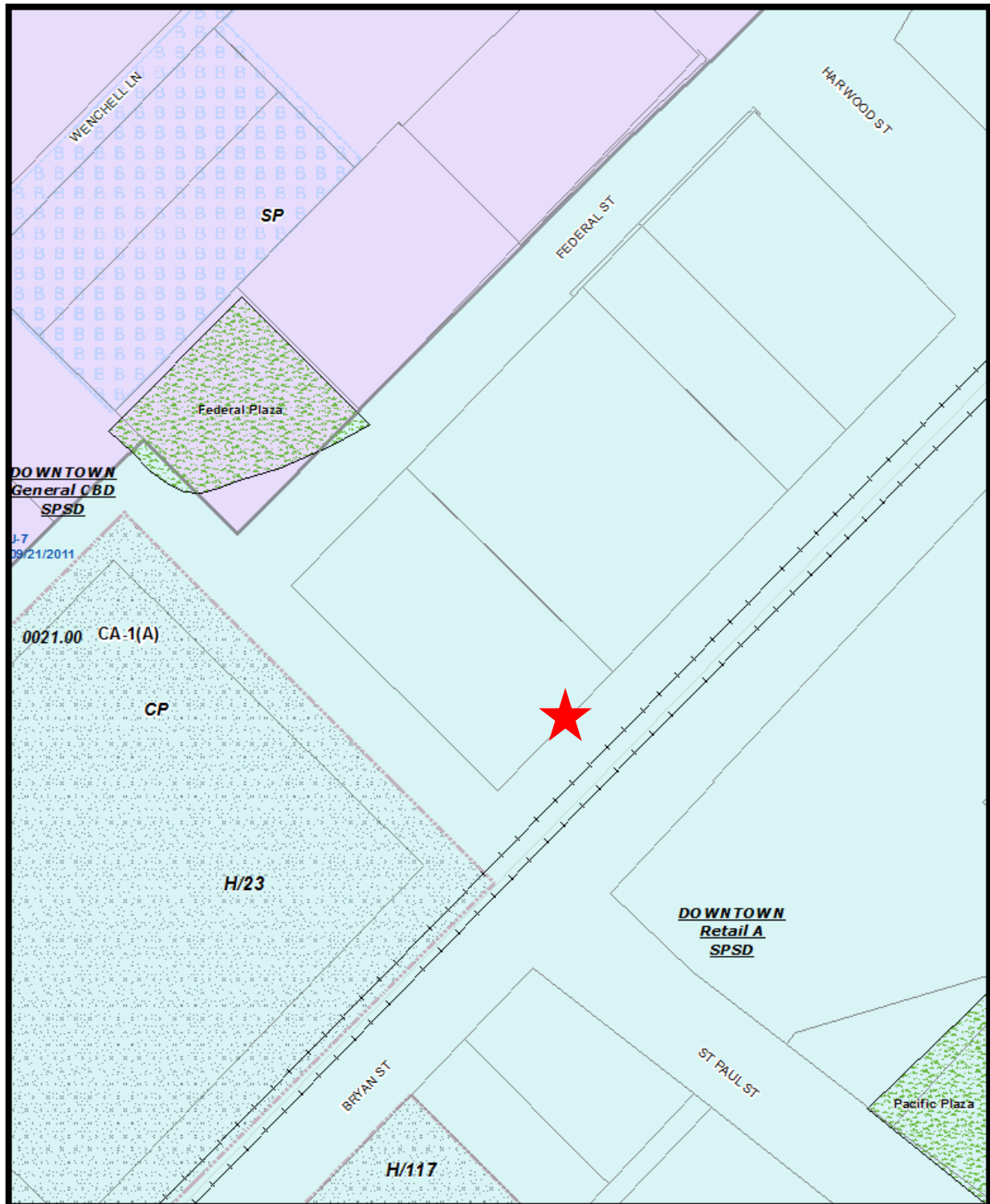
Motion: It was moved to **approve** a 7 square-foot projecting attached sign at 400 N St Paul St (southeast elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers: James Childers – Good Signature Management, LLC



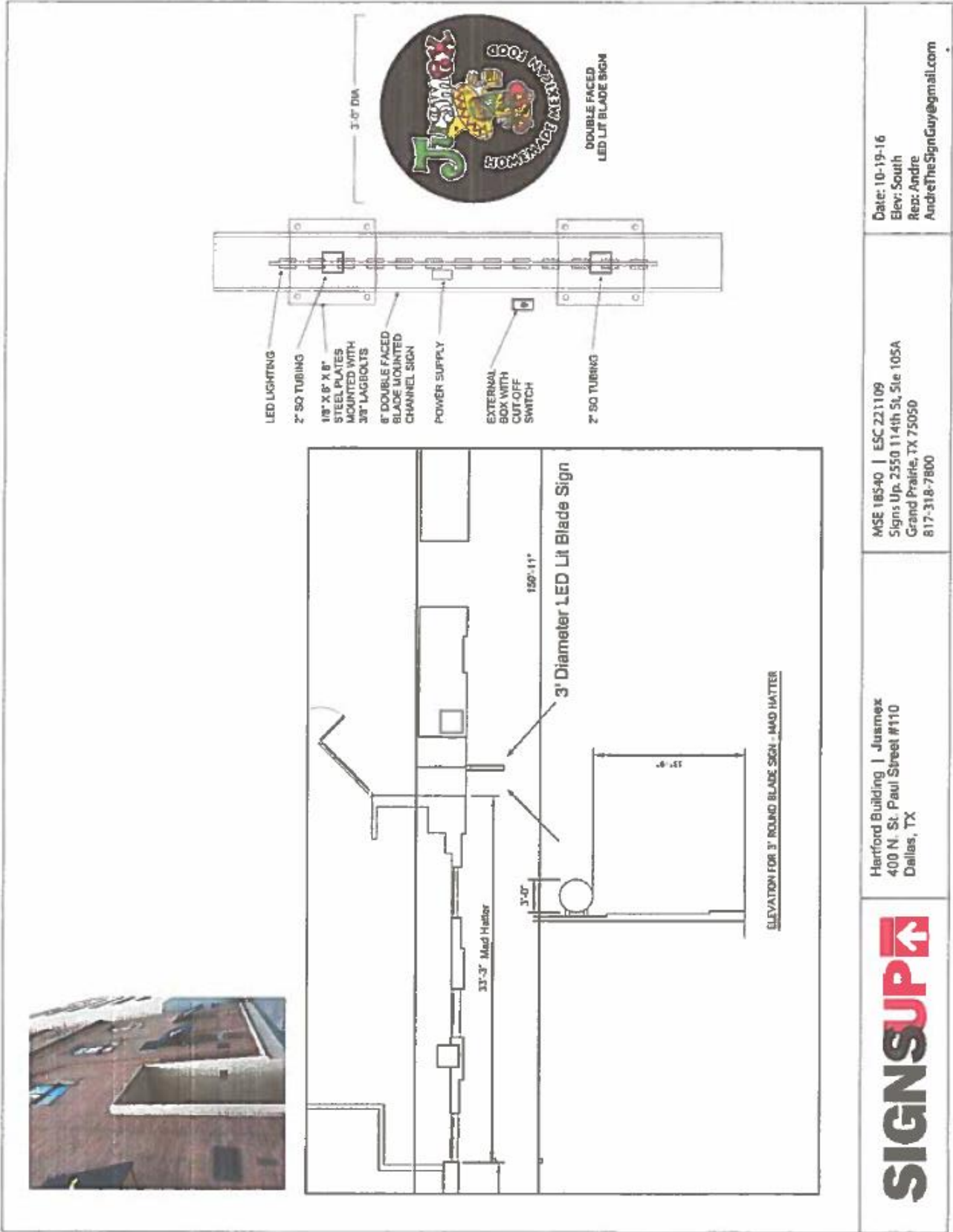
Zoning Map

Printed Date: 11/1/2016



Aerial Map

Printed Date: 11/1/2016



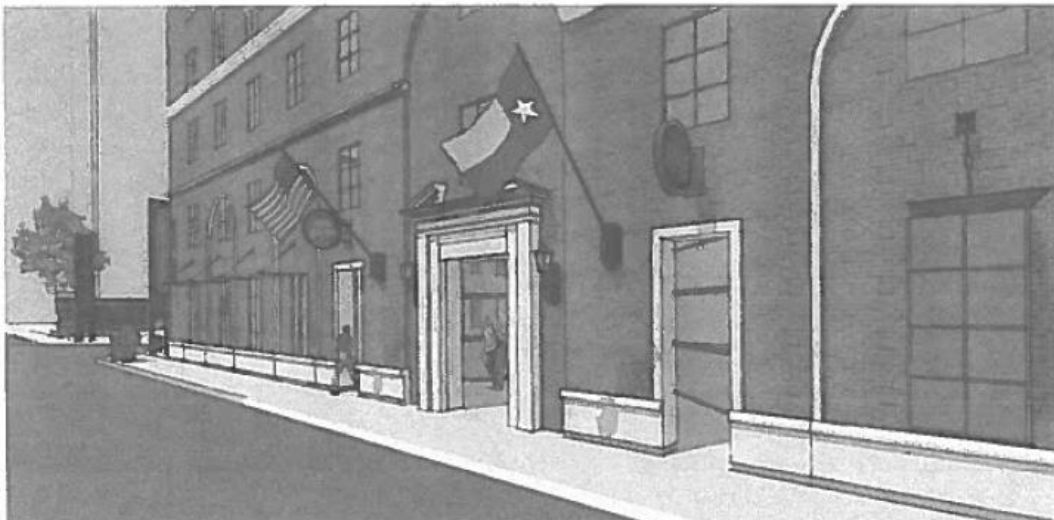
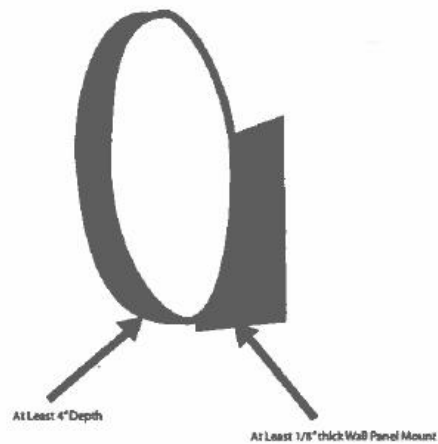
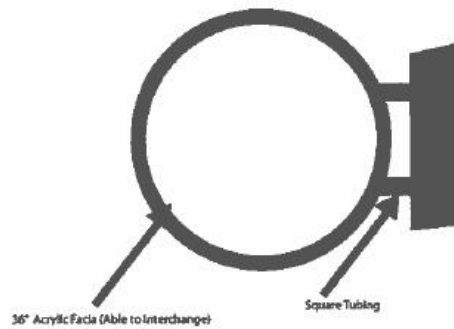
Date: 10-19-16
Elev: South
Rep: Andre
AndreTheSignGuy@gmail.com

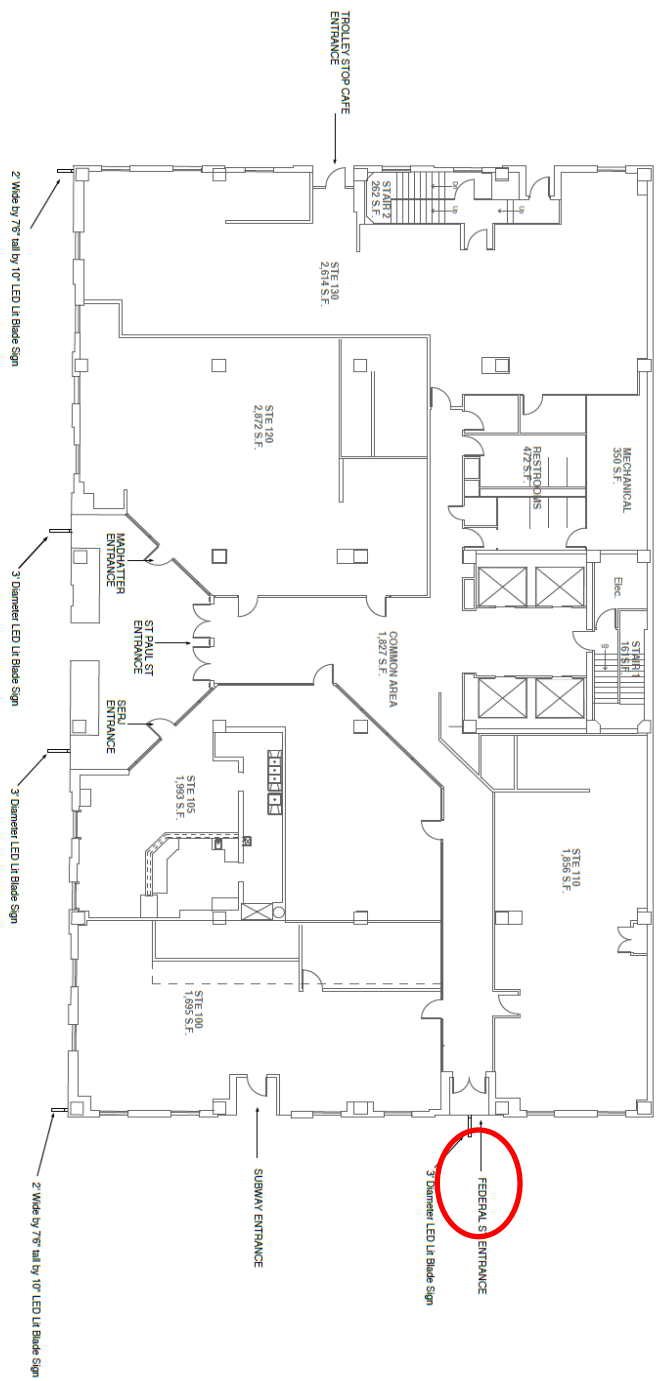
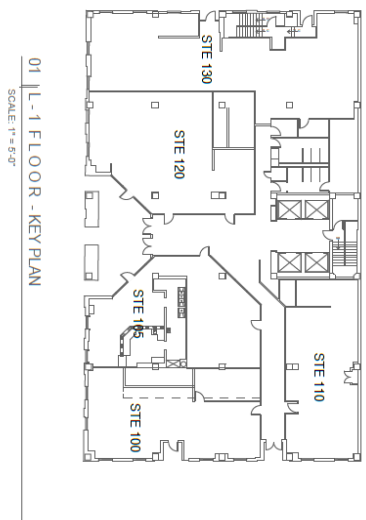
MSE 18540 | ESC 221109
Signs Up 2550 114th St, Ste 105A
Grand Prairie, TX 75050
817-318-7800

Hartford Building | Jusmax
400 N. St. Paul Street #110
Dallas, TX



36" Diameter
Bronze Metal Double Sided
Acrylic LED Face Lit Faces
Metal Plate to Have PreDrilled Holes
for Customer to Mount on Brick Building





PROJECT DATA		
STE 100	1,695 s.f.	
STE 105	1,993 s.f.	
STE 110	1,656 s.f.	
STE 120	2,872 s.f.	
STE 130	2,614 s.f.	
LEVEL 1 LEASABLE 11,030 s.f.		
COMMON AREA	1,827 s.f.	
RESTROOMS/UTILITY	472 s.f.	
MECHANICAL	350 s.f.	
STAR 1	161 s.f.	
STAR 2	282 s.f.	
		3,072 s.f.

5

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

CASE NUMBER: 1610190028

DATE FILED: October 17, 2016

LOCATION: 400 N St Paul (southwest elevation)

SIZE OF REQUEST: 7 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Andre Robothan

CONTRACTOR: Signs Up

TENANT: Mad Hatter Café

OWNER: Dallas Hartford LLC

REQUEST: An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 7 square-foot projecting attached sign at 400 N St Paul St (southwest elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, "Mad Hatter Cafe".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR ACTION: This item was held under advisement at the December 15, 2016 Commission meeting.

BACKGROUND:

- The subject site is located in the Downtown SPSP (General CBD).
- The request is for a projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 7 square feet. It will be located on the southwestern elevation, approximately 13'9" above grade. Signage will be constructed of bronze metal with acrylic faces and LED illumination.
- Construction of the attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.911. ATTACHED PREMISE SIGNS:

(1) Lower projecting attached signs.

- (A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [see attached map of entrances]
- (B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street subdistricts. [sign is seven square feet in area]
- (C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is 13.75 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting three feet]

SSDAC Action
November 8, 2016

1610190028

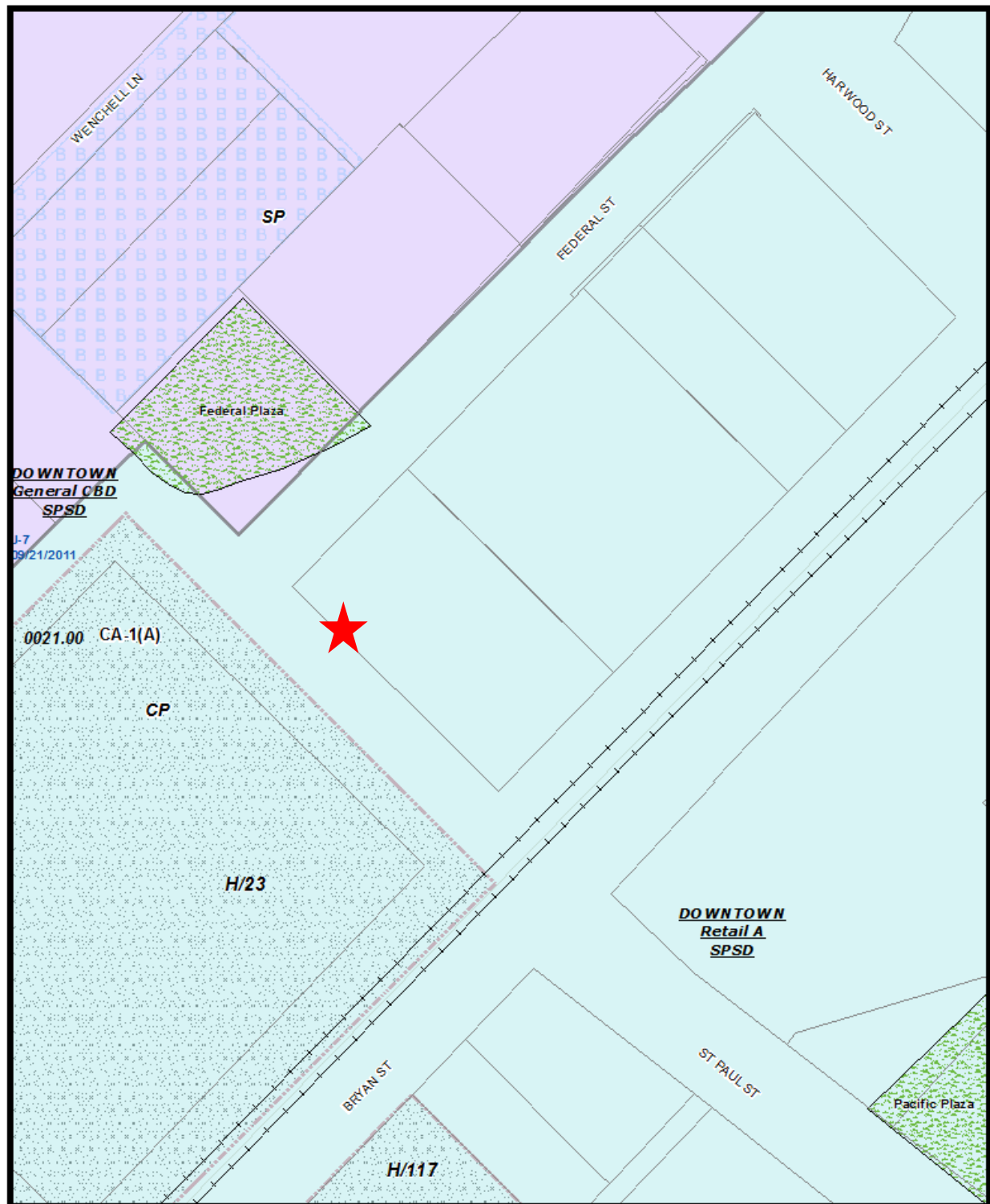
Motion: It was moved to approve a 7 square-foot projecting attached sign at 400 N St Paul St (southwest elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers: James Childers – Good Signature Management, LLC



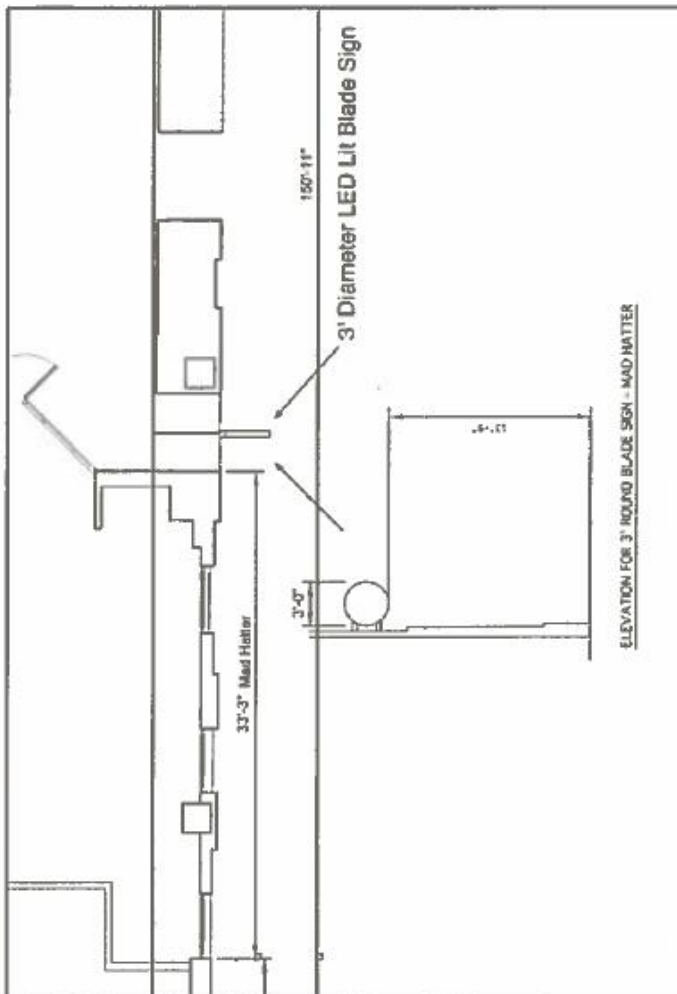
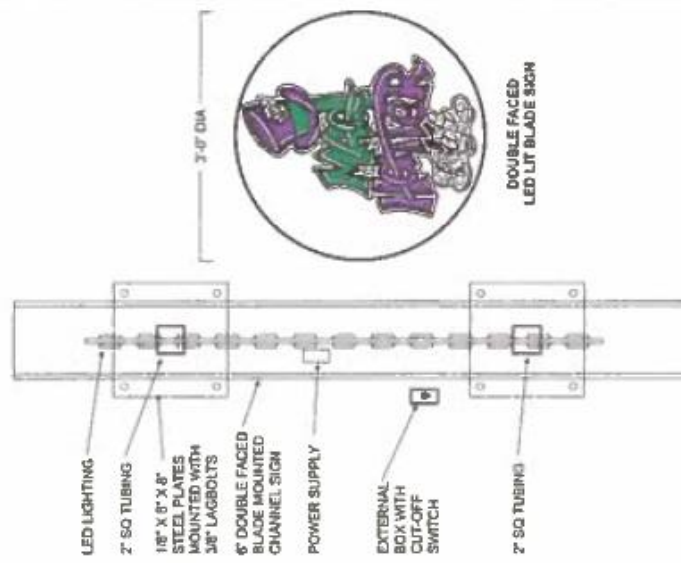
Zoning Map

Printed Date: 11/1/2016



Aerial Map

Printed Date: 11/1/2016



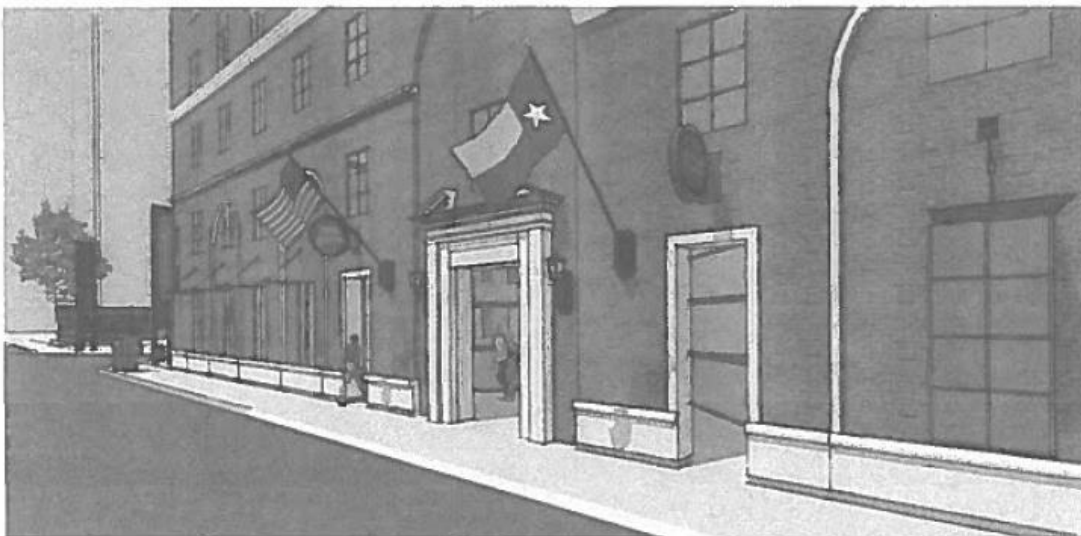
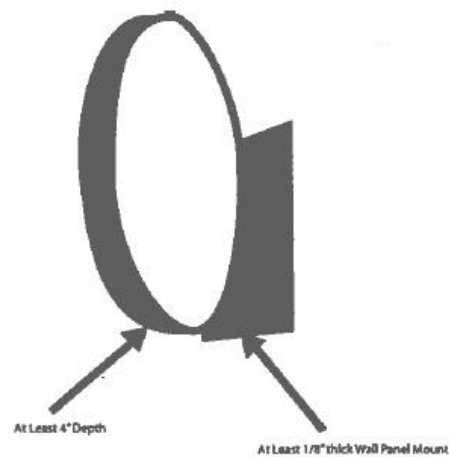
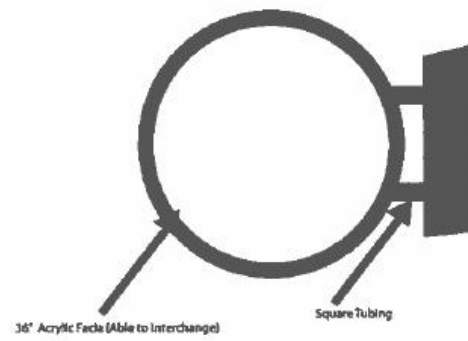
Date: 10-19-16
Elev: West
Rep: Andre
AndreTheSignGuy@gmail.com

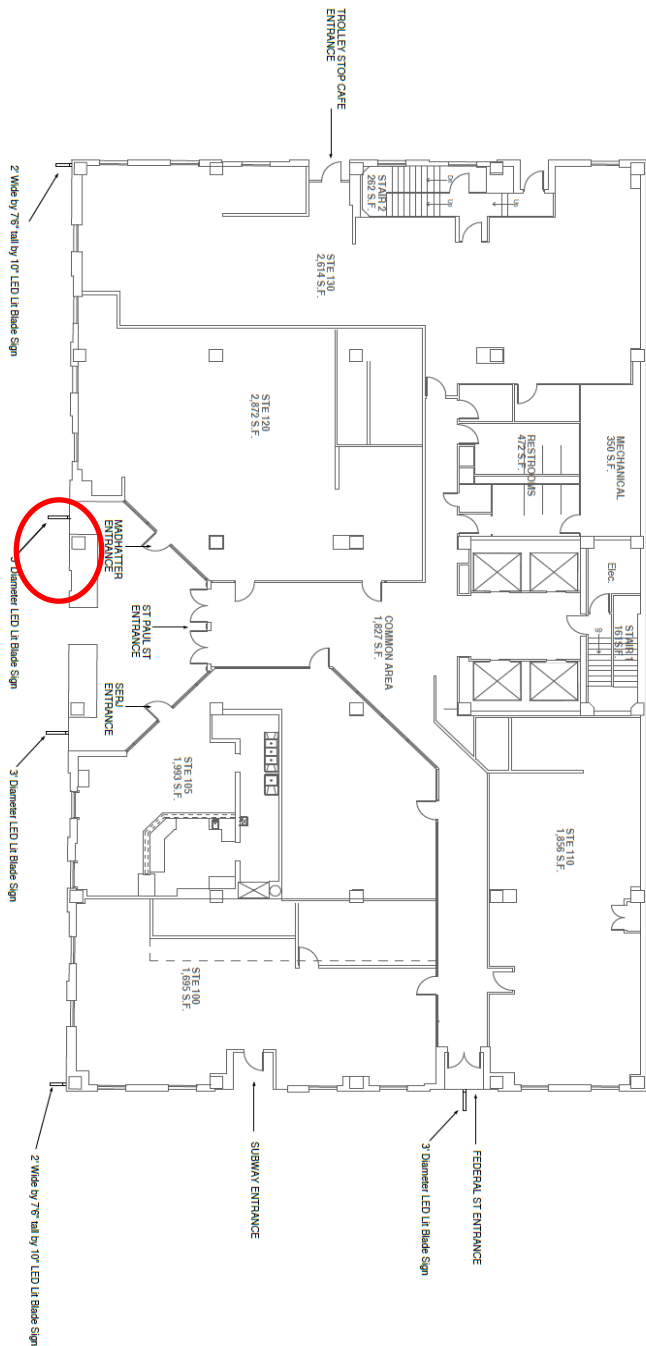
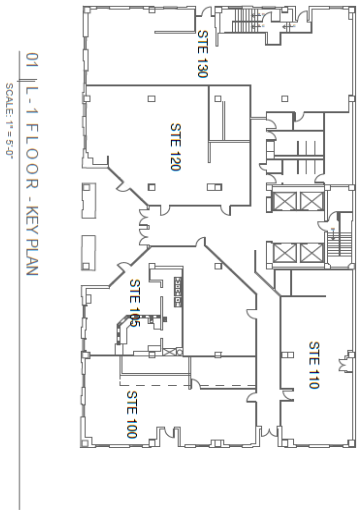
MSE 18540 | ESC 221109
Signs Up, 2550 114th St, Ste 105A
Grand Prairie, TX 75050
817-318-7800

Hartford Building | Mad Hatter Café
400 N. St. Paul Street #120
Dallas, TX

SIGNUP 

36" Diameter
Bronze Metal Double Sided
Acrylic LED Face Lit Faces
Metal Plate to Have PreDrilled Holes
for Customer to Mount on Brick Building





01 L-1 FLOOR BLADE SIGNS

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



HARTFORD BUILDING
400 N. St. Paul St., Dallas, Texas
1ST FLOOR

PROJECT DATA	
STE 100	1,065 s.f.
STE 105	1,980 s.f.
STE 110	1,856 s.f.
STE 120	2,872 s.f.
STE 130	2,614 s.f.
LEVEL 1115/516	
COMMON AREA	1,827 s.f.
RESTROOMS/UTILITY	472 s.f.
MECHANICAL	350 s.f.
STAIR 1	161 s.f.
STAIR 2	262 s.f.

L-1

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

CASE NUMBER: 1610190030

DATE FILED: October 17, 2016

LOCATION: 400 N St Paul (northwest elevation)

SIZE OF REQUEST: 15 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-L

APPLICANT: Andre Robothan

CONTRACTOR: Signs Up

TENANT: Tootsie's Café dba Trolley Stop Cafe

OWNER: Dallas Hartford LLC

REQUEST: An application for a Certificate of Appropriateness by Andre Robothan of Signs Up for a 15 square-foot projecting attached sign at 400 N St Paul St (northwest elevation).

SUMMARY: The applicant will construct a projecting attached illuminated sign that will read, "Trolley Stop Cafe".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR ACTION: This item was held under advisement at the December 15, 2016 Commission meeting.

BACKGROUND:

- The subject site is located in the Downtown SPSP (General CBD).
- The request is for a projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 15 square feet. It will be located on the northwest elevation, approximately 10 feet above grade. Signage will be constructed of fabricated aluminum with acrylic faces and LED illumination.
- Construction of the attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Section 51A-7.911. ATTACHED PREMISE SIGNS:

(1) Lower projecting attached signs.

- (A) No premise may have more than one lower projecting attached sign per pedestrian entrance. [see attached map of entrances]
- (B) No lower projecting attached sign may exceed 15 square feet in effective area in the General CBD and Convention Center Subdistricts, or 30 square feet in effective area in the Retail and Main Street subdistricts. [sign is 15 square feet in area]
- (C) No lower projecting attached sign may be lower than 10 feet above grade, or project vertically above the roof of a building, or 25 feet above grade, whichever is lower. [sign is 10 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting two feet]

SSDAC Action
November 8, 2016

1610190030

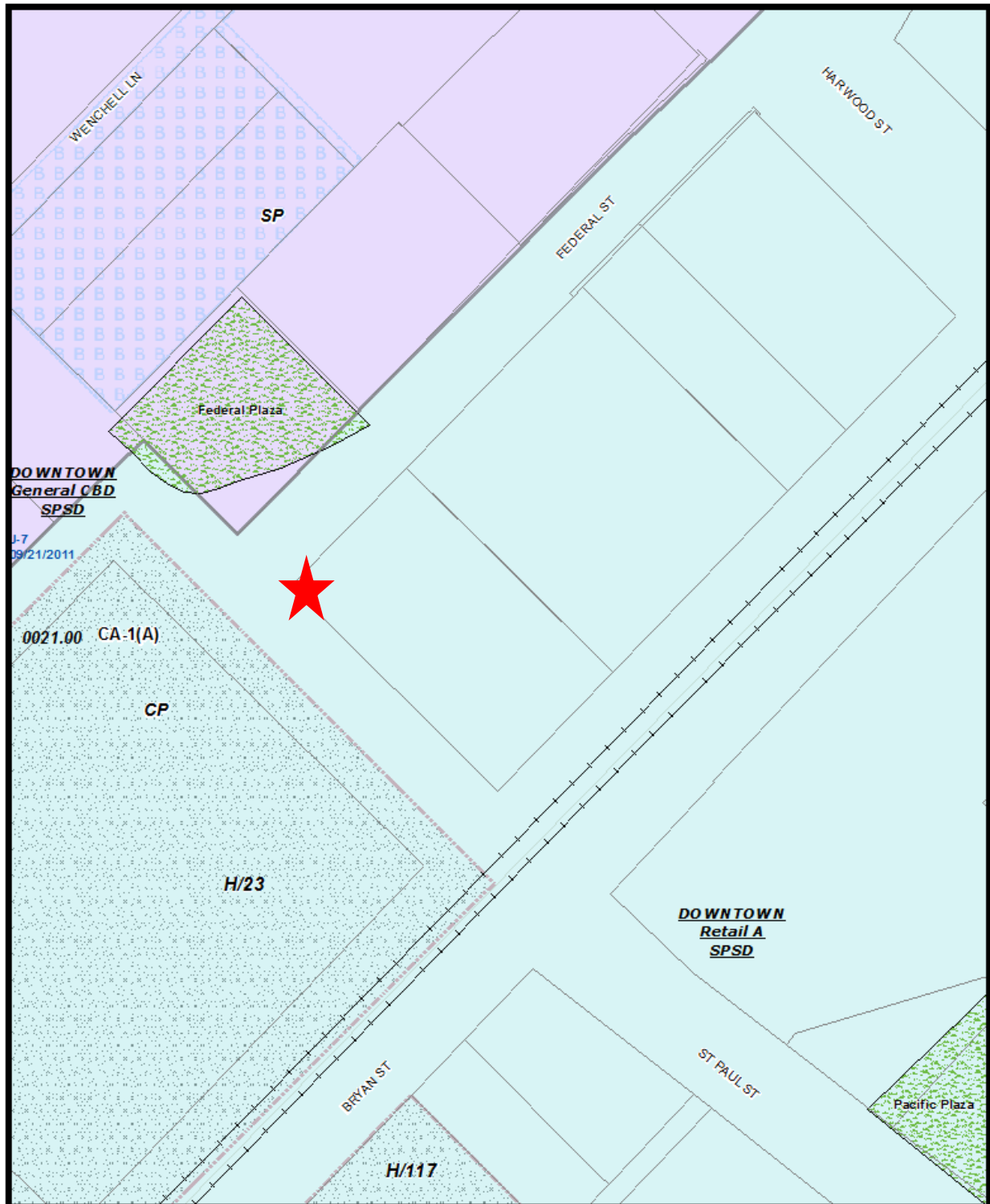
Motion: It was moved to approve a 15 square-foot projecting attached sign at 400 N St Paul St (northwest elevation).

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Dumas, Hardin, Peadon, Webster

Against: 0
Absent: 0
Conflict: 0

Speakers: James Childers – Good Signature Management, LLC



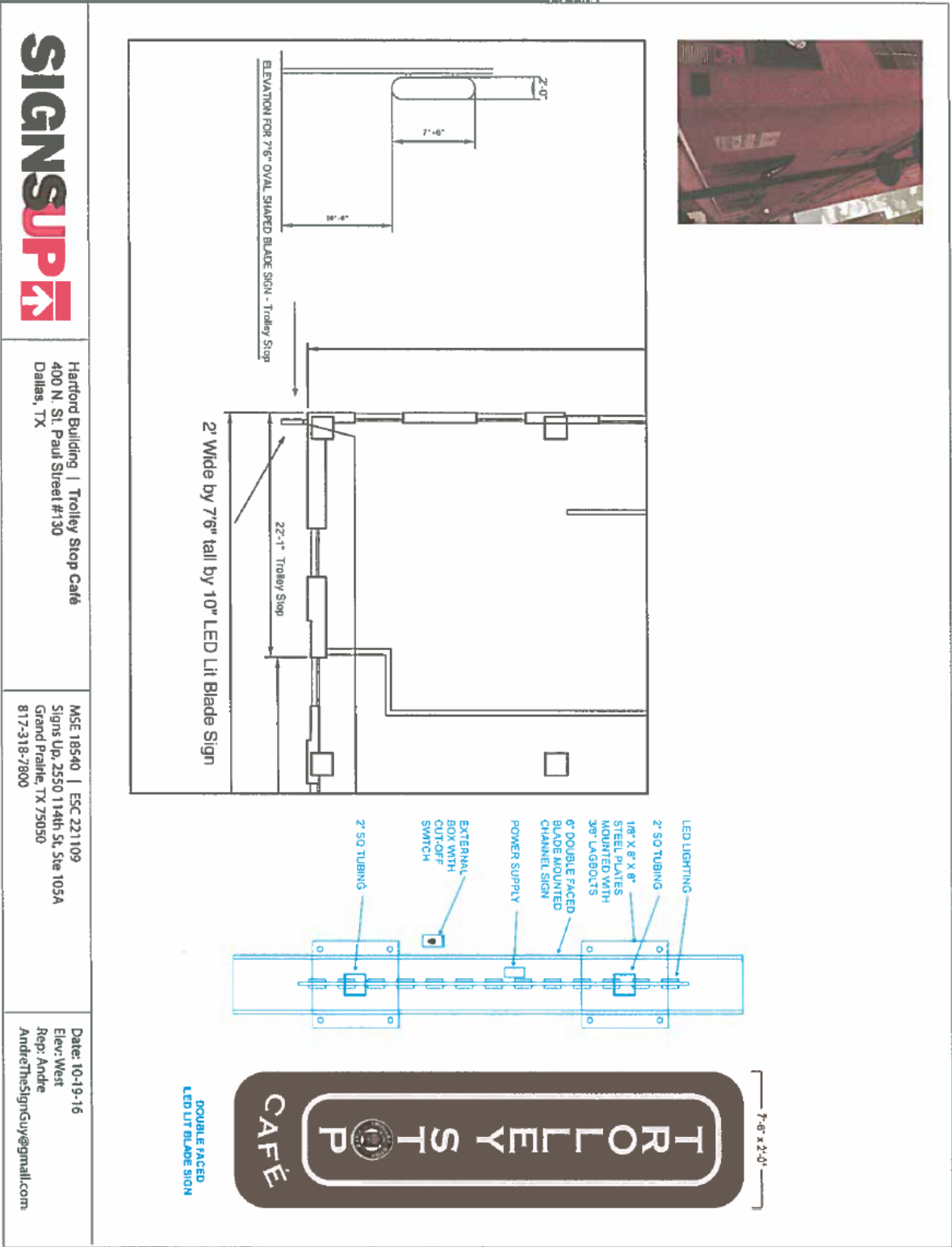
Zoning Map

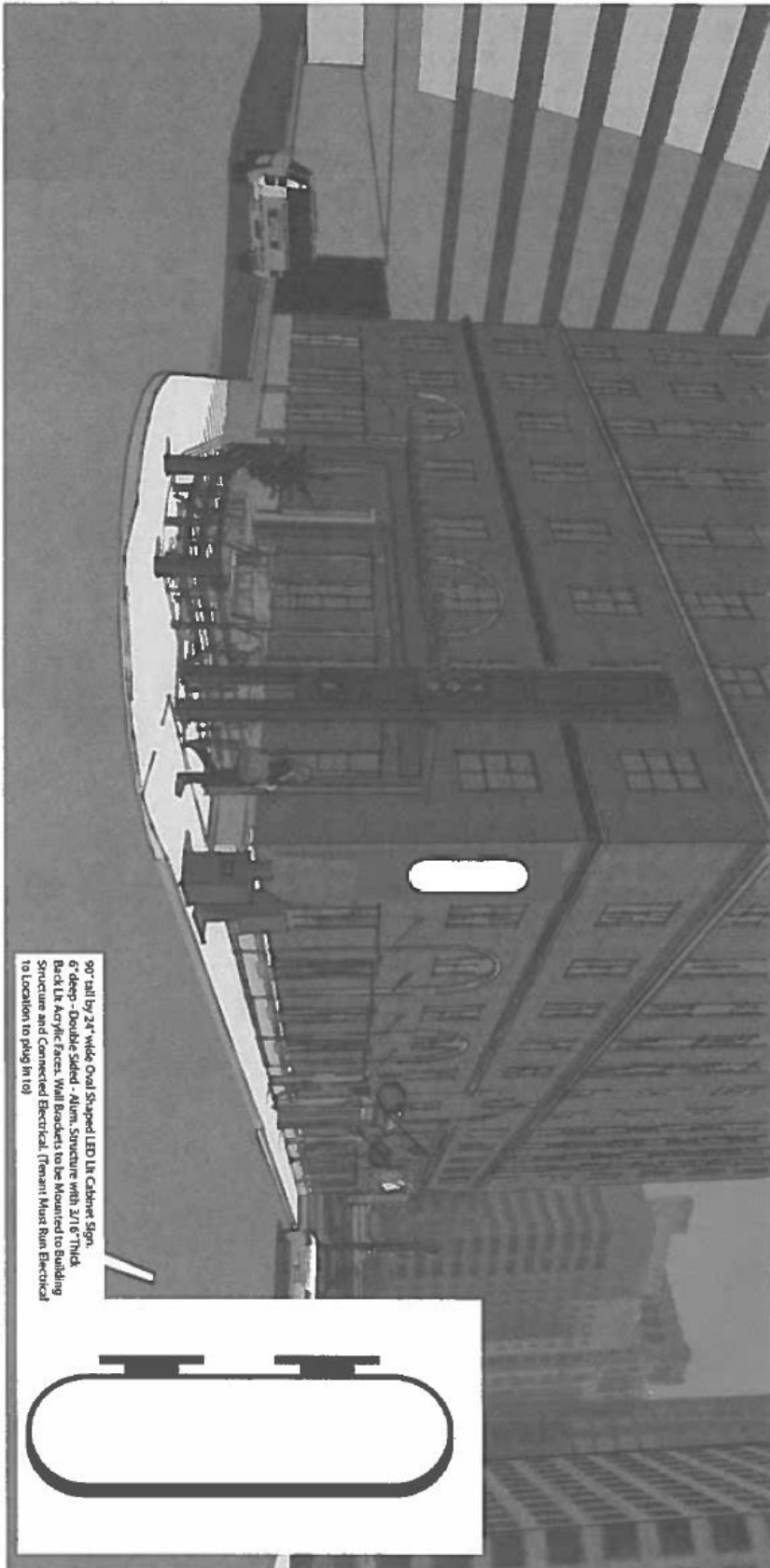
Printed Date: 11/1/2016



Aerial Map

Printed Date: 11/1/2016







PROJECT DATA	
SITE 100	1,699 s.f.
SITE 105	1,593 s.f.
SITE 110	1,566 s.f.
SITE 120	2,672 s.f.
SITE 130	2,614 s.f.
LEVEL 1 LEASABLE 11,030 s.f.	
COMMON AREA	1,827 s.f.
RESTROOMS/UTILITY	472 s.f.
MECHANICAL	350 s.f.
STAIR 1	161 s.f.
STAIR 2	262 s.f.
3,072 s.f.	

Planner: Sarah May

FILE NUMBER: Z167-118 (SM) **DATE FILED:** October 24, 2016

LOCATION: An internal lot northwest of the northwest line of Bryan Street and southwest of Burlew Street

COUNCIL DISTRICT: 2 **MAPSCO:** 46A

SIZE OF REQUEST: 2,800 square feet **CENSUS TRACT:** 15.03

APPLICANT / OWNER: 4315 Bryan St Properties, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for an MU-1 Mixed Use tract on property zoned an MF-2(A) Multifamily tract within Subdistrict 9 of Planned Development District No. 298, the Bryan Place Special Purpose District.

SUMMARY: The applicant proposes to continue to operate the existing restaurant [Bryan Street Tavern]. No construction is proposed with this request.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The Bryan Area Special Purpose District (PDD 298) was adopted by Council August 24, 1988.
- Subarea 9 has several tracts that are subject to the regulations governing R-7.5(A), TH-2(A), MF-2(A), MU-1, MU-1- D, and CR districts of Chapter 51A. Subarea 9 only utilizes unique planned development regulations for highly reflective glass and fences as outlined in PD No. 298.
- The original restaurant was constructed in 1981 in the neighboring MU-1 Mixed Use Tract, according to permit records and aerial photography.
- Aerial photography shows that an addition to the original restaurant was constructed in 2001 in the MF-2(A) Multifamily District that is the area of request.

Zoning History:

In the last five years, two zoning changes have been requested in the area.

1. **Z156-226:** On September 14, 2016 Council approved an application for an amendment to Tract 3 to allow single family or multifamily uses within Planned Development District No. 324.
2. **Z156-352:** On October 11, 2016 an application was submitted for an amendment to PDD No. 398 to allow outdoor art exhibits, small sport courts, and patio area for Bryan Street Tavern. The applicant has requested the application be held to provide additional information.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bryan Street	Local	80'

Traffic:

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

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.

ECONOMIC ELEMENT**GOAL 2.5 PROMOTE BALANCED GROWTH**

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

URBAN DESIGN ELEMENT**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

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

Land Use:

	Zoning	Land Use
Site	MF-2(A) Tract Subarea 9 PD No. 298	Restaurant
Northwest	MF-2(A) Tract Subarea 9 PD No. 298	Single Family
Northeast	MF-2(A) Tract Subarea 9 PD No. 298	Undeveloped
East	PD No. 398	Vacant outdoor market
Southeast	MU-1 Tract Subarea 9 PD No. 298	Restaurant
Southwest	MF-2(A) Tract Subarea 9 PD No. 298	Restaurant, retail, and offices

Land Use Compatibility:

The area of request is currently developed as an addition to the original restaurant to the southeast. The restaurant has also applied to repurpose the vacant outdoor market to the east with a separate zoning case (Z156-352).

Office, retail, and restaurant uses are located to the south and a surface parking lot is located to the southwest. Two single family parcels are located to the northwest and undeveloped parcels are located to the north and northeast.

The request is compatible with the surrounding land uses because it has functioned in this manner for 15 years and is consistent with adjacent the zoning district to the southeast.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

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

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. A restaurant use requires one off-street parking space per 100 square feet of floor area.

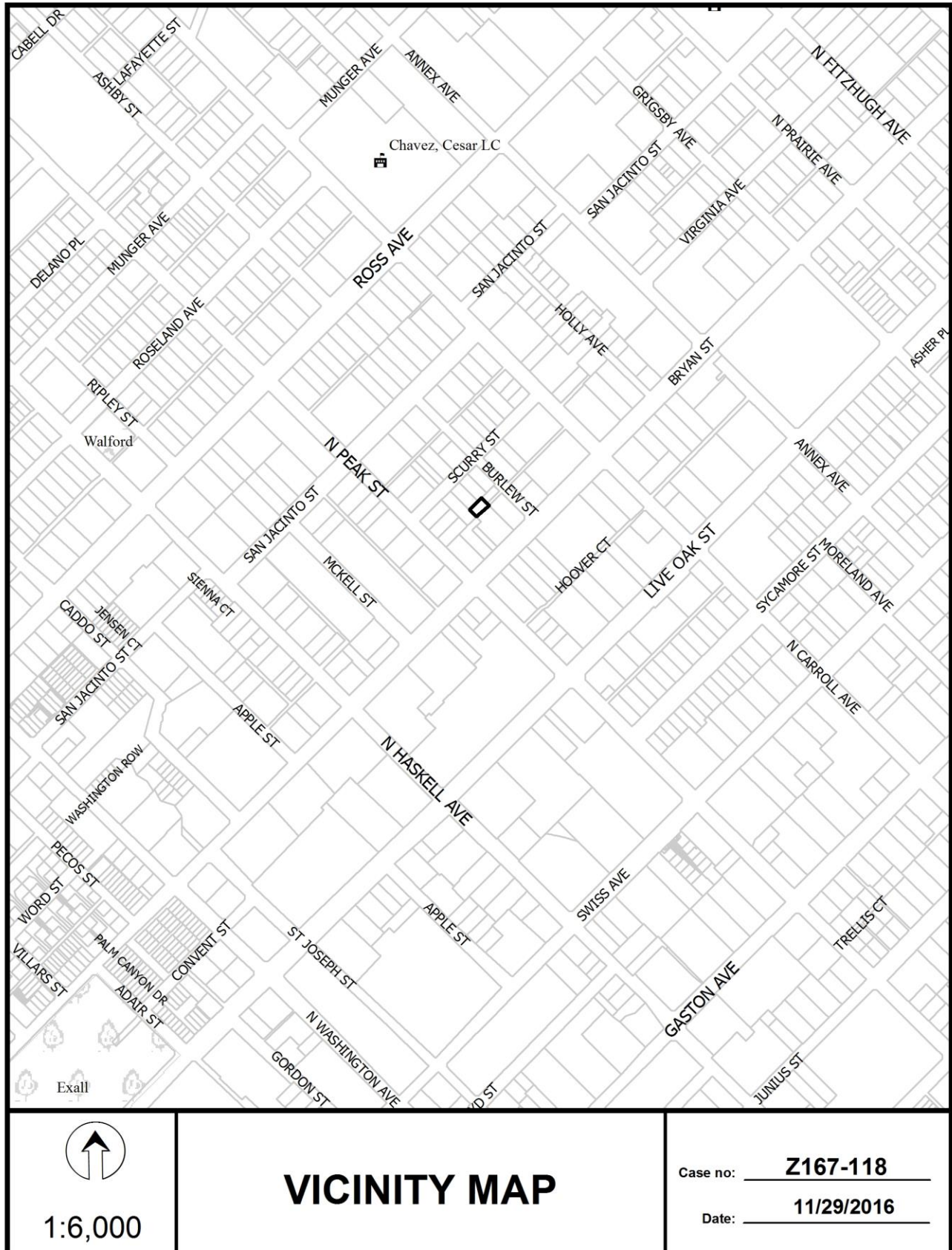
List of Partners/Principals/Officers

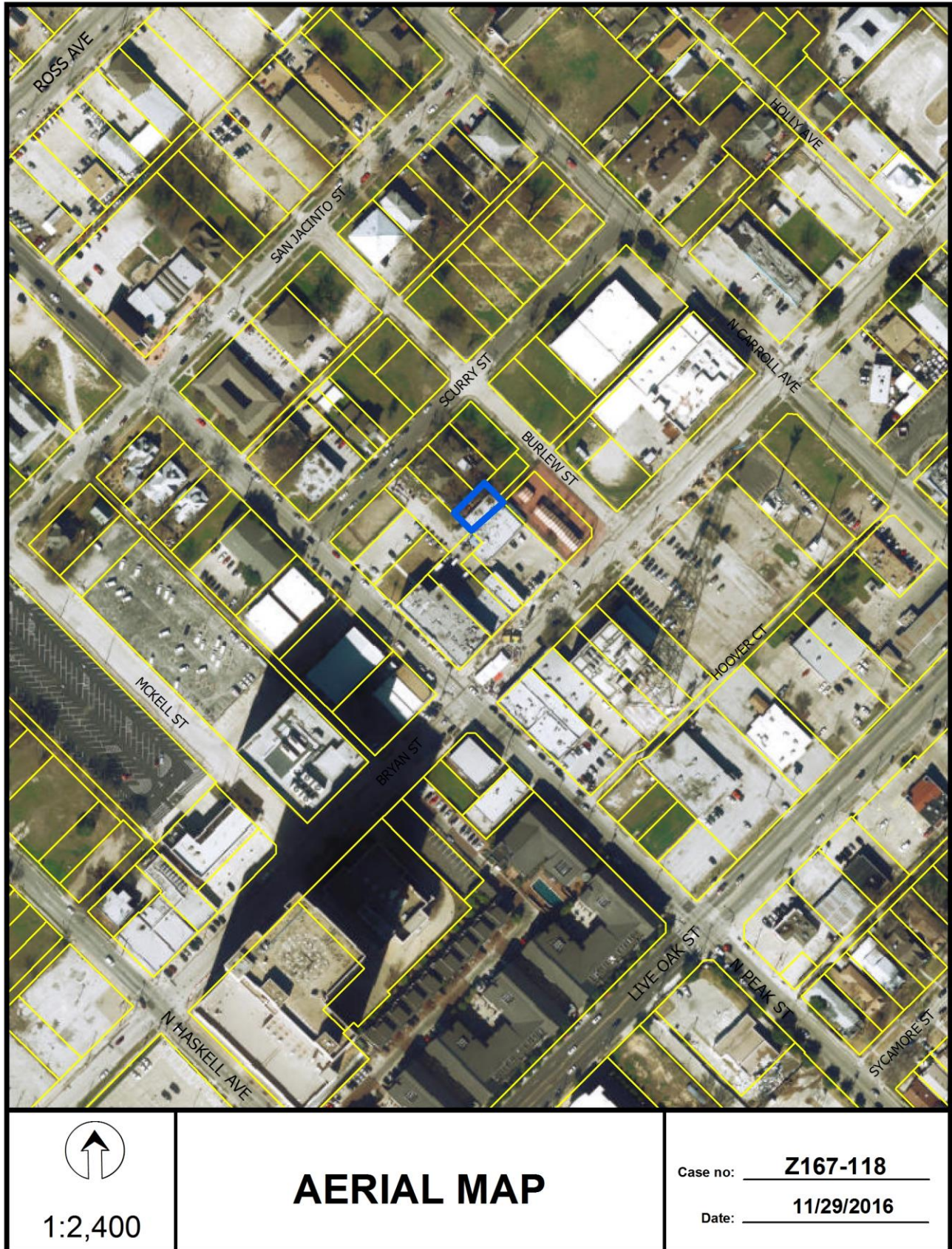
Applicant:

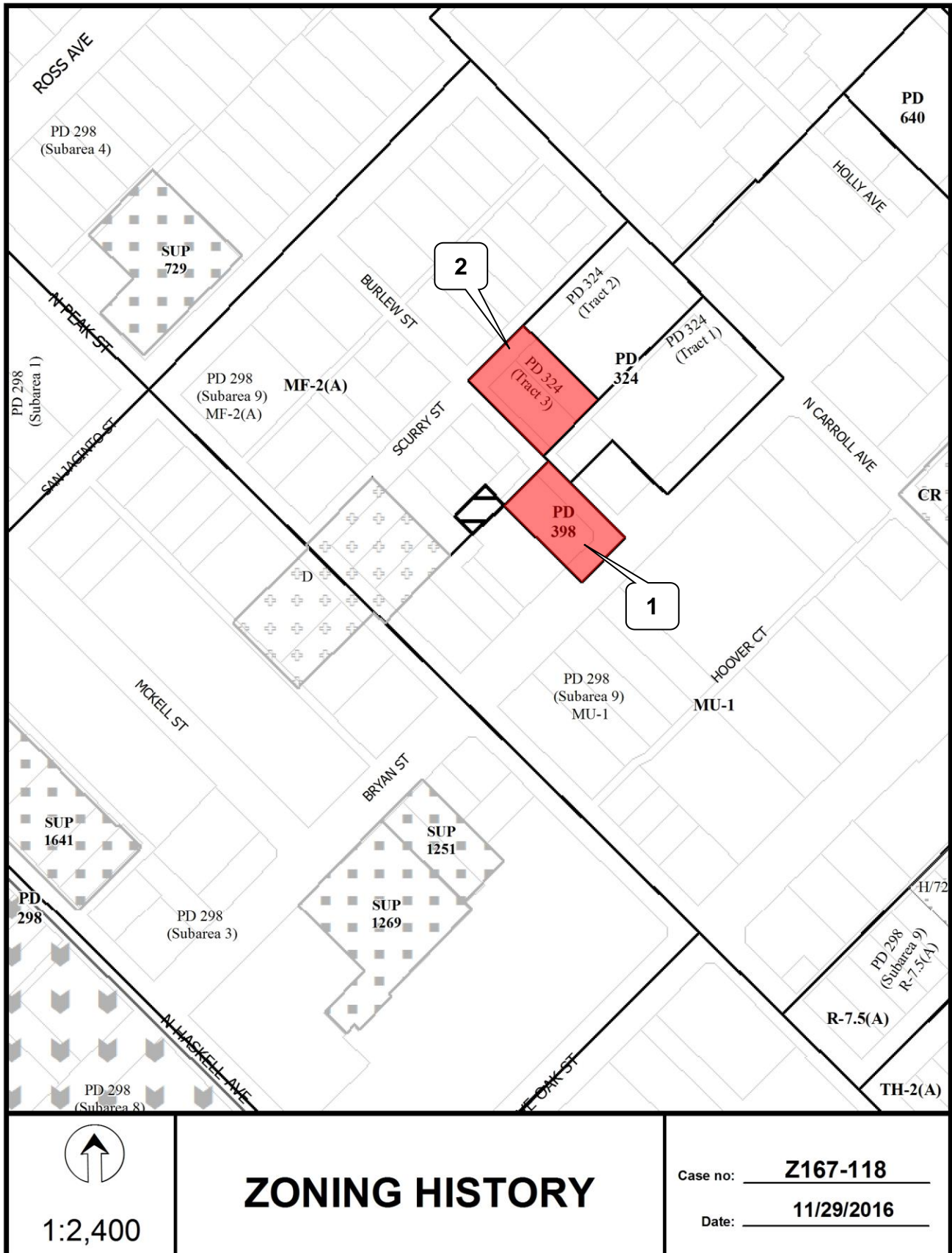
BST (Bryan Street Tavern) Hospitality, Inc:
Joseph Hinkson, Principal, Director and Secretary
Waylon Yohe, Director

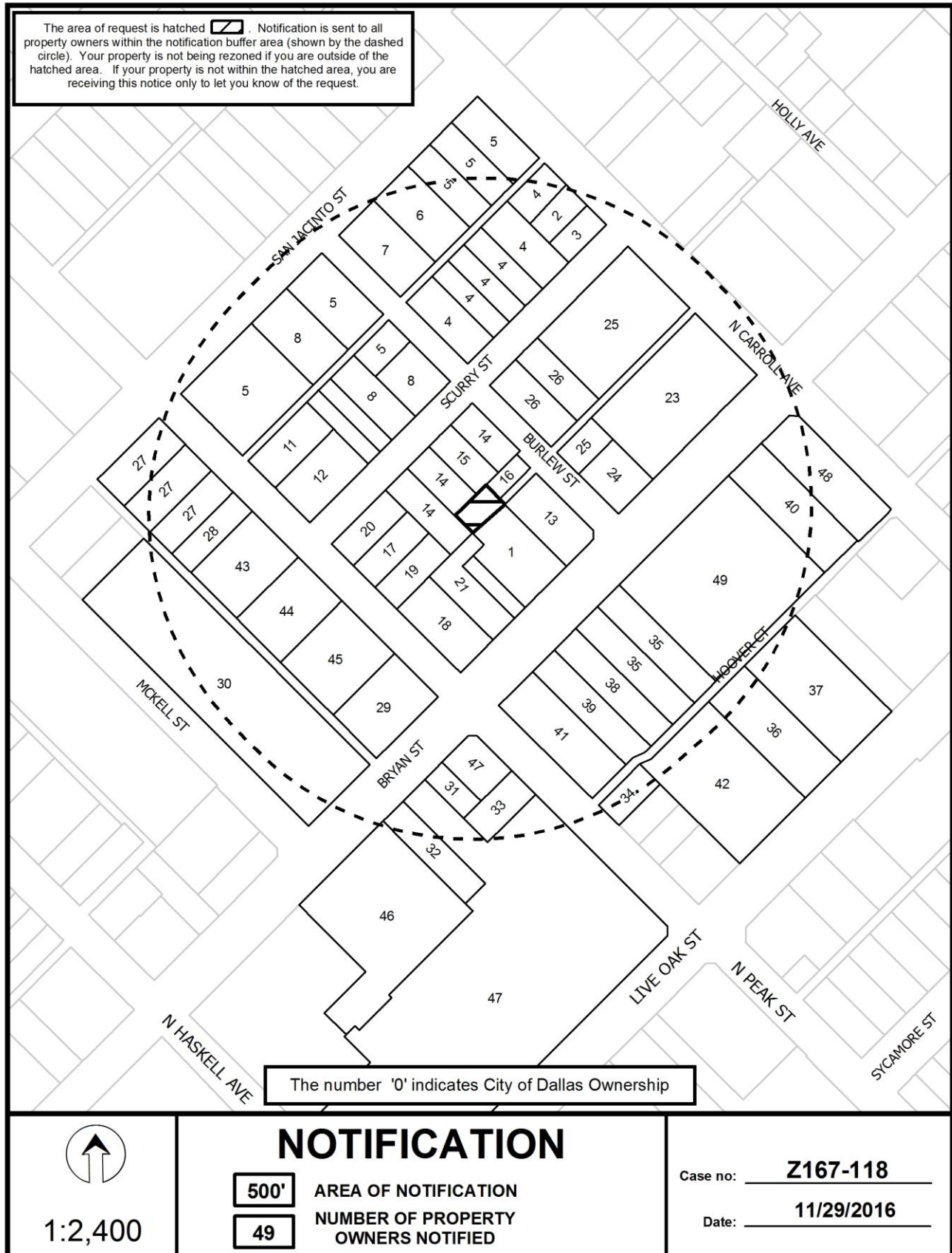
Owner:

Joseph Hinkson, Managing Member
Richard A Winfield, Member
Joseph P Tillotson, Member
George J Cramer, Member









11/29/2016

Notification List of Property Owners***Z167-118******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4315 BRYAN ST	4315 BRYAN ST PROPERTIES LLC
2	1505 N CARROLL AVE	THREE MAD OX LLC
3	1501 N CARROLL AVE	1501 N CARROLL LLC
4	1509 N CARROLL AVE	TWO MAD OX LLC
5	1515 N CARROLL AVE	HB CAPITAL DALLAS LP
6	4406 SAN JACINTO ST	PHAN LORN C
7	4400 SAN JACINTO ST	RIGGIO DAVID
8	4321 SCURRY ST	URBAN SOUTHWEST EASTSIDE LP
9	4313 SCURRY ST	PACHECO MARIA
10	4311 SCURRY ST	GOMEZ AUGUSTINE
11	1508 N PEAK ST	PEAK 1508 LLC
12	1502 N PEAK ST	OLD EAST PEAK LLC
13	4319 BRYAN ST	BAYMAR HOTELS & PPTIES INC
14	4324 SCURRY ST	ONE MAD OX LLC
15	4320 SCURRY ST	ONE MAD OX LLC
16	1413 BURLEW ST	SUN LAND RESERVE OF AMERICA INC
17	1416 N PEAK ST	RECONCILIATION OUTREACH
18	4301 BRYAN ST	RECONCILIATION OUTREACH
19	1412 N PEAK ST	RECONCILIATION OUTREACH
20	1420 N PEAK ST	RECONCILIATION OUTREACH MINISTRIES
21	4307 BRYAN ST	RECONCILIATION OUTREACH
22	4311 BRYAN ST	RECONCILIATION OUTREACH
23	1401 N CARROLL AVE	J & J COMPANY
24	4401 BRYAN ST	KIPNESS PROPERTY CO LTD
25	1408 BURLEW ST	KIPNESS MAX
26	4404 SCURRY ST	MAKENS LENDER JAMES M

11/29/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1521 N PEAK ST	RECONCILIATION OUTREACH
28	1509 N PEAK ST	WORDEN JACQUELYN M
29	4217 BRYAN ST	PICCOLA ERNEST CHARLES
30	4211 BRYAN ST	SOUTHWESTERN BELL
31	4214 BRYAN ST	CAMPISE LUCY R MENTESANA
32	4210 BRYAN ST	PEN PLAZA PROPERTIES LLC
33	1325 N PEAK ST	PEAK STREET DC PROPERTY LLC
34	1314 N PEAK ST	LILLARD FRANK H &
35	4318 BRYAN ST	BORDERCOMM PARTNERS LP
36	4321 LIVE OAK ST	MILLER TRIPLETS
37	4409 LIVE OAK ST	BILLINGSLY L B INV CO
38	4316 BRYAN ST	4316 BRYAN ST LP
39	4308 BRYAN ST	ABERNETHY MEDIA
40	4416 BRYAN ST	HUYNH LONG & KIMYEN T
41	4302 BRYAN ST	CASS DON E TR
42	4311 LIVE OAK ST	LILLARD FRANK H &
43	1503 N PEAK ST	RECONCILIATION OUTREACH
44	1421 N PEAK ST	RECONCILIATION OUTREACH
45	1411 N PEAK ST	RECONCILIATION OUTREACH
46	4200 BRYAN ST	AT & T CORP
47	4207 LIVE OAK ST	EGW LIVE OAK INVESTMENT LP
48	1321 N CARROLL AVE	1250 WDT LTD
49	4408 BRYAN ST	DFW MLA OPPORTUNITY

CITY PLAN COMMISSION

THURSDAY, JANUARY 5, 2017

Planner: Olga Torres-Holyoak

FILE NUMBER: Z156-357(OTH)

DATE FILED: September 8, 2016

LOCATION: East side of Spangler Road, south of Walnut Hill Lane, and north of Mañana Drive

COUNCIL DISTRICT: 6

MAPSCO: 22-P

SIZE OF REQUEST: Approx. 7.501 acres

CENSUS TRACT: 99.00

APPLICANT: Burnco Texas LLC

OWNER: Tricycle Lane Texas LLC

REPRESENTATIVE: Thomas Eyeington, P.E.

REQUEST: An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IM Industrial Manufacturing District

SUMMARY: The applicant proposes to utilize the property for the existing concrete batch plant.

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

BACKGROUND:

- The 7.501 acres of land is currently developed with a batch plant. The property was previously used as a temporary batch plant and an industrial (outside) uses.
- Staff's understanding is that the property is being used as a batch plant with the existing Certificate of Occupancy that the previous owner had for an industrial (outside use). This certificate of occupancy was issued in 2011; however, it did not have an SUP. In the process of updating and wanting to install new equipment on the property, the applicant was informed of the need to get a Certificate of Occupancy under the new operator as well as an SUP. Thus, the applicant's request for the SUP for a batch plant.
- The applicant proposes to continue the use of the property as a batch plant and make some changes to the site.
- The most recent Certificate of Occupancy found in the records was issued on May 18, 2011 for an industrial (outside) use [Image Concrete Partners].

Zoning History: There have been two zoning requests in the vicinity in the past five years.

1. Z123-210 On May 28, 2014, the City Council approved an IM Industrial Manufacturing District and an SUP for an industrial (outside) potentially incompatible use limited to concrete or asphalt crushing on property located on the east line of Luna Road, north of Ryan Road.
2. Z112-157 On June 22, 2011, the City Council approved an SUP for a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing on property located on the west side of Spangler Road, north of Mañana Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Spangler Road	Collector	80 feet
West Walnut Lane	Principal Arterial	110 feet

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 request generally supports the characteristics of the *Industrial Area Building Block*. The applicant's use provides jobs in the industrial sector and is located in one of the City's industrial areas. Additionally, there are limited sidewalks in the area, a trait of industrial areas.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Industrial
North	IM	Outside Storage and undeveloped
South	IR	Elm Fork Athletic Center
West	IM	Vacant and industrial
East	IR	Vacant

Land Use Compatibility:

The site has several structures that total approximately 10,000 square feet. The applicant is proposing to expand the existing batch plant and to add several structures. The proposed area will total 26,300 square feet once it all is built.

The property has been used on and off as a temporary batch plant since 1999. The site is surrounded by outside storage, undeveloped, Elm Fork Athletic Center, vacant, and industrial uses.

The Elm Fork Athletic Center is a 138 acre, state of the art championship soccer complex, with 19 soccer fields including 14 equipped with lights, water fountains, permanent outdoor restrooms, and parking. The park is under a management and operation agreement with the FC Dallas Professional Soccer Team. A championship field with covered seating serve as the epicenter of this complex that boast concession, restroom, office, and conference facilities as well as access to the Citywide Trail Network, nature areas and playgrounds. The Parks Department does not have any issues with the proposed use as long as proper precautions are taken to ensure the health, safety and welfare of those who use or work in the park. The proposed conditions address these concerns

The SUP requirement for certain land uses in particular zoning districts affords the city and surrounding neighbors an opportunity to periodically evaluate whether or not the use is continuing to be compatible with the surrounding area. The proposed use is compatible with the surrounding industrial uses in the area and is needed in the city and should be located in an industrial area. Furthermore, the conditions establish performance standards such as operating hours, screening, site layout, ground and dust control, traffic circulation, stacking height, and the location of outdoor storage help limit any detrimental aspects of the use.

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

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The required parking for the batch plant use is one space per 600 square feet of manufacturing area. For a total of 26,300 square feet the required number of spaces is 39 parking spaces. The proposed number of spaces exceeds the requirements by five spaces.

Landscaping:

Landscaping of the property must be provided in accordance with the proposed landscape plan. The landscaping shown on the landscape plan is minimal compared to Article X, but seems practical for the intensive use of the property.

The Chief Arborist has reviewed the proposed landscape plan and found the following deficiencies:

1. Street trees cannot be provided at the required one per 50 linear feet of the street frontage and within 30 feet of the curb. The lack of a road and/or curb makes it difficult to do so. Street trees will not have enough space to be maintained in a healthy way.
2. The deficiency in site trees and two design standards are difficult to comply with due to the lack of a defined road and the existing wall. The wall can count as one of the design standards. Thus, only one design standard is being met. The arborist believes there is no practical solution to this issue.
3. Parking lot trees are not feasible due to the large amount of required parking spaces and the fact that the entire property is covered in concrete.
4. Screening of off-street parking (metal fencing only allowed due to screening the use of the property) may be used as one design standard. No other design standard is practical. There is not enough space for the plantings to grow in a healthy manner.

Given the proposed use of the property and the location in an industrial area, staff supports the proposed landscape.

The Mobility and Streets Department plans on expanding and improving Walnut Hill Lane and Spangler Road. No date has been set for when the improvements are to be done.

PARTNERS AND PRINCIPLES

BURNCO Texas LLC is owned and controlled by BURNCO Rock Products Ltd., a Canadian corporation through two subsidiary corporations BRPL Finance ULC, a Canadian unlimited liability corporation, and BRPL USA, Inc., a Texas "C" corporation.

Tricycle Lane Texas LLC is owned and controlled by Tricycle Lane Ranches Ltd., a Canadian corporation through two subsidiary corporations TLR Finance ULC, a Canadian unlimited liability corporation, and Tricycle Lane USA, Inc., a Texas "C" corporation.

BURNCO Rock Products Ltd. and Tricycle Lane Ranches Ltd. are both owned and controlled by a private Canadian parent corporation, Tricycle Lane Corporation.

The officers of Tricycle Lane Texas LLC are:

President:	Scott M. Burns
Vice President:	Clifford Hahne

The officers of BURNCO Texas LLC are:

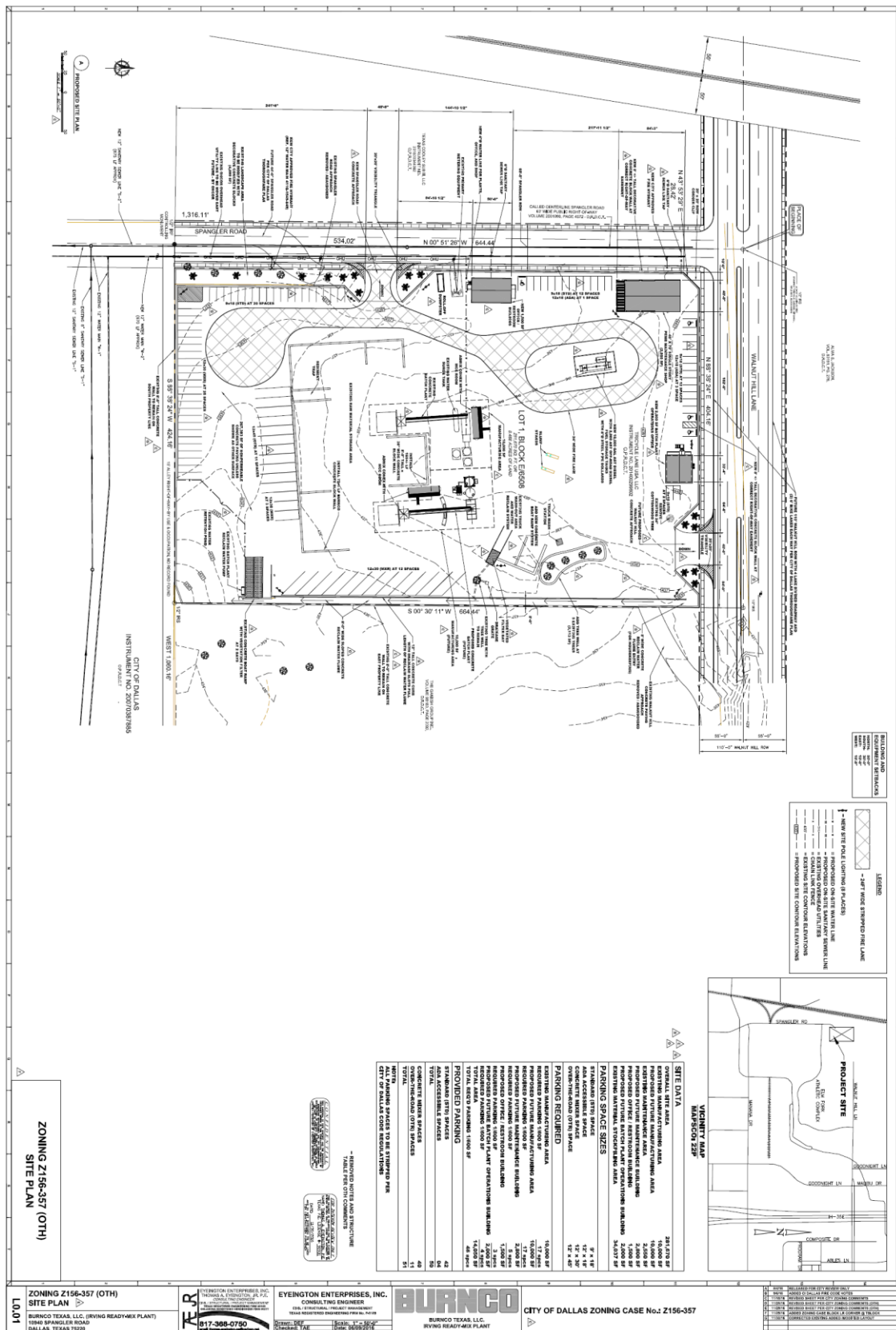
President:	Scott M. Burns
Vice President:	Clifford Hahne

**SUP Proposed Conditions
Z156-357(OTH)**

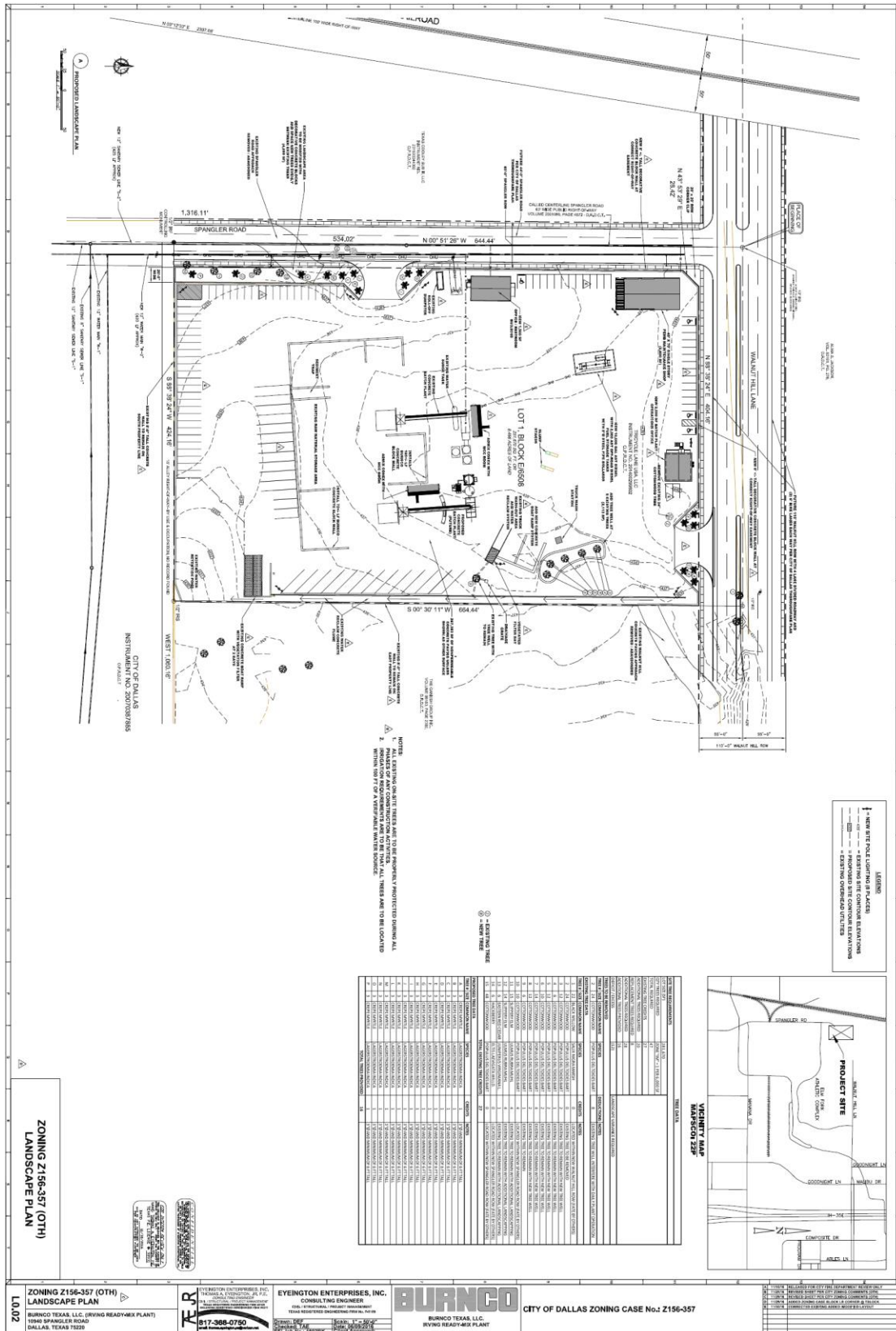
1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ____ (five years from the passage of this ordinance).
3. DUST CONTROL:
 - A. The following conditions must be met on an ongoing basis:
 - i. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
 - ii. All permanent roads or vehicular maneuvering area inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
 - iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.
 - v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.
 - vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
 - vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
 - viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

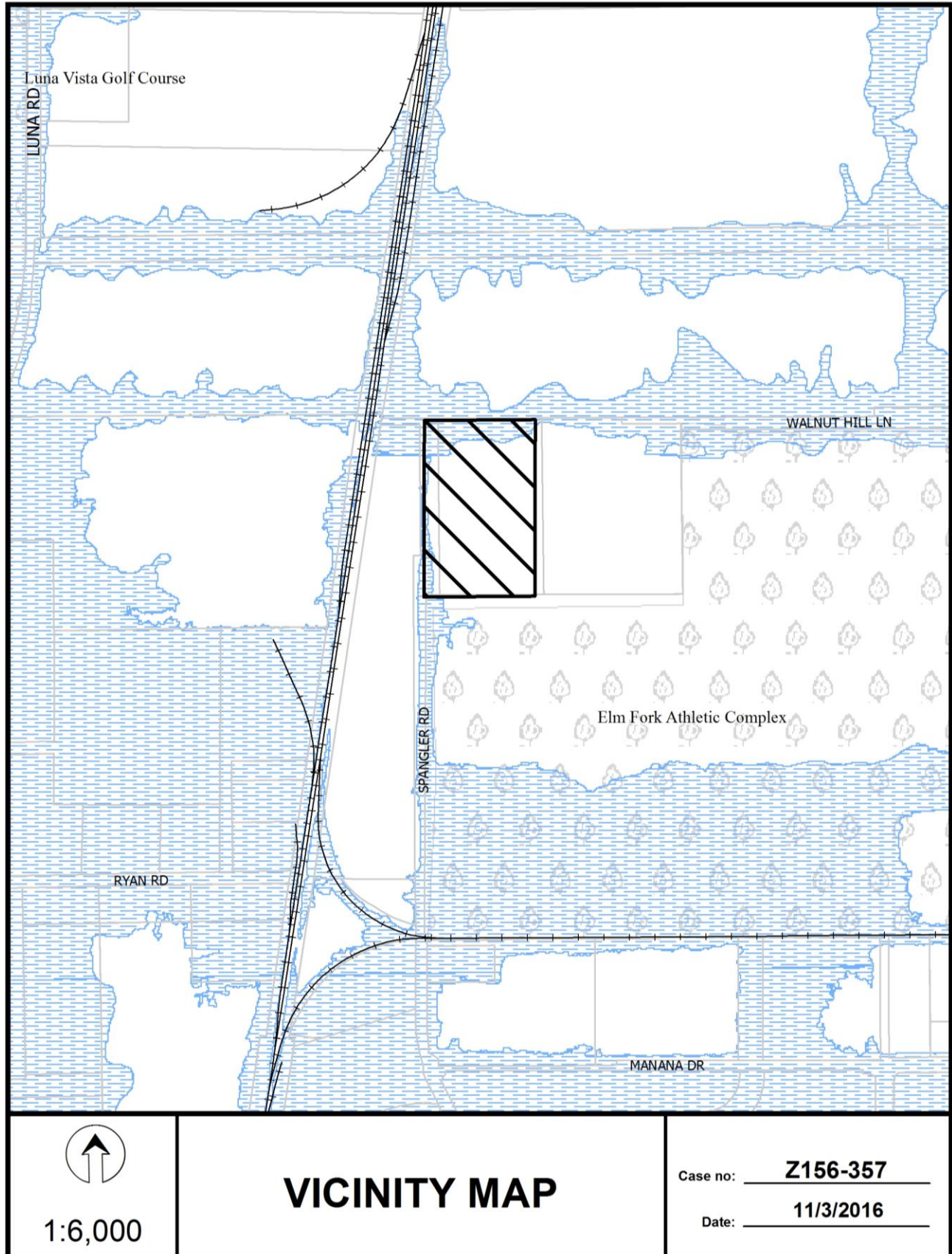
- B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with conditions 4(A)(i) through 4(A)(viii) must be delivered to the director of environmental and health services and the director of development services.
4. AREA: The maximum area for outside manufacturing is 26,300 square feet in the location shown on the attached site plan.
 5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
 6. PARKING: Pursuant to the Dallas Development Code, off-street parking and loading must be provided as shown in the site plan.
 7. SCREENING: Solid screening must be provided in the height and locations shown on the site plan.
 8. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is eight feet.
 9. LANDSCAPING: Except as provided below, landscaping must be provided in accordance to the attached landscape plan.
 - a) Landscaping on the Spangler Road entrance must be provide within six months after the installation of the water and sewer utility lines.
 - b) Landscaping on the Walnut Hill Lane entrance must be provided within six months of the completion of the Walnut Hill Lane improvements/extension.
 10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

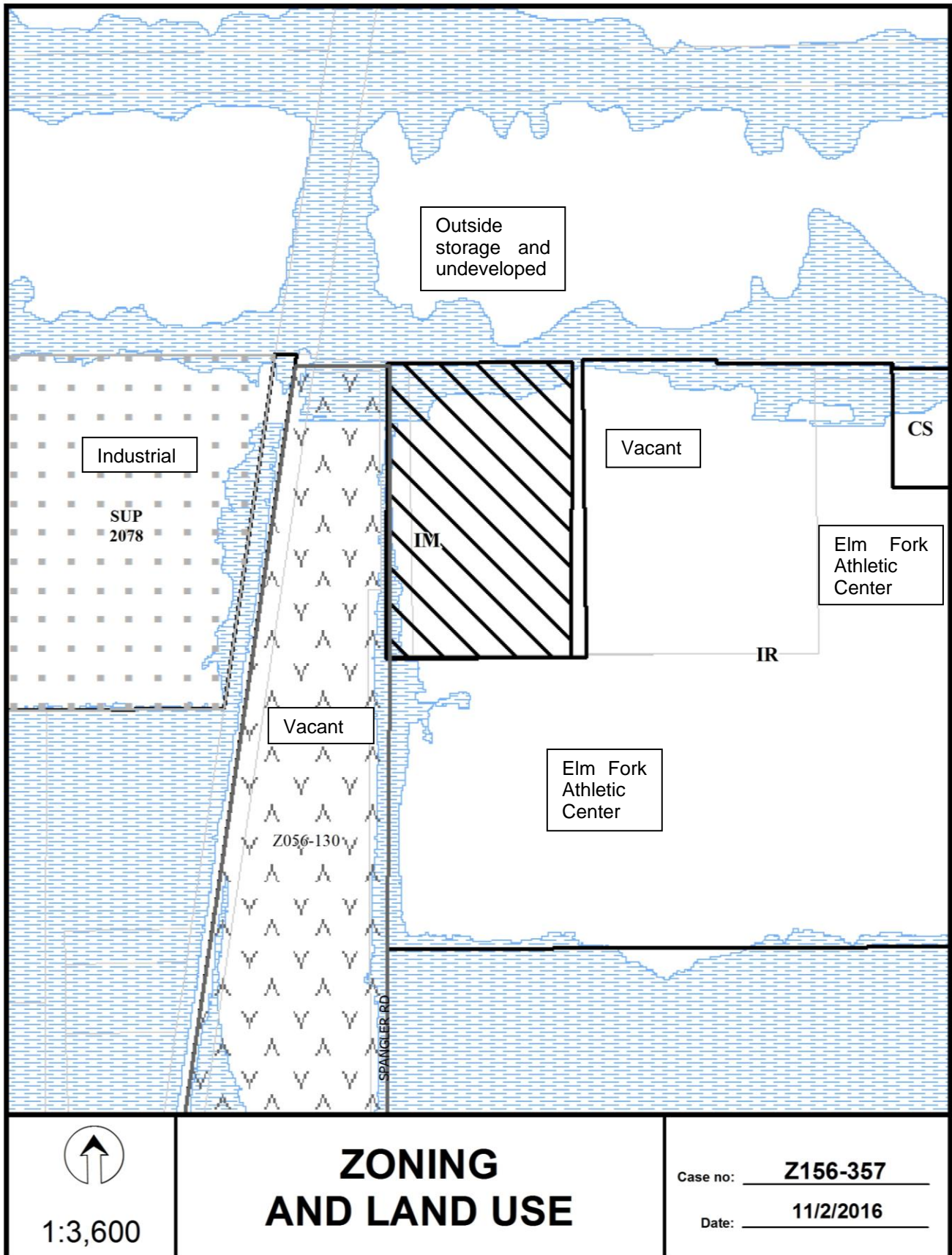


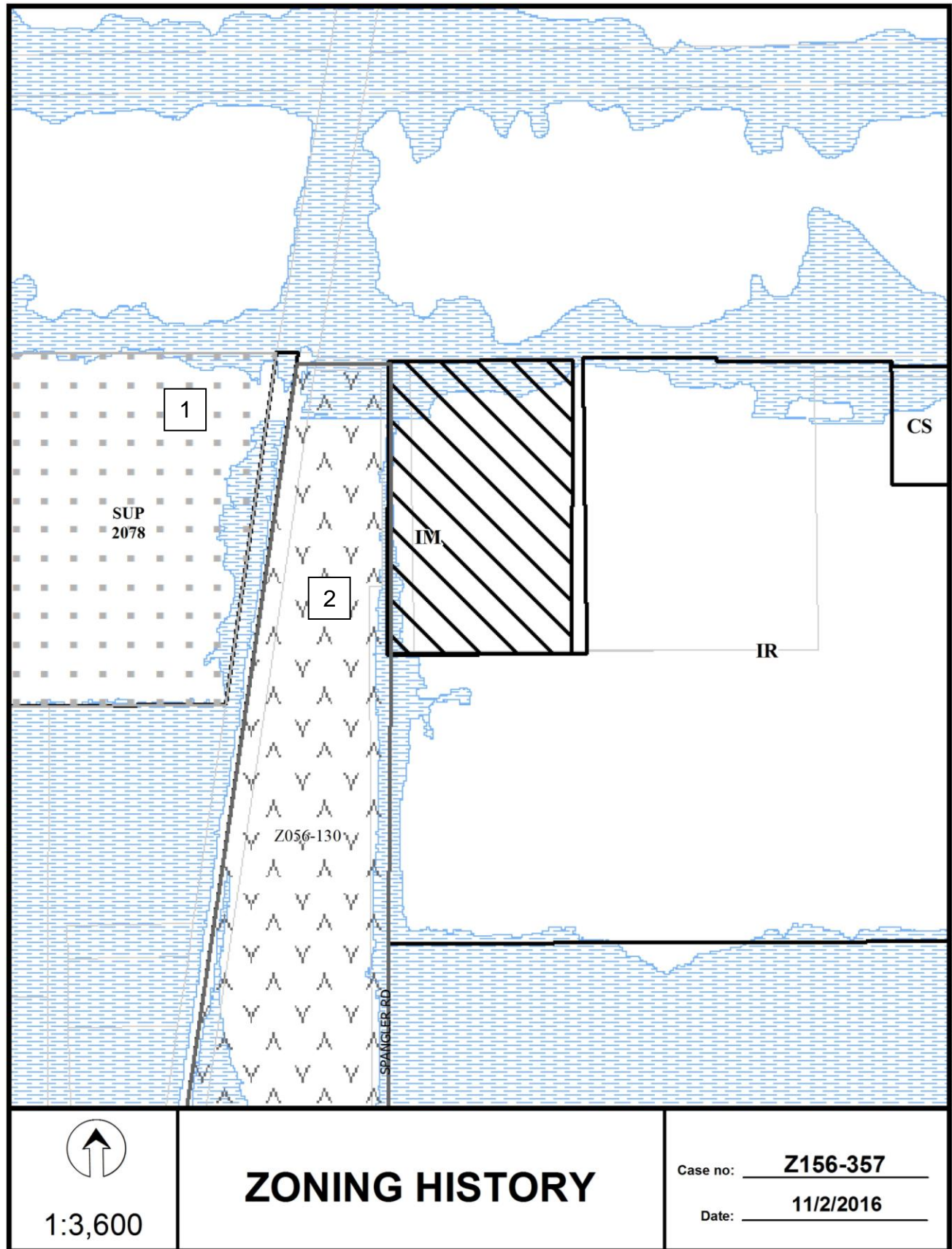
PROPOSED LANDSCAPE PLAN

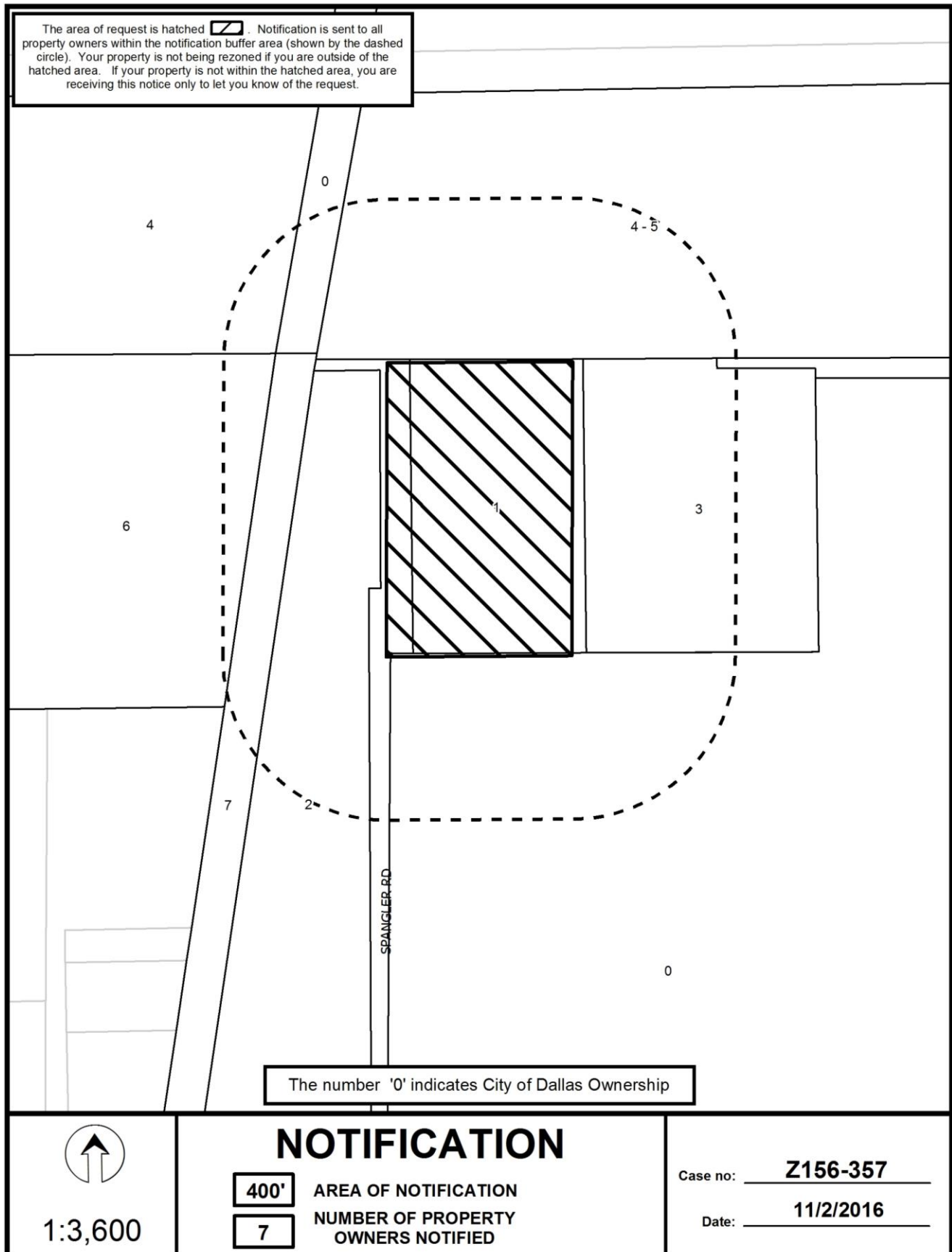












11/02/2016

Notification List of Property Owners
Z156-357

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10940 SPANGLER RD	TRICYCLE LANE LLC
2	10801 SPANGLER RD	TX COOLEY SUB III LLC
3	2030 WALNUT HILL LN	GANESH GROUP INC THE
4	2101 WALNUT HILL LN	JACKSON ALMA S ET AL
5	2101 WALNUT HILL LN	WASHMON ENTERPRISES INC
6	10850 LUNA RD	TCI LUNA VENTURES LLC
7	2300 AL LIPSCOMB WAY	BNSF RAILWAY

Planner: Warren F. Ellis

FILE NUMBER: Z167-104(WE) **DATE FILED:** October 5, 2016
LOCATION: Great Trinity Forest Way (Loop 12) and Jim Miller Road, northeast corner
COUNCIL DISTRICT: 8 **MAPSCO:** 58-S
SIZE OF REQUEST: Approx. 2.959 acres **CENSUS TRACT:** 93.04

APPLICANT: Victron Stores, L.P.

OWNER: Sanabel Investment, L.P.

REPRESENTATIVE: Walt McMennamy

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

SUMMARY: The purpose of this request is to allow for the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store [Exxon Station]. The previous Specific Use Permit No. 2063 expired in December 2015.

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

BACKGROUND INFORMATION:

- The request site is currently under construction for a general merchandise or food store greater than 3,500 square feet and a 1,500 square foot restaurant with drive-in or drive through service with a motor vehicle fueling station.
- In December 2013, the City Council approved a Specific Use Permit No. 2063 for a two year period with eligibility for automatic renewals for additional five-year periods on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the subject site.
- The applicant did not submit an application for automatic renewals prior to the deadline and as a result on December 15, 2015, Specific Use Permit No. 2063 expired.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- The applicant is in compliance with the distance requirement from a protected use that is within 300 feet of a use that will sell alcohol for off-premise consumption. A measurement survey was submitted by the applicant that shows the proposed use is beyond the 300 feet requirement for a church and school. A church use is measured from front door to front door along right-of-way lines and a school is measured from property line to property line in a straight line.

Zoning History: There has been one zoning change requested in the past 5 years.

1. Z123-337 On December 11, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way and Jim Miller Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Jim Miller Road	Minor Arterial	100 ft.	100 ft.
Great Trinity Forest Way	Minor Arterial	100 ft.	100 ft.

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

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Urban Design Element

GOAL 5.3 Establishing Walk-to Convenience

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	CR-D-1	General merchandise or food store
North	R-7.5(A) SUP No. 1008, CR-D-1	Church, School, Undeveloped
South	CR-D-1	Undeveloped
East	MF-2(A)	Undeveloped, Multifamily
West	CR-D-1	Auto Related use

STAFF ANALYSIS:

Land Use Compatibility: The approximately 2.959 acre site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently under construction for a general merchandise or food store, drive through restaurant use and a motor vehicle fueling station. The applicant's request for a Specific Use Permit will allow for the sale of alcoholic beverages in conjunction with a general merchandise store or food store greater than 3,500 square feet.

The surrounding land uses consist primarily of single family residential uses and a public school to the north; undeveloped parcels and multifamily development to the east; undeveloped parcels, residential, and a general merchandise store to the south; and a church, personal service and auto related uses to the west. A church use is located north of the subject site, and is located beyond the 300 foot distance of the general merchandise or food store. The distance is measured from the front door of the store to the front door of the church, along the right-of-way lines.

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

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

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

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The applicant will have to go through the required training for compliance with Chapter 12B when receiving a certificate of occupancy for the store.

The request is compatible with the mix of uses in the area. A general merchandise or food store greater than 3,500 square feet is a permitted use in the CR District. The short initial time period for the SUP will provide an opportunity for staff to evaluate the

impact of the use on the surrounding area to ensure the ongoing compatibility of the use. The recommended time period is the same time period that was approved by City Council in 2013.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 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.

Parking: The off-street parking requirement for a general merchandise or food store greater than 3,500 square feet is one space for each 200 square feet of floor area and one space per 100 square feet of floor area for a restaurant use. Based on the total floor area of the 6,000 square foot general merchandise or food store and the 1,500 square foot restaurant use, the proposed development will be required to provide 47 spaces. The applicant is proposing 52 spaces per the attached site plan.

Dallas Police Department: The proposed development has not received a certificate of certificate (CO) to operate the general merchandise or food store and restaurant with drive-in or drive through service because the store is not complete. Therefore, staff did not request a police report for the request site.

LIST OF OFFICERS Sanabel Investments, LP
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- Guhaina Almakdad President
- Guhaina Almakdad Secretary

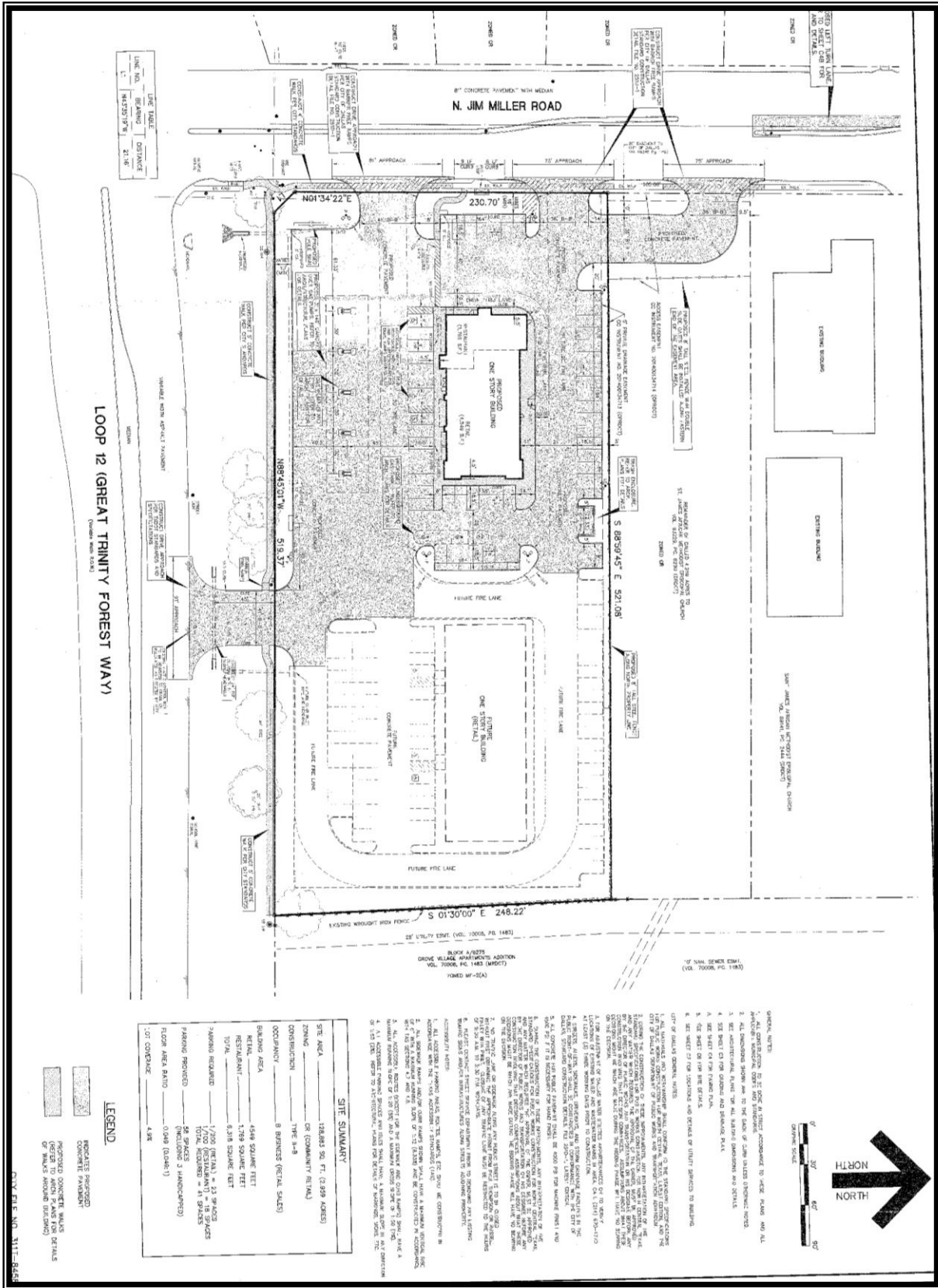
LIST OF OFFICERS Victron Stores, LP

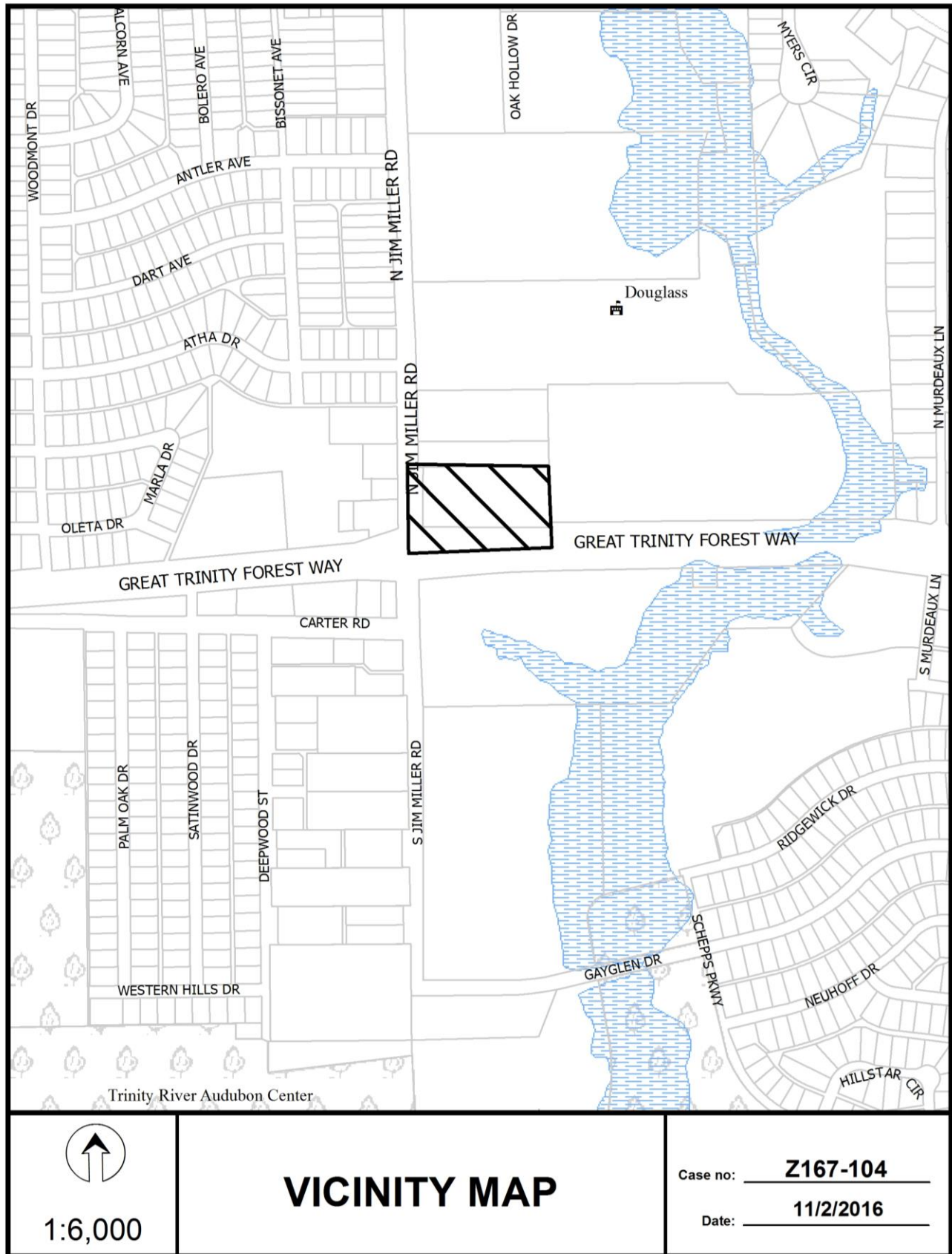
- Guhaina Almakdad Sharaf President
- Walid Alaameddine Vice President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. DRIVE-THROUGH-WINDOW: Use of the drive-through window for retail sales of alcoholic beverages is prohibited.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

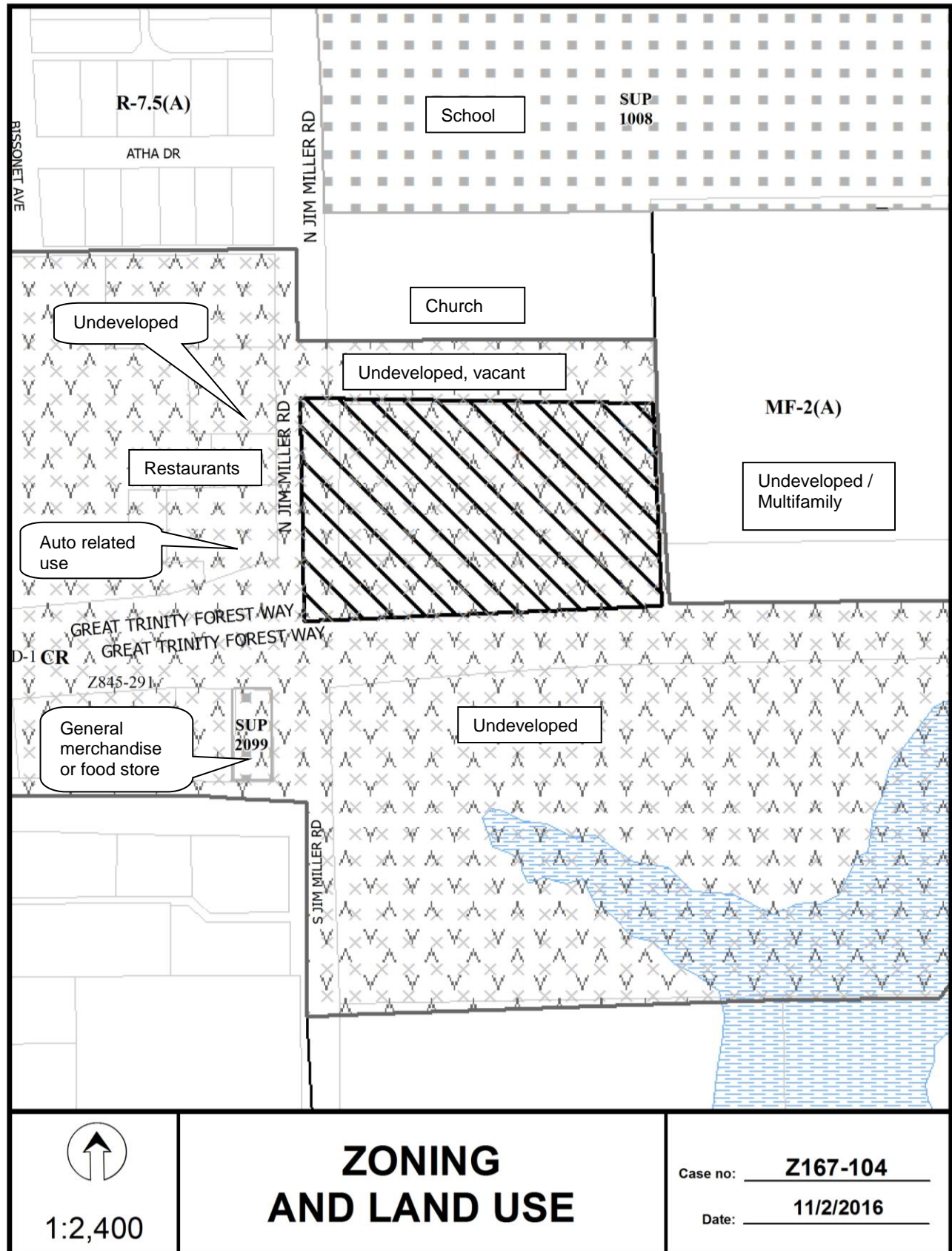
PROPOSED SITE PLAN

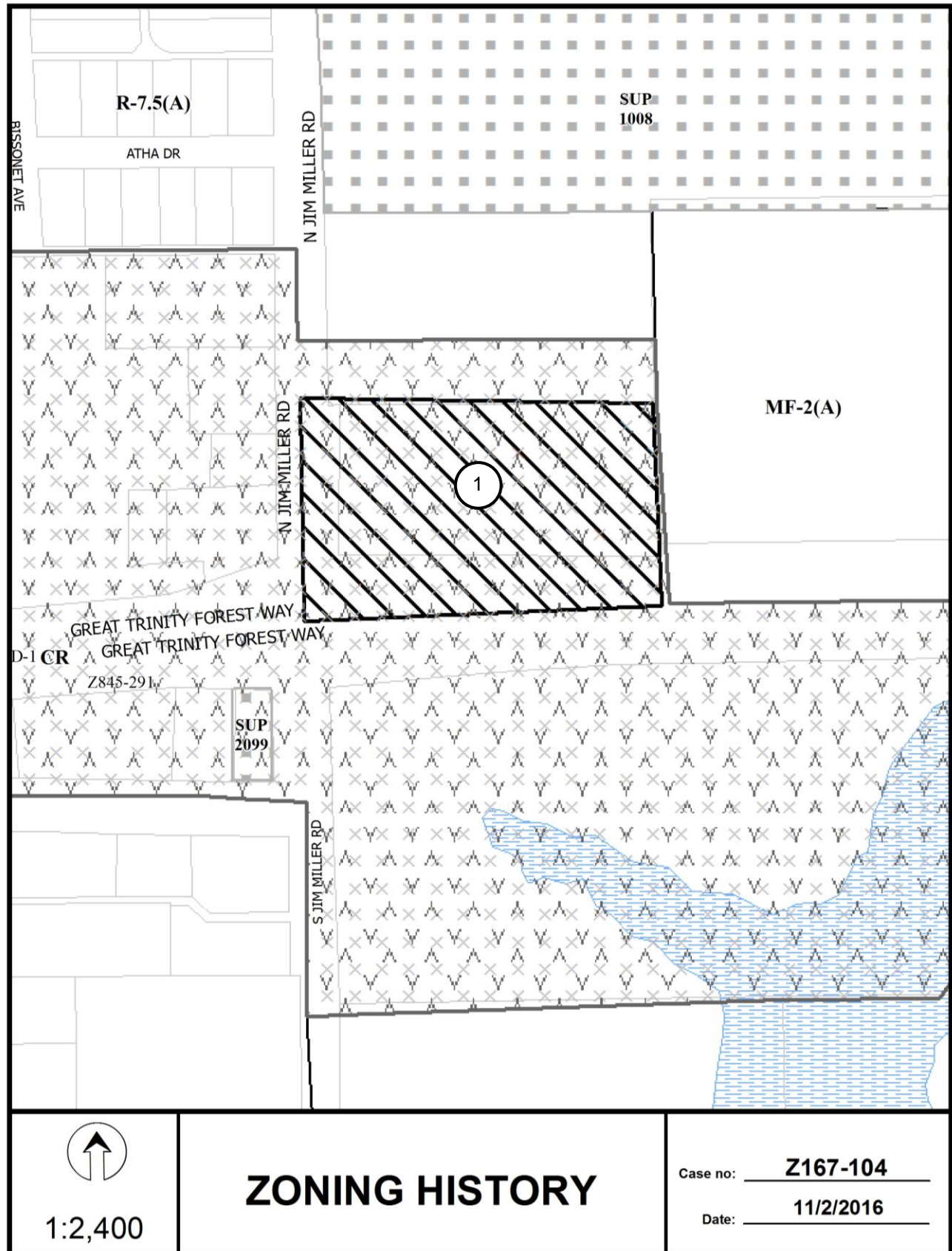


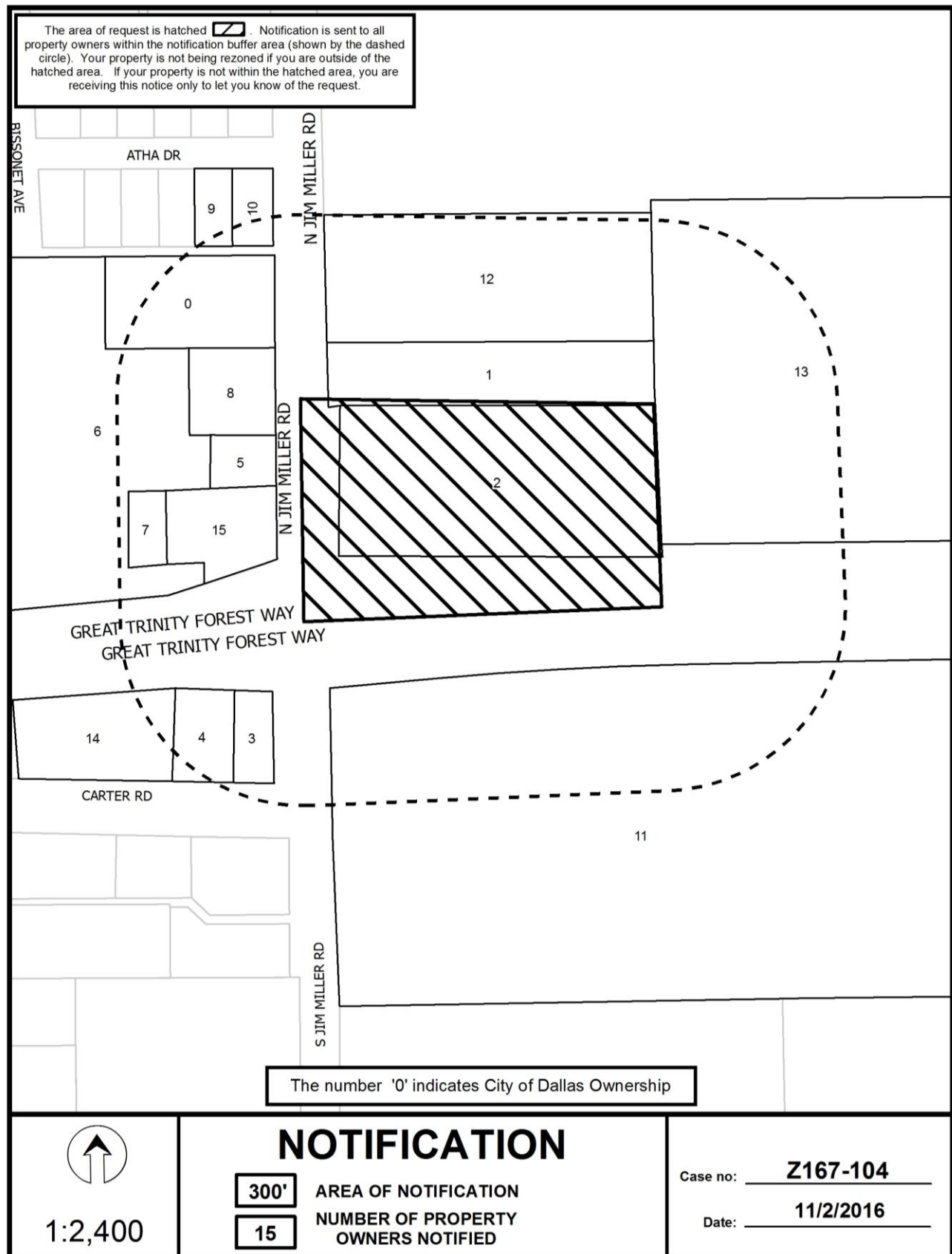


Z167-104(WE)









Notification List of Property Owners

Z167-104

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	124 N JIM MILLER RD	ST JAMES AFRICAN
2	116 N JIM MILLER RD	SANABEL INVESTMENT LP
3	7036 GREAT TRINITY FOREST WAY	JUNEJA PROPERTY HOLDINGS INC
4	7028 GREAT TRINITY FOREST WAY	PHILLIPS LEO &
5	115 N JIM MILLER RD	RONA SABUR CORPORATION
6	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
7	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
8	129 S JIM MILLER RD	M BAIG INVESTMENTS LLC
9	7026 ATHA DR	REDDTROW PROPERTY MANAGEMENT LLC
10	7032 ATHA DR	WHITE BARBARA J EST OF
11	7100 GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
12	200 N JIM MILLER RD	ST JAMES AFRICAN METHODST
13	7203 GREAT TRINITY FOREST WAY	LOOP 12 TRAILS LTD
14	7020 GREAT TRINITY FOREST WAY	JUNEJA HOSPITALITY HOLDINGS LLC
15	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL

Planner: Warren F. Ellis**FILE NUMBER:** Z167-108(WE) **DATE FILED:** October 10, 2016**LOCATION:** South line of Ravenview Road, east of Garden Springs Drive**COUNCIL DISTRICT:** 8 **MAPSCO:** 69A-F, K**SIZE OF REQUEST:** Approx. 8.1525 acres **CENSUS TRACT:** 171.01

APPLICANT / OWNER: Donny P. Brown, Inc.**REPRESENTATIVE:** Audra Buckley**REQUEST:** An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the development of warehouse uses on site. The applicant volunteered deed restrictions to prohibit various intrusive uses as well as provide a 20-foot setback on Ravenview Road and a 10-foot setback along the eastern property line. The Commercial Service District does not require a minimum setback along non-residential uses, but requires a 20 foot setback when a CS District is adjacent to residential districts.**STAFF RECOMMENDATION:** Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The applicant proposes to construct two warehouses on the site. The applicant owns a concrete company on the adjacent property.
- The applicant volunteered deed restrictions that will prohibit certain uses on site as well as provided a 20 foot front yard setback along Ravenview Road and a minimum 10 foot side yard setback along the eastern property line. The property on the eastern property line is zoned for non-residential uses but the additional setback will provide a sufficient landscape buffer between the proposed warehouse uses and future development on the adjacent properties.
- The land uses that abut the request site's western property line consist of a variety of commercial type uses. North of the request site, across Ravenview Road is undeveloped and the City of Bach Springs. West of the site is developed with single family dwellings that are non-conforming. The zoning districts east of the request site are an NS(A) Neighborhood Service District and an LO-1 Limited Office District.

Zoning History: There has not been any zoning changes requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ravenview Road	Local	60 ft.	60 ft.

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

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

ECONOMIC

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-10(A)	Undeveloped
South	CS-D-1	Mini-warehouse
East	LO-1, NS(A)	Undeveloped, Single Family
West	CS-D-1	Commercial / undeveloped

STAFF ANALYSIS:

Land Use Compatibility: The approximately 8.1525 acre site is undeveloped and is adjacent to a variety of commercial type use to the west and a single family dwelling to the east. The single family dwellings are non-conforming uses because the underlying zoning district is an NS(A) Neighborhood Service District. North of the request site, across Ravenview Road, is undeveloped and northwest is the City of Bach Springs.

The applicant's request for a CS Commercial Service District will allow for the construction of approximately two warehouse uses and outside storage on site. The applicant owns an adjacent concrete company that is located within a CS Commercial Service District. The requested CS District will allow for additional inside storage and distribution of items on site. The outside storage material will be screened pursuant to the requirements in the Code. The applicant has also volunteered deed restrictions that will prohibit certain main uses from being developed on site as well as a 20 foot front yard setback on Ravenview Road and a minimum 10 foot side yard setback along the eastern property line.

Currently, the code does not require a minimum setback along non-residential district uses, but would require a 20 foot setback when a CS District is adjacent to residential districts. The only residential district is north of the request site, which is across Ravenview Road. Ravenview Road has approximately 60 feet of right-of-way. The applicant is sensitive to the any future residential development to the north and has volunteered a 20 foot setback along Ravenview Road to mitigate any impact the proposed warehouse may have on any residential developments.

The applicant's request to develop the site with warehouse use is consist with the type of commercial development in the surrounding area. The existing R-7.5(A) Single Family District is between a CS Commercial Service District and an NS(A) Neighborhood Service and LO-1 Limited Office District. The proposed extension of the CS District is consist with the adjacent zoning pattern and the volunteered deed restrictions should mitigate any negative impact the proposed use may have on the adjacent properties.

The applicant has volunteered deed restriction to prohibit the following uses.

• Bus or rail transit vehicle maintenance or storage facility	• Convenience store with drive-through
• Commercial bus station and terminal	• Drive-in theater
• Commercial cleaning or laundry plant	• General merchandise or food store greater than 3,500 square feet
• Medical or scientific laboratory	• General merchandise or food store 100,000 square feet or more
• Technical school	• Liquefied natural gas fueling station
• Gas drilling and production	• Liquor store
• College, university, or seminary	• Pawn shop
• Community service center	• Restaurant without drive-in or drive-through service
• Convent or monastery	• Restaurant with drive-in or drive-through service
• Open-enrollment charter school or private school	• Swap shop or but shop
• Lodging or boarding house	• Theater
• Carnival or circus	• Truck stop
• Financial institution with drive-in window	• Auto auction
• Medical clinic or ambulatory surgical center	• Freight terminal
• College dormitory, fraternity, or sorority	• Petroleum product storage and wholesale
• Alcoholic beverage establishments	• Sand, gravel, or earth sales and storage
• Business school	• Trade center
• Commercial amusement (inside)	• Vehicle storage lot
• Commercial amusement (outside)	

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
R-7.5(A) – existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
CS - proposed Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. The applicant will screen any outside storage materials per the requirements in the code.

Parking: The off-street parking requirement for a warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet.

LIST OF OFFICERS

- Ronny Brown President, Treasurer and Director
- Danny K. Spoerl Vice President

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, Donny P Brown, Inc., ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the G.A. Cornaggy Survey, Abstract No. 369, and the WM J Show Survey, Abstract No. 1348, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to Kenneth Wayne Bracey and wife, Betty Bracey by deed recorded in Volume 5915, Page 445, Deed Records, Dallas County, Texas and being more particularly described as follows:

Exhibit A

II.

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

1. Commercial Service (CS) main uses shall be permitted as follows:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Tool or equipment rental.

- Vehicle or engine repair or maintenance. [RAR]

(C) Industrial uses.

- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(D) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- Halfway house. [SUP]
- Hospital. [RAR]
- Public school other than an open-enrollment charter school. [RAR]

(E) Lodging uses.

- Extended stay hotel or motel. [SUP]
- Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]
- Lodging or boarding house.
- Overnight general purpose shelter. [See Section 51A-4.205(2.1).]

(F) Miscellaneous uses.

- Attached non-premise sign. [SUP]
- Temporary construction or sales office.

(G) Office uses.

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

(H) Recreation uses.

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

(I) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP may be required. See Section 51A-4.210(b)(2).]
- Auto service center. [RAR]
- Car wash. [RAR]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Personal service uses.
- Taxidermist.
- Temporary retail use.
- Vehicle display, sales, and service. [RAR]

(J) Transportation uses.

- Commercial bus station and terminal. [DIR]
- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

(K) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]

- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]

(L) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. [SUP]
 - Contractor's maintenance yard. [RAR]
 - Manufactured building sales lot. [RAR]
 - Mini-warehouse.
 - Office showroom/warehouse.
 - Outside storage (with visual screening). [RAR]
 - Recycling buy-back center. [See Section 51A-4.213 (11).]
 - Recycling collection center. [See Section 51A-4.213 (11.1)]
 - Recycling drop-off container. [See Section 51A-4.213 (11.2).]
 - Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]
- Warehouse. [RAR]

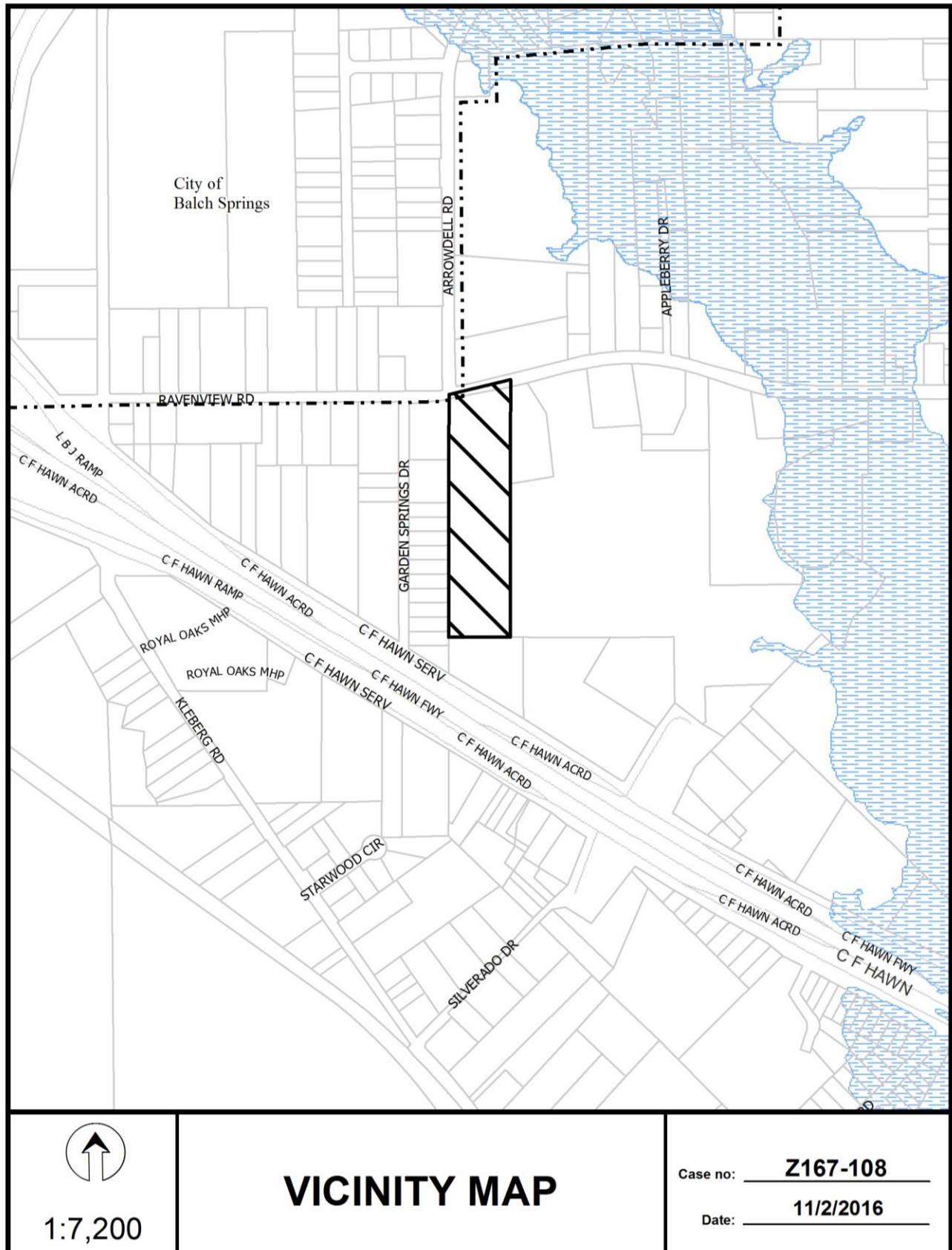
2. With the exception of the following, yard, lot and space requirements shall be in accordance with the Commercial Service (CS) zoning district:

(a.) Minimum setback from Ravenview Road: 20 feet.

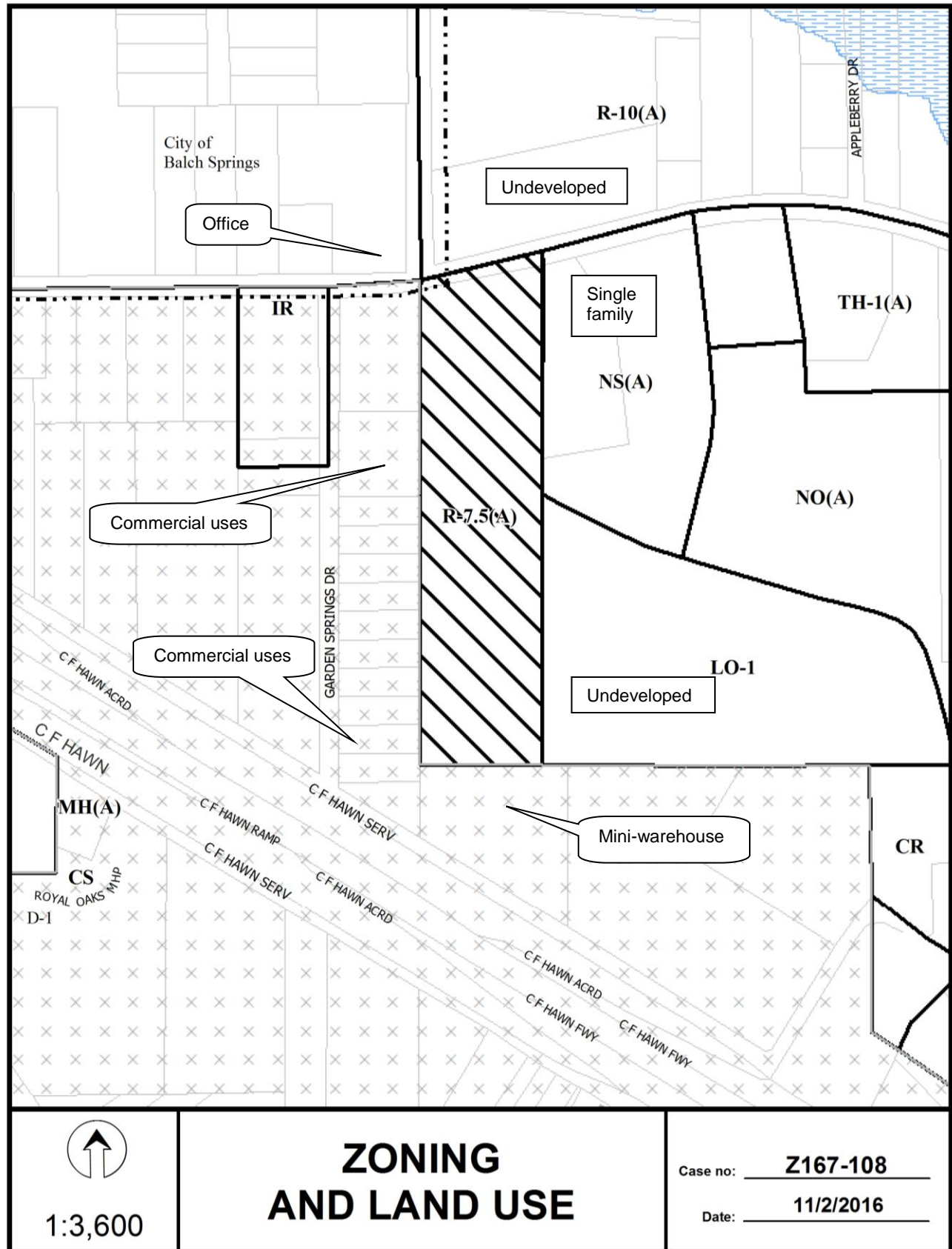
3. Minimum 10 foot landscape buffer shall be provided along the eastern boundary of the property.

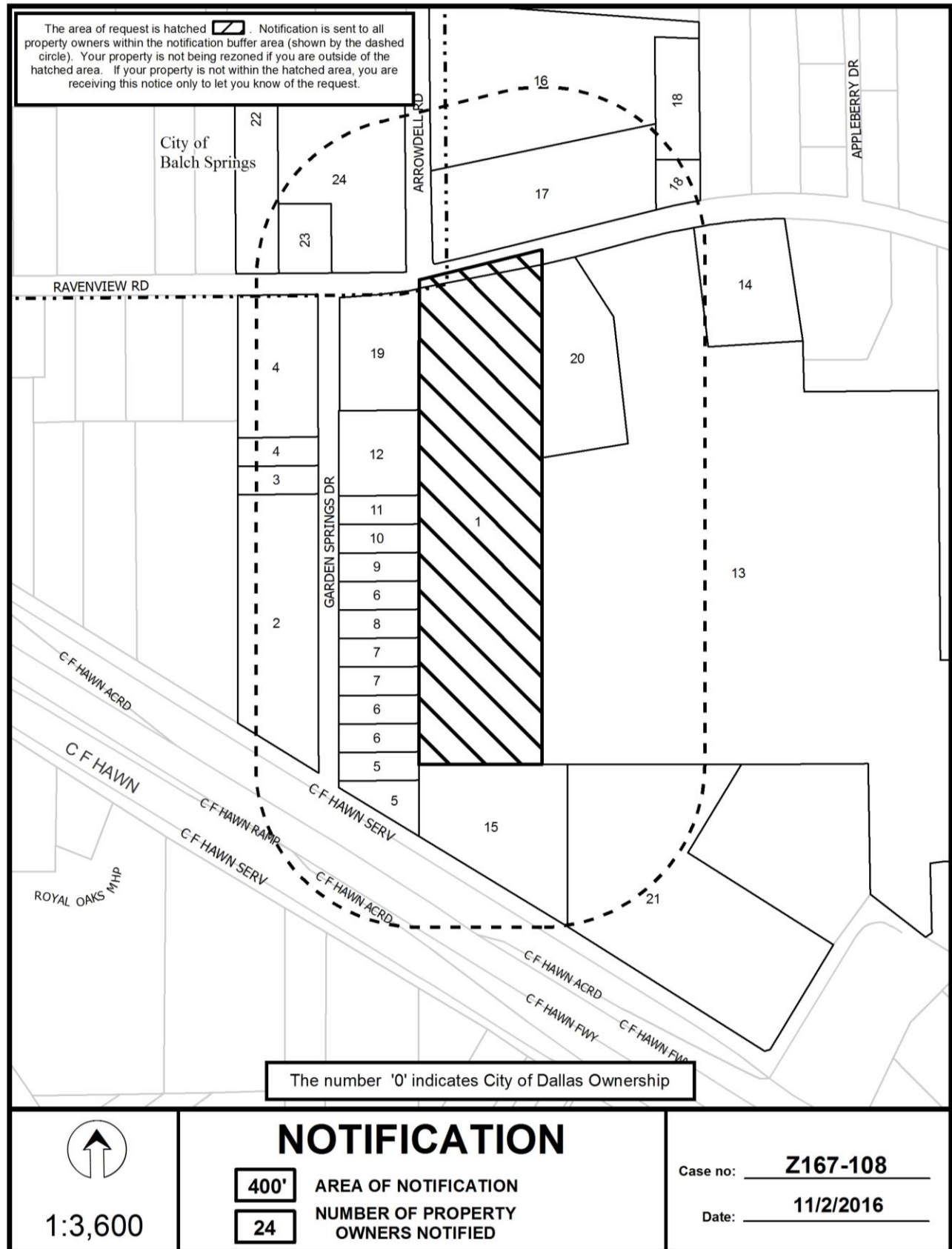
III.

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









Notification List of Property Owners

Z167-108

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11644 RAVENVIEW RD	BROWN DONNY P INC
2	1905 GARDEN SPRINGS DR	MUNIZ J RAMON
3	1835 GARDEN SPRINGS DR	MUNIZ RAMON
4	1829 GARDEN SPRINGS DR	A & M HAULERS LLC
5	11661 C F HAWN FWY	MAYFIELD LARRY
6	1926 GARDEN SPRINGS DR	BROWN RONNY G
7	1922 GARDEN SPRINGS DR	BROWN DONNY P INC
8	1918 GARDEN SPRINGS DR	RODRIGUEZ JOSE LUIS & DORA
9	1914 GARDEN SPRINGS DR	MCDUGAL LEON CURTIS
10	1912 GARDEN SPRINGS DR	MCDUGAL LARRY CURTIS &
11	1900 GARDEN SPRINGS DR	MCDUGAL LEON C & BETTY
12	1830 GARDEN SPRINGS DR	BROWN RONNY G
13	11660 RAVENVIEW RD	SADEGHIAN AMY &
14	11720 RAVENVIEW RD	BLESSED HOPE BAPT CHURCH
15	11701 C F HAWN FWY	SILVERADO SELF STORAGE
16	1740 ARROWDELL RD	CARRASCO JESUS ALBERTO
17	1700 ARROWDELL RD	MARTINEZ GERMAN
18	11701 RAVENVIEW RD	PHILLIPS TRUST
19	1812 GARDEN SPRINGS DR	BROWN RONNY G
20	11660 RAVENVIEW RD	RICH MARY YVONNE RYER
21	11801 C F HAWN FWY	AMERICO HAWN LP
22	11543 RAVENVIEW RD	LEWIS LELAND BOYCE
23	11547 RAVENVIEW RD	LEWIS RALPH
24	11551 RAVENVIEW RD	MULLINS PAT &

Planner: Warren F. Ellis**FILE NUMBER:** Z167-112(WE) **DATE FILED:** October 13, 2016**LOCATION:** Greenville Avenue and Blackwell Street, southeast corner**COUNCIL DISTRICT:** 13 **MAPSCO:** 26T**SIZE OF REQUEST:** Approx. 0.683 acres **CENSUS TRACT:** 78.19

APPLICANT / OWNER: City of Dallas**REPRESENTATIVE:** Janell Cottam**REQUEST:** An application for a Planned Development District for MU-3 Mixed Use District uses and a utility or government installation other than listed limited to a courthouse and offices on property zoned an MU-3 Mixed Use District and Specific Use Permit No. 1507 for a radio, television or microwave tower.**SUMMARY:** The purpose of the request is to renovate an existing fire station into a multi-purpose facility. The primary use of the renovated facility will be used as a community courthouse with associated offices and an 800 square foot space that will be used by a local neighborhood association.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a one story, 6453 square foot fire station. The applicant will renovate the structure for community courthouse and offices that are associated with the court. In addition, the proposed structure may have an 800 square foot space that will be leased to a local neighborhood association.
- The local association will provide community service activities and will work with the court on providing service activities to the offenders.
- The fire station was built in the early 1950s. Between 2013 and 2014, the fire station was vacated as a result of the construction of new fire station.
- The surrounding land uses consist of a bank and an electrical substation to the north, a utility easement and a book store to the east, and a mini-warehouse use to the south [PDD No. 488]. Properties to the west, across Greenville Avenue consist of parking structure and general merchandise or food store.

Zoning History: There has not been any zoning case in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Greenville Avenue	Principal Arterial	120 ft.	120 ft.
Twin Hills Avenue	Local	ft.	ft.
Blackwell Street	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	MU-3, SUP No. 1507	Fire Station (vacant)
North	MU-3	Bank
South	PDD No. 488	Mini-warehouse
East	MU-2	Utility easement, Book store
West	MU-3 with deed restriction	Parking structure, Office

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

URBAN DESIGN**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

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

STAFF ANALYSIS:

Land Use Compatibility: The 0.683 acre site is developed with a one-story, 6453 square foot vacant fire station. The applicant's request for a Planned Development District will allow for a utility or government installation other than listed limited to a community courthouse to operate within the facility. A Utility or government installation other than listed is permitted by a Specific Use Permit in an MU-3 Mixed Use District but a Planned Development District is requested because the neighborhood association may collaborate with the government to conduct various types of community service activities with the offenders in the area. A community service center use is permitted by an SUP. The Planned Development District will permit both uses, a utility or government installation other than listed limited to a community courthouse and a community service center by right.

In addition, the applicant is proposing to lease a portion of the facility to a local neighborhood association. Staff proposes limiting the floor area of the proposed space for the neighborhood association to 800 square feet; with the remaining floor area being used by the City. Specific Use Permit No. 1507 will remain on the site. In March 2003, the City Council approved SUP No. 1507 for a radio, television, or microwave tower for a permanent time period. The site is located in a mixed use area where there is variety of businesses.

The surrounding land uses consist of a bank and an electrical substation to the north, a utility easement and a book store to the east, and a mini-warehouse use to the south [PDD No. 488]. Properties to the west, across Greenville Avenue consist of parking structure and general merchandise or food store.

Staff has reviewed and supports the applicant's request for a Planned Development District for an MU-3 Mixed Use District uses and a utility or government installation other than listed limited to a community courthouse and offices, subject to a development plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MU-3 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
Proposed PDD 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, community court

Landscaping: The renovation of the existing structure will not increase the impervious coverage and as a result will not trigger any landscaping requirements. Even though providing additional landscaping on the site is not required, staff has asked the applicant to provide additional landscaping along Blackwell Street. Planting additional landscaping along Blackwell Street will soften the street's edge. In addition, the applicant may plant additional trees on Greenville Avenue, but will have to be selective on the plant materials. There are overhead power lines that may become a conflict with certain species of large canopy trees.

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

Parking: The parking ratio for a government installation other than listed is determined by the most equivalent to the proposed use in terms of function. Staff has determined that the 20 off-street parking spaces on site are appropriate for the proposed use. Staff has established a parking ratio of one space per 333 square feet of floor area. This ratio is the same as an office use and should not generate any more trips than a type office use or bank.

PROPOSED PDD CONDITIONS

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

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

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

PD District _____ is established on property at southwest corner of Greenville Avenue and Blackwell Street. The size of PD District ____ is 0.683 acre.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS

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

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

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

SEC. 51P-____.104. EXHIBIT.

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

SEC. 51P-____.105. DEVELOPMENT PLAN

Development and use of the Property must comply with the development plan (Exhibit ____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 MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

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

-- Utility or government installation other than listed. [*Limited to a community courthouse.*]

-- Community service center

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 MU-3 Mixed Use District apply.

(b) Floor area. Maximum floor area for a community association group office space is 800 square feet.

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) Utility or government installation other than listed limited to a community court. One space per 333 square feet of floor area is 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 in accordance with Article X.

(b) For a utility or government installation other than listed, landscaping must be provided as shown on the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

SEC. 51P- ____ . 112. SIGNS.

Signs must comply with the provisions for non-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.

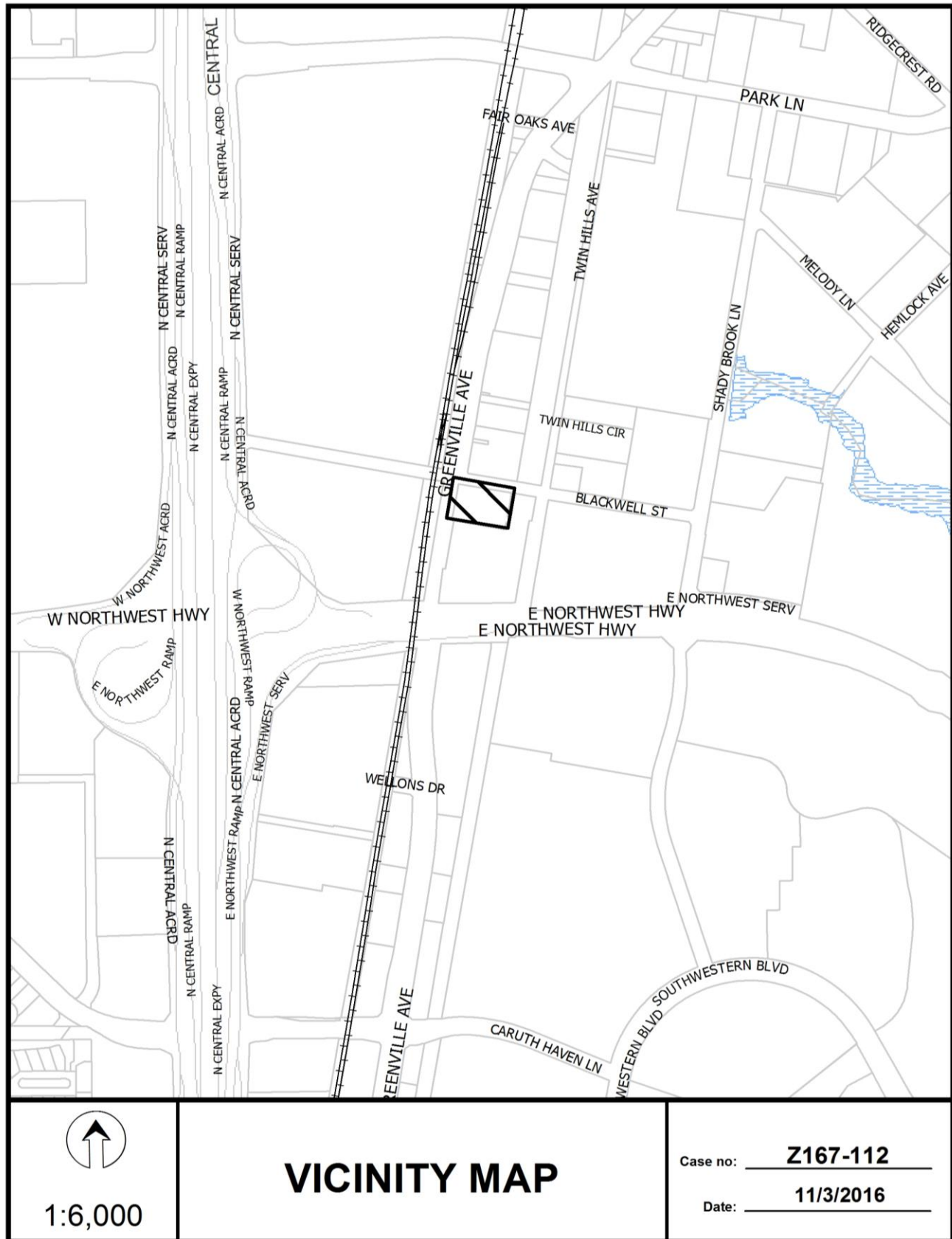
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ . 114. COMPLIANCE WITH CONDITIONS.

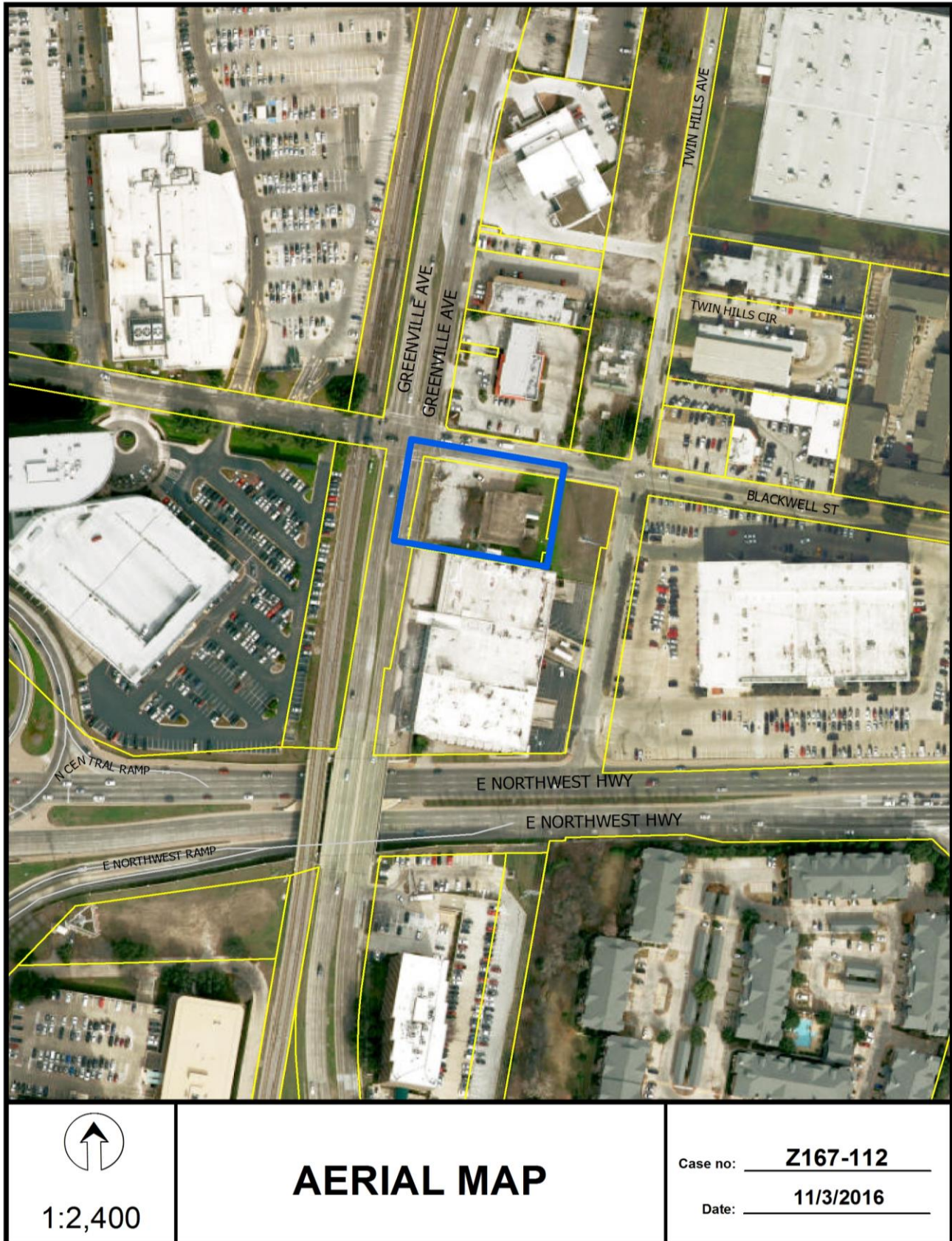
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city

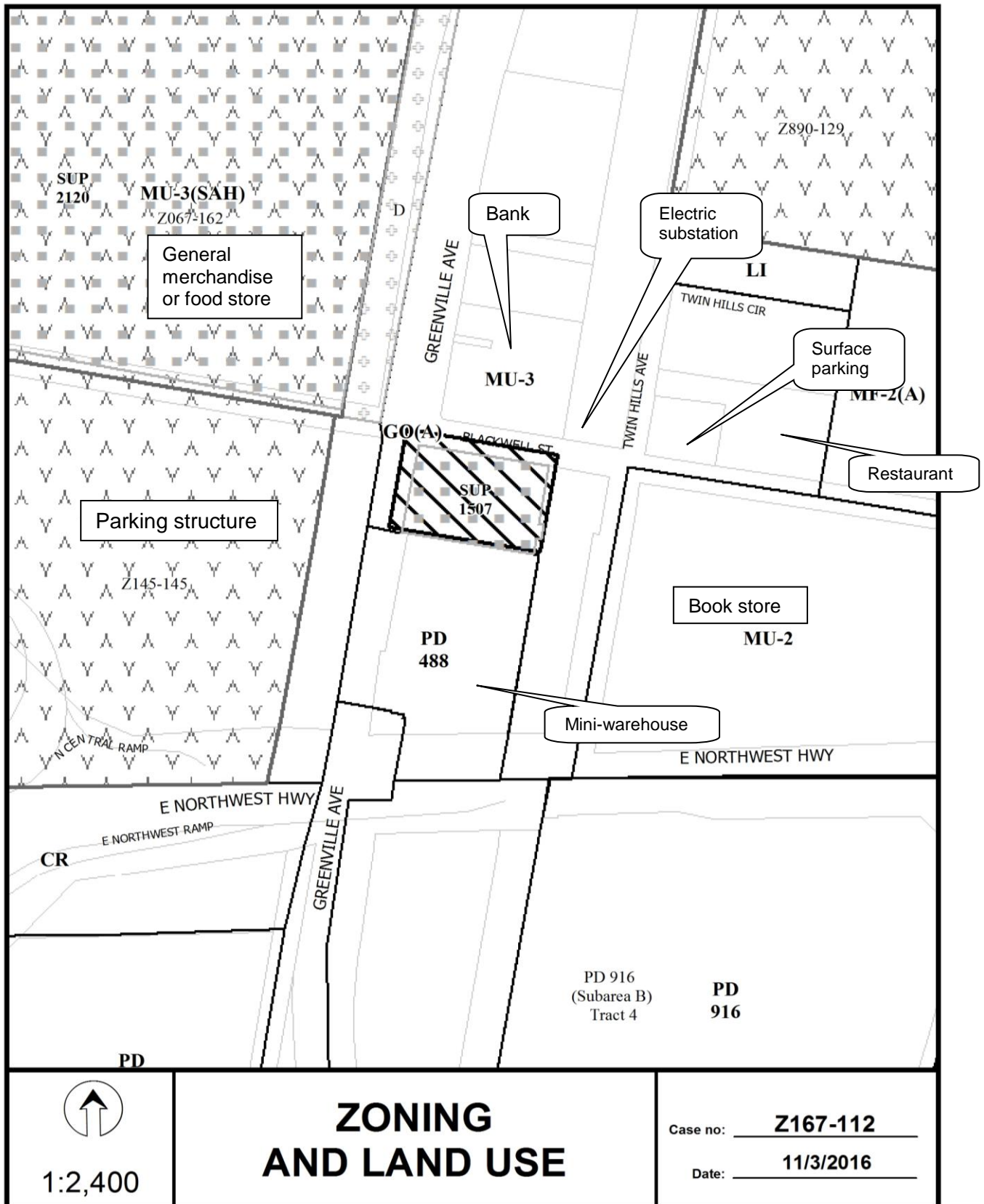
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

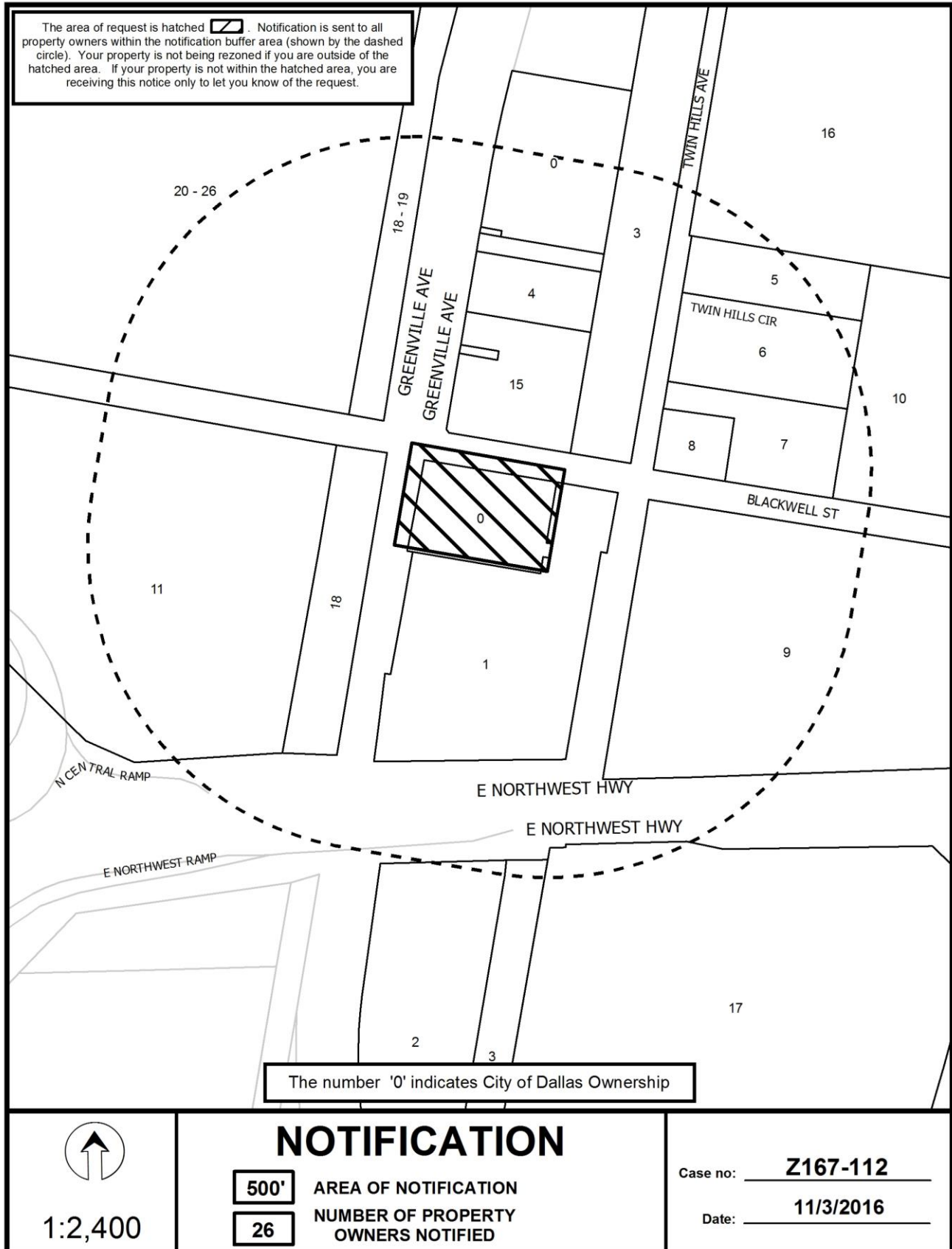




Z167-112(WE)







Notification List of Property Owners

Z167-112

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5701 E NORTHWEST HWY	EXTRA SPACE PROPERTIES 124 LLC
2	6500 GREENVILLE AVE	BVP 6500 GREENVILLE LLC
3	5700 E NORTHWEST HWY	TEXAS UTILITIES ELEC CO
4	6770 GREENVILLE AVE	MIEGEL INVESTMENTS LLC
5	6770 TWIN HILLS AVE	POLYSPEDA ELECTRONICS
6	6758 TWIN HILLS AVE	SOUTHWESTERN BELL
7	5811 BLACKWELL ST	ADQ HOLDINGS LLC
8	6744 TWIN HILLS AVE	BOOKMARK LLC
9	5801 E NORTHWEST HWY	HALF PRICE BOOKS RECORDS
10	6727 SHADY BROOK LN	CONCORD 5827 BLACKWELL LLC
11	8750 N CENTRAL EXPY	8750 NCE DALLAS LLC
12	6790 GREENVILLE AVE	6778-6790 GREENVILLE AVE
13	6778 GREENVILLE AVE	6778-6790 GREENVILLE AVE
14	6750 GREENVILLE AVE	ELLER MEDIA COMPANY
15	6750 GREENVILLE AVE	ARMSTRONG GUADALUPE LP
16	8282 PARK LN	GREENVILLE CENTRE LC
17	5787 CARUTH HAVEN LN	FM VILLAGE FIXED RATE LLC
18	555 2ND AVE	DART
19	555 2ND AVE	DART
20	8110 PARK LN	NORTHWOOD PL A LP
21	8166 PARK LN	NORTHWOOD PL HOLDINGS LLC
22	8130 PARK LN	NORTHWOOD PL E LP
23	8100 PARK LN	NORTHWOOD PL G LP
24	8130 PARK LN	NR PARK LANE APARTMENTS LLP
25	8130 PARK LN	NORTHWOOD PL HOLDINGS LLC

Z156-349(WE)

Label # Address

26 8110 PARK LN

Owner

DNCX PARK LANE LP

Planner: Warren F. Ellis**FILE NUMBER:** Z145-157(WE) **DATE FILED:** January 7, 2015**LOCATION:** West line of Midway Road, north of South Better Drive**COUNCIL DISTRICT:** 13 **MAPSCO:** 24K**SIZE OF REQUEST:** Approx. ±42 acres **CENSUS TRACT:** 95.00

APPLICANT / OWNER: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.**REPRESENTATIVE:** Kirk Williams and Laura Hoffmann
Winstead PC**REQUEST:** An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400.**SUMMARY:** The purpose of this request is to allow for the expansion of Planned Development District No. 400 to permit the expansion of the campus [Episcopal School of Dallas, Inc.]. The expansion will consist of constructing an 85,000 square foot elementary school on the south side of Montwood Lane and change certain provisions related to athletic fields, hours of operation, sound, structure height, and landscaping.**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.**PREVIOUS ACTION:** On November 10, 2016, and November 17, 2016, the City Plan Commission held this case under advisement until January 5, 2017.

BACKGROUND INFORMATION:

- On June 22, 1994, the City Council approved Planned Development District No. 400 for R-16(A) Single Family District uses and a private school on property zoned an R-16(A) Single Family District.
- The City Council approved three amendments to Planned Development District No. 400 (total 34.4 acres) and the City Plan Commission approved a total of nine minor amendments from October 13, 1994, and August 13, 2013.
- On April 13, 2016, the City Council approved the abandonment of Montwood Lane and a garage collection and utility easement.
- The applicant proposes to expand the existing campus by 7.6 acres to include an elementary school, which is currently operating off-site. The addition of the elementary school on site will allow for all grade levels [Kindergarten through 12th grade] to be located on one campus.
- The site is surrounded by primarily residential uses. Properties that are located on the east side of Midway Road are developed with single family uses and retail and personal service uses.

Zoning History: There have not been any zoning changes in the surrounding area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Midway Road	Principal Arterial	80 ft. -100 ft.	80 ft. -100 ft.
Merrill Road	Local	60 ft.	60 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. However, there is discussion with the applicant and neighborhood to hire an independent traffic engineer to study the traffic flow on Midway Road as a result of several public and private schools in immediate area.

The adjacent neighborhood is concerned that the additional construction of the elementary school could increase the traffic flow on Midway Road. The applicant has agreed to address the neighborhoods' concern by indicating in a "Good Neighbors Policy" to provide at least two-peace officers on Midway Road. The peace officers will assist in preventing any traffic issues that may occur during the student's dropped-off or picked-up times. The "Good Neighbor Policy" is not part of the Traffic Management

Plan” or is incorporated in the Planned Development conditions. The Policy is a guide for the residents and the school to monitor the activities that are associated with the certain school functions.

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 expansion of the campus and additional provisions in the Planned Development conditions may address the concerns the adjacent property owners have with the school’s activities. Even though the expansion encroaches into a residential area, the proposed structure height of 40-feet for the elementary school is subject to the residential proximity slope. The elementary school’s southern façade is setback approximately 50 from the property owner’s property line. In order for the elementary school to reach the maximum structure height of 40 feet, a portion of the school will have to be a least 120 feet from the southern residential property line. The school is a staple in the community.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city’s significant districts, linkages and areas.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 400, R-16(A)	Public School, Single Family, Undeveloped
North	R-16(A)	Single Family
South	R-16(A)	Single Family
East	R-10(A), PD No. 627, LO-1, NS(A)-D, R-16(A)	Single Family, Office, Retail
West	R-16(A)	Single Family

Land Use Compatibility: The site is predominately developed with a private school in a residential neighborhood. The applicant's request for an amendment to, and an expansion of, Planned Development District No. 400 will allow for the construction of a two-story, 85,000 square foot elementary school on the southern portion of the campus. Currently, the expansion area is developed with approximately nine single family dwellings. In addition, the applicant is proposing expansion of several existing buildings on campus. As a note, the previous approved development shows several future building expansions campus.

Currently, the campus is developed with 284,075 square feet of floor area and the administration is proposing to expand the campus by an additional 218,325 square feet of floor area. Also, the maximum structure height for certain buildings will increase from 48 feet to 54 feet. On April 13, 2016, the City Council approved the abandonment of Montwood Lane and a garage collection and utility easement. A portion of Montwood Lane will be reconfigured to allow for queuing and off-street parking for the lower and upper school.

During the zoning process, the applicant met with the neighborhood on several occasions to discuss the proposed development of the elementary school as well as other issues pertaining to stadium noise, the use of the athletic fields, structure height, and lighting. The compatibility of the development of the new elementary school in close proximity to the residential dwellings was a major concern. Prior to the expansion of the campus that included the abandonment of and the acquisition single family dwellings on Montwood Lane; there was a significant buffer that separated the residents to the south of the school. The buffer consisted of Montwood Lane, which is a 65-foot right-of-way and a 35-foot side yard that included a three-foot berm and landscape area.

The applicant agreed to design the school and preserve certain mature trees and limit the structure height to two stories. In addition, staff inserted language in the Planned Development conditions that addressed the residential proximity slope [RPS]. The development of building #2, which is on the south side of Merrell Road, is approximately 25 feet from the nearest residential property line. The entire site will have to comply with the RPS.

Additional discussions that involved the compatibility and the quality of life for the adjacent residents centered on the following issues: the number of sporting activities being held at the stadium and athletic fields and the number of non-sporting events and the amount of noise that is being generated from the various activities on campus. Moreover, due to the close proximity of the elementary school and the lower school play area to the adjacent residents, restrictions on the time of use for the abovementioned items have been imposed in the PDD conditions.

Staff has reviewed and recommends approval of the applicant's request for an amendment to and expansion of PDD No. 400 subject to staff's recommended condition. Even though there is encroachment into the residential area, the provisions that are being made in the PDD conditions to define the activities, limiting the teams that are permitted to use the athletic and stadium fields, and the time restrictions on the those uses, could limit any potential negative impacts on the adjacent properties.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
R-16(A) - existing Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
PDD No. 400- existing Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	48' max 70' flag poles & spires	30%		Single family, Private school;
PDD No. 400- proposed Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	54' max 70' flag poles & spires	30%	RPS	Single family, Private school;

Landscaping: Landscaping must be provided in accordance with Article X and the attached buffer landscape plan.

There have been discussions with the City, neighborhood and applicant that addressed the tree preservation and landscaping of the area that is designated for the lower school. Currently, the area is developed with several single family dwellings that serve as a buffer to the existing campus. In addition, on the southwest corner of Montwood Lane and Midway Road, there are several large trees that the neighborhood requested be preserved. The area designated as "Parking Area A" has been designed to preserve several large trees within the parking lot. In addition, the design of the elementary school's southern façade is an example of the agreement between the school and neighbors to save specific trees. The applicant has agreed to preserve as many trees as possible and have identified the trees on a Tree Preservation List.

As it relates to screening the proposed lower school [elementary school], the applicant will install a minimum eight-foot masonry wall along the southern property line as well as along a portion of the western property line and plant a minimum of three-inch caliper large canopy trees along the brick wall. The large canopy trees are an additional visual screening measure between the neighbors and the school. Please note, there is a 25-foot D.P. & L Co. easement and a five-foot sewer easement on the southern portion of the site that provides a landscape buffer between the existing residential dwellings and the proposed one-story elementary school. It is anticipated that the plant materials adjacent to the masonry wall will also absorb some of the noise from the school's activities.

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

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

The current number of required off-street parking spaces for the school is 371 spaces for 73 middle and high school classrooms. With the proposed addition of the elementary school, the total number of required off-street parking spaces on campus will increase to 425 spaces. There are currently 527 off-street parking spaces constructed on site.

The applicant has provided a parking demand study that shows the addition of the elementary school coupled with the parking demands for the existing middle and high school. Based on the parking study, the campus will exceed the required parking demands. The proposed buildings that will be constructed on campus will be developed in phases, but during the construction phase, the number of off-street parking spaces on campus will remain at 389 spaces at all times. Upon completion of the elementary school and building #2, the campus will provide a total of 607 spaces.

In addition, the applicant will provide a "Good Neighbors Policy" that was agreed upon with the neighborhood. This Policy is an agreement between ESD and the community to work together to address specific concerns as it relates to the school's activities, such as noise, stadium lighting, off-street parking on both sides of Merrell Street, traffic control on Midway Road, etc. Currently, students are parking on both sides of Merrell Street and the additional parking lots that are being proposed on campus will eliminate the parking on Merrell Street.

Staff has requested that the applicant establish a procedure that could indicate if a student is parking on Merrell Street, after the proposed parking lots are constructed. One procedure mentioned was to issue parking permits to the students. Even though there were discussed, the issuing of student permits is not part of the proposed Planned Development conditions.

PDD conditions: Staff and the applicant have met on several occasions to discuss the proposed conditions. However, there are some issues that were not resolved as it relates to the amplified sound and the time restrictions to use the facilities that pertain to the athletic fields, stadium field and lower school play area. Staff is recommending prohibiting any amplified sound on campus to only emergency warning systems, announcements during sporting events and to the Chapel Green area. Prohibiting the sound to only these activities is expected to limit and reduce the amount of noise being generated by the sporting and non-sporting events. As it relates to the Chapel Green area, staff is limiting the number of activities to five per year. It is staff's understanding that this area is being used for graduations, wedding and other activities.

The applicant, on the other hand, is proposing to prohibit amplified sound to only emergency warning systems but with the following exceptions: walk up music from a portable device during a school sporting events, announcements during school sporting events on the baseball field, and performance music may also be played on portable speakers during practices for cheerleading and dance performances. Amplified sound and use of whistles is prohibited for wellness programs. In addition, the applicant has requested that the amplified sound does apply to the Chapel Green area. The Chapel Green area is located near the center of the campus, which is adjacent to the Chapel. The applicant contends that the sound from the events should not adversely

affect/impact the adjacent property owners and have included language in the conditions regarding amplified sound from the Chapel Green area cannot exceed 56 dBA to the nearest residential property. The 56 dBA is the standard noise level that is established in the Code for a residential district.

Another issue where staff and the applicant could not agree upon is the times in which certain activities can operate. Even though the times are relatively close, staff is concerned with the noise that may be generated from such activities. The residents have requested some relief from the noise that is generated from the activities on campus.

PARKING DEMAND STUDY

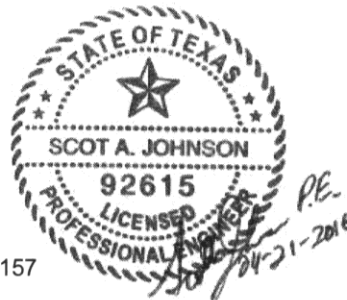
**MEMORANDUM**

To: Ms. Meredyth M. Coyle
The Episcopal School of Dallas

From: Scot Johnson P.E., PTOE
Kimley-Horn and Associates, Inc.
Registered Firm #928

Date: April 21, 2016

Subject: The Episcopal School of Dallas Master Plan Z145-157
Parking Demand Study

**Introduction**

Kimley-Horn performed parking observations on the two ESD campuses on April 5, 2016. This memorandum documents those observations and compares the results against the proposed parking supply of the combined K-12 campus under the school's proposed master plan.

Parking Observations

Kimley-Horn observed daytime parking occupancy on the Merrell campus (Middle and Upper School, future combined K-12 campus) and the Colgate campus (Lower School) on Tuesday, April 5, 2016. This was a typical school day in all respects. Each campus was observed in the midmorning (approximately 10:30 AM) and in midafternoon (approximately 1:30 PM) when the school parking demands would be highest.

Adjacent to the Merrell campus, vehicles connected to the school which were on-street parked on Merrell Road and Montwood Lane were also counted. In both locations, there were additional unused on-street spaces available, so the occupancy count is a good indication of actual demand.

The parking observations are summarized in **Table 1**. The highest parking occupancy at both campuses occurred during the 1:30 PM observations, so all discussion is based on those results.

The Merrell campus showed a total of 348 spaces occupied within the campus, plus an additional 55 vehicles on Merrell Road and 40 on Montwood Lane. The total parking demand for on-campus and on-street was 443 vehicles. Vehicles standing in the carpool queue areas were not counted as occupying parking spaces.

On the Colgate campus, the highest observed parking occupancy was 64 vehicles.

Combined, the two campuses had an observed parking demand of 507 vehicles during the school day.

Table 1. ESD Parking Supply and Demand

Merrell Campus Parking Area	Existing Spaces Per GFF DP	Observed Parking Occupancy		Future Spaces Per GFF DP
		10:30 AM	1:30 PM	
A (future southeast lot)	0	N/A	N/A	190
B (existing south lot)	40	37 Plus 2 standing	37 Plus 6 standing	55
C (existing main lot on Merrell)	137	111	110	38
D (existing Sr and Jr lots)	188	177	179	299
E (existing Frank Center lot)	24	22	22	25
Campus Subtotal:	389	347	348	607
Merrell Road On-Street:		54	55	
Montwood Lane On-Street:		38	40	
Merrell Campus Total Demand:		439	443	
Lower School Colgate Campus Parking Occupancy:		60	64	
Combined Campus Total Demand:		499	507	

Parking Supply Discussion

For the existing Merrell campus, the on-campus parking supply is 389 spaces, and the overall existing Merrell campus parking demand is for 443 spaces. The shortfall of on-campus spaces is currently made up for by on-street parking on Merrell Road and Montwood Lane. The usage of on-street parking is not only for convenience, but represents some vehicles which cannot be accommodated on the current campus.

Per the GFF development plan for the ESD master plan, the future on-campus parking supply would be 607 spaces, a net increase of 218 spaces over the existing supply. A new Area A parking lot of 190 spaces would be built in the southeast corner of the campus, Area B would become the larger Montwood Loop loading area with additional parking, and additional spaces would be added to the existing Area D north of Merrell Road. These additions offset the reduction to the Area C parking capacity where some current spaces are used for building the core campus.

The future parking demand on the K-12 Merrell campus would be the current Merrell parking demands, plus the Lower School demand which is currently on the Colgate campus. This addition conservatively assumes there are no efficiencies of scale to be gained from consolidating services like administration, food service, maintenance, etc. As noted, the combined parking demand from the K-12 uses is 507 spaces.

With a future demand of 507 spaces for K-12, and a master plan supply of 607 spaces, the school day parking demand of ESD will be completely contained within the on-campus parking spaces of the Merrell campus. The school would have a surplus of 100 spaces within the campus. No usage of on-street parking on Merrell Road would be necessary to meet the school's daytime parking demands.

END

BOARD OF DIRECTORS
ESD SCHOOL



Directors and Officers of Episcopal School of Dallas, Inc.
As of January 5, 2015

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- | | |
|--|------------------------------|
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| 2. Laura B. Boeckman, Vice Chairperson of the Board of Directors | |
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3. Laura Boeckman, Vice Chairperson of the Board of Directors
4. Allen Custard III, Secretary
5. Conner Searcy, Treasurer
6. Ruth M. Burke, Assistant Head of School
7. Reid Prichett, Assistant Head of School
8. Robert A. Buchholz, Chief Financial Officer

I certify this to be true and correct as of the date first written above:

Meredyth M. Cole, Head of School

BOARD OF OFFICERS WBL Family Investments
--

WBL FAMILY INVESTMENTS, INC.
4100 MERRELL ROAD
DALLAS, TEXAS 75229

Directors and Officers of WBL Family Investments, Inc.

January 5, 2015

Board of Directors:

1. Meredyth M. Cole, Chairman
2. Ruth M. Burke
3. Robert A. Buchholz

Officers:

1. Meredyth M. Cole, President
2. Ruth M. Burke, Secretary
3. Robert A. Buchholz, Treasurer and Chief Financial Officer

I certify this to be true and correct as of the date first written above:



Meredyth M. Cole, Chairman of the Board of Directors

PROPOSED PDD CONDITIONS

ARTICLE 400.

PD 400.

SEC. 51P-400.101. LEGISLATIVE HISTORY.

PD 400 was established by Ordinance No. 22096, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22096 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22096 was amended by Ordinance No. 24420, passed by the Dallas City Council on October 11, 2000.

SEC. 51P-400.102. PROPERTY LOCATION AND SIZE.

PD 400 is established on property generally located at the southwest and northwest corners of Merrell Road and Midway Road. The size of PD 400 is approximately + 42 ~~[35.173]~~ acres.

SEC. 51P-400.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations ~~[contained]~~ in Chapter 51A apply ~~[to this article]~~. In this article:

(1) ANNOUNCEMENTS means that amplified sound being used during football, soccer, lacrosse, field hockey, and track and field in the stadium and baseball or softball games in the athletic fields and is limited to the National Anthem, introduction of players/officials, scores, penalties, errors, calls on the field, and related matters. Announcements during football games in the stadium field will also include play by play calls, halftime entertainment, and related matters.

(2) ATHLETIC FIELDS means the athletic fields indicated on the development plan on the north side of Merrell Road.

(3) CONFERENCE means an interscholastic athletic conference or a lacrosse league made up of school age children that the private school on the Property is a member of.

(4) FALL TERM means a time period in which classes are held from August through December.

(5) LACROSSE CONFERENCE TOURNAMENT means a lacrosse tournament played at the athletic fields and the stadium field that is either an SPC tournament event or a Texas High School Lacrosse League tournament. The only lacrosse tournaments permitted are lacrosse conference tournaments.

(6) LOWER SCHOOL means an area where an elementary school is developed on the Property. The lower school includes pre-kindergarten through fourth grades.

(7) LOWER SCHOOL PLAY AREA means the lower school play area as indicated on the development plan that is used only for recess, physical education and recreation of students that attend the lower school.

(8) SCHOOL LACROSSE means a lacrosse program that is comprised of students that attend the private school on the Property.

(9) SCHOOL SPORTING EVENT means a scheduled sports competition that includes teams from the private school located on the Property and conference games. School sporting events include cheerleading and dance team performances. School sporting events do not include practices.

(10) SPC TOURNAMENT EVENT means one or more scheduled sports competitions that include teams from the Southwest Preparatory Conference (SPC) or its successor athletic conference that the private school on the Property is a member of. SPC refers to the athletic conference comprised of member schools accredited by the Independent Schools Association of the Southwest who join together for interscholastic athletic activities for their schools' students.

(11) SPECIAL EVENTS means non-school events on the stadium field and athletic field that are sanctioned by the private school on the Property, including but not limited to field days, fundraising, community service, charitable, philanthropic, and related community activities.

(12) SPRING TERM means a time period in which classes are held from January through June.

(13) SUMMER means the time period between the end of spring term and August 1.

(14) STADIUM FIELD means the stadium field indicated on the development plan.

(15) WELLNESS PROGRAM means individual or group exercise, health, or wellness instructional programs sponsored by the private school that include less than 10 people per class or program.

(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-400.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 400A: development plan.
- (2) Exhibit 400B: buffer landscape plan.
- (3) Exhibit 400C: buffer landscape plan detail.
- (4) Exhibit 400D: tree preservation list.
- (5) Exhibit 400E: traffic management plan.

SEC. 51P-400.104. DEVELOPMENT PLAN.

(a) In general. Development and use of the Property must comply with the development plan (Exhibit 400A). If there is ~~[In the event of]~~ a conflict between the text ~~[provisions]~~ of this article and the development plan, the text ~~[provisions]~~ of this article controls.

(b) Minor amendments

(1) For a minor amendment anywhere in this district, notice must be given as if the minor amendment covers the entire district.

(2) The Walnut Hill Homeowners Association and the Walnut Ridge Neighborhood Association must be notified at the addresses listed in Section 51P-400.113.1 at least 30 days prior to the submittal of a minor amendment application.

~~[(b) Future phases. Future phases are not required to be developed in numerical sequence.]~~

~~[(c) Exhibit 400A shows existing development of the Property as of October 11, 2000. Any structure labelled "TO BE REMOVED" on Exhibit 400A may remain on the Property until the completion of Phase VI or Phase VII, whichever occurs first.]~~

SEC. 51P-400.105. MAIN USES PERMITTED.

(a) Except as provided in this section, t[F]he only main uses permitted [in this district] are those main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A [the Dallas Development Code, except that a private school is permitted by right]. For example, a use permitted in the in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district [PD] only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district; etc. [PD].

(b) The following main uses are permitted by right:

-- Private school.

SEC. 51P-400.106. 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-400.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, t[~~T~~]he yard, lot, and space regulations for the ~~[development standards contained in Section 51A-4.112(c), "R-16(A) Single Family District"]~~ apply ~~[to this PD, except as otherwise required by these conditions]~~.

(b) Private school.

(1**[b]**) Floor area. Maximum floor area for the buildings ~~[each phase to be developed is]~~ shown on the development plan is as follows: [-]

(A) Building 1: 10,000 square feet.

(B) Building 2: 82,500 square feet.

(C) Building 3: 210,000 square feet.

(D) Building 4: 12,400 square feet.

(E) Building 5: 66,000 square feet.

(F) Building 6: 35,000 square feet.

(G) Building 7: 85,000 square feet.

(H) Building 8: 1,500 square feet.

(2**[e]**) Height.

(A**[4]**)~~[Maximum structure height is 48 feet,]~~ E[~~e~~]xcept as ~~[otherwise]~~ provided in this paragraph, maximum structure height is 30 feet. ~~[required by these conditions.]~~

(B) Maximum structure height for the buildings shown on the development plan is as follows:

(i) Building 1: 24 feet

(ii) Building 2: 40 feet

(iii) Building 3: 54 feet

(iv) Building 4: 54 feet

(v) Building 5: 36 feet

(vi) Building 6: 54 feet

(vii) Building 7: 40 feet

(viii) Building 8: 24 feet

(C) 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.

~~[(2) Maximum structure height for Phase VI is 35 feet.]~~

~~[(3) Maximum structure height for Phase X is 70 feet for the eastern 35 percent of the structure, and 48 feet for the remaining portion of the structure, as shown on the development plan.]~~

~~[(4) Maximum structure height for Phase XII is 30 feet.]~~

(C[5]) Spires and flagpoles may not exceed 70 feet and must comply with the residential proximity slope.

(D[6]) Athletic field lighting poles may not exceed 60 feet and must comply with the residential proximity slope.

~~[(7) All structures, except for the Phase VI and Phase XII buildings as shown on the development plan, must comply with the residential proximity slope regulations contained in Section 51A-4.412.]~~

(3[d]) Lot coverage. Maximum lot coverage is 30 percent ~~[for nonresidential structures]~~. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4[e]) Stories.

~~[(A) Maximum number of stories above grade is three.]~~

(A) Buildings 1, 4 and 8. Maximum number of stories above grade is one.

(B) Buildings 2, 5 and 7. Maximum number of stories above grade is two.

(C) Buildings 3 and 6. Maximum number of stories above grade is three.

SEC. 51P-400.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in the section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Private School

(1) Off-street parking and loading must be provided as shown on the development plan.

(2) [For a private school use,] Off-street parking and loading must be provided as required by Division 51A-4.200, [Section 51A-4.204(17), "Public or Private School,"] except that six spaces per senior high school classroom are required.

(3) A minimum of 389 off-street parking spaces must be provided.

(4) A minimum of 502 off-street parking spaces must be provided after a certificate of occupancy has been issued for the lower school.

(5) Upon issuance of a certificate of occupancy that adds new floor area to Building 2 as shown on the development plan, a minimum of 607 off-street parking spaces must be provided. [Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for other uses.]

SEC. 51P-400.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) Except as provided in this section, s[§]ee Article VI.

(b) If the director determines that a violation of Article VI has occurred, the director may require the Property owner or operators to provide a noise study, prepared by a registered engineer, measuring noise generated during a minimum of four scheduled school sporting events at the stadium field. Measurements will be taken at the closest residentially zoned property lot lines to the north, south, east, and west of the stadium field. If the director determines that the submitted noise analysis results in levels of noise that exceed Article VI requirements or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels. If the Property owner fails to submit an outline of the required improvements within 30 days after the director's request, the director shall

notify the city plan commission. For purposes of this subsection, “scheduled athletic games” are those athletic games published on the official website of the private school located on the Property.

(c) An emergency warning system for a private school is permitted to sound at the following times:

(1) between 7:00 a.m. and 10:00 p.m., or during school scheduled activities, Monday through Saturday.

(2) between 11:00 a.m. and 7:00 p.m., Sunday.

(d) Except as provided in this subsection and Section 109.1, outdoor amplified sound is prohibited. Up to five amplified events may occur annually in the chapel green area shown on the development plan.

(e) Except for the occasional school football game at the stadium field, a use may not be conducted that creates a sound pressure level on the bounding lot line that exceeds a 56 dBA decibel limit. The sound measurement for determining the decibel level for purposes of this paragraph must use the requirements for measuring sound set forth in Section 51A-6.102.

(f) Use of air horns, bullhorns, or vuvuzela horns is prohibited.

SEC. 51P-400.109.1. ATHLETIC FIELDS, STADIUM FIELD AND LOWER SCHOOL PLAY AREA.

(a) In general. The only athletic and recreation fields permitted are the athletic fields, lower school play area and stadium fields as shown on the development plan. Any school sporting event is prohibited on the athletic fields, lower school play area and stadium fields during the summer on Saturday and Sundays except for baseball and softball.

(1) The only lacrosse tournaments permitted are lacrosse conference tournaments. A maximum of four lacrosse conference tournaments are permitted per calendar year.

Staff's Recommendation

<u>(2) A maximum of six special events are permitted per calendar year, with each special event limited to no more than eight hours total duration [and no more than 30 minutes before such 8 hour time period for set-up and tear down excluding deliveries.]</u>
--

Applicant's Proposal

<u>(2) A maximum of six special events are permitted per calendar year, with each special event limited to no more than eight hours total duration and no more than 30 minutes before such 8 hour time period for set-up and tear down excluding deliveries.</u>
--

(b) Athletic fields.

Staff's Recommendation

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems and announcements during school sporting events on the baseball field.

Applicant's Proposal

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems, walk up music from a portable device during a school sporting events, and announcements during school sporting events on the baseball field. Amplified sound and use of whistles is prohibited for wellness programs.

(2) Time restrictions on use.

(A) The athletic fields may only be utilized during the times specified in this paragraph. The athletic fields are closed at all other times. Except as provided in this paragraph, the athletic fields may only operate between 7:00 a.m. to 8:00 p.m. daily.

(B) Except as provided in this paragraph, athletic practices, scrimmages, and school sporting events are only allowed during the following hours:

(i) 7:00 a.m. to 8:00 p.m., Monday to Friday.

(ii) 9:00 a.m. to 6:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(C) SPC tournament events. The athletic fields may be used for SPC tournament events only during the following hours.

(i) 7:00 a.m. to 9:00 p.m., Monday to Friday.

(ii) 8:00 a.m. to 9:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(D) Special events. The athletic fields may be used for special events only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

Staff's Recommendation

(E) Summer. Except as provided in this subparagraph, the athletic fields may be used during the summer only between: 8:00 a.m. and 6:00 p.m. Monday through Friday.

Applicant's Proposal

(E) Summer. Except as provided in this subparagraph, the athletic fields may be used during the summer only between: 8:00 a.m. and 8:00 p.m. Monday through Friday.

(i) Baseball and softball fields may also be used between the hours of 8:00 a.m. to 8:00 p.m. Saturday.

Staff's Recommendation

(iii) Tennis courts in the athletic field area may be used seven days a week between the hours of 8:00 a.m. and 8:00 p.m.

Applicant's Proposal

(iii) Tennis courts in athletic field area may be used year-round between the hours of 7:00 a.m. to 8:00 p.m. seven days a week.

Staff's Recommendation

~~[(F) The hours of operation are not restricted for wellness programs.]~~

Applicant's Proposal

(F) The hours of operation are not restricted for wellness programs.

(3) Lighting. Except for security lighting, athletic field lighting is prohibited. Security lighting may not be directed to illuminate the athletic fields.

(4) Use of the athletic fields for athletic practices and scrimmages is limited to students of the private school on the Property.

(c) Stadium field.

Staff's Recommendation

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems and announcements during school sporting events.

Applicant's Proposal

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems, announcements and half-time performance music during school sporting events. Performance music may also be played on portable speakers during practices for cheerleading and dance performances. Amplified sound and use of whistles is prohibited for wellness programs.

(2) Time restrictions on use.

(A) The stadium field may only be utilized during the times specified in this paragraph. The stadium field is closed at all other times.

(B) Except as provided in this paragraph, the stadium field may only be used for school sporting events between 7:00 a.m. and 10:00 p.m., or 30 minutes after a school sporting event ends, whichever is the later. With the exception of weather delays, no school sporting event may begin after 8:30 p.m.

(C) School sporting events that are non-conference games must end by 8:00 p.m. Monday through Saturday and 6:00 p.m. Sunday.

(D) Except as provided in this subparagraph, the stadium field may be used for athletic practices and scrimmages only during the following hours:

(i) 7:00 a.m. to 8:00 p.m., Monday through Friday.

Staff's Recommendation

(ii) 9:00 a.m. to 6:00 p.m., Saturday

Applicant's Proposal

(ii) 8:00 a.m. to 6:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(E) The only lacrosse tournaments permitted are lacrosse conference tournaments.

(F) The stadium field may be used for special events only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

Staff's Recommendation

(G) Summer. The stadium field may be used during the summer only between 9:00 a.m. and 6:00 p.m., Monday through Friday.

Applicant's Proposal

(G) Summer. The stadium field may be used during the summer only between 8:00 a.m. to 8:00 p.m., Monday through Friday.

Staff's Recommendation

[~~(H) The hours of operation are not restricted for wellness programs.~~]

Applicant's Proposal

(H) The hours of operation are not restricted for wellness programs.

(3) Lighting.

(A) After 8:00 p.m. stadium field lighting, other than security lighting, is prohibited except that stadium field lighting may be utilized for school sporting events and must be turned off 30 minutes after the school sporting event terminates.

(B) Lighting is prohibited on Sunday.

(C) Security lighting may not be directed to illuminate the field

(4) Stadium scoreboard.

(A) Only one scoreboard is permitted with a maximum effective area is 780 square feet and a maximum height is 30 feet.

(B) Lighting is limited to internal sources to indicate the time, score, and other pertinent items related to soccer, lacrosse, or football games.

(C) Except as provided in this paragraph, all scoreboard lighting must be turned off by 8:00 p.m.

(D) If a school sporting event ends after 8:00 p.m., the scoreboard lighting must be turned off no later than 30 minutes after the school sporting event ends.

(5) Use of the stadium fields for athletic practices and scrimmages is limited to students of the private school on the Property.

(d) Lower school play area.

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems.

(2) Time restrictions on use.

(A) Except as provided in this paragraph, the lower school play area may only be used between 7:30 a.m. to 6:00 p.m.

(B) Lower school play area may not be utilized outside of scheduled school days, during fall term and spring term.

(C) Between the end of the spring term and the beginning of fall term, the lower school play area may only be used between 8:00 a.m. and 4:00 p.m. for recess, small group play, or non-athletic classroom activity of students attending scheduled summer programming classes held at the lower school.

(3) Additional restrictions. Special events, school sporting events, or organized athletic practices are prohibited at the lower school play area.

(4) Lighting. Lighting on the lower school play area is prohibited except for security lighting mounted on adjacent buildings.

Staff's Recommendation

(5) Fence. A minimum four-foot fence must be installed between the southwestern portion of the lower school building and the lower school play area to prevent ingress and egress of children behind the school. The fence must be gated.

Applicant's Proposal

[Fence. A minimum four-foot fence must be installed between the southwestern portion of the lower school building and the lower school play area to prevent ingress and egress of children behind the school. The fence must be gated.]

(6) Except for small classroom groups, no organized school events are permitted behind the lower school between the brick wall and the lower school building.

SEC. 51P-400.110. LIGHTING.

(a) Outdoor athletic field lighting. All athletic field, stadium field, and lower school play area lighting must comply with residential proximity slope regulations. See Sections 51P-400.109.1 for athletic field, stadium field, and lower school play area lighting restrictions.

(b) Parking areas A through E

(1) Lighting is permitted.

(2) Light standards may not exceed 20 feet in height.

(3) Lighting for parking area A must be bollard-style lighting with a maximum height of five feet above grade.

(4) Parking lot lights, except for security lighting, must be turned off by 10:00 p.m., or 30 minutes after a school-sponsored event, whichever is the later.

(c) Lower school.

(1) Lighting and wall packs attached to a building are limited to a maximum height of eight feet along the south, east, and west sides of the building and must be shielded to direct light downward.

(2) Detached security lighting is prohibited on the south side of the lower school.

(3) Interior lighting with a sight line to the southern or western Property boundary line must be:

(A) turned off by 7:00 p.m., except when needed for use by cleaning staff or after-school activities; or

(B) screened to block interior light.

(d) Proposed Building 2.

(1) For any new construction after [passage of this ordinance] that adds additional floor area to the building, lighting and wall packs attached to the new portion of the building are limited to a maximum height of eight feet along the western boundary line and must be shielded to direct light downward.

(2) Any interior lighting installed in a portion of the building constructed after [passage of this ordinance] with a sight line to the western Property boundary line must be:

(A) turned off by 7:00 p.m., except for when needed for use by cleaning staff or after-school activities; or

(B) screened to block interior light.

SEC. 51P-400.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

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

(b) Private school. [For a private school use, the following landscape regulations apply.]

(1) Except as provided in this subsection, [L]andscaping must be installed and maintained as shown on the buffer landscape plan (Exhibit 400B) and the buffer landscape plan detail (Exhibit 400C). [unless it is reasonably required to be removed for construction of a particular phase of development.]

(A) Landscaping shown on the landscape buffer plan along the brick wall and adjacent to the lower school play area must be installed prior to the issuance of a certificate of occupancy for Building 7.

(B) Landscaping along the western boundary of the property, south of Merrell Road, must be installed prior to the issuance of a certificate of occupancy for Building 2.

(C) Landscaping along the property boundaries north of Merrell Road must be installed prior to the issuance of a certificate of occupancy for Building 1 or upon completion of parking area "D", whichever occurs first.

(D) Any tree that is on the Tree Preservation List (Exhibit 400D) that dies must be replaced on the Property:

(A) in the general location where the tree died or within the lower school play area; and

(B) with a species and caliper of tree shown on the list on the buffer landscape plan.

(2) Landscaping for future phases of development must comply with Article X, except for [or the] landscap[ing] for parking lots A, B, C, D and E which must comply with Section 51P-400.111(b)(4). If a landscape plan is required, it must comply [; whichever requires more landscaping. A landscape plan that complies] with this section must be submitted to the building official before a building permit will be issued for any new parking lots or buildings. Artificial lots may be designated with each new permit [a new phase of development].

~~[(3) Prior to the issuance of a building permit for Phase VIII, IX, or XI, whichever phase occurs first, a three-foot berm must be installed adjacent to Montwood Lane, as shown on the landscape plan.]~~

(3) A landscape plan that meets the following criteria must be submitted to and approved by the building official before a building permit will be issued for construction of ~~[the Tract 2]~~ P[ar]king L[ot]s A, B, C, D, and E:

(A) No surface parking space may be located more than 70 ~~[420]~~ feet from the trunk of a large canopy tree.

(B) One tree having a caliper of at least two inches must be provided in the parking lot for each 4,000 square feet of parking lot area, or fraction thereof, with a minimum of four trees being provided.

(C) One tree having a caliper of at least three inches must be provided for each 50 feet of street frontage. These trees must be located within 30 feet of the Property line ~~[projected street curb]~~. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. The building official may approve planting street trees further than 30 feet from the Property line to avoid conflicts with overhead power lines or other utilities. ~~[For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation. Street trees may not be counted toward the requirement in Subsection (B) above.]~~

(D) Screening of off-street parking must be provided pursuant to the design standards in Section 51A-10.126.

(4) Prior to any construction activity or the issuance of building or demolition permits for the lower school or lower school play area, tree protections must be installed and inspected pursuant to Article X.

(5) Landscaping shown on the south side of the brick wall on the north side of the alley shown on the buffer landscape plan detail must be irrigated and regularly maintained. [All plant material must be maintained in a healthy, growing condition.

(6) During construction of the lower school and lower school play area, the private school must use best management practices to preserve trees on the Tree Preservation List based on the advice of a ISA certified or highly credentialed arborist.

~~[(6) For all other uses, landscaping must be provided in accordance with Article X.]~~

SEC. 51P-400.112. SIGNS.

(a) Except as provided in this section, s[S]igns must comply with the provisions for non-business zoning districts contained in Article VII.

(b) A maximum of nine signs are permitted on the Property in the locations shown on the development plan.

(c) Monument signs may not exceed four feet in height.

(d) Signs may be externally lit. Internal illumination is prohibited.

SEC. 51P-400.113. TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) Operation of a private school must comply with the traffic management plan (Exhibit 400E).

(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, 2019**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off

and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Sections 51A-1.105(k)(3) and 51P-400.104(b).

(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.

~~[A traffic management plan must be completed and approved by the director of public works and transportation prior to the issuance of a building permit for Phase V.]~~

SEC. 51P-400.113.1 CONSTRUCTION, DELIVERY, AND SERVICE VEHICLES.

(a) Construction vehicles must use the Midway Road entrance to access the Property except when access to the construction site is significantly restricted from

Midway Road or in order to allow the construction or installation of landscaping, screening, playfields, and parking lots around the perimeter of the Property.

(b) Construction and delivery vehicles may not access the alley or utility easement between the residential uses and the lower school except to construct the eight-foot wall along the southern Property line.

(c) The area shown on the development plan as Parking Area A must be paved prior to commencement of construction of the lower school and will be used for parking of construction vehicles and as a construction staging area during construction of the lower school.

SEC. 51P-400-113.2. PRIVATE SCHOOL

(a) Enrollment in the private school may not exceed 1,225 students.

(b) For windows on the second floor on the east, south and west sides of the lower school building, the sill height must be a minimum of six feet above the finished floor of the second floor.

(c) For windows on the second floor on the south and west sides of any portion of building 2 constructed after [passage of this ordinance], the sill height must be a minimum of six feet above the finished floor of the second floor.

(d) Construction of the new portion of the alley adjacent to Parking Area A and (ii) an eight-foot brick wall shown on the development plan on the south side of the lower school and west side of the lower school play area must be completed prior to demolition of any houses on Montwood Lane or construction of Parking Area A as shown on the development plan.

(e) Roof mounted mechanical equipment must be screened using materials with a height equal to the height of the tallest equipment being screened.

(f) The Property owner shall notify the Walnut Hill Homeowners Association and the Walnut Ridge Neighborhood Association at the addresses in Subsection (g) within 10 days after the issuance of a building permit for the construction of a new building or new parking on the Property in order to minimize construction conflicts with the community.

(g) The Property owner shall notify the Walnut Ridge Neighborhood Association and the Walnut Hill Homeowners Association of any request for a change in the zoning district classification or boundary area, a variance, a special exception, or an amendment to the development plan or landscape plan. Notice, including a copy of the application and any associated plan, must be sent at least 30 days before submittal of a zoning application to the city. The required notice must be sent to:

<u>Walnut Hill Homeowners Association</u> <u>10647 Royal Springs</u> <u>Dallas, Texas</u>	<u>Walnut Ridge Neighborhood Association</u> <u>4406 Northcrest Road</u> <u>Dallas, Texas</u>
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SEC. 51P-400.114. 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-400.115. COMPLIANCE WITH CONDITIONS [PAVING].

(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 ~~[director of public works and transportation]~~.

~~[SEC. 51P-400.116. COMPLIANCE WITH CONDITIONS.]~~

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of ~~[for]~~ a use, ~~[in this PD]~~ 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.

~~[SEC. 51P-400.117. ZONING MAP.]~~

~~PD 400 is located on Zoning Map No. E-6.]~~

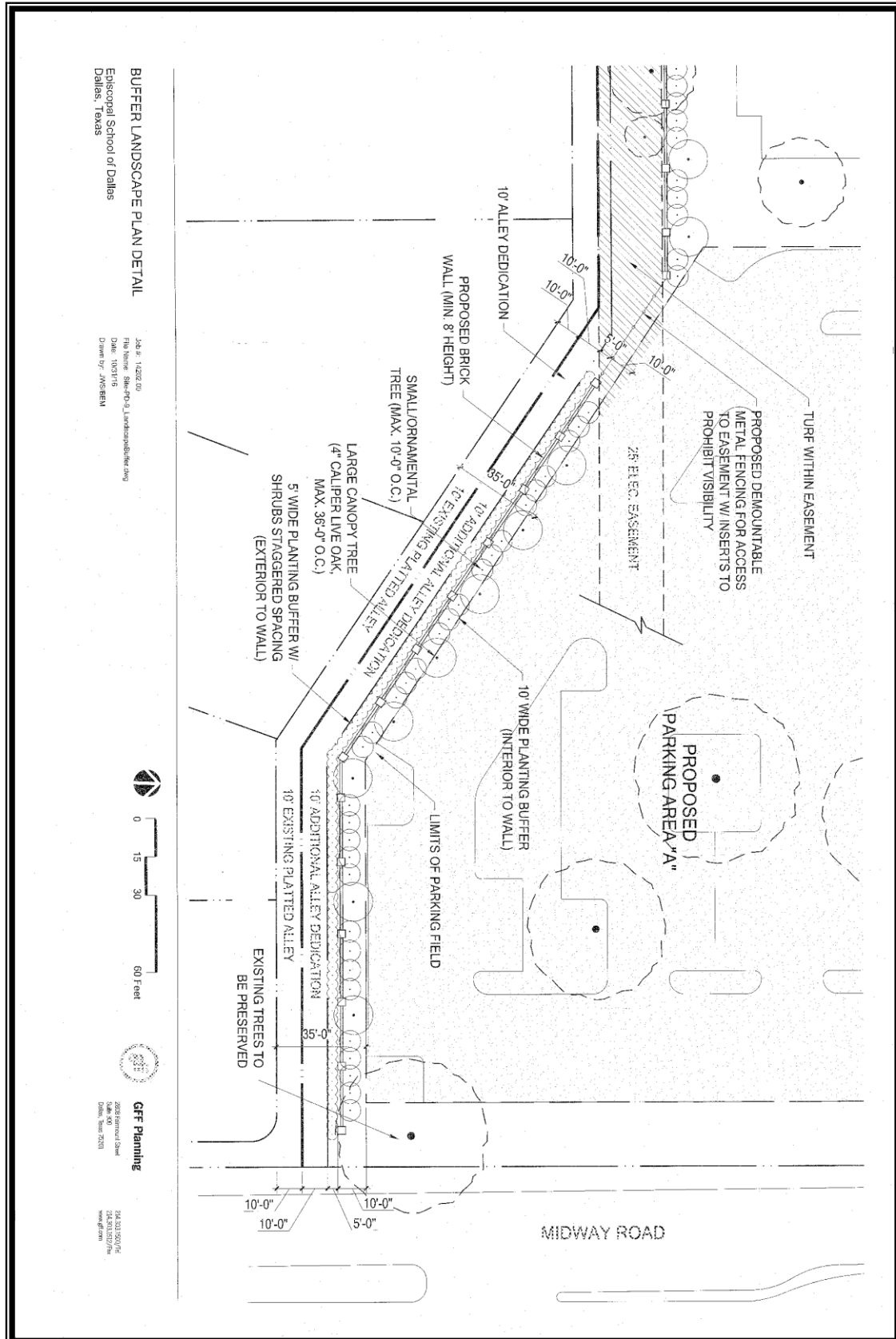








PROPOSED BUFFER LANDSCAPE PLAN DETAIL Lower School Area



PROPOSED TREE PRESERVATION LIST

TREE PRESERVATION LIST

<i>TREE LIST #</i>	<i>DESCRIPTION / CALIPER</i>
212	OAK 26"
223	ELM 31"
233	OAK 30"
255	CEDAR 26"
310	PECAN 16"
311	PECAN 17"
312	PECAN 18"
315	RED OAK 20"
367	LIVE OAK 32"
388	LIVE OAK 35"
396	LIVE OAK 28"
401	PECAN 14"

Proposed Traffic Management Plan

Traffic Management Plan and Queuing Analysis
Episcopal School Of Dallas
4100 Merrell Road, Dallas, TX
October 14, 2016

Introduction:

The Episcopal School of Dallas (ESD) is located on the southwest corner of Midway Road and Merrell Road. The school has been in operation on the current site since 1982. The school has approximately 1,168 students in grades Beginner/Pre-K through 12. As a part of the proposed PD request, the enrollment would be capped at 1,225 students. The following table shows the approximate distribution of students for the 2014-2015 school year, and the distribution at the 1,225 student cap:

Grade	Approx. Number of 2014-2015 Students	Approx. Number of Students at 1,225 Cap	Start Time	Dismissal Time
Beginner	18	20	8:00 AM	12:00 Noon
Pre-K	42	190	8:00 AM	2:30 PM
Kindergarten	60		8:00 AM	2:30 PM
Primer	12		8:00 AM	2:30 PM
1 st Grade	67		8:00 AM	2:30 PM
2 nd Grade	65	210	8:00 AM	3:30 PM
3 rd Grade	68		8:00 AM	3:30 PM
4 th Grade	71		8:00 AM	3:30 PM
Lower School Subtotal	403	420		
5 th Grade	77	345 (207 regular, 138 sports)*	8:15 AM	3:30 PM or 4:15 PM (regular) (sports)
6 th Grade	78		8:15 AM	3:30 PM or 4:15 PM
7 th Grade	91		8:15 AM	3:30 PM or 4:15 PM
8 th Grade	88		8:15 AM	3:30 PM or 4:15 PM
Middle School Subtotal	334	345		
9 th Grade	106	460 (276 regular, 184 sports)*	8:15 AM	3:45 PM or 6:00 PM (regular) (sports)
10 th Grade	109		8:15 AM	3:45 PM or 6:00 PM
11 th Grade	112		8:15 AM	3:45 PM or 6:00 PM
12 th Grade	104		8:15 AM	3:45 PM or 6:00 PM
Upper School Subtotal	431	460		
ESD Total	1,168	1,225		

* - Assumed 40% sports participation

ESD currently operates the Middle and Upper Schools at the Merrell campus, with the Lower School operating separately at 4344 Colgate Avenue in Dallas. ESD is preparing a master plan for a combined campus using additional property which has been acquired by the school. The current PD 400 governing the Merrell campus will be updated to match the new master plan.

One significant change is the conversion of the existing public street Montwood Lane to be a private drive which will accommodate most of the drop-off and pick-up activity at the school. A second change will be the removal of some on-street parking along Merrell Road, to allow the restriping of the roadway with one lane in each direction and a two-way left-turn lane in the center. The Merrell Loading Area will also be reconfigured.

ESD has a strong tradition of families having multiple children enrolled at the same time. ESD reports that the 1,168 students currently enrolled come from only 800 families, with 1.46 students per family. With separate campuses, this often results in doubling the vehicle trips per family. The consolidation of all grades to the Merrell campus will remove these inefficiencies and reduce the total vehicle trips to and from the school.

The Middle School and Upper School student dismissals are divided among regular dismissals and those students who participate in athletics and are dismissed later. ESD provided participation information for the 2014-2015 school year which showed a minimum of 141 Middle Schoolers in sports out of 334 (42.2%), with other sports seasons at 149 and 151 participants. For the Upper School, the lightest season had 182 participants out of 431 total (42.2%), with other seasons at 184 and 192 participants. To conservatively model the number of students playing sports under the 1,225 student maximum scenario, it was assumed that 40% of the students were in sports.

Proposed Campus Circulation:

The Montwood Loop is the internal campus roadway which replaces Montwood Lane. It provides a directional loop with two lanes through the entire loop, and at least doubles the available queuing space. The two outbound lanes allow separate left- and right-turning exit maneuvers. A new parking lot on the southeast corner of the campus will be accessed from the new Montwood Loop only. The parking lot inbound path has a westbound left-turn lane so that inbound parking vehicles do not interfere with inbound drop-off or pick-up vehicles.

The Lower School Loading Area is adjacent to the new Lower School building which will be south of the Montwood Loop. The Lower School Loading Area can accommodate at least 6 simultaneous loading operations. The double-stacked queue serving the Lower School Loading area provides 2,300' of queuing distance, which will accommodate 115 vehicles.

The Middle School Loading Area is located at the northeast corner of the Montwood Loop, and can accommodate at least 5 simultaneous loading operations. Being able to

use less of the loop before reaching the loading area, the available queue for the Middle School Loading Area is 1,580', or 79 vehicles.

The Merrell Loading Area uses the parking lot around the main school entry on Merrell Road. Two loading areas are available for use, with a queue of 780', or 39 vehicles, within the campus. In theory, the center two-way left-turn lane to be designated within Merrell Road could be used for a secondary queue serving the Merrell Loading Area. As a center turn lane or storage lane, this queue would not interfere with the normal east-west traffic flows on Merrell Road. However, since the Middle School carpool activity has been moved to the Montwood Loop, the remaining carpool activity at the Merrell Loading Area can be contained within the campus and no use of Merrell Road is needed.

Current TMP Operation:

The Lower School operation at 4344 Colgate Avenue has a single drop-off time period from 7:40 to 8:00 AM, and two pick-up time periods at 2:30 PM (approx. 181 students) and 3:30 PM (approx. 204 students). Parent automobile drop-off and pick-up is conducted in the parking lots north and south of the school, with vehicle entering in a single line from Colgate Avenue. Unloading and loading is done through multiple staffed loading stations, with the pick-up period managed in the modern fashion of arriving vehicles being identified with placards and announced to match up students with vehicles.

The Middle School operation at the Merrell campus has a single drop-off time period before the 8:15 AM start, and two pick-up time periods at 3:30 PM (approx. 200 students) and 4:15 PM (approx. 134 students after sports practice). As with most middle and upper schools at other private schools, both drop-off and pick-up activity is more spread out than in the lower/elementary grades. Three days of AM and PM observations of the Montwood Lane intersection with Midway Road showed no southbound right-turn queuing for entering the campus, and only reasonable northbound left-turn queuing. The northbound queuing that occurs usually the result of not having a receiving space available on Montwood Lane, not from an inability to turn left across the southbound Midway Road traffic. While outbound vehicles from Montwood Lane faced some delay when entering Midway Road, no significant queuing was observed. Over the three days, the number of vehicles using Montwood Lane in the AM drop-off period varied from 151 to 209, and in the PM pick-up period varied from 104 to 128.

The Upper School operation at the Merrell campus has a single drop-off time period before the 8:15 AM start, and two pick-up time periods at 3:45 PM (approx. 200 students) and around 6:00 PM (approx. 231 students after sports practice). The Middle and Upper School loading areas are staffed to monitor the operations, with the students loading and unloading themselves. Approximately 200 of the Upper School students drive their own vehicles to the campus, parking in the surface lot north of Merrell Road. Due to on-street parking in use on both sides of Merrell Road, the two remaining Merrell Road lanes are sometimes obstructed by vehicles waiting to turn into the campus.

Delays to Merrell Road traffic are also caused by pedestrians crossing at the marked crosswalks.

Proposed TMP Operation:

The proposed TMP for the new campus master plan uses the same 8:00 and 8:15 AM start and staggered PM dismissal as the current operation, while taking advantage of the new Montwood Loop loading areas. The Montwood Loop would accommodate both the Lower School and Middle School carpool operations.

Uniformed police traffic officers will be in control of the intersection of Midway Road and Montwood Loop during both the morning drop-off and the afternoon pick-up time periods. At least two traffic officers are required for this duty. The traffic officers will focus on facilitating two operations – the northbound left-turn movement inbound from Midway Road and the eastbound left- and right-turn movements outbound from the Montwood Loop. The northbound left-turn movement is the most critical due to the limited left-turn storage length, which is marked for only approximately 40', but from observation can functionally accommodate at least four vehicles.

Lower School drop-off occurs by 8:00 AM through the Montwood Loop, with students being received in the staffed loading area. The Middle School drop-off then occurs through the Montwood Loop by 8:15 AM. The Upper School drop-off also occurs by 8:15 AM, but is performed at the Merrell Loading Area, so the Middle and Upper School traffic flows do not overlap. The Middle School carpool vehicles are also separated from the Upper School student drivers parking north of Merrell Road.

The major pick-up times begin with the first Lower School pick-up at 2:30 PM in the Montwood Loop. Vehicles queue and then arrive at the Lower School Loading Area, where they are matched with students by the traffic administrator. The traffic administrator also supervises the conversion of the double-stacked queue to the single line through the loading area, and any pedestrian crossings. Students are assisted into the vehicle at each loading station by the staff. Vehicles then exit to Midway Road.

The next pick-up time is the second Lower School pick-up at 3:30 PM, which occurs at the same time as the first Middle School pick-up. Both pick-ups will operate their staffed loading areas in the Montwood Loop, which is large enough to accommodate the queues for both groups. Each loading area has a traffic administrator, plus the staffed loading stations. The second Middle School pickup for students on sports teams occurs at 4:15 PM in the Montwood Loop.

The first Upper School pick-up occurs at 3:45 PM in the Merrell Loading Area. Vehicles enter the queue and pass through the loading areas, which are monitored by staff. Vehicles then exit in either direction to Merrell Road, with most returning to Midway Road via the traffic signal. The second Upper School pickup for students on sports teams occurs at 6:00 PM in the Merrell Loading Area.

Queuing Theory:

A published source for school queue observations is the Texas Transportation Institute (TTI) report 0-4286-3 *Operations and Safety Around Schools*, from January 2004. Funded by TxDOT, US DOT, and the Federal Highway Administration, the TTI research project examined experiences and best practices for school design and operations around the country, and did extensive observations of existing school operations. Observations of morning drop-off queues and afternoon pick-up queues were done at 20 elementary and middle schools in Texas. The schools had student populations between 250 and 1,200 students. In each case the number of students arriving or departing in vehicles was found, so that the variations in walking, biking, and busing numbers were removed, and the vehicle queuing behavior could be isolated. The results found that the weighted average of the maximum morning drop-off queue was 6% of the arriving students (0.06 queued vehicles per arriving student). The weighted average of the maximum afternoon pick-up queue was 13% of the departing students (0.13 queued vehicles per departing student).

Based on experience and observations of queuing at other public and private schools in the DFW area, KHA uses a higher design standard for projecting pick-up queue demands at schools. In the normal KHA design standard, the expected maximum pick-up 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 pick-up queue formula can be stated as:

(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicles in pick-up queue

The morning drop-off operation at schools is typically much simpler and has a faster service time than the afternoon pick-up operation, since drivers can arrive at any time and students do not have to be matched with vehicles. The observations on the campus show this to be the case at ESD as well. As at many schools, the traffic on the surrounding streets is heavier in the morning time period than in the afternoon time period, so the officer-controlled operation of the Midway Road and Montwood Loop intersection will be more important.

Experience has shown that with a staffed unloading area and adequate storage within the site for departing vehicles to clear the unloading area, the morning drop-off queue is significantly less than the afternoon pick-up queue. If a site's circulation works in the afternoon pick-up period, the morning drop-off period will also function well. Therefore, the morning drop-off queue is not normally calculated as a part of TMPs in the City of Dallas. Due to neighborhood interest around ESD, the morning drop-off queue will be examined below. The KHA design standard is that the drop-off queue is 15% of the largest number of students arriving at one time. As noted above, the design queue standards applied in this TMP of 15% in the morning drop-off and 20% in the afternoon

pick-up are much higher than the observed averages of 6% and 13%, respectively, from the TTI report.

These shorter queues observed in the TTI study influence the recommended queue lengths which the study promoted for use at Texas schools. For elementary schools of less than 500 students, the TTI recommended queue length was 400-750', where ESD is providing 2,300'. For middle schools of less than 600 students, the TTI recommended queue length was 500-800', where ESD is providing 1,580'. For high schools of 400-800 students, the TTI recommended queue length is 800-1,200'. ESD is on the low end of that range and is providing 800' plus the center lane of Merrell Road, and it also has a higher percentage of student drivers and athletics participants than most schools, leading to lower peak pick-up demand.

Queuing Calculations:

PM Pick-Up Period

The following calculations assume the school is at the 1,225 student maximum enrollment. The peak pick-up queue for the Montwood Loop will occur at 3:30 PM with both the second dismissal of the Lower School and the first dismissal of the Middle School. The combined 210 Lower School students and 207 Middle School students being dismissed at this time means a maximum queue of 84 vehicles, or 1,680' of queuing distance. Since the Montwood Loop has 2,300' of queuing distance available, there would be 620' or 31 vehicles of excess queuing capacity going unused. The other pick-up periods handle fewer students and would result in even more unused space within the Montwood Loop. With such a large number of queue spaces on the Montwood Loop, there will be no need for vehicles to queue on Midway Road due to queue space not being available within the campus.

The peak queue for the Merrell Loading Area will occur at the 3:45 PM pick-up for Upper School students. 276 students are being dismissed at that time, with 100 of them being student drivers. The 176 students being picked up generate a maximum queue of 31 vehicles, or 620' of queuing distance. The Merrell Loading Area has 780' of queuing distance available within the campus, so the maximum queue can be accommodated within the campus. With the Middle School loading operations moved to the Montwood Loop, there is no need for vehicles to queue within Merrell Road.

The following tables show the dismissal groups for each loading area, and resulting pick-up queuing conditions.

Pick-Up Queuing Summary - Montwood Loop - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 PK, K, Primer, 1	2:30 PM	190	0	0	190	38 Vehicles 760'	115 Vehicles 2,300'	77 Vehicles 1,540'
LS Group 2, MS Group 1 2, 3, 4, 5, 6, 7, 8	3:30 PM	417	0	0	417	84 Vehicles 1,680'	115 Vehicles 2,300'	31 Vehicles 620'
MS Group 2 (Sports) 5, 6, 7, 8	4:15 PM	138	0	0	138	28 Vehicles 560'	79 Vehicles 1,580'	50 Vehicles 1,000'

Pick-Up Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	3:45 PM	276	0	120	156	31 Vehicles 620'	39 Vehicles 780'	8 Vehicles 160'
US Group 2 (Sports) 9, 10, 11, 12	6:00 PM	184	0	80	104	21 Vehicles 420'	39 Vehicles 780'	18 Vehicles 360'

AM Drop-Off Period

Using the morning drop-off maximum queue assumption of 15% of the arriving students, the maximum drop-off queue at the Montwood Loop occurs before 8:00 AM for the Lower School arrival of 420 students. The resulting maximum queue of 63 vehicles is easily accommodated by the 2,300' of available queue distance. There is less queue distance available for the Middle School arrival of 345 students before 8:15 AM, but it is still ample to accommodate the maximum queue of 52 vehicles. In the Merrell Loading Area, the 460 arriving Upper Schoolers would generate a maximum queue of 39 vehicles, which just fits within the available queue distance. As noted above, these assumptions of AM drop-off maximum queues are probably conservatively high.

Drop-Off Queuing Summary - Montwood Loop - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 Beginner through 4	8:00 AM	420	0	0	420	63 Vehicles 1,260'	115 Vehicles 2,300'	52 Vehicles 1,040'
MS Group 1 5, 6, 7, 8	8:15 AM	345	0	0	345	52 Vehicles 1,040'	79 Vehicles 1,580'	27 Vehicles 540'

Drop-Off Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	8:15 AM	460	0	200	260	39 Vehicles 780'	39 Vehicles 780'	0 Vehicles 0'

Sports Off-Season

There are brief times of the year when all sports may not be in session, and the assumed division between regular dismissals and sports dismissals would be different. As noted on the TMP plan, the school is responsible for managing its traffic at all times, and may need to modify the TMP plan to ensure smooth operations. This is the same as making special plans for other major school events where the traffic demands are atypical.

To address the sports off season, the 1,580' Middle School queue length available in the Montwood Loop (space for 79 vehicles) would accommodate the 69 vehicle maximum queue if all 345 Middle School students were dismissed at one time. The same situation for the 460 Upper School students would generate a 52 vehicle maximum queue, which could be accommodated using the site and the center turn lane of Merrell Road, or which could easily be split into two pick-up periods separated by at least 15 minutes.

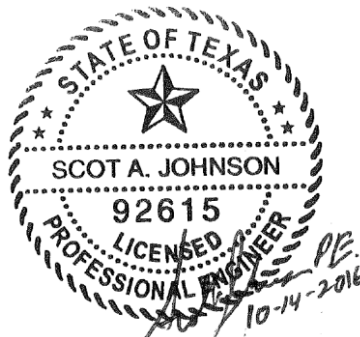
Summary:

This TMP defines the drop-off and pick-up procedures for ESD once the site is modified in accordance with the master plan, including the 1,225 student enrollment cap. The proposed master plan and this TMP provide a significant improvement in on-site queue storage over the existing operations, even considering the addition of the Lower School to the Merrell campus. 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. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form static queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle traffic 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 ESD will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

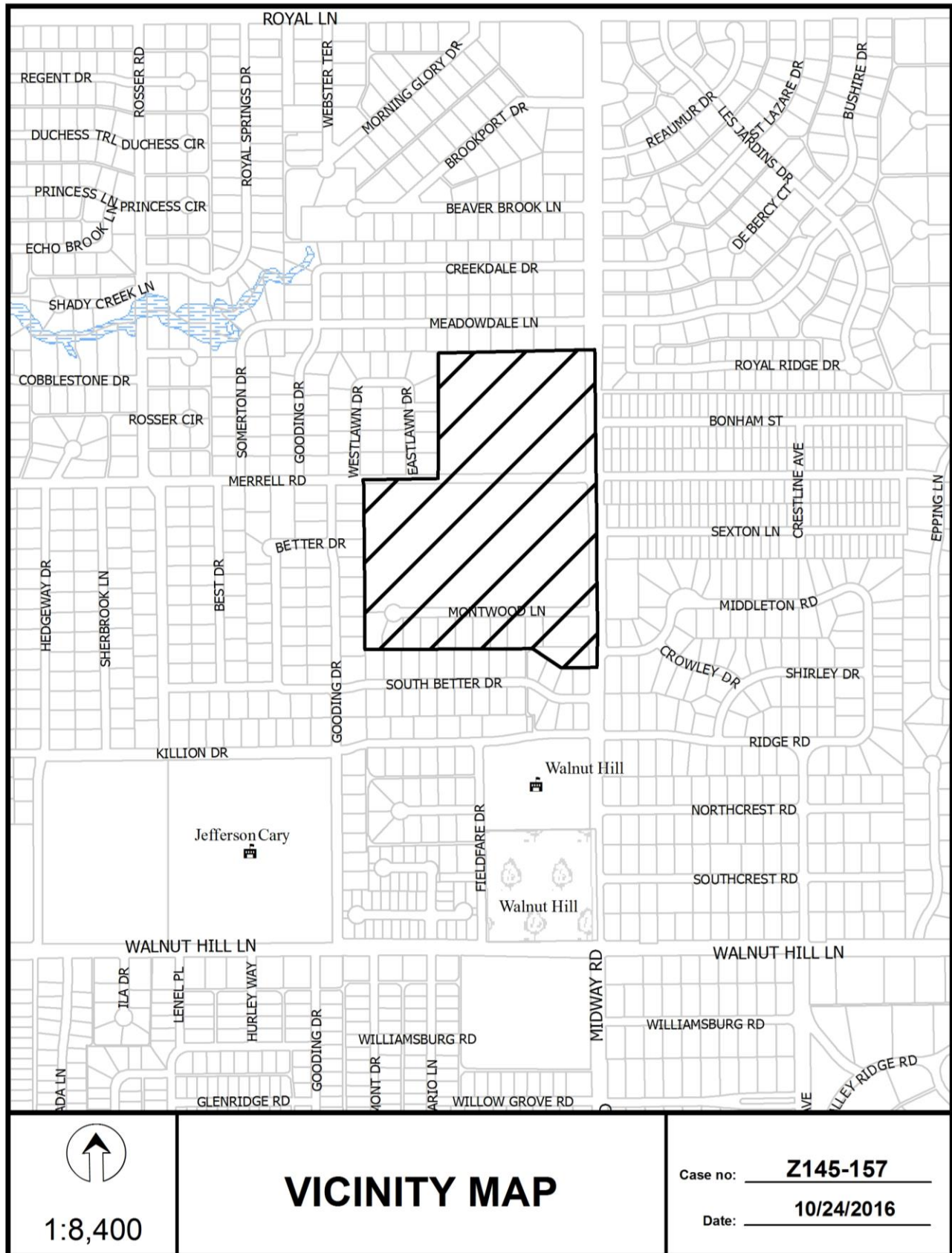
In order to ensure that all queuing of vehicles is completely accommodated on school property, ESD administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take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

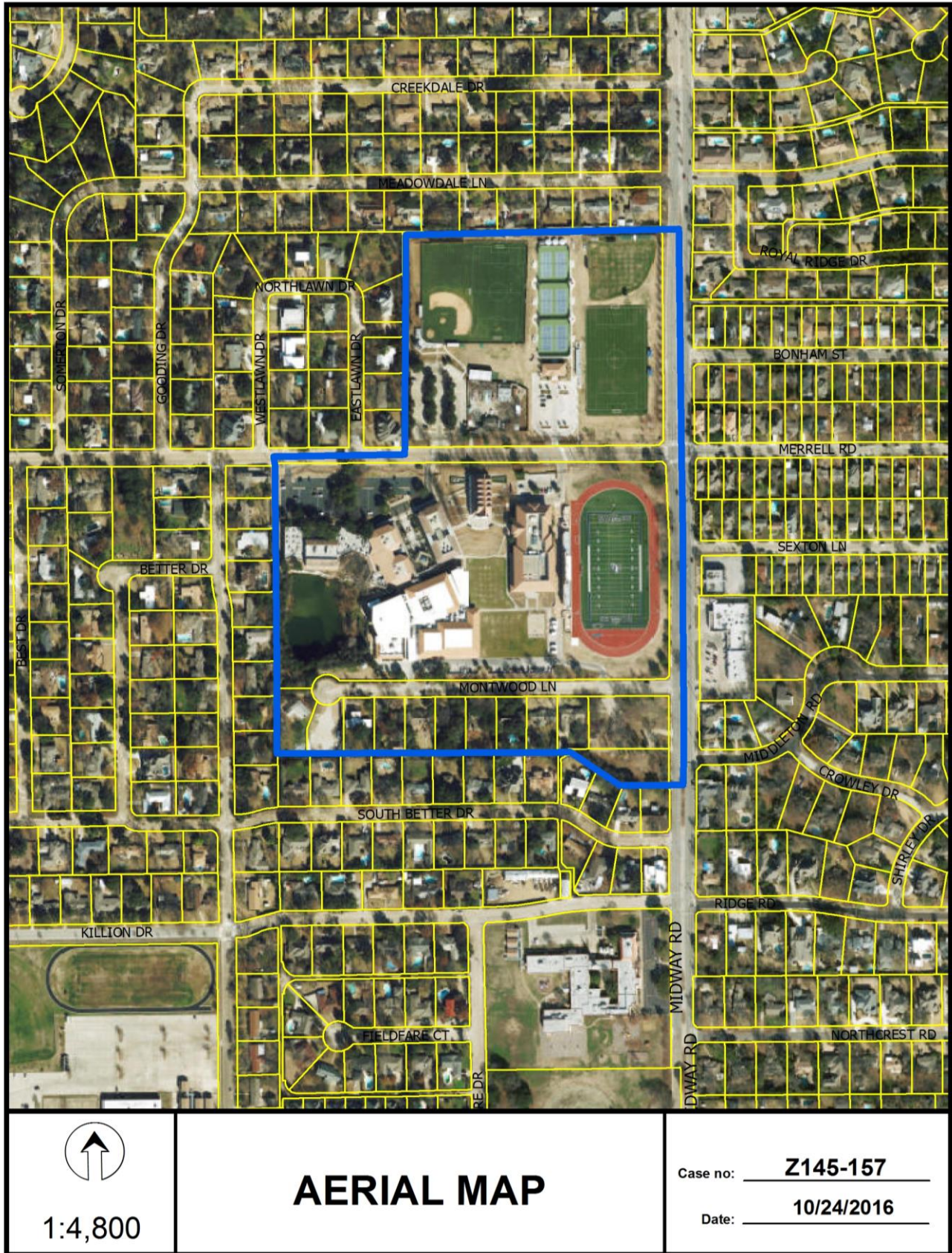
Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12750 Merit Drive, Suite 1000
Dallas, TX 75251

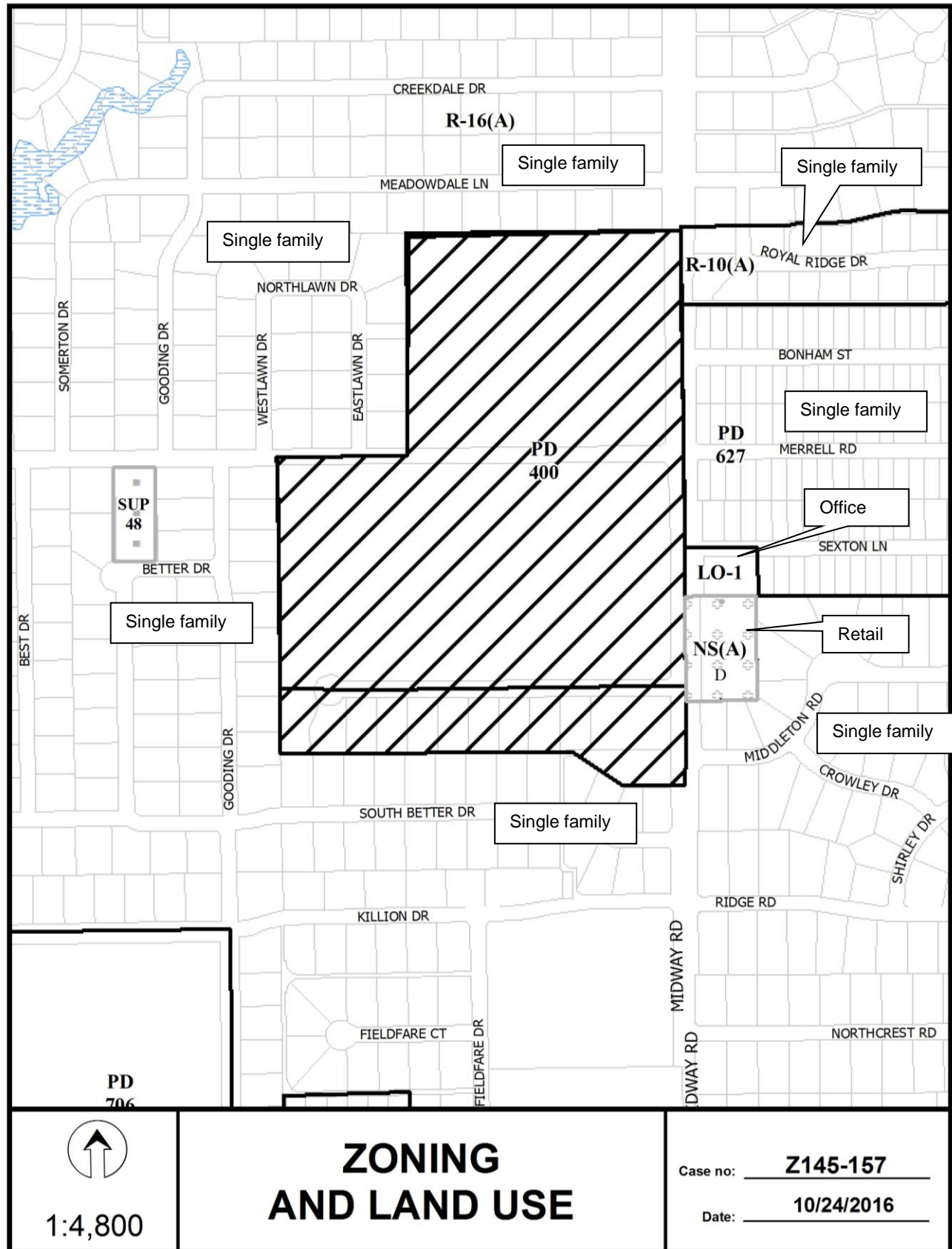


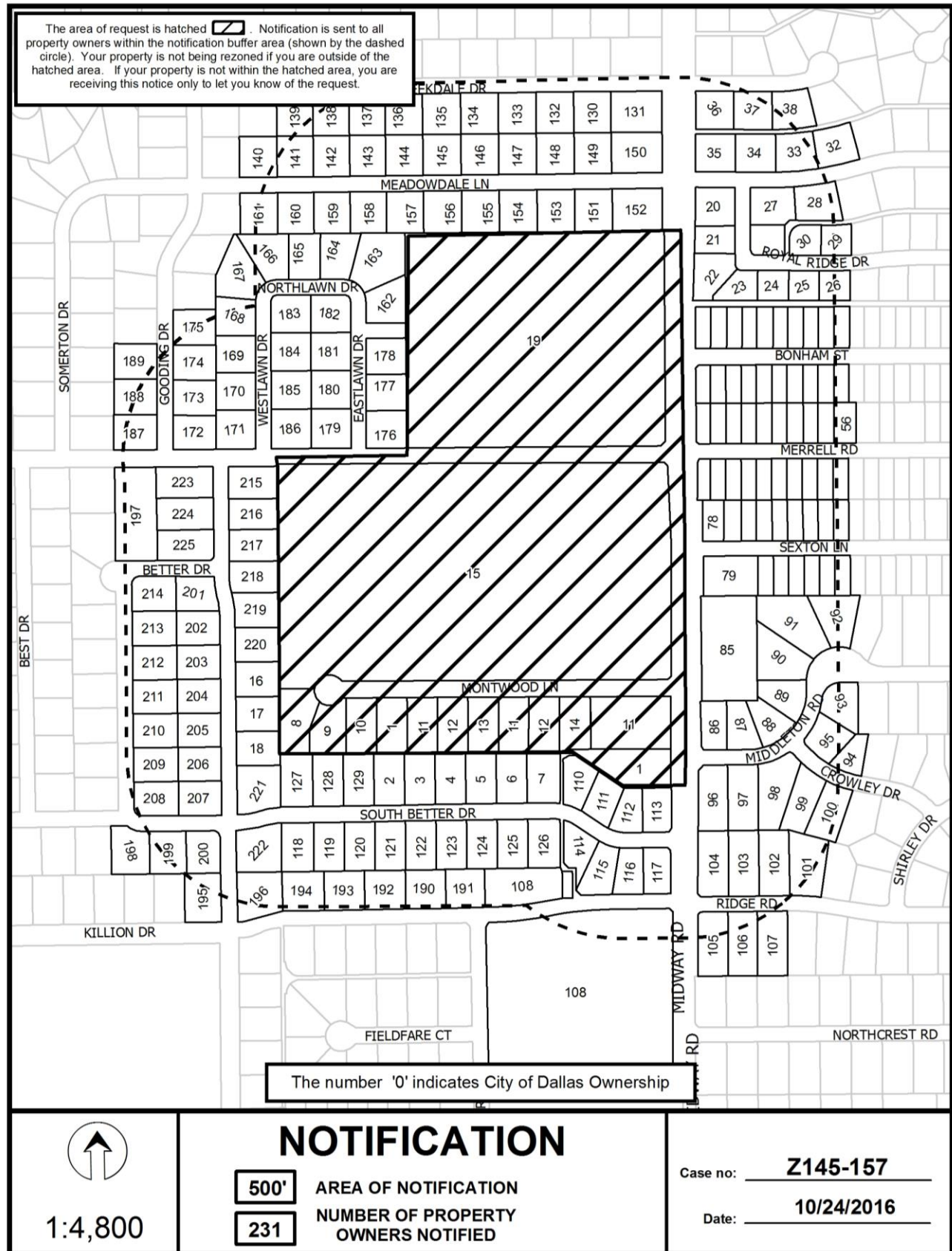


Z145-157(WE)









Notification List of Property Owners

Z145-157

231 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10163 MIDWAY RD	WBL FAMILY INVESTMENTS
2	4083 S BETTER DR	FAY WILLIAM J & RACHIDA
3	4107 S BETTER DR	BOMAR GROUP LP
4	4115 S BETTER DR	SMITH DAVID T & JUANITA M MORROW
5	4123 S BETTER DR	PRINGLE JUDY C
6	4131 S BETTER DR	RUNYAN LEIGH ANN
7	4139 S BETTER DR	OSBORNE CYNTHIA
8	4004 MONTWOOD LN	WBL FAMILY INV
9	4010 MONTWOOD LN	WBL FAMILY INVESTMENTS
10	4020 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
11	4030 MONTWOOD LN	WBL FAMILY INV INC
12	4036 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
13	4106 MONTWOOD LN	WBL FAMILY INVESTMENTS
14	4126 MONTWOOD LN	WBL FAMILY INV INC
15	4100 MERRELL RD	EPISCOPAL SCHOOL DALLAS
16	10238 GOODING DR	FHJV/WAGON WHEEL INVESTMENTS LLC
17	4211 BONHAM ST	STEWART STANLEY
18	10218 GOODING DR	WU-GILBERTSON MEIYAO
19	4121 MERRELL RD	EPISCOPAL SCHOOL DALLAS
20	4210 ROYAL RIDGE DR	WADDLE JAMES A & JEAN P LIFE EST
21	4218 ROYAL RIDGE DR	WITRY BENJAMIN BARKER
22	4224 ROYAL RIDGE DR	PATTON INGEBORG S
23	4230 ROYAL RIDGE DR	TRACY SCOTT JOHN
24	4238 ROYAL RIDGE DR	RUIZ MARK
25	4246 ROYAL RIDGE DR	BARR TRAVIS J
26	4254 ROYAL RIDGE DR	CAMERON LORI A &

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4222 MEADOWDALE LN	HOMAN GREGORY W &
28	4232 MEADOWDALE LN	MATTA MICHAEL L & SUSAN B
29	4253 ROYAL RIDGE DR	SKINNER JANET E &
30	4245 ROYAL RIDGE DR	WEST JEAN CAROLYN
31	4237 ROYAL RIDGE DR	HENNING TIMOTHY C
32	4241 MEADOWDALE LN	OTTEN IAN & SERAFINA
33	4231 MEADOWDALE LN	FEUER IAN & KATIE
34	4221 MEADOWDALE LN	BAYLESS DOROTHY
35	4209 MEADOWDALE LN	MUSSELMAN NICOLE
36	4210 CREEKDALE DR	KENNEDY THOMAS M & NANCY
37	4220 CREEKDALE DR	HILBERT JAY T
38	4230 CREEKDALE DR	COURIE ELI
39	4207 BONHAM ST	SAUCEDO JOE R JR & VILMA D TRUSTEES
40	4215 BONHAM ST	SEALE JENNIFER
41	4219 BONHAM ST	AMMON IRENE A
42	4223 BONHAM ST	AGUINAGA JESUS & MARIA E
43	4227 BONHAM ST	GAVCAYLN LLC
44	4231 BONHAM ST	WEATHERS SUE K & RAYMOND D
45	4235 BONHAM ST	PANG PAUL S
46	4239 BONHAM ST	EDWARDS GEORGE M &
47	4203 BONHAM ST	ALANIS JESSE II &
48	4210 BONHAM ST	DEROZIER SYLVIANE
49	4214 BONHAM ST	WILLIAMS RALPH C & TERRI ANNA
50	4218 BONHAM ST	SECTOR CAPITAL LLC
51	4222 BONHAM ST	ULUALP SECKIN &
52	4226 BONHAM ST	MURRAY DAVID A & SUZANNE P
53	4230 BONHAM ST	ORTIZ SHAYOM J
54	4234 BONHAM ST	LEMMONS KIMBERLY ANN
55	4238 BONHAM ST	DOMINUS PPTIES INC
56	4239 MERRELL RD	EDWARDS GEORGE M &
57	4235 MERRELL RD	MAYO JANET G

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4231 MERRELL RD	TLC ESTATE REVOCABLE TRUST
59	4227 MERRELL RD	BOURG JOHN B JR
60	4223 MERRELL RD	CRAWFORD TODD &
61	4219 MERRELL RD	JP LEASING LLP
62	4202 MERRELL RD	DO TUAN ANH &
63	4206 MERRELL RD	DURANTE EMILY BRIGHT
64	4210 MERRELL RD	PHILLIPS JAN ELIZABETH
65	4214 MERRELL RD	WILSON MARY COLLINS
66	4216 MERRELL RD	ZHU JIANGUO
67	4222 MERRELL RD	COLLINS JOSEPH & COLLEEN
68	4226 MERRELL RD	TATTERSALL BRANDON R &
69	4230 MERRELL RD	PHILIPS STEVEN T &
70	4234 MERRELL RD	STEIN SHELLEY G
71	4238 MERRELL RD	NEILL ELLEN
72	4237 SEXTON LN	FINFER SCOTT
73	4229 SEXTON LN	HOWARD DEBRA L
74	4225 SEXTON LN	GARDNER MARK S
75	4221 SEXTON LN	MORRIS JEFFREY J &
76	4213 SEXTON LN	CARDER HENRY M
77	4209 SEXTON LN	GERRITS JOHN R JR &
78	4205 SEXTON LN	JOHNSON DAWN DENISE
79	10246 MIDWAY RD	EGELSTON PARTNERS LTD
80	4216 SEXTON LN	WOOD MARK J &
81	4220 SEXTON LN	HRBACEK ERIC J
82	4224 SEXTON LN	MIRAMONTES MARY LOUISE
83	4228 SEXTON LN	VINEYARD JAMES GARY &
84	4236 SEXTON LN	HANNIGAN LINDA L
85	10218 MIDWAY RD	STAVELY GERALD
86	4207 MIDDLETON RD	BROADY GEORGE
87	4215 MIDDLETON RD	GOODE MARK G III &
88	4223 MIDDLETON RD	THURMAN C R LLC

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4237 MIDDLETON RD	STUART AMALIA R
90	4243 MIDDLETON RD	RHLMC MIDDLETON LLC
91	4303 MIDDLETON RD	WINSKI LOUIS R & LINDA H
92	4311 MIDDLETON RD	LICHT KRISTOFFER L
93	4306 MIDDLETON RD	BARNES DENNIS M & MARTHA G
94	4315 CROWLEY DR	MORAN MICHAEL J & KATHARINE W
95	4307 CROWLEY DR	VUCKOVICH MICHAEL ALAN & BEVERLY BERRY
96	4206 MIDDLETON RD	JOSHI SAFAL K &
97	4214 MIDDLETON RD	NUTH THAVORAK & VALERIE
98	4222 MIDDLETON RD	VANZANDT PATRICIA & JAMES B
99	4314 CROWLEY DR	WESTON J MICHAEL & LAURA
100	4322 CROWLEY DR	CURRLIN KYLE & MARY
101	4231 RIDGE RD	ROMAN CATHOLIC DIOCESE DALLAS
102	4223 RIDGE RD	SWANN STEPHEN & CAROLYN
103	4215 RIDGE RD	WILLIAMS CLIFFORD K TR
104	4207 RIDGE RD	4207 RIDGE LLC
105	4200 RIDGE RD	MOSS FREDERICK C
106	4214 RIDGE RD	EOFF BRANDON C & BOPHA C
107	4222 RIDGE RD	ELKIN ROBERT
108	10115 MIDWAY RD	Dallas ISD
109	4143 KILLION DR	WALNUT HILL ELEM PTA
110	4143 S BETTER DR	SINTOBIN OLIVIER
111	4147 S BETTER DR	RATHBUN MARC L & DONNA L
112	4151 S BETTER DR	BARTOLOMEO ROBERT M & DEBRA A
113	4155 S BETTER DR	ZALLY KENNETH B
114	4144 S BETTER DR	WASHAM CORA DIANE
115	4148 S BETTER DR	BLOODGOOD THOMAS M &
116	4152 S BETTER DR	IVAN DOUGLAS M
117	4156 S BETTER DR	JOHNSON BRIAN G
118	4058 S BETTER DR	MUFTI ARJMAND
119	4066 S BETTER DR	EADES TED M &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4074 S BETTER DR	KALLASSY CHARLES A &
121	4082 S BETTER DR	LEW RICTOR S &
122	4106 S BETTER DR	BROWER DOUGLAS C &
123	4114 S BETTER DR	SIMANI ROSE S &
124	4122 S BETTER DR	ROGERS DAVID &
125	4130 S BETTER DR	MCKINNEY JANICE REVOCABLE
126	4138 S BETTER DR	KLEIN NATHANIEL
127	4059 S BETTER DR	SZUCS DORA AMANDA
128	4067 S BETTER DR	BEST RANDOLPH B JR &
129	4075 S BETTER DR	MEZGER GUY
130	4164 CREEKDALE DR	SORENSEN ERIC MICHAEL
131	4170 CREEKDALE DR	COOPER PAUL &
132	4156 CREEKDALE DR	ADAMS DENSIL A
133	4146 CREEKDALE DR	STALDER JAMES W
134	4136 CREEKDALE DR	VANPELT AARON
135	4126 CREEKDALE DR	HARTSELL LANCE E & MARLA KENNEDY
136	4116 CREEKDALE DR	ZIMMERMAN B F & MARGIE N
137	4106 CREEKDALE DR	WILLAMSBURG CUSTOM HOMES INC
138	4078 CREEKDALE DR	PITTMAN CHRISTOPHER K &
139	4070 CREEKDALE DR	BOYD CANDACE
140	4061 MEADOWDALE LN	MILLER RUDOLPH III
141	4071 MEADOWDALE LN	JACKSON FRED & ANGELA
142	4079 MEADOWDALE LN	FELTS M KAY &
143	4107 MEADOWDALE LN	BISHOP MASON & ANN MARIE
144	4117 MEADOWDALE LN	HILL JEAN M
145	4127 MEADOWDALE LN	PORTER CAREY ANDREW
146	4137 MEADOWDALE LN	ZEPPA CHRISTOPHER A & MELINDA L
147	4147 MEADOWDALE LN	HIRSCHHORN STACEE S
148	4157 MEADOWDALE LN	KIMBER GEORGE F
149	4165 MEADOWDALE LN	DURAN CHARLES P &
150	4171 MEADOWDALE LN	BARRY KENNETH & BEVERLY R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4164 MEADOWDALE LN	SABO KAY
152	4170 MEADOWDALE LN	DAY LILLY P
153	4156 MEADOWDALE LN	JACOBS PATRICIA E
154	4146 MEADOWDALE LN	COSTON KAREN ANNE &
155	4136 MEADOWDALE LN	BRAUN CARLISLE & VALERIE REYES
156	4126 MEADOWDALE LN	VETTER SALLY LUCIA
157	4116 MEADOWDALE LN	TYRA MELISSA K & JEREMY L
158	4106 MEADOWDALE LN	SERRECCHIA MICHAEL &
159	4078 MEADOWDALE LN	SPICER HARRY DIESTIN JR
160	4070 MEADOWDALE LN	NOBLIN MARK E & MARGARET B LIVING TRUST
161	4060 MEADOWDALE LN	LATTANZIO DOUGLAS E &
162	10506 EASTLAWN DR	DODD MARK A & JULIE A
163	10512 EASTLAWN DR	VIRACOLA MICHAEL T & SUSAN T
164	4077 NORTHLAWN DR	REIG INCORPORATED
165	4071 NORTHLAWN DR	MASON DAVID C
166	4061 NORTHLAWN DR	STAHL MARK KELLEY
167	10515 WESTLAWN DR	CARR KEVIN
168	10507 WESTLAWN DR	DESANDERS LINDA COCKRELL
169	10425 WESTLAWN DR	DAVIS SIGNATURE HOMES LLC
170	10415 WESTLAWN DR	MARIGOT CAPITAL LLC
171	10405 WESTLAWN DR	AIKMAN RHONDA K
172	10404 GOODING DR	HART JASON F & ERIN H
173	10412 GOODING DR	OSULLIVAN EVIN &
174	10420 GOODING DR	BOLLE DAVID S & MISTY L
175	10510 GOODING DR	SWEITZER PATSY RUTH
176	10404 EASTLAWN DR	CHA CHOON H & AUDREY Y
177	10414 EASTLAWN DR	SHELTON KIMBERLY A
178	10424 EASTLAWN DR	TIMMONS W THOMAS &
179	10405 EASTLAWN DR	HUEFFNER SUSAN H
180	10415 EASTLAWN DR	WRIGHT ROBERT G
181	10425 EASTLAWN DR	AKER CATHERINE W

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10507 EASTLAWN DR	DUWE DOUGLAS D &
183	10506 WESTLAWN DR	BOHAN-PITT JAMES & KIMBERLY
184	10424 WESTLAWN DR	PHIPPS ERROL S
185	10414 WESTLAWN DR	RICE KEVIN DAVID
186	10404 WESTLAWN DR	MILLSAP LINDA &
187	10405 GOODING DR	BALTIMORE DARRELL & SUSAN DUNN
188	10411 GOODING DR	MILAZZO DAVID &
189	10419 GOODING DR	VERGES KEITH &
190	4123 KILLION DR	CANADA ROSCOE L
191	4131 KILLION DR	JONES GERALD W
192	4091 KILLION DR	POMATTO CHARLES V
193	4081 KILLION DR	SMITH RAYMOND J &
194	4071 KILLION DR	BUTLER WILLIAM M
195	4059 KILLION DR	TODD PEGGY L
196	10142 GOODING DR	INTERRANTE JASPER &
197	4018 MERRELL RD	MERRELL CEMETERY
198	4016 S BETTER DR	TAYLOR LISA M
199	4022 S BETTER DR	BEAZLEY KATHLEEN
200	4030 S BETTER DR	ZAMUDIO LILA CATALDO
201	10259 GOODING DR	WILLIAMS JUSTIN T
202	10251 GOODING DR	CAPORAL CHRISTY C
203	10243 GOODING DR	ROARK ROSS E & STEPHANIE J
204	10235 GOODING DR	BATIS ERIC J
205	10223 GOODING DR	HILL DEVIN E II &
206	10215 GOODING DR	LEGACY MICHAEL J &
207	10207 GOODING DR	FISHLOCK BRUCE A &
208	10222 BETTER DR	ROBISON SEAN C
209	10230 BETTER DR	ALBUS DEREK M & SARAH E
210	10238 BETTER DR	ARBUCKLE JERELYN S
211	10246 BETTER DR	FRALER ESTHER R
212	10254 BETTER DR	GREEN STEVEN L &

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10262 BETTER DR	KAPRAL MARILYN DAMMIER
214	10270 BETTER DR	ALLEN STEVE L
215	10322 GOODING DR	HAMMETT ERLINE LIVING TRUST
216	10314 GOODING DR	RILEY MICHAEL J
217	10306 GOODING DR	BELL JULIE S
218	10264 GOODING DR	GILES JEREMY D & MELISSA J
219	10254 GOODING DR	DELAGARZA CARLOS &
220	10246 GOODING DR	WANDEL JACK L
221	10210 GOODING DR	GOLDENBAUM MICHAEL &
222	10152 GOODING DR	COURSEY RAYMOND A
223	10323 GOODING DR	FARRY JOHN A
224	10315 GOODING DR	SMARTT MICHAEL A & STEVA
225	10307 GOODING DR	BAKER SCOTT A
226	4202 BONHAM RD	FINFER SCOTT &
227	4206 BONHAM RD	KONG YONGLI &
228	4203 MERRELL RD	MCCOMBER RYAN & CORI
229	4207 MERRELL RD	CLINE BRIAN J
230	4215 MERRELL RD	CHI SUE M & JUNG I
231	4211 MERRELL RD	MOORE JAMES R

FILE NUMBER: Z167-103(JM) **DATE FILED:** October 4, 2016

LOCATION: On the east line of North Central Expressway, north of Meadow Road.

COUNCIL DISTRICT: 13 **MAPSCO:** 26-K

SIZE OF REQUEST: Approx. 3.1791 **CENSUS TRACT:** 78.23

APPLICANT / OWNER: SCG/CP Meadow Park Tower, LLC

REPRESENTATIVE: Karl A Crawley, Masterplan

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District.

SUMMARY: The purpose of the request is to allow retail and personal service uses by right and remove the 10 percent of floor area size limitation and containment standards required by the existing zoning of the GO(A) General District.

STAFF RECOMMENDATION: Approval of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant.

PRIOR ACTION AND UPDATE: On December 15, 2016, this item was held under advisement to allow for the consideration of adding deed restrictions to the request. The volunteered deed restrictions are included in the case report.

BACKGROUND:

- On December 15, 2016, this item was held under advisement. Deed restrictions have been offered by the applicant restricting 21 uses and allowing multifamily uses for mixed use projects solely.
- The site is developed with a 15-story office building. According to DCAD records, the 260,845 square feet of office space and a 269,892 square foot parking structure were constructed in 1986.
- The applicant would like to add a retail or personal service use component without existing restrictions which limit containment within the office building as well as a maximum of 10 percent of floor area ratio.
- The proposed MU-3 Mixed Use District would add 29 new uses, most notably including residential and retail and personal service uses.
- Surrounding uses include medical offices, hospitals, general offices, and multifamily residential units. Recent rezoning cases adjacent to the property are to add multifamily and mixed uses.

Zoning History: There have been three zoning cases in the area over the past five years.

1. Z123-148—On March 26, 2014, the City Council approved Planned Development District No. 904 for non-residential uses on property zoned a GO(A) General Office District.
2. Z123-212—On August 28, 2013, the City Council approved Planned Development District No. 895 for mixed uses on property zoned a GO(A) General Office District.
3. Z134-171—On October 8, 2014, the City Council approved Planned Development District No. 927 for mixed uses on property zoned an MF-2(A) Multifamily District and a GO(A) General Office District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Central Expressway	US Highway	Variable

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

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 comprehensive plan does not make a specific land use recommendation related to the request.

The Plan identifies the request site being within an Urban Neighborhood Building Block. The proposed MU-3 Mixed Use District is described as being for the development of high density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites. This district ultimately supports the Building Block and existing land use on the subject site.

Finally, the request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

Land Use Compatibility: The subject site is currently zoned a GO(A) General Office District. This district represents a group of uses which would accommodate office developments and may include certain complementary retail and residential uses as a minor component of such developments. The request is to change the zoning to an MU-3 Mixed Use District to maintain the existing office and personal service uses while adding retail and personal service uses as primary uses, rather than restricted to a maximum of 10 percent of the total floor area. The MU-3 Mixed Use District supports the urban mixed-use nature of the area. Considering the volume of multifamily units being added to the area, the addition of restaurants and shops allowed with the change of zoning will complement the area.

	Zoning	Land Use
Site	GO(A)	Office
North	PD No. 895	Multifamily
Southeast	MF-2(A)	Multifamily
South	MC-1 w/Deed Restrictions	Surgical Center
West	RR	Retail and personal service

Surrounding land uses offer multifamily uses to the immediate north and southeast, medical offices and surgical centers to the south, and retail and personal service uses across North Central Expressway, to the west.

The proposed zoning district primarily allows an expanded list of residential uses (by right and as a primary use) and retail and personal service uses. A few commercial and business service, institutional and community service, and wholesale, distribution, and storage uses have also been added. For a full list of added uses with notes to special provisions, please refer to the *Land Use Comparison* table.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GO(A)- existing General Office	15'	0'	4.0 FAR	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
MU-3 –. proposed Mixed use-3	15'	20' adjacent residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Land Use Comparison:

	Proposed	Existing
Use	MU-3	GO
Catering Service.	X	L
Custom business services.	X	
Electronics service center.	X	L
Labor Hall	X	
Tool or equipment rental.	X	
Adult day care facility.	X	L
Child-care facility.	X	L
Convalescent and nursing homes, hospice care, and related institutions.	RAR	
Convent or monastery.	X	RAR
Foster home.	X	
Halfway house.	SUP	

Overnight general purpose shelter.	Check Use.	Check Use.
Handicapped group dwelling unit.		Check Use.
Duplex.	X	Up to 5% of total floor area.
Group residential facility.	X	Up to 5% of total floor area.
Multifamily.	X	Up to 5% of total floor area.
Residential hotel.	X	
Animal shelter or clinic without outside runs.	RAR	
Auto service center.	RAR	
Car wash.	RAR	
Commercial amusement (inside).	Check Use (SUP)	
Commercial amusement (outside).	SUP	
Commercial parking lot or garage.	RAR	
Convenience store with drive-through.	SUP	
Furniture store.	X	
General merchandise or food store greater than 3,500 square feet.	X	
General merchandise or food store 100,000 square feet or more.	SUP	
Household equipment and appliance repair.	X	
Liquor store.	X	
Mortuary, funeral home, or commercial wedding chapel.	X	
Motor vehicle fueling station.	X	L
Restaurant with drive-in or drive-through service.	DIR	
Swap or buy shop.	SUP	
Temporary retail use.	X	
Theater.	X	SUP
Heliport.	SUP	
Radio, television, or microwave tower.	SUP	RAR
Mini-warehouse.	SUP	
Office, showroom/warehouse.	X	
Recycling buy-back center.	Check Use	

Recycling collection center.	Check Use	
Trade center.	X	
<p>X indicates permitted by right.</p> <p>SUP indicates permitted with a Specific Use Permit.</p> <p>RAR indicates permitted, but subject to Residential Adjacency Review.</p> <p>DIR indicates permitted, but subject to Development Impact Review.</p> <p>L indicates that it is a limited use.</p> <p>Check Use indicates permitted, but that the use must conform to specific regulations in different districts, as outlined in the Development Code.</p> <p>By CBO Authorization indicates that the use may be allowed with permission from the Chief Building Official.</p> <p>Strikethrough text indicates items which are being voluntary deed restricted. Those uses will not be allowed.</p>		
Alternating color pattern indicates a new category of uses.		

Parking: As this is a straight zoning request, parking will be provided according to the Dallas Development Code.

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

List of Owners

10440 North Central Expressway

OWNERSHIP:

SCG/CP MEADOW PARK TOWER OWNER, LLC

SCG/CP Meadow Park Tower, LLC, its sole member

Yego Meadow Park, LP, its manager

Yego Meadow Park GP, LLC, its general partner

Brian D. Neitzel, Manager

William R. Cawley, Manager

Todd K. Ashbrook, Manager

Z167-103

Volunteered Deed Restrictions

II.

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

(a) The following main uses are not permitted:

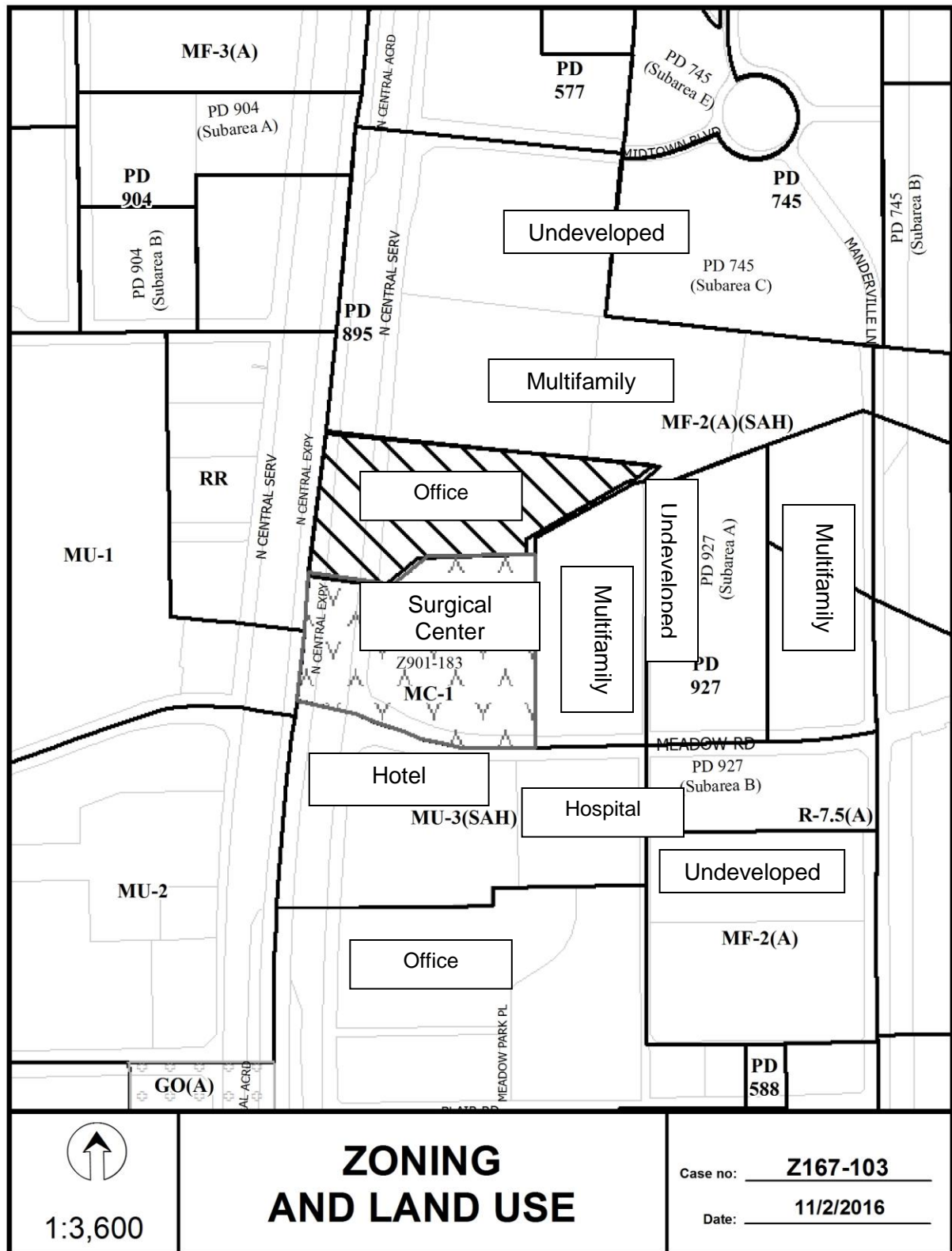
- Convalescent and nursing homes, hospice care, and related institutions.
- Custom business services.
- Duplex.
- Foster home.
- General merchandise or food store greater than 3500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Group residential facility.
- Halfway house.
- Household equipment and appliance repair.
- Labor hall.
- Liquor store.
- Auto service center.
- Motor vehicle fueling station.
- Mortuary, funeral home, or commercial wedding chapel.
- Residential hotel.
- Restaurant with drive-in or drive-through service.
- Retirement housing.
- Tool or equipment rental.
- Overnight general purpose shelter.
- Animal shelter or clinic without outside runs.
- Car wash.

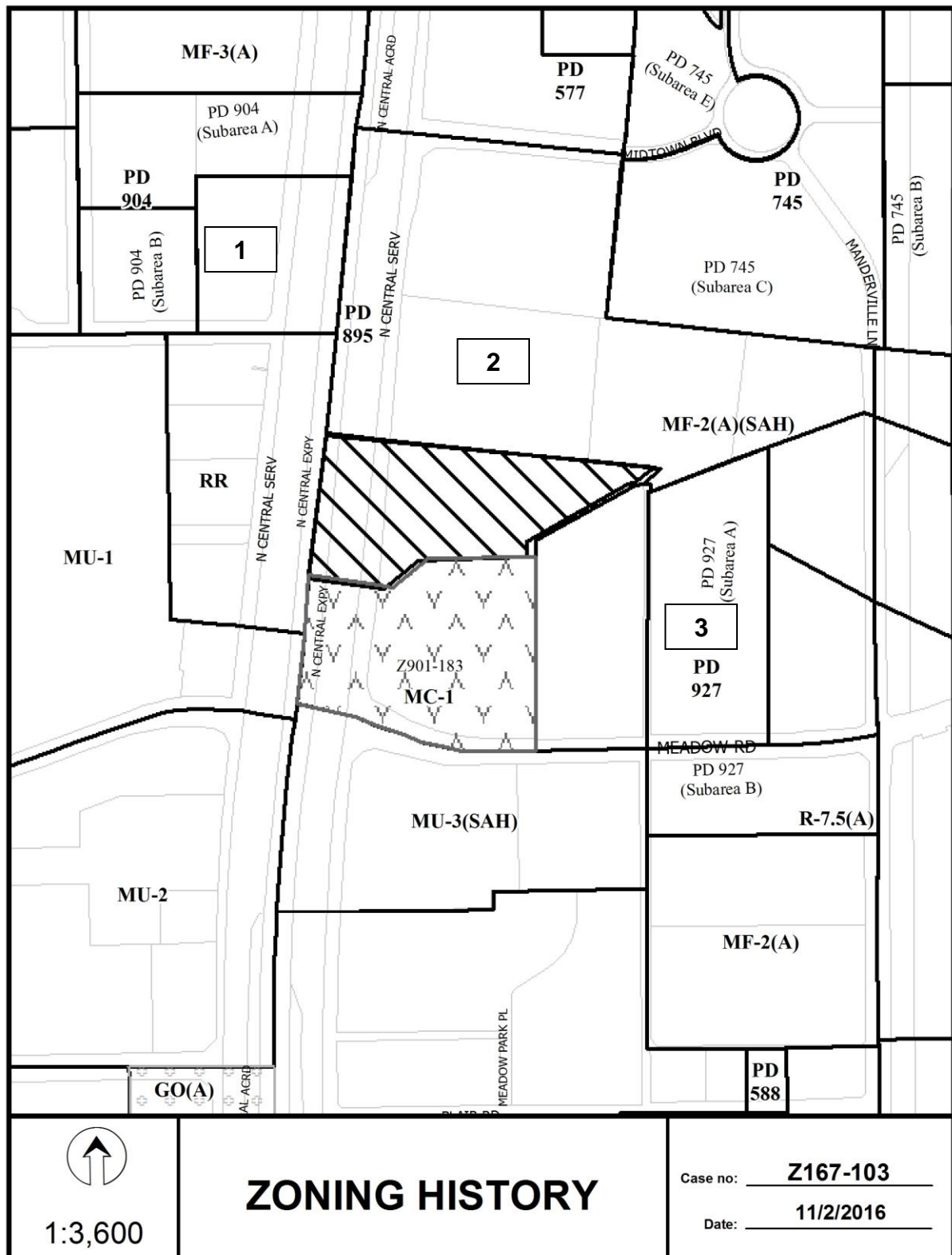
The following main use is only permitted as part of a mixed use project (See Section 51A-4.125 of the Dallas Development Code):

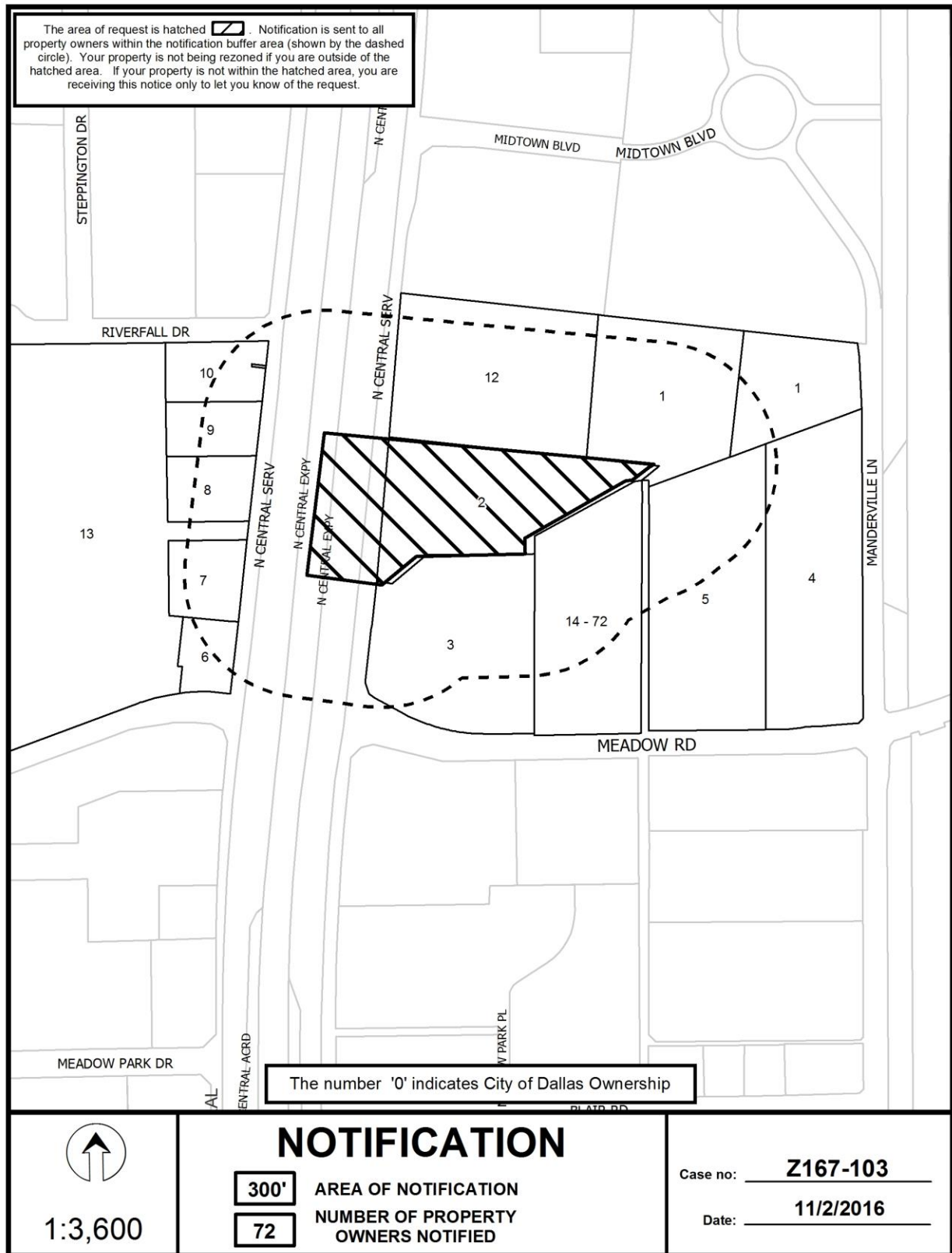
- Multifamily.











11/02/2016

Notification List of Property Owners***Z167-103******72 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8109 MANDERVILLE LN	COMMODORE PARTNERS LTD
2	10440 N CENTRAL EXPY	SCG CP MEADOW PARK
3	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
4	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
5	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
6	10405 N CENTRAL EXPY	MEADOW & CENTRAL LTD PS
7	10425 N CENTRAL EXPY	SRS MANAGEMENT LLC
8	10433 N CENTRAL EXPY	CCP MEADOWCENT I LP
9	10443 N CENTRAL EXPY	CHAN NELSON S & BELLE H
10	10453 N CENTRAL EXPY	MEADOW & CENTRAL LTD PS
11	10453 N CENTRAL EXPY	PRESCOTT INTERESTS BILLBOARDS LTD
12	10550 N CENTRAL EXPY	MIDTOWN MARK LLC
13	10455 N CENTRAL EXPY	MEADOW & CENTRAL LTD PS
14	8059 MEADOW RD	MESSEYE ABEIR
15	8059 MEADOW RD	TODORA TONY
16	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
17	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
18	8057 MEADOW RD	NEWAY ZEKARIAS
19	8057 MEADOW RD	ABEBE ZUFAN
20	8055 MEADOW RD	FRIEDRICH ELIZABETH E &
21	8055 MEADOW RD	CUNNINGHAM SHEREICE
22	8057 MEADOW RD	CUNNINGHAM SHEREICE
23	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
24	8055 MEADOW RD	KEBEDE TAFESECH
25	8065 MEADOW RD	MALLARD WARREN L
26	8065 MEADOW RD	HUEY JOSEPH D & LORI A

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8067 MEADOW RD	CHILDRESS CAROLYN H
28	8065 MEADOW RD	YEMANE SOLOMON
29	8065 MEADOW RD	JORDAN JAMES C &
30	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
31	8069 MEADOW RD	BENAVIDES OSCAR
32	8069 MEADOW RD	HARTGROVE GRACE T
33	8069 MEADOW RD	ASKY MAZYAR
34	8069 MEADOW RD	OUZTS JOHN B JR
35	8071 MEADOW RD	GARCIA CYNTHIA
36	8071 MEADOW RD	WOLTER DIANE
37	8071 MEADOW RD	MESSEYE ABIER
38	8071 MEADOW RD	YANACEK CANDACE L
39	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
40	8075 MEADOW RD	NGUYEN LAM P
41	8075 MEADOW RD	SINGLETON PAULA K
42	8075 MEADOW RD	MEDINA JUANA
43	8081 MEADOW RD	MISGINA HAIMANOT BERAK
44	8081 MEADOW RD	SALCEDO DANNIEL E
45	8081 MEADOW RD	SOLOMON YEMANE KIFLU
46	8081 MEADOW RD	VILLAFUERTE ARMANDO
47	8083 MEADOW RD	MAYO HEDWIG J
48	8083 MEADOW RD	VALDEZ FEDERICO C &
49	8083 MEADOW RD	ARMSTRONG YENY A
50	8083 MEADOW RD	LARUMBE ZULEMA
51	8085 MEADOW RD	WALKER GEORGE FURMAN
52	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
53	8085 MEADOW RD	MITCHELL LAURENCE
54	8087 MEADOW RD	KIRK CHARLES GLEN
55	8087 MEADOW RD	HOLAN ANTHONY N &
56	8087 MEADOW RD	HOLCOMB JAMES RUSSELL III
57	8089 MEADOW RD	GLO NITE INC

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8089 MEADOW RD	JOHNSTON HILLARY
59	8089 MEADOW RD	HAILE TESHOME S
60	8091 MEADOW RD	BENAVIDES OSCAR R JR
61	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
62	8093 MEADOW RD	KIDANE MULU HABITE &
63	8093 MEADOW RD	BENEVIDES OSCAR
64	8091 MEADOW RD	CHOU AMY &
65	8093 MEADOW RD	ABRAHA SELAMAWIT
66	8095 MEADOW RD	MIZU KASSAHUN
67	8095 MEADOW RD	TAN JINI L
68	8095 MEADOW RD	SHEPHERD MARGARET
69	8095 MEADOW RD	SEUBERT SALLY A
70	8095 MEADOW RD	STOKES CATRIONA
71	8095 MEADOW RD	FOSTER CORRIE LEE
72	8079 MEADOW RD	MEADOWS NORTH REALTY LLC

FILE NUMBER: Z156-332(PD) **DATE FILED:** August 11, 2016

LOCATION: Northeast corner of Sylvan Avenue and Fabrication Street

COUNCIL DISTRICT: 6 **MAPSCO:** 44-P

SIZE OF REQUEST: ±0.2635 acres **CENSUS TRACT:** 0043.00

APPLICANT / OWNER: Rigoberto Rosales

REPRESENTATIVE: Peter Kavanagh

REQUEST: An application for the renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IR Industrial Research District.

SUMMARY: The request is to allow for the recycling collection center to continue operating at this location. There are no proposed changes to the conditions of Specific Use Permit No. 1813.

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

BACKGROUND:

- The recycling collection center is located on ±11,456 square feet of land with ingress from Fabrication Street and egress onto an adjacent alley north of the site that leads to Sylvan Avenue.
- The site is developed with two buildings, an office building and a storage facility for the collection of the recyclable materials. The site is secured by a 6-foot tall perimeter fence which provides screening of the entire site, parking and drop-off area. To further minimize the visual impact of the site a landscape buffer consisting of eight mature Bradford Pear trees align Sylvan Ave.
- The original SUP was approved on October 13, 2010 for a two-year period. The SUP was renewed on October 10, 2012, and August 12, 2015, for additional two-year periods. The Dallas Development Code permits no more than a two-year period for this use.
- The SUP would have expired on August 12, 2016; however, the applicant submitted the renewal application on August 11, 2016.
- On September 2, 2016, staff conducted a site visit and determined that the site was out of compliance with the approved site/landscape plan. Staff held the application until compliance was met.
- On June 19, 2013, City Council approved PD No. 891 providing the beginning of incremental zoning changes in general compliance with the West Dallas Urban Structure and Guidelines area plan (The Structure).

Zoning History: There have been three recent zoning change requests within the area in the last five years. Additionally there have been three zoning change requests within the vicinity of the request site that will work in tandem with the vision of the West Dallas Urban Structure and Guidelines area plan (The Structure), but are not in immediate proximity of the request site, and therefore are not shown on the zoning history map.

1. Z156-302 On September 28, 2016, City Council approved an expansion to Planned Development District No. 891. No changes to the conditions of PD No. 891 are requested with this request.
2. Z164-282 On December 10, 2014, City Council approved Planned Development District No. 933 for certain Mixed Uses on property zoned an IR Industrial Research District.

3. Z112-319 On June 19, 2013, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Sylvan Avenue	Local	80 ft.
Fabrication Street	Local	50 ft.

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

Thoroughfare and Special Cross Section Plans: On June 19, 2013, the City Council approved an amendment to the Thoroughfare Plan by making the following changes: 1. changing the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six-lane divided [M-6-D(A)] roadway within 100 feet of right-of-way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right-of-way; 2. Adding Bataan Street from Singleton Boulevard to Commerce Street as a special two lane undivided collector (SPCL 2U) roadway with on-street parking within 54 feet of right-of-way; 3. Adding Herbert Street from Singleton Boulevard to Commerce Street as a special two-lane undivided collector (SPCL 2U) roadway with on-street parking within feet of right-of-way; and 4. Adding Amonette Street from Singleton Boulevard to Commerce Street as a two-lane undivided collector (SPCL 2U) roadway with on-street parking within 54 feet of right-of-way.

The (Structure) calls for an enhanced street grid that prioritizes pedestrians, bicycles, and transit over movement of goods and services and the automobile. The City of Dallas Thoroughfare Plan was amended to provide for this connected grid. These links, in conjunction with the City's bond program are intended to provide north/south thoroughfares under the Union Pacific Railroad right-of-way which is directly south of Sylvan Avenue and will enhance connectivity for this portion of West Dallas to other areas of the city.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR, SUP No. 1813	Recycling facility
North	IR	Home Improvement Center/Building Materials Yard
South	IR	Retail/Bakery
East	IR	Outside Storage
West	IR, TH-3(A)	Single Family/Undeveloped Lot

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.

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.2 Focus on Southern Sector development opportunities.

1.1.2.1 Initiate Area Plans to evaluate land use opportunities for appropriate and compatible development and to coordinate public investment and land use regulations with development activity. Include area stakeholders in the development of Area Plans.

GOAL 2.1 Promote Balance Growth

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

Area Plan:

On March 9, 2011, City Council approved the West Dallas Urban Structure and Guidelines area plan (the Structure). The plan provides a template for redevelopment of the area generally bounded by Canada Drive/Beckley Avenue, IH-30, and Sylvan Avenue; and envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors.

The Structure prefers residential urban development characterized by three to five story buildings containing multiple residential units. This type of development provides a more human-scale type development and higher density residential development along the Trinity River which is the desired land use. While the proposed use is not compatible with the vision of the area plan, the property is maintained in good condition and provides a viable use as the area progresses toward the vision of the West Dallas Urban Structure and Guidelines area plan.

The Structure was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

As an investment in this key move to reformat the built environment in the area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth directly south of Sylvan Avenue.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is located in an area with a myriad of uses with vastly approaching mixed used development. Presently Sylvan Avenue acts as delineation in not only the change of use but also the intensity of uses. The request site is located within an industrial area. The property is surrounded by a variety of uses that vary in parcel size and level of intensity ranging from large and small scale warehouses to a small bakery.

The site is designed in a way that places the entrance along Fabrication Street which minimizes any impact along Sylvan Avenue. People conducting business onsite enter from Fabrication Street and exit north onto an adjacent alley that leads to Sylvan Avenue. The site's development contains the use entirely within a structure and is totally surrounded and enclosed by a solid fence. In an effort to further contribute to the enhancement, safety and welfare of the neighborhood, the site is securely gated nightly at the close of business. These overall site characteristics serve to minimize the impact of the development on the surrounding properties.

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 proposed use not only provides a service to the City but is also not anticipated to negatively impact adjacent properties as long as it remains compliant with the conditions of the SUP. Further the specific use permit process provides the City an

opportunity to establish conditions such as hours of operation and site layout to mitigate any potential negative impacts. In the future, staff believes that when this area transitions, this use will in fact not be the best fit for the area. However, presently due to the size of the site, containment of the use internal to the site and its structure which helps to control the exterior maintenance of the site and noise; the recommended one-year time frame allowing the City to continuously re-evaluate the compatibility of the use provides a short term viable interim use for this site that would otherwise be vacant.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
IR - Existing Industrial	15'	0'	No Maximum	200'	80%	NA	Industrial

Landscaping: No additional landscape is required or proposed.

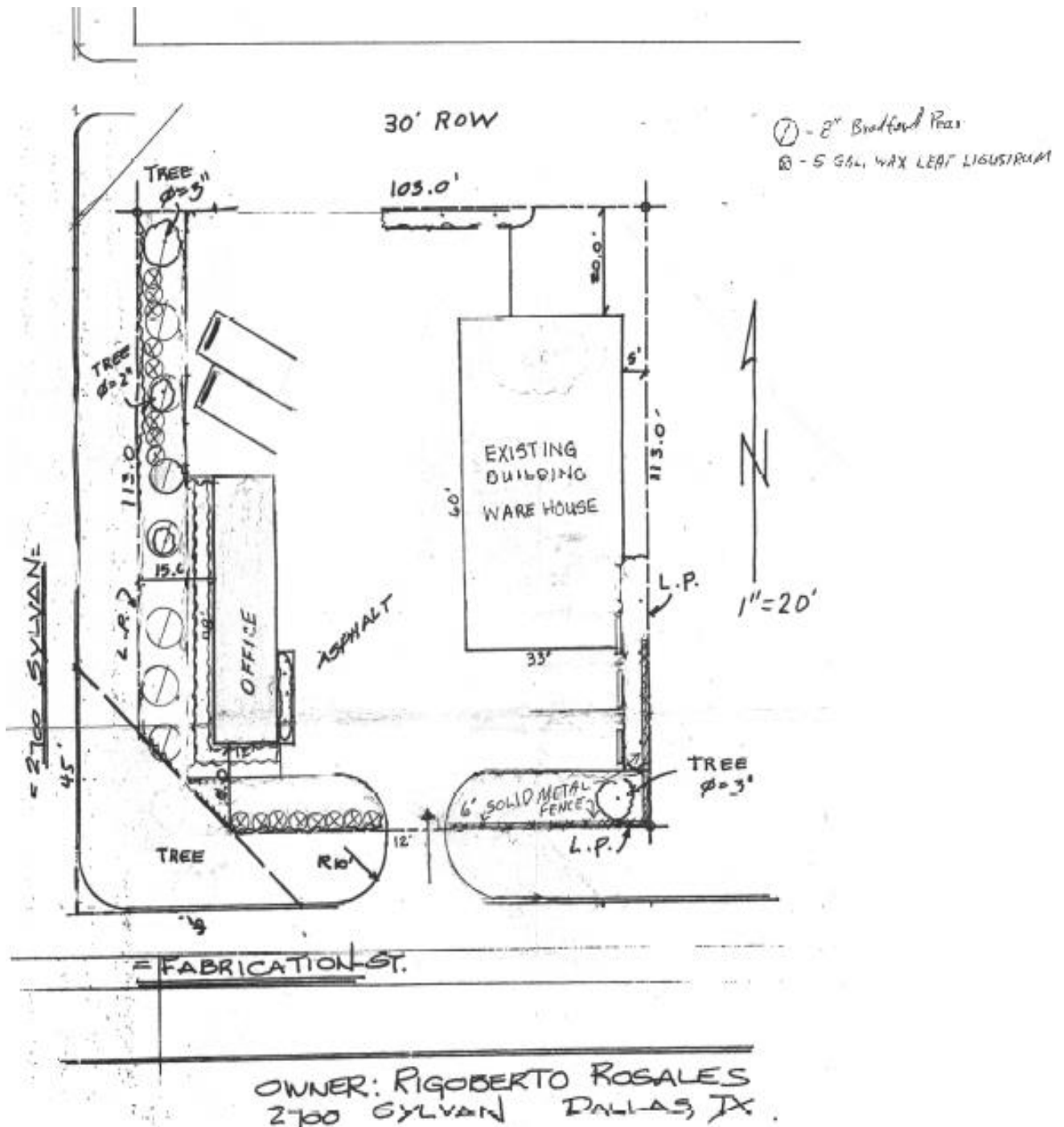
Police Department: The Dallas Police Department has indicated that the applicant is in compliance with Chapter 40B in operating the proposed recycling collection center. Chapter 40B has a set of regulations that are tailored to minimize the potential of purchasing stolen items. Regulations listed in Chapter 40B include a list of prohibited items that cannot be purchased by secondary metal recyclers; identification protocol that has to be met; the need for secondary metal recyclers to maintain a seller inventory; and stipulations on how payments can be made.

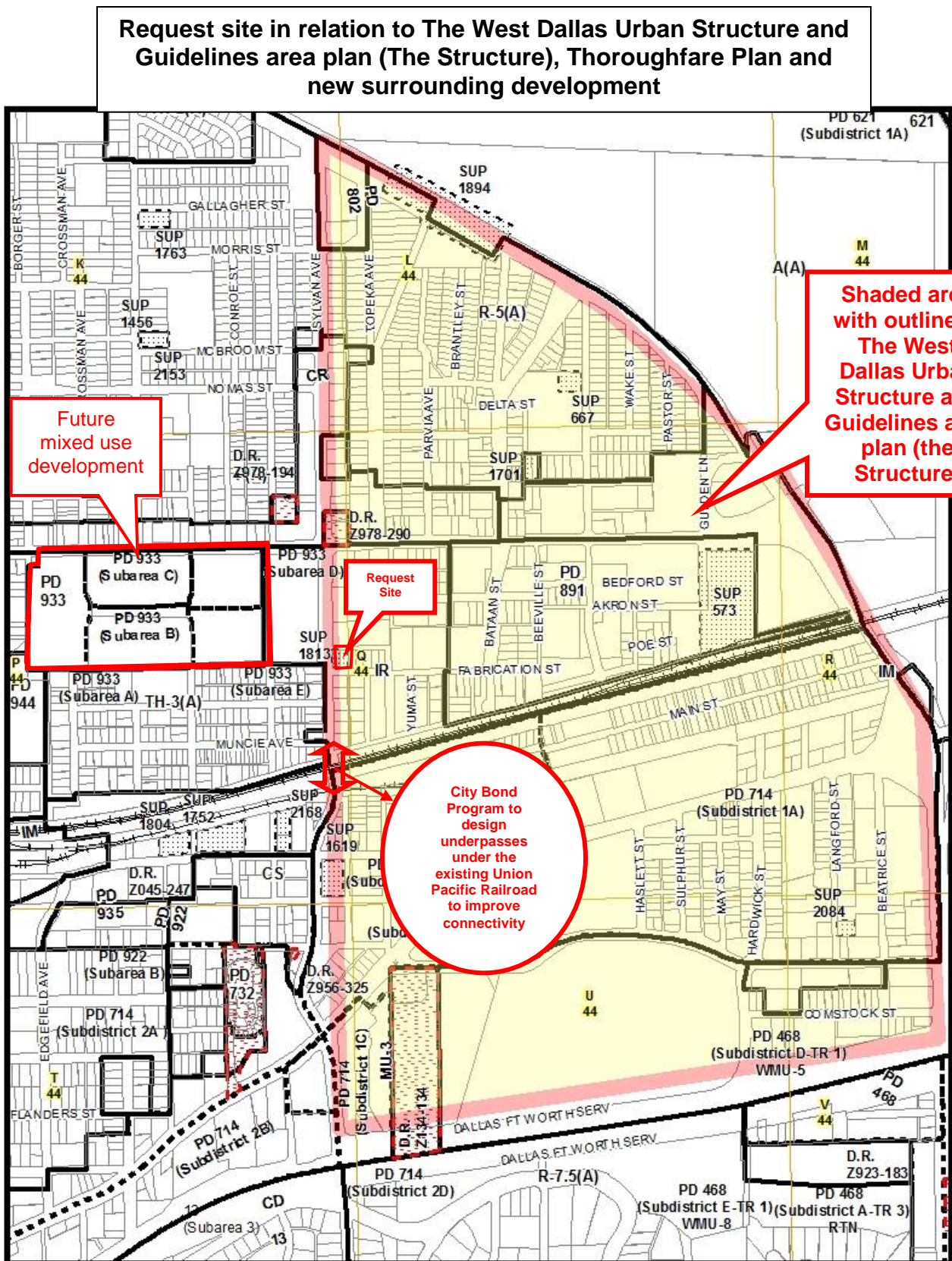
Crime Statistics: Since the approval of SUP No. 1813, there have been no records for Arrest, Calls, or Citations for the site.

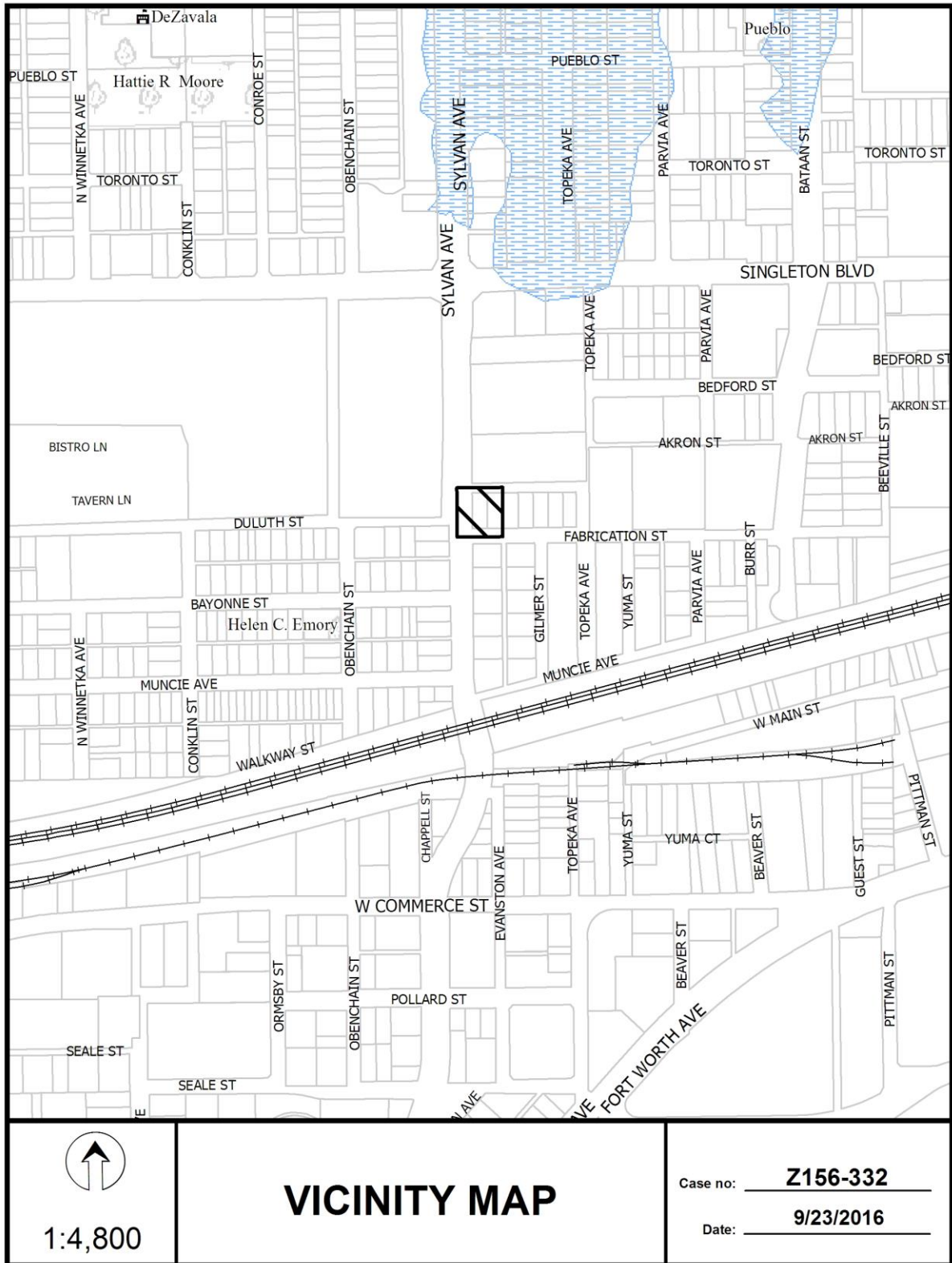
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a recycling collection center for the collection of household metals, industrial metals, and recyclable materials. No other materials may be collected or recycled.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~August 12, 2016~~] one year from passage of this ordinance.
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. HOURS OF OPERATION: The recycling collection center may only operate between 8:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. REGULATED PROPERTY LICENSE: The operator of this use must have a secondary metals recyclers' license under Dallas City Code Chapter 40B.
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.

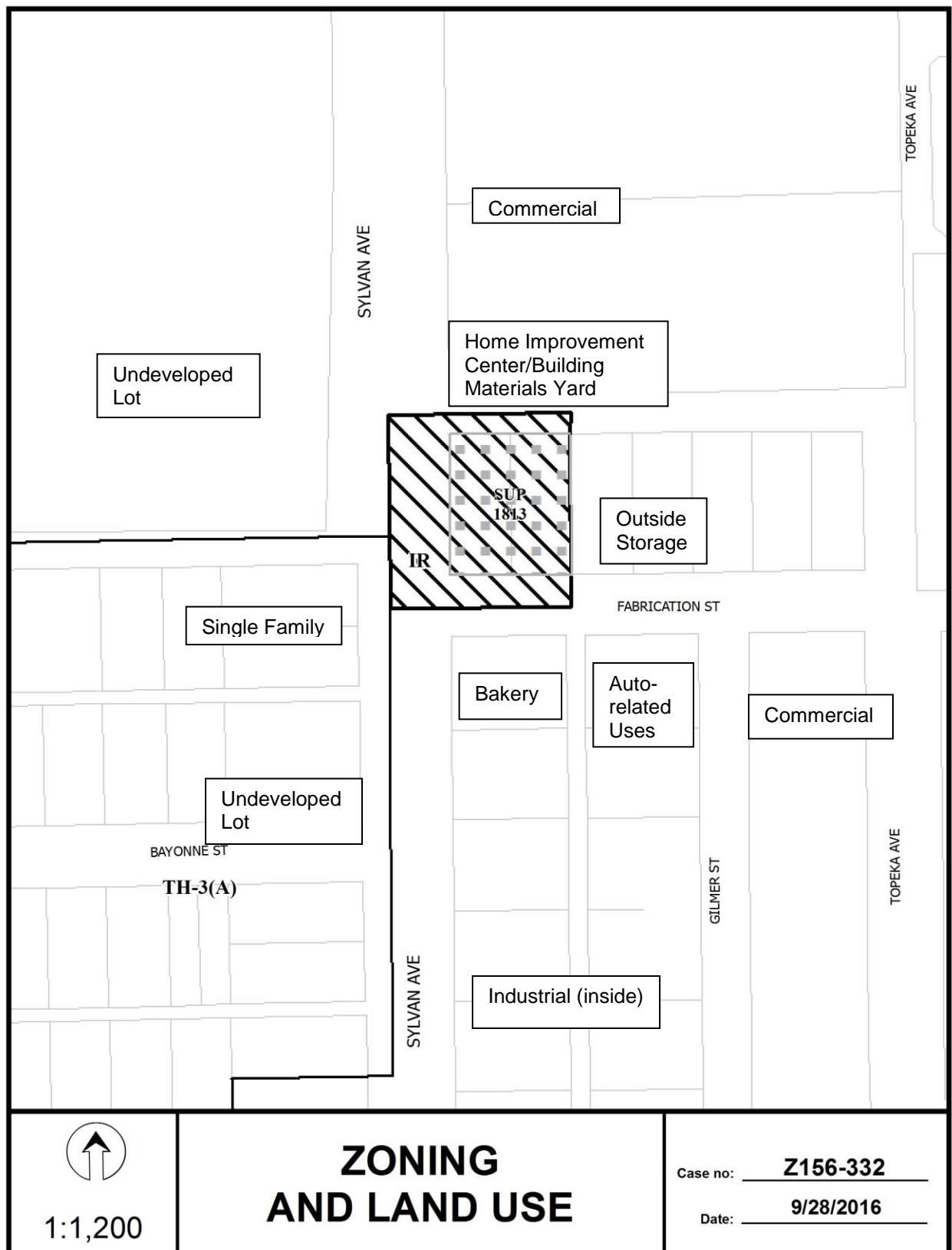
EXISTING SUP SITE PLAN



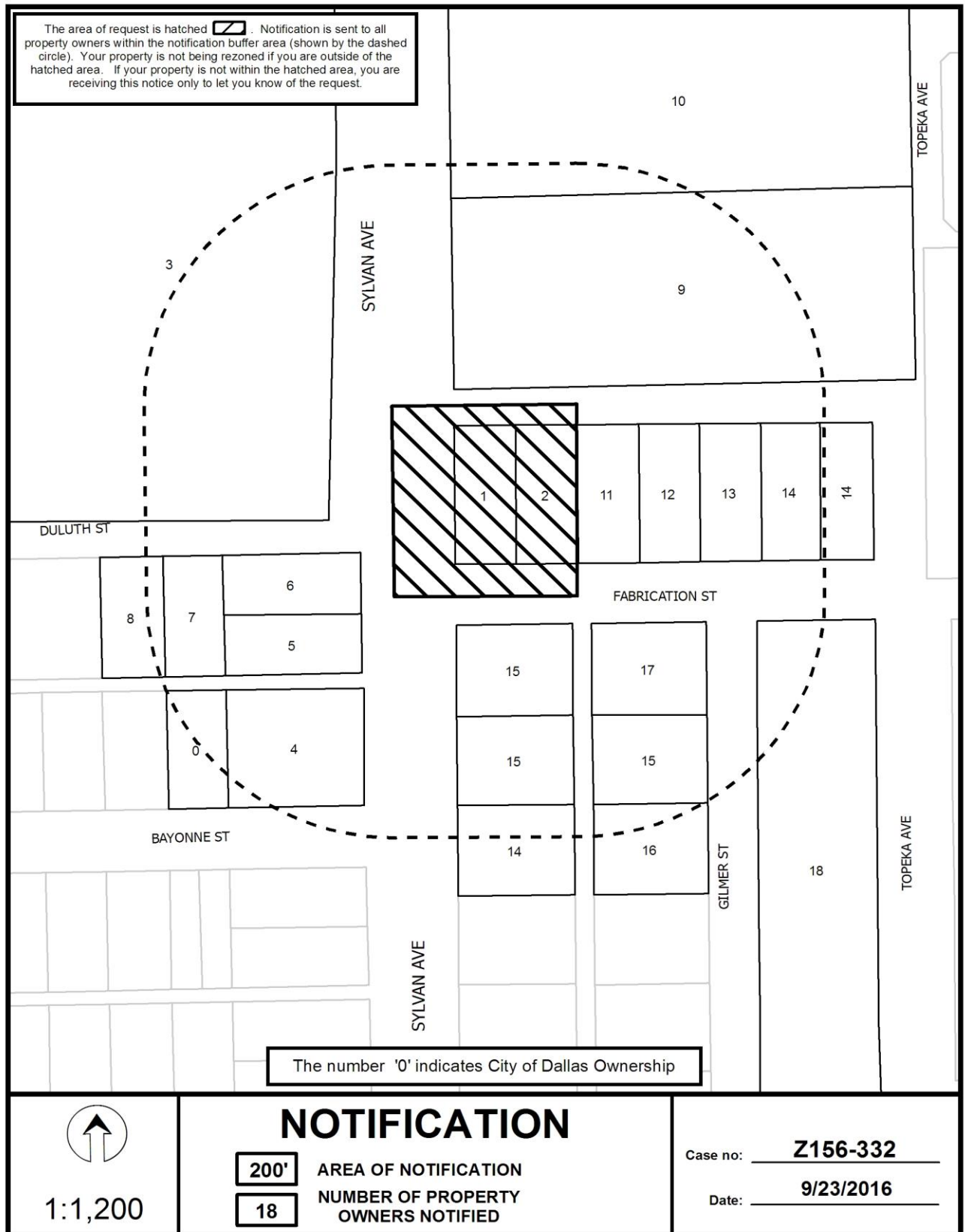












09/23/2016

Notification List of Property Owners***Z156-332******18 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2700 SYLVAN AVE	BONNILLA JOSE S &
2	727 FABRICATION ST	BONNILLA JOSE S &
3	818 SINGLETON BLVD	ATLAS METAL WORKS
4	805 BAYONNE ST	DALLAS HOUSING ACQUISITION & DEV CORP
5	2611 SYLVAN AVE	MATHEWS DAVID Q &
6	2615 SYLVAN AVE	CERVANTES RICHARD FLORES &
7	810 DULUTH ST	HURD CHARLIE B
8	814 DULUTH ST	HURD WILLIAM SAMUEL
9	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
10	2816 SYLVAN AVE	BIG D TRUCK & TRAILER
11	719 FABRICATION ST	SHERARD SCOTT T
12	717 FABRICATION ST	ORTIZ ANTONIO M
13	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
14	707 FABRICATION ST	SHERARD SCOTT THOMAS
15	2610 SYLVAN AVE	TAHERKHARSANDI ALI
16	2521 GILMER ST	MOHAMMADIAN MOHAMMAD R
17	714 FABRICATION ST	NASSERI MASSOUD
18	700 FABRICATION ST	DAVIS RALEIGH F JR &

FILE NUMBER: Z167-101(OTH)

DATE FILED: October 3, 2016

LOCATION: On the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.

COUNCIL DISTRICT: 3

MAPSCO: 61B-U

SIZE OF REQUEST: Approx. 25.68 acres

CENSUS TRACT: 165.21

APPLICANT: Clark Ridge Canyon Ltd.

OWNER: Thomas M. Gaubert Trust

REPRESENTATIVE: Dr. Carrie Gordon

REQUEST: An application to amend Planned Development District No. 938.

SUMMARY: The applicant is requesting to increase the density from 200 units to 248; reduce the height of the structures from 38 feet to 35 feet; reduce the required distance for the location of the eight-foot fence from 10 feet to three feet; reduce the distance for the location of the ten-foot retention wall from ten feet to three feet; to include the parking garages, storage areas and carports in the development plan; and to reduce the required open space area.

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

BACKGROUND:

- The request 25.68 acres of land is currently undeveloped. The applicant is preparing the grounds for construction.
- Planned Development District No. 938 was originally approved on March 28, 2015. The applicant submitted a waiver of the two year waiting period in order to be able to submit this application to amend the PD.
- The original Planned Development District was created for a total density of 200 dwelling units (4-plex units), 50 buildings, a club house, and 14 plus acres of open space. As the applicant prepared the land for construction, he found that more land could be developed than originally thought. Thus the request to increase the total number of units to 248.
- Staff was supportive of the existing density in the PD (200 units) because the applicant provided a reasonable open space/ green space preservation area to compensate for the high density. However, approving the density increase by 48 units will significantly reduce the existing open space.
- In addition to an increase in density, the applicant is requesting the following: 1) to reduce the required open space to 8.9337 from 14.4 acres to accommodate the proposed additional density; 2) to reduce the required distance of the location of the eight-foot fence and the 10 foot retaining wall from 10 feet to three feet in the front yard setback; 3) to add to the development plan the garages with storage units and carports; and 4) to include the parking garages, storage areas and carports on the development plan.
- The maximum height currently allowed in the PD is 38 feet. However, the property currently has deed restrictions on a portion (southwest end of the property) that restrict the height to a maximum of 35 feet. The applicant is in agreement to match the height to the deed restrictions height.

Zoning History: There have not been any zoning changes in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Clarkridge Drive	Local	56' ROW
Clarkwood Drive	Local	56' ROW
Clark Road	Principal Arterial	Variable ROW

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.

LAND USE ELEMENT**GOAL 1.1 Align Land Use Strategies with Economic Development Priorities**

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

The existing density is high for the location of the property. Increasing the density from 200 to 248 units, staff believes the development would not be compatible with the character of the existing single family neighborhood. The property is surrounded by single family and townhome development in the area. The east of the property is undeveloped, flood plain and tree canopy. The location and close proximity to an established single family neighborhood conflict with the character of the neighborhood.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 938 with deed restrictions on a portion	Undeveloped
North	A(A)	LBJ Freeway ramp
East	TH-1(A), A(A)	Single family, undeveloped, flood plain, tree canopy
South	City of Duncanville	Single family
West	PD No. 599, CR with deed restrictions	Single Family, undeveloped

Land Use Compatibility:

The request 25.68 acres of land are currently being prepared for construction. The applicant is requesting to increase the dwelling unit density from 200 units to 248, reduce the required distance of the location of the eight-foot fence and ten-foot retaining wall from 10 feet to three-feet; to include the parking garages, storage areas and carports in the development plan; reduce the height of the structures from 38 feet

to 35 feet; and to reduce the open space area from 14.40 required acres of open space to 7.4876 acres of required open space.

Density:

The applicant is requesting to increase the density from 200 to 248 units. The original Planned Development District was created for a total density of 200 dwelling units (4-plex units) in 50 buildings, along with a 4,000 plus square feet club house. The original density was already high in comparison to the density allowed by the original zoning district of the land, TH-1(A) District and CR District. The TH-1(A) District allows for six dwelling units per acre (154 units). The CR District does not allow for residential uses.

When the applicant requested the creation of the PD, staff's recommendation of approval was primarily based in the fact that the applicant was offering a preservation area on the property to protect the existing habitat, the existing tree canopy and open space.

As the applicant prepared the land for construction, he found that more land could be developed, thus the request. Even though the zoning of the surrounding area is for PD No. 599 and TH-1(A) which allow for multifamily and single family uses respectively, the site is nestled in a primarily single family developed area. The proposed density is not compatible in scale to the existing single family development across Clarkwood Drive/Clarkridge Drive.

Location of the fence and detention wall:

The applicant is requesting to reduce the required distance of the location of the eight-foot fence and ten-foot retaining wall from 10 feet to three-feet. Staff is not supportive of this request for aesthetic reasons and for block face compatibility. The existing residential development across the street – Clarkwood Drive/Clarksprings Drive - has approximately 20 feet unobstructed front yard setback. That is five more feet than what the applicant is required to have. The PD requires a 15 feet front yard setback. Allowing for an eight-foot fence and a ten-foot retention wall within three feet of the property line, the front yard of the development along the street will not have a complimentary design for the already established single family development on the other side of the street and the area in general.

The location of the detention wall and fence within three feet of the property line along the street will not allow sufficient space for the any landscaping along the front of the property. According to the applicant, the retaining wall location is a variable depending on the findings during construction. The development plan is showing it to be on certain locations along the street frontage of the property on Clackridge/Clarksprings Drive; however, this might change depending on the findings when construction starts. Supporting the change to three feet will most likely result on having an eight foot wrought iron fence on top of the 10 foot retaining wall facing the existing single family residential development across the street.

Height:

The maximum height currently allowed in the PD is 38 feet. However, a portion of the property currently has deed restrictions that restrict the height to a maximum of 35 feet (southwest end of the property). After discussing with the applicant, it was agreed that for practical reasons the maximum height allowed in the entire PD should be 35 feet.

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD No. 938 Multifamily	15'	5'	8 dwelling units per acre	35'	75%		Multifamily
Proposed							
PD No. 938 Multifamily	15'	5'	10 dwelling units per acre	35'	75%		Multifamily

Parking:

For multifamily uses, the off-street parking must be provided in accordance with Division 51A-4.200 for each use. For multifamily development, a minimum of one parking space is required per bedroom. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. If the property is developed as proposed, the required parking will be minimum 348 spaces parking for one bedroom units, 62 spaces for guests and five parking spaces required for the club house. The total required parking is 415 parking spaces. The applicant is providing a total of 491 parking spaces. The applicant is providing an excess of 76 parking spaces for the proposed development.

The applicant is amending the existing development plan to show the parking garages, storage areas and the carports. The structures were inadvertently left out of the original development plan. The garage/storage units will be one-story structures.

Landscaping:

In general, landscaping will be provided in accordance with Article X. As mentioned before, the applicant is proposing a reduction of the required distance of the location of the eight-foot fence and 10-foot retaining wall from 10 feet to three feet will not allow enough space to provide and maintain any landscaping in good condition. Three feet of landscaping along the proposed fence is not sufficient enough for that purpose. Staff is not supporting the reduction of space to three feet along the front yard setback.

Reduction of the required open space:

The applicant is requesting to reduce the tree preservation area/open space zone as shown in the approved development plan to accommodate the proposed additional 12 buildings; and garages, carports and storage areas. The applicant is requesting the

reduction of the open space from 14.4 acres to 7.4876 acres. Staff is not supportive of the reduction of the open space.

When the PD was created, the City arborist received an inventory of the existing trees. The arborist also sampled the lower creek area which identified a larger protected tree count within the lower elevation of the site. Based on the survey, the arborist determined the potential mitigation for the originally proposed development. The applicant had done tree removal to help with the surveys and removal of the unprotected trees was allowed. Any ongoing work on the area should be only to remove the mass of tree debris to prevent public safety issues.

It is the opinion of the arborist that the expansion of the development will not affect the established tree mitigation quota already approved. Staff did not find any records of paving and grading permits or an application for the clearing of the site to accommodate the proposed development.

Traffic:

In the original zoning case (Z134-116), staff based the Traffic Impact Analysis in the proposal to develop 156 dwelling units. At that time, staff's comments were that the proposed number of units at build out time will affect the level of service at the intersection of Clark Road and Clark Ridge Drive, reducing the level to D at build out year 2015. At that time, the TIA recommended that a traffic signal be installed at the intersection. With an increase of units from 156 to 248, or 59 percent, the level of service (LOS) will diminish even more without a traffic signal.

The Engineering Division of the Sustainable Development and Construction Department and the Mobility and Streets Service Department met to primarily discuss the project's proposed 248 dwelling units and their impact on the traffic and the need for a traffic signal at the intersection of Clark Road and Clark Ridge Drive.

The applicant volunteered to contribute 25% of the cost of the traffic signal installation up to a maximum of \$100,000 if the additional 48 units are approved. For information purposes, a typical traffic signal costs between \$200,000 and \$250,000, this includes the cost of conducting a signal warrant analysis as well as the design and construction.

The applicant will be responsible for conducting a traffic signal warrant analysis and submitting it to the City for review and approval before the building permit is issued. The warrant analysis shall be performed by a licensed Professional Traffic Operations Engineer and must follow the provisions of the Texas Manual on Uniform Traffic Control Devices.

Should the CPC feel inclined to approve the increase in density; staff suggests having a condition that the building permit for the additional units not to be issued until the traffic light is installed. Staff has included this condition in the proposed conditions.

Pedestrian Trail:

The applicant is proposing to build a pedestrian/walking trail open for public use along the boundary of the open space/tree preservation. The proposed trail will be built only if the additional 48 units are approved.

Access to Camp Wisdom Road:

The applicant is proposing to add a driveway connecting Clarkwood Drive to Camp Wisdom Road. This is a positive change in the plan providing relief in traffic generated by the proposed development.

Partners & Principles

Clark Ridge Canyon , Ltd.

General Partner is Clark Ridge Canyon GP, LLC
Member Thomas M. Gaubert
President Thomas. M. Gaubert
Chief Financial Officer David L. Hager
Secretary Jessica Trevizo

Class A. Limited Partners
Thomas M. Gaubert

Class Limited Partner
Henry Building Inc.

Class C. Limited Partner
Wildwood Development Company Inc.

PROPOSED CONDITIONS

ARTICLE 938. PD 938.

SEC. 51P-938.101. LEGISLATIVE HISTORY.

PD 938 was established by Ordinance No.29685, passed by the Dallas City Council on March 25, 2015.

SEC. 51P-938.102. PROPERTY LOCATION AND SIZE.

PD 938 was established on property located on Camp Wisdom Road east of Clark Road. The size of PD 938 is approximately 25.68 acres.

SEC. 51P-938.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, STOOP means a small porch leading to the entrance of a residence.

(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-938.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 938A development plan, as amended.

SEC. 51P-938.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 938A, as amended). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-938.106. MAIN USES PERMITTED.

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

SEC. 51P-938.107. 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-938.108. 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) Minimum front yard is 15 feet.

(2) Cantilevered roof eaves, stoops, and stairs may project up to five feet into the required front yard. Stoops and stairs that project into the front yard may not exceed eight feet in width and four feet in height.

(3) Railings for stoops, stairs, and porches may project up to five feet into the required front yard. Railings that project into the front yard may not exceed 42 inches in height.

(b) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

Staff's recommendation:

(c) <u>Density.</u> Maximum dwelling unit density is 7.79 units per acre. Maximum number of dwelling units is 200.
--

Applicant's request:

(c) <u>Density.</u> Maximum dwelling unit density is <u>8.35</u> 7.79 units per acre. Maximum number of dwelling units is <u>248</u> 200 .
--

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

(1) Maximum structure height is 35~~8~~ feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

- (A) Ornamental cupola or dome.
- (B) Skylights.
- (C) Chimney and vent stacks.

(f) Lot coverage. Maximum lot coverage is 75 percent. Above ground 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 one.

Staff's Recommendation:

(i) <u>Traffic Light</u> : <u>No building permit shall be issued for more than 200 dwelling units unless a traffic light is installed at the intersection of Clark Road and Clarkridge Drive.</u>

(i) <u>Pedestrian Trail</u> : <u>The building official shall not issue a building permit for more than 200 dwelling units until a pedestrian trail is open for public use along the boundary of the open space/tree preservation area.</u>
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SEC. 51P-938.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A4.200 for the specific off-street parking and loading requirements for each use.

(b) For an accessory community center (private), one space per 1,000 square feet of floor area is required.

SEC. 51P-938.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-938.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping and tree preservation, removal, and replacement must be provided in accordance with Article X.

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

(b) Tree Conservation Areas.

(1) Protected trees located in a tree conservation area, as shown on the development plan, within a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees.

(2) Protected trees located in a tree conservation area, as shown on the development plan, not located in a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

SEC. 51P-938.112. FENCES AND RETAINING WALLS.

(a) Fencing located in the required front yard must be an open tubular steel type.

Staff's Recommendation:

(b) Fencing located in a required front yard may be a maximum height of eight feet if the fencing is setback 10 feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback 10 feet from the Property line.

Applicant's Request:

(b) Fencing located in a required front yard may be a maximum height of eight feet if the fencing is setback three 40 feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback three 40 feet from the Property line.

SEC. 51P-938.113. SIGNS.

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

SEC. 51P-938.114. ADDITIONAL PROVISIONS.

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

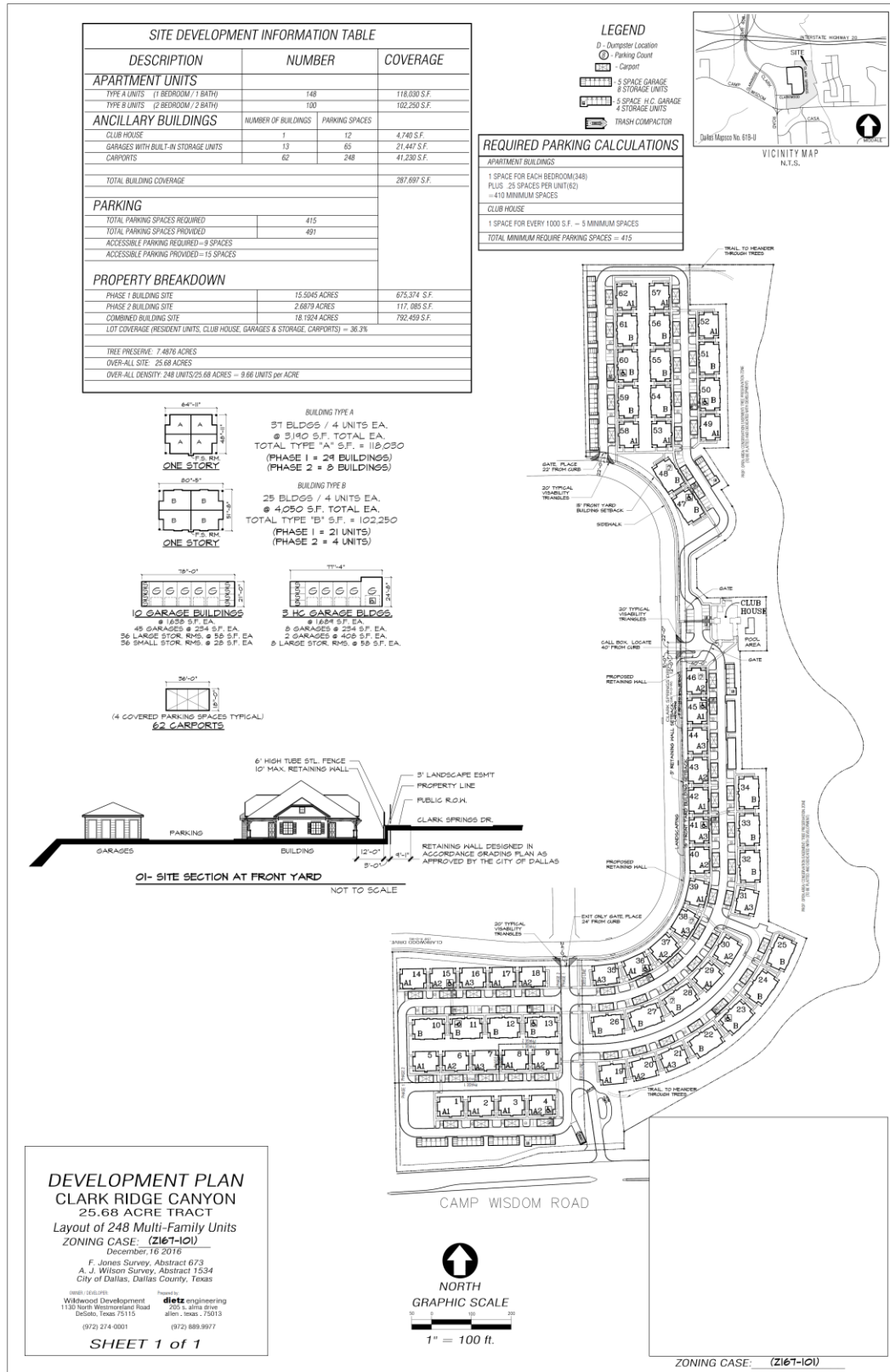
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-938.115. COMPLIANCE WITH CONDITIONS.

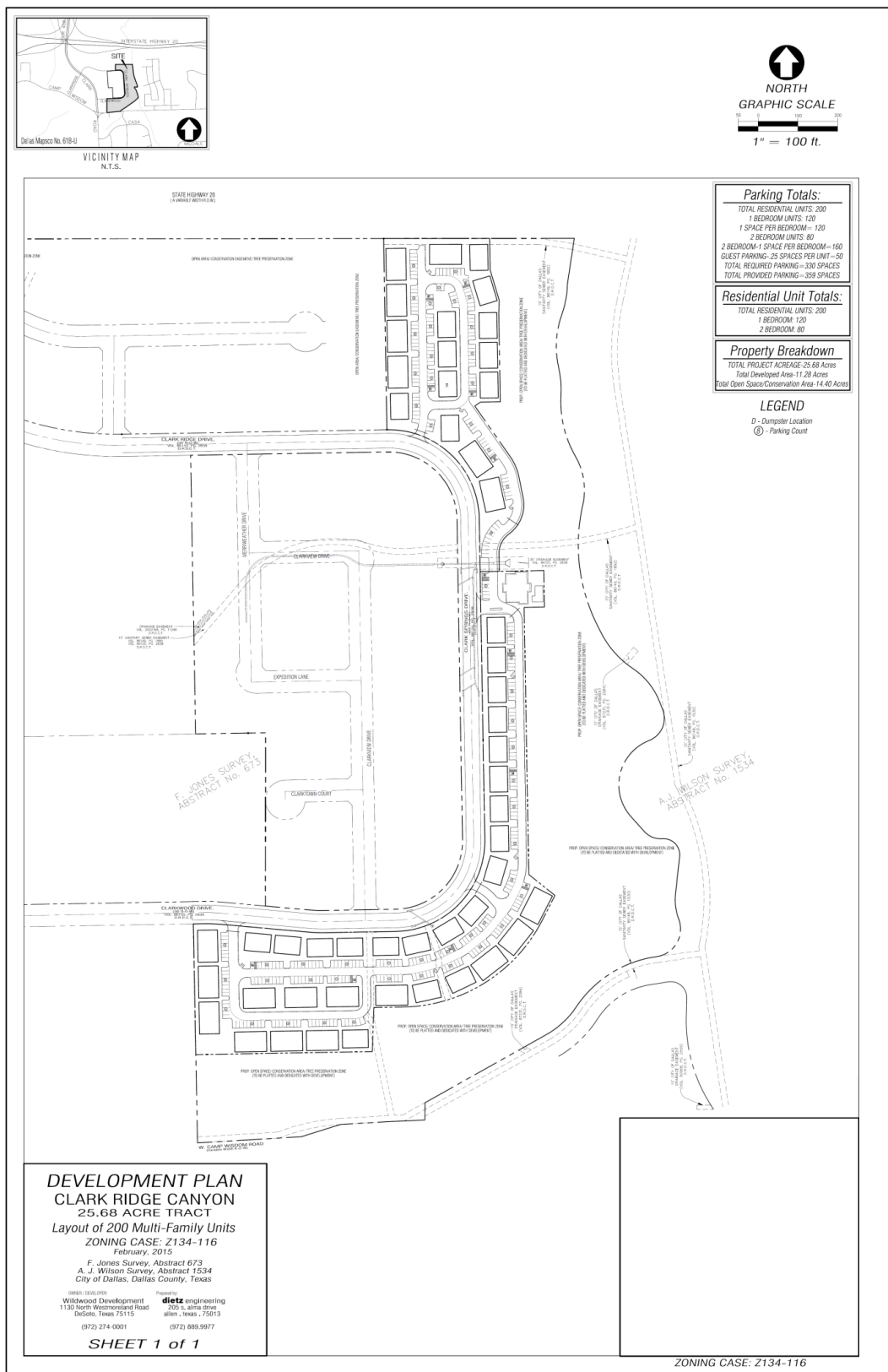
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with the standard city specifications and completed to the satisfaction of the city.

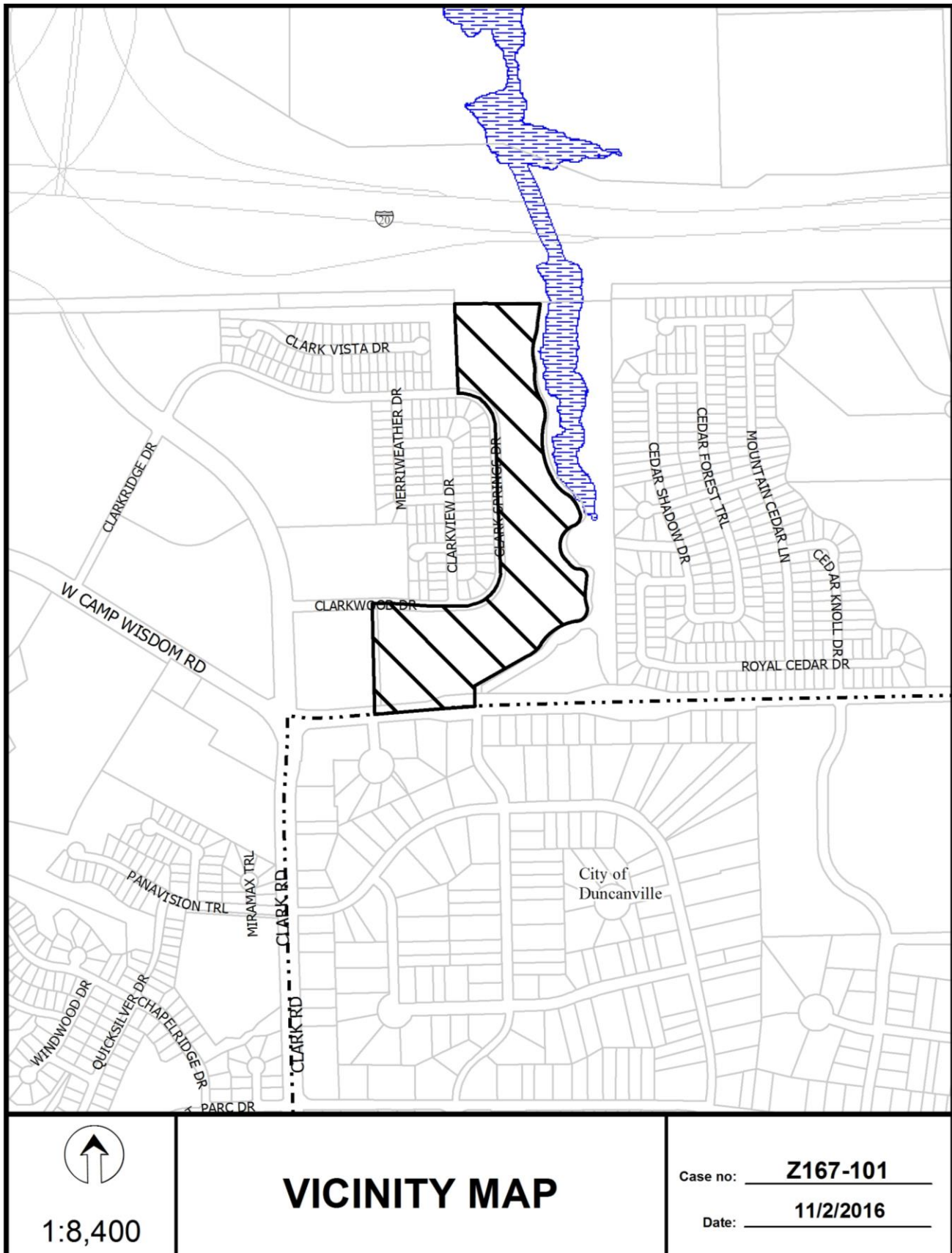
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

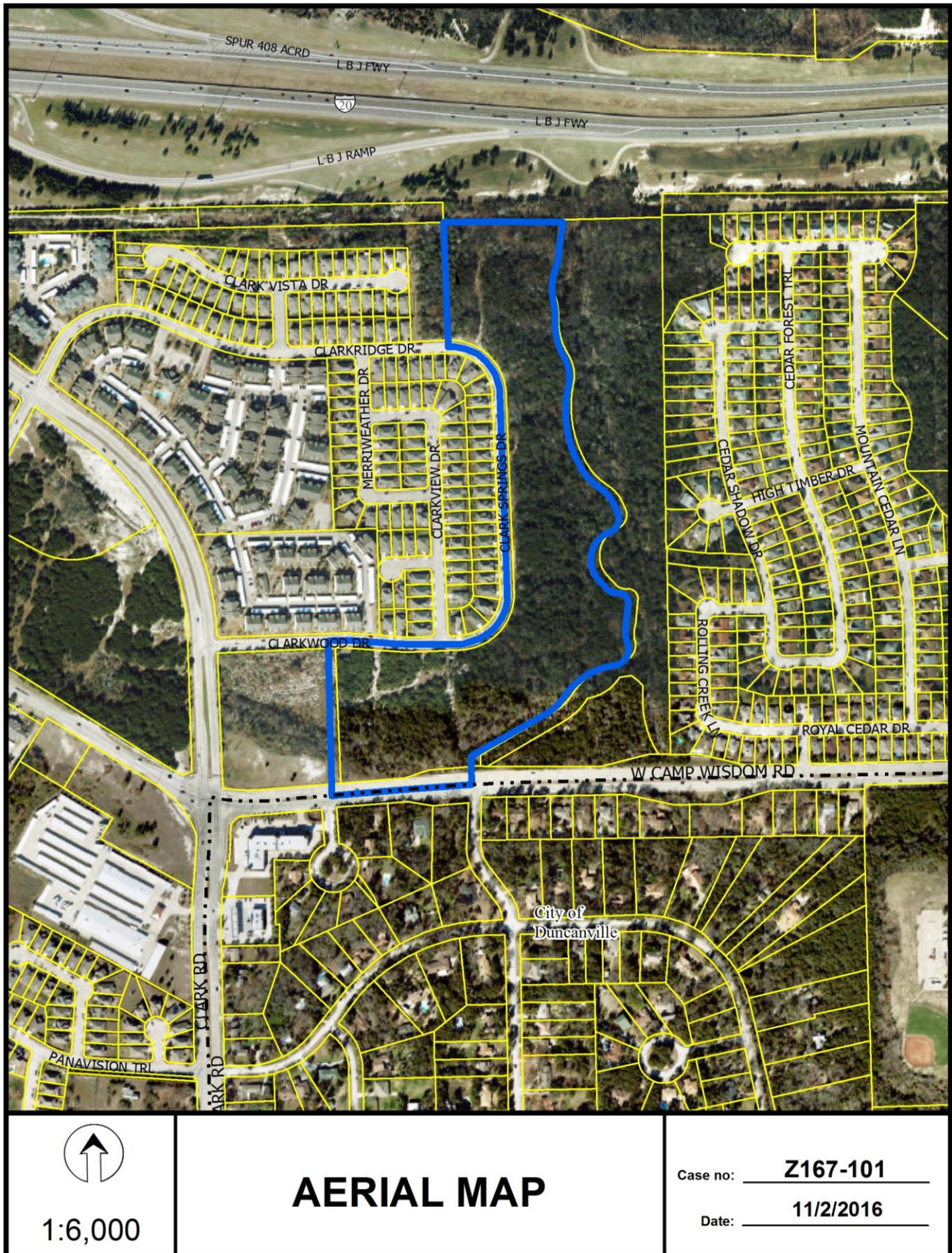
PROPOSED DEVELOPMENT PLAN

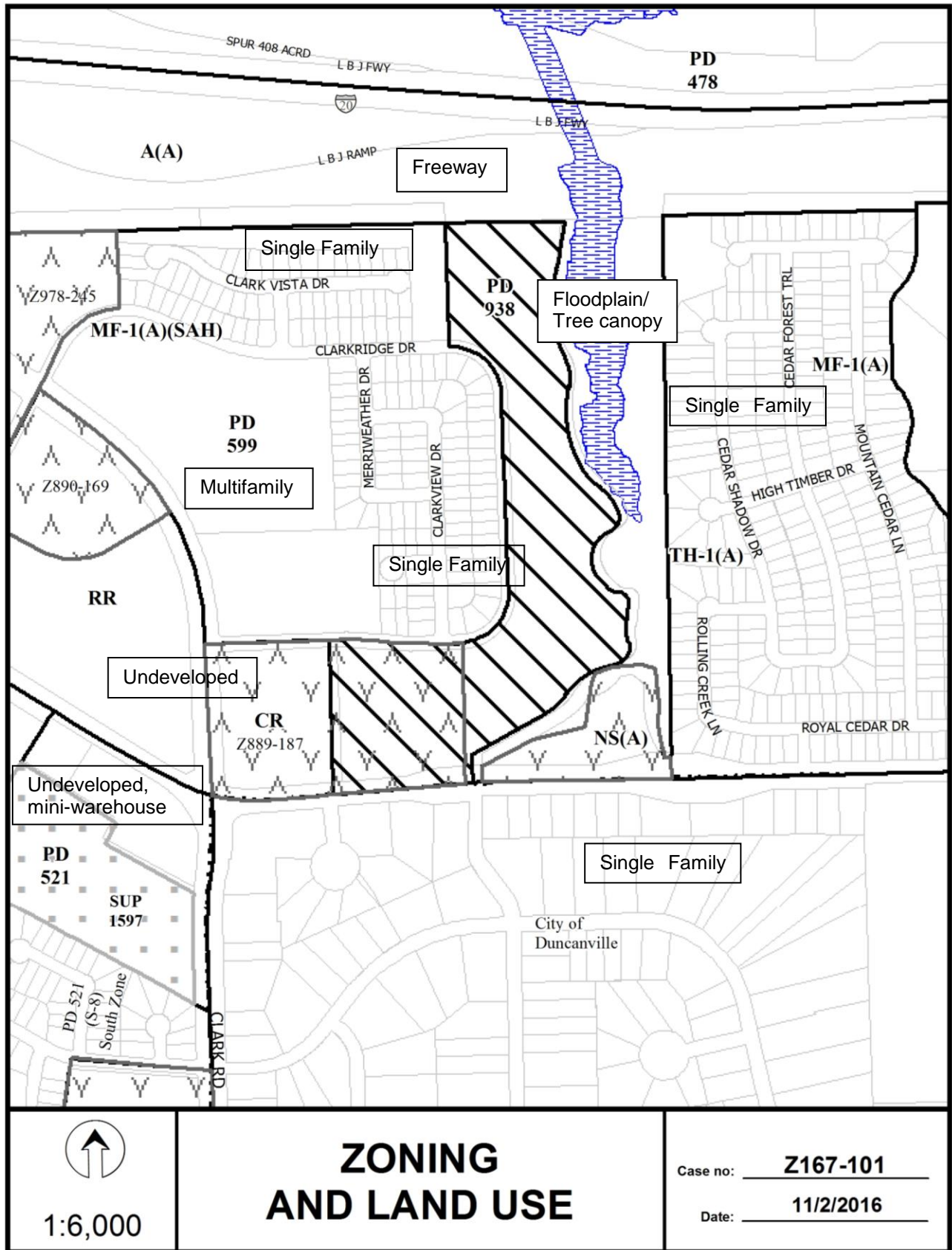


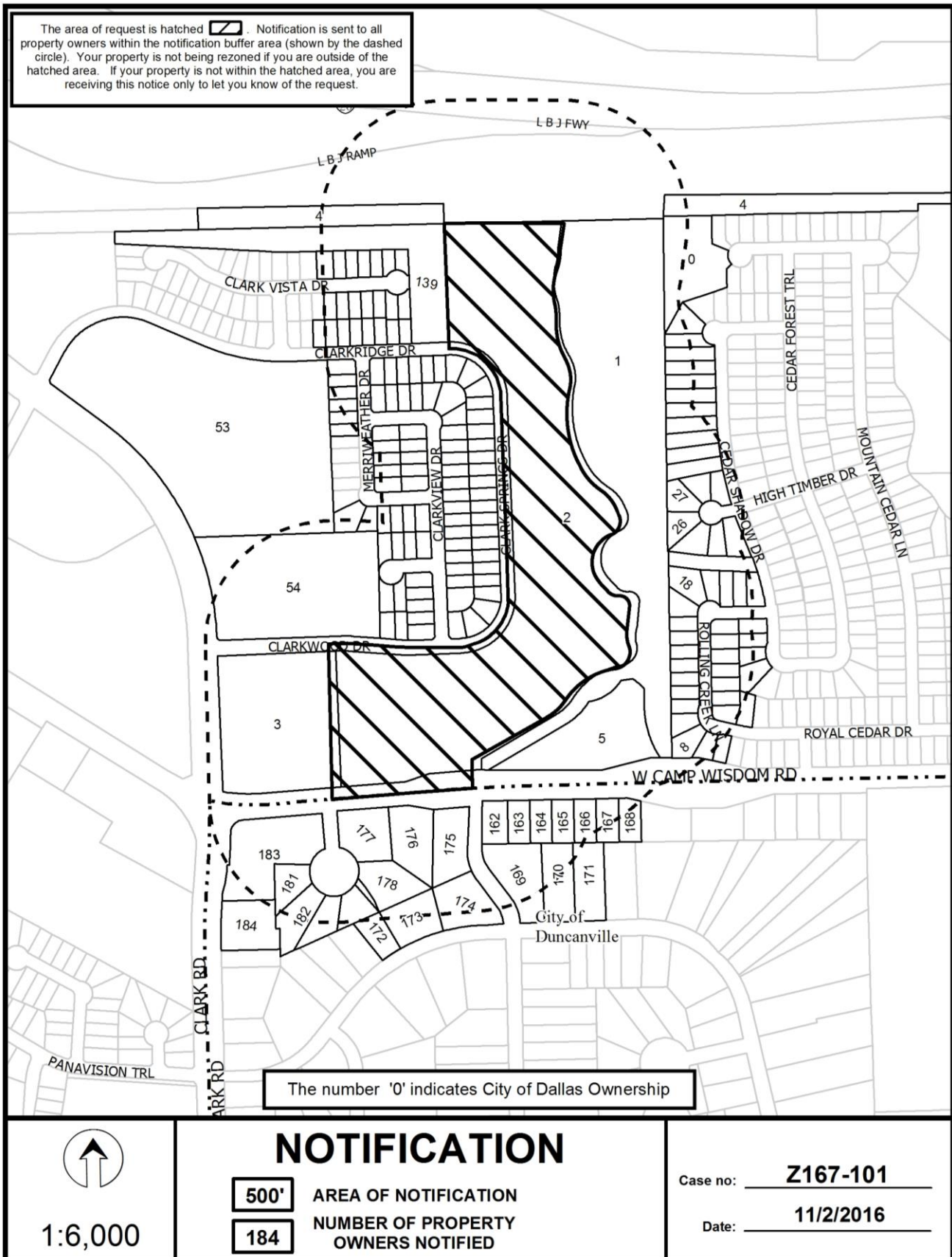
EXISTING DEVELOPMENT PLAN











11/02/2016

Notification List of Property Owners***Z167-101******184 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	40810 LBJ FWY	LUCAS LARRY W CO
2	40800 LBJ FWY	BAUER GERALD J & HEIDI A
3	1431 W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
4	40900 LBJ FWY	TEXAS UTILITIES ELEC CO
5	6000 W CAMP WISDOM RD	BAUER GERALD J & HEIDI A
6	6524 ROYAL CEDAR DR	RODRIGUEZ JUAN CARLOS
7	6528 ROYAL CEDAR DR	GARCIA JOSE ROMEO
8	6935 ROLLING CREEK LN	GONZALEZ VICKY
9	6931 ROLLING CREEK LN	BOWMAN WILLIAM D
10	6927 ROLLING CREEK LN	MILLER BILLY DON TRUST THE
11	6923 ROLLING CREEK LN	HARRIS JAMES C &
12	6919 ROLLING CREEK LN	SANCHEZ INOCENCIA C
13	6915 ROLLING CREEK LN	ESCOBAR FRANCIS V
14	6911 ROLLING CREEK LN	HALL SHIQUITA
15	6907 ROLLING CREEK LN	MILAM MICHAEL
16	6903 ROLLING CREEK LN	MAREK SHELLEY J
17	6823 ROLLING CREEK LN	IBARRA NOEL
18	6819 ROLLING CREEK LN	SHUMATE COLIN R & RANDEE
19	6815 ROLLING CREEK LN	COWAN RENTALS LLC
20	6811 ROLLING CREEK LN	GREER DANNY E & LINDA
21	6807 ROLLING CREEK LN	BARRAZA VICTOR H
22	6803 ROLLING CREEK LN	GLOWACZ FRANK J II &
23	6504 HIGH TIMBER DR	PIZANO SERVANDO
24	6508 HIGH TIMBER DR	FERGUSON CHARLES E &
25	6512 HIGH TIMBER DR	VELAZQUEZ GILDARDO & ELISA
26	6516 HIGH TIMBER DR	NOVOA MARIA G

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6515 HIGH TIMBER DR	BARRICK RICHARD H JR &
28	6509 HIGH TIMBER DR	SOBANDE OLASUNKANMI
29	6503 HIGH TIMBER DR	CONTRERAS ANITA
30	6735 CEDAR SHADOW DR	MASCARDO DOMINADOR A JR &
31	6731 CEDAR SHADOW DR	GRIFFIN MARGARET A
32	6727 CEDAR SHADOW DR	TAI PHAI &
33	6723 CEDAR SHADOW DR	RICHARDSON CHERYL
34	6719 CEDAR SHADOW DR	BERNAL ROLANDO &
35	6715 CEDAR SHADOW DR	GROFF RANDALL K
36	6711 CEDAR SHADOW DR	SHORTES STANLEY
37	6707 CEDAR SHADOW DR	BRIDGES BEN GERALD JR &
38	6703 CEDAR SHADOW DR	JENNINGS PEGGY &
39	6631 CEDAR SHADOW DR	MCCLELLAND LAKEITRIA D
40	6627 CEDAR SHADOW DR	MENDOZAMALDONADO MARLON J
41	6847 CEDAR SHADOW DR	REAGOR SHAMEKQWA DENISE
42	6843 CEDAR SHADOW DR	BROKAW MICHAEL J
43	6839 CEDAR SHADOW DR	CANALES JAVIER & CHERRY J
44	6835 CEDAR SHADOW DR	ST JOHN LAWRENCE D
45	6904 ROLLING CREEK LN	CONWRIGHT CRAIG & CYNTHIA
46	6908 ROLLING CREEK LN	SONNIER KAREN ANN EWRIN
47	6912 ROLLING CREEK LN	BUCKALOO ROBERT J
48	6916 ROLLING CREEK LN	KNIGHT BONITA L
49	6920 ROLLING CREEK LN	BROWN GARY A & VICKEY L
50	6924 ROLLING CREEK LN	SMITH FAMILY TRUST
51	6928 ROLLING CREEK LN	DIOSDADO ROSA
52	6519 ROYAL CEDAR DR	PEREZ JOSE L
53	6968 CLARKRIDGE DR	RIDGE PARC DEV CORP
54	6855 CLARKWOOD DR	DALLAS HOUSING AUTHORITY
55	8203 MERRIWEATHER DR	MARTIN JEROME
56	8207 MERRIWEATHER DR	TUDMAN SAMUEL
57	8211 MERRIWEATHER DR	HALL SHONDA

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8215 MERRIWEATHER DR	FREEMAN LATRECE N
59	8219 MERRIWEATHER DR	REED ELMER K & LINDA T
60	8223 MERRIWEATHER DR	HIROTA TAKESHI & MARIELA
61	8247 MERRIWEATHER DR	BARRAGAN APRIL & ABRAHAM KHALOUFAH
62	6820 PASSAGE DR	JACKSON PATRICE
63	6816 PASSAGE DR	JENKINS TAMEKA NICHOLE
64	6812 PASSAGE DR	LUCAS MARTHA JEAN
65	6808 PASSAGE DR	JACKSON ROLSHELL
66	6804 PASSAGE DR	FUENTES IRMA
67	6803 CLARKTOWN CT	WILLS BENJAMIN & SARA
68	6807 CLARKTOWN CT	SANCHEZ ENRIQUE JR
69	6811 CLARKTOWN CT	MURATA LYNLEE MARIA
70	6815 CLARKTOWN CT	DORSEY MONICA D
71	6816 CLARKTOWN CT	WILMINGTON SAVINGS FUND SOCIETY
72	6812 CLARKTOWN CT	FEARS MELISSA ANNETTE
73	8277 CLARKVIEW DR	HOWARDLANDRUM LAWNITA DAWNYELL
74	8281 CLARKVIEW DR	WATTS TANISHA L
75	8285 CLARKVIEW DR	MURANDA JOCONIA &
76	8289 CLARKVIEW DR	FALKQUAY CECILIA T
77	8293 CLARKVIEW DR	NGUYEN LANCE
78	6719 CLARKWOOD DR	BROOKS CHERYL JEAN
79	6723 CLARKWOOD DR	WILLIAMS MARTHA
80	6828 CLARK RIDGE DR	WALKER JANICE
81	6824 CLARK RIDGE DR	AMELA CAROLE AGITO & CHRISTIAN LOMOTO
82	6820 CLARK RIDGE DR	ANDREWS SHAUNAE N
83	6816 CLARK RIDGE DR	FERNANDEZ MARIA D
84	6812 CLARK RIDGE DR	BRISTER DENISE
85	6808 CLARK RIDGE DR	SCOTT LOUIS M
86	6802 CLARK RIDGE DR	ELIZONDO ALEX & ANGELES DE JESUS
87	8203 CLARK SPRINGS DR	KLINGENSMITH JAMES RICHARD &
88	8207 CLARK SPRINGS DR	BANDARODRIGUEZ JOSE LUIS

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8211 CLARK SPRINGS DR	MAULL JAMIE CHARLENE
90	8215 CLARK SPRINGS DR	JOHNSON GAY & LARRY
91	8219 CLARK SPRINGS DR	ROQUEMORE ERICKA M
92	8223 CLARK SPRINGS DR	LINDSEY ANTHONY W & LUCRETIA A
93	8227 CLARK SPRINGS DR	KING EVADA C
94	8231 CLARK SPRINGS DR	TAYLOR ARGUADIA CASHAL
95	8235 CLARK SPRINGS DR	ADELEKE ADEWALE T
96	8239 CLARK SPRINGS DR	LOVELACE SHANTER S
97	8243 CLARK SPRINGS DR	SPEED ZORANA
98	8247 CLARK SPRINGS DR	BOLDEN SHARON M
99	8251 CLARK SPRINGS DR	WILSON ALLAN
100	8255 CLARK SPRINGS DR	THAMMAVONG KYLE & SOPHIA
101	8259 CLARK SPRINGS DR	WILLIAMS PORTIA
102	8263 CLARK SPRINGS DR	CONTRERAS EDGAR
103	8267 CLARK SPRINGS DR	WASHINGTON ELLA &
104	8271 CLARK SPRINGS DR	HARDY DEBRA JOYCE & DARREN DEWAYNE
105	8275 CLARK SPRINGS DR	SANDERS BRANDON L &
106	6703 CLARKWOOD DR	WILMINGTON SAVINGS FUND SOCIETY
107	6707 CLARKWOOD DR	MABRY BETTY J
108	8282 CLARKVIEW DR	BROWN TOYA
109	8278 CLARKVIEW DR	JONES L OREAL HELAINE
110	8274 CLARKVIEW DR	TOBUN ADEMOLA &
111	8270 CLARKVIEW DR	ALVAREZ HUGO
112	8266 CLARKVIEW DR	RUSHDAN VALERIE D
113	8262 CLARKVIEW DR	FUNES JOSE ALEXANDER
114	8258 CLARKVIEW DR	YOUNG DANIELLE
115	8254 CLARKVIEW DR	SISTRUNK TERRELL B
116	8250 CLARKVIEW DR	ANDERSON LEDORA W
117	8246 CLARKVIEW DR	SIMS DANA ELIZABETH
118	8242 CLARKVIEW DR	THAMES LAMONICA
119	8238 CLARKVIEW DR	KING DEMARCO RASHAD & VIRGINIA ANN

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8234 CLARKVIEW DR	SIMPSON SURENA D
121	8230 CLARKVIEW DR	MCGRIFF EVETTA L
122	8226 CLARKVIEW DR	RUSSELL WILLIAM
123	8222 CLARKVIEW DR	THOMAS KATIE N
124	8218 CLARKVIEW DR	RAMEY COLLIS J &
125	8214 CLARKVIEW DR	RICHARDS JESSICA N
126	8210 CLARKVIEW DR	LEWIS TERRI L
127	8206 CLARKVIEW DR	RODRIGUEZ RIVERA ARVIN M
128	8202 CLARKVIEW DR	DREW DIANNA LYNN
129	8229 CLARKVIEW DR	BROWN JAURICE L SR & CYNTHIA D BROWN
130	8233 CLARKVIEW DR	MARTINEZ ARACELI
131	8237 CLARKVIEW DR	HUFF LA VYTRICE D
132	8241 CLARKVIEW DR	FRANKS CHRISTOPHER N & DESTINI L
133	8245 CLARKVIEW DR	CRITTENDEN RUTHA
134	8242 MERRIWEATHER DR	ANDERSON DEBRA N
135	8238 MERRIWEATHER DR	LOPEZ KIMBERLY
136	8234 MERRIWEATHER DR	STEPHENS AJ
137	8230 MERRIWEATHER DR	AMH 2014 1 BORROWER LLC
138	8226 MERRIWEATHER DR	FULLER NAKIA A
139	6800 CLARKRIDGE DR	WILDWOOD DEV CO 1 LTD
140	6827 CLARK VISTA DR	DAL 2 SF LLC
141	6823 CLARK VISTA DR	CARR MARCUS
142	6819 CLARK VISTA DR	FISCHER CAROLYN
143	6815 CLARK VISTA DR	HURD KETTI ROCHELL
144	6811 CLARK VISTA DR	OVALLE VIRIDIANA
145	6807 CLARK VISTA DR	JOHNSON KEISHA T
146	6803 CLARK VISTA DR	GARCIA JOSE O
147	6802 CLARK VISTA DR	DAVALOS JUAN
148	6806 CLARK VISTA DR	SARROUH SOUHEIL
149	6810 CLARK VISTA DR	ISMAEL PAVIA &
150	6814 CLARK VISTA DR	FIRSTLEY TYISHA T

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6818 CLARK VISTA DR	BUNTING TAMMY L
152	6822 CLARK VISTA DR	COLCLOUGH LAMEKA
153	6826 CLARK VISTA DR	RAMIREZ MELVIN A
154	6853 CLARKRIDGE DR	TRKM GLOBAL INVESTMENTS INC
155	6849 CLARKRIDGE DR	WILLIAMS TERRY &
156	6845 CLARKRIDGE DR	BRIDGES HENRY
157	6841 CLARKRIDGE DR	SMITH LATONYA F &
158	6837 CLARKRIDGE DR	BALLARD CHARLENE &
159	6833 CLARKRIDGE DR	TAYLOR SAMANTHA E
160	6829 CLARKRIDGE DR	CHAVARRIA LETICIA S
161	6825 CLARKRIDGE DR	JONES DWAINIA L
162	1226 W CAMP WISDOM RD	BURSON GERALD D
163	1222 W CAMP WISDOM RD	EVANS TONY & VIRGINIA R
164	1218 W CAMP WISDOM RD	EDWARDS MATTIE
165	1214 W CAMP WISDOM RD	ROBINSONWHITE MABLE LEE
166	1210 W CAMP WISDOM RD	WOOTEN LE ROY JR &
167	1206 W CAMP WISDOM RD	DRISCOLL THOMAS B &
168	1202 W CAMP WISDOM RD	ANDERSON JOHN L & JOY G
169	702 ROYAL OAK DR	LATHAM JOHN H
170	638 CASA GRANDE PL	MASK RUSSELL L & PENNY C
171	634 CASA GRANDE PL	JOHNSON VERNON EMANUEL
172	710 N CASA GRANDE CIR	MEYER ANDRE
173	708 N CASA GRANDE CIR	MACLEAN RICHARD S & LORI
174	702 N CASA GRANDE CIR	RIOS JUAN
175	1302 W CAMP WISDOM RD	THOMAS MYRTLE A
176	1306 W CAMP WISDOM RD	FARJARDO JESSICA &
177	714 KEYWE PL	GAONA RICARDO
178	706 KEYWE PL	FERNANDEZ JOSE R &
179	702 KEYWE PL	PERRY TIMOTHY L & ANNE G
180	703 KEYWE PL	WALKER LEON & ROSE
181	711 KEYWE PL	MCCALLUM ELAINE

Z167-101(OTH)

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	707 KEYWE PL	JOHANSEN MARK C
183	700 N CLARK RD	MAKANCLARK LTD &
184	626 N CLARK RD	RSK GROUP INC

FILE NUMBER: Z145-300(SH) **DATE FILED:** July 15, 2015

LOCATION: Northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street

COUNCIL DISTRICT: 2 **MAPSCO:** 36W

SIZE OF REQUEST: Approx. 5.75 acres **CENSUS TRACT:** 0010.02

OWNER/APPLICANT: See attached list

REPRESENTATIVE: Tommy Mann & Laura Hoffman, Winstead PC

REQUEST: An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to develop the site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.

STAFF RECOMMENDATION: Approval, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions

BACKGROUND INFORMATION:

- The subject site is comprised of approximately 5.75 acres of undeveloped land and is currently zoned Subdistricts 4 and 5 within Planned Development District No. 462, with a small portion zoned an MF-2(A) Multifamily District.
- On December 11, 1996, the City Council established Planned Development District No. 462. It is currently divided into six districts and extends along both sides of Henderson Avenue between Central Expressway and Ross. PDD No. 462 possesses approximately 41 acres and allows for a wide variety of land uses.
- The applicant proposes to create a new subdistrict and develop the subject site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.
- The surrounding properties are primarily retail and restaurant uses along Henderson Avenue with residential uses along Madera Street to the northeast and Moser Street to the southwest.
- The zoning request is accompanied by a development plan, landscape plan, and PDD conditions. The applicant has also provided an alternate development plan and landscape plan to address staff's concerns with parking along Henderson Avenue.

Zoning History: There have been four zoning cases in the area over the past five years.

1. **Z101-321** On January 25, 2012, the City Council approved a Planned Development District for Multifamily District uses for 316 dwelling units on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.
2. **Z123-365** On June 11, 2014, the City Council approved a Planned Development District for MF-2(A) Multifamily District uses for 305 units on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.
3. **Z145-238** On November 10, 2015, City Council approved an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

4. **Z156-202** On August 24, 2016, City Council approved a Planned Development District for MF-2(A) Multifamily District Uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Henderson Avenue	Minor Arterial	60 ft.
Glencoe Street	Local	55 ft.
Fuqua Street	Local	55 ft.
McMillan Avenue	Minor Arterial	60 ft.

Traffic: According to the Traffic Impact Analysis (TIA) that was submitted with the application, the proposed development is expected to generate approximately 6,651 daily one-way trips, which is 457 more trips than what a fully developed site based on existing zoning would generate. In order to improve access throughout the study area, the following roadway improvements were recommended (see attached TIA exhibit for drive locations):

General

1. Henderson Avenue will be improved to provide for a Two-Way Left Turn Lane (TWLTL) starting from just west of Glencoe Street and ending at McMillan Avenue. The TWLTL will provide for easier access to the driveways in and out of the site, while minimizing delays resulting from drivers turning left from Henderson Avenue. By contrasting the pavement color of the TWLTL and decreasing the width of the eastbound and westbound travel lanes, the resulting three lane configuration will encourage slower driving.

Drive A and Henderson Avenue

2. Although the available storage for this turn lane is minimal due to proximity of Glencoe Street, the 95th percentile queue is very minimal (1-2 cars).
3. Provide for a one-lane exiting approach (shared left/right lane).

Drive B and Henderson Avenue

4. No intersection improvements are recommended at this driveway.
5. Drive will operate as inbound only.

Drive C and Henderson Avenue

6. No Intersections improvements are recommended at this driveway.
7. Drive will operate as outbound only. Provide for a one-lane exiting approach (shared left/right lane).

Drive D and Henderson Avenue

8. Provide for a two-lane exit consisting of a right-turn only lane and a shared through/left turn lane.

Drive E and Henderson Avenue

9. Provide for a one-lane exiting approach (shared left/right lane)

Capitol Avenue and Henderson Avenue

10. Re-stripe northbound Capitol Avenue to include a left-turn storage bay.

The applicant's proposed development plan and corresponding landscape plan demonstrates compliance with these proposed recommendations. However, staff is supportive of the alternate development plan and alternate landscape plan because the layout provided is consistent with the Complete Streets initiative.

The Complete Streets Design Manual was adopted by City Council Resolution in January 2016 as a policy guide to be used by every city agency responsible for reconstruction projects within the public right-of-way. It is also meant as a guide for developers to improve the quality of public spaces adjacent to their projects. The city has made it a priority to implement the design policies of the manual through continued agency coordination, public outreach and our development review process.

Given the substantial public support for safer, more multi-modal streets, \$1.3 million was dedicated for Complete Streets improvements on Henderson Ave in the 2012 bond program. The planning process for the Henderson Avenue Complete Streets project began in August 2014 with a well-attended community workshop to solicit a broad array of ideas for street improvements. Community priorities during the workshop included:

- Safer pedestrian experience
- Traffic management (slower speeds)
- Beautification and neighborhood character

Specific community recommendations were reviewed by staff and several conceptual alternatives were presented back to the community in April 2015. The community chose a design featuring parallel parking areas and landscaped bumpouts. The preferred concept was presented to the community in September 2015 and included:

- Intermittent on-street parallel parking bays near commercial areas of corridor
- Vegetated bumpouts which define new parallel parking areas and provide landscaping
- Narrowed traffic lanes (from 15' to 11') to calm traffic
- New pedestrian lighting between US 75 and Willis
- Additional street trees
- Refreshed continental crosswalks

- Extended median near intersection of Henderson Ave. and Miller Ave. to eliminate left turns at this intersection
- Sidewalk repair (where necessary)

During the Henderson Avenue Complete Streets planning process, the block between Glencoe Street and McMillan Street was originally presented to the community as having on-street parallel parking. It is staff's recommendation that this on-street parking be maintained and incorporated into the proposed streetscape design in order to provide highly visible, publically accessible community parking and to serve as an additional traffic calming measure.

Staff has collaborated with the applicant to include parallel parking into their streetscape design while maintaining important left turn bays at strategic points adjacent to the development. While some site constraints exist, staff has reviewed the parallel parking streetscape alternative, and has determined that it is a feasible design and most desirable option.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 462 (Subdistricts 4 and 5) & MF-2(A)	Undeveloped
Northeast	R-7.5(A)	Residential
South	PDD No. 462 (Subdistrict 4 and 5)	Retail and Restaurant
Southwest	MF-2(A)	Residential
Northwest	PDD No. 462 (Subdistricts 3 and 3A)	Retail and Restaurant

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.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The Comprehensive Plan classifies the area as an Urban Neighborhood Building Block. 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. Urban Neighborhood streets should be designed to be very pedestrian friendly, providing excellent connectivity to shopping and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures.

The proposed mixed-use development meets the intent of the Urban Neighborhood Building Block by providing additional retail and restaurant opportunities within close proximity to established residential areas. In addition, the alternate development plan with the proposed parallel parking will serve as a desired traffic calming measure that can slow traffic along Henderson Avenue.

Planned Development District No. 462

Planned Development District No. 462, when established, was designated as an area of historical, cultural, and architectural importance and significance, with the following objectives:

- (1) Accommodate the existing mix of uses in the area.

The proposed development provides for an array of land uses that are compatible with the surrounding area and will provide the residents in the adjacent communities with additional shopping and dining prospects within a walkable distance. Office uses are also proposed which will provide necessary services and employment opportunities.

- (2) Protect the internal and adjacent stable residential neighborhoods.

In an attempt to minimize any adverse impact to the adjacent residential homes along Madera Street, the applicant is proposing an underground parking structure; a masonry screening wall and landscaping along the north

property line; an increased setback from the residential uses; and, maximum height restrictions and specific building orientations to avoid the new development from directly imposing upon the adjacent residential structures.

- (3) Preserve and enhance the architectural and cultural significance of the area.

All new construction will be subject to urban design guidelines, which provides specific standards for exterior building materials and colors, façade openings, exterior lighting, pedestrian amenities, and design options.

- (4) Strengthen neighborhood identity.

The PDD conditions propose to limit the square footage of individual retail stores as a way to encourage development of boutique-like, unique, community-serving retail stores, which has become a distinguishable characteristic of the Henderson Avenue corridor in recent development.

- (5) Create a more desirable pedestrian environment.

A minimum 10-foot wide sidewalk zone will be provided along the Henderson Avenue frontage. As depicted on the landscape plan, community open space areas, urban gardens, and pedestrian amenities, including benches, trash cans, and bicycle parking spaces will be incorporated into the development.

STAFF ANALYSIS:

Land Use Compatibility:

The 5.75-acre site is located along the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street and is currently undeveloped. The adjacent properties along the Henderson Avenue corridor are primarily developed with retail and restaurant uses, with residential uses extending further north and south of the site, along Madera Street and Moser Street, respectively.

The applicant proposes to create a new subdistrict within PDD No. 462 to accommodate a mixed-use development consisting of a variety of retail, office, and restaurant uses with a total maximum floor area of 190,000 square feet. The development will be divided into two separate tracts, with the 3.553-acre Tract I being located on the northwest side of Henderson Avenue. It will be comprised of a maximum of 12,000 square feet of restaurant use, 70,000 square feet of retail and 10,000 square feet of office. Tract II, which consists of 0.775 acres of land, will be located on the southeast side of Henderson Avenue and will provide for 20,000 square feet of retail and office/showroom uses. Commercial greenhouses that will be used for crop production are proposed to be located on rooftops within both tracts in the specific locations shown on the development plan. The applicant has indicated that they are not at the point where they can suggest a size limit for the greenhouses; however, staff believes that

restricting the size to no more than 50 percent of the rooftop area that it will be located upon is a reasonable limit.

The PDD conditions propose to prohibit specific land uses within the new subdistrict including alcoholic beverage establishments, liquor stores, freestanding emergency centers, and certain personal service uses. In addition, the square footage for all restaurant uses combined will be limited to a maximum of 12,000 square feet and the square footage allotted to individual retail stores will be restricted to encourage the development of more boutique-like establishments.

In order to promote a more walkable, pedestrian-friendly development, a sidewalk will be provided along Henderson Avenue with a minimum width of 10 feet and a minimum eight-foot tree planting zone between the back of curb and the sidewalk. The sidewalk will be enhanced with a minimum of two pedestrian amenities for every 300 linear feet of street frontage.

Staff supports the request with the alternate development plan and alternate landscape plan. The proposed mixed-use development will be consistent with the objectives of PDD No. 462 and will provide opportunities for new and unique retail and restaurant uses that currently do not exist in the area and will enhance the overall Henderson Street corridor.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Max FAR	PRIMARY Uses
	Front	Side/Rear					
<i>Existing</i> MF-2(A)	15'	15'	Min 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	None	Multifamily, duplex, single family
<i>Existing</i> PDD 462 (Sub 4)	15'	0'/0'	30 dua	36'	45%	None	Mixed Uses
<i>Existing</i> PDD 462 (Sub 5)	Min 15'/ Max 30'	0'/0'	30 dua	54'	60%	0.75:1	Mixed Uses
<i>Applicant Request</i> PDD 462 (Sub 5A) Tract I	10**	40'/40'	170,000 sq. ft. max floor area	48'	55%	1.10:1	Mixed Uses
<i>Applicant Request</i> PDD 462 (Sub 5A) Tract II	10**	24'/40'	20,000 sq. ft. max floor area	36'	55%	3.5:1	Mixed Uses

*Along Henderson Ave, 75 percent of any front building façade must meet max of 30 feet

Height and Setback:

In Tract I of the mixed-use development, the applicant is requesting a maximum building height of 48 feet, with a minimum setback of 40 feet along the northern portion of the site that is adjacent to residentially-zoned properties. An existing 11-foot alley will

provide additional separation and serve as a further buffer between the proposed development and the residential lots.

Tract II will be subject to a maximum building height of 36 feet. The property will be buffered from adjacent uses by a minimum rear yard setback of 85 feet and a minimum side yard setback of 24 feet. Staff believes that the proposed width of the setbacks, combined with the limitations on maximum building height are sufficient measures to ensure that the proposed development does not infringe significantly upon the adjacent land uses.

The applicant's conditions stipulate that the measurement for determining the minimum front, side, and rear yards shall be taken from the locations of the property lines as shown on the development plan, irrespective of any additional right-of-way dedications required during platting or building permit. Staff believes that this approach is counterproductive to the overall development process and is not supportive of sanctioning zoning regulations that could potentially impede the needs of the adjacent roadway system.

Landscaping and Screening:

Landscaping for the mixed-use development will be provided as shown on the proposed landscape plan. Street trees will be planted within an eight-foot tree planting zone between the back of curb and the sidewalk at a ratio of one tree per every 30 linear feet of street frontage. The landscape plan depicts designated community open space areas as well as private and public urban gardens within the boundary of the development. In an effort to provide adequate privacy and safety to the adjacent residential properties, the applicant is proposing to install an eight-foot solid screening wall along the full length of the northern property line of Tract I and along the side yard and rear yard property lines of Tract II.

Traffic Management Plan:

A traffic management plan has been offered by the applicant. According to the TMP, queuing is only permitted inside the property and not within the city rights-of-way. This is a requirement that the applicant will already have to adhere to. As such, staff does not see any additional benefit provided by the TMP and recommends that it not be included in the PDD. However, if a TMP is provided, it should be revised so that the traffic patterns shown are consistent with the layout that is depicted in the alternate development plan.

Officers and Directors

Owner:

HENDERSON LOTS OWNER (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON MAIN (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RESIDENTIAL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RETAIL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

PROPOSED PDD CONDITIONS**ARTICLE 462.****PD 462.****SEC. 51P-462.101. LEGISLATIVE HISTORY.**

PD 462 was established by Ordinance No. 22969, passed by the Dallas City Council on December 11, 1996. Ordinance No. 22969 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 22969 was amended by Ordinance No. 23010, passed by the Dallas City Council on January 22, 1997, and Ordinance No. 23976, passed by the Dallas City Council on August 11, 1999. (Ord. Nos. 19455; 22969; 23010; 23976; 25423)

SEC. 51P-462.102. PROPERTY LOCATION AND SIZE.

PD 462 is established on property generally located along both sides of Henderson Avenue between Central Expressway and Ross Avenue. The size of PD 462 is approximately 41.84 acres. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Henderson Avenue Area, between North Central Expressway and Ross Avenue, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the architectural and cultural significance of the area.
- (4) Strengthen neighborhood identity.
- (5) Create a more desirable pedestrian environment. (Ord. Nos. 22969; 25423)

SEC. 51P-462.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless the context clearly indicates otherwise, in this article:

(0.1) **BLADE SIGN** means a sign projecting perpendicular from the building façade or corner of the building.

(0.2) **BODY PIERCING STUDIO** means a facility in which a perforation is created in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(0.3) **COFFEE-ROASTING SHOP** means a retail use that (i) prepares coffee beans for use by roasting them; (ii) sells coffee and coffee-based beverages for consumption on or off the premises; and (iii) in which limited food service may be accessory to the sale of these beverages. Coffee roasters, rotary cylinders, and similar specialty equipment may be used for the roasting and preparation of coffee-beans.

(1) **FACING A STREET** means parallel to or within 45 degrees of being parallel (excluding ornamental features) to a street, and marking the extent of a front yard.

(2) **FLUORESCENT COLOR** means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(2.1) **FREESTANDING EMERGENCY CENTER** is a facility licensed by the state of Texas to provide 24-hour emergency services to patients at the same level as a hospital-based emergency room.

(3) **MAJOR MODIFICATION** means modifications to an original building within a one-year period where the value of the modifications as stated on applications for building permits exceeds 50 percent of the building's assessed value as determined by the Dallas Central Appraisal District.

(3.1) **MASSAGE ESTABLISHMENT** means a massage establishment as defined by Section 25A-1 of Chapter 25A of the Dallas City Code, as amended.

(4) **NEW CONSTRUCTION** means construction of a structure that is not an original building.

(5) **OPENING** means a door, window, passageway, or any other feature through which light or solid objects may pass.

(6) **ORIGINAL BUILDING** means a building constructed on or before the date of passage of Ordinance No. 22969.

(7.1) TATTOO STUDIO means an establishment or facility in which the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment is performed.

(8) VISIBLE REFLECTANCE means the percentage of available light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(9) RETAIL USE means any use listed in Section 51P 462.108(a)(8) of this article.

(10) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain access to the other parking space.

(11) UNDER AWNING SIGN means a sign plate with tenant letters and graphics limited to eight square feet attached (i) from a canopy or awning above with rigid support, or (ii) perpendicular from the vertical face of a building.

(c) Unless otherwise stated, all code references are to Chapter 51A.

(d) Except as otherwise provided for Subdistrict 5A, the provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) The following rules apply in interpreting the use regulations in this article.

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(f) Unless the context clearly indicates otherwise, this district is considered to be a residential district for purposes of interpreting Chapter 51A. (Ord. Nos. 22969; 25423; 26352)

SEC. 51P-462.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 462A: Tract map.
- (2) Exhibit 462B: Approved list of plant materials.
- (3) Exhibit 462C: Subdistrict 5A development plan.
- (4) Exhibit 462D: Subdistrict 5A landscape plan.
- (5) Exhibit 462E: Subdistrict 5A transportation management plan.

SEC. 51P-462.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from an MF-2(A) Multifamily District, a CR Community Retail District, a CR-D Community Retail-Dry District, an NO(A) Neighborhood Office District, and an MU-1 Mixed Use District to Planned Development District No. 462 and Planned Development District No. 462-Dry (the Henderson Avenue Special Purpose District) on the property described in Ordinance No. 22969, as amended by Ordinance No. 23010. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.106. CREATION OF SUBDISTRICTS.

(a) A map, Exhibit 462A, shows the boundaries of the district and the seven subdistricts. Property descriptions of the subdistricts are provided as Exhibit A of Ordinance No. 22969, as amended. In the event of a conflict between Exhibit A of Ordinance No. 22969 and Exhibit 462A, Exhibit A of Ordinance No. 22969 controls.

(b) The subdistricts are hereby established for purposes of this article. Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 22969; 23010; 25423; 25441; 26352; 26723)

SEC. 51P-462.107. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, 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. (Ord. Nos. 22969; 25423)

(b) Subdistrict 5A. Development and use of the Property must comply with the Subdistrict 5A development plan (Exhibit 486C). If there is a conflict between this article and the development plan, the text of this article controls.

SEC. 51P-462.108. SUBDISTRICTS 1, 3, 3A, AND 5.

- (a) Main uses permitted in Subdistricts 1, 3, and 5.
 - (1) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory.
 - (2) Institutional and community service uses.
 - Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Hospital. *[SUP]*
 - Library, art gallery, or museum.
 - Public or private school.
 - (3) Lodging uses.
 - Hotel or motel. *[SUP]*
 - Lodging or boarding house. *[SUP]*
 - (4) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
 - (5) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center.
 - Office.
 - (6) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

- (7) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Multifamily.
 - Single family.
- (8) Retail and personal service uses.
 - Ambulance service.
 - Animal shelter or clinic without outside run.
 - Auto service center.
 - Bar, lounge, or tavern.
 - Business school.
 - Car wash. *[SUP]*
 - Commercial amusement (inside).
 - Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use.
 - Theater.
- (9) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
- (10) Utility and public service uses.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed.

- (11) Wholesale, distribution, and storage uses.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.
- (b) Main uses permitted in Subdistrict 3A.
 - (1) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - (2) Institutional and community service uses.
 - Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Library, art gallery, or museum.
 - (3) Miscellaneous uses.
 - Temporary construction or sales office.
 - (4) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center.
 - Office.
 - (5) Residential uses:
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Multifamily.
 - (6) Retail and personal service uses.
 - Animal shelter or clinic without outside run.
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Nursery, garden shop, or plant sales.

- Personal service uses. *[Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

(7) Transportation uses.

- Transit passenger shelter.

(8) Utility and public service uses.

- Local utilities.

(c) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 1, 3, 3A, and 5:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(d) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 1, 3, 3A, and 5. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
- (4) Floor area. Maximum floor area ratio is .75:1.

- (5) Height. Maximum structure height is 54 feet.
- (6) Lot coverage. Maximum lot coverage is 60 percent.
- (7) Lot size. No minimum lot size.
- (8) Stories. Maximum number of stories is four.
- (e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
- (f) Environmental performance standards. See Article VI.
- (g) Landscaping.
 - (1) All landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.
 - (2) Plant material must be maintained in a healthy, growing condition.
- (h) Street trees.
 - (1) Except in Subdistrict 1, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways.
 - (2) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating the trees in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by that director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.
 - (3) Upon receipt of the application and any required fees, the director of public works and transportation shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, that director determines that the planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise he shall deny the permit.
 - (4) A property owner is not required to comply with the street tree planting requirement of this subsection if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.
 - (5) A parkway landscape permit issued by the director of public works and transportation 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 requirements of this section if compliance is made impossible due to that director's revocation of the parkway landscape permit.

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

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

(j) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements and at least one-half of the following design options.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front façade” means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(8) Design options. A minimum of one-half of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art. Allocate a minimum of one and one-half percent of the value of the improvements stated in the building permit application to public art. Public art must be visible from the street at all times.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(E) Water features. Allocate five percent of the value of the improvements stated in the building permit application to a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII of the Dallas Development Code, as amended.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating. Provide pedestrian seating in an area which covers one-half of the width of the building.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this subparagraph, open space means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.

(k) Urban design guidelines for all other exterior structure modifications. All exterior structure modifications, of whatever kind, must comply with the following regulations.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent

possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front facade” means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(1) Commercial alley access. Commercial alley access is prohibited in Subdistrict 3A. (Ord. Nos. 22969; 23976; 25423; 26340; 26352)

SEC. 51P-462.109. SUBDISTRICTS 2 AND 4.

(a) Main uses permitted.

(1) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child care facility. [SUP]
- Church.
- Public or private school.

(2) Residential uses.

- Duplex.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(3) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in Subdistricts 2 and 4:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(c) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 2 and 4. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
- (4) Floor area. No maximum floor area ratio.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot coverage. Maximum lot coverage is 45 percent.
- (7) Lot size. No minimum lot size.
- (8) Stories. No maximum number of stories.

(d) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Subsection (f)(2) below, all landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) A minimum of three three-inch caliper trees, two of which must be located in the required front yard, must be planted on the lot containing a new single family use.

(3) Plant material must be maintained in a healthy, growing condition.

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

(h) Urban design guidelines. All new construction and exterior structure modifications must comply with the following design guidelines.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 2 and 4.

(3) Façade materials. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area. (Ord. Nos. 22969; 25423)

SEC. 51P-462.109.1. SUBDISTRICT 5A

(a) Creation of tracts. Subdistrict 5A is divided into two tracts: Tract I and Tract II as shown on the Subdistrict 5A development plan.

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

(3) Industrial uses.

None permitted

(4) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

None permitted.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Coffee-roasting shop
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. [Barber/beauty shop, nail salon, shoe repair, tailor, instructional arts studio, photography studio, laundry or cleaning pick up and receiving station, handcrafted artwork studio, safe deposit boxes, travel bureau, and custom painting or duplicating shop allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo

studios, and body piercing studios cannot be an accessory use. SUP required for all other personal service uses.]

- Restaurant without drive-in or drive-through service [total maximum of 12,000 square feet for all restaurant uses combined].
- Temporary retail use.
- Theater [SUP]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(c) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

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

(1) In general. Except as provided in the urban design guidelines, the yard, lot, and space regulations in this paragraph apply to all properties within Subdistrict 5A.

(2) Front yard.

(A) Minimum front yard is 10 feet.

(B) Along Henderson Avenue, 75 percent of any front building façade must meet a maximum front yard of 30 feet.

(C) Underground parking structures may extend to the property line.

(D) The following may project to the property line: awnings and canopies (minimum 12 foot clearance above sidewalk), retaining walls, stoops, and stairs.

(E) In Tract II, buildings may encroach into the front yard in those areas shown on the Subdistrict 5A development plan.

(3) Side yard.

(A) Tract I. Minimum side yard is the greater of 40 feet or as shown on the development plan. Underground parking structures may extend to the property line.

(B) Tract II. Minimum side yard is 24 feet.

(4) Rear yard. Minimum rear yard is 40 feet.

Staff's Recommendation

(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of-way dedications required during platting or building permit.

Applicant's Request

(5) Measurement of minimum front, side, and rear yards. For purposes of determining front, side, and rear yards, measurement shall be taken from the locations of the property lines as shown on the development plan irrespective of any additional right-of-way dedications required during platting or building permit.

(6) Floor area.

(A) Maximum ground level floor area for any use is 14,000 square feet. Contiguous retail uses with separate certificates of occupancy are considered separate uses.

(B) Tract I: Maximum total floor area is 170,000 square feet. Maximum floor area for retail, personal service, and restaurant uses is 82,000 square feet subject to the following additional restrictions:

(i) Except as otherwise provided in this subparagraph, no retail or personal service use may be greater than 11,000 square feet.

(ii) Two retail and personal service uses may be greater than 11,000 square feet subject to the following:

(aa) One retail and personal service use between 11,000 and 21,000 square feet is permitted.

(bb) One retail and personal service use between 11,000 and 15,000 square feet is permitted.

(C) Tract II: Maximum total floor area is 20,000 square feet.

(7) Height.

(A) Tract I. Except as further restricted on the Subdistrict 5A development plan, maximum structure height is 48 feet.

(B) Tract II. Maximum structure height is 36 feet.

(C) Parapet walls may project up to four feet above the maximum structure height.

(D) Elevator overruns may project up to six feet above the maximum structure height.

(E) Mechanical equipment and surrounding screening walls may project a maximum of 10 feet above the maximum structure height if it is placed a minimum of 20 feet from the building perimeter as designated on the development plan.

(8) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, and underground parking structures are not.

(9) Minimum lot size. No minimum lot size.

(10) Stories. Except as further restricted on the Subdistrict 5A development plan, maximum number of stories above grade is three.

(f) Off-street parking and loading.

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

(2) Off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any alcoholic beverage establishment, except for remote parking agreements in existence prior to _____, 2016, as may be amended in the future.

(3) Valet service may only park vehicles in a below grade parking structure.

(4) Subarea 5A is considered one lot for purposes of off-street parking.

(5) Required off-street parking located in a parking structure may be tandem parking if an attendant is provided to park vehicles during business hours of the main uses. No more than 50 percent of the required off-street parking spaces may be tandem spaces.

(6) Required off-street parking for a coffee roasting shop is one space per 200 square feet of floor area.

(g) Environmental performance standards. See Article VI.

(h) Landscaping.

(1) In general. Except as provided in this subsection, landscaping must be provided as shown on the Subdistrict 5A landscape plan (Exhibit 462D).

(2) Minor deviations. At time of building permit, the building official may approve minor deviations in the location of trees and other plantings due to conflicts with utilities, driveways, or other infrastructure.

(3) Street trees. A tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways and required visibility triangles.

(i) Signs.

(1) In general. Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII

(2) Attached signs.

(A) On the primary façade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary façade. On each secondary façade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary façade.

(B) Blade signs may project no more than 48 inches from the surface of a structure. The lowest part of a blade sign must be located at least eight feet above grade.

(C) Under awning signs are permitted for each ground-level premise or each individual non-residential occupancy. The maximum effective area for an under awning sign is eight square feet. The lowest part of an under awning sign must be located at least eight feet above grade.

(D) The combined effective area of all signs attached to any window or any glass door may not exceed 10 percent of the area of that window or glass door.

(3) Detached signs.

(A) One monument sign may be located at the driveway entrance in the location shown on the Subdistrict 5A development plan. The monument sign may be a multi-tenant sign. The highest part of the monument sign may not exceed 10 feet in height. The maximum effective area of the monument sign is 150 square feet. The monument sign must be set back at least 10 feet in a front yard and at least five feet in a side yard.

(B) One monument sign may be located at the intersection of Henderson Avenue and Glencoe Street and one monument sign may be located at the intersection of Henderson Avenue and McMillan Avenue in the locations shown on the Subdistrict 5A development plan. These monument signs may be multi-tenant signs. The highest part of these monument signs may not exceed four feet in height. The maximum effective area for these monument signs is 32 square feet. These monument signs must be setback at least 10 feet from the street.

(4) Additional Provisions.

(A) Rooftop signs are prohibited.

(B) Illumination of signs is only permitted on a building façade facing Henderson Avenue.

(j) Urban design guidelines for new construction or major modifications.

(1) Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(A) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the building official plans examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(B) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure.

(C) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(D) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front façade” means any façade facing a street.

(E) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first story of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first story of the building may not exceed 25 percent.

(F) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete, or cast stone and for buildings less than 5,000 square feet in floor area, cementitious siding may also be used as a primary façade material. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors. EIFS and other simulated stucco products are prohibited.

(G) Lighting. Exterior lighting must be oriented onto the property it lights and directed away from adjacent properties. Light standards, excluding wall packs on structures, may be a maximum of 16 feet in height to the top of the fixture.

(H) Pedestrian amenities. The following pedestrian amenities must be provided along the Henderson Avenue frontage:

- (i) a minimum of 10 and a maximum of 21 benches;
- (ii) a minimum of eight and a maximum of 10 trash cans; and
- (iii) a minimum of 16 bicycle parking spaces within 75 feet of the Henderson Avenue frontage.

(2) Design options. A minimum of five of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art.

(i) Provide public art that is visible from public right-of-way. Examples of public art include art that is incorporated into the sidewalk or building façade, or freestanding art.

(ii) The public art must be located in exterior open space that contains a minimum of 500 square feet of land area and contains a minimum of two of the following:

(aa) benches, seat walls, or seating areas;

(bb) trash receptacles;

(cc) drinking fountains;

(dd) shade structures, understory shade trees, or awnings.

(iii) The public art may be located in the same exterior open space as a water feature allowed by this section.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season

(E) Water features.

(i) Provide a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(ii) The water feature must be located in exterior open space that contains at least 500 square feet of land area and contains a minimum of two of the following:

_____ (aa) benches, seat walls, or seating areas;

_____ (bb) trash receptacles;

_____ (cc) drinking fountains;

_____ (dd) shade structures, understory shade trees, or awnings.

(iii) The water feature may be located in the same exterior open space as public art required by this section.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating.

(i) Provide pedestrian seating in an area which covers one-half of the width of the building.

(ii) The pedestrian seating area may be contained in the same exterior open space as public art or a water feature required by this section.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate a minimum of 5,000 square feet of the required front yard on Glencoe and 2,000 square feet of the required front yard on McMillan to open space. For purposes of this subparagraph, open space means a space containing no enclosed structures at or above grade. Open space must contain, at a minimum, grass or other natural vegetation and a minimum of two of the following:

(i) benches, seat walls, or seating areas;

(ii) trash receptacles;

(iii) drinking fountains;

(iv) shade structures, understory shade trees, or awnings.

Staff's Recommendation

(k) — Transportation management plan.

(1) — In general. — The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) — Queuing. — Queuing is only permitted inside the Property and not within city rights of way.

(3) — Traffic study.

(A) — For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director before a certificate of occupancy is issued for more than 11,000 square feet of combined retail uses. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ of each even-numbered year.

(B) — The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two week period, and must contain an analysis of the following: _____

(i) — Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) — Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) — Turning movement traffic counts at Glencoe and Henderson Avenue;

(iv) — Queuing;

(v) — Current leasing and occupancy data; and

(vi) — Parking counts.

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

(i) — If the director determines that the current transportation management plan is sufficient, the director shall notify the applicant in writing.

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

(4) Amendment process.

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

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

Applicant's Request

(k) Transportation management plan.

(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.

(3) Traffic study.

(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director by _____, 20____. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ of each even-numbered year.

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

(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;

(iv) Queuing;

(v) Current leasing and occupancy data; and

(vi) Parking counts.

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

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

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

(4) Amendment process.

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

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

(I) Additional Provisions.

(1) Rooftop use.

Staff's Recommendation

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan and will be limited in size to no more than 50 percent of the rooftop area upon which the greenhouse will be located.

Applicant's Request

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan.

(B) Restaurant uses may not locate dining areas on a rooftop. For all other uses, outdoor gathering areas must be screened so as not to be visible from grade of an abutting property located in an R, R(A), D, D(A), TH, or TH(A) zoning district.

(2) Outdoor dining is prohibited after midnight.

(3) No restaurant may be located in the building adjacent to McMillan Avenue as indicated on the Subdistrict 5A development plan.

(4) No balconies or outdoor seating areas may face an abutting residential district.

(5) After 6:00pm, a minimum of one peace officer or security personnel must be provided on the Property to monitor activity of the retail parking area.

(6) Use of outdoor speakers or other outdoor amplified sound equipment is prohibited.

SEC. 51P-462.110. MAINTENANCE OF THE PROPERTY.

The Property must be maintained in a state of good repair and neat appearance. (Ord. Nos. 22969; 25423)

SEC. 51P-462.111. COMPLIANCE WITH ALL OTHER LAWS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423)

SEC. 51P-462.112. CONSTRUCTION STANDARDS.

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. (Ord. Nos. 22969; 25423; 26102)

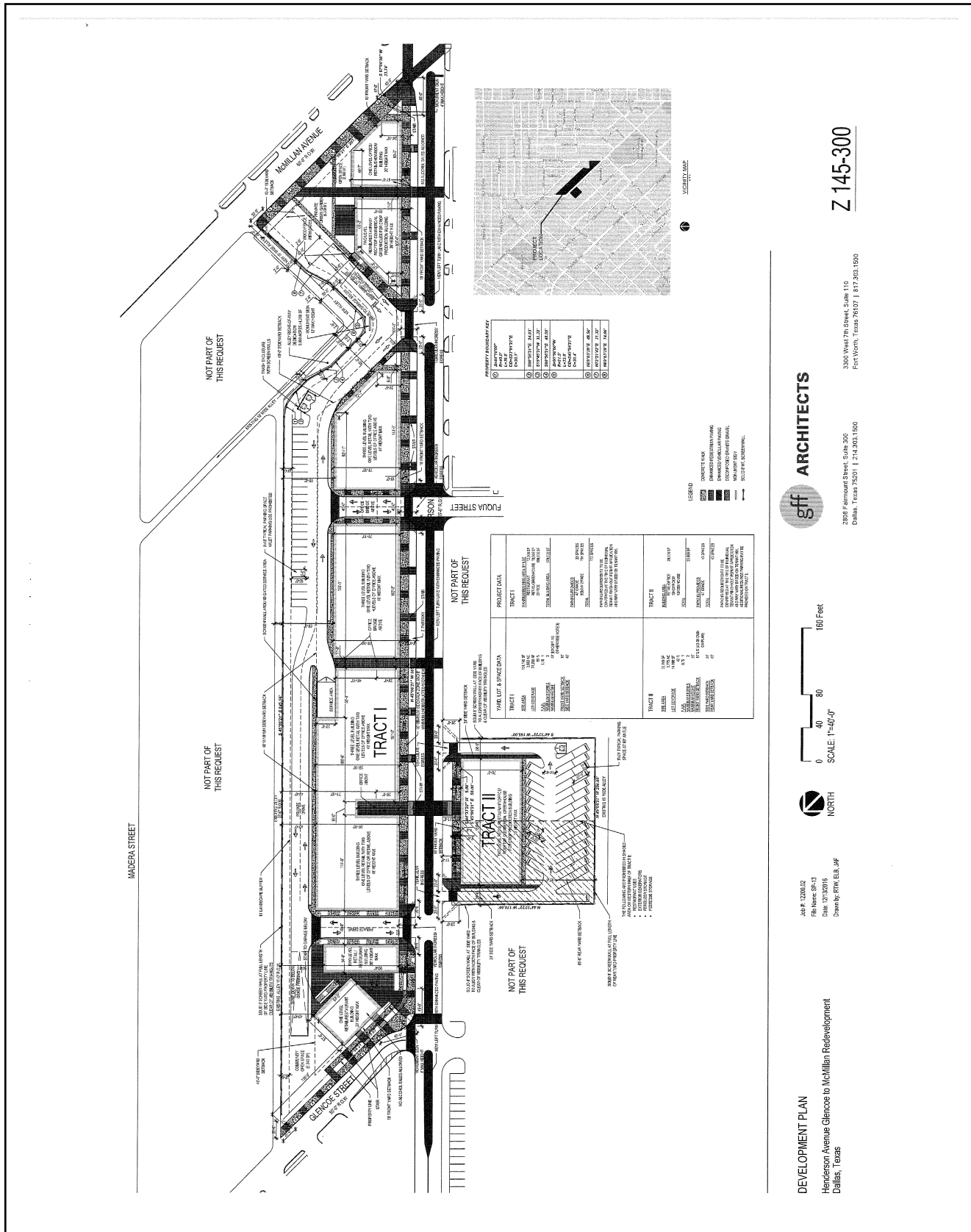
SEC. 51P-462.113. COMPLIANCE REQUIRED.

The building official shall not issue a building permit or a certificate of occupancy for a use ion this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all of other ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423; 26102)

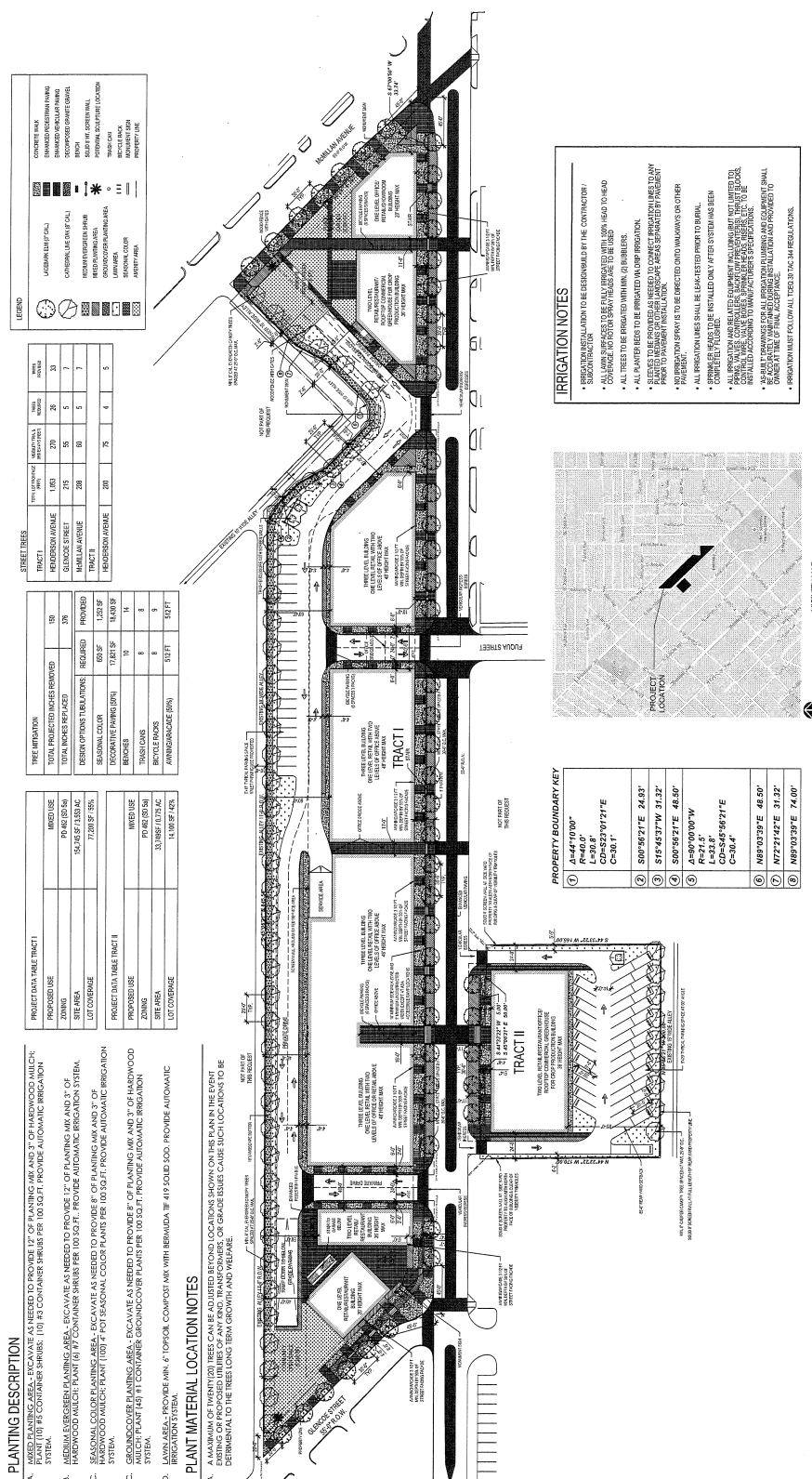
[SEC. 51P-462.114. ZONING MAP.]

~~PD 462 is located on Zoning Map Nos. H-7, H-8, I-7, and I-8.]~~ (Ord. Nos. 22969; 25423)

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



LANDSCAPE DEVELOPMENT PLAN

Henderson Avenue Glencoe to McMillan Redevelopment
Dallas, Texas

Job #: 12200.02
File Name: SP-13_1
Date: 12/13/2016
Drawn by: RTW, EBL

 NORTH

160 Feet

40 40 40

SCALE: 1"=40'-0"

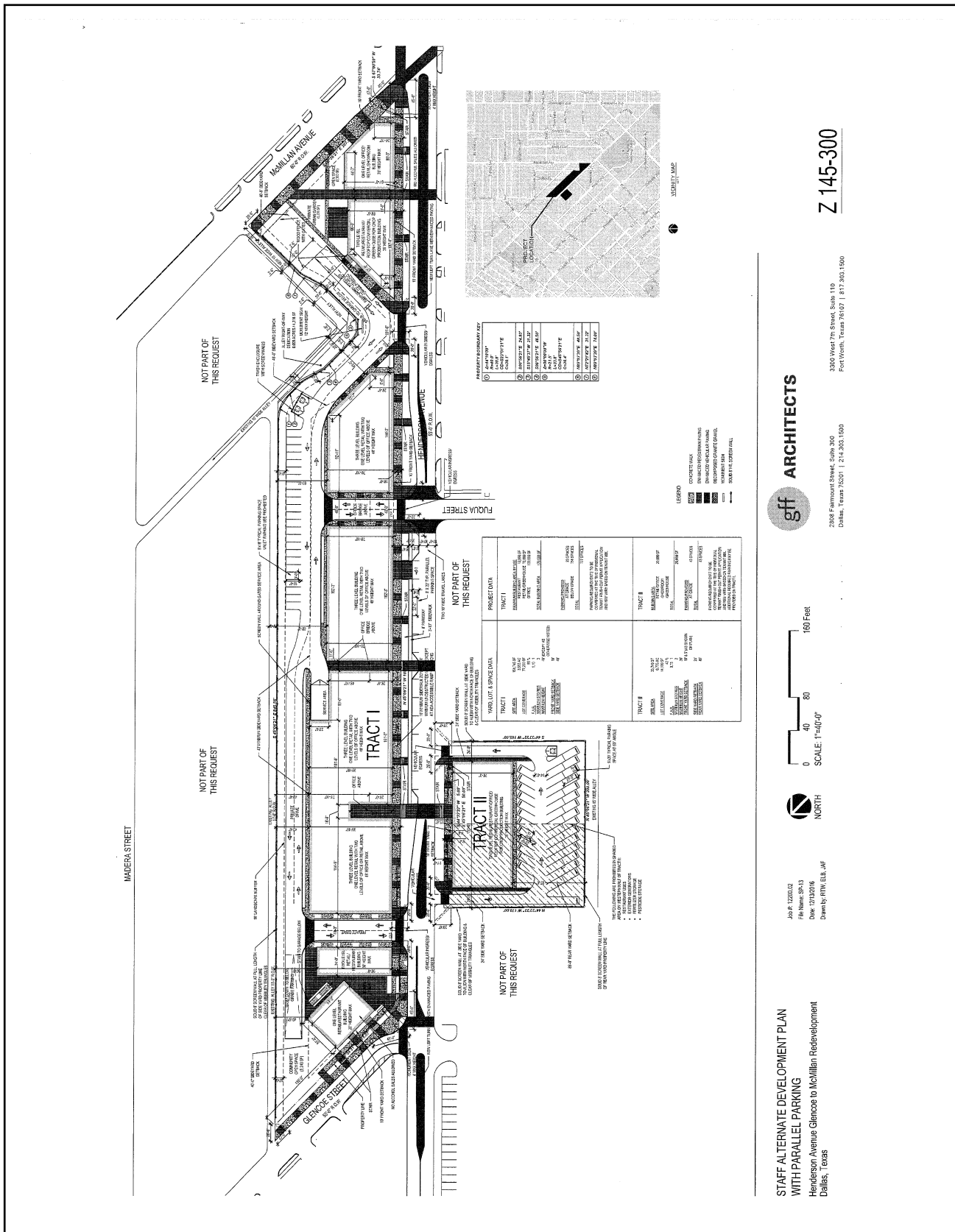

ARCHITECTS

Z 145-300

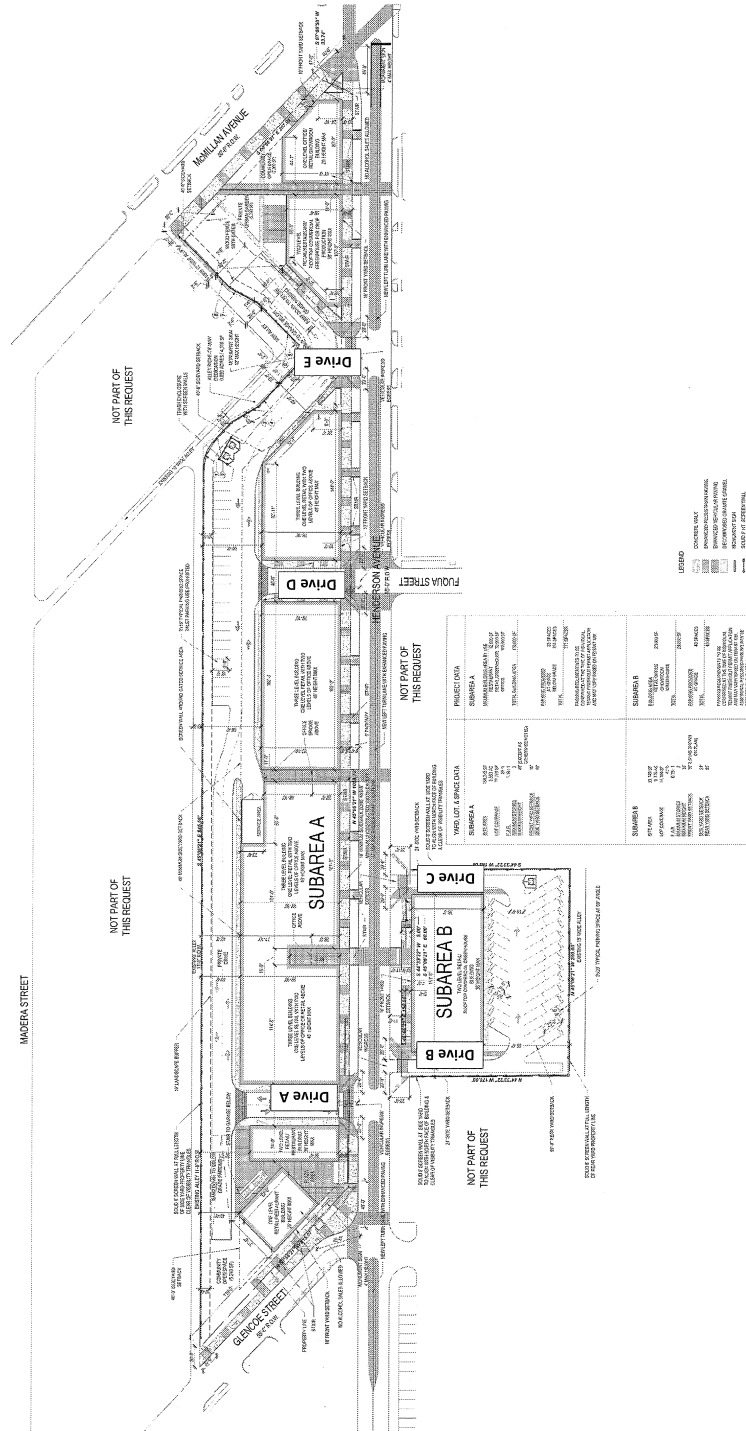
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

PROPOSED ALTERNATE DEVELOPMENT PLAN W/ PARALLEL PARKING

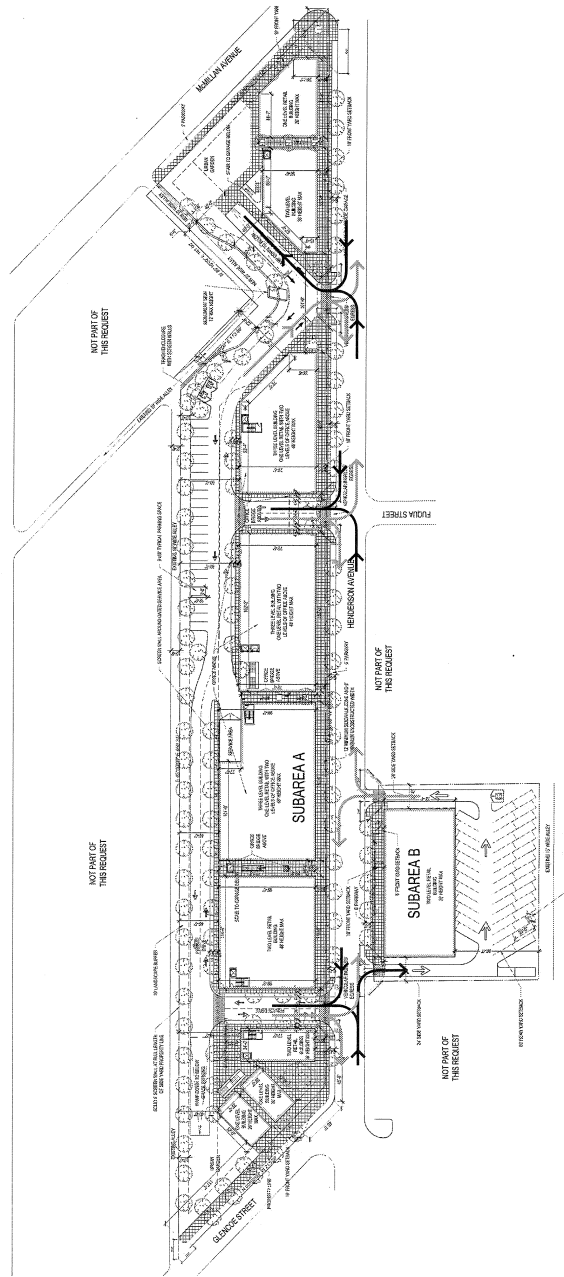


TRAFFIC IMPACT ANALYSIS EXHIBIT



TRAFFIC MANAGEMENT PLAN

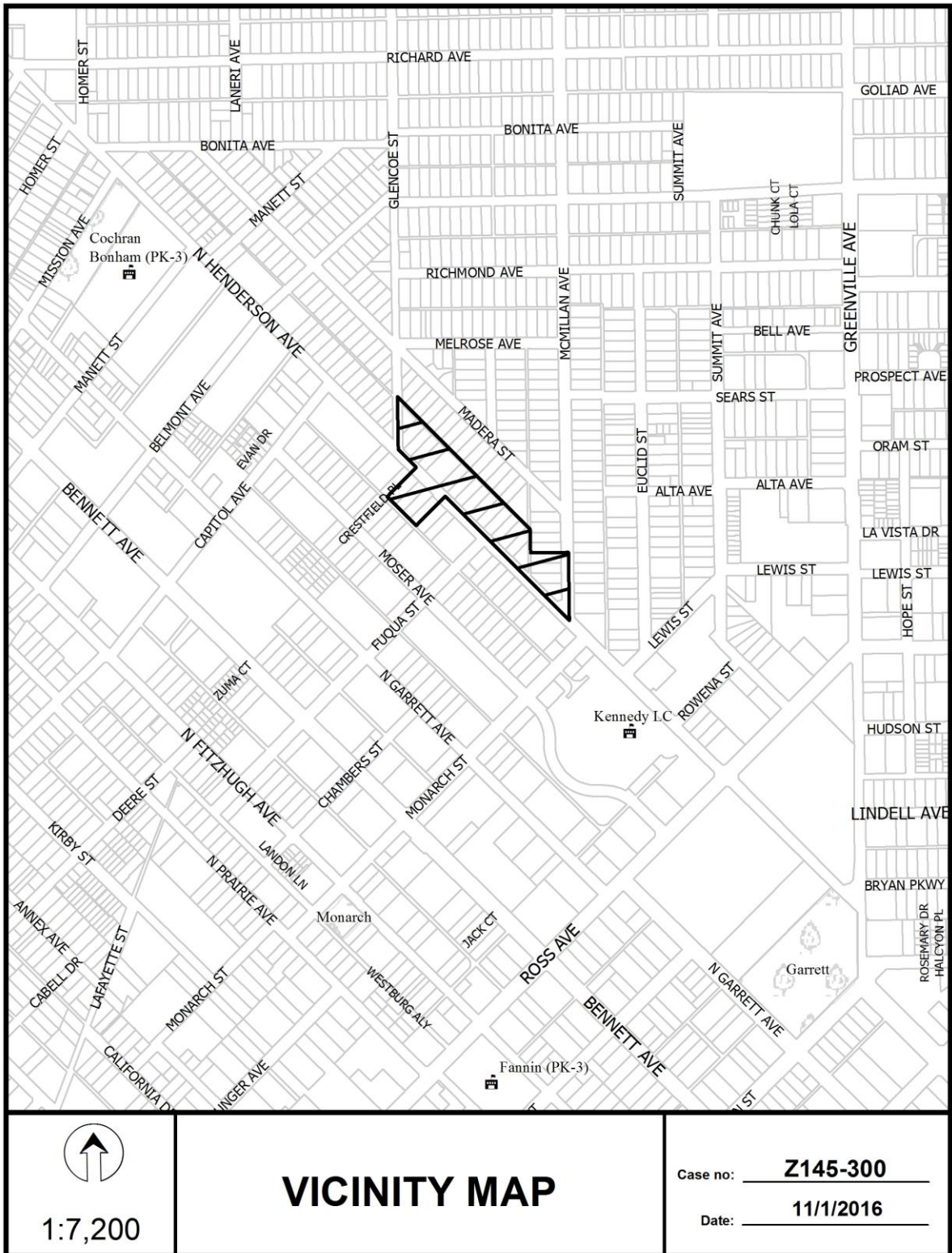
Kimley»Horn



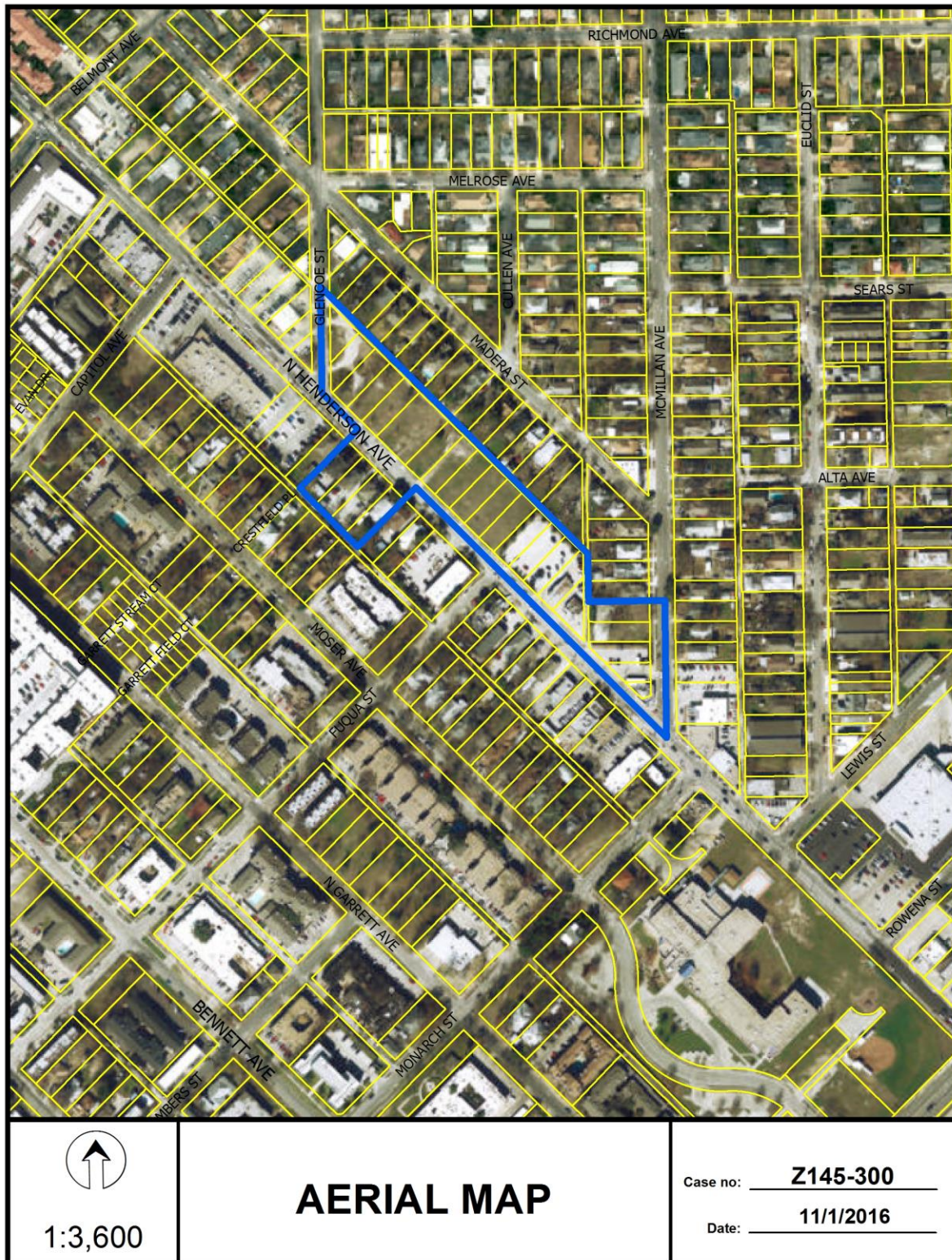
- A) The operation of the uses must comply with the transportation management plan.
- B) The following restrictions apply to all traffic operations:
- Pickup and drop off is not permitted on Henderson Avenue;
 - Queuing is not permitted on Henderson Avenue.
- C) A survey of traffic operations shall be conducted at the expenses of the property owner every 2 years to determine compliance with the transportation management plan. The survey shall include the following:
- Turning movement traffic counts at each of the main drives on Henderson Avenue;
 - Turning movement traffic counts at McMillan and Henderson Avenue;
 - Turning movement traffic counts at Glencoe and Henderson Avenue;
 - Queuing;
 - Current leasing and occupancy data;
 - Parking counts; AND
 - Recommendations for any changes to the transportation management plan.
- D) Any recommended changes to the transportation management plan shall be at the sole cost of the property owner.
- E) Changes to the transportation management plan shall be approved by the city plan commission.

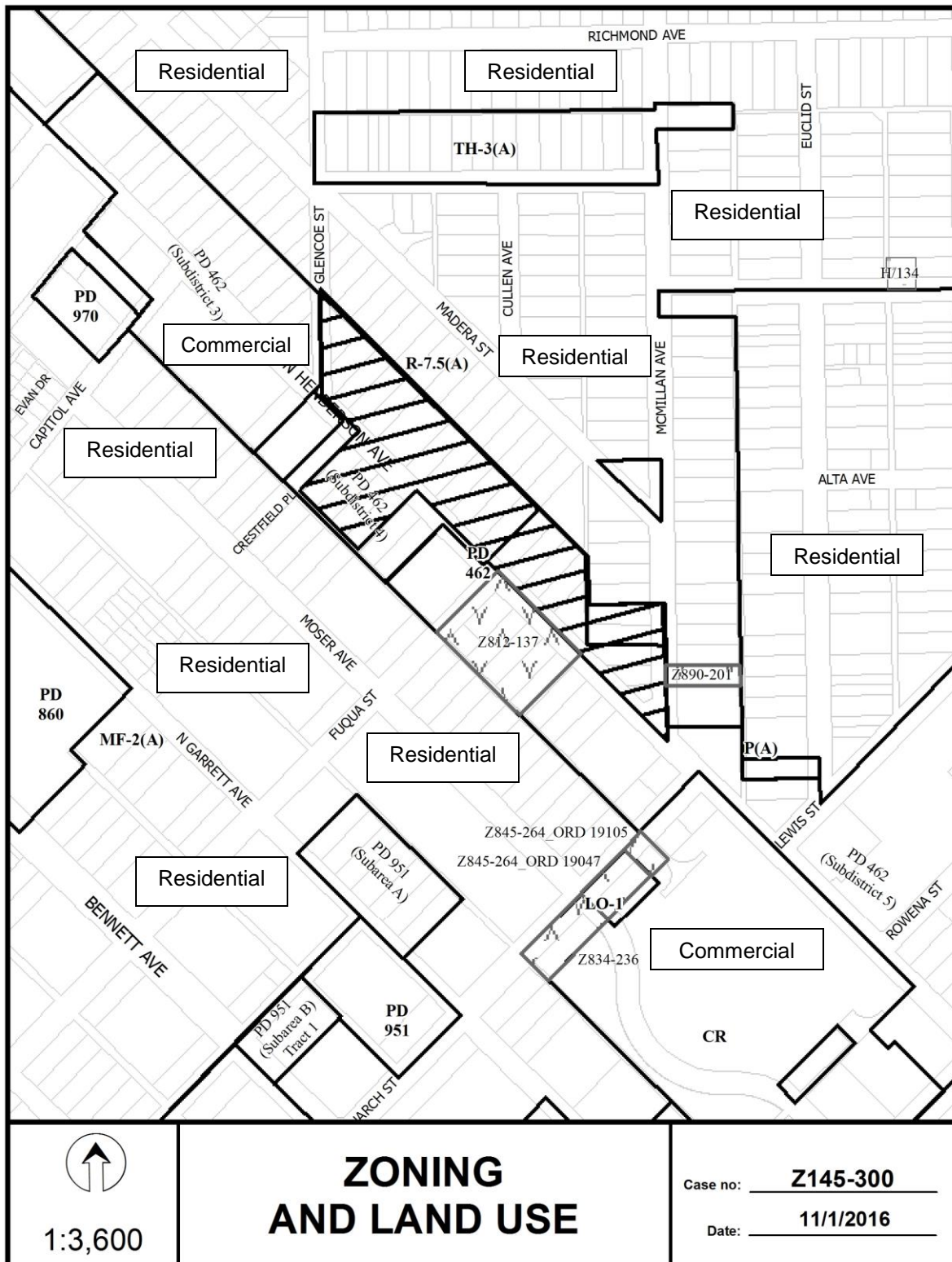
Sheet No. **TMP-1**

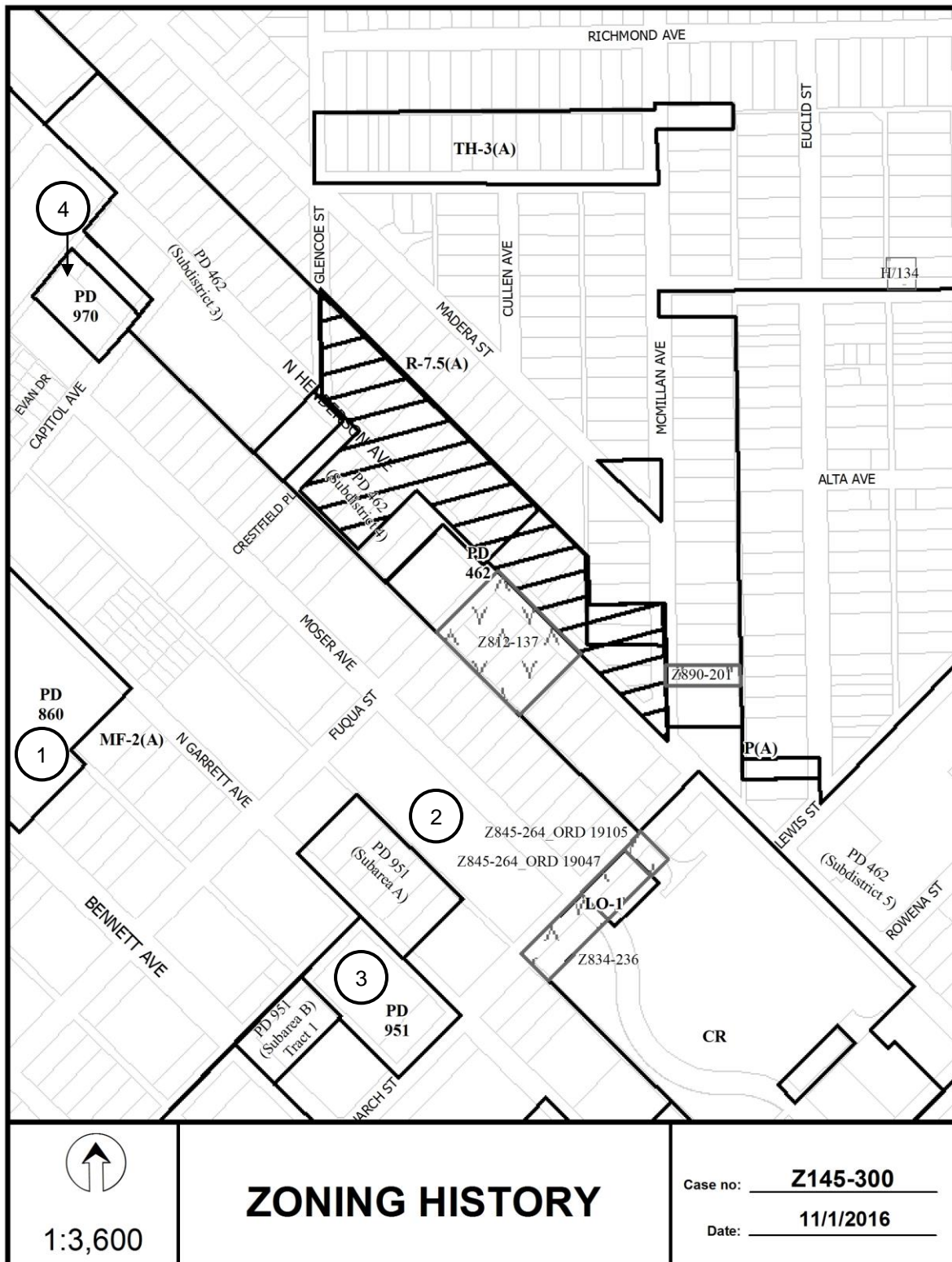
Transportation Management Plan
Henderson Ave. - Glencoe to McMillan
Redevelopment Dallas, TX

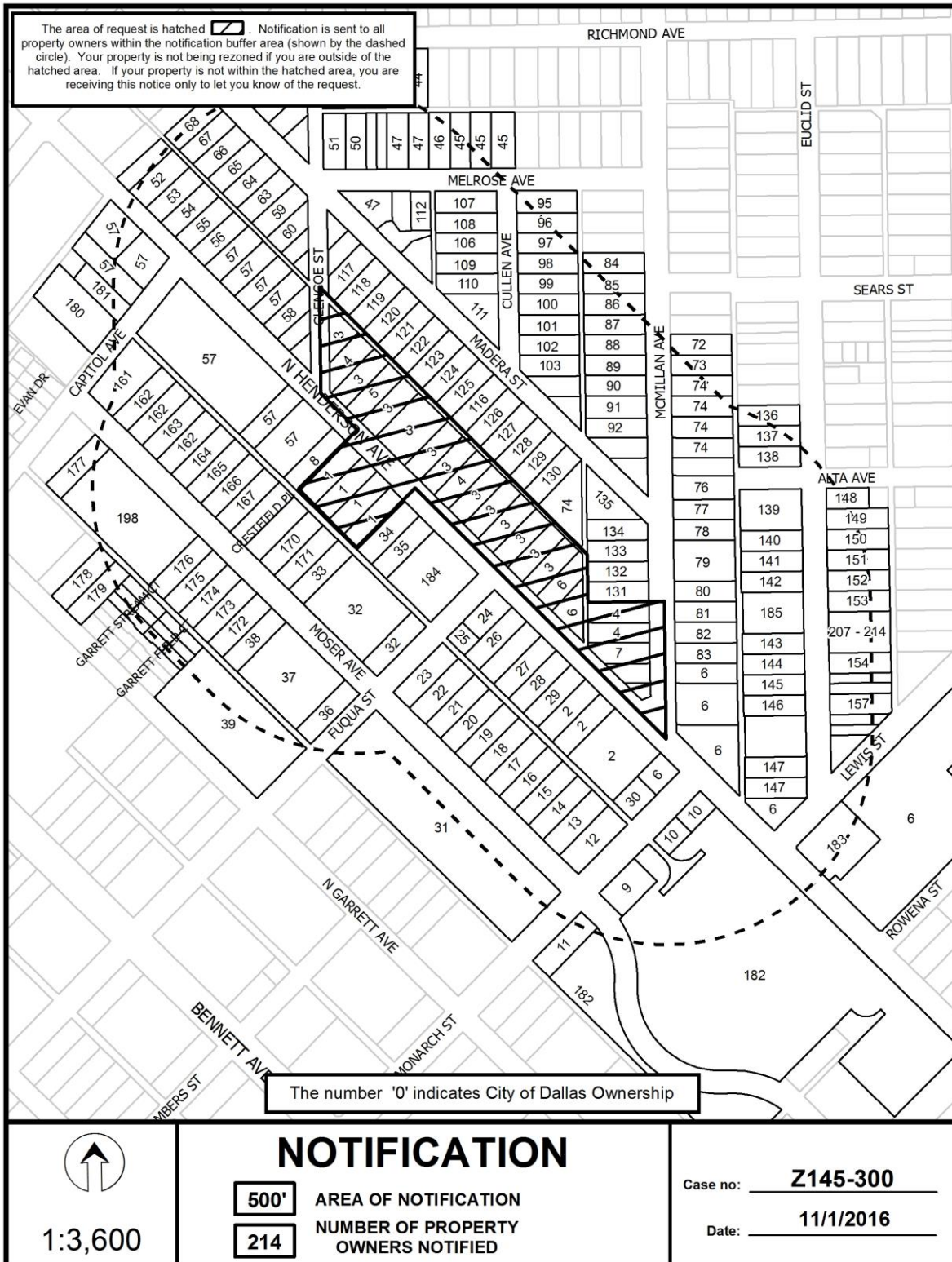


Z145-300(SH)









11/01/2016

Notification List of Property Owners***Z145-300******214 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2121 N HENDERSON AVE	HENDERSON RETAIL LANDS DALLAS LLC
2	1925 N HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC
3	2008 GLENCOE ST	HENDERSON RESIDENTIAL LANDS DALLAS LLC
4	2222 N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
5	2212 N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS
6	1901 N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
7	1815 MCMILLAN AVE	HENDERSON RESIDENTIAL LANDS
8	2213 N HENDERSON AVE	HENDERSON TRIPOLI INV PPTY LLC
9	1830 MOSER AVE	BLAIR IAN
10	1839 N HENDERSON AVE	CANELAKES LOUIS
11	1833 MOSER AVE	BURNS ROBERT W
12	1902 MOSER AVE	BOSWELL BRADLY
13	1906 MOSER AVE	STELLMACHER RICHARD &
14	1912 MOSER AVE	TICHANSKY MICHAEL S &
15	1914 MOSER AVE	MCCULLOUGH DAVID W &
16	1918 MOSER AVE	MONDELL FONYA NAOMI
17	1922 MOSER AVE	MONDELL CYNTHIA & ALLEN
18	2002 MOSER AVE	GOODENOW GEORGE
19	2006 MOSER AVE	SUBDIVISIONS REALTY 7 LLC
20	2008 MOSER AVE	DALLAS SUNDOWN PROPERTY
21	2014 MOSER AVE	CUELLAR- VALDEZ ROSANN
22	2018 MOSER AVE	FAIFAR RIBEIRO PATRICIA X
23	2022 MOSER AVE	ESCARCEGA CARLOS
24	2023 N HENDERSON AVE	PEDRO PPTIES LLC
25	5216 FUQUA ST	PEDRO PROPERTIES LLC
26	2019 N HENDERSON AVE	PEDRO PROPERTIES LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2011 N HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST
28	2007 N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
29	2003 N HENDERSON AVE	MUNTZEL MARK SR LIVING TRUST
30	5217 MONARCH ST	MUELLER MARK C
31	1925 MOSER AVE	LH MOSER LLC
32	2100 MOSER AVE	MPC MOSER II LLC
33	2122 MOSER AVE	GARCIA JOSE
34	2117 N HENDERSON AVE	SMITH ISABELLE M
35	2115 N HENDERSON AVE	AVILA PASTORA MARIA
36	2103 MOSER AVE	MPC MOSER I LLC
37	2107 MOSER AVE	MPC MOSER I LLC
38	2123 MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
39	2116 N GARRETT AVE	MONTANA & CHANCE 21152116 GARRETT LP
40	5402 RICHMOND AVE	MCCRUMMEN JENNIFER &
41	5406 RICHMOND AVE	CARSON CHRIS A
42	5410 RICHMOND AVE	GARRETT BRECK &
43	5414 RICHMOND AVE	QUAIL ASSETS LP
44	5418 RICHMOND AVE	WIGGINS ANNA FRANCES
45	5435 MELROSE AVE	ESTRELLO MARIA
46	5423 MELROSE AVE	MAJORS JOHN A IV
47	5419 MELROSE AVE	HUNT ROBERT V
48	5411 MELROSE AVE	WINDLER MONTE & PATRICIA ANNE
49	5409 MELROSE AVE	SHABAN ALI HUSSAIN
50	5407 MELROSE AVE	PIECE JORDAN DEVELOPMENT LLC
51	5403 MELROSE AVE	RVH REAL ESTATE
52	2414 N HENDERSON AVE	NHA HOLDINGS LLC
53	2406 N HENDERSON AVE	COHEN CLARA JO
54	2400 N HENDERSON AVE	MOORE MARGARITA O
55	2336 N HENDERSON AVE	CANDLER RUSSELL E JR
56	2332 N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
57	2326 N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2310 N HENDERSON AVE	SPANISH BUSINESS SERVICES
59	2303 MADERA ST	LEIGH GRANT W & KRISTI D
60	2031 GLENCOE ST	NEW DIRECTION IRA INC
61	2021 GLENCOE ST	SMITH SKYE
62	2025 GLENCOE ST	BRYSON SPENCER A &
63	2307 MADERA ST	DIMENSION D+B LLC
64	2311 MADERA ST	KUBIN MARY FRANCES
65	2315 MADERA ST	KUBIN JOHN W
66	2319 MADERA ST	GONZALEZ OLGA
67	2403 MADERA ST	MEYER MARK D
68	2407 MADERA ST	RUBIO SCOTT H
69	2402 MADERA ST	HEPWORTH WESLEY W
70	2310 MADERA ST	CEJA JOSE NAVA & MAIJA S
71	2304 MADERA ST	NAVA HECTOR & CLAUDIA MARIA GUERRERO
72	1926 MCMILLAN AVE	SMITH MARY E P
73	1922 MCMILLAN AVE	WRIGHT DAVID ASHLEY
74	1918 MCMILLAN AVE	MATA RENE RAMOS
75	1902 MCMILLAN AVE	JDAL PROPERTIES INC
76	1848 MCMILLAN AVE	GOOD EARTH FUNDING INC
77	1844 MCMILLAN AVE	CHUC MARY JANE &
78	1840 MCMILLAN AVE	HERNANDEZ PAULINA
79	1836 MCMILLAN AVE	ADAMS VALERIE DAWN
80	1828 MCMILLAN AVE	MATA HILARIO O & VIVIANA
81	1824 MCMILLAN AVE	TABOR MICHELLE CAROLINE
82	1820 MCMILLAN AVE	BROADHURST ZACHARY C
83	1816 MCMILLAN AVE	CISNEROS JUAN J &
84	2015 MCMILLAN AVE	1700 TREEHOUSE LLC
85	2011 MCMILLAN AVE	LEYVA SAMUEL
86	2007 MCMILLAN AVE	NIETO PORFIRIO ORTEGA &
87	1929 MCMILLAN AVE	PAYNE WILLIAM BRIAN
88	1925 MCMILLAN AVE	GUTIERREZ SYLVIA ANN &

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1919 MCMILLAN AVE	LONGORIA MARY ELLEN
90	1915 MCMILLAN AVE	MENDEL MARK A
91	1911 MCMILLAN AVE	WALLER HALLIE
92	1909 MCMILLAN AVE	MATA RENE R
93	1907 MCMILLAN AVE	SPRINGER MAJENICA
94	1901 MCMILLAN AVE	BARBER PAULA L
95	2034 CULLEN AVE	PATOLIA FAMILY REVOCABLE
96	2030 CULLEN AVE	GONZALEZ JESUS E
97	2026 CULLEN AVE	GONZALEZ JESUS ESTRELLO
98	2020 CULLEN AVE	KORPONAI SANDOR G
99	2018 CULLEN AVE	INFANTE GUMERCIDA &
100	2014 CULLEN AVE	BARRAZA GLORIA P
101	2010 CULLEN AVE	REYES JUAN G ETAL
102	2006 CULLEN AVE	MARTINEZ JOSE L JR &
103	2002 CULLEN AVE	HEPWORTH WESLEY W &
104	2110 MADERA ST	GUANAJUATO PEDRO &
105	2104 MADERA ST	MEDRANO RANDY I
106	2232 MADERA ST	CULLEN EDWARD V
107	2035 CULLEN AVE	SKAGGS KENNETH LEE &
108	2031 CULLEN AVE	CRUZ SAUL & GABRIELA
109	2023 CULLEN AVE	LOPEZ LAZARO S &
110	2019 CULLEN AVE	SANDOVAL JOSE
111	2015 CULLEN AVE	HURLEY SOFIA &
112	5418 MELROSE AVE	GASCA GILBERT JR &
113	5414 MELROSE AVE	CLARK EDWARD L JR
114	2228 MADERA ST	GAYTAN GUADALOPE
115	2237 MADERA ST	WILLIAMS HERBERT S III
116	2239 MADERA ST	HOLMES JOHN B
117	2235 MADERA ST	RVH REAL ESTATE OPPORTUNITY FUND LLC
118	2231 MADERA ST	ANTILLON MANUEL
119	2227 MADERA ST	GRIFFIN MATTHEW KEITH

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2221 MADERA ST	DAVIS RICHARD & CHERYL
121	2217 MADERA ST	ZYLKA JOE &
122	2215 MADERA ST	MCCOLLEY JEFFREY W &
123	2211 MADERA ST	BARNETT SAMUEL L & RAMONA S
124	2207 MADERA ST	SHIELDS WILLIAM O
125	2201 MADERA ST	HERNANDEZ MARTIN &
126	2119 MADERA ST	KUBIN JOHN
127	2115 MADERA ST	TAMEZ LORENA FIERRO
128	2111 MADERA ST	SEGURA LUIS A & IRMA V MARTINEZ &
129	2107 MADERA ST	WORLDALLAS PPTIES INC
130	2103 MADERA ST	BAUGH HARBOR SERIES H LLC
131	1829 MCMILLAN AVE	CRUZ ESTEFANA B
132	1833 MCMILLAN AVE	NOLAN CRYSTAL
133	1837 MCMILLAN AVE	ZAVALA MARY
134	1841 MCMILLAN AVE	LEYVA JOSE
135	2003 MADERA ST	SHAMPAIN RICHARD H
136	1911 EUCLID AVE	ALANIZ MARIE
137	1905 EUCLID AVE	RANKIN BENJAMIN L &
138	1903 EUCLID AVE	LEWELLON LABELLE &
139	1855 EUCLID AVE	CROFT CARL E & LARA C
140	1849 EUCLID AVE	PIERCE JORDAN DEVELOPMENT LLC
141	1845 EUCLID AVE	CAPITAL PARTNERS LLC
142	1841 EUCLID ST	CARRILLO BENITA P
143	1829 EUCLID AVE	DALLAS SUNDOWN PPTY INV LLC
144	1827 EUCLID AVE	LARA RAMONA RAMIREZ
145	1821 EUCLID ST	GARCIA JESUS &
146	1819 EUCLID AVE	SINGER SUSAN E
147	1805 EUCLID AVE	1834 N HENDERSON LLC
148	1856 EUCLID AVE	SMITH MARK
149	1854 EUCLID AVE	ZAHRA EDWARD H JR
150	1848 EUCLID AVE	HOWARD CHRISTOPHER

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1844 EUCLID ST	ROYAL SUPREME LLC
152	1840 EUCLID AVE	MATA RENE R
153	1836 EUCLID AVE	BAILEY DAVID D
154	1824 EUCLID AVE	EUCLID ELEMENTS LLC
155	1822 EUCLID AVE	THOMAS JAMES
156	1820 EUCLID AVE	RANA HUMAIR
157	1816 EUCLID AVE	ENRIQUEZ ARMANDO &
158	1812 EUCLID AVE	NELSON NATHAN &
159	1814 EUCLID AVE	BROWN CASSANDRA S
160	1808 EUCLID AVE	SMITH O DARWIN &
161	2322 MOSER AVE	NGUYEN NHON
162	2318 MOSER AVE	MOSER HOMES LLC
163	2310 MOSER AVE	MOSER TOWNHOMES LLC
164	2302 MOSER AVE	CRAVER SADIE B ESTATE OF
165	2226 MOSER AVE	MONETA DAREN
166	2222 MOSER AVE	PEREZ SALVADOR &
167	2218 MOSER AVE	DIMENSION D B LLC
168	2214 MOSER AVE	COG DALLAS HOMES LLC
169	2208 MOSER AVE	FOUR MAD OX LLC
170	2206 MOSER AVE	CHEFCHIS AMELIA
171	2202 MOSER AVE	NEGRETE BLANCA G
172	2203 MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
173	2207 MOSER AVE	NILASENA NANCY
174	2211 MOSER AVE	2211 MOSER AVE LLC
175	2215 MOSER AVE	KHAN IRFAN A &
176	2217 MOSER AVE	KHAN IRFAN A & SABOOHI I
177	2317 MOSER AVE	BAILEY DAVID D & IDA J
178	2304 N GARRETT AVE	2304 GARRETT AVE LLC
179	2226 N GARRETT AVE	MARTINEZ JOSEPHINE LIFE ESTATE
180	5209 CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
181	5219 CAPITOL AVE	LARKSPUR CAP AVE II LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1802 MOSER AVE	Dallas ISD
183	1800 N HENDERSON AVE	HENDERSON RETAIL LANDS
184	2107 N HENDERSON AVE	2107 N HENDERSON AVENUE LLC
185	1839 EUCLID ST	SUBDIVISION REALTY 2 LLC
186	5185 GARRETT STREAM CT	LIU PATRICK
187	5169 GARRETT STREAM CT	TILLET BRADLEY & JAYNE
188	5153 GARRETT STREAM CT	VICTOROV VICTOR
189	5186 GARRETT STREAM CT	NOWACKI SARAH A &
190	5170 GARRETT STREAM CT	SINGAPURA KARTIK &
191	5154 GARRETT STREAM CT	PATEL AKSHAR C
192	5171 GARRETT FIELD CT	GRUBER BRIAN &
193	5155 GARRETT FIELD CT	ALLISON GEORGE THOMAS IV &
194	5139 GARRETT FIELD CT	NOORANI IMRAN & SHEZILA ALI
195	5188 GARRETT FIELD CT	ADAMANY MARISSA L
196	5172 GARRETT FIELD CT	DEYOUNG WILLIAM A IV &
197	5156 GARRETT FIELD CT	CARTER DEBRA
198	2315 MOSER AVE	JOSELSON BARRY H &
199	1811 EUCLID AVE	MATHEW TIM G
200	1811 EUCLID AVE	JACKSON KATIE L
201	1811 EUCLID AVE	KIDD KYLE &
202	1811 EUCLID AVE	BOYER ERIC
203	1811 EUCLID AVE	KNIGGE ANEMONE E
204	1811 EUCLID AVE	STRONG BRENT M
205	1811 EUCLID AVE	SINHA RAVI R
206	1811 EUCLID AVE	MESSER AMY
207	1828 EUCLID AVE	LUCERO MILES
208	1828 EUCLID AVE	TRANG QUYNHCHI NGOC
209	1828 EUCLID AVE	JOHNSON CHARLES BRENT &
210	1828 EUCLID AVE	SLECHTEN SARA M
211	1828 EUCLID AVE	LESHER BRIDGET MARY
212	1828 EUCLID AVE	SHORES SUSAN V & STEVEN LEE

Z145-300(SH)

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1828 EUCLID AVE	CLARK GREGORY PHILLIP
214	1828 EUCLID AVE	WILLIAMS ARON THOMAS

Memorandum



CITY OF DALLAS

DATE Janaury 5, 2016

TO Gloria Tarpley, Chair and City Plan Commissioners

SUBJECT Public hearing on the Northwest Highway and Preston Road Area Plan

A public hearing is scheduled for Janaury 5, 2016 for City Plan Commision to receive public testimony on the Northwest Highway and Preston Road Area Plan. Staff is asking for CPC action on this item at this meeting.

The Urban Design Advisory Committee (UDAC) made a recommendation on December 15, 2016. The UDAC recommendation is for approval of the plan with the following stipulations:

1. Note the need for a future, more detailed urban plan and strategic plan for Zone 1 which includes consideration of land use, traffic, parking, density, zoning and greenspace.
2. Within Zone 4 note the need for consideration of a connected urban form for the public right-of-way.
3. Formally include the Summary of Policies and Strategic Actions in the plan's Table of Contents and as an appendix.

Attached find the draft Northwest Highway and Preston Road Area Plan and Summary of Policies and Strategic Actions for your continued consideration. If you have any questions you can reach me at (214) 670 3972.

A handwritten signature in black ink, appearing to read 'Peer F. Chacko'.

Peer F. Chacko
Chief Planning Officer and Director
Planning and Urban Design

Attachments: Two