



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 20, 2017
AGENDA

| | | |
|-----------------|------------------|------------|
| BRIEFINGS: | 5ES | 10:00 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

EXECUTIVE SESSIONS:

East Village Association v. City of Dallas, et al., Cause No. DC-14-07239-I
Chris Caso, Managing City Attorney
Kristen Monkhouse, Assistant City Attorney

City of Dallas v. Hinga Mbogo, Hinga Automotive, et al. v. Mayor Rawlings, et al., Cause No. DC-16-07983
Chris Caso, Managing City Attorney
Kristen Monkhouse, Assistant City Attorney

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-210**
(CC District 7)
- An application to replat a 15.620-acre tract of land containing all of Lot 1 in City Block 7357 and all of Lot 2B in City Block A/7357 and a tract of land in City Block 7357 to create one 5.056-acre lot and one 10.564-acre lot on property located on La Prada Drive, south of Blyth Drive.
- Applicant/Owner: Nexus Incorporated and Central American Mission
- Surveyor: Raymond L. Goodson Jr., Inc.
- Application Filed: June 23, 2017
- Zoning: PD 166
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-211**
(CC District 8)
- An application to create 6 lots ranging in size from 1.720-acre to 2.378-acre from an 11.87-acre tract of land in City Block 8006 on property located on South Central Expressway, North of Youngblood Road.
Owners: DESEV Investment Group, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 21, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-213**
(CC District 8)
- An application to create one 3.354-acre lot from a tract of land in City Block 8012 on property located at 4814 Simpson Stewart Road, southwest of South Central Expressway.
Applicant/Owner: Walter Huerta
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 21, 2017
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-215**
(CC District 8)
- An application to create 3 lots ranging in size from 0.763-acre to 4.223-acre from a 6.414-acre tract of land on property located on Oakwood Drive and Haymarket Road, northwest corner.
Applicant/Owner: Pedro Fernando Alvarez, Gerald A. Baker, Jr., and Ruibal Farms, LP.
Surveyor: CBG Surveying, Inc.
Application Filed: June 21, 2017
Zoning: R-7.5(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-218**
(CC District 3)
- An application to replat an 8.7841-acre tract of land containing all of Lots 2 and 3 in City Block 10/8604 and a tract of land in City Block 8604 to create one 5.0092-acre lot and one 3.7749-acre lot on property located on Wheatland Road, west of Clark Road.
Applicant/Owner: Harold Russel, TA Properties II LTD, Russell's Telecom Solutions, Inc., Joni L. Thurmond and Virgil B. Thurmond.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: June 21, 2017
Zoning: CR, NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S167-219**
(CC District 14)

An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15, and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.
Applicant/Owner: Travis Block Holding Company, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: June 21, 2017
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S167-220**
(CC District 2)

An application to replat a 0.389-acre tract of land containing part of Lots 22 and 23 in City Block A/1989 to create one lot on property located at 2222 Moser Avenue, south of Capital Avenue.
Applicant/Owner: Mitton Development Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S167-221**
(CC District 2)

An application to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savannah Street, and Browder Street.
Applicant/Owner: Punjabi Enterprises Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: PD 317, Sub-District 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S167-222**
(CC District 2)

An application to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner.
Applicant/Owner: Jones-Blair Company, LLC
Surveyor: Coombs Land Surveying, Inc.
Application Filed: June 22, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S167-223**
(CC District 6)
- An application to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner.
Applicant/Owner: Ambe Hotels Dallas, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: June 22, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S167-224**
(CC District 2)
- An application to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner.
Applicant/Owner: Gano 15, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2017
Zoning: PD 317 Sub-District 1-Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-225**
(CC District 9)
- An application to create one 1.821-acre lot from a tract of land in City Block 4400 on property located on Wendy Lane, south of Lawther Drive.
Applicant/Owner: Judson and Julie Pankey
Surveyor: CBG Surveying, Inc.
Application Filed: June 23, 2017
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-227**
(CC District 6)
- An application to create one 12.104-acre lot from a tract of land in City Block 6158 on property located at the terminus of Lone Star Drive, west of Hampton Road.
Applicant/Owner: Lone Star Industries, Inc. and Lone Star Properties, Inc.
Surveyor: Gorrondona and Associates, Inc.
Application Filed: June 26, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (14) **S167-217**
(CC District 14)
- An application to replat a 0.748-acre tract of land containing all of Lots 6A and 4 in City Block 9/944 to create one lot, and to remove the platted 9-foot building line on the south side of the property, remove the platted 10-foot building line on Carlisle Street, remove the platted 15-foot building line on Fairmount Street, and to remove the platted 10-foot building line east of the southwest line of Lot 4 on property located on Fairmount Street at Carlisle Street, south corner.
Applicant/Owner: Alamo Manhattan Hotel I, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: June 21, 2017
Zoning: PD 193 (PDS 131)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S156-263R**
(CC District 6)
- An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create three 0.085-acre lots on property located at 2615 Crossman Avenue.
Applicant/Owner: KH Solutions, Inc.
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: June 22, 2017
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S167-212**
(CC District 8)
- An application to replat a 0.442-acre tract of land containing all of Lot 8 in City Block D/7587; to create two 0.221-acre lots on property fronting on Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.
Applicant/Owner: Walter Huerta
Surveyor: Peiser and Mankin Surveying, Inc.
Application Filed: June 21, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S167-214**
(CC District 6)
- An application to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane.
Applicant/Owner: Rivers Edge Investment, LLC
Surveyor: Bison Creek Land Services, LLC
Application Filed: June 21, 2017
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (18) **S167-226**
(CC District 13)
- An application to replat a 0.5808-acre tract of land containing part of Lots 11 and 12, and all of Lot 13A in City Block 14/4950 to create one lot on property located at 5310 and 5314 Nakoma Drive.
Applicant/Owner: Gerald L. and Karen P. Faulconer
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: June 23, 2017
Zoning: CD-10
Staff Recommendation: **Denial**

Miscellaneous Items:

- W167-008**
Neva Dean
(CC District 2)
- An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Denial**
Applicant: Rob Baldwin

- D167-004**
Andrew Ruegg
(CC District 3)
- An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

- D167-005**
Andrew Ruegg
(CC District 3)
- An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

- D167-006**
Andrew Ruegg
(CC District 3)
- An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521, on the north side of the intersection of West Camp Wisdom Road and Eagle Ford Drive.
Staff Recommendation: **Approval**
Applicant: H198, LLC
Representative: Karl Crawley, Masterplan

D167-021

Andrew Ruegg
(CC District 9)

An application for a development plan for retail uses on property zoned Planned Development District No. 985, on the north corner of East Northwest Highway and Abrams Road.

Staff Recommendation: **Approval**

Applicant: Ainbinder Northwest Hwy, LLC

Representative: Robert Baldwin

D167-022

Andrew Ruegg
(CC District 10)

An application for a development plan and landscape plans for a restaurant and retail use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Lookout Point and Skillman Street.

Staff Recommendation: **Approval**

Applicant: LHTC Retail, LP

Representative: TCDFW Retail Development, Inc.

D167-024

Sharon Hurd
(CC District 14)

An application for a development plan for a surface parking lot on property zoned Subarea 3 within Planned Development District No. 847, south of SMU Boulevard, east of North Central Expressway.

Staff Recommendation: **Approval**

Applicant: Southern Methodist University

Representative: Laura Hoffman and Kirk Williams with Winstead PC

Certificates of Appropriateness for Signs:

1703130004

Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**, subject to conditions.

Applicant: Daniel Rodriguez

1703130005

Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Daniel Rodriguez

1703210021

Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**, subject to conditions.

Applicant: Daniel Rodriguez

1703210022
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (west elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**, subject to conditions

Applicant: Daniel Rodriguez

1703210026
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Daniel Rodriguez

1703210027
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Daniel Rodriguez

1705150026
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Environmental Signage Solutions, Inc.

Special Provision Sign District Amendment:

SPSD 167-001(SH)
Sharon Hurd
(CC District 14)

An application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the southeast corner of North Austin Street and Pacific Avenue.

Staff Recommendation: **Approval**, subject to conditions

Special Sign District Sign Advisory Committee Recommendation: **Denial**

Applicant: Mark Brand

Representative: Robert Fiedler

Zoning Cases – Consent:

1. **Z167-304(PD)**
Pamela Daniel
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Staff Recommendation: **Approval**

Applicant: Ruben Bravo

Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z167-305(PD)**
Pamela Daniel
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Ruben Bravo
Representative: Peter Kavanagh, Zone Systems, Inc.
3. **Z167-243(KK)**
Kiesha Kay
(CC District 8)
An application for a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
Staff Recommendation: **Approval**
Applicant: Quincy Roberts/Q. Roberts Trucking Inc.
Representative: Land Use Planning & Zoning Services, Elsie Thurman
4. **Z167-300(KK)**
Kiesha Kay
(CC District 1)
An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, elevation plan and revised conditions.
Applicant: Jim Lake Jr./Bishop 1910 Partners, Ltd.
Representative: Mark Owen, Lake-Slagel Partners, LLC
5. **Z167-301(KK)**
Kiesha Kay
(CC District 14)
An application to amend Tract 1 within Planned Development District No. 740, on the southeast corner of North Central Expressway and East Mockingbird Lane.
Staff Recommendation: **Approval**, subject to revised development plan and revised conditions.
Applicant: THI VI Dallas Mockingbird, LLC
Representative: Jonathan Vinson, Jackson Walker L.L.P.
6. **Z167-295(JM)**
Jennifer Muñoz
(CC District 4)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, on property zoned an R-7.5(A) Single Family District and a CR Community Retail District, an area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

7. **Z167-302(JM)**
Jennifer Muñoz
(CC District 7)
- An application to renew Specific Use Permit No. 1691 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Exposition Avenue, east of Ash Lane.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Timothy L. Austin
8. **Z167-137(WE)**
Warren Ellis
(CC District 3)
- An application for an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District on the south line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive.
Staff Recommendation: **Approval** for an IR Industrial Research District and **approval** of a Specific Use Permit for a commercial motor vehicle parking for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Hagwood Transportation
Representative: James Hagwood
9. **Z167-269(WE)**
Warren Ellis
(CC District 3)
- An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District on the south line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Hagwood Transportation
Representative: James Hagwood
10. **Z167-136(SM)**
Sarah May
(CC District 6)
- An application for an IM Industrial Manufacturing District and a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals on property zoned an IR Industrial Research District on the southwest corner of Grissom Lane and Rodney Lane.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for an industrial (inside) potentially incompatible use for the manufacture, blending, and packaging of chemicals for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Arrow-Magnolia International, Inc.
Representative: Curtis Shaw, Arrow-Magnolia International, Inc.

Zoning Cases – Under Advisement:

11. **Z167-240(JM)**
Jennifer Muñoz
(CC District 2)
- An application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Eric Seeley % Graham Associates, Inc.
U/A From: June 22, 2017
12. **Z167-248(OTH)**
Jennifer Muñoz
(CC District 6)
- An application for an IM Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility on property zoned an IR Industrial Research District, on the east side of Luna Road, north of Ryan Road.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District and **approval** of a Specific Use Permit for a metal salvage facility use for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Venture Metals
Representative: Robert Baldwin
U/A From: June 8, 2017
13. **Z156-344(OTH)**
Neva Dean
(CC District 8)
- An application for (1) a TH-2(A) Townhouse District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (2) an MF-2(A) Multifamily District on property zoned Planned Development District No. 624; (3) a CR Community Retail District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (4) an MF-3(A) Multifamily District on property zoned Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District; (5) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (6) an MF-3(A) Multifamily District on property zoned an R-7.5(A) Single Family District; (7) an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District and a TH-2(A) Townhouse District; (8) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (9) a UC-2 Urban Corridor District on property zoned an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and an LO-1 Limited Office District; (10) a CR Community Retail District on property zoned an LO-1 Limited Office District; (11) a CR Community Retail District on property zoned an R-7.5(A) Single Family District, a TH-2(A) Townhouse District, and an MF-2(A) Multifamily District; (12) a CR Community Retail District on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District; (13) an MU-2 Mixed Use District on property zoned

an MF-2(A) Multifamily District and an LO-1 Limited Office District; (14) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (15) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (16) a revised conceptual plan for the remainder of Planned Development District No. 624; and (17) termination of deed restrictions on property located west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

Staff Recommendation: **Approval**, subject to a revised conceptual plan for the remainder of Planned Development District No. 624.

Applicant: Centurion American

Representative: BGE Kerry, Gilbert & Associates; Brett Mann

U/A From: June 22, 2017

14. **Z167-190(SM)**
Sarah May
(CC District 14)

An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay on the south corner of Welborn Street and Congress Avenue.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Toll Brothers, Inc.

Representative: Dallas Cothrum, Masterplan Consultants

U/A From: June 22, 2017

15. **Z167-239(WE)**
Warren Ellis
(CC District 6)

An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.

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

Applicant: Samuel Ramos

Representative: Peter Kavanagh, Zone Systems

U/A From: June 22, 2017

Zoning Cases – Individual:

16. **Z167-250(KK)**
Kiesha Kay
(CC District 6)

An application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street.

Staff Recommendation: **Denial**

Applicant: Vertical Construction Mgmt./Residential Property Inventory, LLC

Representative: Audra Buckley, Permitted Development

17. **Z167-315(JM)**
Jennifer Muñoz
(CC District 6)
- An application for 1) a new subdistrict for mixed uses and 2) a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southwest corner of Powell Street and Sulphur Street, and the southeast corner of Powell Street and Haslett Street.
Staff Recommendation: **Denial**
Applicant: Karl Sanford
18. **Z156-308(WE)**
Warren Ellis
(CC District 4)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the south corner of South Lancaster Road and Garza Avenue.
Staff Recommendation: **Denial**
Applicant/Representative: Solonya McKinney
19. **Z167-201(WE)**
Warren Ellis
(CC District 9)
- An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and a LO-1-D Limited Office District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.
Staff Recommendation: **Approval**, subject to a development plan/height zone map, cross section plan, and conditions.
Applicant: Lennar Multifamily Communities, LLC
Representative: Dallas Cothrum, MASTERPLAN
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Other Matters:

Minutes: June 22, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 20, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 20, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider **DCA 156-008** – Consideration of amending the Dallas Development Code to create regulations for voluntary inclusionary zoning.

SUBDIVISION REVIEW COMMITTEE MEETING - Thursday, July 20, 2017, City Hall, 1500 Marilla Street, in the Council Chamber, at 9:00 a.m., to brief proposed park land dedication ordinance overview.

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, JULY 20, 2017****FILE NUMBER:** S167-210**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** La Prada Drive, south of Blyth Drive.**DATE FILED:** June 23, 2017**ZONING:** PD 166**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 15.620-Acres **MAPSCO:** 39W**APPLICANT/OWNER:** Nexus Incorporated and Central American Mission

REQUEST: An application to replat a 15.620-acre tract of land containing all of Lot 1 in City Block 7357 and all of Lot 2B in City Block A/7357 and a tract of land in City Block 7357 to create one 5.056-acre lot and one 10.564-acre lot on property located on La Prada Drive, south of Blyth Drive.

SUBDIVISION HISTORY:

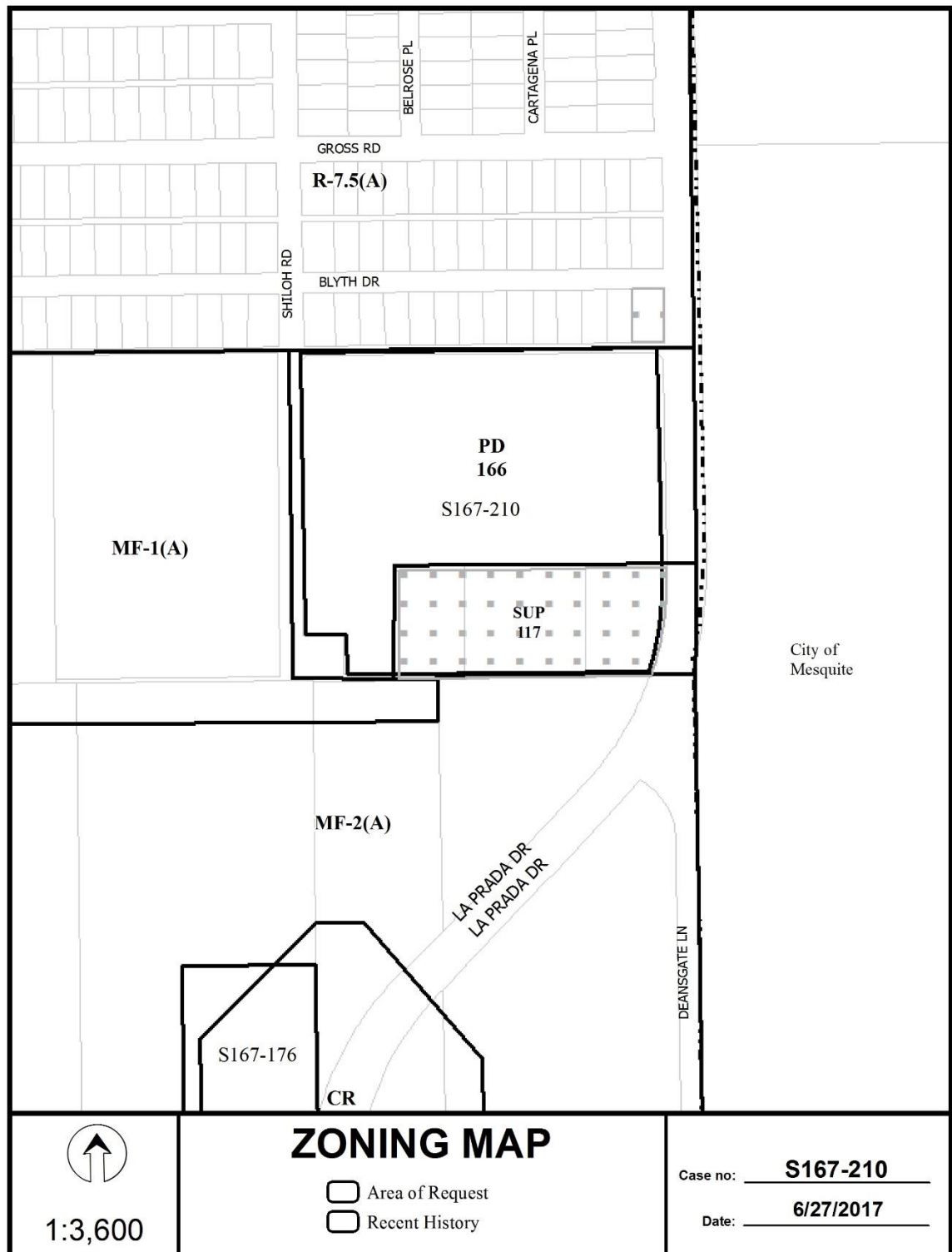
1. S167-176 was a request southwest of the present request to create one 3.32-acre lot, and one 0.92-acre lot from a 4.24-acre tract of land in City Block 7360 on property located on John West Road at La Prada Drive, Northwest corner. The request was approved June 8, 2017 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 166 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

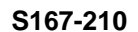
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of La Prada Drive & the alley to the north and south of the property. Section 51A-8.602(e)
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Shiloh Road & the alley on the north line of the property. Section 51A-8.602(e)
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, recording information on all existing easements within 150 feet of the property. Platting Guidelines
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

19. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
21. On the final plat identify the property as Lots 1A and 2C in City Block A/7357. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-211**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** South Central Expressway, North of Youngblood Road.**DATE FILED:** June 21, 2017**ZONING:** IM**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 11.87-Acres**MAPSCO:** 65K**APPLICANT/OWNER:** DESEV Investment Group, LLC

REQUEST: An application to create 6 lots ranging in size from 1.720-acre to 2.378-acre from a 11.87-acre tract of land in City Block 8006 on property located on South Central Expressway, North of Youngblood Road.

SUBDIVISION HISTORY:

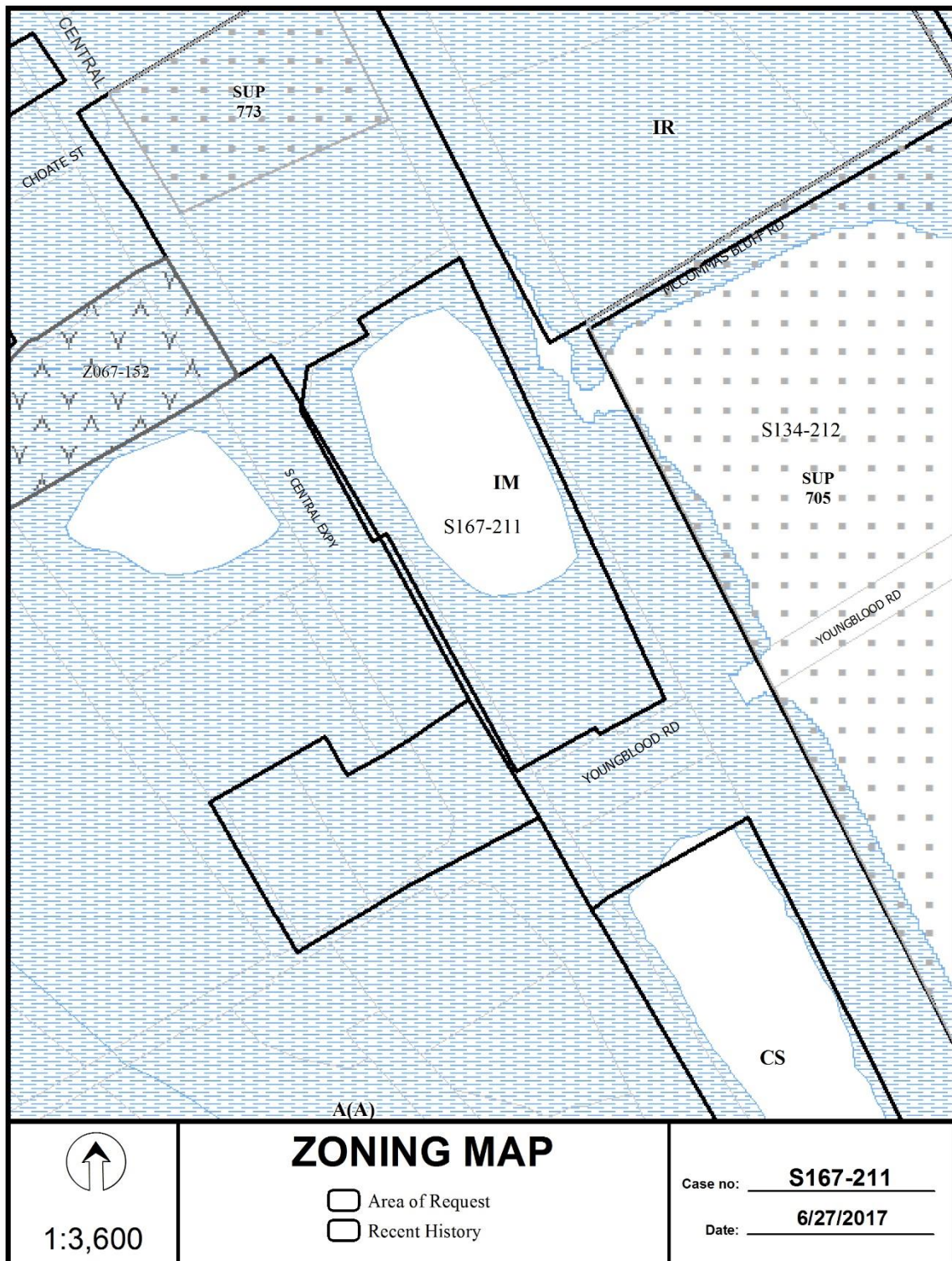
1. S134-212 was a request east of the present request to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003 and all of City Block 8003 and portion of City Block 8002 into one lot on property located at 5555 Youngblood Road. The request was approved August 21, 2014 and has not been recorded.

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

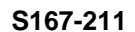
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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."

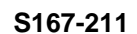
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is six.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
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 determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. 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)
26. On the final plat change “McCommas Bluff” to “McCommas Bluff Road”. Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat identify the property as Lots 1 through 6 in City Block A/8007. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-213**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 4814 Simpson Stewart Road, southwest of South Central Expressway.**DATE FILED:** June 21, 2017**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.354-Acres**MAPSCO:** 67J**APPLICANT/OWNER:** Walter Huerta

REQUEST: An application to create one 3.354-acre lot from a tract of land in City Block 8012 on property located at 4814 Simpson Stewart Road, southwest of South Central Expressway.

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

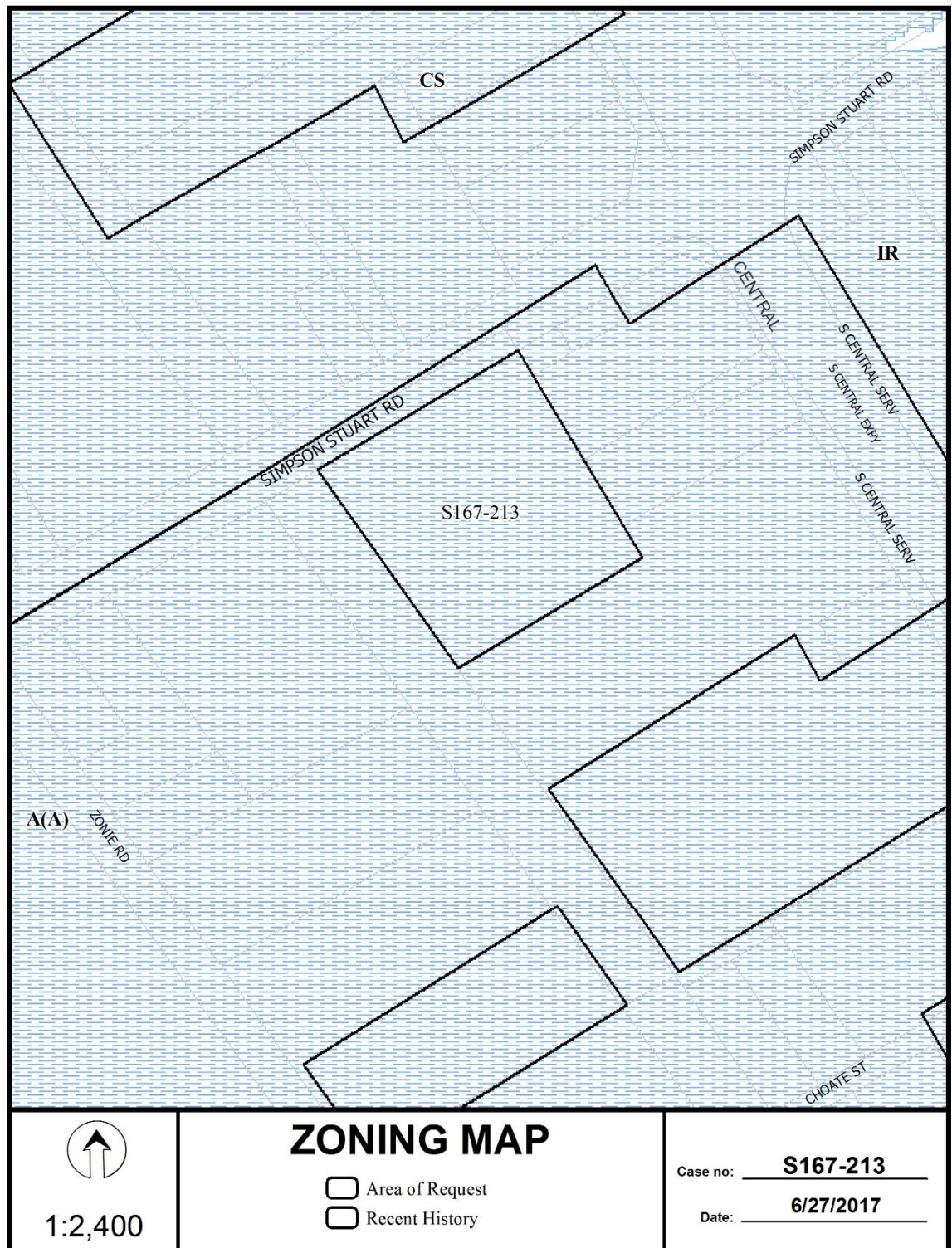
STAFF RECOMMENDATION: The request complies with the requirements of the A(A) Agricultural District; therefore, staff recommends approval subject to compliance with the following conditions:

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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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

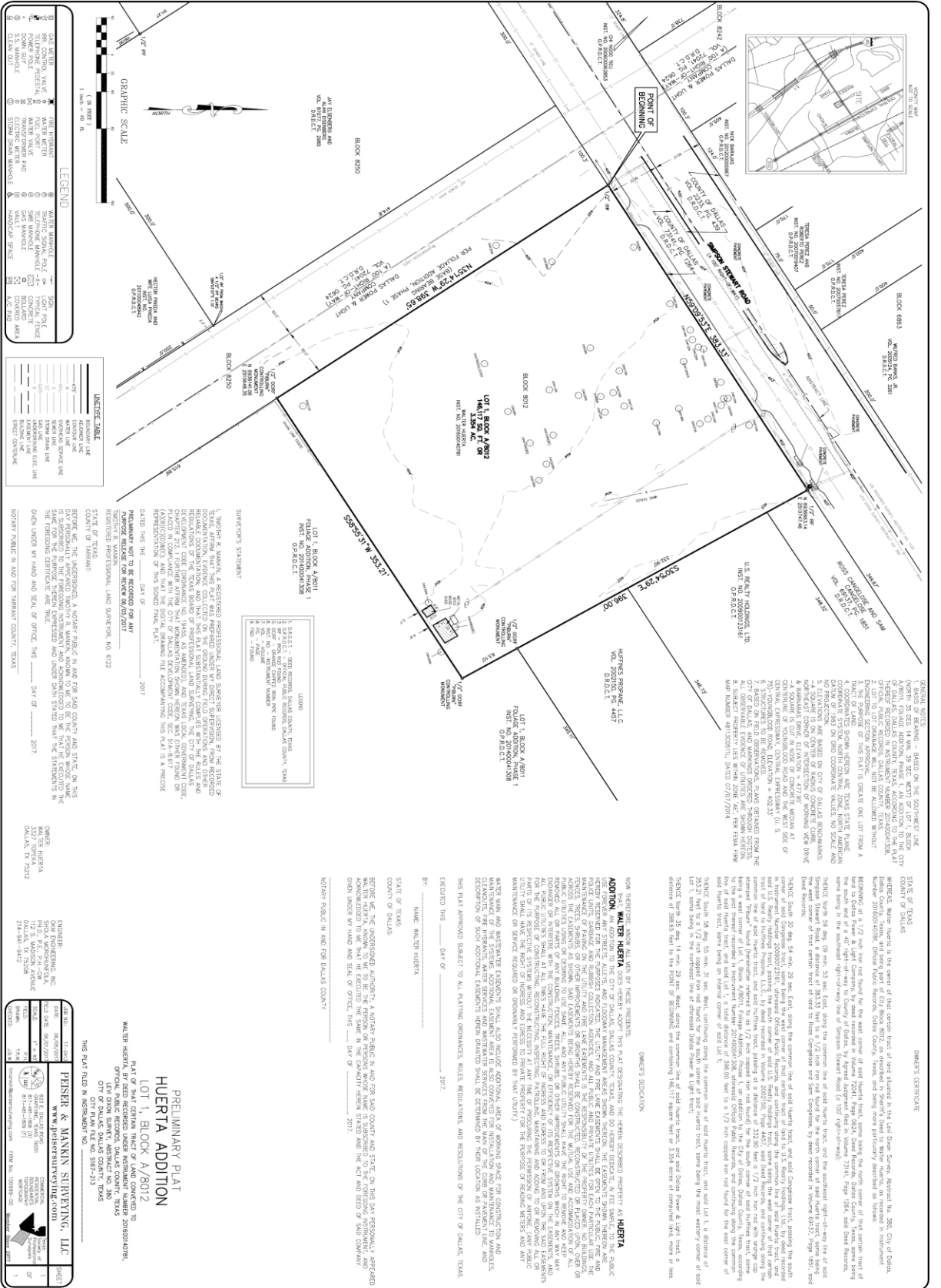
be verified by the Chief City Surveyors Office in the Public Works Department.
Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate 53.5-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Simpson Stewart Road. 51A 8.602(c)
15. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
22. On the final plat chose a new or different addition name. Platting Guidelines
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. On the final plat identify the property as Lot 1 in City Block A/8012. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-215**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Oakwood Drive at Haymarket Road, northwest corner.**DATE FILED:** June 21, 2017**ZONING:** R-7.5(A), CR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 6.414-Acres **MAPSCO:** 69M**APPLICANT/OWNER:** Pedro Fernando Alvarez, Gerald A. Baker, Jr., and Ruibal Farms, LP.

REQUEST: An application to create 3 lots ranging in size from 0.763-acre to 4.223-acre from a 6.414-acre tract of land on property located on Oakwood Drive and Haymarket Road, northwest corner.

SUBDIVISION HISTORY:

1. S167-067 was a request east of the present request to create one 3.000-acre lot and one 95.714-acre lot from a tract of land in City Block 8790 on property located on Haymarket Road, south of Hazelcrest Drive. The request was approved January 19, 2017 and has not been recorded.

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.”

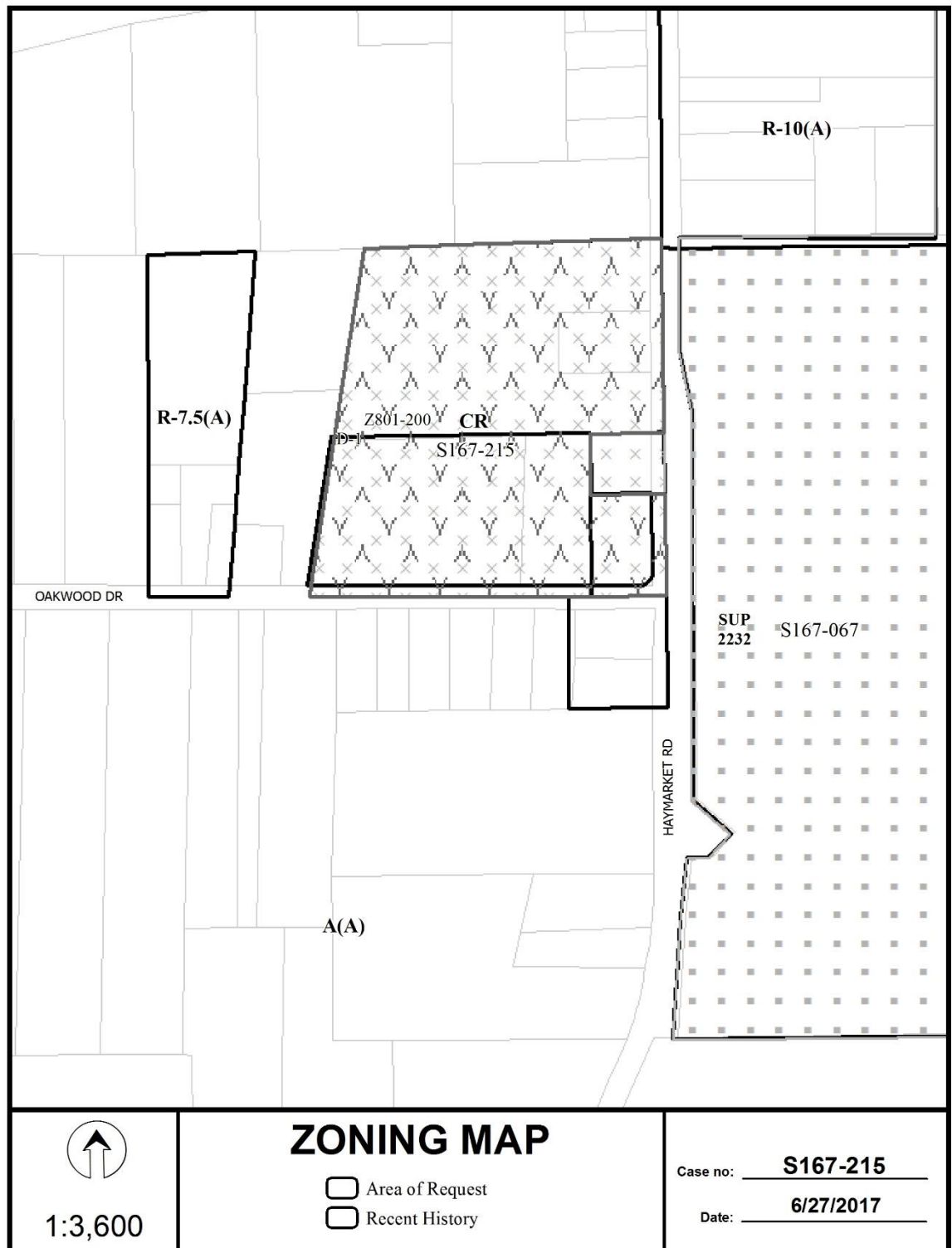
Proposed Lot 13B is within the R-7.5(A) Single Family District and is Approximately 22,932 square feet in size and is larger than the contiguous residential lot to the north. The R-7.5(A) lots along the south line of Oakwood Drive were created by deeds, not by replatting. The remainder of the property lies within the CR District and it has no minimum lot size. Therefore, staff has determined that the request complies with the provisions of Section 51A-8.503, and the R-7.5(A) requirements, as well as the requirements of the CR District, and we recommend approval of the request subject to compliance with the following conditions:

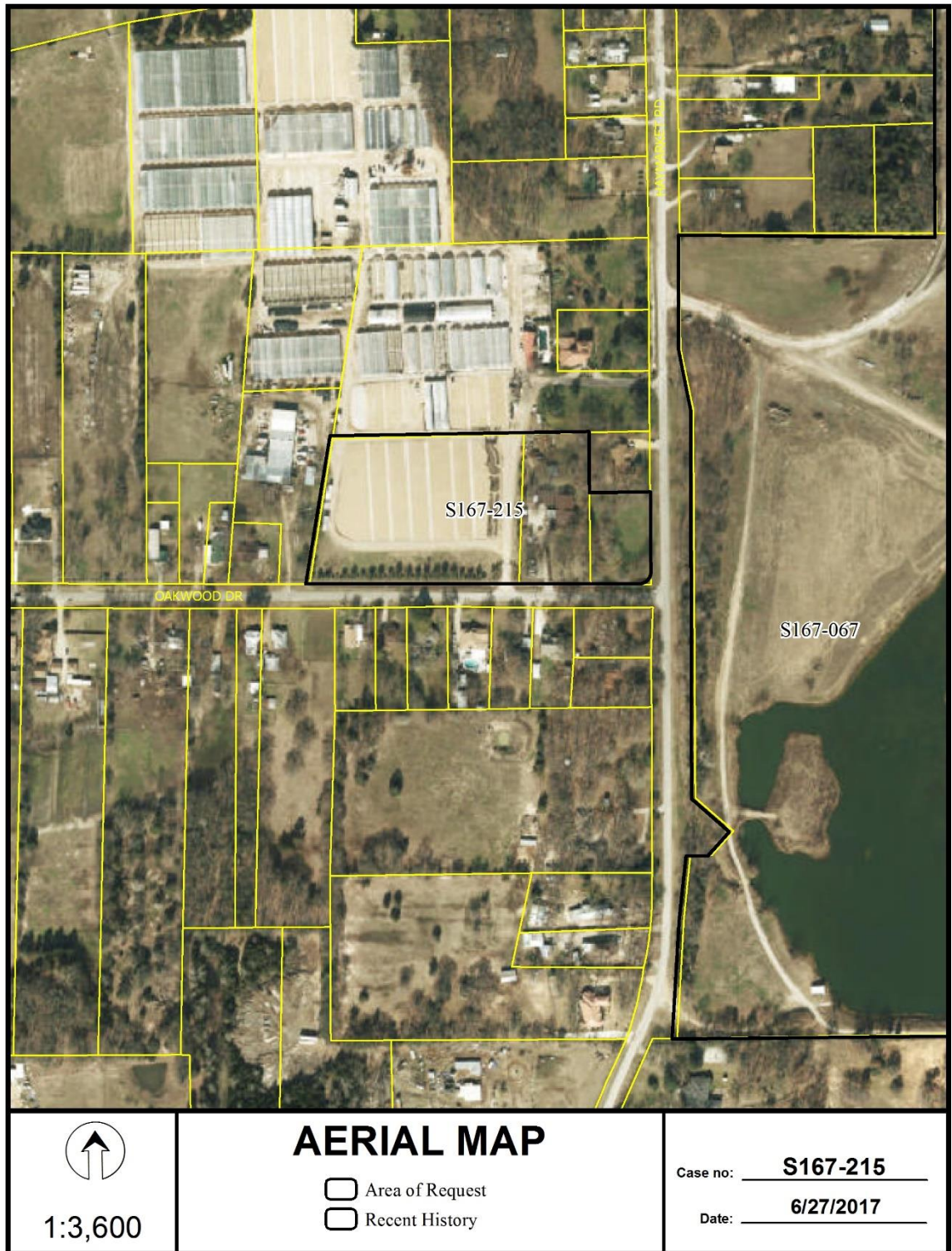
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is three.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Haymarket Road and Oakwood Drive. 51A 8.602(d)(1)
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show the recording information on all existing easements within 150 feet of the property. Platting Guidelines
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

18. On the final plat change “Hay-Market Road” to “Haymarket Road” per thoroughfare plan. Section 51A-8.403(a)(1)(A)(xii).
19. On the final plat identify the property as Lots 13B, 13C, and 13D in City Block 8772. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-218**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Wheatland Road, west of Clark Road.**DATE FILED:** June 21, 2017**ZONING:** NS(A), CR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 8.7841-Acres **MAPSCO:** 71b-C, B

APPLICANT/OWNER: Harold Russel, TA Properties II LTD, Russell's Telecom Solutions, Inc., Joni L. Thurmond and Virgil B. Thurmond.

REQUEST: An application to replat an 8.7841-acre tract of land containing all of Lots 2 and 3 in City Block 10/8604 and a tract of land in City Block 8604 to create one 5.0092-acre lot and one 3.7749-acre lot on property located on Wheatland Road, west of Clark Road.

SUBDIVISION HISTORY:

1. S145-200 was a request southwest of the present request to replat a 47.779-acre tract of land containing all of Lot 3A and an unplatted tract of land in City Block 8721 into one lot and to remove the existing 10-foot platted building line along a portion of the eastern lot line of Lot 3A, on property located at 7101 West Wheatland Road. The request was approved June 18, 2015 and has not been recoeded.
2. S112-209 was an application to create a 1.043-acre lot and an 18.358-acre lot from a 19.401-acre tract of land in City Block 8721 located in the vicinity of the northwest corner of Wheatland Road and Clark Road. The request was approved on October 18, 2012, and the final plat was recorded on January 8, 2015.

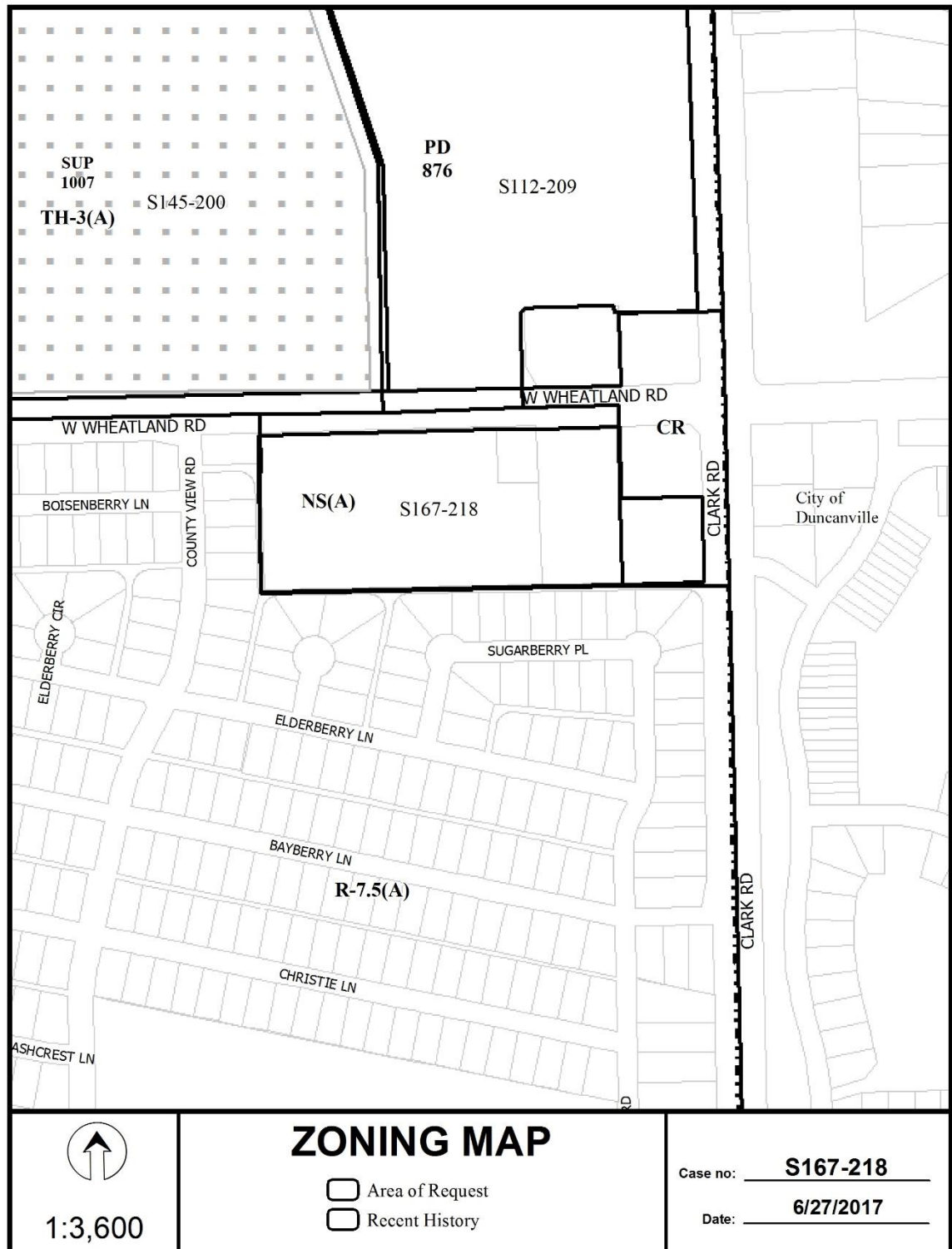
STAFF RECOMMENDATION: The request complies with the requirements of the NS(A) Neighborhood Service District, and the CR Community Retail District; therefore, staff recommends approval subject to compliance with the following conditions:

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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

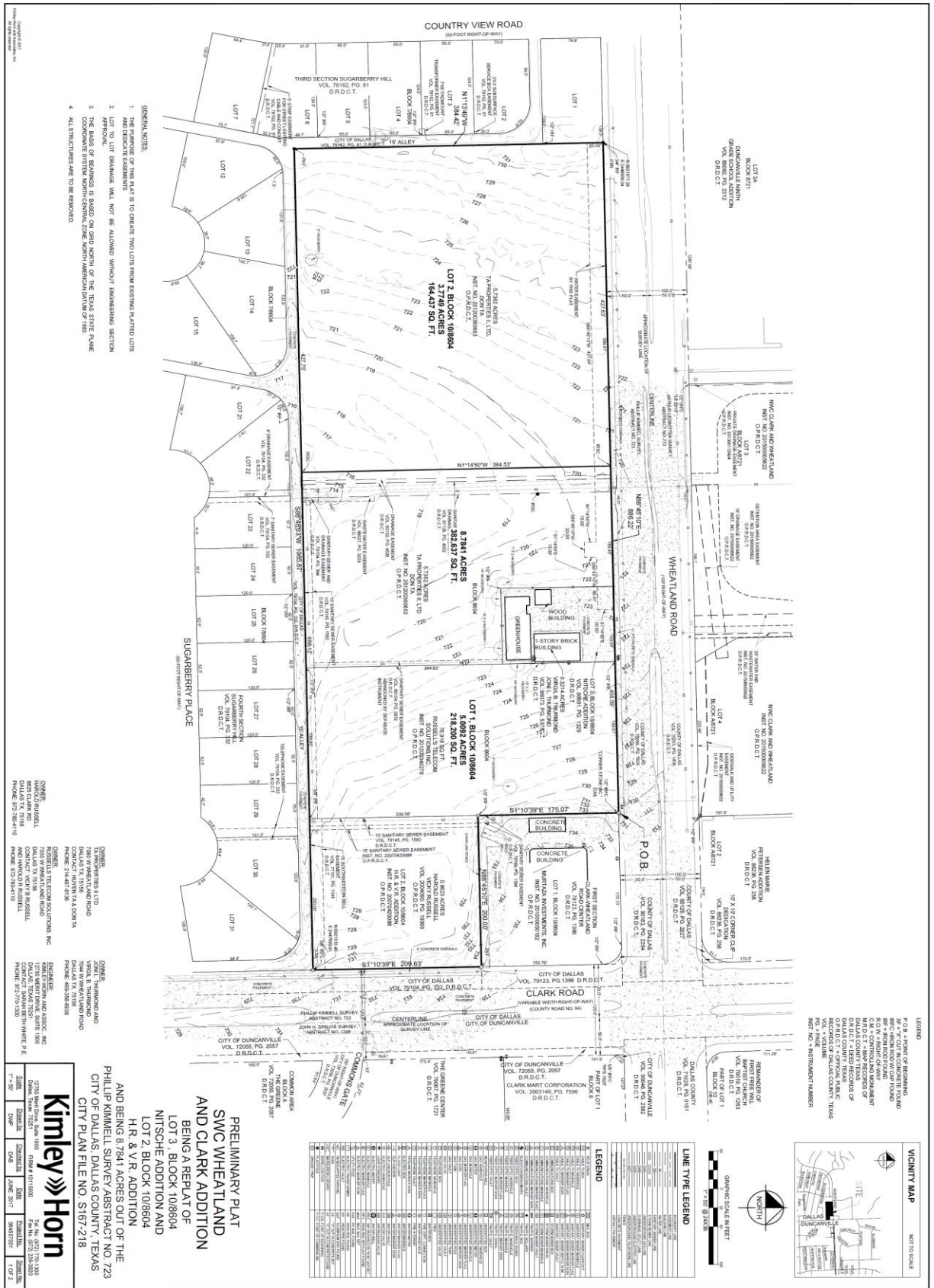
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate a 40-foot radius at the alley to alley intersection.
15. Show how all adjoining right-of-way was created.
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. 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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
22. On the final plat change "Country View Road" to "County View Road". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat label Elderberry Court.
24. On the final plat identify the property as Lots 2A and 4 in City Block 10/8604. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-219**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Knox Street at Travis Street**DATE FILED:** June 21, 2017**ZONING:** PD 193 (LC)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 2.252-Acres **MAPSCO:** 35U**APPLICANT/OWNER:** Travis Block Holding Company, LLC

REQUEST: An application to replat a 2.252-acre tract of land containing part of Lots 2 and 6, all of Lots 3, 4A, 5A, 7, 8, 9, 10, 11, 12, 13, 14, 15, and a portion of an alley to be abandoned in City Block M/1537 to create one lot on property located on Knox Street at Travis Street.

SUBDIVISION HISTORY:

1. S123-039 is a request southeast of the present request to replat a 2.066-acre lot containing all of Lots 1, 2, 3A and Lot 7A in City Block L/1536 into one lot on property located on Cole Avenue between Armstrong Avenue and Knox Street. The request was approved December 20, 2012 and recorded February 12, 2015.

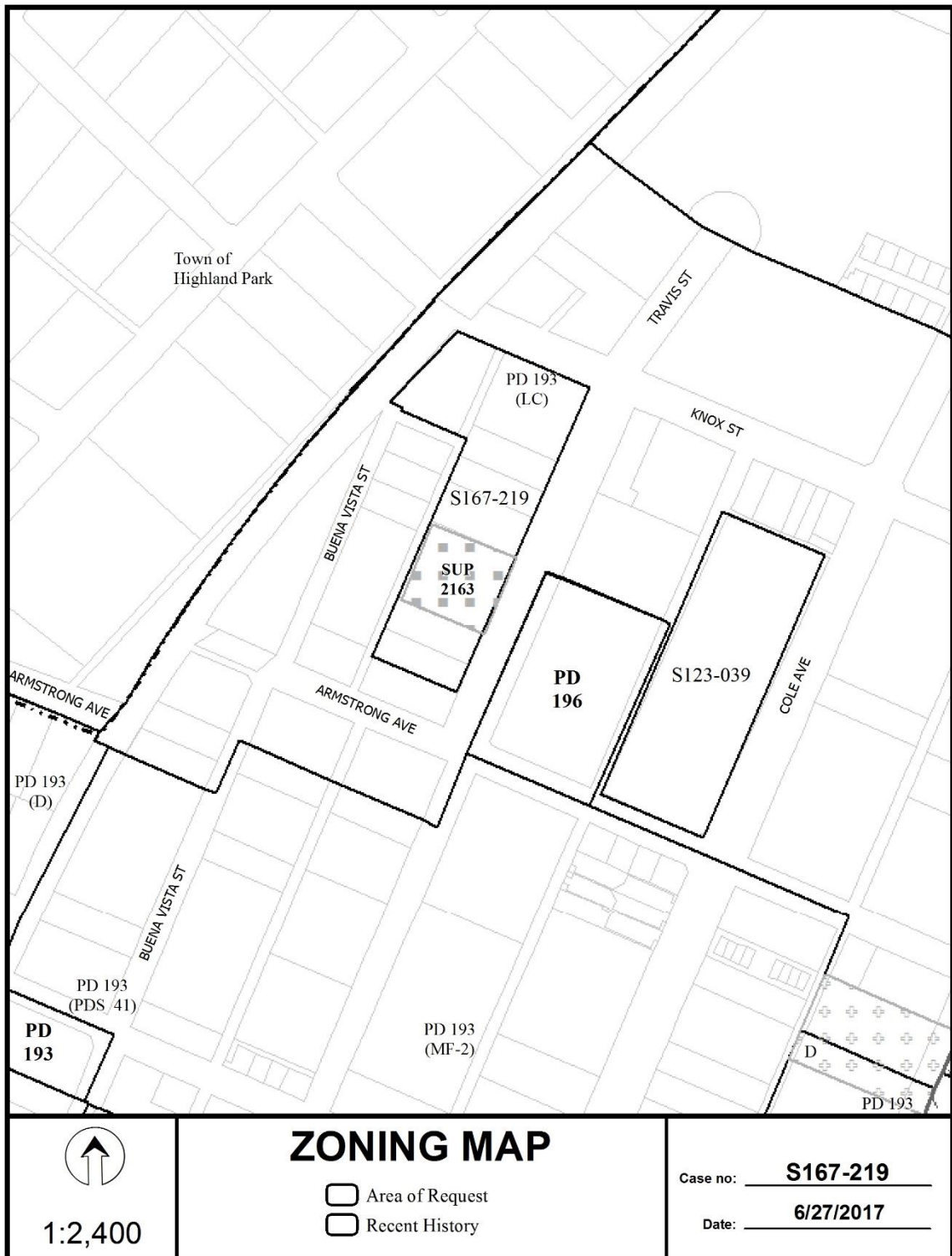
STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (LC) zoning; therefore, staff recommends approval subject to compliance with the following conditions:

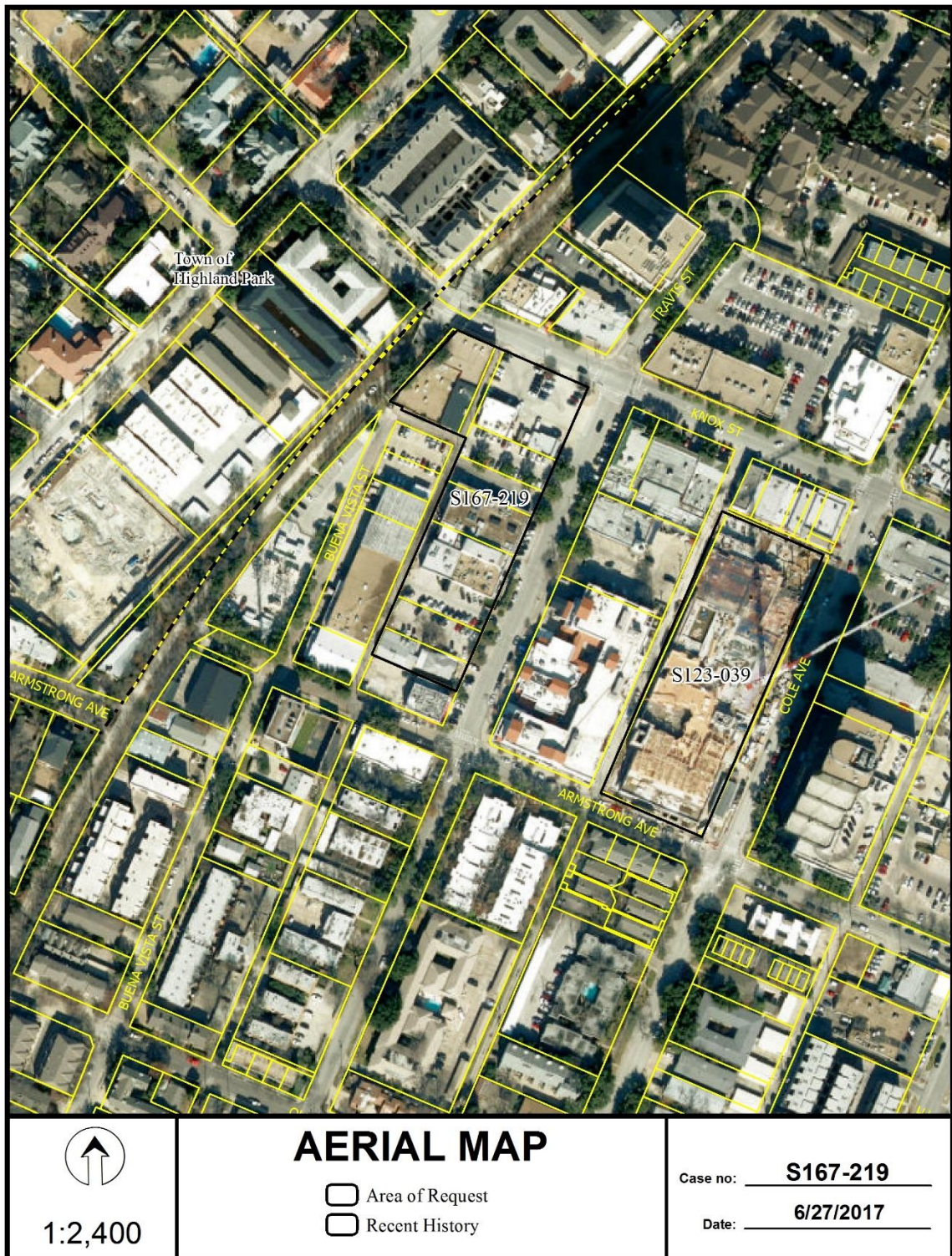
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Travis Street and Knox Street. 51A 8.602(d)(1)
15. On the final plat dedicate adequate right-of-way to comply with Modified alley turnout detail for 251D-1 Standard Construction Detail.
16. On the final plat, show distances/width cross all adjoining right-of-way. Platting Guidelines
17. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

20. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. On the final plat label abandonment as "abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____.
22. On the final plat identify the property as Lot 2A in City Block M/1537. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







COUNTY OF DALLAS §

[illegible][illegible]

THESE NORTH 23° 28' 00" EAST ALONG THE SOUTHEASTERN LINE OF SAID ALLEY, A DISTANCE OF 384.09 FEET TO A POINT FOUND FOR THE EAST CORNER OF SAID 0.0534 ACRE TRACT OF LAND.

[illegible]

CONTAINING A COMPUTED AREA OF 94,039 SQUARE FEET OR 2.22 ACRES OF LAND.

OWNER'S DEDICATION

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE TRUSTS ROCK STARLING COMPANY, LTD. (INCORPORATED IN THE STATE OF CALIFORNIA) HAS BEEN RECENTLY REORGANIZED AS THE TRUSTS ROCK STARLING COMPANY, INC. (INCORPORATED IN THE STATE OF CALIFORNIA). THE NEW COMPANY HAS ASSUMED ALL THE OBLIGATIONS OF THE OLD COMPANY AND WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL DEBTS AND INTEREST ON THE SAME. THE NEW COMPANY HAS ALSO ASSUMED ALL THE OBLIGATIONS OF THE OLD COMPANY AND WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL DEBTS AND INTEREST ON THE SAME. THE NEW COMPANY HAS ALSO ASSUMED ALL THE OBLIGATIONS OF THE OLD COMPANY AND WILL BE RESPONSIBLE FOR THE PAYMENT OF ALL DEBTS AND INTEREST ON THE SAME.

THE R.A.T. AGREES SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND REGULATIONS OF THE CITY OF CHICAGO.

BUSINESS, MY HAND IS IN _____

BUSINESS, MY HAND INS THE _____ DAY OF _____, 2017.

TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, _____, COUNTY CLERK OF THE COUNTY OF _____ TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY ON _____ DAY OF _____, 2017.

DATED THIS _____ DAY OF _____, 2017.

County Clerk

This document shall not be
Preliminary

FOR REVIEW PURPOSES ONLY

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES M. BHATTACHAK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND UNDER OATH STATED THE STANDARDS IN THE FOREGOING CERTIFICATE ARE TRUE.

_____ DAY OF _____, 2017.

_____ NOTARY UNDER MY HAND AND SEAL OF OFFICE THIS _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
TODAY'S KNOW ADDITION

LOT 2A, BLOCK M/1537

A PORTION OF LOTS 2 & 6 AND ALL OF LOTS 3, 7, 8, 9, 10,
11, 12, 13, 14 & 15 OF COCKRELL FARM AND ADDITION
RECORDED IN VOLUME 142, PAGE 382
NEED RECORDS DALLAS COUNTY TEXAS

DEED RECORDS DALLAS COUNTY, TEXAS
AND ALL OF LOTS 4A & 5A OF COCKRELL FAIRLAND ADDITION
VOLUME 81140, PAGE 1003
DEED RECORDS DALLAS COUNTY, TEXAS
AND ALL OF THAT CERTAIN

AND ALL OF THEM CERTAIN
15-FOOT ALLEY ABANDONED
BY CITY ORDINANCE NO. _____
JOHN COLE SURVEY, ABSTRACT NO. 368
CITY OF DALLAS, DALLAS COUNTY, TEXAS

2.252 ACRES
JUNE 19, 2017

CITY OF DALLAS PLAN FILE NO. S167-219
CITY OF DALLAS ENGINEERING PLAN NO. 311T_____

| | |
|---------------------------------|-----------------------------|
| OWNER: | SUBMITTER: |
| TRANS BLOCK HOLDING COMPANY LLC | STANTEC CONSULTING SERVICES |
| 8115 PRESTON ROAD, SUITE 400 | 12222 MORT DRIVE, SUITE |
| DALLAS, TEXAS 75225 | DALLAS, TEXAS 75251 |
| PH (214) 892-4424 | PH (972) 991-0011 |
| CONTACT: BROCK BARRETT | CONTACT: JAMES W. WHITE |

SHEET 2 OF 2

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER: S167-220****SUBDIVISION ADMINISTRATOR: Paul Nelson****LOCATION:** 2222 Moser Avenue, south of Capital Avenue.**DATE FILED:** June 22, 2017**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 0.389-Acres**MAPSCO:** 36W**APPLICANT/OWNER:** Mitton Development Inc.

REQUEST: An application to replat a 0.389-acre tract of land containing part of Lots 22 and 23 in City Block A/1989 to create one lot on property located at 2222 Moser Avenue, south of Capital Avenue.

SUBDIVISION HISTORY:

1. S167-149 was a request southwest of the present request to replat a 0.399-acre tract of land containing all of Lots 11 and 12 in City Block 9/696 to create one lot on property located on Garrett Avenue northwest of Fuqua Street. The request was approved April 17, 2017 and has not been recorded.
2. S167-099 was a request southwest of the present request to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was approved March 2, 2017 but has not been recorded.
3. S167-054 was a request south of the present request to replat a 0.390-acre tract of land containing all of Lots 4 and 5 in City Block B/1989 into one lot on property located on Moser Avenue, northwest of Fuqua Street. The request was approved January 5, 2017 but has not been recorded.
4. S167-017 was a request southeast of the present request to replat a 0.390-acre tract of land containing all of Lot 6 in City Block E/1941 and all of Lot 28 in City Block A/1989 into one lot on property located on Moser Avenue between Capital Avenue and Fuqua Street. The request was approved November 14, 2016 and has not been recorded.
5. S156-249 was a request northwest of the present request to replat a 0.356-acre tract of land containing all of Lots 15 and 16 in City Block A/1989 into one lot on property located at 2322 Moser Avenue, at Capital Avenue, northeast corner. The request was approved August 18, 2016 and has not been approved.
6. S156-121 was a request south of the present request to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue. The request was approved March 17, 2016 and was recorded March 7, 2017.
7. S156-032 was a request northwest of present request to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 into one lot

on property located on Capitol Avenue, southwest of Henderson Avenue. The request was approved December 3, 2015 but has not been recorded.

8. S156-027 was a request southeast of the present request to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue. The request was approved on January 21, 2016, but has not been recorded.
9. S156-004 was a request northwest of the present request to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19, and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue. The request was approved November 5, 2015 but has not been recorded
10. S145-201 was a request southeast of the present request to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 and was recorded April 7, 2017.
11. S145-181 was a request southeast of the present request to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner. The request was approved on June 4, 2015, but was recorded April 7, 2017.
12. S145-059 was a request north of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue. The request was approved on January 8, 2015; a request for an Early Release Building Permit was applied for January 29, 2015 but has not been issued and was recorded April 16, 2017.
13. S134-136 was a request southeast of the present request replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014, and has not been recorded.
14. S134-053R was a request southwest of the present request to revise the previously approved preliminary plat to replat a 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into a 12 lot shared access development with lots ranging in size from 1,045 square feet to 1,080 square feet on property located at 2207 Bennett Avenue. The request was approved on January 23, 2014, and the final plat was recorded on January 8, 2015.
15. S134-035 was a request southwest of the present request to t replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved on December 5, 2013, and the final plat was recorded March 11, 2015.

16. S134-031 was a request northeast of the present request to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was denied on December 5, 2013.
17. S112-103 was a request southwest of the present request to combine 21 lots into one 4.45-acre lot in City Block C/1990. The request was approved on April 12, 2012, and final plat was recorded April 21, 2014.
18. S112-077 was a request northwest of the present request to create an 18 lot shared access development subdivision from a 0.822-acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved on March 22, 2012 and recorded on November 15, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) Multifamily 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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. 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
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 identify the property as Lot 22A in City Block A/1989. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



City Plan Commission Date: 7/20/2017
7/13/2017 11:40:29 AM
7(g)
S167-220

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-221**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Corinth Street, Gould Street, Savannah Street, and Browder Street**DATE FILED:** June 22, 2017**ZONING:** PD 317 Subdistrict 2**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.373-Acres**MAPSCO:** 45V**APPLICANT/OWNER:** Punjabi Enterprises Inc.

REQUEST: An application to replat 1.373-acre tract of land containing part of Lots 1 through 5 in City Block F/900 to create 3 lots ranging in size from 0.192-acre to 0.948-acre on property bounded by Corinth Street, Gould Street, Savannah Street, and Browder Street.

SUBDIVISION HISTORY:

1. S167-123 was a request northwest of the present request to replat a 0.597-acre tract of land containing part of Lots 2 and 3 in City Block H/912 to create one lot on property located on McKee Street at Browder Street, southeast corner. The request was approved March 16, 2017 and has not been recorded.
2. S167-071 was a request northeast of the present request to replat a 1.335-acre tract of land containing all of Lots 19 through 25, and part of Lot 26 in City Block 917 to create a 36 lot Shared Access Development with lots ranging in size from 0.029-acre to 0.050-acre on property located on Ervay Street and Lear Street, northeast corner. The request was approved January 19, 2016 and has not been recorded.
3. S167-037R was a request north of the present request to revise a previously approved plat (S167-037) containing the remainder of Lot 5 and all of Lot 6 to create one 0.018-acre lot, and one 0.226-acre lot in City Block B/914 on property located on South Ervay Street at Hickory Street. The request was withdrawn prior to the Plan Commission Hearing.
4. S156-053 was a request southwest of the present request to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street. The request was approved September 1, 2016 and was recorded December 15, 2016.
5. S145-225 was a request northwest of the present request replat a 0.279-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block G/906 into one lot on property located on Seegar Street, between Gould Street and Browder Street. The request was approved July 7, 2015 and has not been recorded.
6. S123-106 was a request southeast of the present request to replat a 16.953 acre tract of land containing all of Lots 1 through 10 in City Block B/892, all of Lots 1 through 9 in City Block D/891, all of Lots 1 and 2 in City Block F/890, all of Lots 6 and 12 in City Block F/897, part of Lots 5 and 11 in City Block E/897, part of City

Block 887 1/2, Lot 1 in City Block A/893, and parts of abandoned Holmes Street, Browder Street, Gould Street, Bartlett Street, and abandoned alleys within City Blocks B/892, D/891, F/890, E/897, 897 ½ and A/893 on property located at Ervay Street and 1400 Parker Street, south corner. The request was approved April 4, 2013 and was recorded September 3 2014.

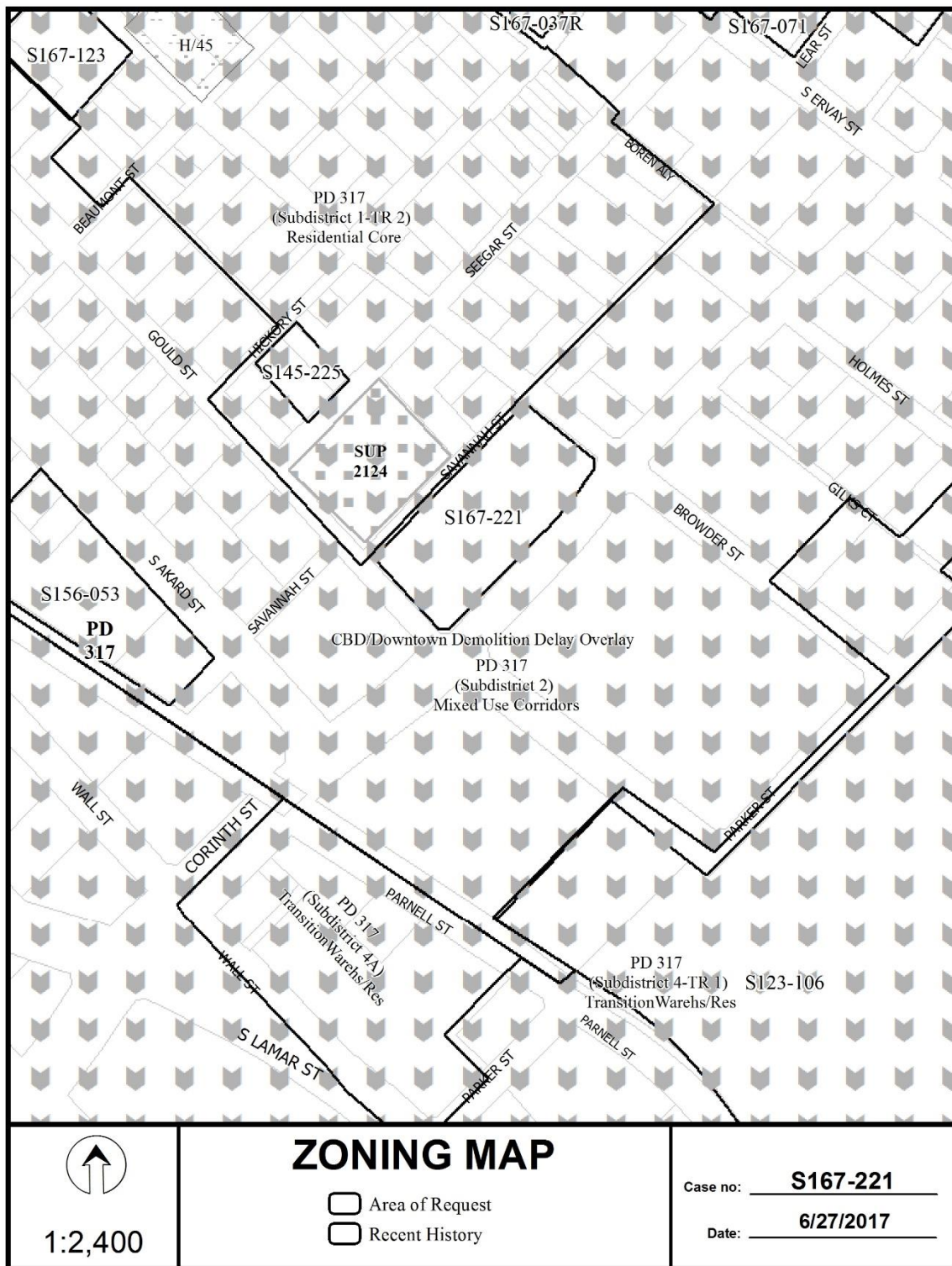
7.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 Subdistrict 2; therefore, staff recommends approval subject to compliance with the following conditions:

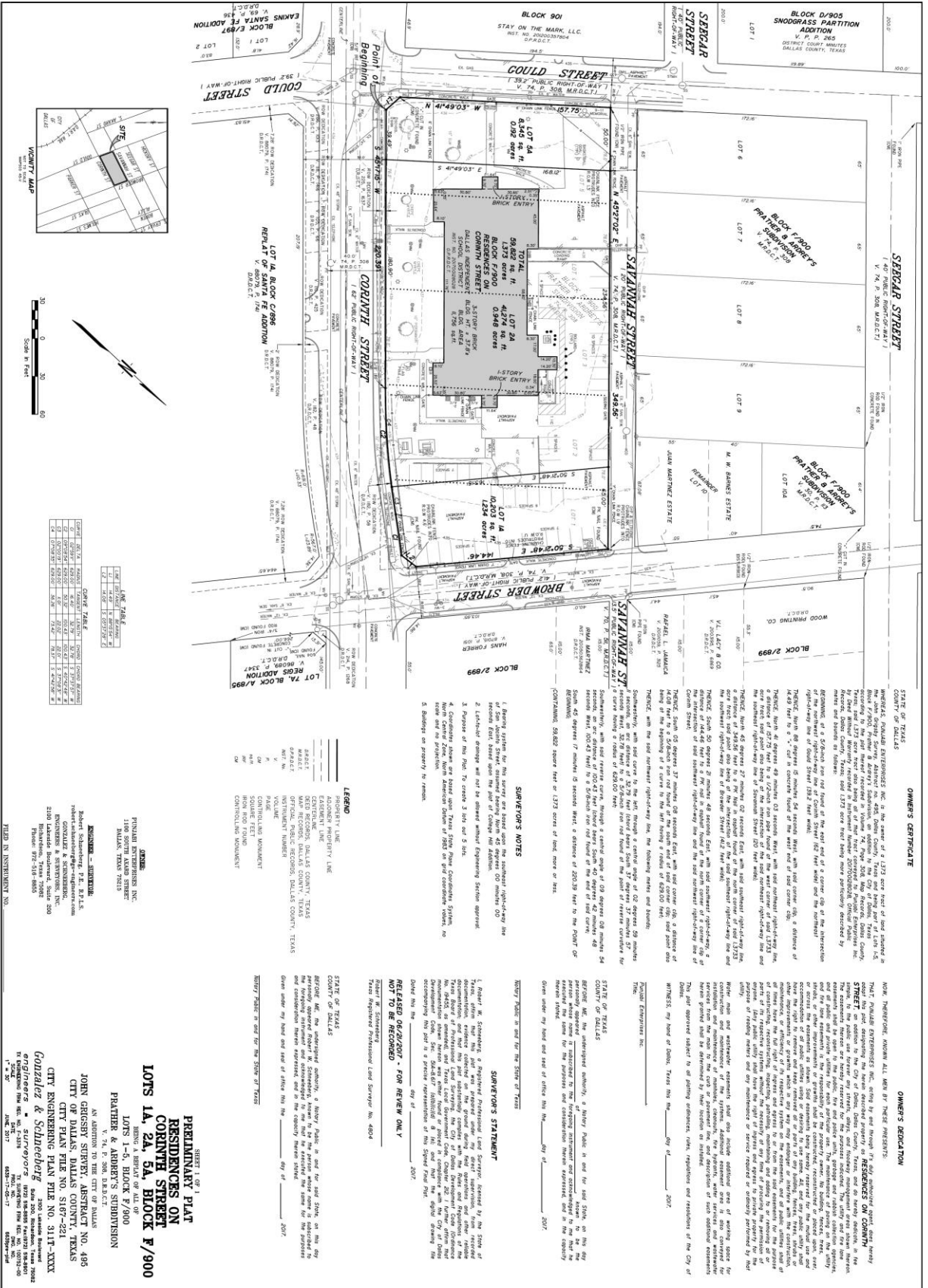
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is three.

11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Browder Street. 51A 8.602(c)
15. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Gould Street. 51A 8.602(c)
16. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Savannah Street. 51A 8.602(c)
17. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Gould Street and Savannah Street. 51A 8.602(d)(1)
18. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Browder Street and Savannah Street. 51A 8.602(d)(1)
19. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Corinth Street and Browder Street. 51A 8.602(d)(1)
20. On the final plat dedicate a 15-feet by 15-feet corner clip at the intersection of Corinth Street and Gould Street. 51A 8.602(d)(1)
21. On the final plat, show the correct recording information for the subject property. Platting Guideline
22. On the final plat, show recording information on all existing easements within 150 feet of property.
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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

25. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
27. On the final plat change "Seegar Street" to "Savanah Street", west of Gould Street. Section 51A-8.403(a)(1)(A)(xii).
28. Prior to final plat, demonstrate compliance with provisions of Dallas Building Code, Table 602 for exterior walls and Table 705.8 for opening on the west side wall of existing building adjoining the property line of Lot 5A. Building permit and final inspections are required prior to Chair signing of the final plat.
29. Prior to final plat, chain-link fence must be removed from right-of-way.
30. On the final plat identify the property as Lot 1A, 2A, and 5A in City Block F/900. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER: S167-222****SUBDIVISION ADMINISTRATOR: Paul Nelson****LOCATION:** Hawes Avenue at Maple Avenue, north corner.**DATE FILED:** June 22, 2017**ZONING:** IR**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 4.887-Acres**MAPSCO:** 34N**APPLICANT/OWNER:** Jones-Blair Company, LLC

REQUEST: An application to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner.

SUBDIVISION HISTORY:

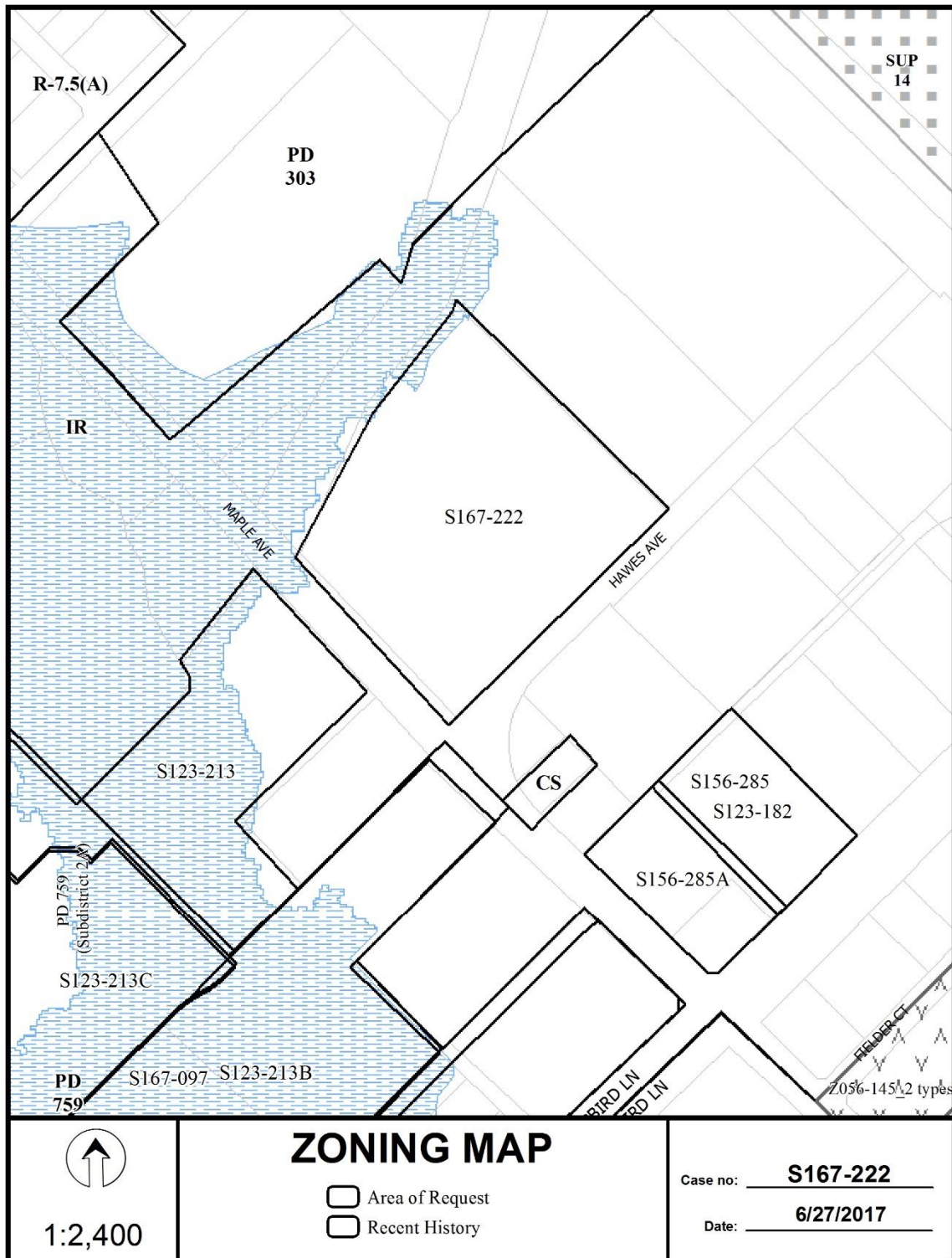
1. S167-097 was a request southwest of the present request replat 37.1-acre tract of land containing all of Lots 2 through 5 and common area A and B in City Block E/2367 into 11 lots ranging in size from 0.313-acre to 2.656-acre on property located on Mockingbird Lane at Maple Avenue, southwest corner. The request was approved March 2, 2017 and has not been recorded.
2. S156-285 was a request southeast of the present request to replat a 2.230-acre tract of land containing all of Lots 1 and 2 in City Block 2570 to create one 1.008-acre lot and one 1.221-acre lot on property located on Maple Avenue at Mockingbird Lane, north corner. The request was approved October 06, 2016 and has not been recorded.
3. S123-213 was a request southwest of the present request to replat a 37.103-acre tract of land containing part of Lots 1, 2, 7, and 8 in City Block B/2368 and all of Lots 1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acres to 5.861 acre bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central. The request was approved August 8, 2013. Phase 1 is 3.145-acres and was recorded December 15, 2016. Phase B is 11.114 acres but has not been recorded; future phases are still under review.
4. S123-182 was a request southeast of the present request to create one lot from a 1.147-acre tract of land in City Block 2570 located on Mockingbird Lane, north of Maple Avenue. The request was approved July 11, 2013 and was expired September 16, 2016

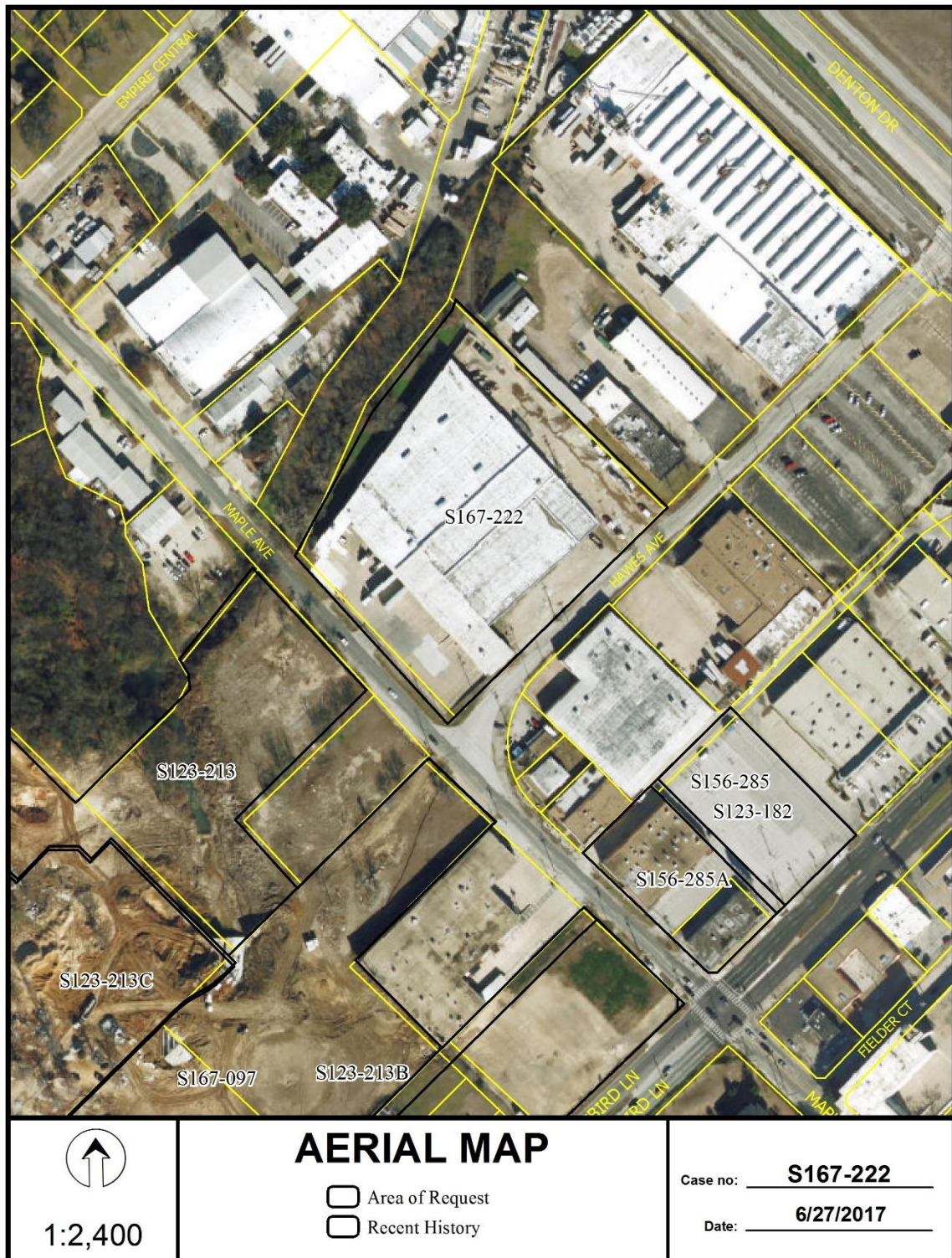
STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate 28-feet of ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Hawes Avenue. 51A 8.602(c)
15. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Maple Avenue and Hawes Avenue. 51A 8.602(d)(1)

16. On the final plat, include a note that the site is within the 70 Ldn contour of Love Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
17. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
18. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
19. 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
20. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
21. 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.
22. 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).
23. 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)
24. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of property.
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
27. On the final plat identify the property as Lot 1 in City Block A/5723. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





LOCATION: Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner

DATE FILED: June 22, 2017

ZONING: IR

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 11.636-Acres MAPSCO: 22Z

APPLICANT/OWNER: Ambe Hotels Dallas, LLC

REQUEST: An application to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner.

SUBDIVISION HISTORY:

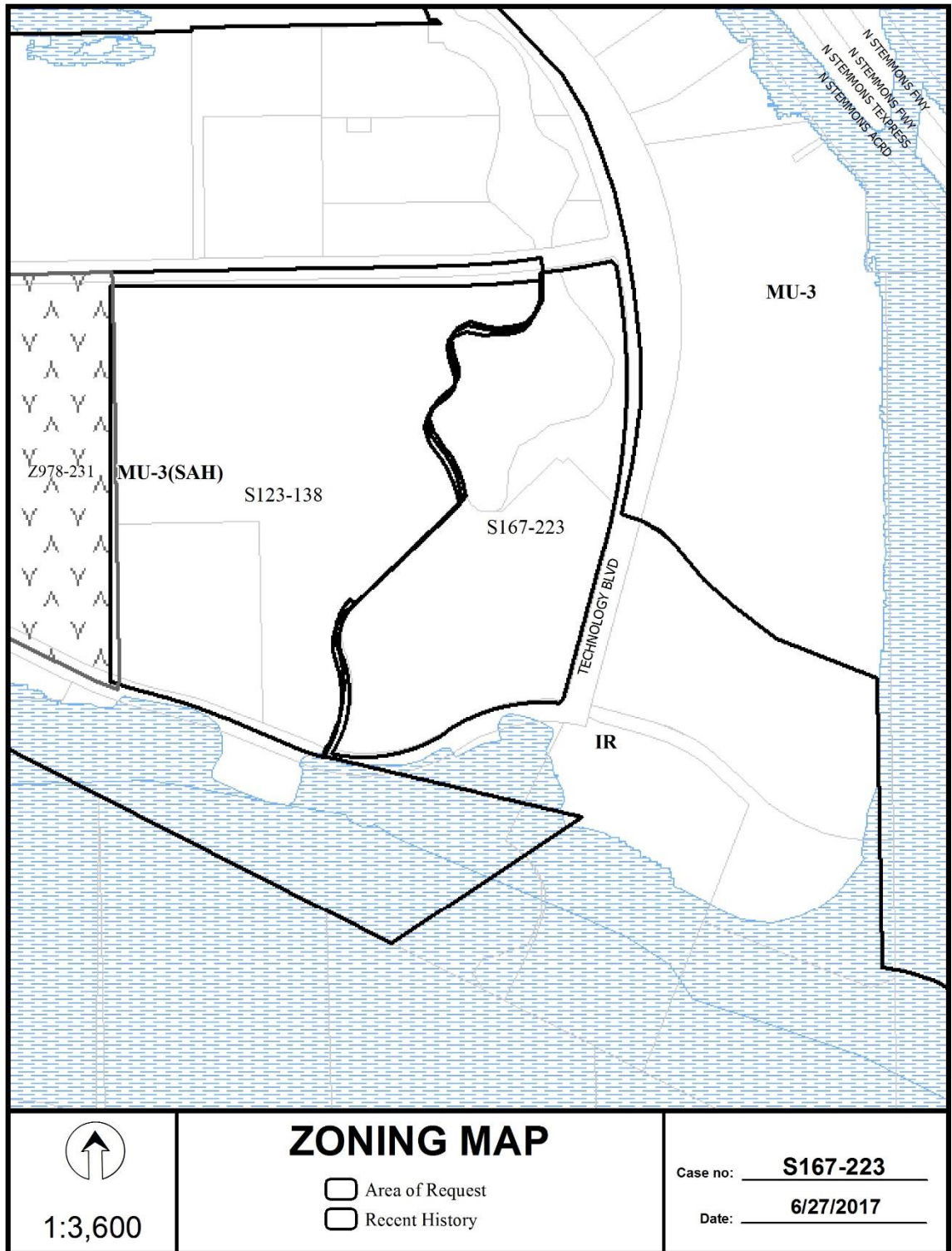
1. S123-138 was a request west of the present request to replat an 18.458-acre tract of land containing all of Lot 1 in City Block E/6499 into one 15.029-acre lot and one 3.456-acre lot on property located on Technology Boulevard and Connector Drive, south of Northwest Highway. The request was approved May 16, 2013 and was recorded July 16, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research 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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Technology Boulevard East. 51A 8.602(c)
15. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
16. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
19. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
22. On the final plat, show recording information on all existing easements within 150 feet of property.
23. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. Prior to final plat, demonstrate compliance with provisions of Dallas Building Code, Table 602 for exterior walls and Table 705.8 for opening on the west side wall of existing building adjoining the property line of Lot 2A. Building permit and final inspections are required prior to Chairman's signing of the final plat.
26. On the final plat identify the property as Lots 1D, and 1E in City Block E/6499. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-224**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Park Avenue at Lear Street, west corner.**DATE FILED:** June 23, 2017**ZONING:** PD 317 Subdistrict 1, Tract 1**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.473-Acres **MAPSCO:** 45V**APPLICANT/OWNER:** Gano 15, LLC

REQUEST: An application to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner.

SUBDIVISION HISTORY:

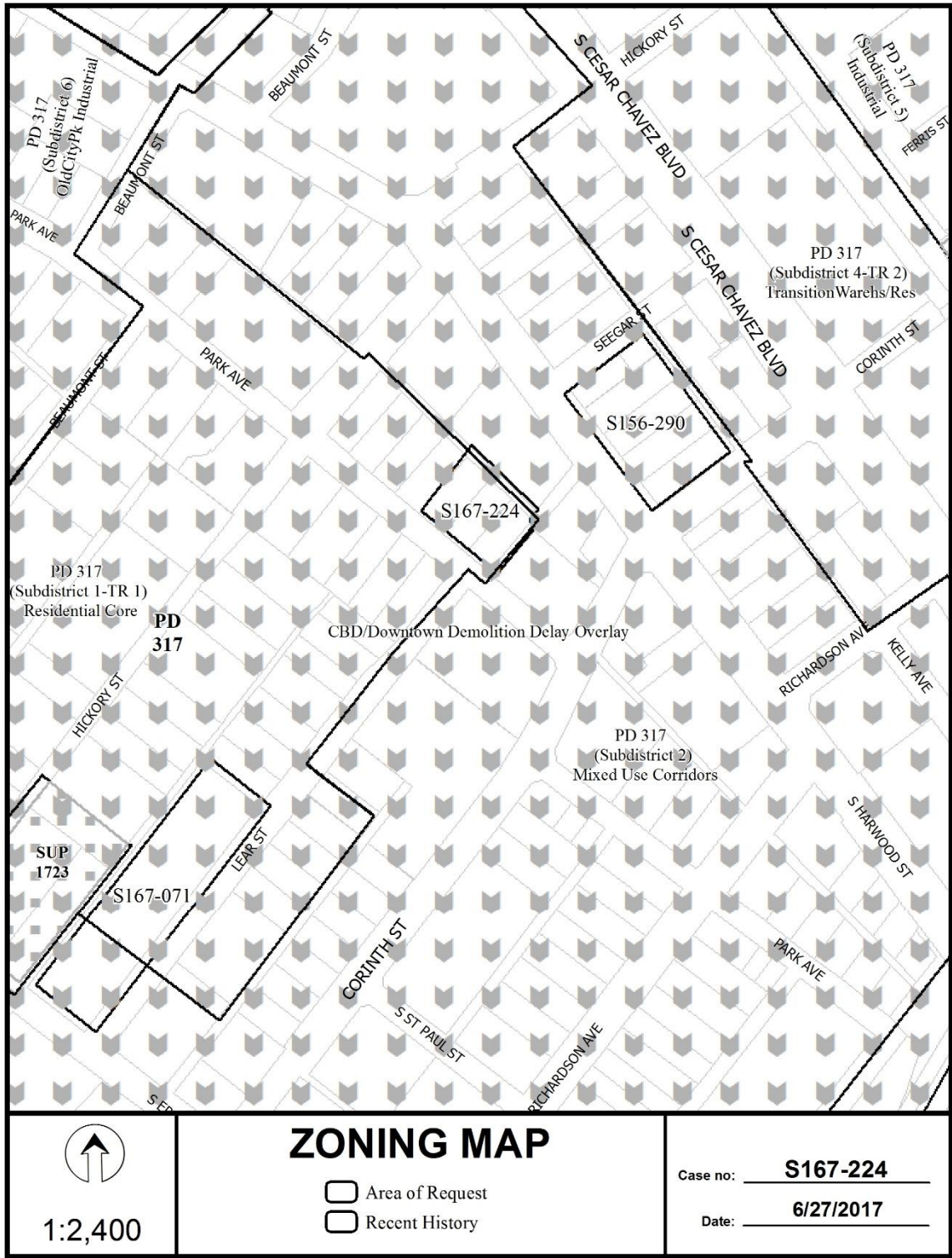
1. S167-071 was a request southwest of the present request to replat a 1.335-acre tract of land containing all of Lots 19 through 25, and part of Lot 26 in City Block 917 to create a 36 lot Shared Access Development with lots ranging in size from 0.029-acre to 0.050-acre on property located on Ervay Street and Lear Street, northeast corner. The request was approved January 16, 2017 and has not been recorded.
2. S156-290 was a request southwest of the present request to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block 466 to create one lot on property located on Harwood Street at Corinth Street, north corner. The request was approved October 06, 2016 and has not been recorded.

STAFF RECOMMENDATION: request complies with the requirements of the PD 317 Subdistrict 1, Tract 1 District; therefore, staff recommends approval subject to compliance with the following conditions: 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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Park Avenue 51A 8.602(c)
14. On the final plat dedicate 7.5-feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
15. On the final plat provide alley turnarounds per 251-D, alley paving standards approved alternative.
16. On the final plat, list utility easements as retained within alley abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
17. On the final plat, show all additions or tracts of land within 150-feet of property with recording information. Platting Guidelines
18. On the final plat, chose a new or different addition name. Platting Guidelines
19. Prior to final plat, provide signed and sealed detail of building, and alley abandonment.

20. 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)
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
22. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
24. On the final plat, show and label "Corinth Street". Section. 51A-8.403. (a) (1) (A) (xii)
25. On the final plat, apply following label "abandonment authorized by Ordinance No._____ and recorded as Instrument No._____".





CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER: S167-225****SUBDIVISION ADMINISTRATOR: Paul Nelson****LOCATION:** Wendy Lane, south of Lawther Drive.**DATE FILED:** June 23, 2017**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 1.821-Acres**MAPSCO:** 37P**APPLICANT/OWNER:** Judson and Julie Pankey

REQUEST: An application to create one 1.821-acre lot from a tract of land in City Block 4400 on property located on Wendy Lane, south of Lawther Drive.

SUBDIVISION HISTORY:

1. S123-063 was a request south of the present request to create a 2.13-acre lot from a tract of land in City Block 4401 on property located at 3207 Wendy Lane. The request was approved February 7, 2013 and has not been recorded.

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.”

Lots to the west side of the Wendy Lane range in width from 125.29-feet to 258-feet and have a depth of 263.68-feet to 402.32-feet. The proposed lot has a width of 255.31-feet with a depth of 296.19-feet to the south line of the property and a depth of 263.33 to the north line of the property. As a result, staff finds that there is no established lot pattern along this portion of Wendy Lane. The proposed lot is 1.821-acres which is larger than the minimum lot size required by R-1ac(A) Single Family District.

Staff has determined that the request complies with the requirements of the R-1ac(A) Single Family District, and with the provisions of Section 51A-8.503; 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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 26.5-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Wendy Lane. 51A 8.602(c)
14. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
15. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
16. On the final plat identify the property as Lot 2 in City Block B/4400. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-227**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Lone Star Drive, west of Hampton Road**DATE FILED:** June 26, 2017**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 12.104-Acres **MAPSCO:** 43R**APPLICANT/OWNER:** Lone Star Industries, Inc. and Lone Star Properties, Inc.

REQUEST: An application to create one 12.104-acre lot from a tract of land in City Block 6158 on property located at the terminus of Lone Star Drive, west of Hampton Road.

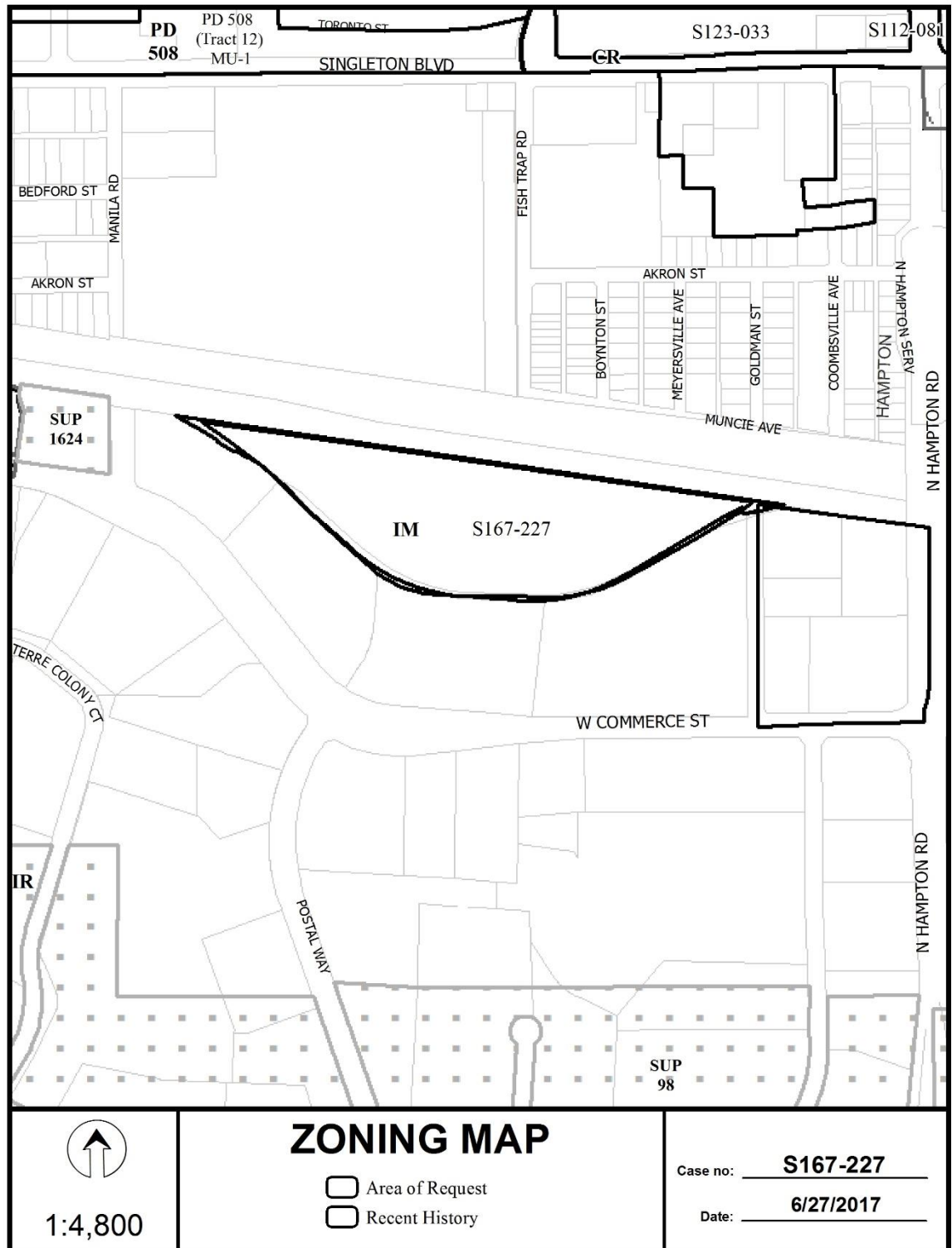
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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

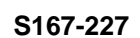
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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

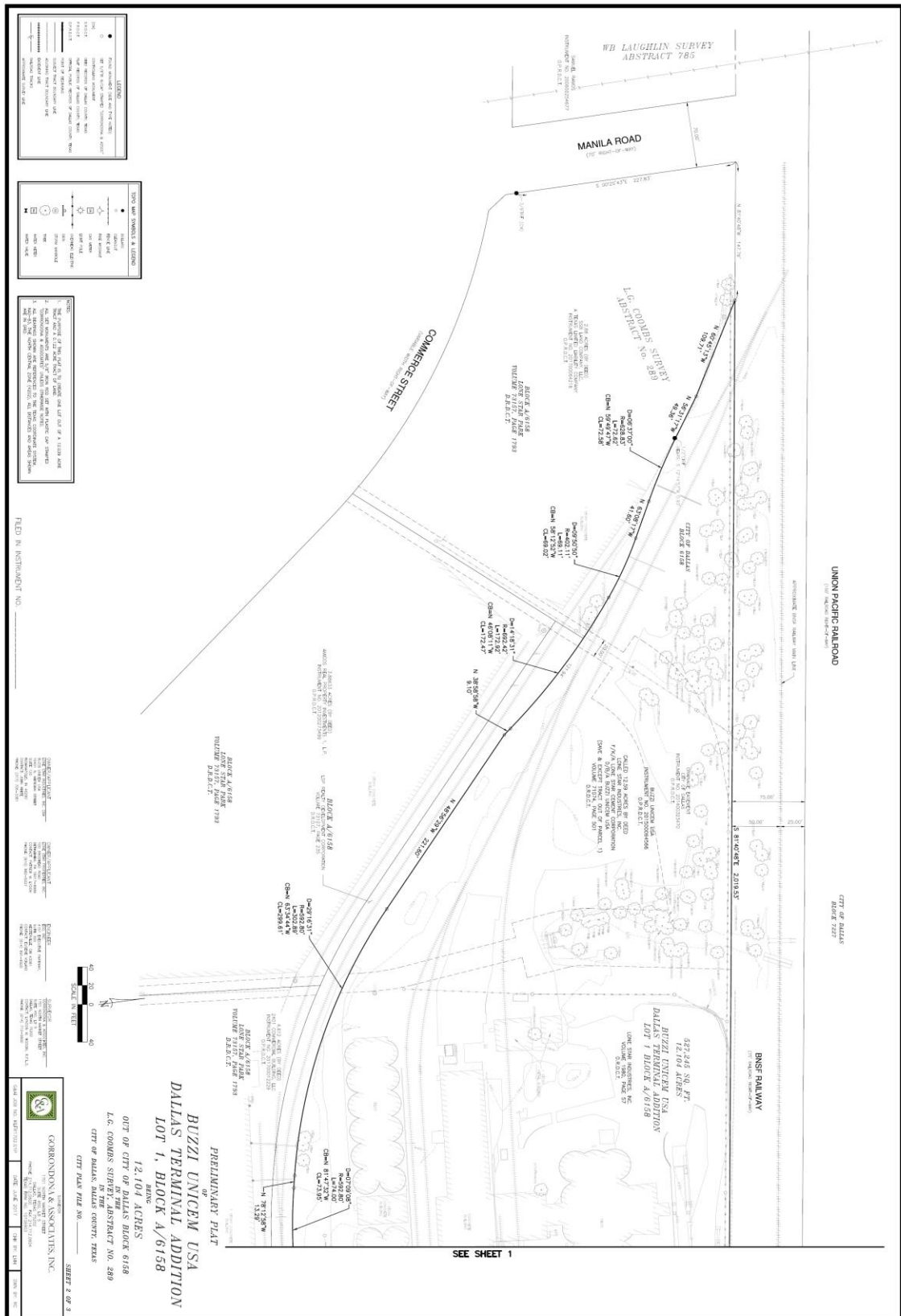
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
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 property.
16. 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)
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
18. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
20. On the final plat change "Munice Avenue" to "Muncie Avenue". Section 51A-8.403(a)(1)(A)(xii).
21. On the final plat change "Commerce Street" to "West Commerce Street". Section 51A-8.403(a)(1)(A)(xii).

22. On the final plat identify the property as Lot 1 in City Block A/6158. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









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NUMBER FOLLOWS IN AND FOLLOWS THE STATE OF TEXAS
BY CHARLOTTE EMMETT _____

51000702
CONSTRUCTION & REPAIRS, INC.
1701 SOUTH WILSON STREET
MILWAUKEE, WI 53207
TEL: 414/333-7200
CITY OF MILWAUKEE
FACID 37-0172-0000

Commiss

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-217**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Fairmount Street at Carlisle Street, south corner**DATE FILED:** June 21, 2017**ZONING:** PD 193 (PDS 131)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.748-Acres **MAPSCO:** 45B**APPLICANT/OWNER:** Alamo Manhattan Hotel I, LLC

REQUEST: An application to replat a 0.748-acre tract of land containing all of Lots 6A and 4 in City Block 9/944 to create one lot, and to remove the platted 9-foot building line on the south side of the property, remove the platted 10-foot building line on Carlisle Street, remove the platted 15-foot building line on Fairmount Street, and to remove the platted 10-foot building line east of the southwest line of Lot 4 on property located on Fairmount Street at Carlisle Street, south corner.

SUBDIVISION HISTORY:

1. S167-068 was a request north of the present request to create one 0.555-acre lot from a tract of land in City Block 1005 on property located on Routh Street and Katy Trail, southwest corner. The request was approved January 19, 2017 and has not been recorded.
2. S156-107 was a request southwest of the present request to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street. The request was approved April 4 2017 and has not been recorded.
3. S145-283 was a request southwest of the present request to replat a 2.391-acre tract of land containing all of Lots 3C and 3D in City Block 8/943 into two lots on property located on Bookhout Street, between Wolf Street, Maple Avenue, and Randall Street. the request was withdrawn October 6, 2015.
4. S123-109 was a request northeast of the present request to replat a 1.135-acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner. The request was approved April 4, 2013 and was recorded May 20, 2016.
5. S112-178 was a request northeast of the present request to replat a 2.309-acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10' building line along Katy Trail and the platted building line between Lots 1E and 1D that state the property line is the building line. The request was approved August 16, 2012 and was recorded January 27, 2016

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

- (1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- (2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - (ii) The building lines are a 9-foot building line on the south side of the property, a 10-foot building line on Carlisle Street, a 15 building line on Fairmount Street, and a 10-foot building line east of the southwest line of Lot 4. These building Lines were created by the recording of the “Three Thousand Fairmount” plat addition which was recorded October 30, 1979. The front yard setback for PD 193 (PDS 131) District requires a minimum front yard setback of 10 feet.
 - (iii) “be contrary to the public interest;”
 - Notices were not sent because the district is not considered a single family district.
 - (iv) “adversely affect neighboring properties; and”
 - Notices were not sent because the district is not considered a single family district.
 - (v) “adversely affect the plan for the orderly development of the subdivision.”
 - The removal of the 9-foot, 10-foot, 15-foot, and 10-foot building line will allow the property to be developed in accordance with the regulations of PD 193 (PDS 131).

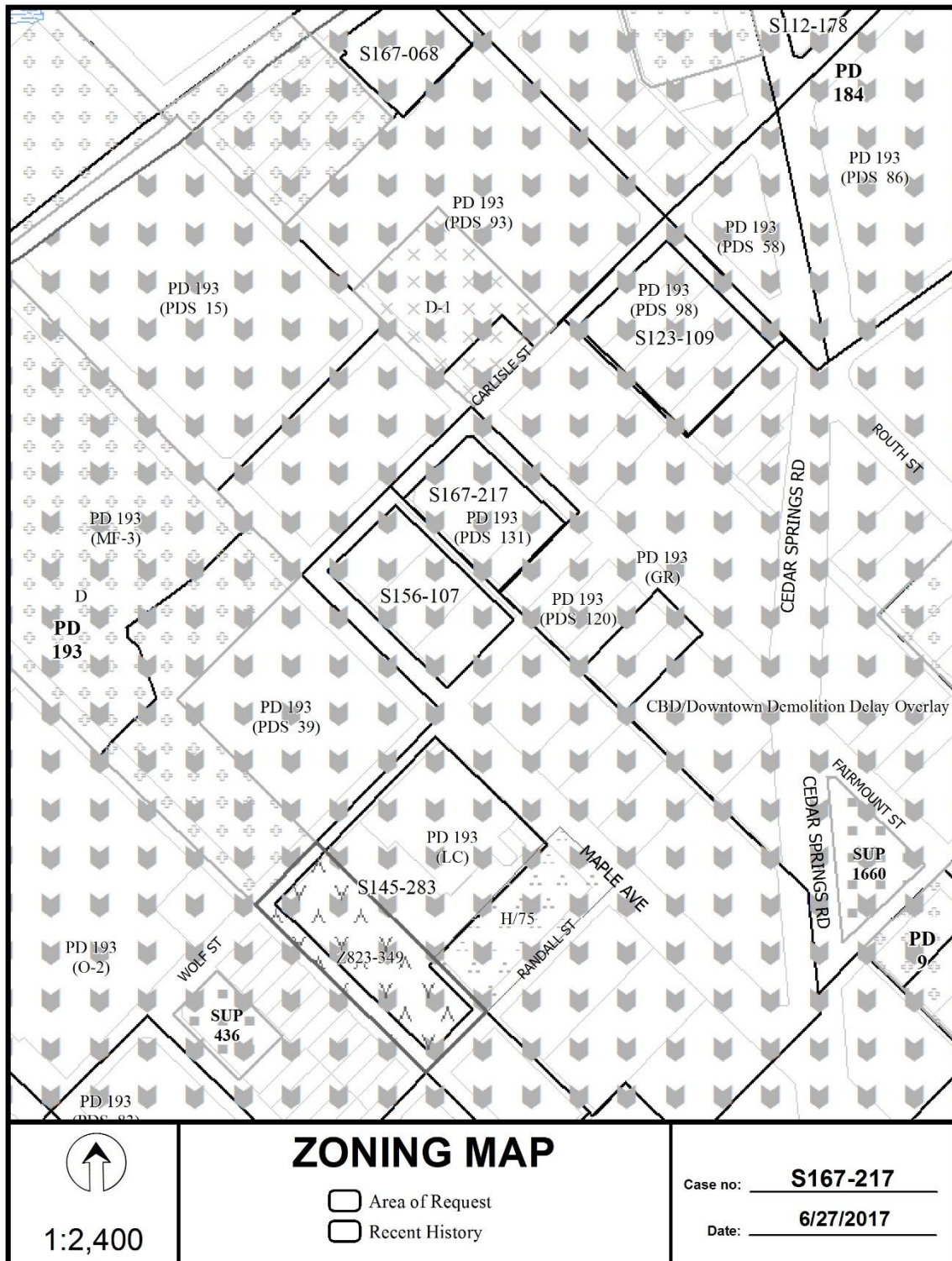
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building lines will allow the property to be developed in accordance with the regulations of PD 193 (PDS 131) therefore, staff recommends approval of the removal of the building line.

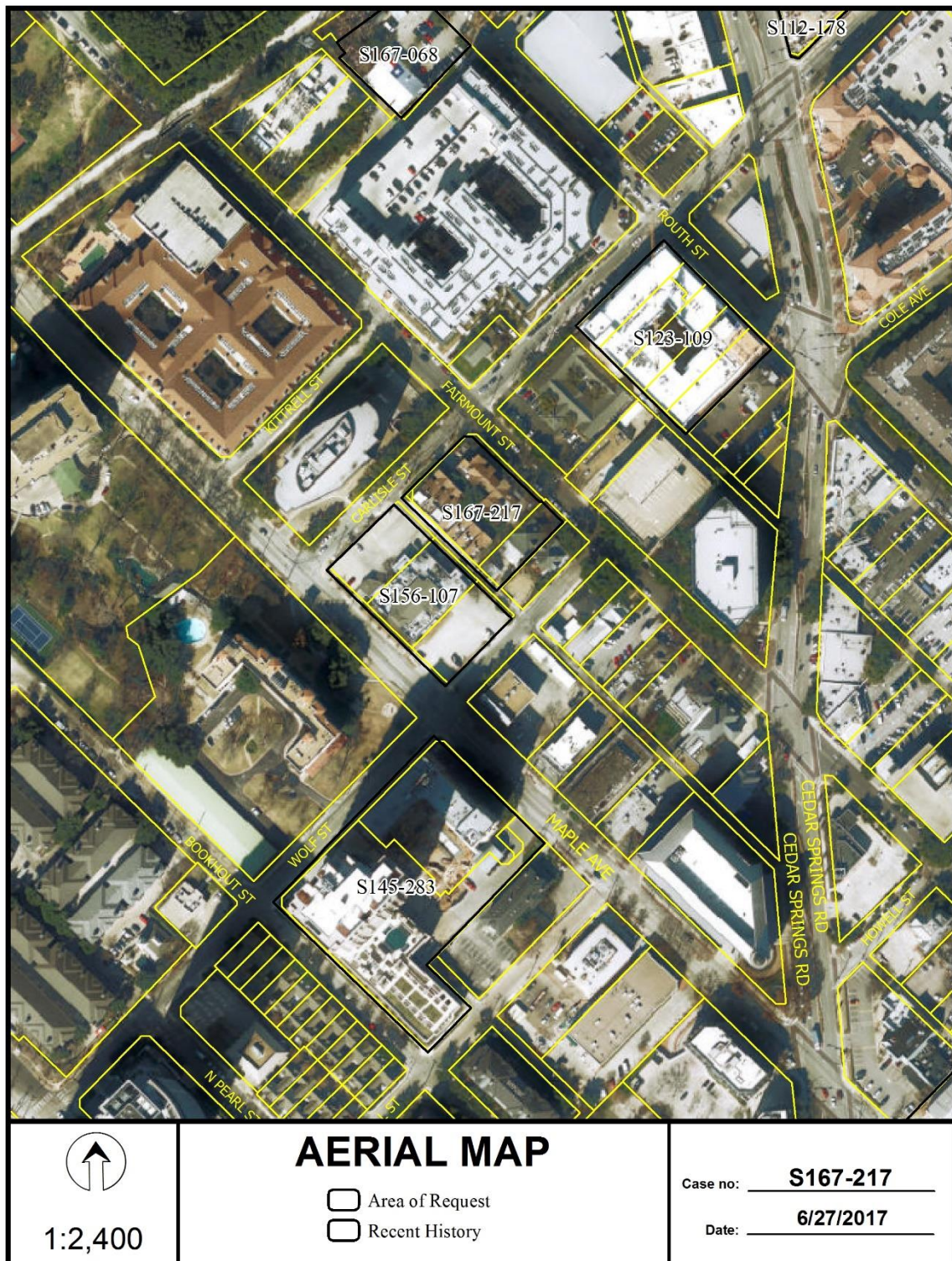
STAFF RECOMMENDATION OF PLAT: The request is to create one lot to allow a unified development; staff finds that the request complies with the requirements PD 193 (PDS 131), and with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval subject to compliance with the following conditions:

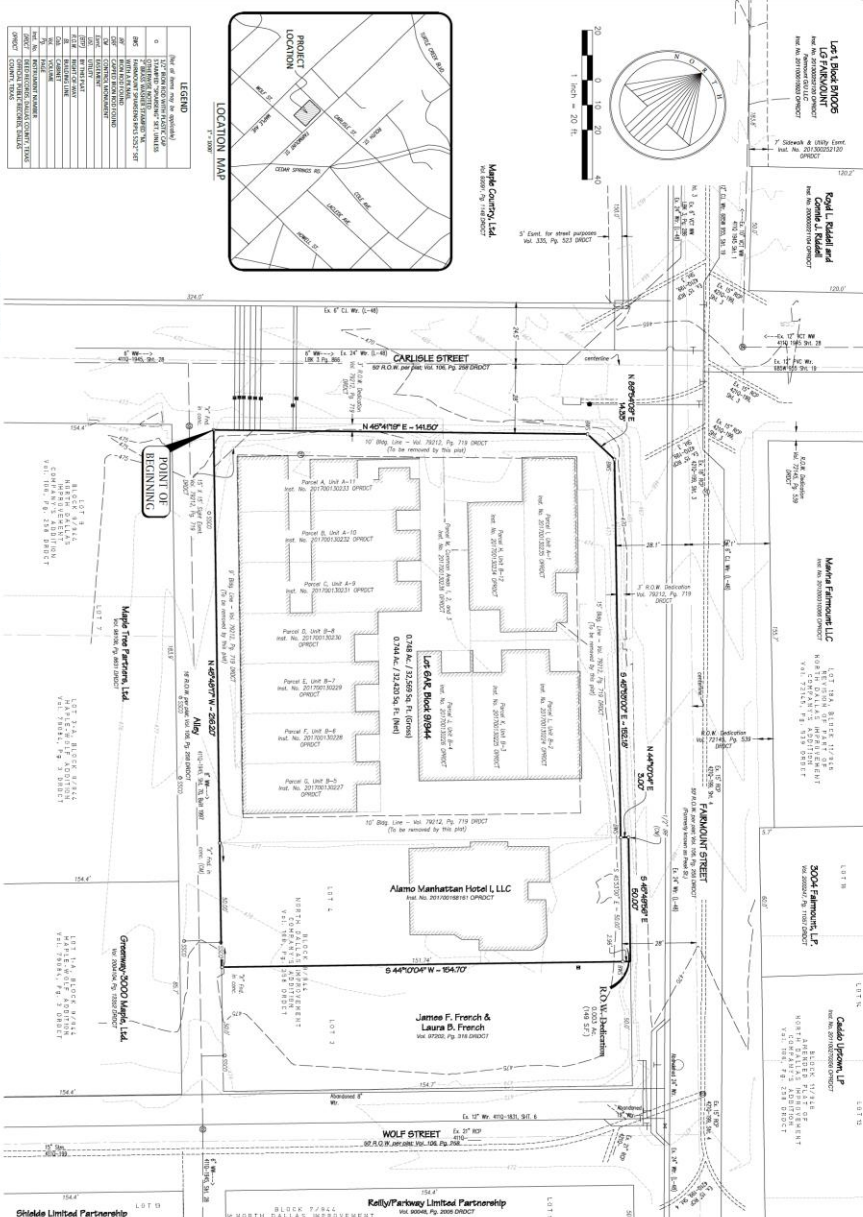
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Carlisle Street and Fairmount Street. 51A 8.602(d)(1)
14. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Carlisle Street & the alley. Section 51A-8.602(e),
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show distances/width cross all adjoining right-of-way. Platting Guidelines

17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. On the final plat identify the property as Lot 4A in City Block 9/944. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







1. The purpose of this plot is to create a clear, unobstructed building line, and one that is almost "right-of-way," and delineate street frontage.
2. Basis of bearing, horizontal and vertical curve, and stationing. The street is R/R, Centerline—Free State Place, Centerline—Free State Place, Centerline—System, NAD83, North Carolina Zone 14 (2022).
3. Setting a portion of this address by the street and is a portion of the reference and state law and is subject to fines and withholding of utilities and building permits.
4. All buildings shown hereon are to be removed.

[illegible]

LIEN HOLDER'S SUBORDINATION AGREEMENT
The Lien Holder or Mortgagee consents with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Declaration.
Lien holder: _____
a national housing association _____
By: _____
NAME, TITLE _____

PRELIMINARY PLAT

ALAMO FAIRMOUNT ADDITION

LOT 6A.R. BLOCK 9/944

BEING A REPEAT OF LOT 6A, BLOCK 9/944
THREE THOUSAND FAIRMOUNT ADDITION, &
LOT 4, BLOCK 9/944, NORTH DALLAS
IMPROVEMENT COMPANY'S ADDITION
1/1 GABRIEL STREET, ABSTRACT NO. 495
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
66-1574

CITY PLAT FILE NO. 586-217

OWNER: J. LAYNE CART
Alamo Industries, Inc.
10000 North Loop West
Dallas, TX 75231

ENGINEER: J. GILBERT
Robert Engineering, Inc.
10000 North Loop West
Dallas, TX 75231

Plan Commission Date: 07/20/2017
07/20/2017 11:45:57 AM

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S156-263R**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2615 Crossman Avenue**DATE FILED:** June 22, 2017**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.254-Acres**MAPSCO:** 44P**APPLICANT/OWNER:** KH Solutions, Inc.

REQUEST: An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create three 0.085-acre lots on property located at 2615 Crossman Avenue.

SUBDIVISION HISTORY:

1. S145-262 was a request adjacent on the west of the present request to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street. The request was approved September 17, 2015 and has not been recorded.
2. S145-109 was a request northeast of the present request to create a 100-lot Shared Access Area Development with residential lots ranging in size from 1,430 square feet to 2,858 square feet, from a 4.508-acre tract of land containing part of City Block 7257 on property located on Duluth Street between Borger Street and Obenchain Street. The request was approved March 19, 2015 and has not been recorded. Phase A of the development for this plat and was submitted January 13, 2016 and has not been recorded.
3. S145-087 was a request north and east of the present request to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved February 19, 2015 and has not been recorded. The plat was divided into 2 phases. Phase A was submitted for review January 8, 2016; and Phase B was submitted for review August 8, 2016.

NOTICES: 18 notices were sent to property owners within 200 feet of the property on June 30, 2016.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets..."

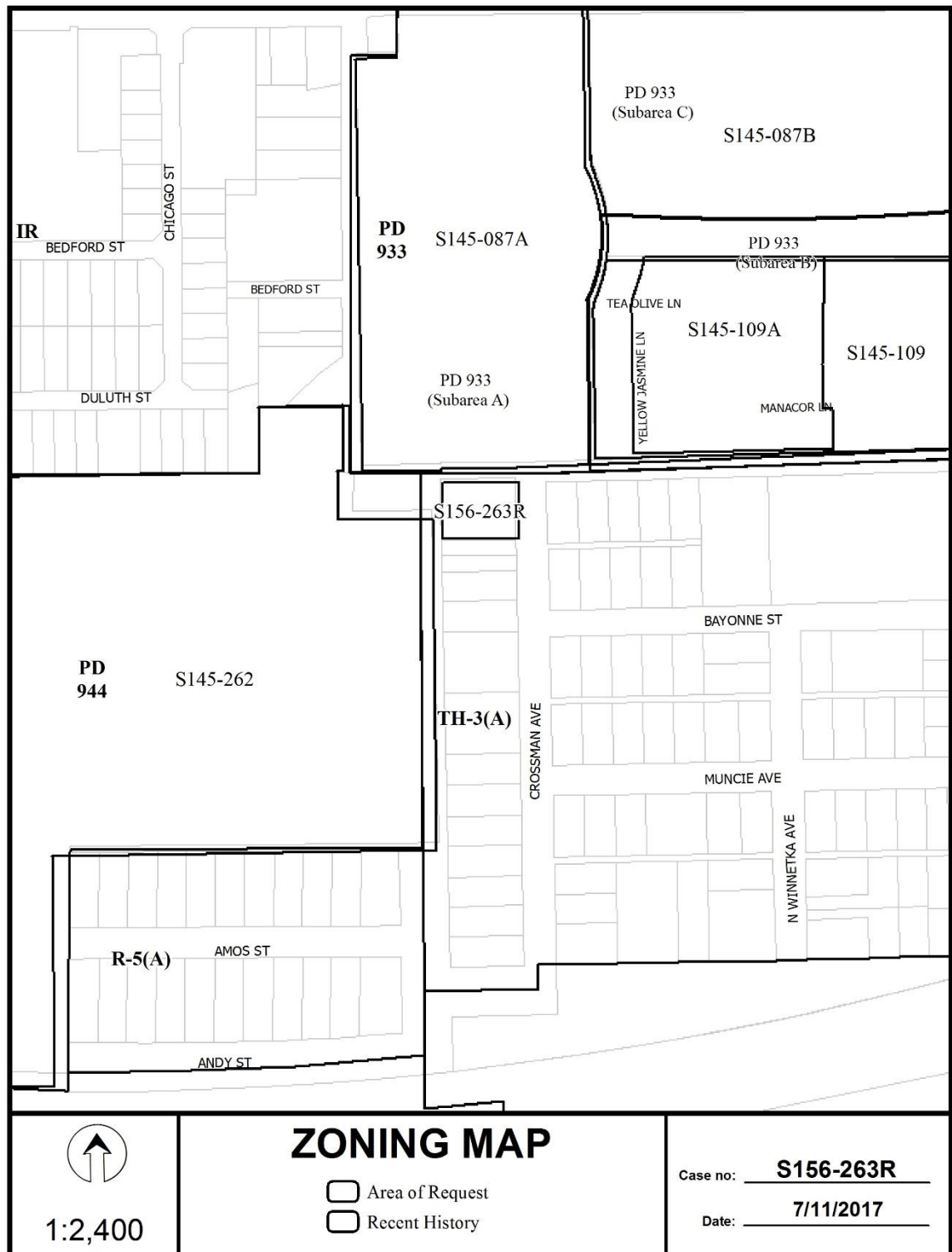
The property west of this request is being developed as a 229 lot Shared Access Area Development with lots ranging in size from 1,938 square feet to 3,720 square feet with lot widths of 22 to 23 feet. The proposed lots are each 3,690-square feet in area with a lot

width of 41-feet and are consistent with development in the area. The property to the east and southeast is zoned TH-3(A); the majority of the lots are 50 feet wide and 5,000-square feet in area. This district does not require a minimum lot width but does require a minimum lot area of 2,000 square feet.

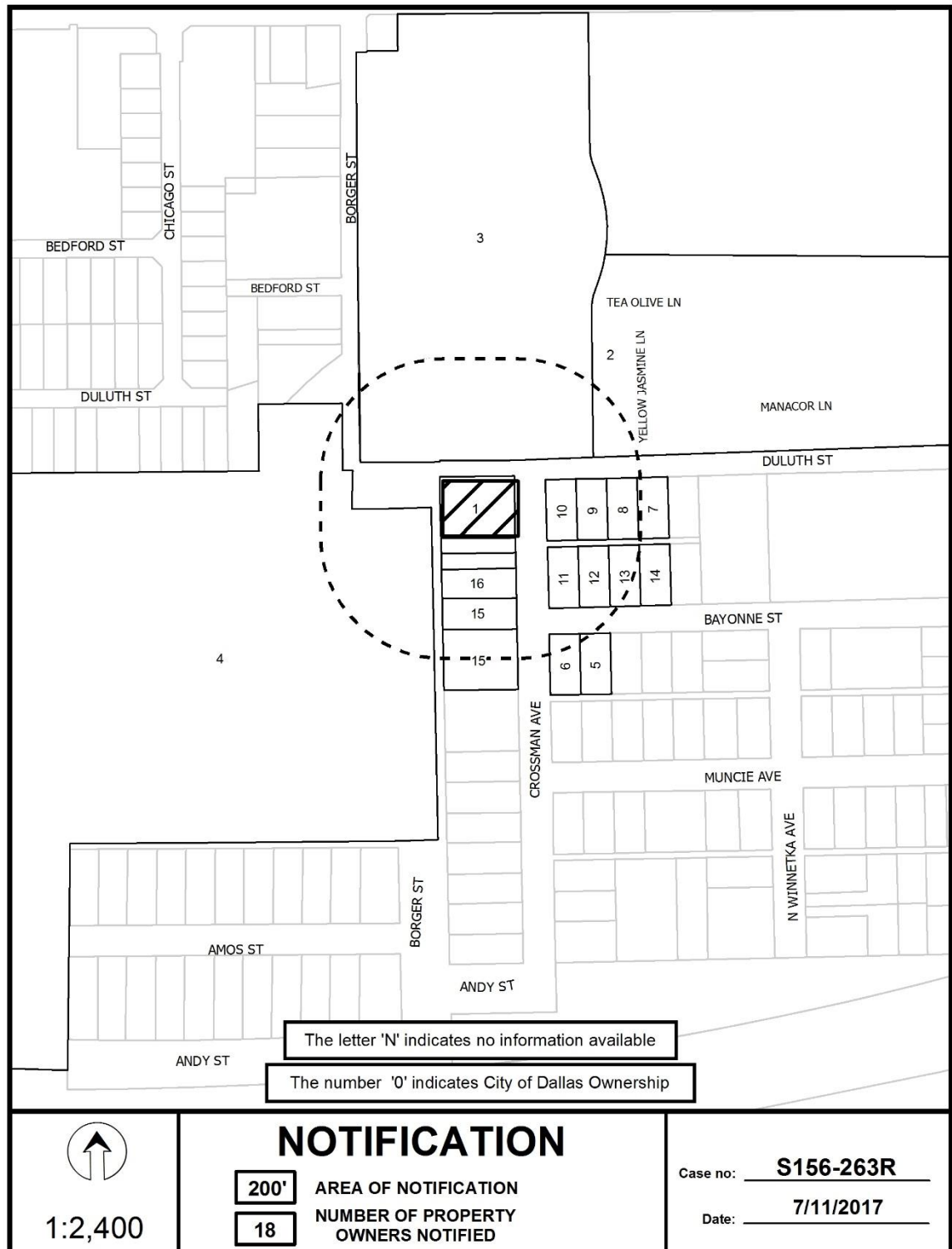
Staff concludes that the proposed lots are consistent with the established lot pattern along Crossman Avenue and complies with Section 51A-8.503, and the TH-3(A) requirements; therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is three.
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. 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)
13. On the final plat dedicate 25-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Crossman Avenue. 51A 8.602(c)
14. On the final plat dedicate 25-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Duluth Street. 51A 8.602(c)
15. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Crossman Avenue and Duluth Street. 51A 8.602(d)(1)
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 property with recording information. 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. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. On the final plat identify the property as Lots 15A, 15B, and 15C in City Block 13/7265. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







06/27/2017

Notification List of Property Owners

S156-263R

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------|
| 1 | 2615 CROSSMAN AVE | KH SOLUTIONS INC |
| 2 | 900 DULUTH BLVD | CND-TRINITY VILLAGE LLC |
| 3 | 900 SINGLETON BLVD | TG FLATS LP |
| 4 | 1300 DULUTH ST | MM TRINITY 15 LLC |
| 5 | 1120 BAYONNE ST | RODRIGUEZ MONICA |
| 6 | 1124 BAYONNE ST | VASQUEZ ERICK |
| 7 | 1114 DULUTH ST | TOPLETZ DENNIS D |
| 8 | 1118 DULUTH ST | RODRIGUEZ EVERARDO |
| 9 | 1122 DULUTH ST | RODRIGUEZ ARTURO P & |
| 10 | 1126 DULUTH ST | COVARRUBIAS RAPHAEL |
| 11 | 1123 BAYONNE ST | ALVARADO RUBEN & |
| 12 | 1121 BAYONNE ST | JONES CHIQUITA ETAL |
| 13 | 1119 BAYONNE ST | RAMIREZ VICTORIA G |
| 14 | 1115 BAYONNE ST | SUSANTIO RUDY |
| 15 | 2515 CROSSMAN AVE | HMK LTD |
| 16 | 2603 CROSSMAN AVE | MITCHELL A C MRS |
| 17 | 2607 CROSSMAN AVE | MENDOZA MIGUEL S |
| 18 | 2607 CROSSMAN AVE | MENDOZA MIGUEL S & |

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-212**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.**DATE FILED:** June 21, 2017**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.442-Acres**MAPSCO:** 74L**APPLICANT/OWNER:** Walter Huerta

REQUEST: An application to replat a 0.442-acre tract of land containing all of Lot 8 in City Block D/7587; to create two 0.221-acre lots on property fronting on Beckley View Avenue and Winterset Avenue, north of Daniel Dale Road.

SUBDIVISION HISTORY:

1. S167-167 was a request southwest of the present request to replat a 0.4132-acre tract of land containing all of Lot 5 in City Block E/7588 to create one 9,900-square foot lot and one 8,100-square foot lot on property located on W. Daniel Dale Road, west of Beckley View Avenue. The request was approved May 18, 2017 and has not been recorded.

NOTICES: 27 notices were sent to property owners within 200 feet of the property on June 30, 2016.

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.”

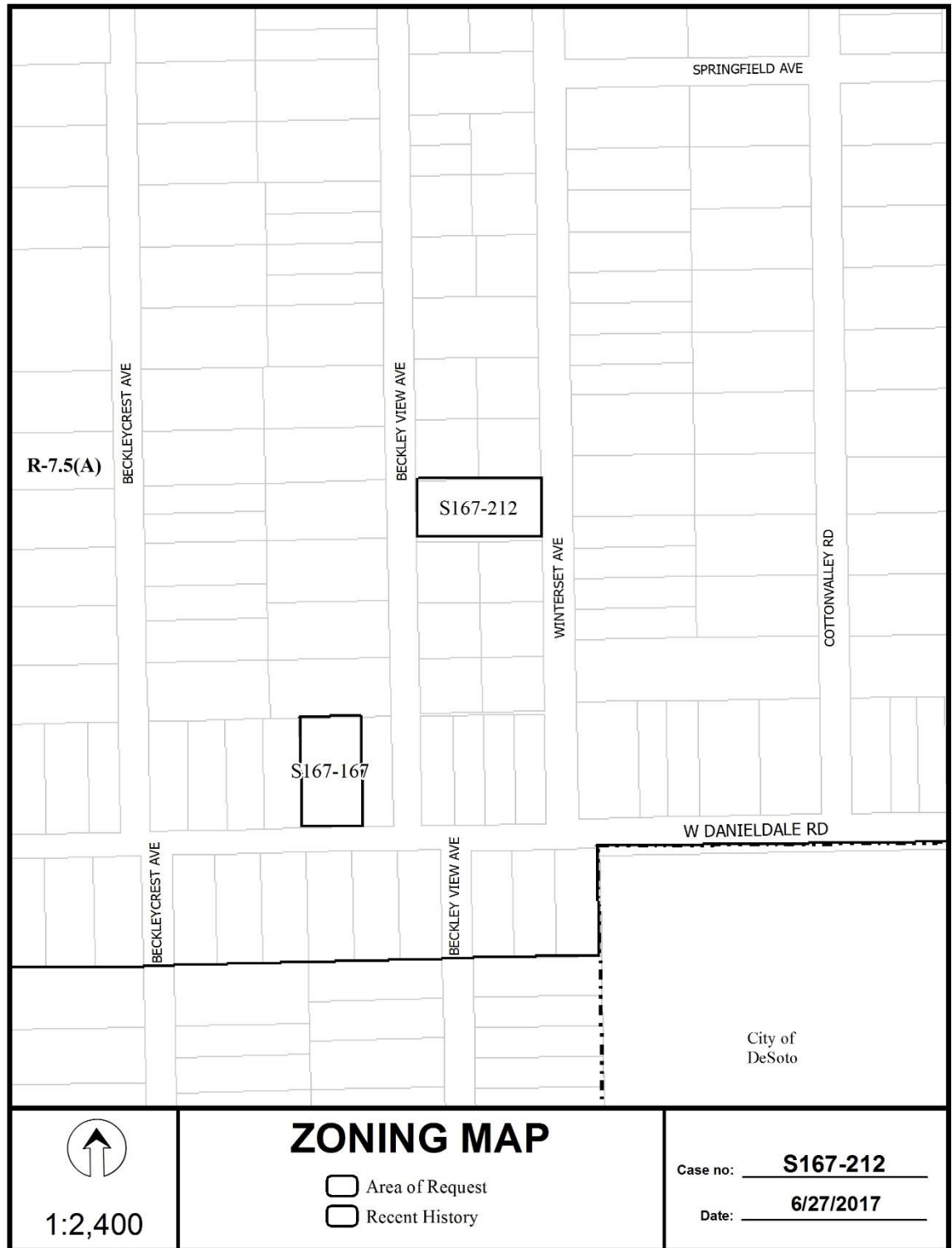
Lots on Beckley View Avenue range in width from 94-feet to 100-feet, with depth ranging from 100-feet to 106-feet on properties south of Beckley View Avenue. The proposed lots are 94-feet in width and 102.5-feet in depth and are similar in configuration to many of the other lots in the area as well as lots immediately adjacent to the request. The proposed lots are larger in lot area than the minimum 7,500 square feet lot size required by the R-7.5(A) zoning district. The R-7.5(A) zoning district does not contain any lot width minimum requirements.

Staff concludes that the request is in compliance with Section 51A-8.503 and meets the requirements of the R-7.5(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

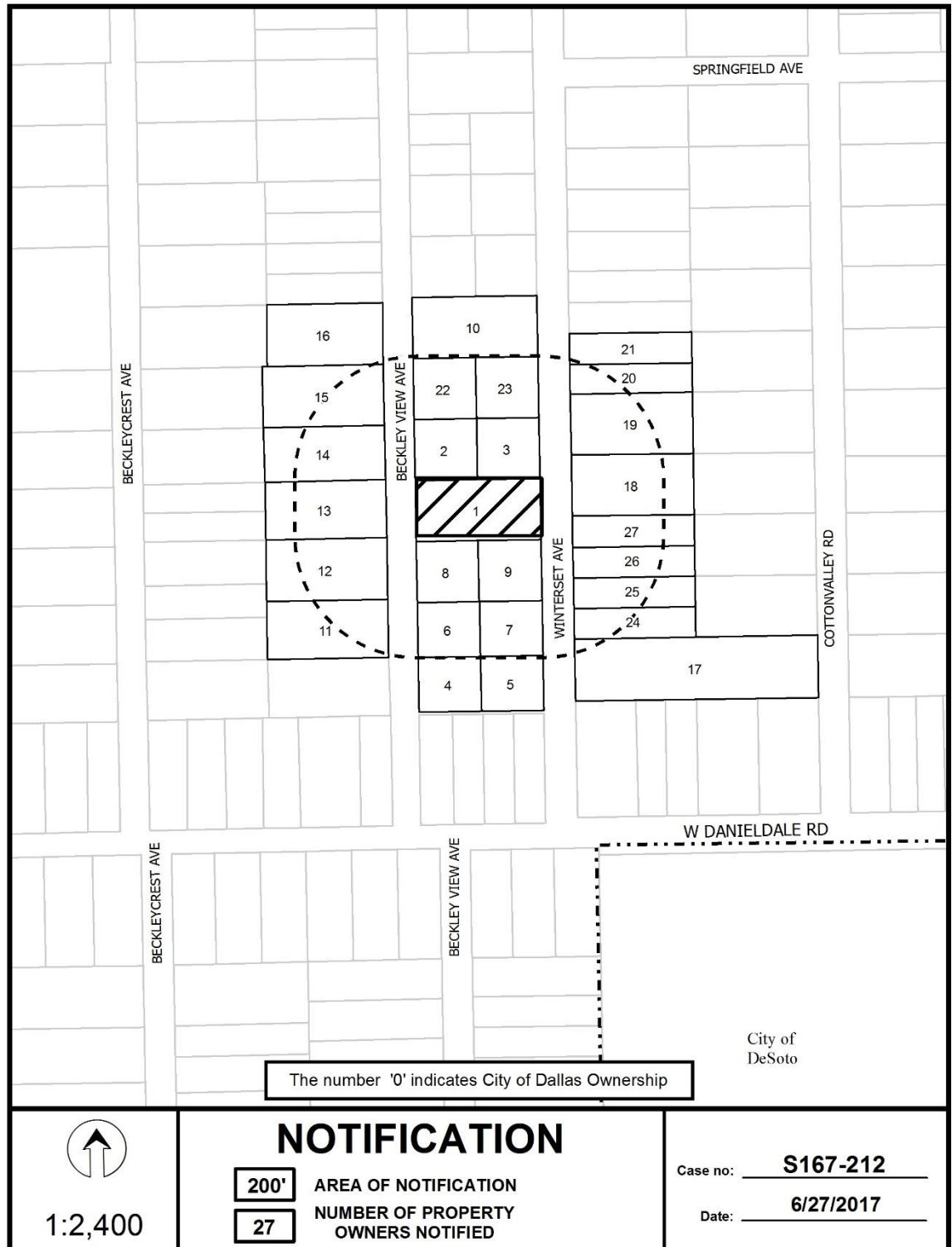
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
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. 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)
13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Winterset Avenue. 51A 8.602(c)
14. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Beckley View Avenue. 51A 8.602(c)
15. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
16. On the final plat, show distances/width cross all adjoining right-of-way of. Platting Guidelines

17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show all additions or tracts of land within 150' of property with recording information. 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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
22. A fire hydrant will be required for proposed Lot 8A.
23. On the final plat identify the property as Lots 8A and 8B in City Block D/7587. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







06/27/2017

Notification List of Property Owners

S167-212

27 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 9320 BECKLEYVIEW AVE | HUERTA WALTER |
| 2 | 9312 BECKLEYVIEW AVE | ESCALANTE CESAR A & |
| 3 | 9421 WINTERSET AVE | ALVARADO ABEL |
| 4 | 9414 BECKLEYVIEW AVE | MCSWEEN EMANUEL |
| 5 | 9453 WINTERSET AVE | ALNA PROPERTIES LLC |
| 6 | 9410 BECKLEYVIEW AVE | HERNANDEZ ELODIA |
| 7 | 9447 WINTERSET AVE | PALOMO JOSE |
| 8 | 9322 BECKLEYVIEW AVE | RIPPEY WANDA |
| 9 | 9441 WINTERSET AVE | HARRISON CAROLYN |
| 10 | 9333 WINTERSET AVE | RODRIGUEZ CHIRLO FLORES |
| 11 | 9409 BECKLEYVIEW AVE | MALAGON ALFREDO & LOURDES |
| 12 | 9337 BECKLEYVIEW AVE | RAMIREZ JORGE & |
| 13 | 9329 BECKLEYVIEW AVE | PRESIDIO ALTO LLC |
| 14 | 9319 BECKLEYVIEW AVE | RAMIREZ VERONICA |
| 15 | 9309 BECKLEYVIEW AVE | SOLIS MANUEL DEJESUS |
| 16 | 9303 BECKLEYVIEW AVE | MENDOZA MIGUEL |
| 17 | 9439 COTTONVALLEY RD | RICHARDS EDWIN R & |
| 18 | 9430 WINTERSET AVE | STEPHENS DANNY A |
| 19 | 9420 WINTERSET AVE | CASTILLO MARIO & |
| 20 | 9410 WINTERSET AVE | SHEARIN WILLIAM |
| 21 | 9406 WINTERSET AVE | MONTOYA ALVAREZ HERMILO & MARIA AURORA ALVAREZ |
| 22 | 9306 BECKLEYVIEW AVE | MARTINEZ LUIS R |
| 23 | 9411 WINTERSET AVE | MARTINEZ VERONICA & |
| 24 | 9446 WINTERSET AVE | RODRIGUEZ TOMAS & |
| 25 | 9442 WINTERSET AVE | GALLAGHER THOMAS B JR LIVING TR |
| 26 | 9438 WINTERSET AVE | CARMONA ANGELICA & |

06/27/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---------------|
| 27 | 9434 WINTERSET AVE | TOBIAS JOSE R |

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-214**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 4013, 4019, and 4023 Ivanhoe Lane**DATE FILED:** June 21, 2017**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.46-Acres**MAPSCO:** 43H**APPLICANT/OWNER:** Rivers Edge Investment, LLC

REQUEST: An application to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four, 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane.

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

NOTICES: 30 notices were sent to property owners within 200 feet of the property on June 30, 2016.

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.”

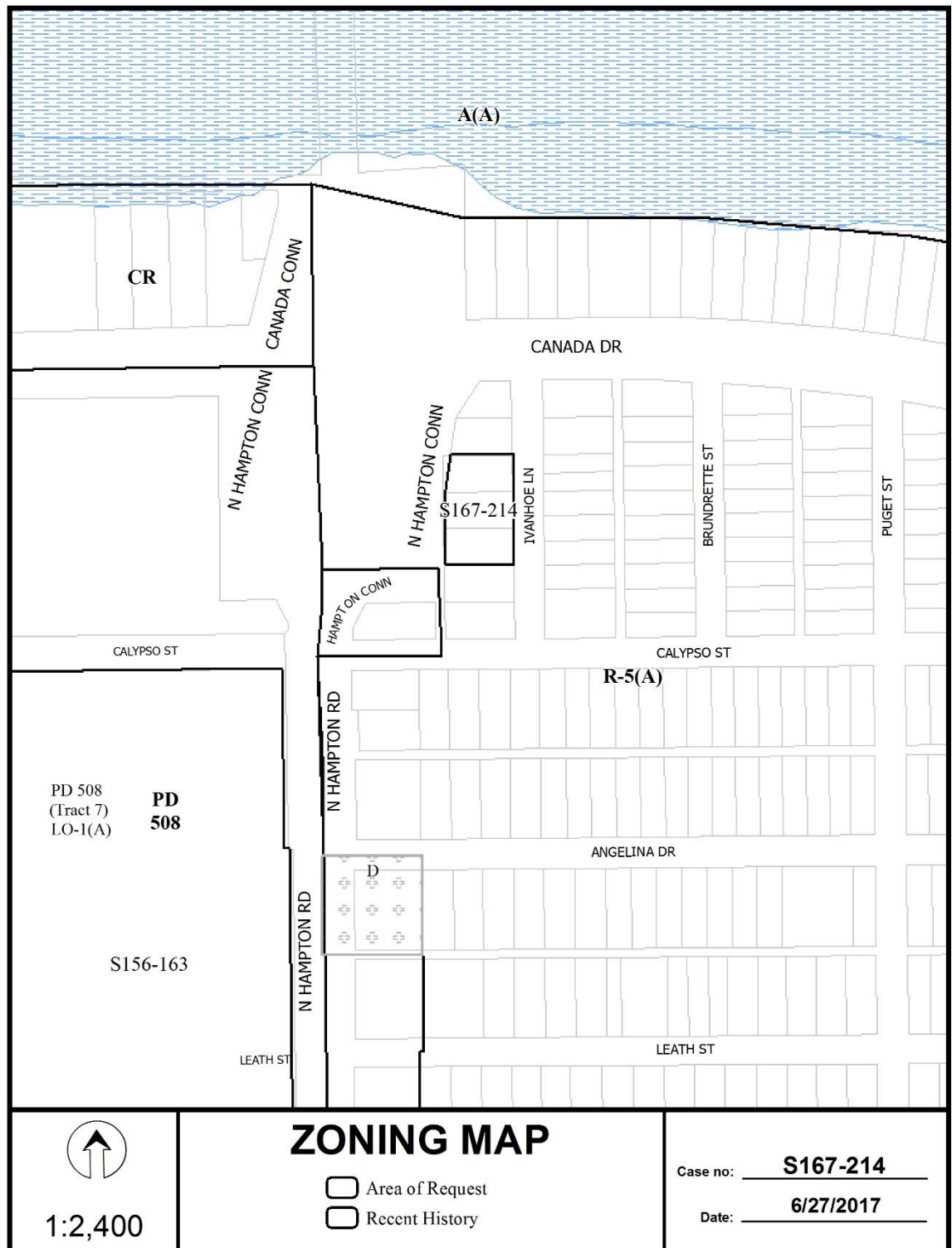
Lots within the immediate vicinity of proposed lots range in width from 30-feet to 63.55-feet and depth of 115-feet. The proposed lots range in width from 44.34-feet to 47.39-feet and range 103.14-feet to 113.14-feet in depth. The proposed lots are 5,016 square feet which is slightly larger than lot size required by the R-5(A) zoning district. The R-5(A) zoning district does not contain any lot width minimum requirements.

Staff concludes that the request is in compliance with Section 51A-8.503 and meets the requirements of the R-5(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

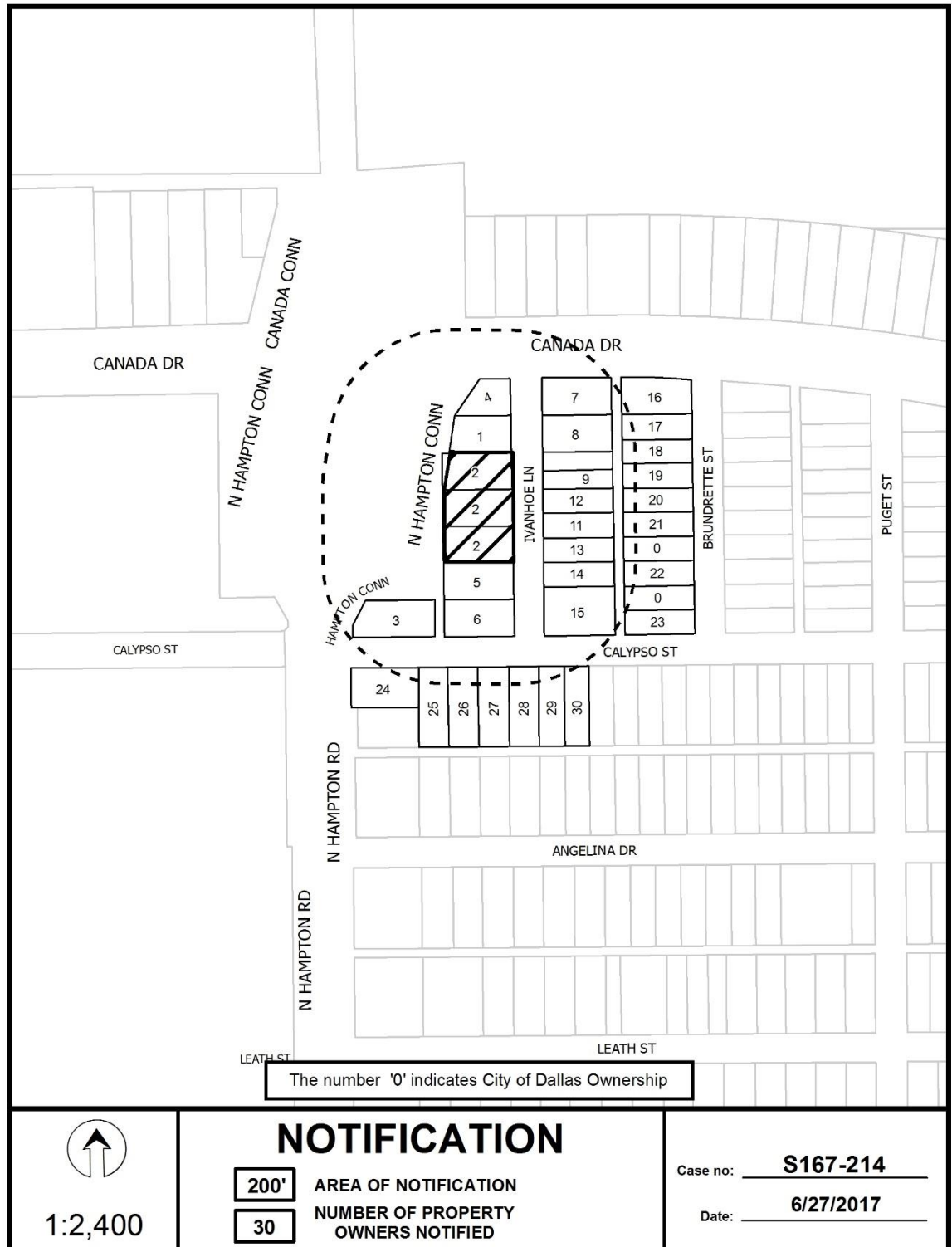
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is four.
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. 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)
13. On the final plat dedicate 26.5-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Ivanhoe Lane. 51A 8.602(c)
14. Location is in the Pavaho Sump (WSE 405.5). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8)
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show distances/width cross all adjoining right-of-way. Platting Guidelines
17. On the final plat, chose a new or different addition name. 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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. On the final plat change “A.K.A. Ledbetter Drive” to “F.K.A. Ledbetter Drive”. Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat change “A.K.A. Wiesenberger Drive” to “F.K.A. Wiesenberger Drive”. Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, provide Traffic Barrier on west side of the proposed Lots 10A and 10B to be constructed according to standard of Section 51A-8.618(a).
24. On the final plat identify the property as Lots 10A, 10B, 11A, and 12A in City Block 2/7130. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







06/27/2017

Notification List of Property Owners

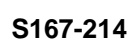
S167-214

30 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---------------------------------------|
| 1 | 4027 IVANHOE LN | FREE SEVENTH DAY |
| 2 | 4023 IVANHOE LN | SMITH GEORGE E & ALICE |
| 3 | 4002 N HAMPTON RD | GRESS JUAN E & SILVIA C |
| 4 | 4033 IVANHOE LN | FREE SEVENTH DAY |
| 5 | 4009 IVANHOE LN | PENALOZARIVERA SILAY |
| 6 | 4003 IVANHOE LN | WASHINGTON ANGELA |
| 7 | 2034 CANADA DR | TRINITY VALLEY CHURCH OF GOD & CHRIST |
| 8 | 4026 IVANHOE LN | RUSK MARK & SHANELL |
| 9 | 4020 IVANHOE LN | COTA JESUS ROMERO & |
| 10 | 4022 IVANHOE LN | BROWN DEBORAH |
| 11 | 4014 IVANHOE LN | HAMILTON LARN |
| 12 | 4018 IVANHOE LN | HENDERSON GAZETTA |
| 13 | 4010 IVANHOE LN | DALLAS NEIGHBORHOOD ALLIANCE FOR |
| 14 | 4008 IVANHOE LN | WEATHERS JOHN H ESTATE OF |
| 15 | 4004 IVANHOE LN | GALILEE CH OF GOD IN |
| 16 | 4039 BRUNDRETTE ST | MARRUFO JOSE & LORENA |
| 17 | 4035 BRUNDRETTE ST | LONG THERESA A |
| 18 | 4031 BRUNDRETTE ST | ALLEN BEVERLY A |
| 19 | 4027 BRUNDRETTE ST | JACKSON EDWINA |
| 20 | 4023 BRUNDRETTE ST | AGUILAR JUAN CARLOS & |
| 21 | 4019 BRUNDRETTE ST | JONES DENNIS FLORENCE |
| 22 | 4011 BRUNDRETTE ST | SMITH GEORGIA |
| 23 | 4001 BRUNDRETTE ST | RODRIGUEZ LUVINA T |
| 24 | 3944 N HAMPTON RD | DTOWN PROPERTIES INC |
| 25 | 2058 CALYPSO ST | WASHINGTON VIOLA |
| 26 | 2054 CALYPSO ST | CORRO ALVIS |

06/27/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--------------------------|
| 27 | 2050 CALYPSO ST | STEWARD SHARON |
| 28 | 2046 CALYPSO ST | PRIDE EDWARD C & LINDA K |
| 29 | 2042 CALYPSO ST | HUNTER R REV |
| 30 | 2038 CALYPSO ST | GALIHEE CH GOD CHRIST |



CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****FILE NUMBER:** S167-226**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 5310 and 5314 Nakoma Drive**DATE FILED:** June 23, 2017**ZONING:** CD-10**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.5808-Acres **MAPSCO:** 34M**APPLICANT/OWNER:** Gerald L. and Karen P. Faulconer

REQUEST: An application to replat a 0.5808-acre tract of land containing part of Lots 11 and 12, and all of Lot 13A in City Block 14/4950 to create one lot on property located at 5310 and 5314 Nakoma Drive.

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

NOTICES: 21 notices were sent to property owners within 200 feet of the property on June 30, 2017.

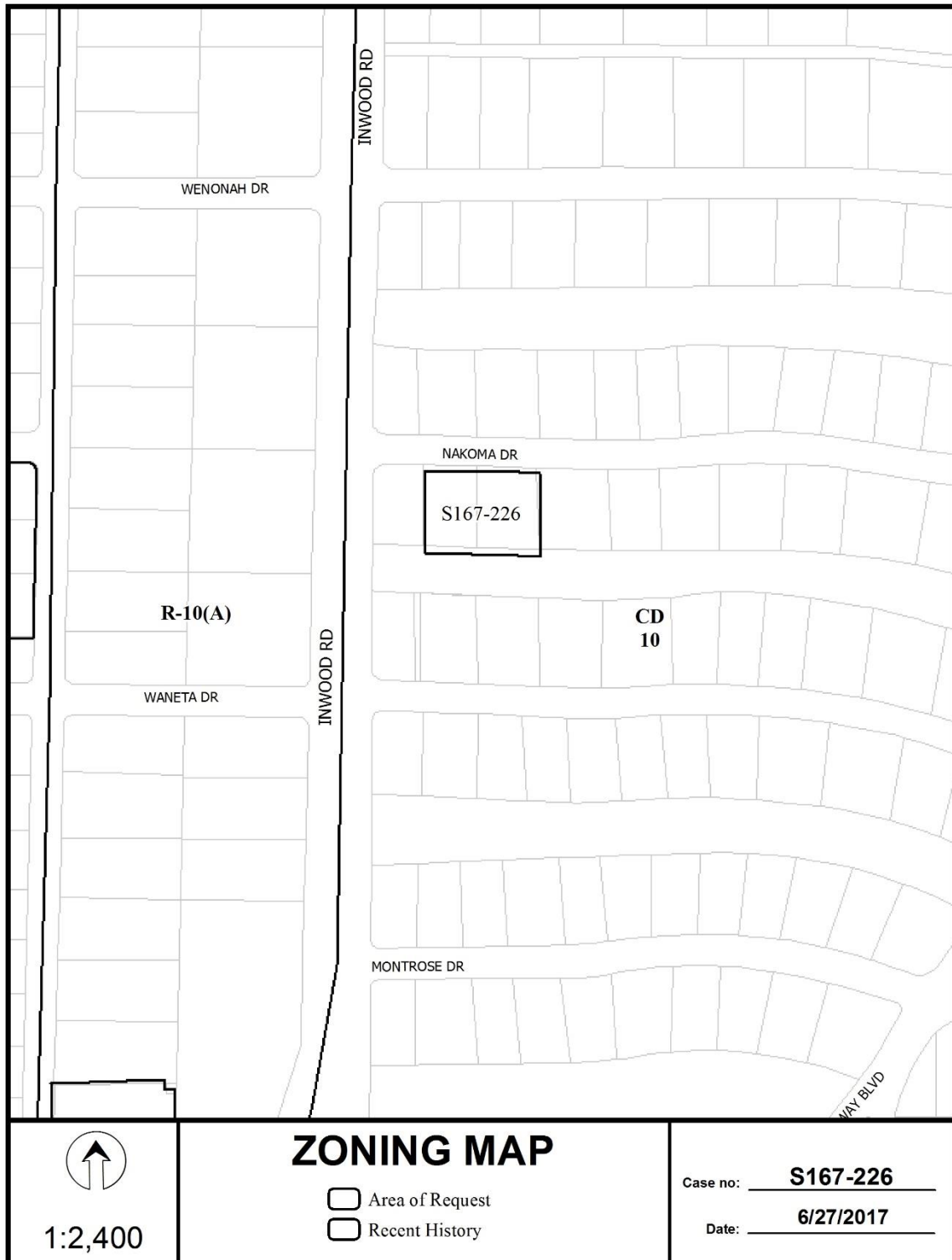
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

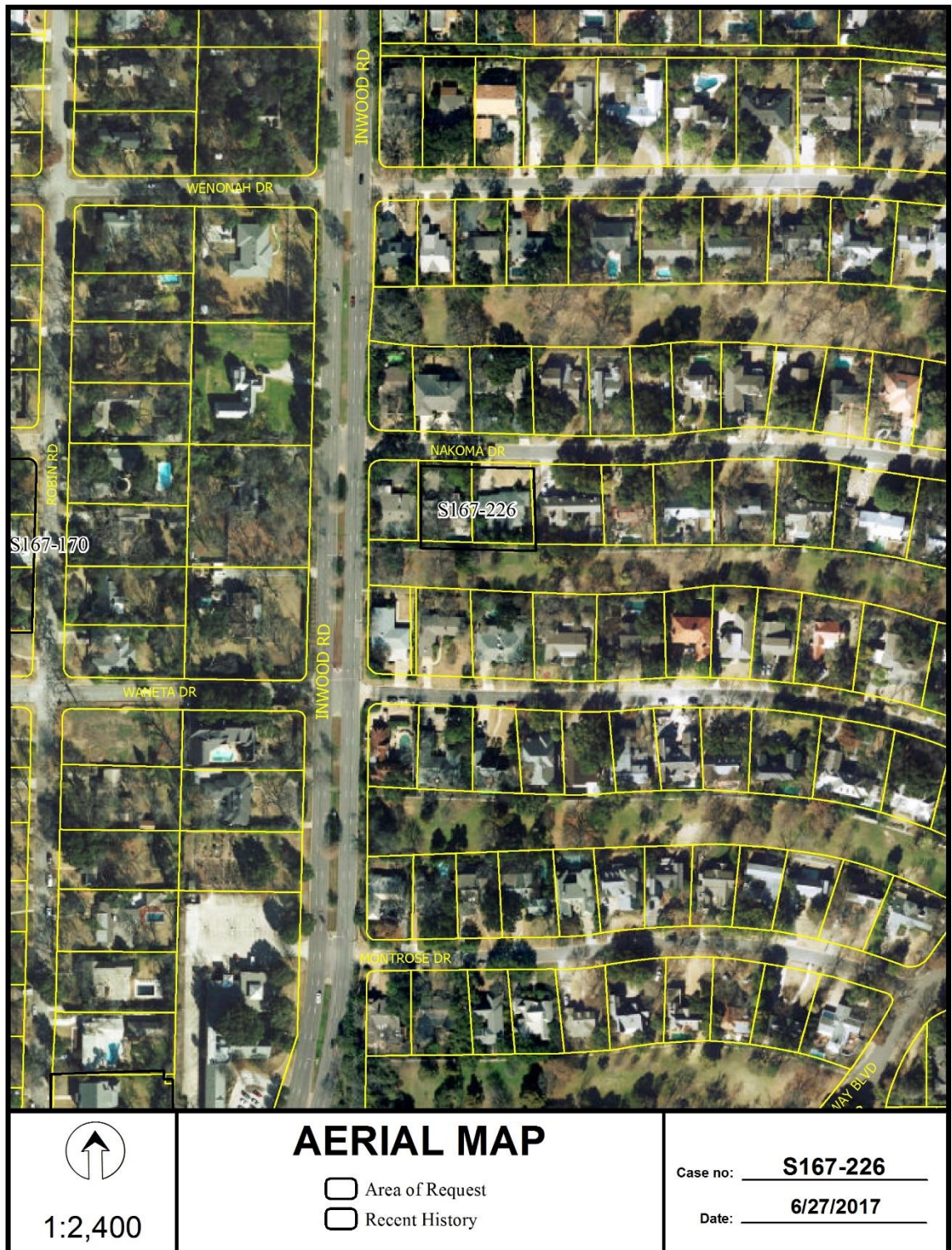
Lots fronting on Nakoma Drive range in width from 70-feet to 106-feet, the proposed lot will have a width of 153.55-feet which is twice the width of the majority of the lots fronting on Nakoma Drive.

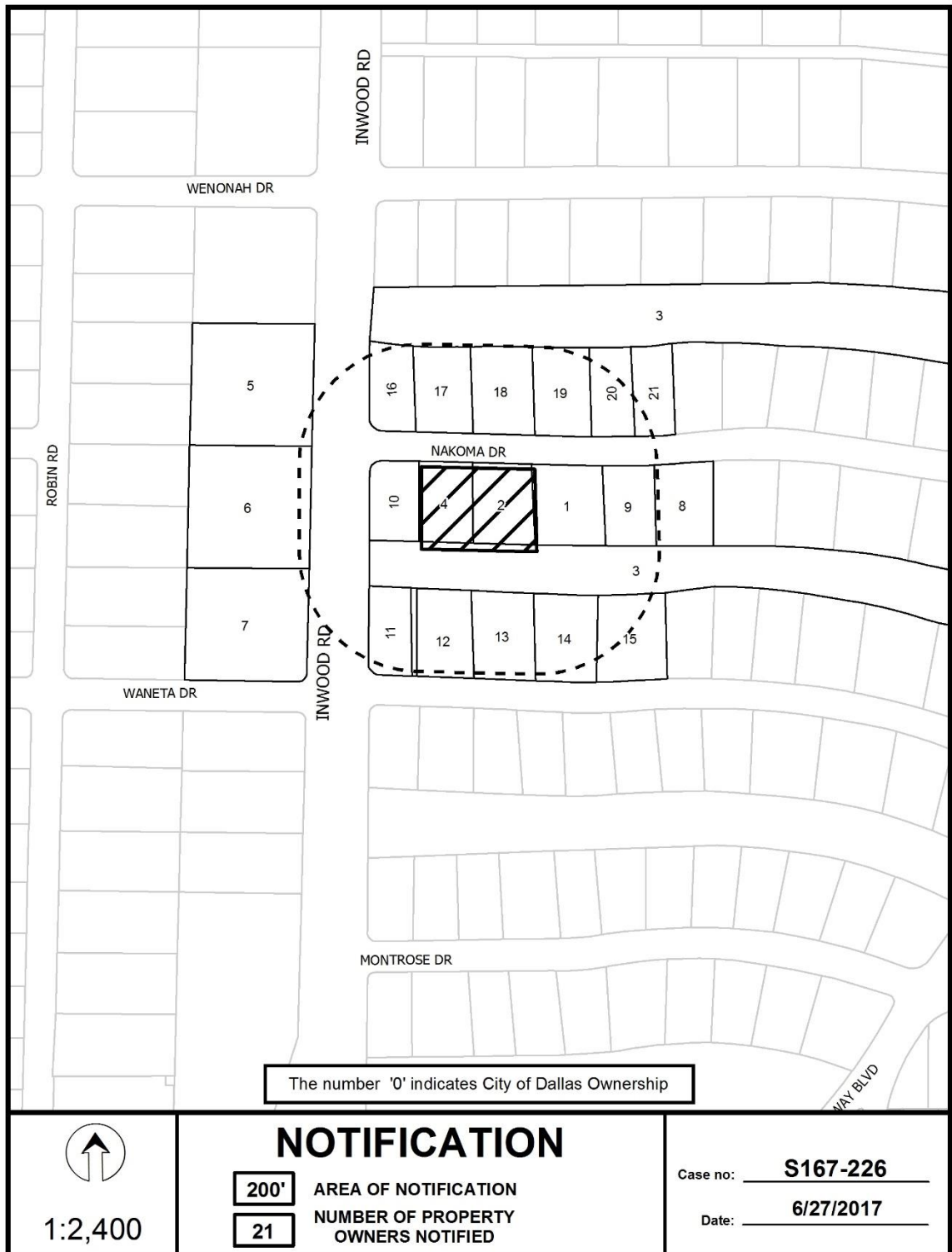
The request does not comply with CD-10’s purpose statement which indicates that “members of the neighborhood have realized the value of their neighborhood’s built environment, and that new construction did not fit as structures were being built to maximize permitted size. Demolitions and over-sized new construction were changing the look of the neighborhood. The purpose of the district was...” to incorporate the homeowner’s association’s standards and characteristics of the built environment...” “...to ensure that new construction in the neighborhood is compatible...”. Staff concludes that the request does not comply with Section 51A-8.503 because the lot is at least two times larger than other lots in the area and the request also does not comply with the intent of CD 10 therefore staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be 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 General 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. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument 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. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. 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)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Nakoma Drive. 51A 8.602(c)
14. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
15. On the final plat identify the property as Lot 11A in City Block 14/4950. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)







06/27/2017

Notification List of Property Owners

S167-226

21 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 5326 NAKOMA DR | KRYDER GEORGE |
| 2 | 5314 NAKOMA DR | BASS RAGUET |
| 3 | 29 GREENWAY BLVD | GREENWAY PARKS |
| 4 | 5310 NAKOMA DR | FAULCONER GERALD L & |
| 5 | 6811 INWOOD RD | GETCHELL JOHN V |
| 6 | 6721 INWOOD RD | MARTINDALE WILLIAM P & |
| 7 | 6701 INWOOD RD | WAGGONER JOHN JR & LUCRECIA T |
| 8 | 5344 NAKOMA DR | KARPIDAS PANOS |
| 9 | 5334 NAKOMA DR | KASSANOFF DOROTHY JANE |
| 10 | 5304 NAKOMA DR | SMITH DAVID T & |
| 11 | 5303 WANETA DR | WOOLDRIDGE PETER LASCH & |
| 12 | 5311 WANETA DR | LEMASTER CHARLES R III & KIRSTEN M LEMASTER |
| 13 | 5315 WANETA DR | MACDONALD DIANA D |
| 14 | 5325 WANETA DR | VAUGHN JACK C JR & ANNETTE K |
| 15 | 5335 WANETA DR | FAGADAU THOMAS H |
| 16 | 5305 NAKOMA DR | SHARIFI SHIDEH |
| 17 | 5311 NAKOMA DR | RATHOD VEERAL & PRIYA |
| 18 | 5319 NAKOMA DR | CATHEY ROBERT N & ASHLEY A |
| 19 | 5329 NAKOMA DR | RANDALL LORENE MEAD |
| 20 | 5333 NAKOMA DR | ATHA TYLER P TRUST & |
| 21 | 5339 NAKOMA DR | HOLLOWAY GARRETT A |

FILE NUMBER: W167-008**DATE FILED:** June 15, 2017**LOCATION:** Northwest line of Capitol Avenue, southwest of North Henderson Avenue**COUNCIL DISTRICT:** 2**MAPSCO:** 36 S, W**SIZE OF REQUEST:** Approx. 0.685 acres**CENSUS TRACT:** 9.00

MISCELLANEOUS DOCKET ITEM:**APPLICANT:** Rob Baldwin**OWNER:** Larkspur Capitol Avenue, LP and Larkspur Cap Ave II, LLC**REQUEST:** An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses.**SUMMARY:**

On August 24, 2016, the City Council created Planned Development District No. 970 for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to change the zoning. The applicant indicates the reason for the request is “the owner has decided not to redevelop the existing apartment building portion of the site and wants to sell it. Therefore, the owner would like to rezone it back to MF-2 so that the zoning becomes legal conforming for the existing use. The owner plans to redevelop the remainder of the property with townhomes, which is not allowed under the PD.”

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 24, 2018, without a waiver of the two-year waiting period. According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.” Staff believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: Denial

W1167-008

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z156-202

Location Northwest side of Capitol Ave, between Henderson Ave & Moser St

Date of last CPC or CC Action 8/24/2016

Applicant's Name, Address & Phone Number Rob Baldwin, Baldwin Associates
3904 Elm Street, Suite B, Dallas TX 75226. 214-824-7949. rob@baldwinplanning.com

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

Larkspur Capitol Avenue LP, 8111 Preston Rd Suite 610, Dallas, TX 75225

Larkspur Cap Ave II LLC, 8111 Preston Rd Suite 610, Dallas, TX 75225

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

The owner has decided not to redevelop the existing apartment building portion
of the site and wants to sell it. Therefore, the owner would like to rezone it back
to MF-2 so that the zoning becomes legal conforming for the existing use. The
owner plans to redevelop the remainder of the property with townhomes, which
is not allowed under the PD.


Applicant's Signature

Larkspur Capitol Avenue LP &
Larkspur Cap Ave II LLC

By:  Carl Anderson, Co-President

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

RECEIVED BY
JUN 15 2017

Date Received
Fee: \$300.00

Larkspur

Larkspur Capital Partners LLC
8111 Preston Road, Suite 610
Dallas, Texas 75225
TEL 214.443.1920 FAX 214.443.1919

November 20, 2015

Neva Dean
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization

Dear Ms. Dean:

I am the owner of the property located at 5209 CAPITOL AVE and 5219 N HENDERSON AVE. As the owner of this property, please accept this letter as my authorization for Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change for this property.

Thank you for your assistance with this matter.

Best regards,

Larkspur Capitol Avenue LP, a Texas
limited partnership

By: Larkspur Capitol Avenue GP LLC, a
Texas limited liability company, its general
partner

By: 

Name: Carl B. Anderson, IV
Its: Co-President

List of Officers

Larkspur Capitol Avenue LP

General Partner: Larkspur Capitol Avenue GP LLC

**Officers of General Partner: Carl B. Anderson IV, Co-President and Christopher E. Anderson,
Co-President**



Larkspur Capital Partners LLC
8111 Preston Road, Suite 610
Dallas, Texas 75225
TEL 214.443.1920 FAX 214.443.1919

November 20, 2015

Neva Dean
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization

Dear Ms. Dean:

I am the owner of the property located at 5219 CAPITOL AVE. As the owner of this property, please accept this letter as my authorization for Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change for this property.

Thank you for your assistance with this matter.

Best regards,

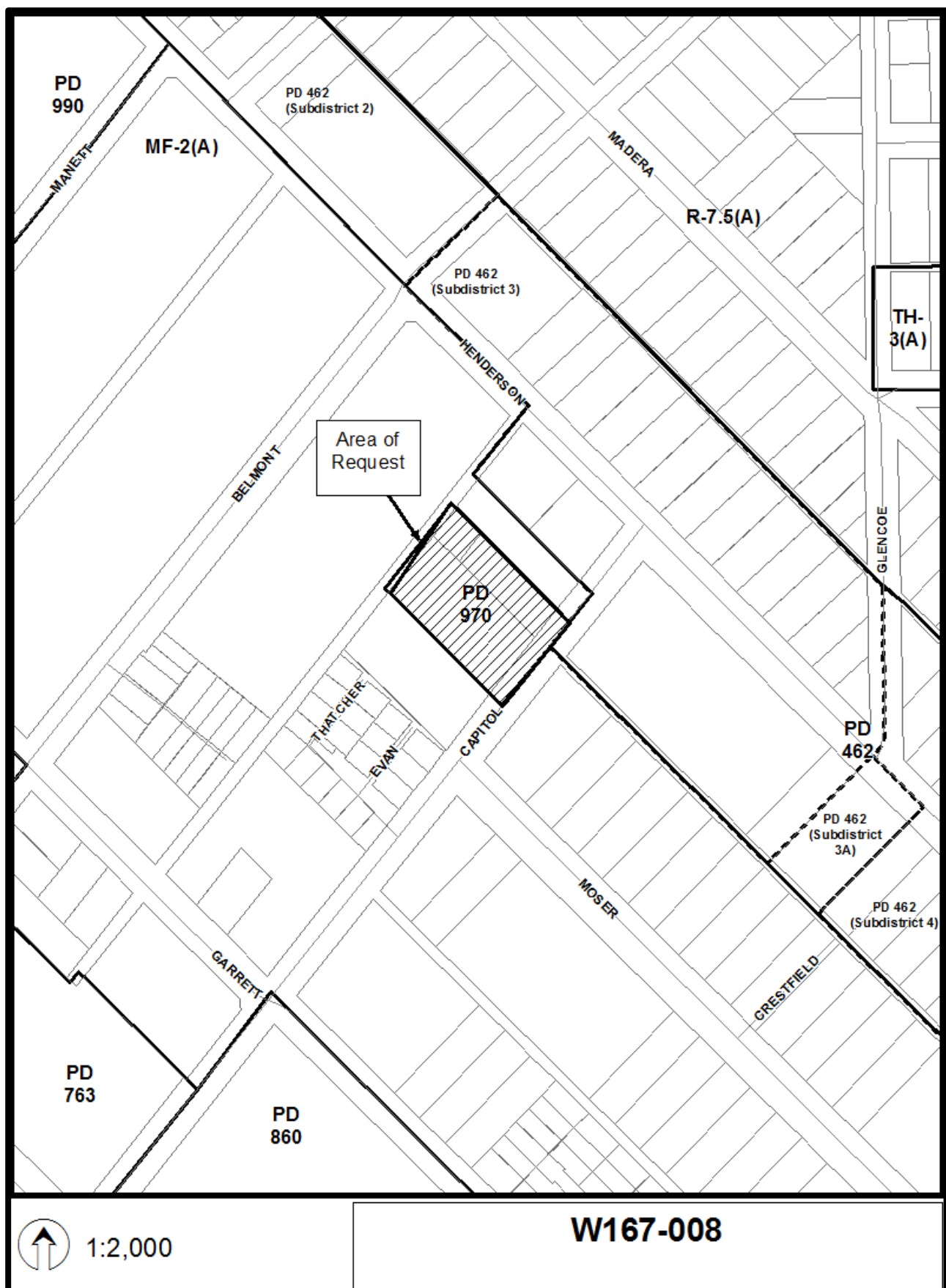
Larkspur Cap Ave II LLC, a Texas limited
liability company

By: 
Name: Carl B. Anderson, IV
Its: Co-President

List of Officers

Larkspur Cap Ave II LLC

Officers: Carl B. Anderson IV, Co-President and Christopher E. Anderson, Co-President



FILE NUMBER: D167-004

DATE FILED: November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3

MAPSCO: 61A-V

SIZE OF REQUEST: ±2.23 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 20 multifamily units and surface parking for Phase II of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

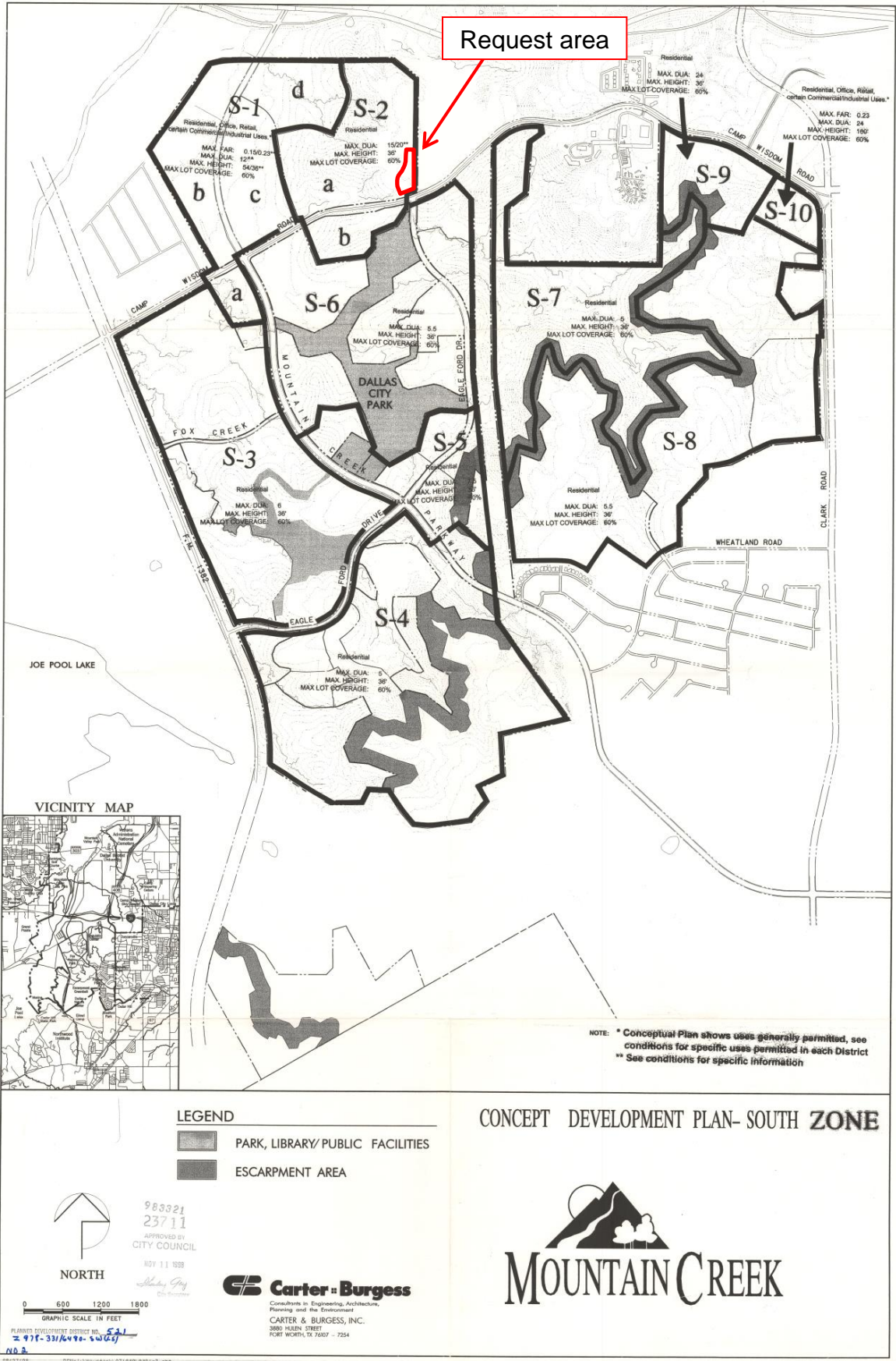
H198, LLC

Bradford A Phillips

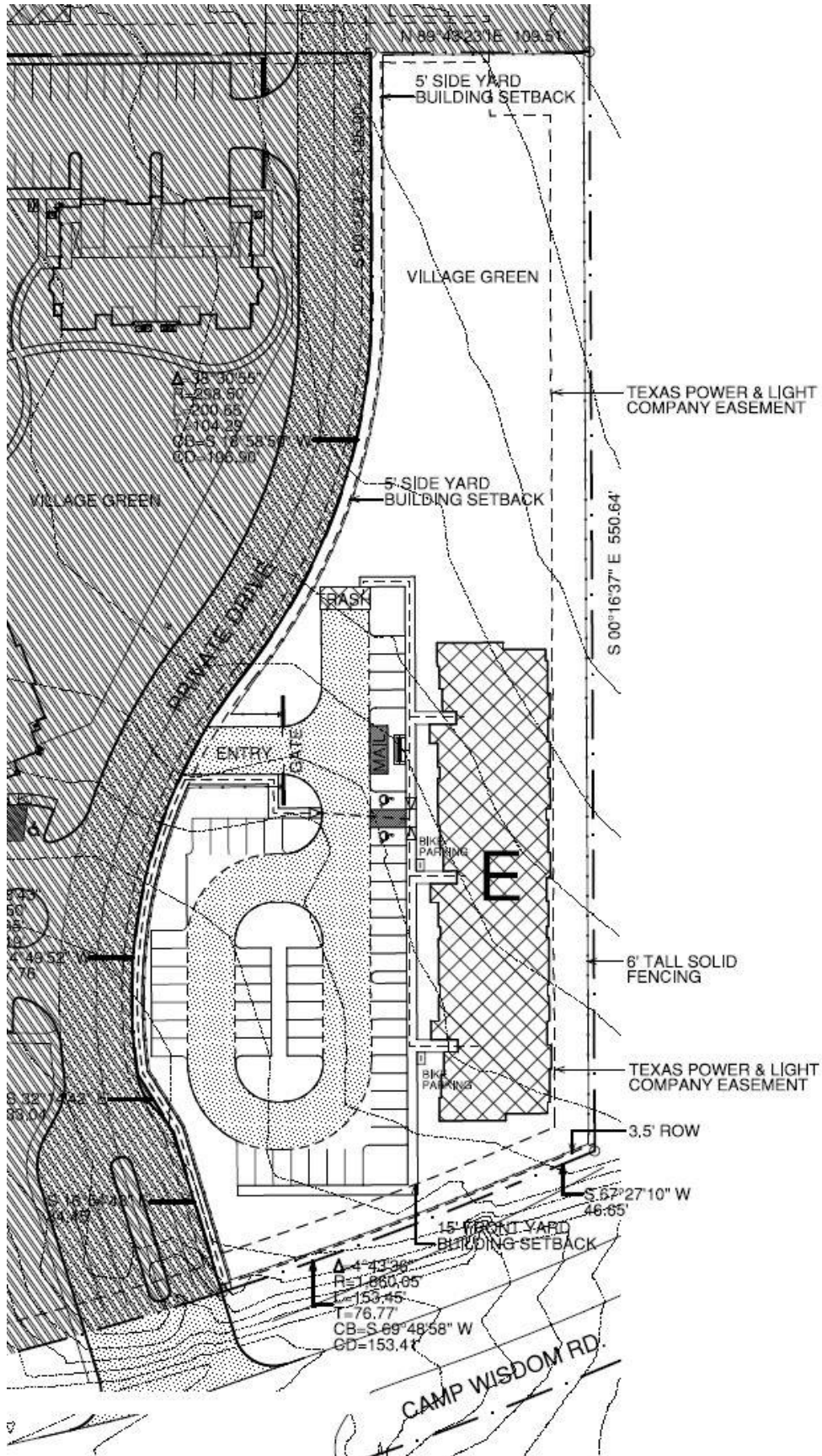
Louis J Corna

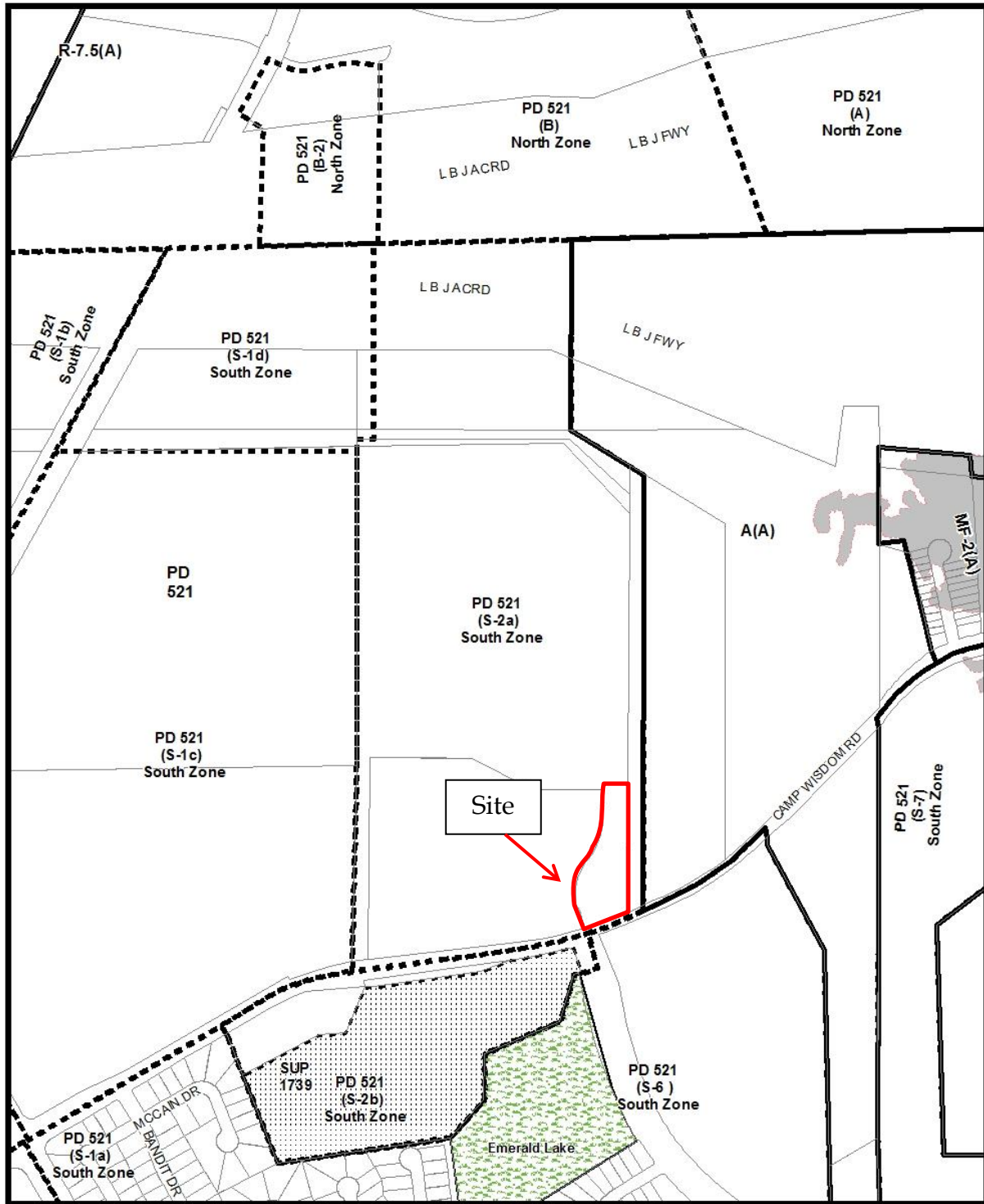
Steven A Shelley

Existing Conceptual Plan



Enlarged Proposed Development Plan

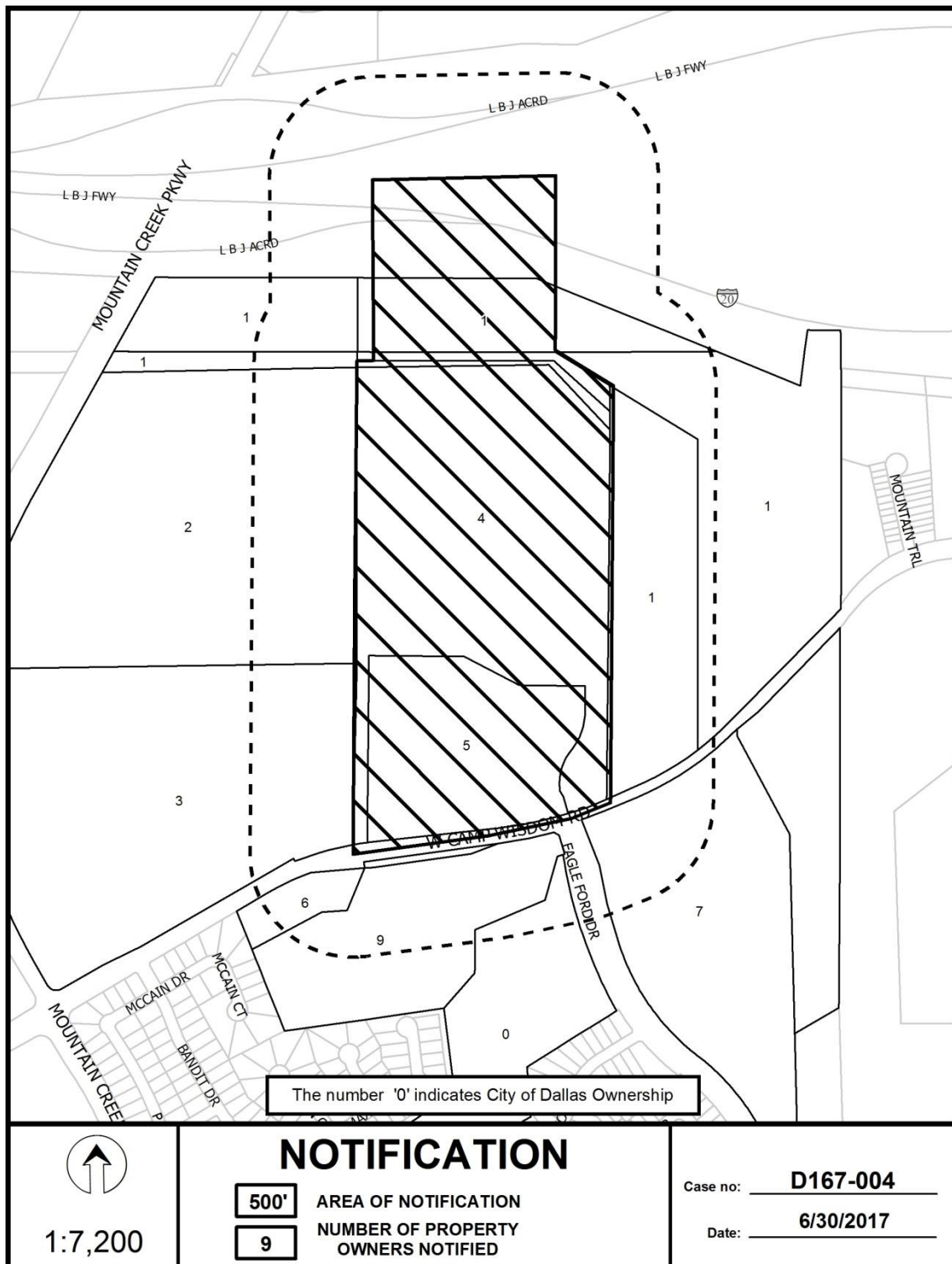




 1:6,500

Zoning Map

Printed Date: 7/5/2017



06/30/2017

Notification List of Property Owners

D167-004

9 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|--------------------------|------------------------------|
| 1 | 5000 MOUNTAIN CREEK PKWY | TEXAS UTILITIES ELEC CO |
| 2 | 5100 MOUNTAIN CREEK PKWY | FIRST INDUSTRIAL LP |
| 3 | 8101 CAMP WISDOM RD | FIRST INDUSTRIAL LP |
| 4 | 7901 CAMP WISDOM RD | H198 LLC |
| 5 | 7901 CAMP WISDOM RD | EAGLE CROSSING APARTMENTS LP |
| 6 | 8120 W CAMP WISDOM RD | COSMOS FOUNDATION INC |
| 7 | 7800 W CAMP WISDOM RD | 165 HOWE LP |
| 8 | 8120 W CAMP WISDOM RD | HARMONY PUBLIC SCHOOLS |
| 9 | 8120 CAMP WISDOM RD | COSMOS FOUNDATION INC |

FILE NUMBER: D167-005

DATE FILED: November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3

MAPSCO: 61A-V

SIZE OF REQUEST: ±14.05 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 210 multifamily units configured in 10 two- and three-story buildings, a 5,000 square-foot clubhouse and surface parking for Phase III of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

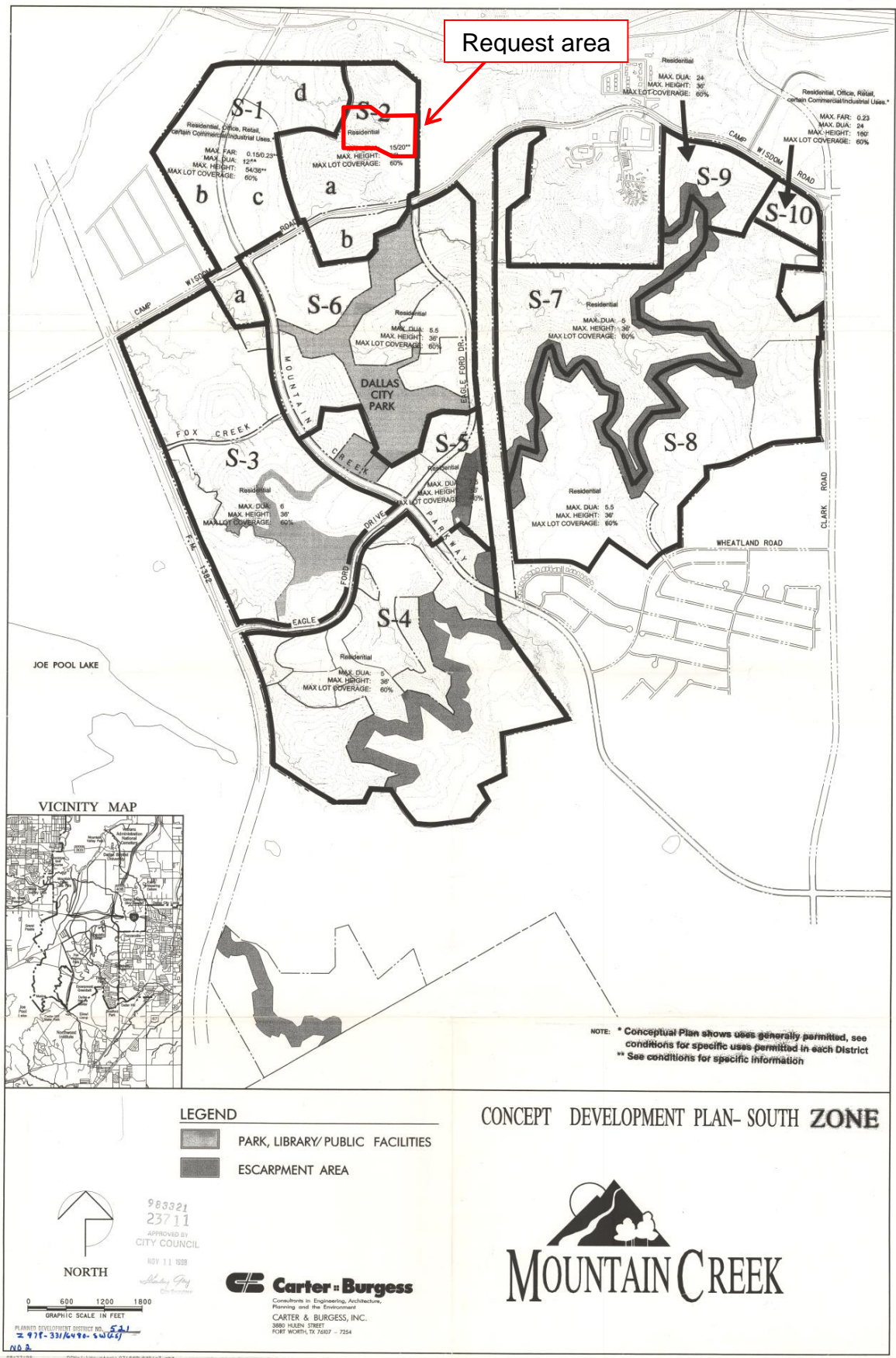
H198, LLC

Bradford A Phillips

Louis J Corna

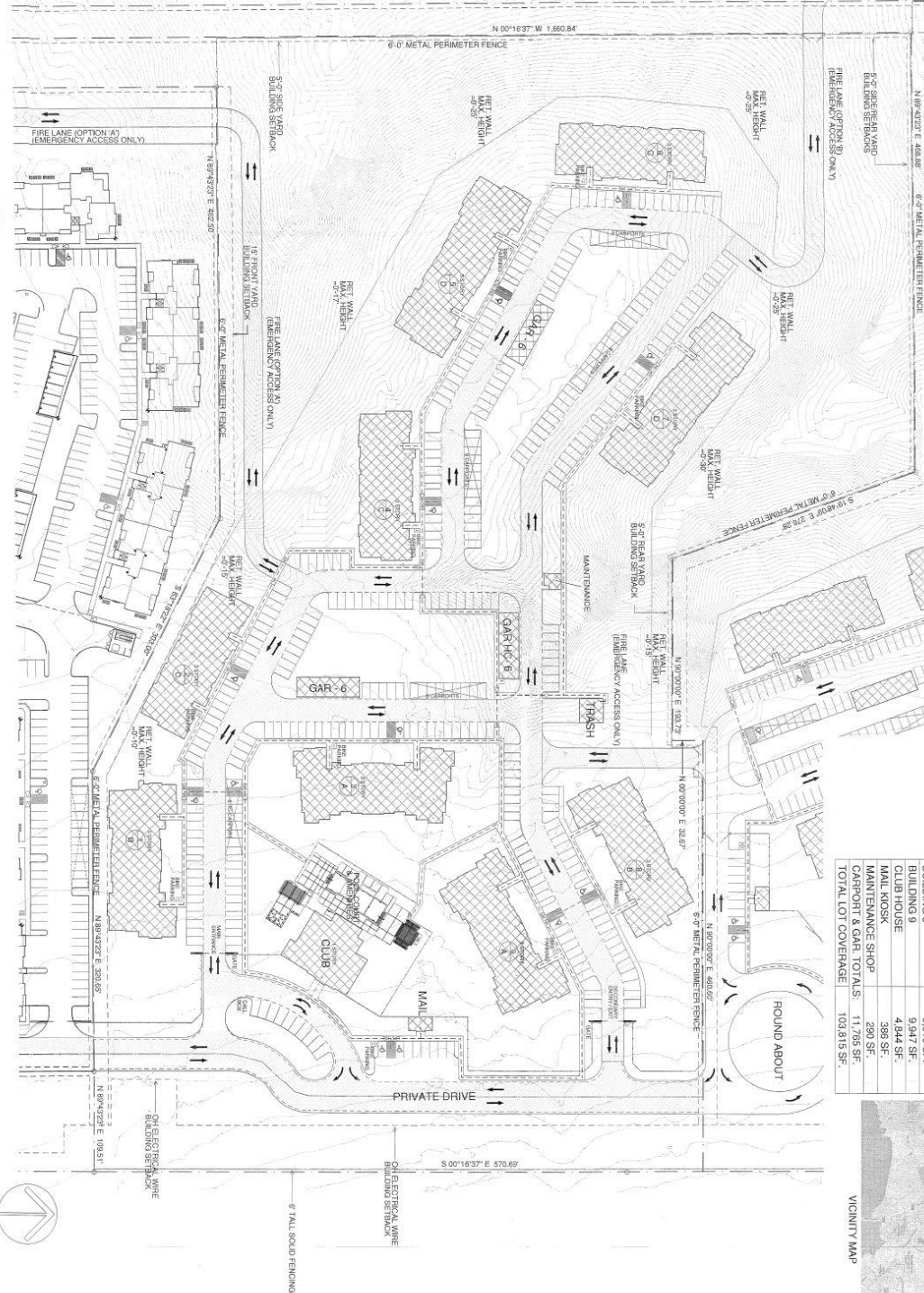
Steven A Shelley

Existing Conceptual Plan



Proposed Development Plan

PHASE III DEVELOPMENT PLAN
SCALE: 1"=50'-0"



| | | | |
|---------------------------------------|--|---|---------------------------------|
| PROJECT # D167-005 | | EAGLE CROSSING PHASE III SITE DATA | |
| ZONING PD 521 DISTRICT S-2A | | DEVELOPABLE AREA 14.46 ACRES | |
| | | NUMBER OF UNITS 360 | MAX. HEIGHT 36'-0" |
| | | NUMBER OF STORIES 10 | SEE BUILDINGS 10.4.05 |
| | | TO COVER BICYCLE PARKING (1 PER 25 REQ. PARK) | 22 SPACES (4.4E57) |

| | | | |
|---|--|---|--|
| UNIT TYPES: 1 BEDROOM (# OF UNITS = 114) 2 BEDROOM (# OF UNITS = 94) 3 BEDROOM (# OF UNITS = 8) GUEST PARKING (# OF UNITS = 216) | | REQUIREMENT 1 SPACE PER UNIT = 114 2 SPACES PER UNIT = 188 3 SPACES PER UNIT = 24 14 SPACE PER UNIT = 54 390 SPACES | |
| PARKING PROVIDED | | 390 SPACES | |

| | |
|---|-------------------|
| LOT COVERAGE BREAKDOWN PHASE III | |
| BUILDING 1 | 9,613 SF |
| BUILDING 2 | 8,552 SF |
| BUILDING 3 | 9,947 SF |
| BUILDING 4 | 8,552 SF |
| BUILDING 5 | 10,877 SF |
| BUILDING 6 | 8,552 SF |
| BUILDING 7 | 10,877 SF |
| BUILDING 8 | 9,613 SF |
| BUILDING 9 | 9,947 SF |
| CLUB HOUSE | 4,944 SF |
| MAIL WALK | 368 SF |
| MAINTENANCE SHOP | 290 SF |
| CARPORT & GAR. TOTALS | 11,765 SF |
| TOTAL LOT COVERAGE | 100,815 SF |

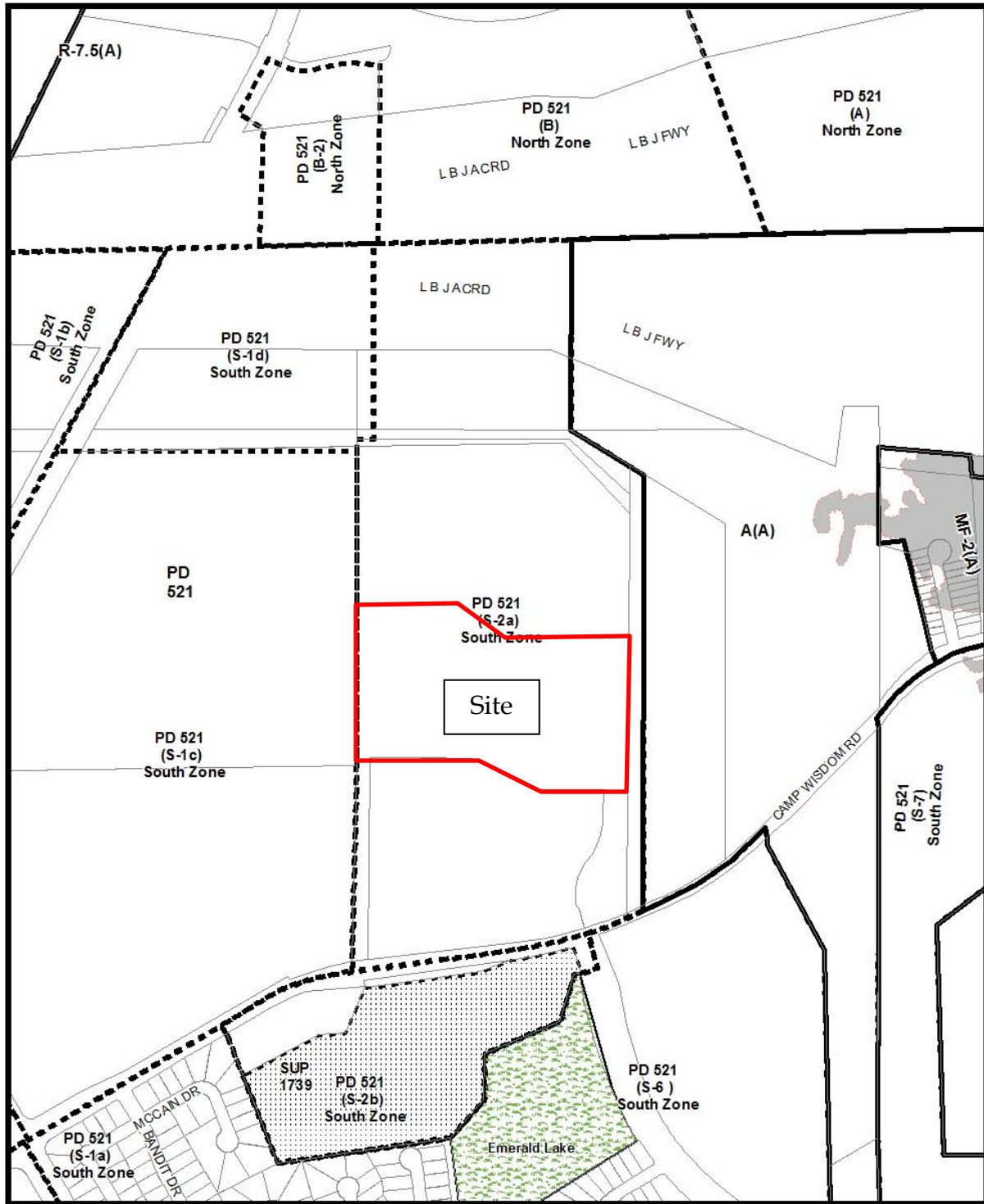


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| | | | | | | |
|--|------------------------------|---|---|-------------------------------|--|-----------|
| DP-3 PHASE III DEVELOPMENT PLAN | 16181 SHEET NUMBER | 04-11-17 DATE 04-11-17 PROJECT | BGO BIOLOGICAL GROUP 4000 Bayview Drive Dallas, Texas 75219 (214) 500-0000 | DEVELOPMENT PLANS 04.11.17 | EAGLE CROSSING APTS. 662 Total Apartments in DALLAS, TX for OAKWOOD DEVELOPMENT AND CONSULTING, LLC | REVISIONS |
| | | | | | | |

Enlarged Proposed Development Plan





 1:6,500

Zoning Map

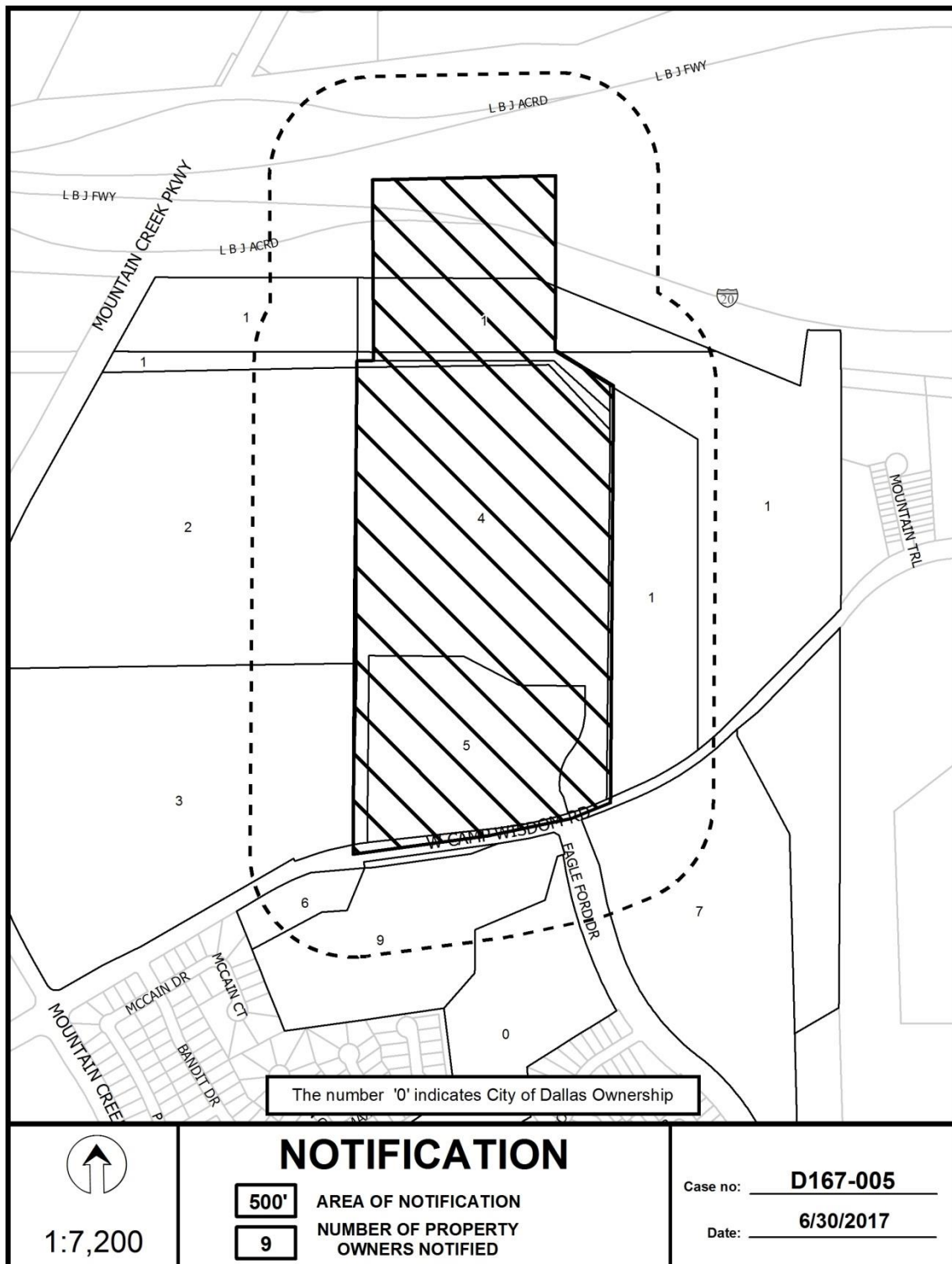
Printed Date: 7/5/2017



 1:6,500

Aerial Map

Printed Date: 7/5/2017



06/30/2017

Notification List of Property Owners

D167-005

9 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|--------------------------|------------------------------|
| 1 | 5000 MOUNTAIN CREEK PKWY | TEXAS UTILITIES ELEC CO |
| 2 | 5100 MOUNTAIN CREEK PKWY | FIRST INDUSTRIAL LP |
| 3 | 8101 CAMP WISDOM RD | FIRST INDUSTRIAL LP |
| 4 | 7901 CAMP WISDOM RD | H198 LLC |
| 5 | 7901 CAMP WISDOM RD | EAGLE CROSSING APARTMENTS LP |
| 6 | 8120 W CAMP WISDOM RD | COSMOS FOUNDATION INC |
| 7 | 7800 W CAMP WISDOM RD | 165 HOWE LP |
| 8 | 8120 W CAMP WISDOM RD | HARMONY PUBLIC SCHOOLS |
| 9 | 8120 CAMP WISDOM RD | COSMOS FOUNDATION INC |

FILE NUMBER: D167-006

DATE FILED: November 4, 2016

LOCATION: North side of the intersection of West Camp Wisdom Road and Eagle Ford Drive

COUNCIL DISTRICT: 3

MAPSCO: 61A-V

SIZE OF REQUEST: ±18.30 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: H198, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a development plan for a multifamily use on property zoned Subdistrict S-2a within Planned Development District No. 521.

SUMMARY: On November 11, 1998, the Dallas City Council established Planned Development District No. 521 by Ordinance No. 23711. The size of the PD is approximately 2,924.4699 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for 234 multifamily units configured in 11 two- and three-story buildings, a 5,000 square-foot clubhouse and surface parking for Phase IV of the Eagle Crossing development.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 521.

The requested development plan was reviewed under public notice procedure as outlined in SEC. 51P-521.118(c).

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

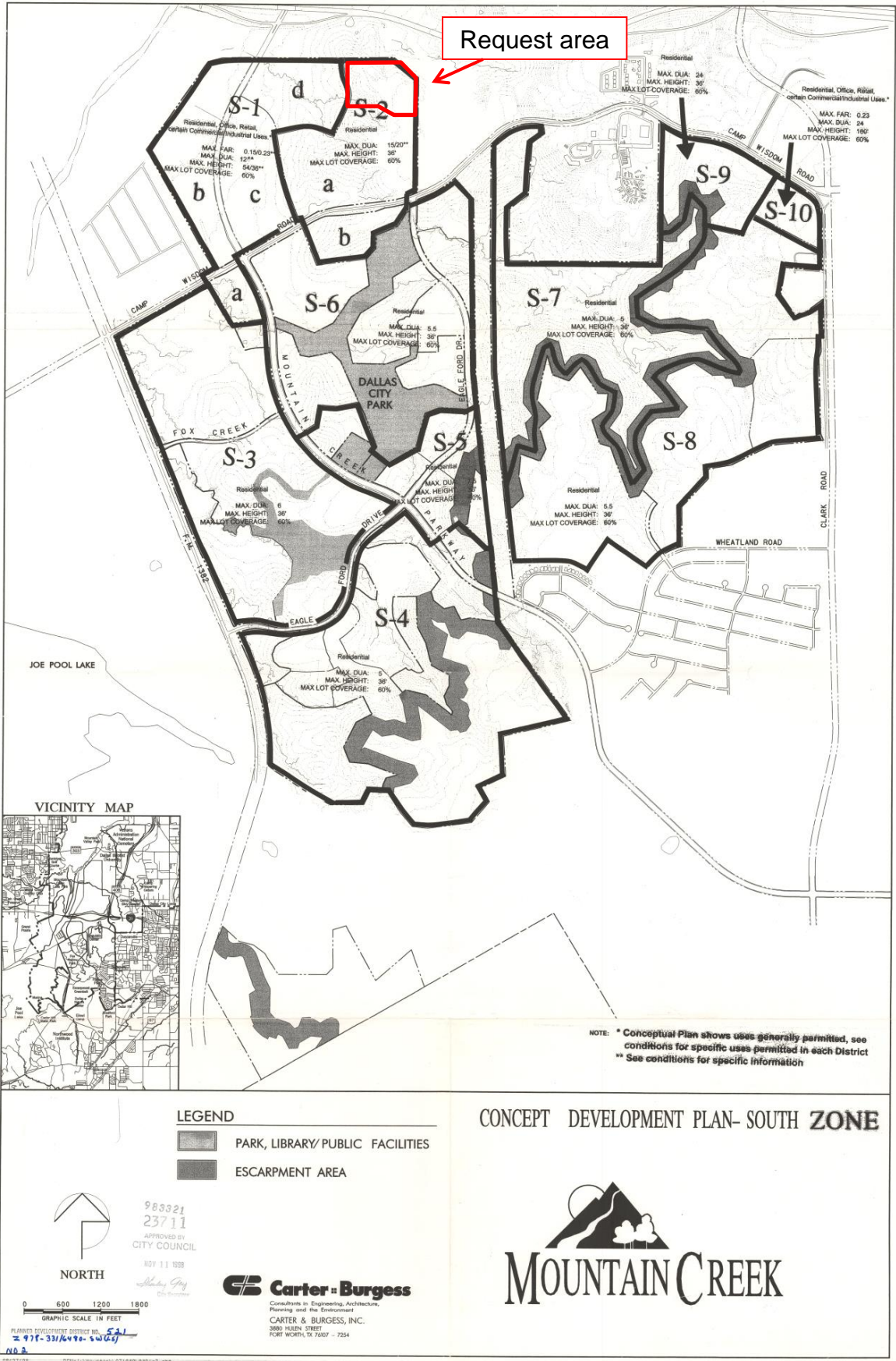
H198, LLC

Bradford A Phillips

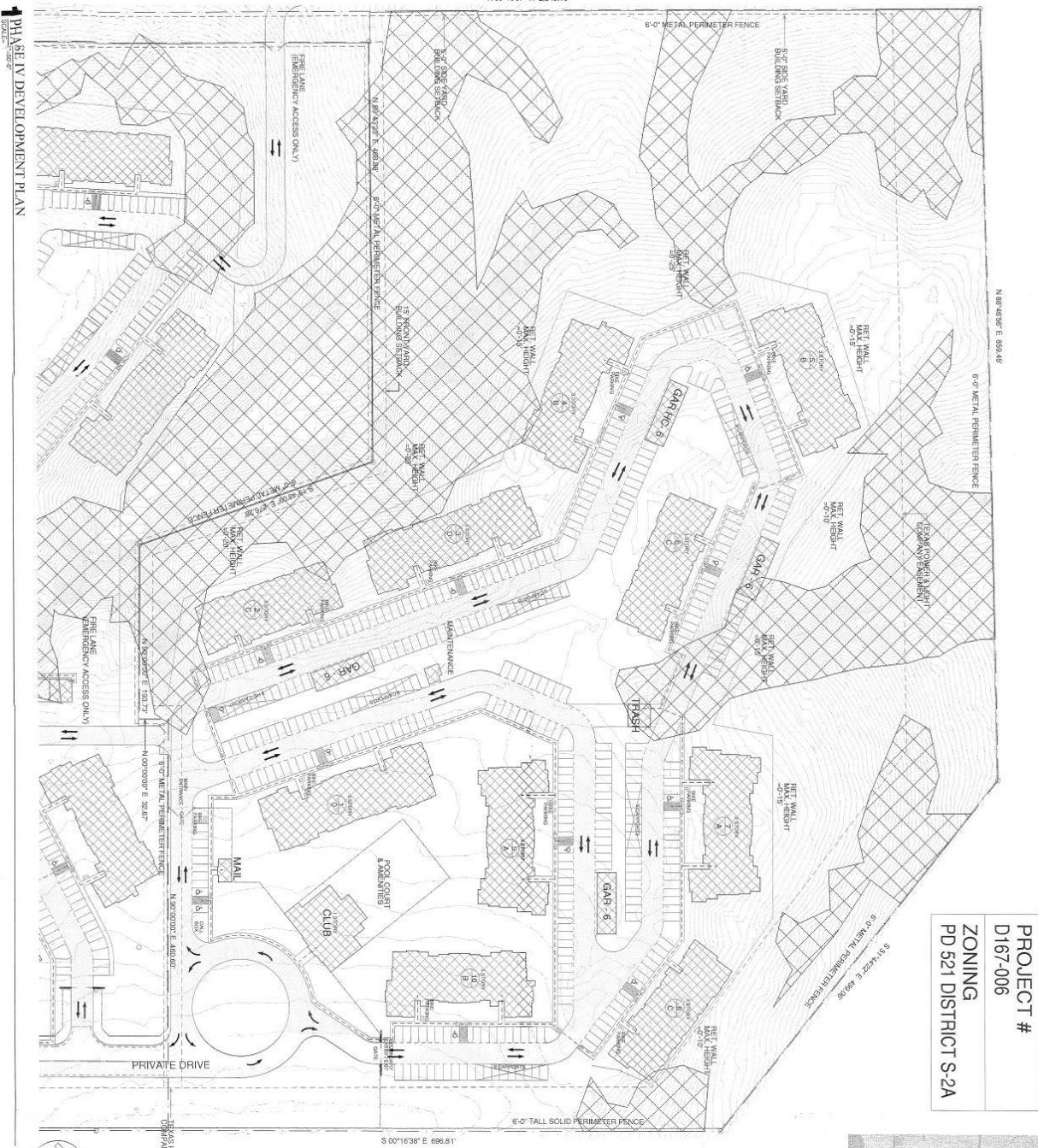
Louis J Corna

Steven A Shelley

Existing Conceptual Plan



Proposed Development Plan



PROJECT #
D167-006

ZONING
PD 521 DISTRICT S-2A



| EAGLE CROSSING PHASE IV SITE DATA | | |
|---|--|--|
| DEVELOPABLE AREA | 17.80 ACRES | |
| TOTAL AREA OF UNITS | 240 | |
| TOTAL TANK HEIGHT | 36'-0" | |
| NUMBER OF STORIES | SEE BUILDINGS | |
| DOOR COVERAGE | 11.31% | |
| BOILER PLANTING (1 PER 25 REEL PUMP) | 17 SPACES REQUIRED 24 PROVIDED (REQUIRED) | |
| EAGLE CROSSING PHASE IV BUILDING BREAKDOWN | | |
| UNIT TYPES | REQUIREMENT | |
| 1-BEDROOM (6 OF UNITS = 120) | 1 SPACE PER UNIT = 60 | |
| 2-BEDROOM (6 OF UNITS = 100) | 2 SPACES PER UNIT = 120 | |
| 3-BEDROOM (6 OF UNITS = 8) | 3 SPACES PER UNIT = 24 | |
| 4-BEDROOM (6 OF UNITS = 240) | 1/4 SPACE PER UNIT = 60 | |
| PAVING REQUIRED | 422 SPACES | |
| PAVING PROVIDED | 422 SPACES | |
| LOT COVERAGE BREAKDOWN PHASE IV (BUILDING FOOTPRINT) | | |
| BUILDING 1 | 10.87 SF | |
| BUILDING 2 | 8,552 SF | |
| BUILDING 3 | 10,877 SF | |
| BUILDING 4 | 9,613 SF | |
| BUILDING 5 | 9,613 SF | |
| BUILDING 6 | 8,552 SF | |
| BUILDING 7 | 9,941 SF | |
| BUILDING 8 | 8,552 SF | |
| BUILDING 9 | 9,941 SF | |
| BUILDING 10 | 9,613 SF | |
| CLUB HOUSE | 4,844 SF | |
| MAIL ROOM | 366 SF | |
| MAINTENANCE SHOP | 290 SF | |
| CARPET & GAR. TOTALS | 14,692 SF | |
| TOTAL LOT COVERAGE | 116,335 SF | |

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| | | | | |
|--|-------------------------------|------------------|----------------------|------------------------------|
|  BGO ARCHITECTS 4200 E. Bankley Dr. #100 Dallas, TX 75206 972.442.0000 bgoarchitects.com | DATE 04-11-17 | PROJECT 16181 | SHEET NUMBER DP-4 | PHASE IV DEVELOPMENT PLAN |
| | DEVELOPMENT PLANS 04.11.17 | | | |

EAGLE CROSSING APTS.

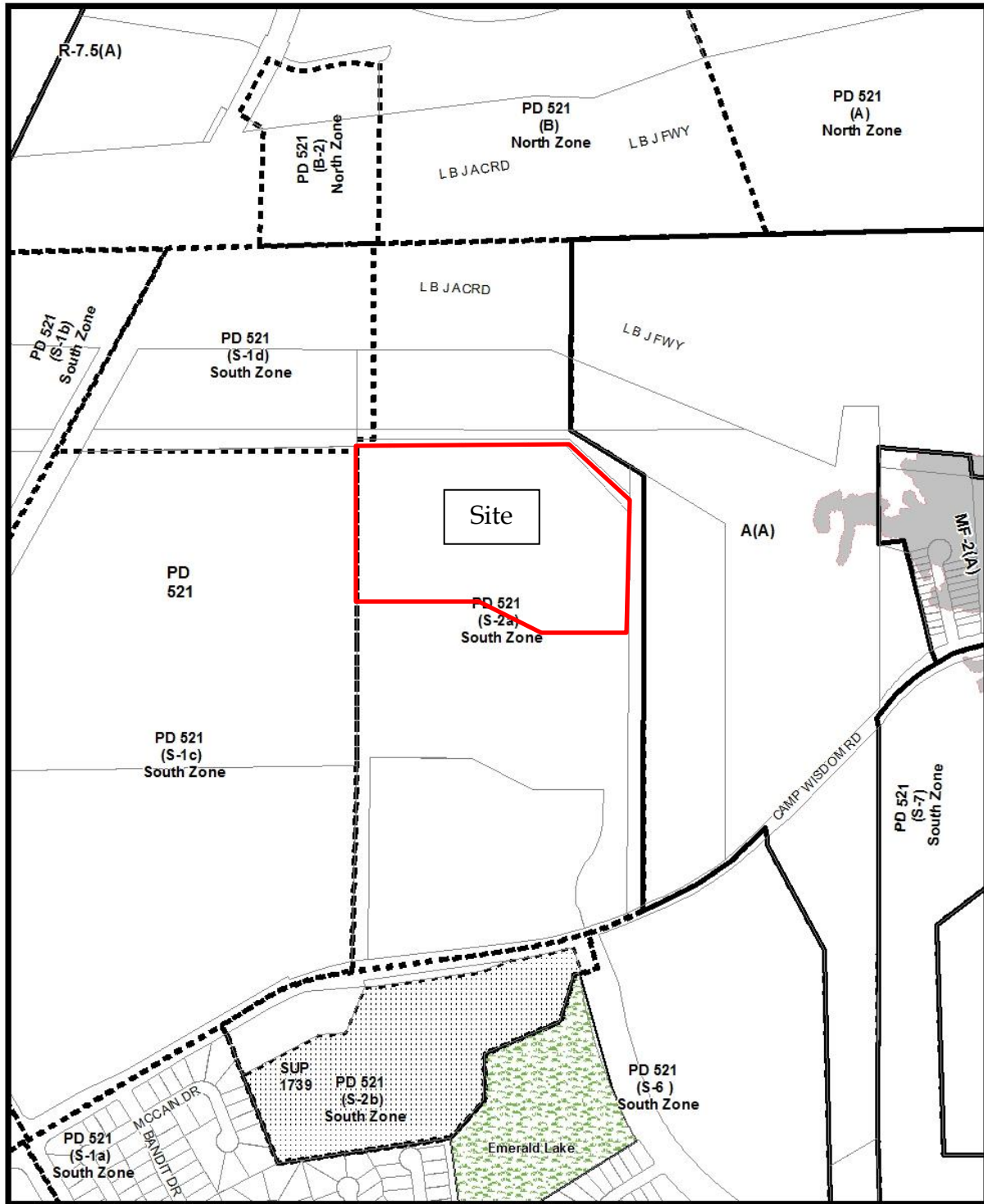
662 Total Apartments in DALLAS, TX for
OAKWOOD DEVELOPMENT AND CONSULTING, LLC



REVISIONS

Enlarged Proposed Development Plan

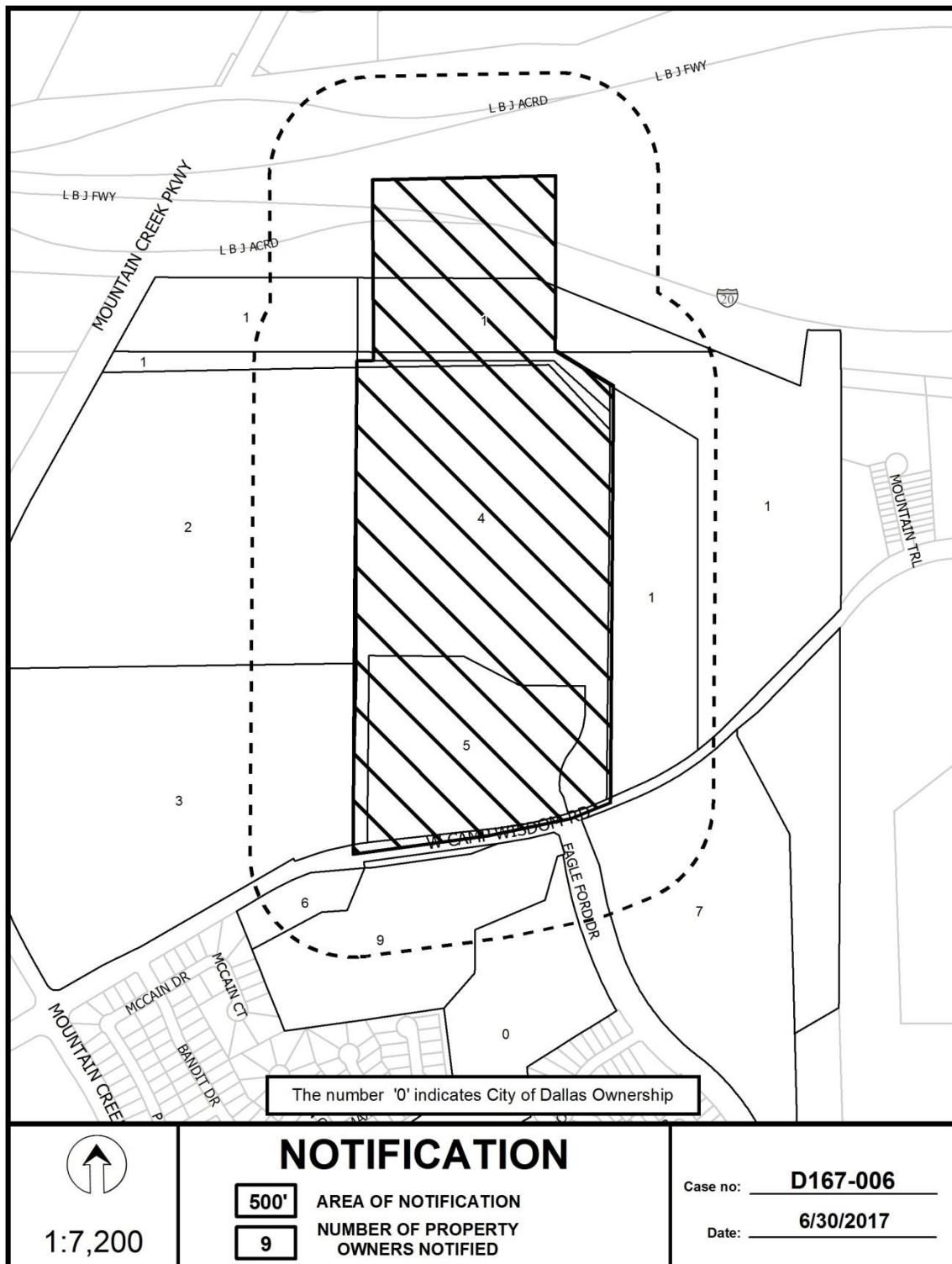




 1:6,500

Zoning Map

Printed Date: 7/5/2017



06/30/2017

Notification List of Property Owners

D167-006

9 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|--------------------------|------------------------------|
| 1 | 5000 MOUNTAIN CREEK PKWY | TEXAS UTILITIES ELEC CO |
| 2 | 5100 MOUNTAIN CREEK PKWY | FIRST INDUSTRIAL LP |
| 3 | 8101 CAMP WISDOM RD | FIRST INDUSTRIAL LP |
| 4 | 7901 CAMP WISDOM RD | H198 LLC |
| 5 | 7901 CAMP WISDOM RD | EAGLE CROSSING APARTMENTS LP |
| 6 | 8120 W CAMP WISDOM RD | COSMOS FOUNDATION INC |
| 7 | 7800 W CAMP WISDOM RD | 165 HOWE LP |
| 8 | 8120 W CAMP WISDOM RD | HARMONY PUBLIC SCHOOLS |
| 9 | 8120 CAMP WISDOM RD | COSMOS FOUNDATION INC |

FILE NUMBER: D167-021

DATE FILED: May 3, 2017

LOCATION: North corner of E Northwest Highway and Abrams Road

COUNCIL DISTRICT: 9

MAPSCO: 26-Z

SIZE OF REQUEST: ±14.552 acres

CENSUS TRACT: 78.09

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Ainbinder Northwest Hwy, LLC

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a development plan for retail uses on property zoned Planned Development District No. 985.

SUMMARY: On April 12, 2017, the Dallas City Council established Planned Development District No. 985 by Ordinance No. 30425. The size of the PD is approximately 14.552 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for four structures containing non-residential uses and surface parking.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 985.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/TOC-800-999.html>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Ainbinder Northwest Highway, LLC

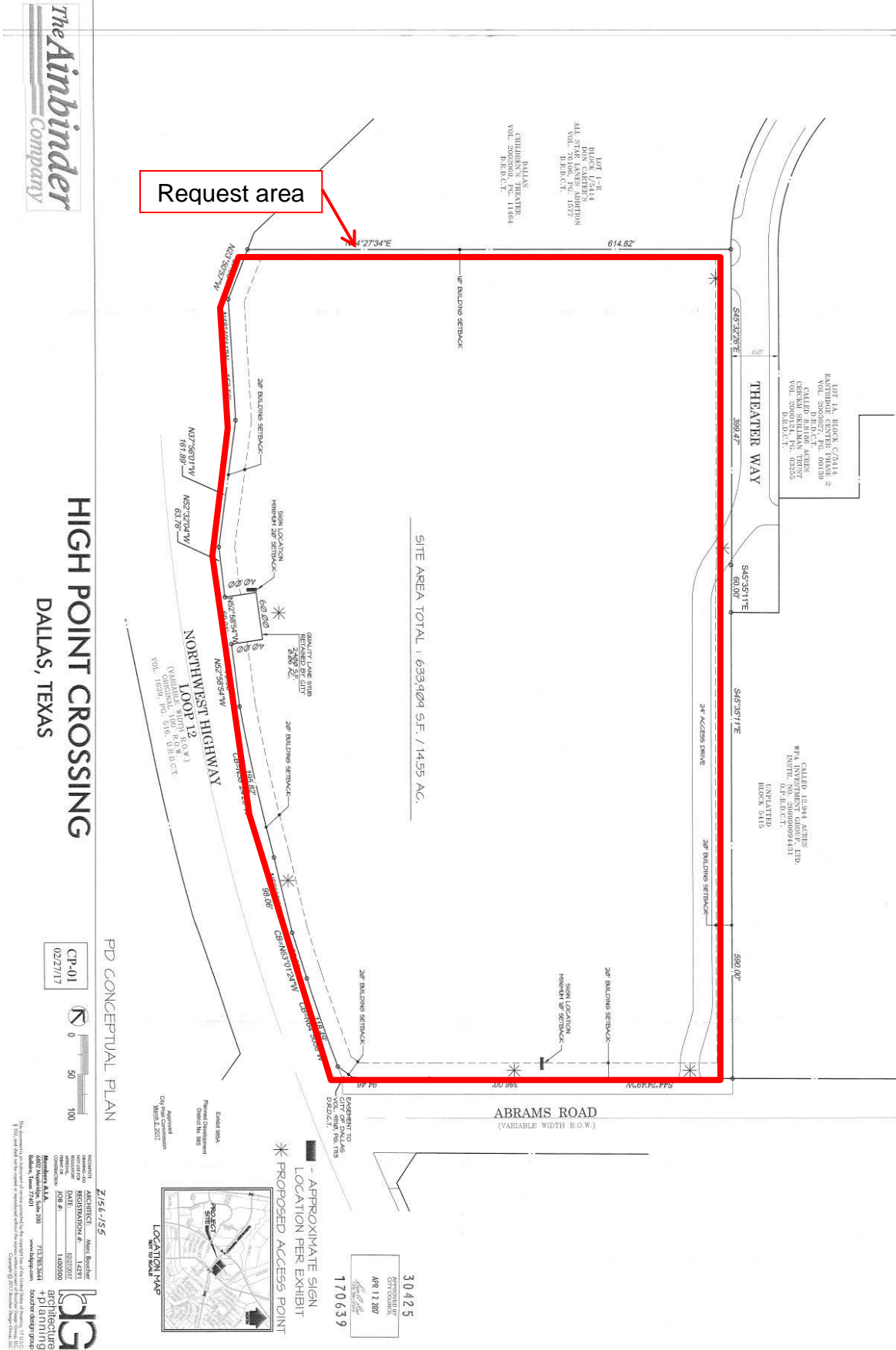
Michael C. Ainbinder, Principal

Barton L. Duckworth, Principal

Dennis R. Swoboda, Senior Vice President

Audrey J. Garner, Vice President

| Existing Conceptual Plan |
|--------------------------|
|--------------------------|



| Proposed Development Plan | |
|---------------------------|--|
|---------------------------|--|

P:\1400500\DRAWINGS\1-CONCEPT DESIGN\A-SP-OPT127-DEVELOPMENT PLAN-062117.DWG 6/26/2017 4:46:32 PM ERIN NASIR



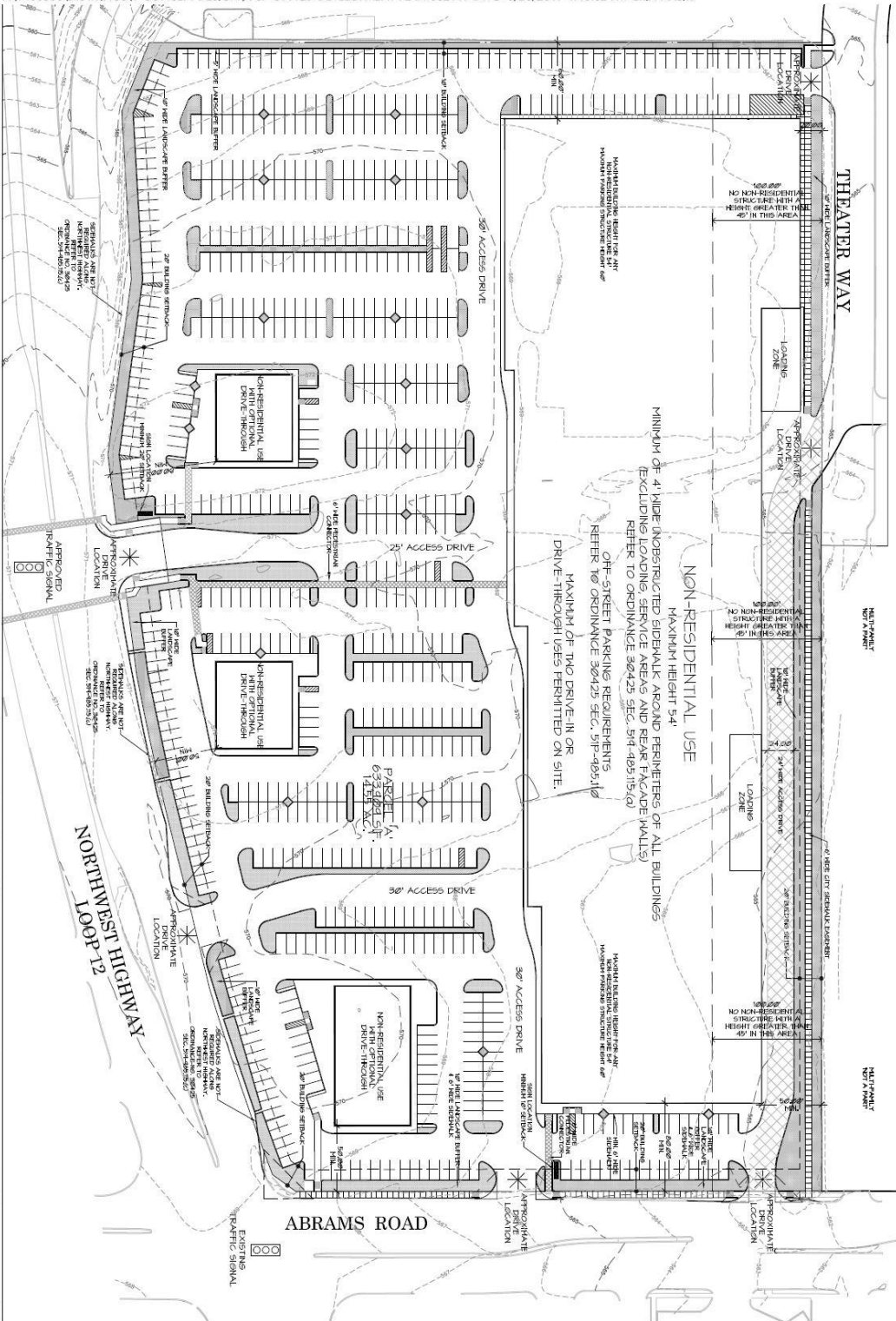
HIGH POINT CROSSING

DALLAS, TEXAS

DETAILED DEVELOPMENT PLAN
CASE NUMBER D167-021

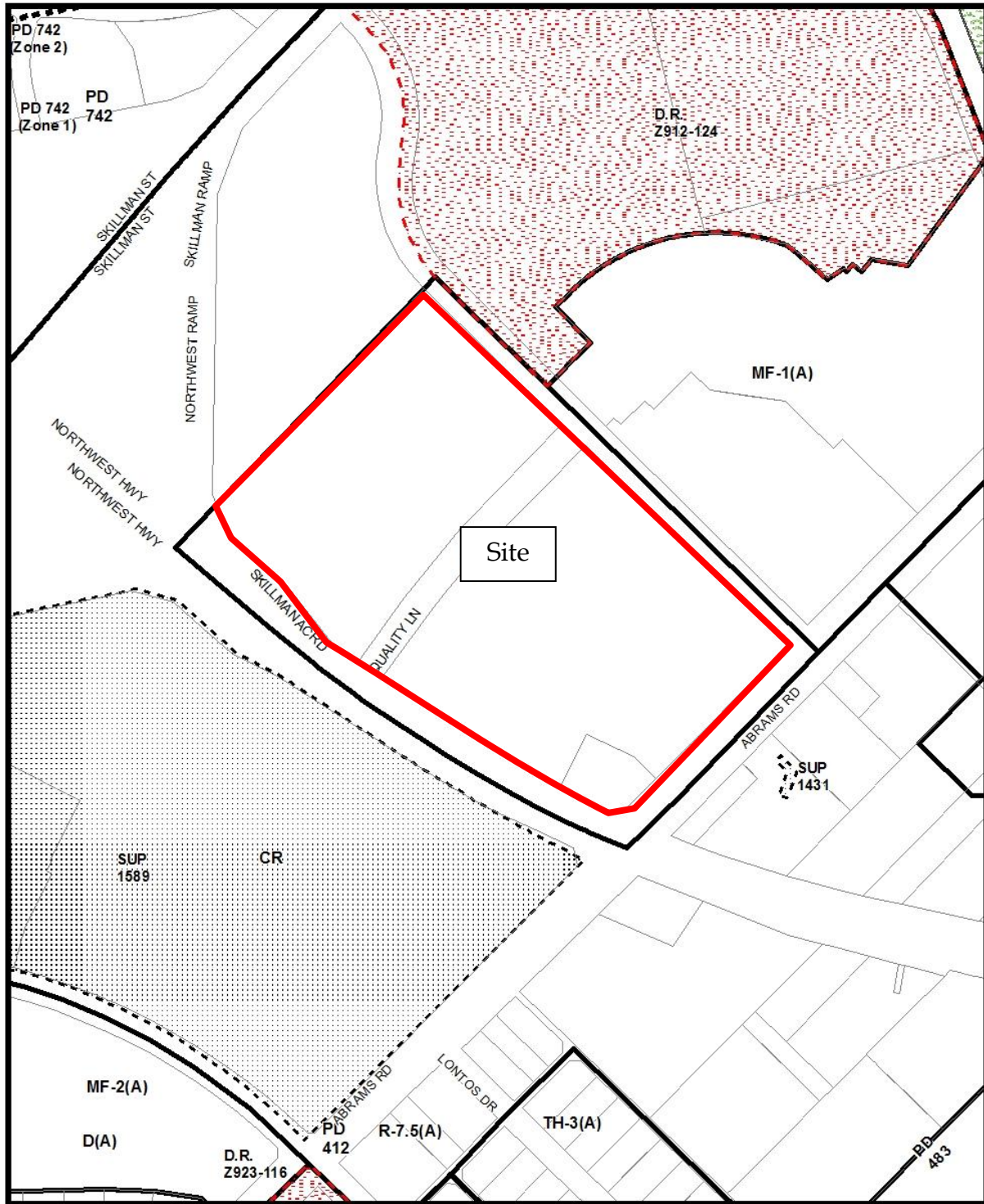
D167-021

REGISTERED ARCHITECT — Marc Beaudier
 CHARTERED — 10
 REGISTRATION # — 1381
 DATE — 06/27/2012
 I/OB # — 1408500
 CONSTRUCTION
 80
 713.783.5344
 8025 Maplehurst Ave. Suite 250
 Dallas, Texas 75241
 www.dalgaia.com
architecture
+ planning
+ design group



SITE INFORMATION:

[illegible]



 1:3,000

Zoning Map

Printed Date: 7/5/2017



 1:3,000

Aerial Map

Printed Date: 7/5/2017

FILE NUMBER: D167-022

DATE FILED: May 5, 2017

LOCATION: Southeast corner of Lookout Point and Skillman Street

COUNCIL DISTRICT: 10

MAPSCO: 27 N, P, S, T

SIZE OF REQUEST: ±5.80 acres

CENSUS TRACT: 78.14

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: LHTC Retail, LP

REPRESENTATIVE: TCDFW Retail Development, Inc.

REQUEST: An application for a development plan and landscape plans for a restaurant and retail use on property zoned Subarea C within Planned Development District No. 758.

SUMMARY: On June 13, 2007, the City Council passed Ordinance No. 26786 which established Planned Development District No. 758 for Mixed Uses. The PDD is approximately 69.27 acres in size and is divided into Subareas, A, B, C, and D.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for one building for a restaurant and retail use and surface parking.

In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PD No. 758.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20758.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

LHTC Retail, LP

Stephen T Clark, Chairman

M. Timothy Clark, President

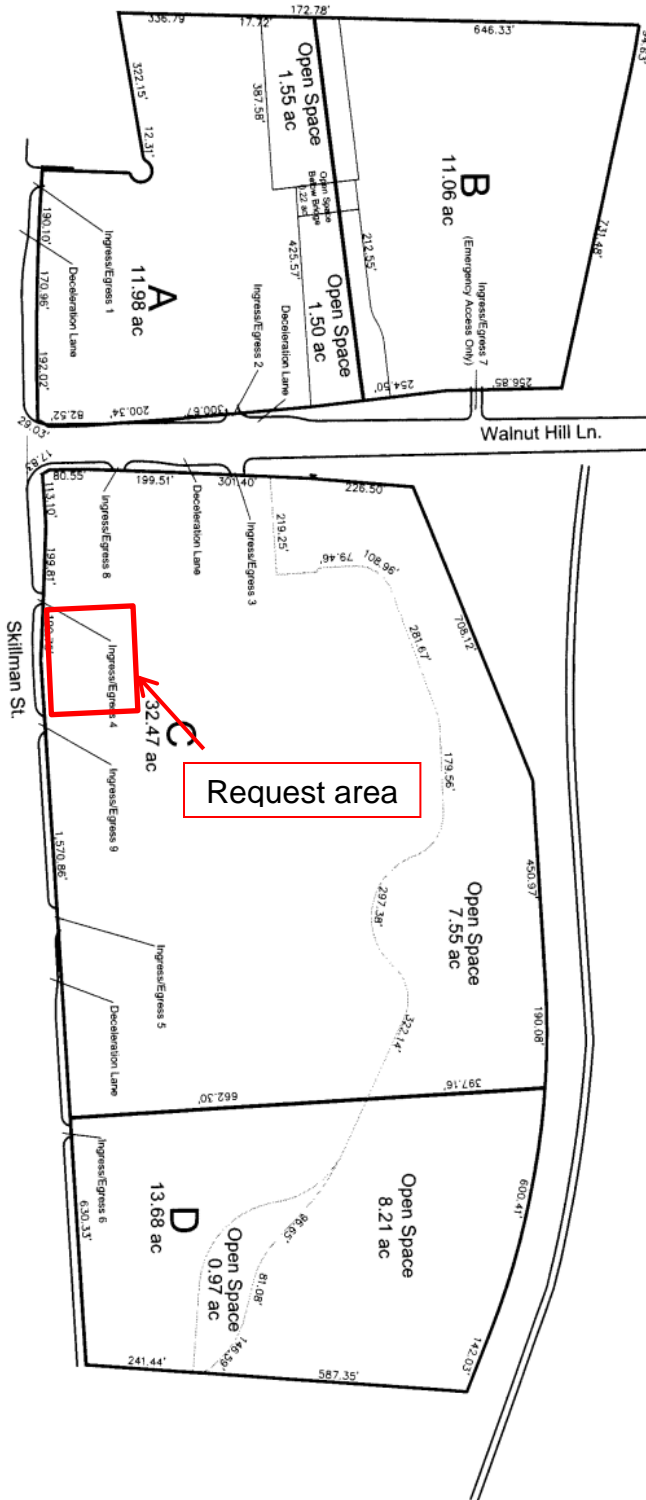
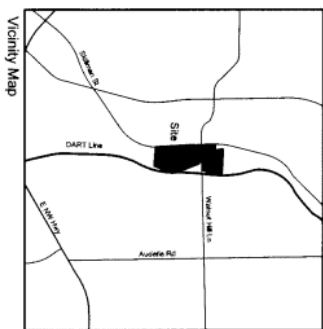
Brent D. Heath, Vice President, Treasury, Secretary

Existing Conceptual Plan

Exhibit 758 A

100912

27852



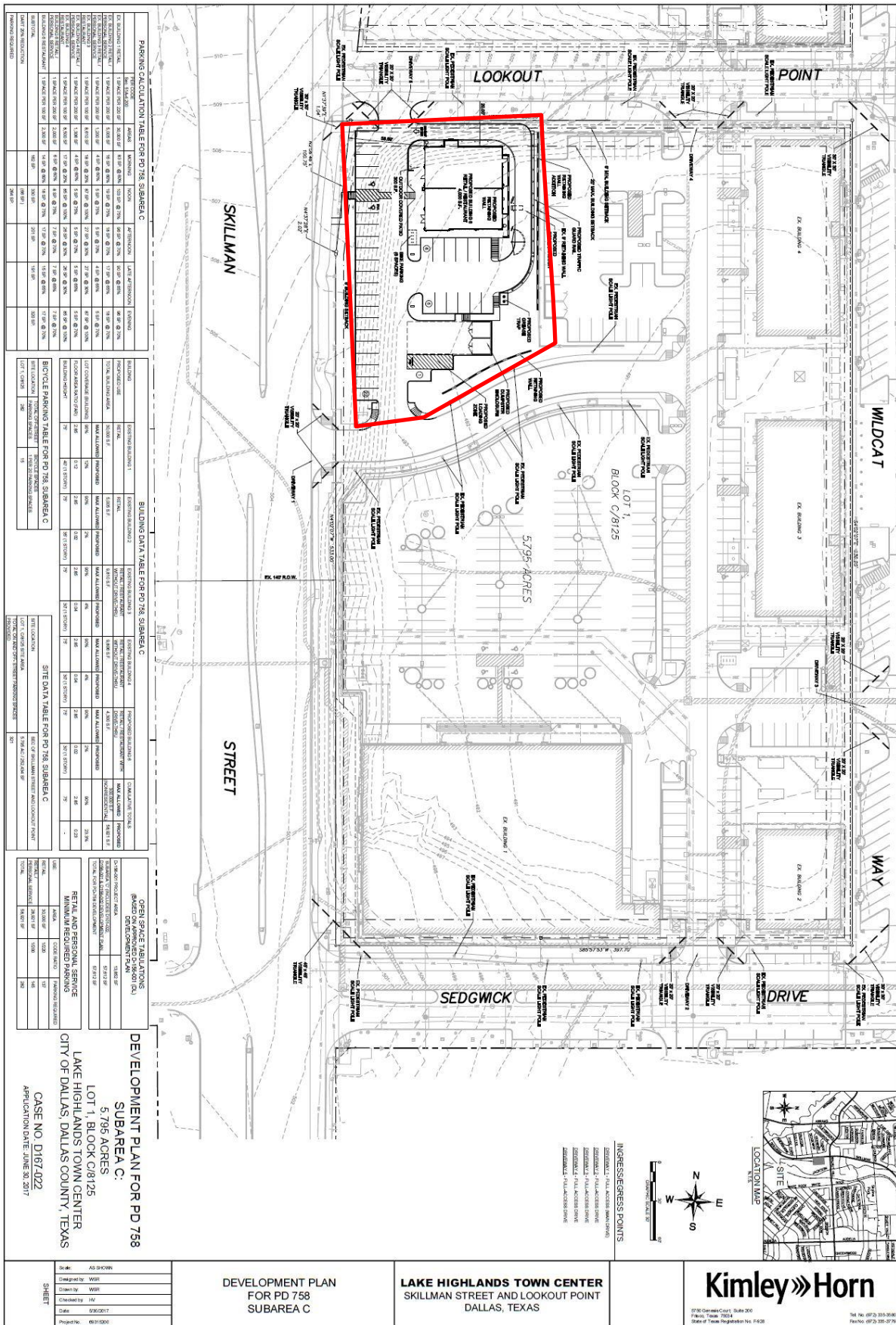
| | Subarea A | Subarea B | Subarea C | Subarea D |
|--|--------------|-------------|--------------|-----------|
| Max Height | 75' | 105' | 75' | 75' |
| Max FAR | 4.0 | 4.0 | 2.85 | 4.0 |
| Max Lot Coverage | 90% | 90% | 90% | 90% |
| Min. Front Yard Setback | 6' | 6' | 6' | 6' |
| Max Front Yard Setback (from interior public r.o.w.) | 20' | 20' | 20' | 20' |
| Min. Side and Rear Yard Setback | 6' | 6' | 6' | 6' |
| Max Underfloor Area: | | | | |
| Residential Units | 280 Units | 650 Units | 900 Units | 175 Units |
| Non Residential Floor Area | 155,000 s.f. | 35,000 s.f. | 300,000 s.f. | 0 |
| Max. Stories | 5 | 7 | 5 | 4 |

Planned Development
District No. 758

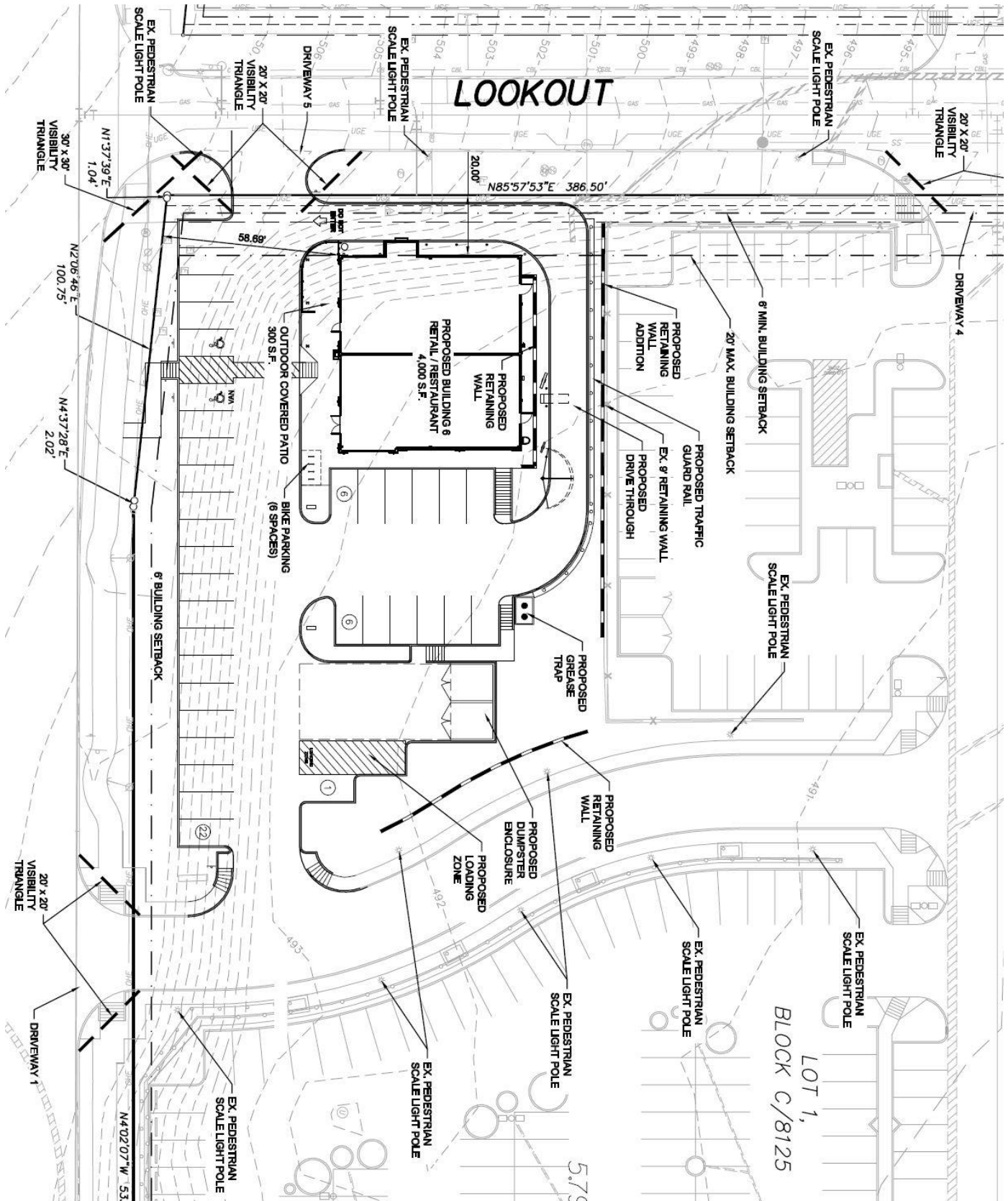
Approved
City Plan Commission
March 4, 2010

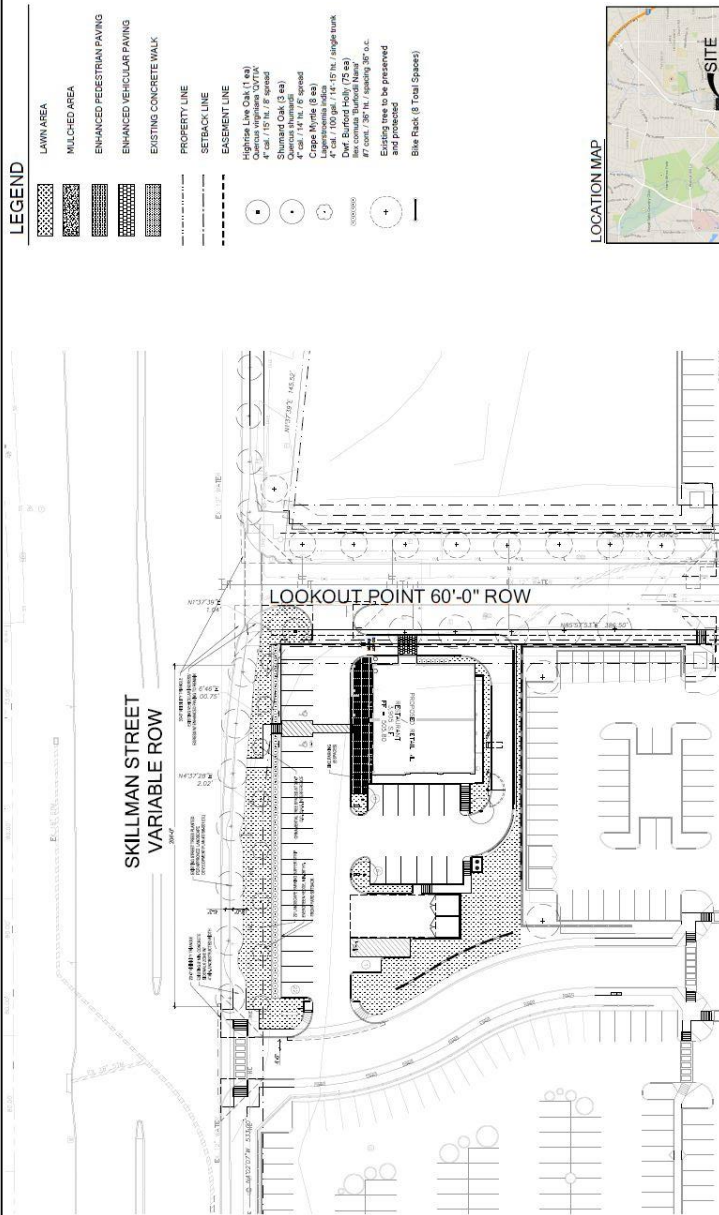
CONCEPTUAL PLAN
LAKE HIGHLANDS TOWN CEN
PLANNED DEVELOPMENT DISTRICT NO. 758
Pacheco Koch Consulting Eng
DATE: 02/23/2010
BY: [Signature]

| Proposed Development Plan | |
|---------------------------|--|
|---------------------------|--|



Enlarged Proposed Development Plan





LOCATION MAP



LANDSCAPE

DEVELOPMENT PLAN FOR PD 758,
SUBAREA C:
5.80 ACRES
LOT1, BLOCK C/8125
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO.

IRRIGATION NOTES

- A. IRRIGATION SYSTEMS TO BE USED TO BE SUBCONTRACTOR
- B. ALL IRRIGATION AND RELATED EQUIPMENT SHALL BE MAINTAINED AND OPERATED UNDER CLOSE CONTROLS. JACKOLM WATERWAYS SHALL BE SHOWN BY FIELD CONTROL PERSONNEL TO THE SUBCONTRACTOR. ALL IRRIGATION AND RELATED EQUIPMENT SHALL BE MAINTAINED AND OPERATED UNDER CLOSE CONTROLS. JACKOLM WATERWAYS SHALL BE SHOWN BY FIELD CONTROL PERSONNEL TO THE SUBCONTRACTOR.
- C. ALL LAWN SURFACES TO BE FULLY IRRIGATED AT LEAST ONCE A WEEK TO BE USED.
- D. ALL TREES BE IRRIGATED WITH MIN. (2) INCHES.
- E. ALL LAWN BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- F. ALL LAWN BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- G. ALL LAWN BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- H. ALL LAWN BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- I. ALL IRRIGATION AND RELATED EQUIPMENT SHALL BE MAINTAINED AND OPERATED UNDER CLOSE CONTROLS. JACKOLM WATERWAYS SHALL BE SHOWN BY FIELD CONTROL PERSONNEL TO THE SUBCONTRACTOR.
- J. AS BUILT DRAWINGS FOR ALL IRRIGATION PUMPS AND EQUIPMENT SHALL BE PROVIDED TO THE OWNER AND BIDDING CONTRACTOR AT THE TIME OF ACCEPTANCE.
- K. IRRIGATION MUST FOLLOW ALL TCEQ 30.70 AC

PLANTING NOTES

- a. LAWN AREA • PROVIDE MIN. 8" TOPSOIL COMPOST MIX WITH BERMUDA 11:475 IRRIGATION SYSTEM.
- b. SHRUB PLANTING AREA • EXCAVATE AS NEEDED TO PROVIDE 24" OF PLANTING MIX AND 3" OF IRRIGATION SYSTEM.
- c. GROUND COVER PLANTING AREA • EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF IRRIGATION SYSTEM. CONFINER GROUND COVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

| PO-758 TREE MITIGATION SCHEDULE | VALUE |
|---|-----------|
| CALPER INCHES REMAINING FROM DEVELOPMENT PLAN D156401 | -2,281 IN |
| ADDITIONAL CALPER INCHES PLANTED WITHIN D156401 PROJECT PERMITTED PLANS | 135 IN |
| CALPER INCHES REMOVED WITHIN PROJECT AREA | 4 IN |
| CALPER INCHES PROPOSED WITHIN PROJECT AREA | 48 IN |
| PO-758 CALPER INCHES REMAINING | -2,046 IN |

| TREE TABULATIONS (BASED ON APPROVED D-155-001 (CU DEVELOPMENT PLAN)) | | | | |
|--|--------------------|--------------------|-------------------|-------------------|
| PARKWAY TREES | EST. HEIGHT (FEET) | 18" DBH OR GREATER | COL. NO. OF TREES | COL. NO. OF TREES |
| SKILLMAN STREET | 253 | 50 | 28 | 28* |
| LOOKOUT WAY | 206 | 70 | 19 | 24 |

| CALCULATIONS FOR THIS LANDSCAPE SITE PLAN ONLY | | |
|--|-----------------------|-------------------------|
| | GROW TREES PLANTED | GROW TREES PROTECTED |
| PARKING BUFFER STRIP | 0 | 0 |
| SKILLMAN STREET (204 LF) | 0 | 0 |

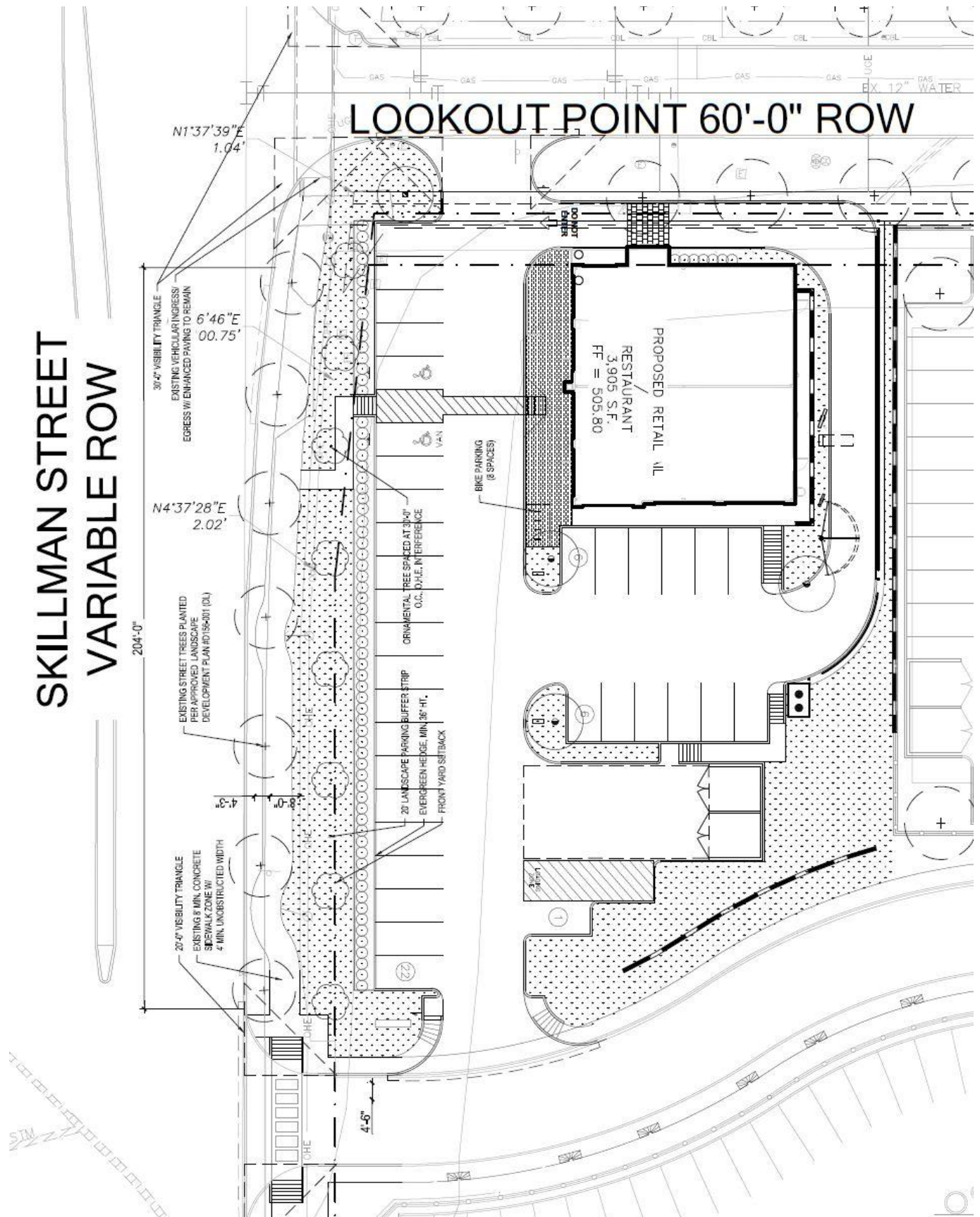
| DESIGN CREDIT (BASED ON APPROVED 1/4" SCALE DEVELOPMENT PLAN) | MIN. REQUIRED | PROVIDED | POINTS |
|--|----------------|-------------------|------------------------|
| LANDSCAPING IN FRONT YARD 2.75% SF FRONT YARD AREA (1" POINT 3% FRONT YARD AREA) | 83 SF (3%) | 1,275 SF (48%) | 15 |
| ENHANCED CURBULAR PAVING (IN FRONT YARD) | 70 SF (30%) | 102 SF (145 %) | 3 |
| ENHANCED PEDESTRIAN PAVING | 88 SF (30%) | 98 SF (54%) | 3 |
| | | | TOTAL POINTS EARNED 21 |

| PROJECT DATA TABLE | |
|--------------------|---------------------|
| ZONING | PD 758 |
| SITE AREA | 41,166 SF / 0.93 AC |

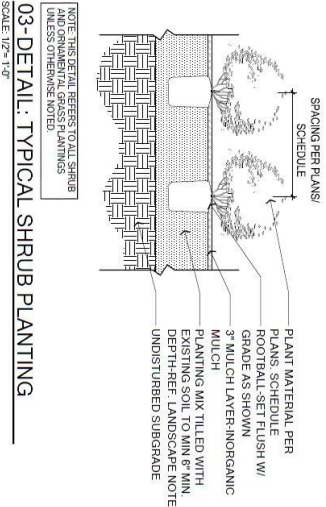
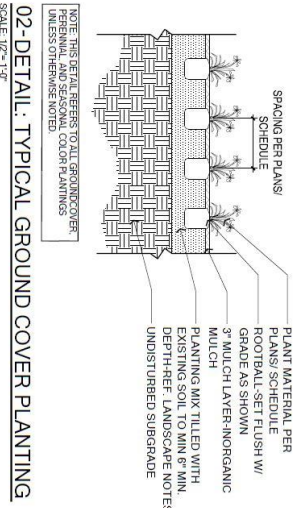
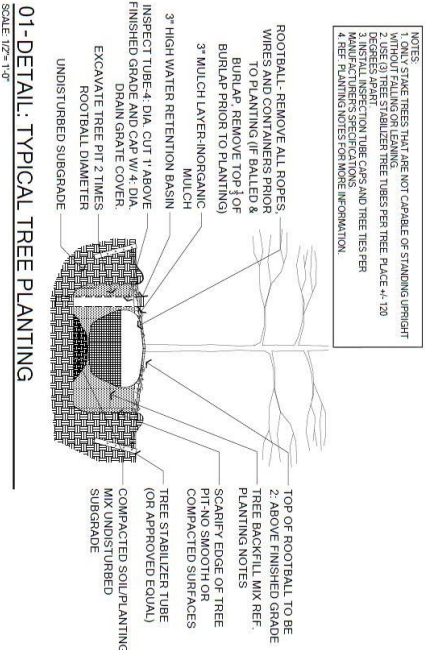
| | |
|--------------------------------|----|
| TOTAL PROTECTED NICHES REMOVED | 8 |
| TOTAL NICHES REPLACED | 48 |

| CALCULATIONS FOR THE LANDSCAPE SITE PLAN ONLY | |
|--|-----------|
| FRONT YARD LANDSCAPE (2' WIDE x 100' x 28 PLANTS REQUIRED) | |
| SMALL TREES PROVIDED | 8 |
| LARGE SHRUBS PROVIDED | 24 |
| OPEN SPACE CALCULATIONS BASED ON APPROVED 1.5:1:40' LOT DEVELOPMENT PLAN | |
| OPEN SPACE INSULATIONS | PROVIDED |
| 016040 PROJECT AREA | 13,832 SF |
| SUBTOTAL OF LOTS (1.5:1:40') | 57,012 SF |
| 016040 x 0.10 (40' WIDE OPEN SPACE DEVELOPMENT PLANS) | 57,012 SF |
| TOTAL FOR OPEN SPACE DEVELOPMENT | 57,012 SF |

Enlarged Proposed Landscape Plan

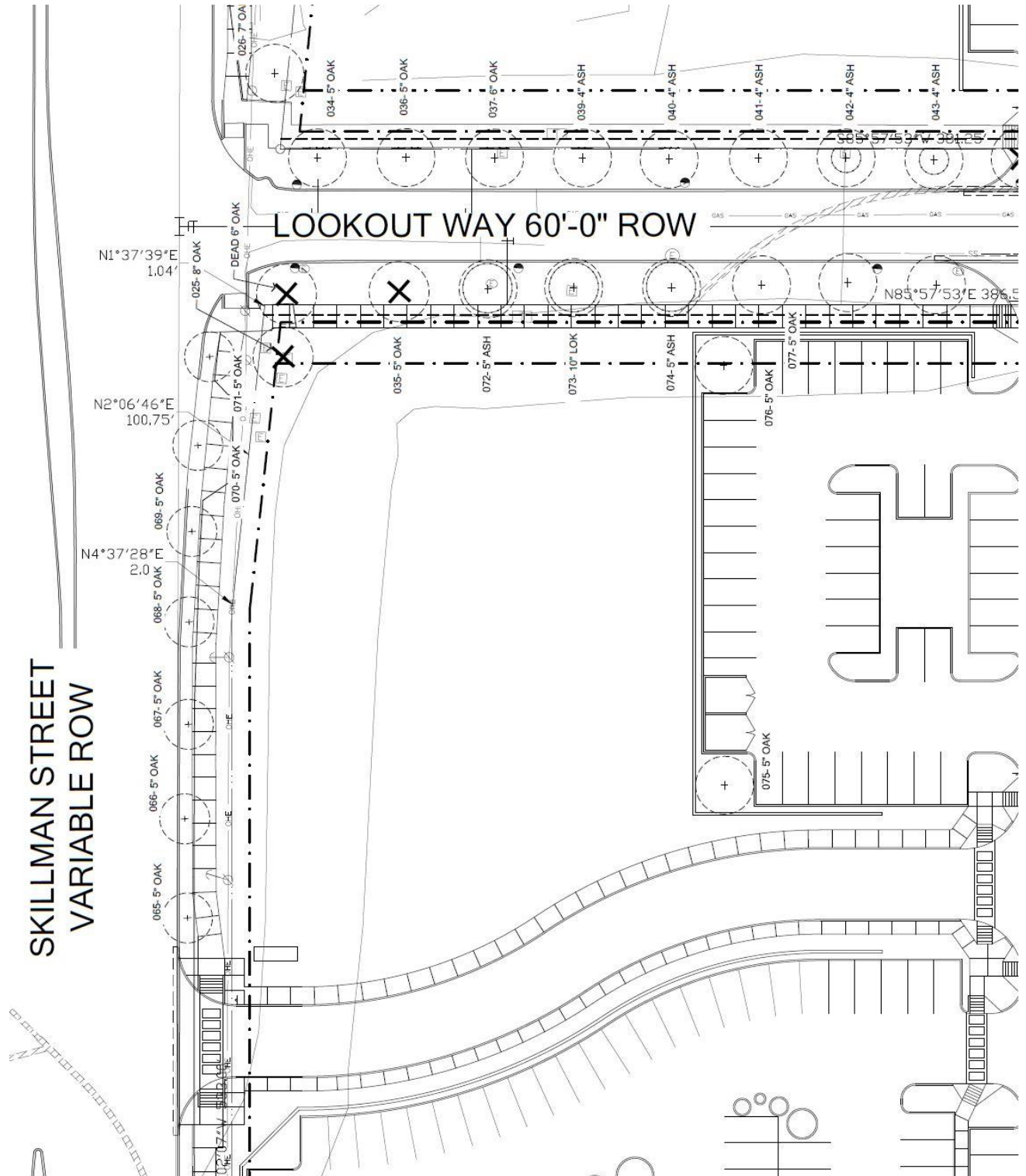


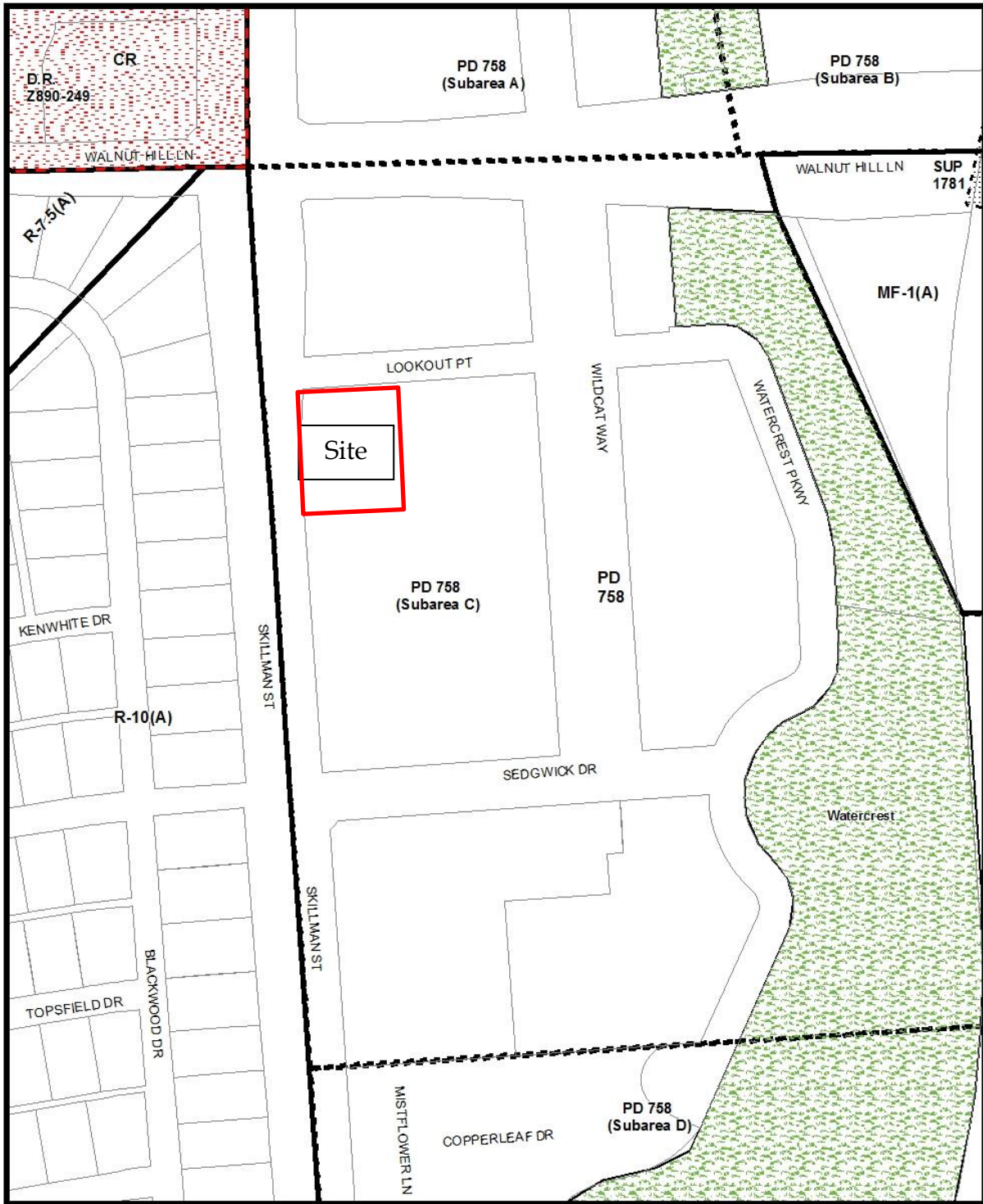
Enlarged Proposed Landscape Plan Details



[illegible]

Enlarged Proposed Tree Preservation/Removal Plan





 1:2,400

Zoning Map

Printed Date: 7/5/2017



Aerial Map

Printed Date: 7/5/2017

FILE NUMBER: D167-024

DATE FILED: April 18, 2017

LOCATION: South of SMU Boulevard, east of North Central Expressway

COUNCIL DISTRICT: 14

MAPSCO: 36-E

SIZE OF REQUEST: Approx. 0.9 acres

CENSUS TRACT: 0079.14

OWNER/APPLICANT: Southern Methodist University

REPRESENTATIVE: Laura Hoffman and Kirk Williams with Winstead PC

REQUEST: An application for a development plan for a surface parking lot on property zoned Subarea 3 within Planned Development District No. 847.

SUMMARY: On April 27, 2011, the City Council passed Ordinance No. 28186 which established Planned Development District No. 847 for certain mixed uses. The zoning was granted with a conceptual plan for three subareas, Subarea 1 development plan, and Subarea 2 development plan.

On October 28, 2015, the City Council passed Ordinance No. 29910, which subsequently amended PDD No. 847. The PD amendment was granted subject to a new development plan for both Subarea 1 and Subarea 2.

The proposed Subarea 3 development plan provides for the removal of the existing carports over the middle and northernmost parking rows and the installation of new covered parking structures over the middle and southernmost parking rows. In addition to the new covered parking, the property owner intends to reconfigure the parking layout and restripe the parking spaces which will result in an increase from 71 to 98 spaces within Subarea 3.

Staff has reviewed the proposed development plan and determined that the plan complies with the requirements of the ordinance for PDD No. 847.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration.

The most up to date PD ordinance may be viewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2042/ARTICLE%20847.pdf>

STAFF RECOMMENDATION: Approval

List of Partners, Principals, and Officers

**BOARD OFFICERS
OF THE BOARD OF TRUSTEES
OF
SOUTHERN METHODIST UNIVERSITY
FOR FY 2016-2017**

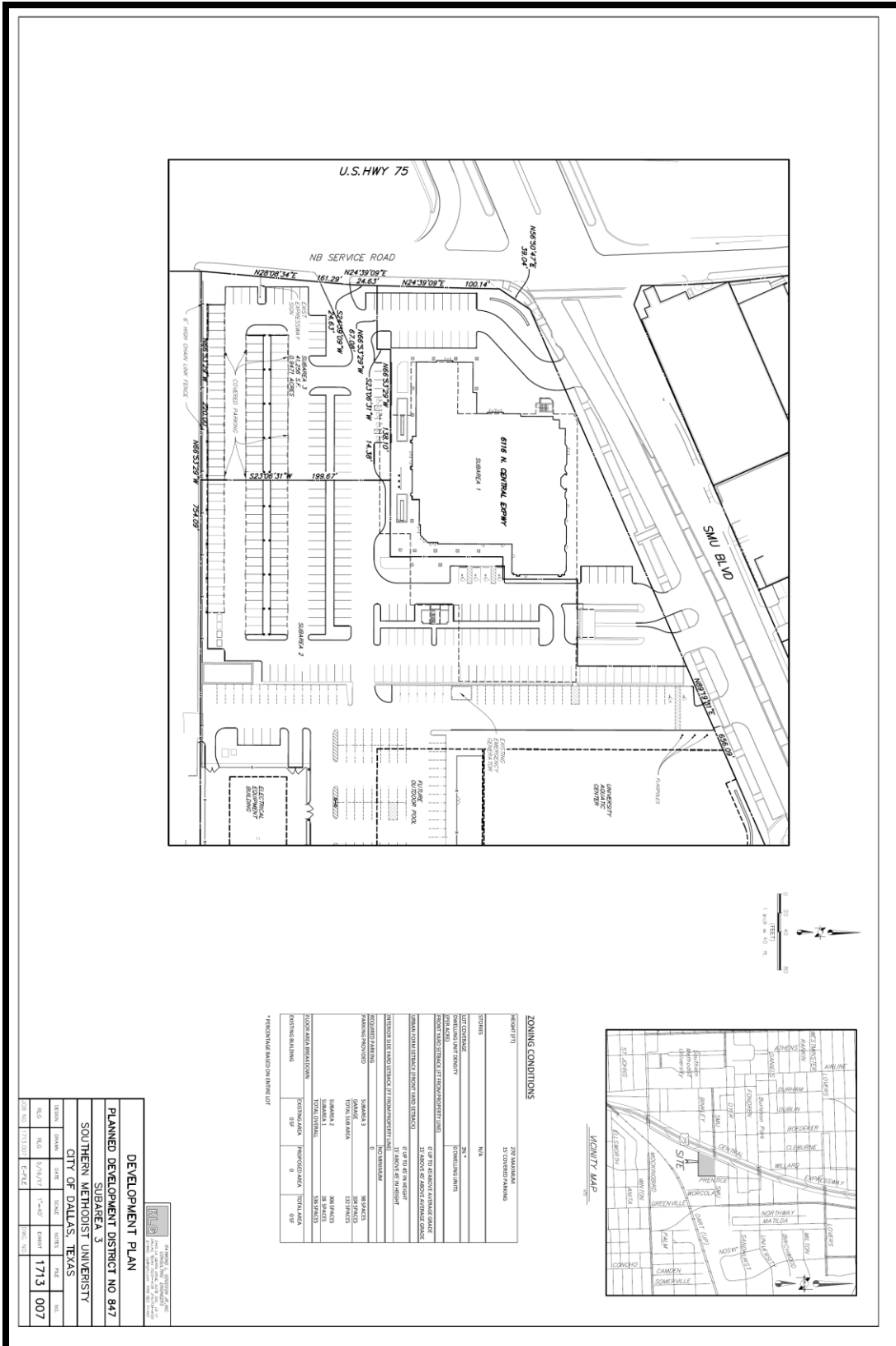
| | |
|---------------------------|------------|
| Mr. Michael M. Boone | Chair |
| Mr. David B. Miller | Vice Chair |
| Mr. Robert H. Dedman, Jr. | Secretary |

List of Partners, Principals, and Officers

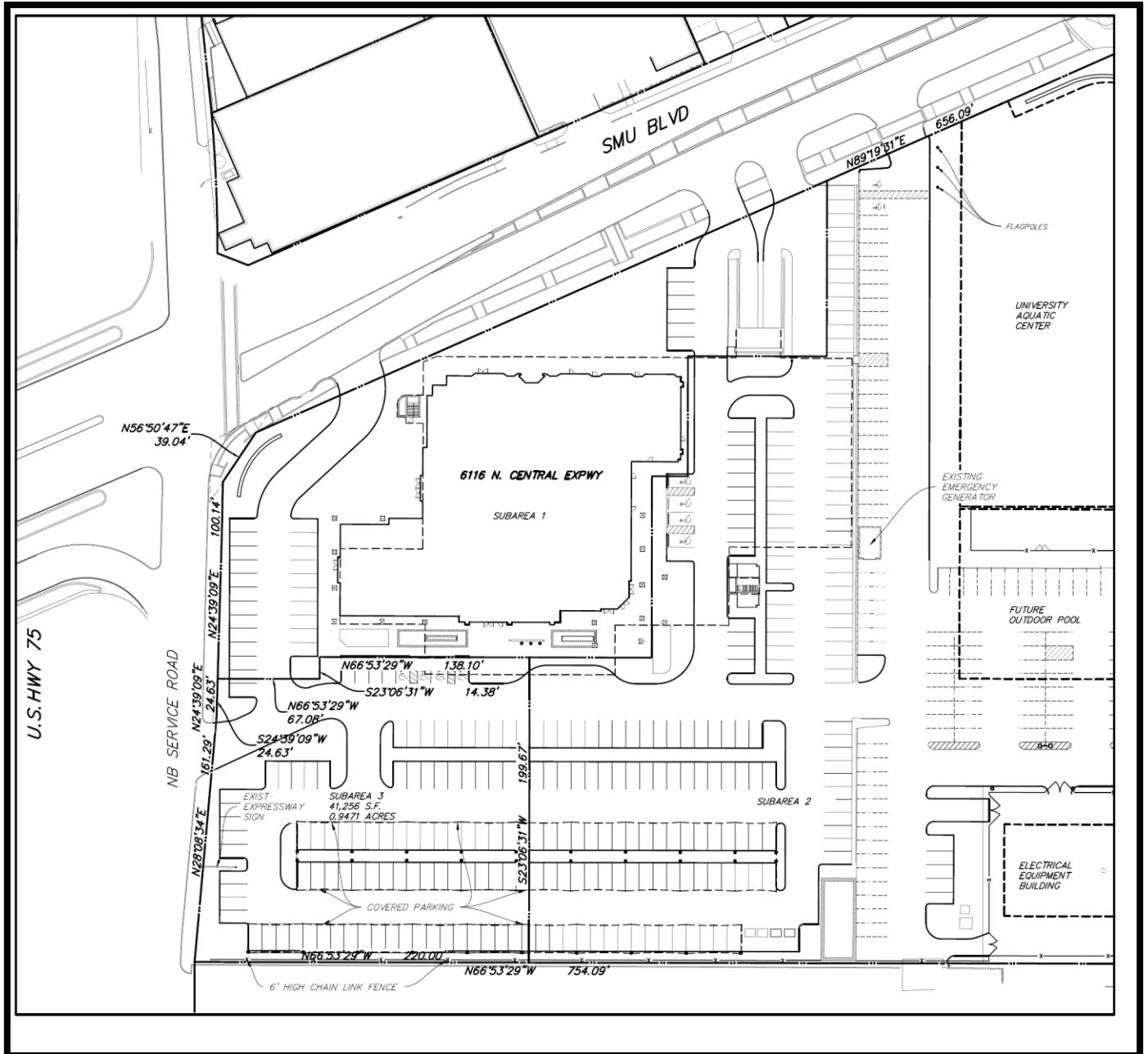
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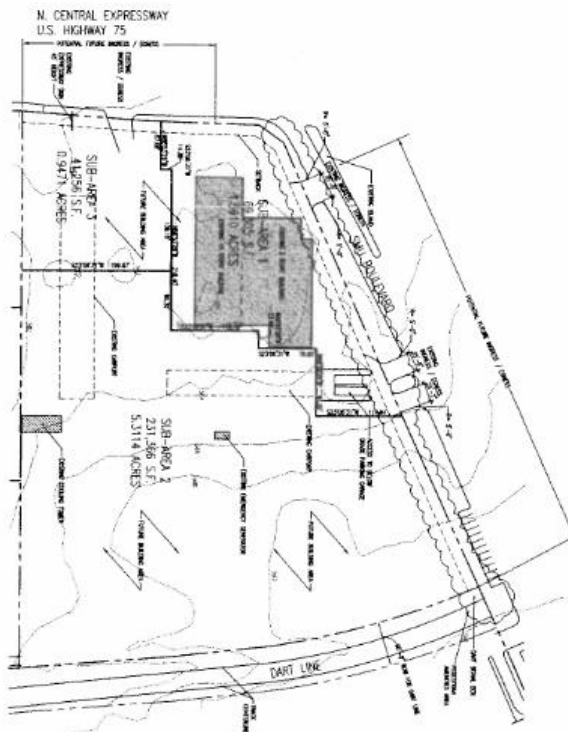
4



Enlarged Development Plan



28186

[illegible]Planned Development
District No. 847

Approved
City Plan Commission
March 24, 2011

CONCEPTUAL PLAN



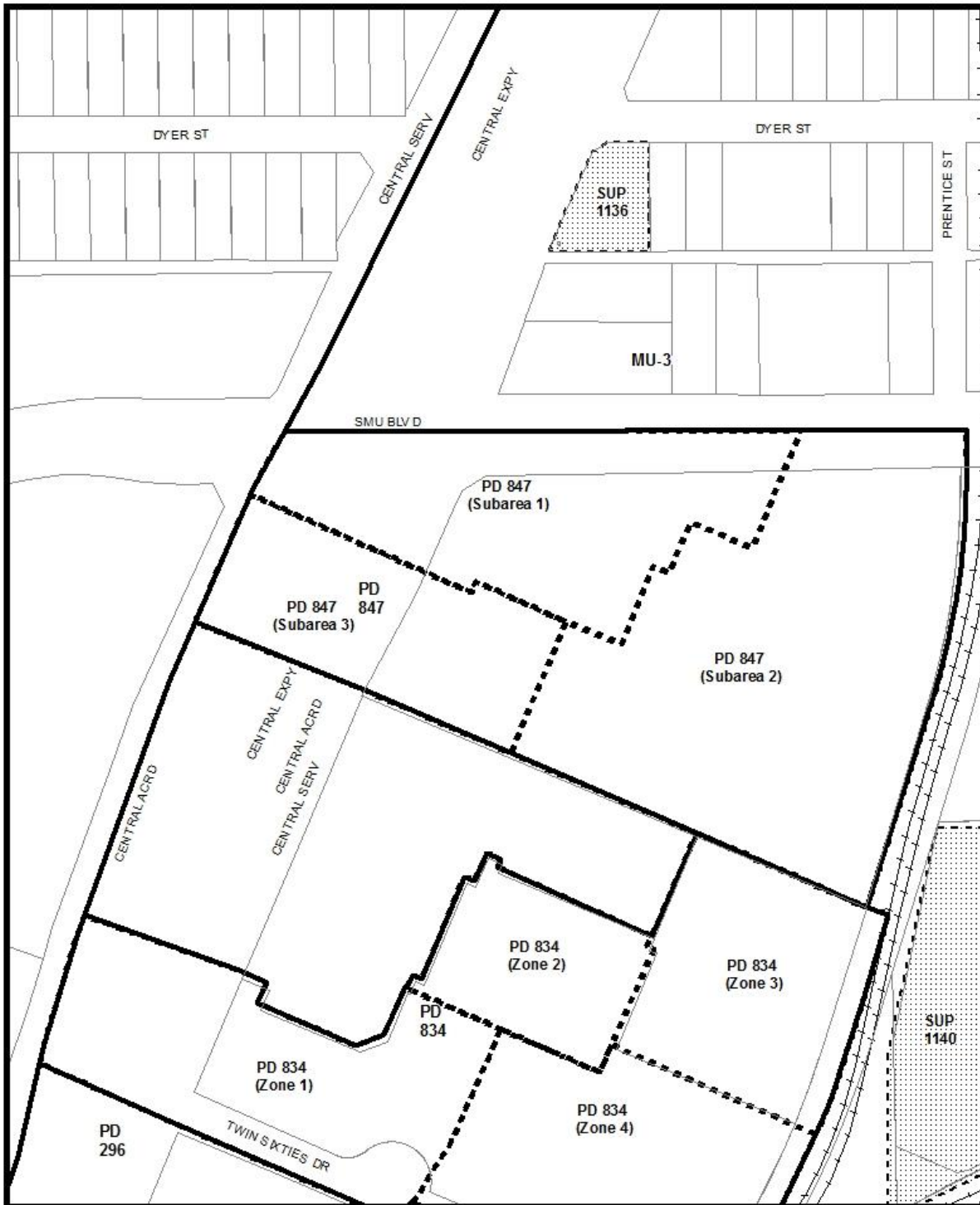
Zentralblatt für Bakteriologie 2000; 293: 101-102

**PERKINS
+ WILL**

2000 N. Central Expressway
Suite 1750
Chicago, IL 60610
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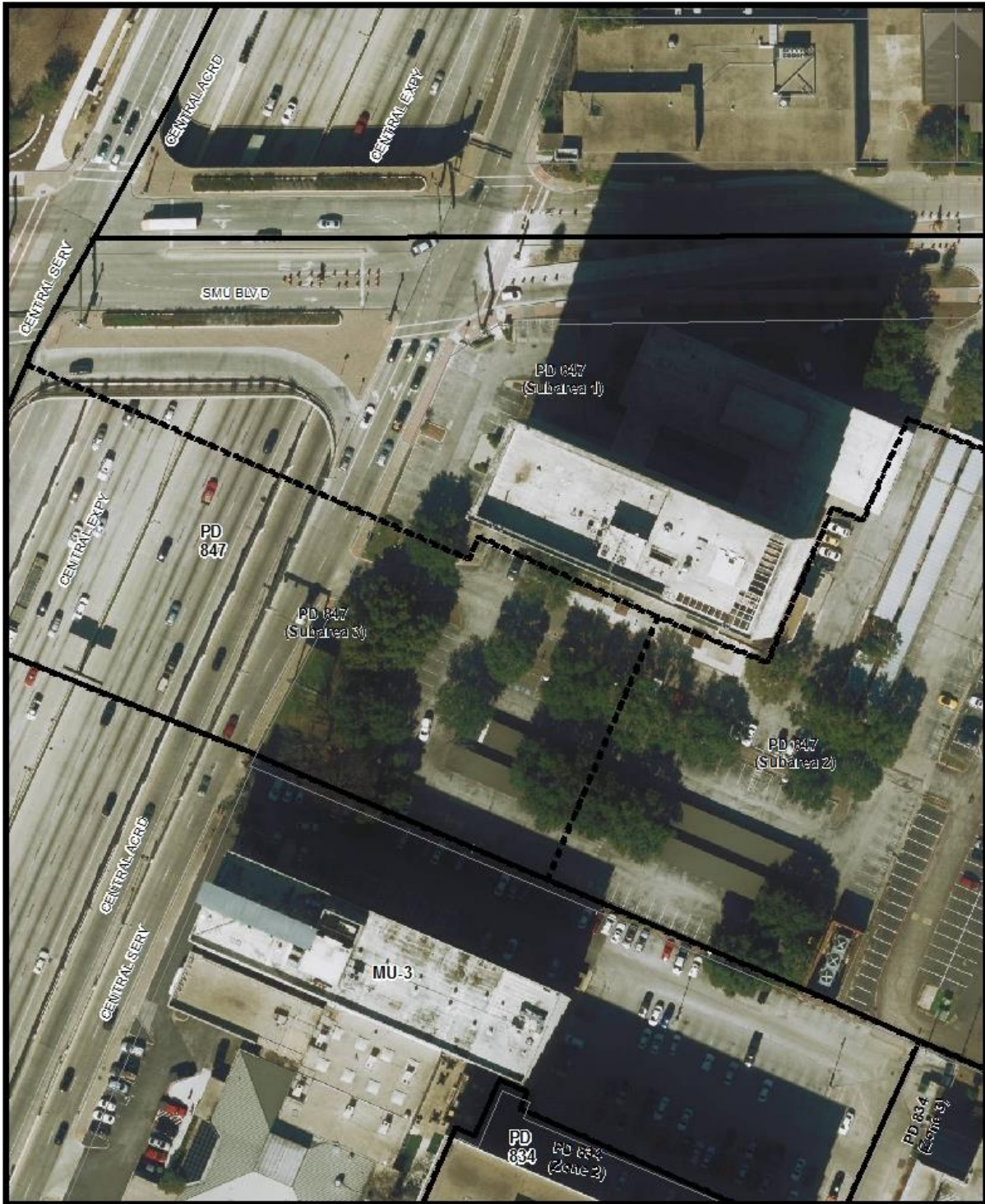
| NO | COLA | DATE |
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| Grand Subtotal | | |
| 100 | 0.00 | 0.00 |
| 101 | 0.00 | 0.00 |
| 102 | 0.00 | 0.00 |
| 103 | 0.00 | 0.00 |
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Zoning Map

D167-024

Printed Dated: 7/3/2017



Aerial Map

D167-024

Printed Dated: 7/3/2017

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

CASE NUMBER: 1703130004

DATE FILED: May 15, 2017

LOCATION: 800 Main Street (north elevation)

SIZE OF REQUEST: 103 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (north elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval, subject to conditions

BACKGROUND:

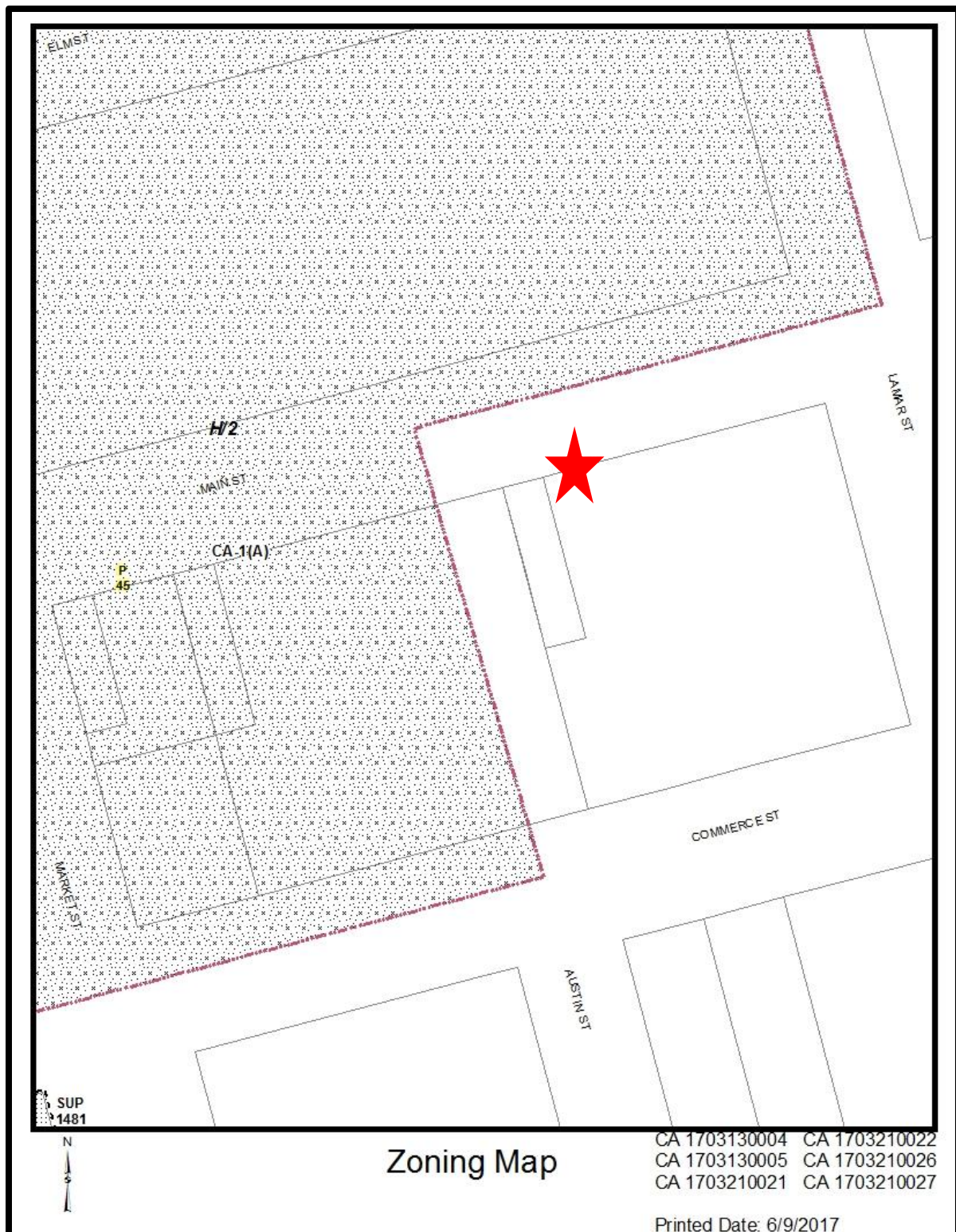
- The subject site is located in the Downtown (Retail A) SPSP.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the north elevation, approximately 245 feet above grade. Signage will be constructed of aluminum with applied perforated silver vinyl on an acrylic face.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.





Overall Signage Layout

[illegible]

North Elevation 1.1

[illegible]

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703130005

DATE FILED: May 16, 2017

LOCATION: 800 Main Street (north elevation)

SIZE OF REQUEST: 9 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (north elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: Approval

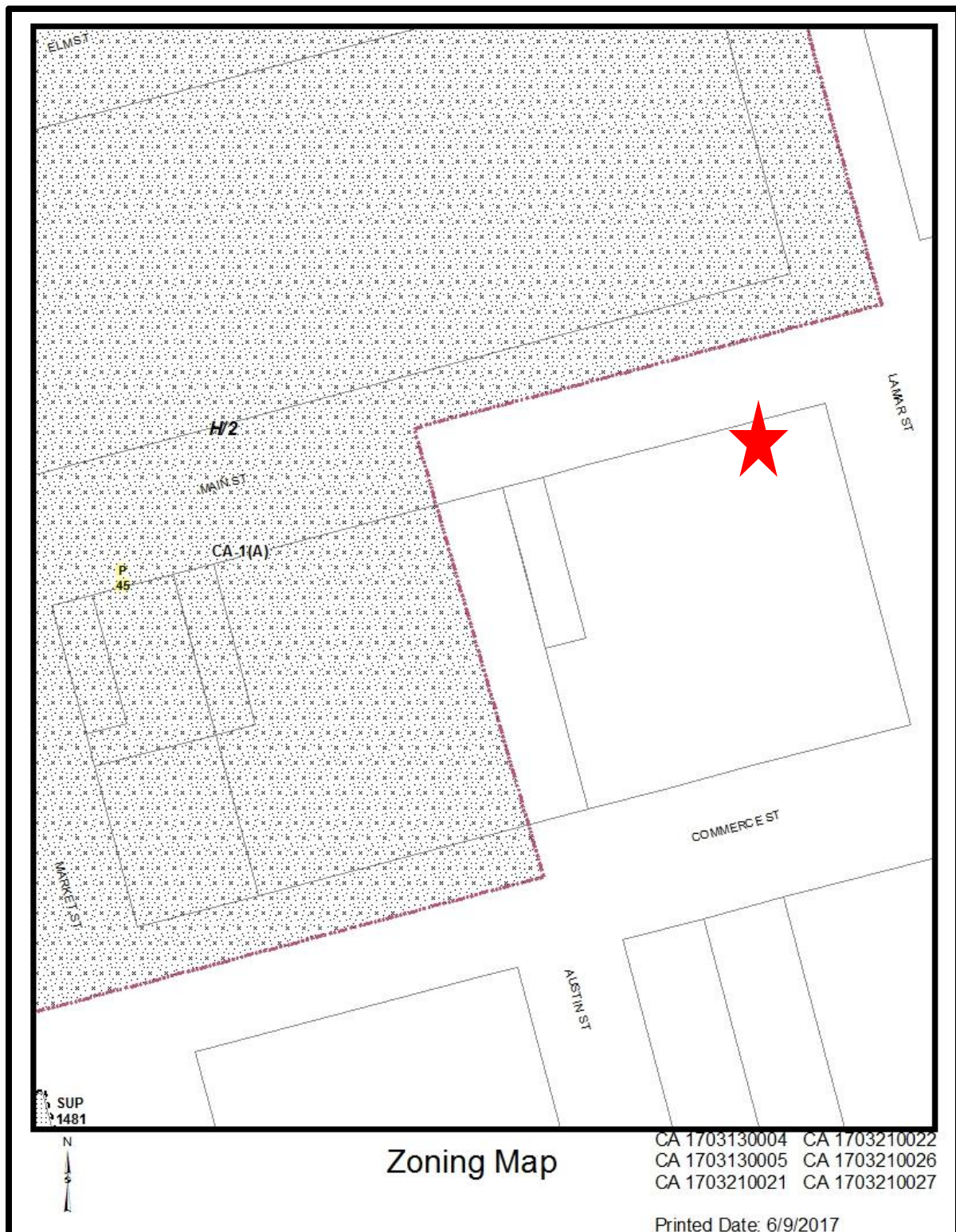
SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown SPSP (Retail A).
- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 9 square feet. It will be located on the north elevation, approximately 20 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. [there is no more than one lower projecting attached sign per pedestrian entrance]
- (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 located in the Retail Subdistrict and is 9 square feet]
- (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 approximately 20 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is not projecting into the public right-of-way]





Overall Signage Layout

[illegible]

North Elevation 3.1

NW SIGN INDUSTRIES

BETTER. FASTER. SMARTER.

16-62240-07

Parking Flag Sign

03

Dimensions & shapes of all elements as shown on GS-03a.

A Light Box

Fabricated from of not less than 0.125" thick aluminum with internal Stain/Gel/Low or equivalent LED modules configured to provide a bright and even illumination across entire acrylic panels. Provide all hardware required for successful installation and make all electrical hookups from GC provided stub out.

Typography:
Gotham Medium, 20" Cap Height (Based on "E").

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Light Box

Matthews Panel 413CSP - BRUSHED ALUMINUM

Side View
Scale: 1" = 1'-0"

A

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Light Box

Retainer

3" Bkgd

1" & Outer Ring

Flag Parking Sign - FS-ILLU-9
Qty 3

Scale: 1" = 1'-0"

3.1 **3.2** **3.3**

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Align

Detail Section
Scale: 1" = 1'-0"

Power:
Contractor to bring power to sign locations. GC to

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

CASE NUMBER: 1703210021

DATE FILED: May 16, 2017

LOCATION: 800 Main Street (east elevation)

SIZE OF REQUEST: 103 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (east elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND:

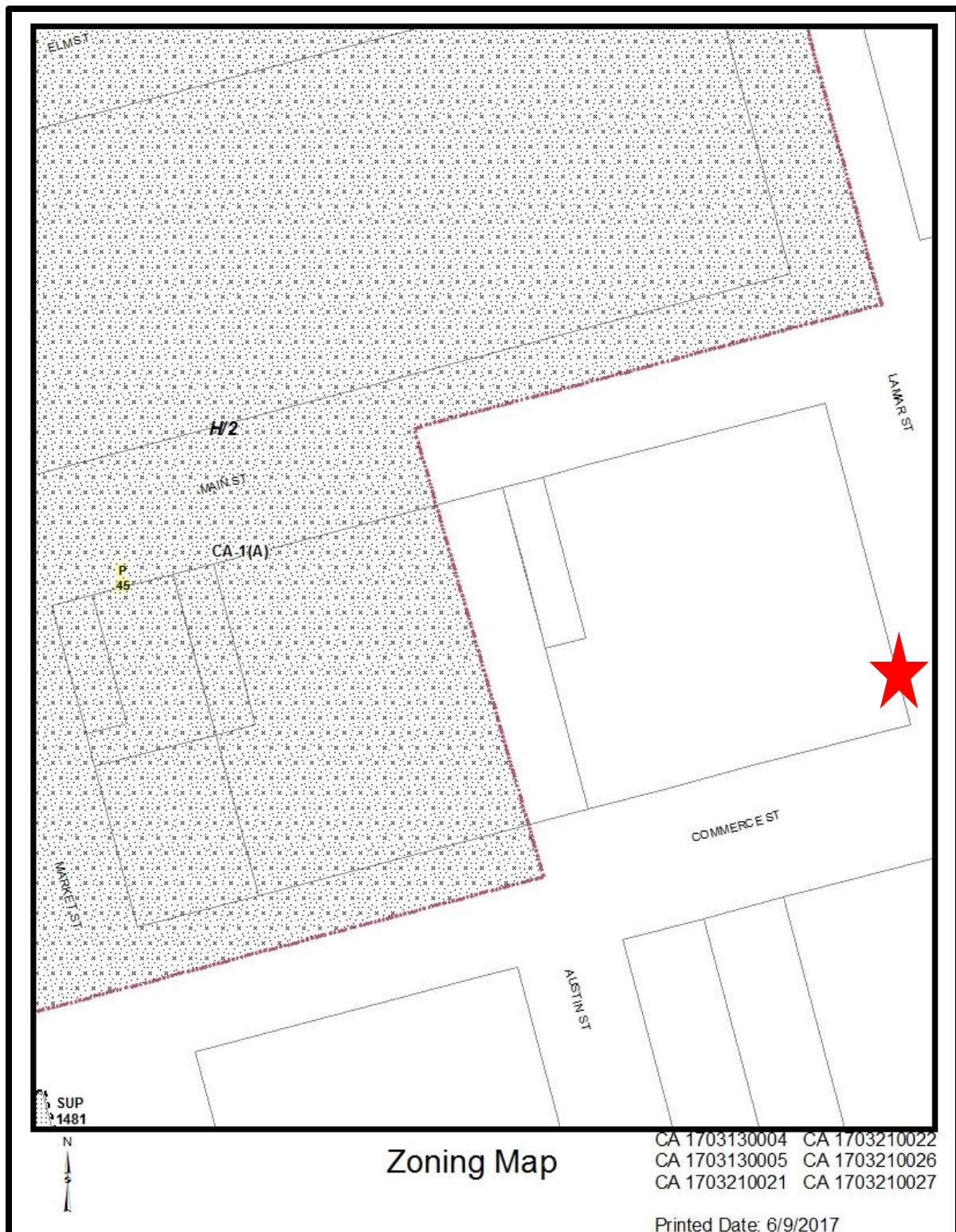
- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the east elevation, approximately 245 feet above grade. Signage will be internally illuminated with LED modules and constructed of aluminum with applied perforated silver vinyl on an acrylic face.
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.





Overall Signage Layout

NW SIGN INDUSTRIES
BETTER FASTER SMARTER

SITE / FLOOR PLAN

| SIGN SCHEDULE | | | |
|---------------|-----------|-----------|-------------------|
| Item No. | Item Qty. | Item Code | Item Description |
| 1 | 3 | CH-144 | Channel Letters |
| 2 | 3 | PLWH-40 | FCO Letters |
| 3 | 3 | FS-IUU-9 | Flag Parking Sign |

| REVISION NOTES | |
|----------------|-----------------------------------|
| 1. | Add engineering loads per sign #1 |
| 2. | MINUS CHANGES FROM CLIENT |
| 3. | CAD OUT CHANGES |
| 4. | Call Out Changes |
| 5. | Add new photos |
| 6. | Change letter address photos |
| 7. | Change color, Clean Advertis |

| CLIENT NAME | | ADDRESS | | CITY | | STATE | | ZIP | | DATE | | PAGE NUMBER | | JOB NUMBER | |
|--------------------|--|------------------------------|--|------------|--|-------|--|-----|--|------|--|-------------|--|------------|--|
| Peloton Commercial | | 800 Main St Dallas, TX 75202 | | BOA-Dallas | | TX | | 15 | | AH | | bs | | 3/17/17 | |

TOTAL NUMBER OF PAGES: 15

16-62240-07

CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 F-856.802.0412 FLORIDA: 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 - TEXAS: 1170 109th st Grand Prairie, TX 75050

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East Elevation 1.2

Channel Letters - CL-144
scale: 1/8" = 1'-0"

Detail

Proposed EAST Elevation - Scale is estimated

NOTE:
Based on SSDAC members recommendation, signs will be placed 12 inches below the top trussing.

CUSTOMER
Pelaton Commercial

ADDRESS
800 Main St Dallas, TX 75202

PROJECT
BOA-Dallas

PROJECT NAME
Pelaton Commercial

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800 Main St Dallas, TX 75202

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PROJECT
BOA-Dallas

PROJECT NAME
Pelaton Commercial

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

CASE NUMBER: 1703210022

DATE FILED: May 16, 2017

LOCATION: 800 Main Street (west elevation)

SIZE OF REQUEST: 103 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 103-square-foot upper level attached sign at 800 Main Street (west elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the Bank of America Plaza Parking logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND:

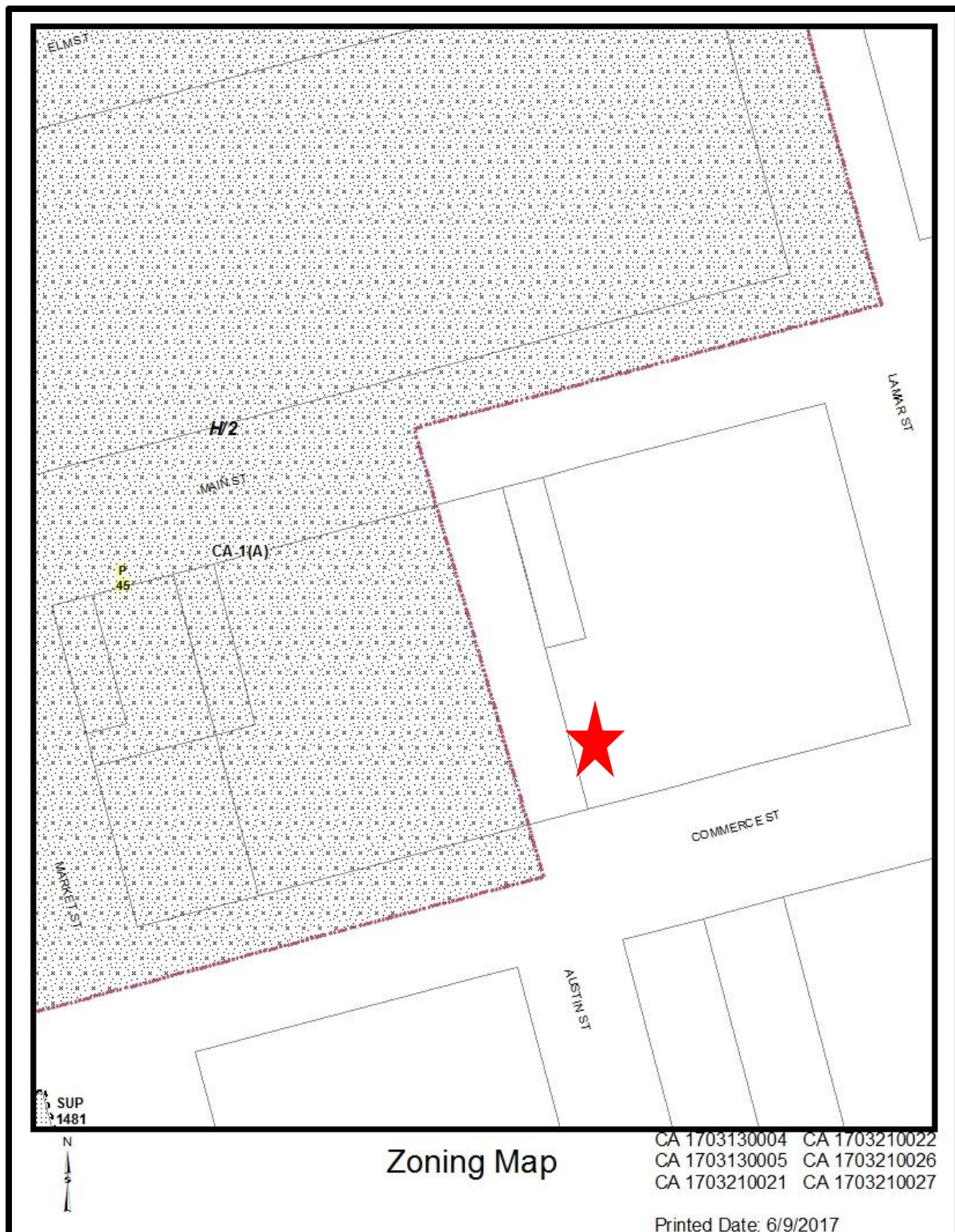
- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 14,700 sq. ft. X 30% = 882 square feet. The proposed sign is 103 square feet. It will be located on the west elevation, approximately 245 feet above grade. Signage will be internally illuminated with LED modules and constructed of aluminum with applied perforated silver vinyl on an acrylic face.
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

- On June 13, 2017, SSDAC recommended approval of the upper level flat attached sign subject to the condition that the sign be located at least 12 inches below the coping. The attached exhibits are in compliance with this condition.



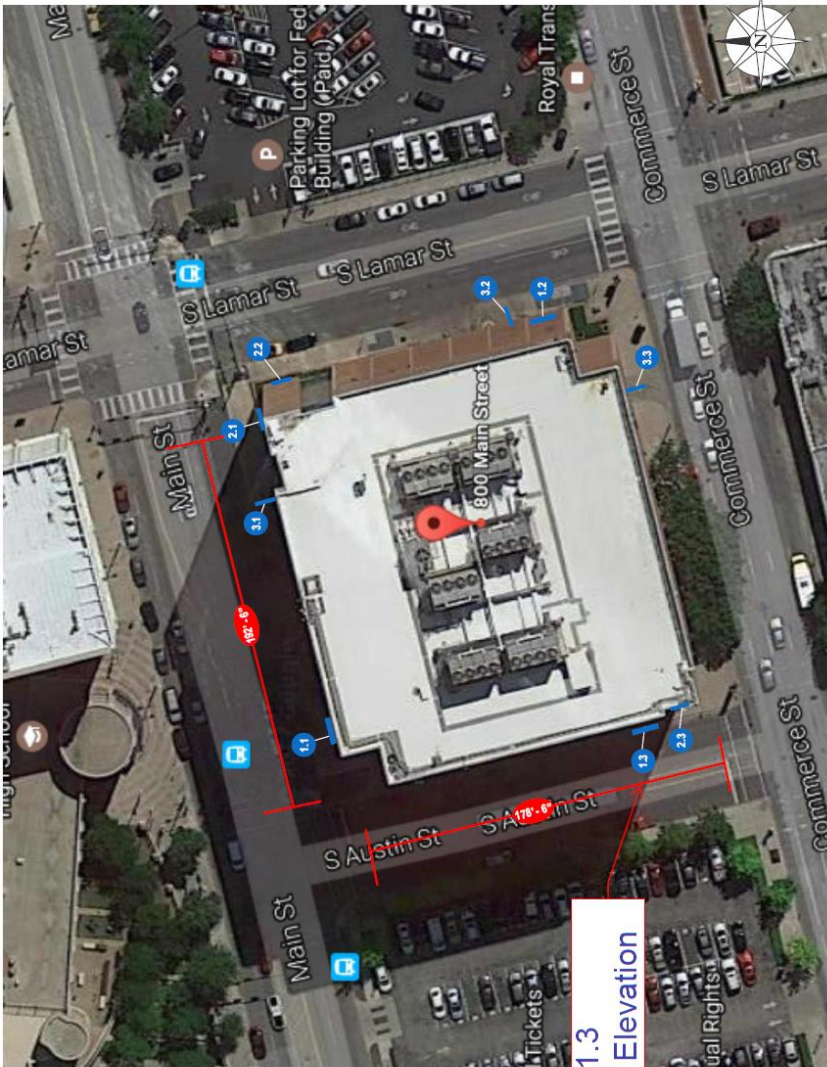


Overall Signage Layout

NW SIGN INDUSTRIES
BETTER FASTER SMARTER

| SIGN SCHEDULE | | | |
|---------------|-----------|-----------|-------------------|
| Item No. | Item Qty. | Item Code | Item Description |
| 1 | 3 | CH-144 | Channel Letters |
| 2 | 3 | PL-WH-40 | FCO Letters |
| 3 | 3 | FS-ILLU-9 | Flag Parking Sign |

| REVISION NOTES | |
|----------------|---------------------------------------|
| 1. | added engineering detail for sign #11 |
| 2. | VARIOUS CHANGES FROM CLIENT |
| 3. | Call Out Changes |
| 4. | add new photos |
| 5. | 4/17/17 m |
| 6. | 4/17/17 m |
| 7. | 4/17/17 m |



Sign 1.3
West Elevation

— SITE / FLOOR PLAN —

CLIENT NAME
Peloton Commercial

ADDRESS
800 Main St Dallas, TX 75202

SITE
800A-Dallas

DATE
3/17/17

DISCORDER
bs

SALES REP
AH

TOTAL NUMBER OF PAGES
15

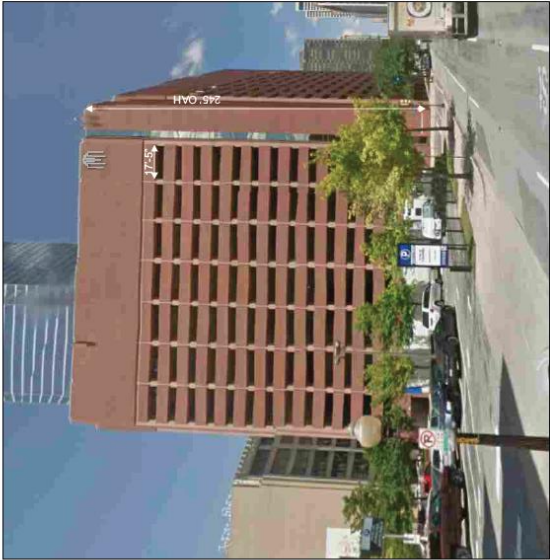
REVISION NUMBER
16-62240-07

CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 P-856.802.1677 F-856.802.0412 FLORIDA: 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 - TEXAS: 1170 109th st Grand Prairie, TX 75050

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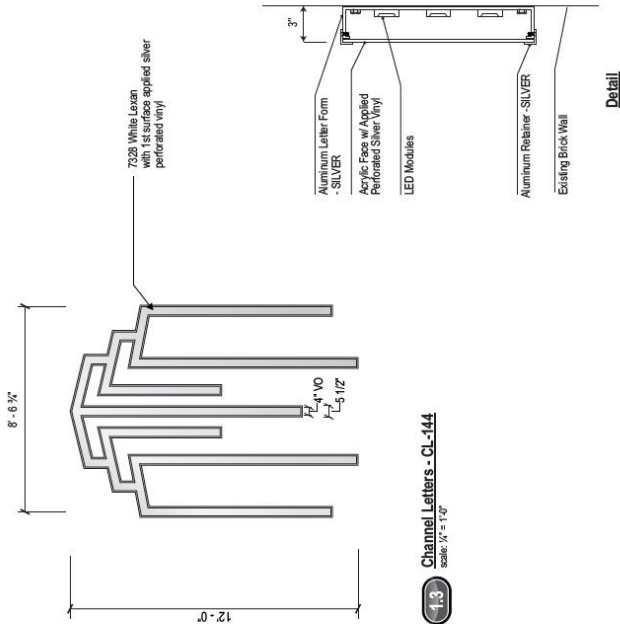
West Elevation 1.3

NW SIGN INDUSTRIES
BETTER. FASTER. SMARTER.



Proposed WEST Elevation Scale is estimated

NOTE:
Based on SSDAC members recommendation,
signage shall be placed 12 inches above the top
finishing



CLIENT NAME: Peloton Commercial
ADDRESS: 800 Main St Dallas, TX 75202
CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057
P-856.802.1677 F-856.802.0412
FLORIDA: 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 - TEXAS: 1170 109th st Grand Prairie, TX 75050
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DATE: 11/15/2022
SCALE: 1/8" = 1'-0"
SHEET: 7
PROJECT: 16-62240-08

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210026

DATE FILED: May 16, 2017

LOCATION: 800 Main Street (east elevation)

SIZE OF REQUEST: 9 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (east elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: Approval

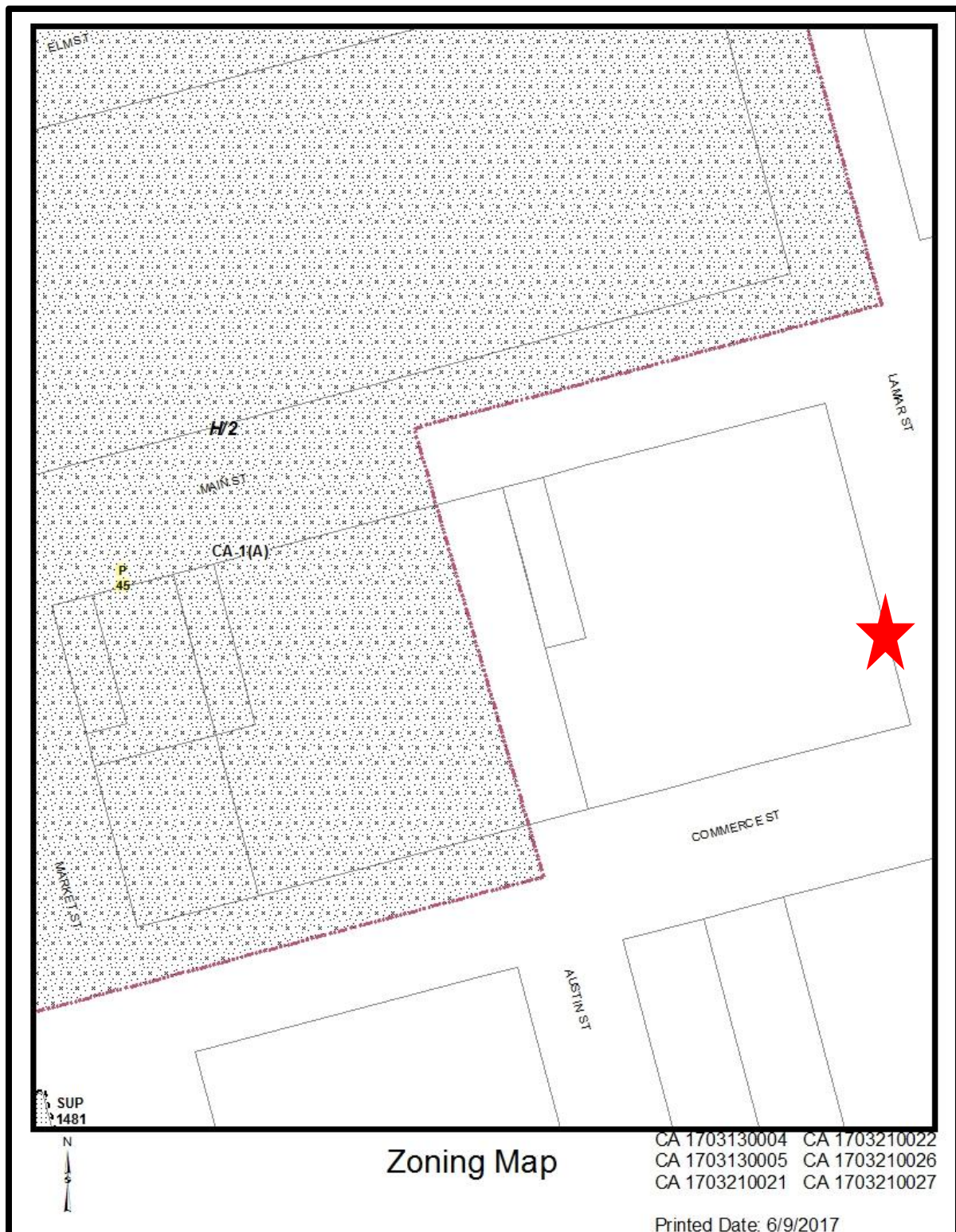
SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown SPSP (Retail A).
- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 9 square feet. It will be located on the east elevation, approximately 20 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. [there is no more than one lower projecting attached sign per pedestrian entrance]
- (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 located in the Retail Subdistrict and is 9 square feet]
- (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 approximately 20 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is projecting less than five feet (3'-4") into the public right-of-way]





Overall Signage Layout

[illegible]

East Elevation 3.2

NW SIGN INDUSTRIES

BETTER. FASTER. SMARTER.

16-62240-07

Parking Flag Sign

03

Dimensions & shapes of all elements as shown on GS-03a.

A Light Box

Fabricated from of not less than 0.125" thick aluminum with internal Stain/Gel/Low or equivalent LED modules configured to provide a bright and even illumination across entire acrylic panels. Provide all hardware required for successful installation and make all electrical hookups from GC provided stub out.

Typography:
Gotham Medium, 20" Cap Height (Based on "E").

Aluminum Letter Form

Acrylic Face

LED Modules

Aluminum Retainer

Detail Section
Scale: 1" = 1'-0"

Side View
Scale: 1" = 1'-0"

Flag Parking Sign - FS-ILLU-9
Qty 3

3.1 **3.2** **3.3**

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

Power:
Contractor to bring power to sign locations. GC to provide electrical stub-out at general sign location. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly and secure to wall. Position as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Client Name: Pei•ton Commercial

Address: 800 Main St Dallas, TX 75202

SEE: BOA-Dallas

Corporate Office: 360 CRIDER AVE MOORESTOWN, NJ 08057

F-856.802.1677

F-856.802.0412

FLORIDA: 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824

TEXAS: 1170 109th st Grand Prairie, TX 75050

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

DOWNTOWN (RETAIL A)

CASE NUMBER: 1703210027

DATE FILED: May 16, 2017

LOCATION: 800 Main Street (south elevation)

SIZE OF REQUEST: 9 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Daniel Rodriguez

CONTRACTOR: NW Sign Industries, Inc.

OWNER/TENANT: Bank of America Plaza Parking

REQUEST: An application for a Certificate of Appropriateness by Daniel Rodriguez of NW Sign Industries, Inc. for a 9-square-foot lower projecting attached sign at 800 Main Street (south elevation).

SUMMARY: The applicant will construct a projecting attached sign with a parking logo.

STAFF RECOMMENDATION: Approval

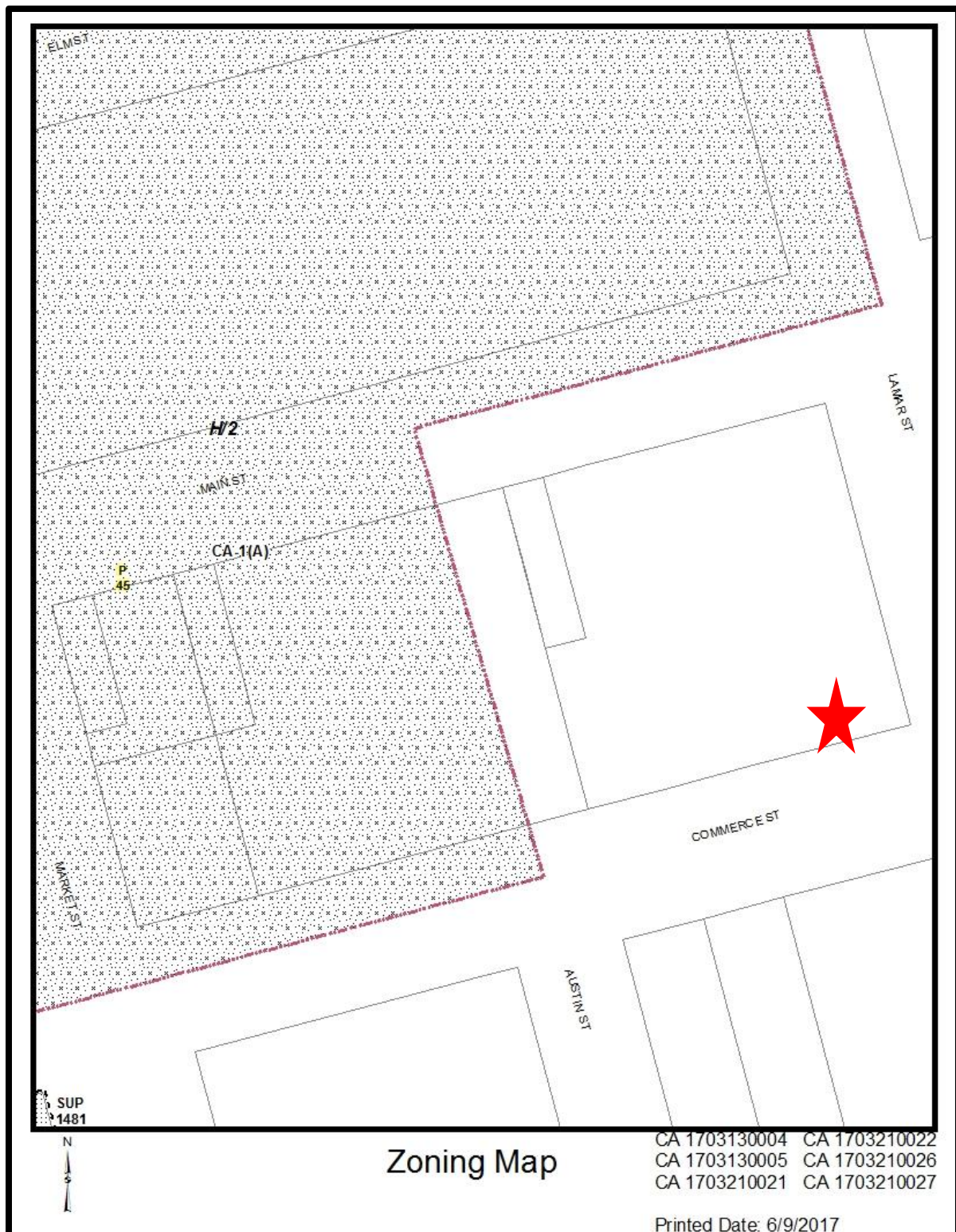
SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown SPSP (Retail A).
- The request is for a lower projecting attached sign, which is defined as an attached sign projecting more than 18 inches from a building.
- The proposed sign is 9 square feet. It will be located on the south elevation, approximately 20 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. [there is no more than one lower projecting attached sign per pedestrian entrance]
- (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 located in the Retail Subdistrict and is 9 square feet]
- (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 approximately 20 feet above grade]
- (D) No lower projecting attached sign may project more than five feet into the public right-of-way. [sign is not projecting into the public right-of-way]





Overall Signage Layout

[illegible]

South Elevation 3.3

NW SIGN INDUSTRIES
BETTER FASTER SMARTER

Parking Flag Sign

03

Dimensions & shapes of all elements as shown on G3.03a.

A Light Box:
Fabricated from of not less than 0.125" thick aluminum with internal structure as required. Full welded construction with no exposed welds or joints. Aluminum configured to hold two Acrylic Boxes of 3/16" thickness minimum. Acrylic faces cut to shape with rt.s surface applied 3M computer cut vinyl graphics. Finish all surfaces as indicated. Incorporated LED internal illumination.
DOUBLE SIDED MESSAGE

Typography:
Gotham Medium, 20" Cap Height (Based on "E").

Illumination:
Internal Sloan(GE)core or equivalent LED modules configured to provide a bright and even illumination across entire acrylic panels. Provide all hardware required for successful installation and make all electrical hookups from GC provided stub outs.

Power:
General Contractor to bring power to sign location. GC to provide electrical conduit and wiring to power the Sloan(GE)core or equivalent LED modules. Sign Contractor responsible for coordinating requirements with GC prior to fabrication.

Installation:
Concealed mechanical attachment of sign assembly u/sh and secure to wall. Portion as indicated. Seal all penetrations 360° with sealant as approved by Architect.

Structural Engineering:
REQUIRED. Provide sealed structural engineering drawings and calculations per requirements of Project Specifications.

Detail Section
Scale: 1" = 1'-0"

Side View
Scale: 1" = 1'-0"

Elevation
Scale: 1" = 1'-0"

Labels:
Aluminum Letter Form
Acrylic Face
LED Modules
Aluminum Retainer
Light Box
Matthew Penn 4134CSP - BRUSHED ALUMINUM
Sign Assembly
CL on Column

Material Callouts:
A Light Box
M1 Retainer
V3 "P" Backd
A1 "P" & Outer Ring

Product Information:
Flag Parking Sign - FS-ILLU-9
Qty 3
3.1 3.2 3.3
Scale: 1" = 1'-0"

Project Information:
CLIENT NAME Pel-ton Commercial
ADDRESS 800 Main St Dallas, TX 75202
SFE BDA-Dallas
CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 P-856.802.1677 F-856.802.0412 FLORIDA: 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 • TEXAS: 1170 108th st Grand Prairie, TX 75050
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DRAWING NUMBER 11 **16-62240-07**

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

CASE NUMBER: 1705150026

DATE FILED: May 15, 2017

LOCATION: 400 S. Record Street (east elevation) **SIZE OF REQUEST:** 700 square feet

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Environmental Signage Solutions, Inc.

CONTRACTOR: Gary McMillen

OWNER/TENANT: CES Holdings, Inc./City Electric Supply

REQUEST: An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read "CES City Electric Supply" with the company logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

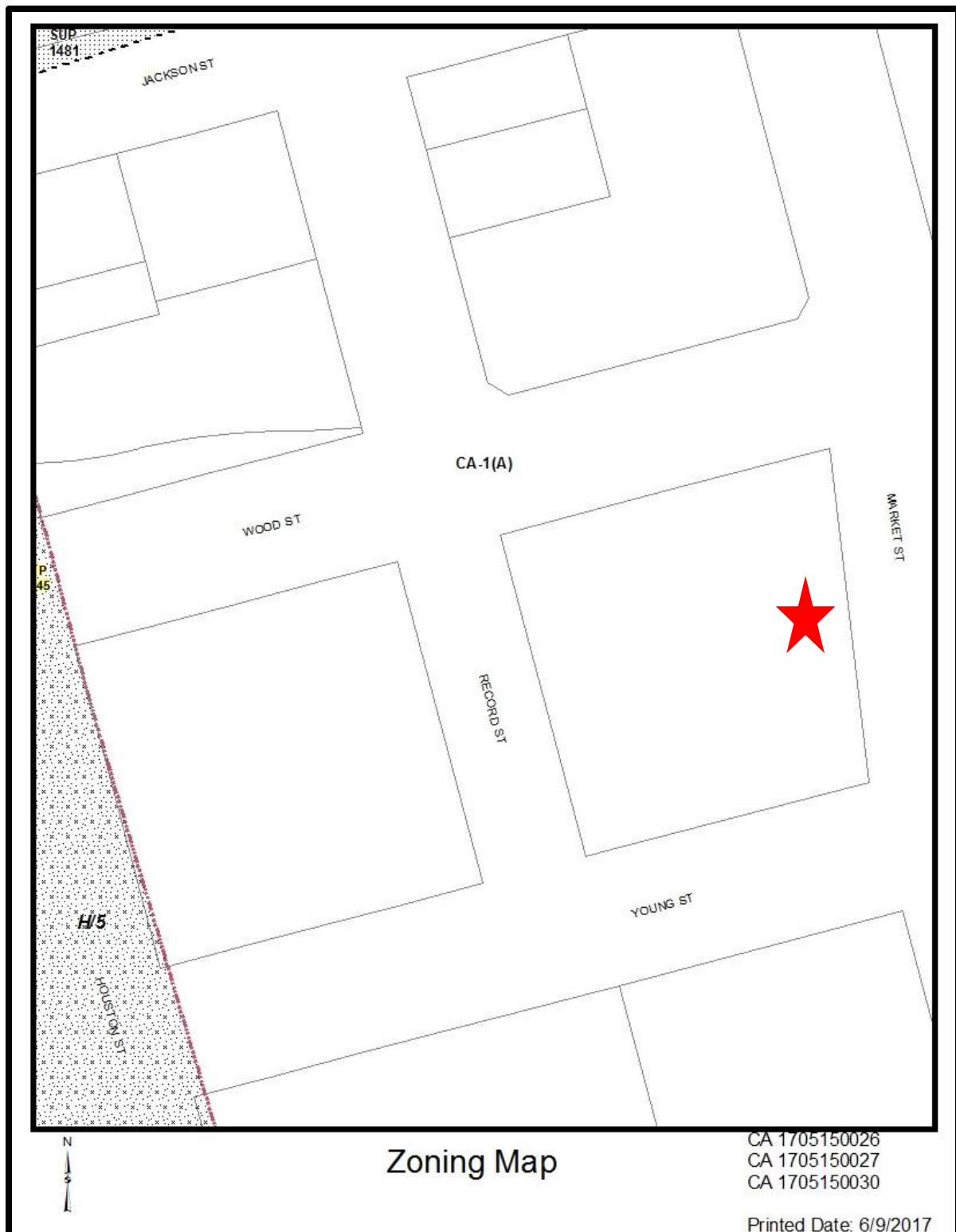
BACKGROUND:

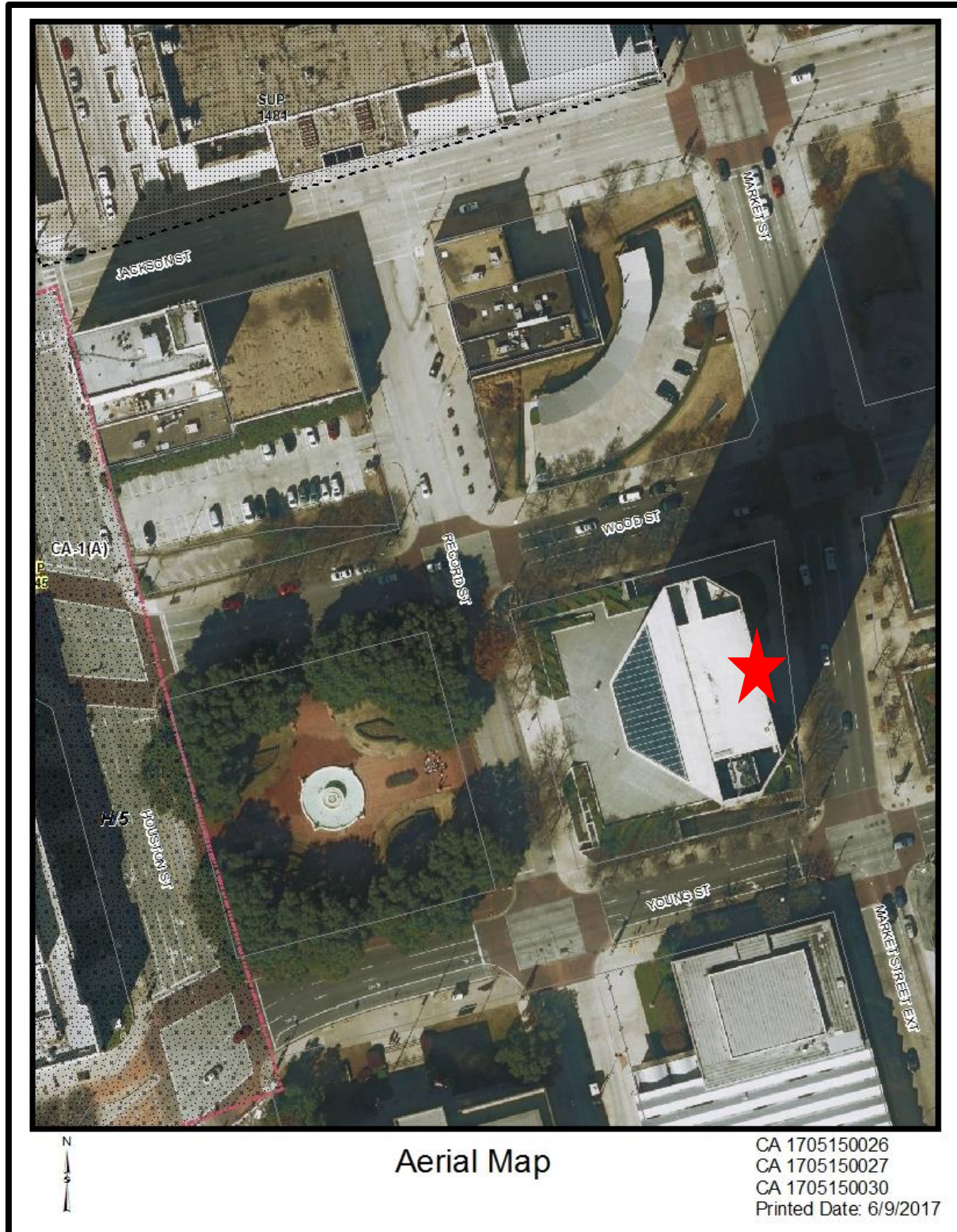
- The subject site is located in the Downtown (General CBD) SPSPD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 4,320 sq. ft. X 30% = 1,296 square feet. The proposed sign is 700 square feet. It will be located on the east elevation, approximately 234 feet above grade. Signage will be internally illuminated and will be constructed of fabricated aluminum.
- Construction of the upper level attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

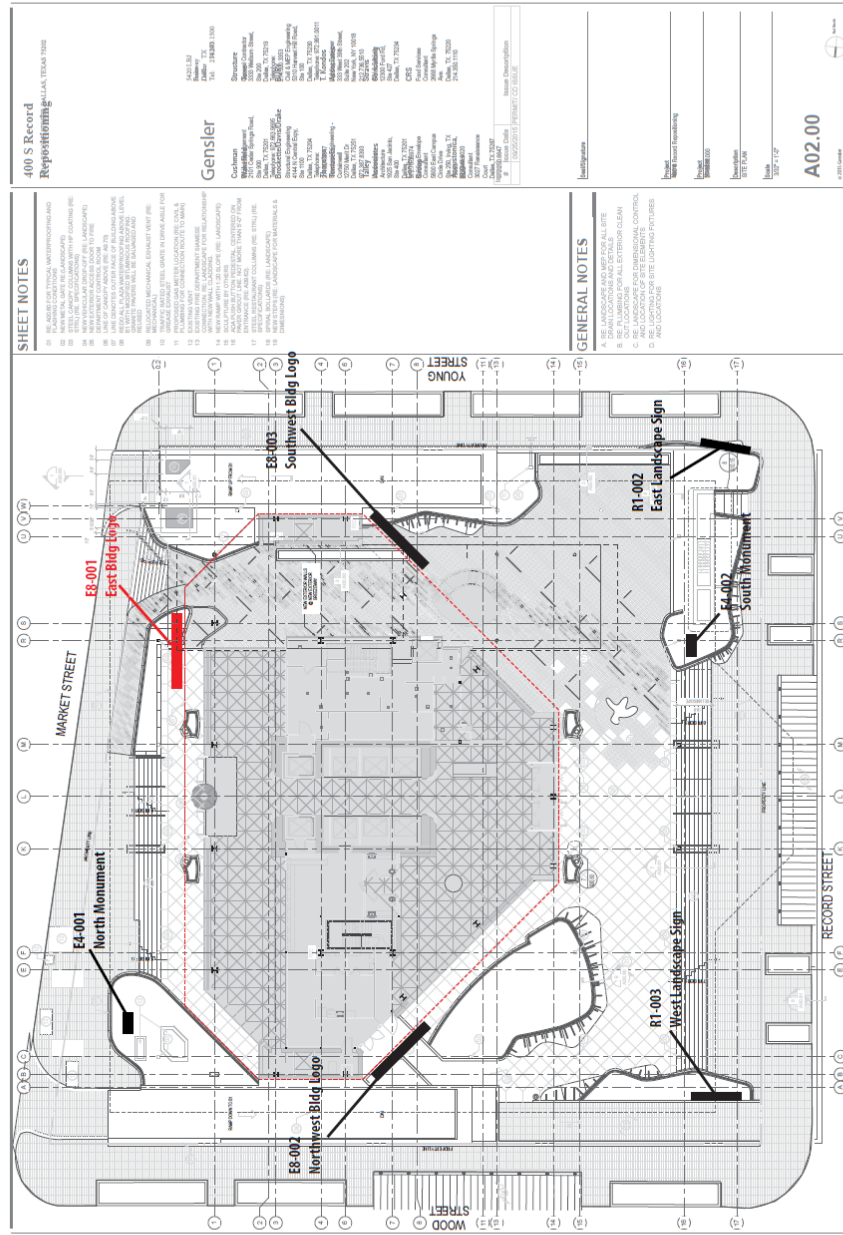
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words, three individual channel letters and a logo graphic]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]





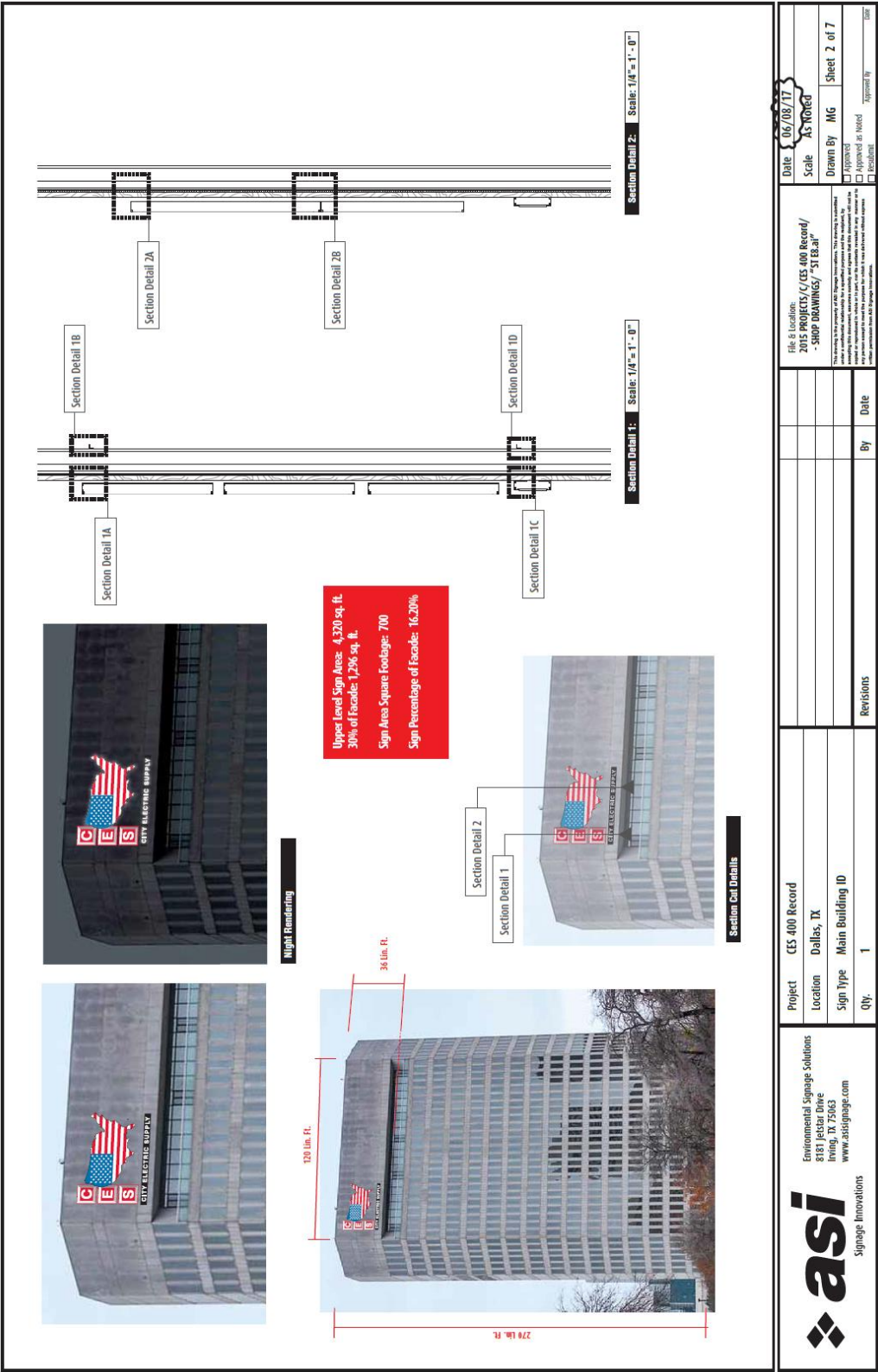
Overall Signage Layout



Environmental Signage Solutions
8181 Je tstar Drive
Irving, TX 75063
www.asisignage.com



East Elevation E8-001



CITY PLAN COMMISSION

THURSDAY, JULY 20, 2017

Planner: Sharon Hurd, AICP

FILE NUMBER: SPSPD167-001 **DATE INITIATED:** March 28, 2017

LOCATION: Southeast corner of Pacific Avenue and North Austin Street
(804 Pacific Avenue)

COUNCIL DISTRICT: 14 **MAPSCO:** 45-K

SIZE OF REQUEST: Approx. 26 acres **CENSUS TRACT:** 31.01

APPLICANT: Mark Brand

OWNER: Antioch Church

REPRESENTATIVE: Robert Fiedler

REQUEST: An application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure.

SUMMARY: The purpose of this request is to allow a maximum 6,000 square foot sign (supergraphic) on the Antioch Church building. The proposal is for a sign that is compatible with the West End Historic District that will be erected upon the east side of the building, facing Lamar Street.

STAFF RECOMMENDATION: Approval, subject to conditions

SSDAC RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The West End SPSP does not allow supergraphics.
- Currently, the West End SPSP allows up to a 30 square foot effective area if the building is not more than six stories tall and be at least 36 feet above grade.
- On June 22, 2016, City Council approved an application for a new subdistrict within the West End Special Provision Sign District (SPSP) to allow an attached sign/supergraphic on an historic structure at the northeast corner of Elm Street and Record Street (Purse Building).
- The proposed amendment is for a new subdistrict within the West End Special Provision Sign District (SPSP) to allow an attached sign/supergraphic on an historic structure at the southeast corner of Pacific Avenue and N. Austin Street (Antioch Church).
- The Special Sign District Advisory Committee (SSDAC) met on May 12, 2017 to review the application. The SSDAC recommended denial.

STAFF ANALYSIS:

The request site is developed with a 100 plus year old building which is home to Antioch Church. The lot is on the perimeter of the West End SPSP and is bounded by surface parking to the east, south, and west, with the West End Station rail line immediately adjoining the site to the north.

The applicant's proposal is for a 60-foot by 82-foot (4,920 square feet) sign attached to the building. The proposed supergraphic will be erected on the east elevation of the building, facing Lamar Street, and will cover more than half of the existing 7,600 square foot blank wall facade.

Antioch Church has been partially restored and the applicant has indicated that the revenue that is generated from the supergraphic will "be used to pay for the remaining restoration of this historic West End building".

Staff is proposing conditions that are consistent with the supergraphic sign regulations that were recently adopted for the Purse Building Subdistrict (SPSD156-002).

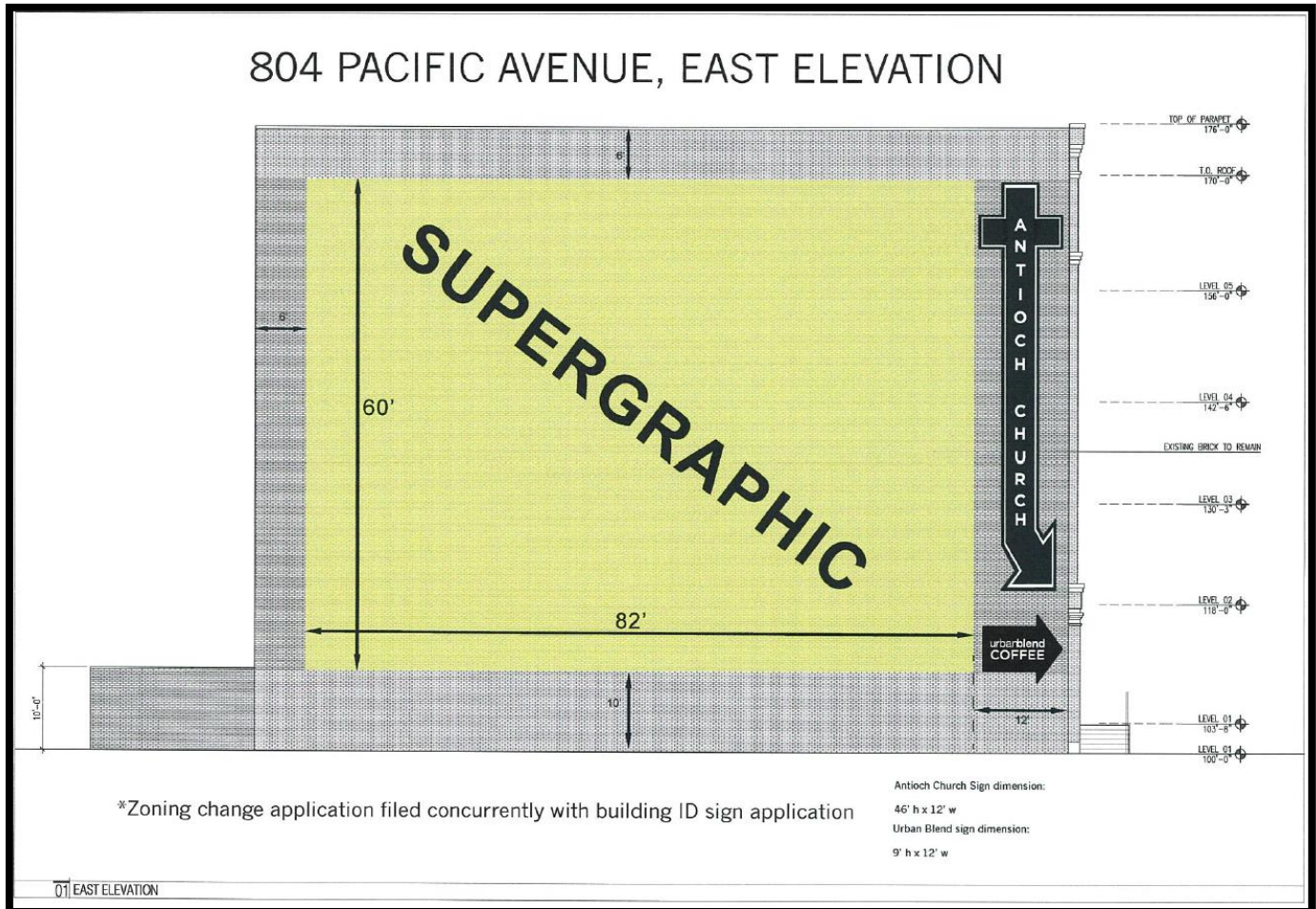
List of Officers



Officers:

Mark Brand, President
Darrell Fletcher, Vice President
John Salas, Secretary/Treasurer

Proposed Sign



East Facade



Proposed Amendments

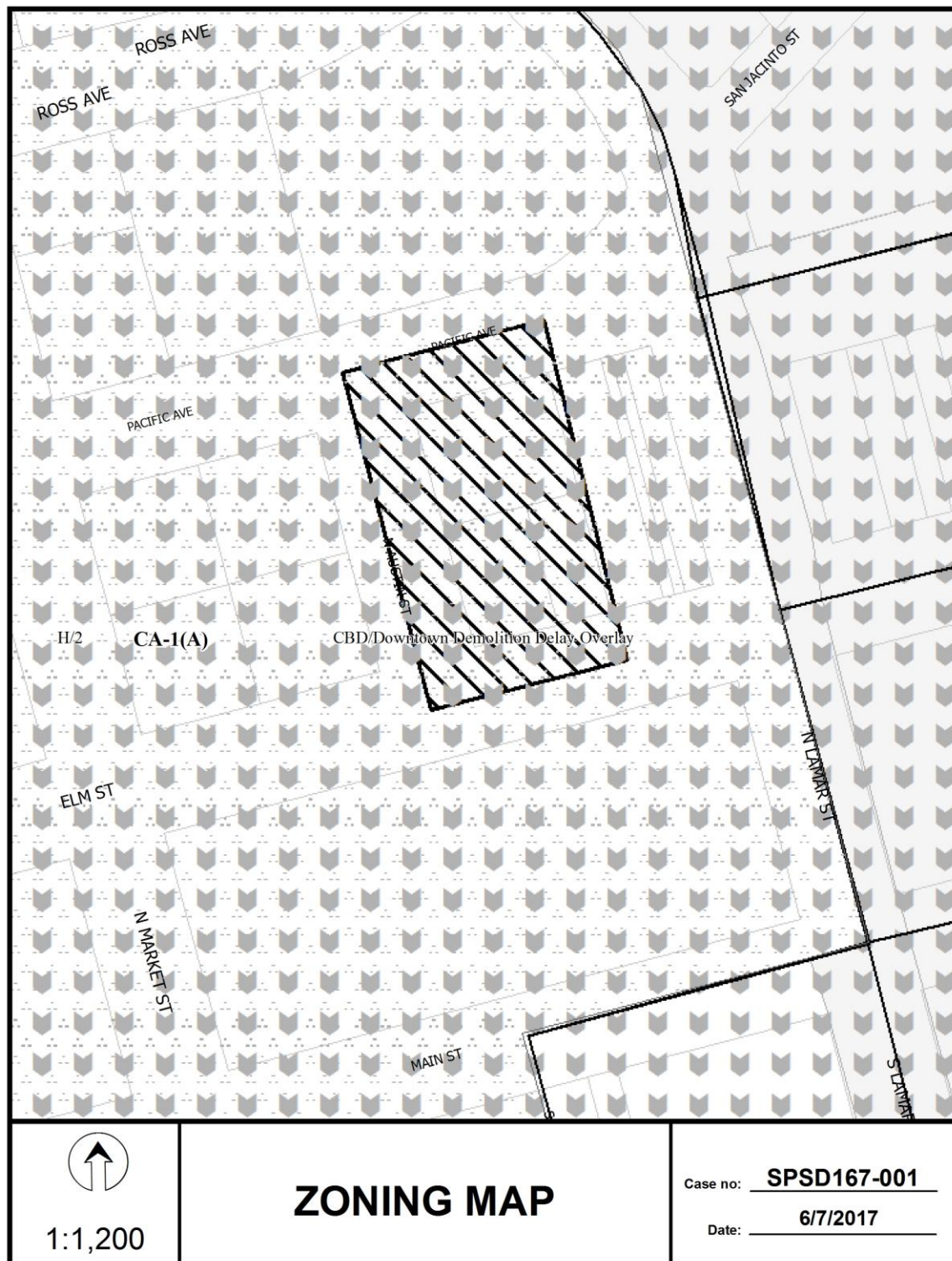
Division 51A-7.1000 West End Historic Sign District

New Section (numbering to be determined later) for the Antioch Church Subdistrict

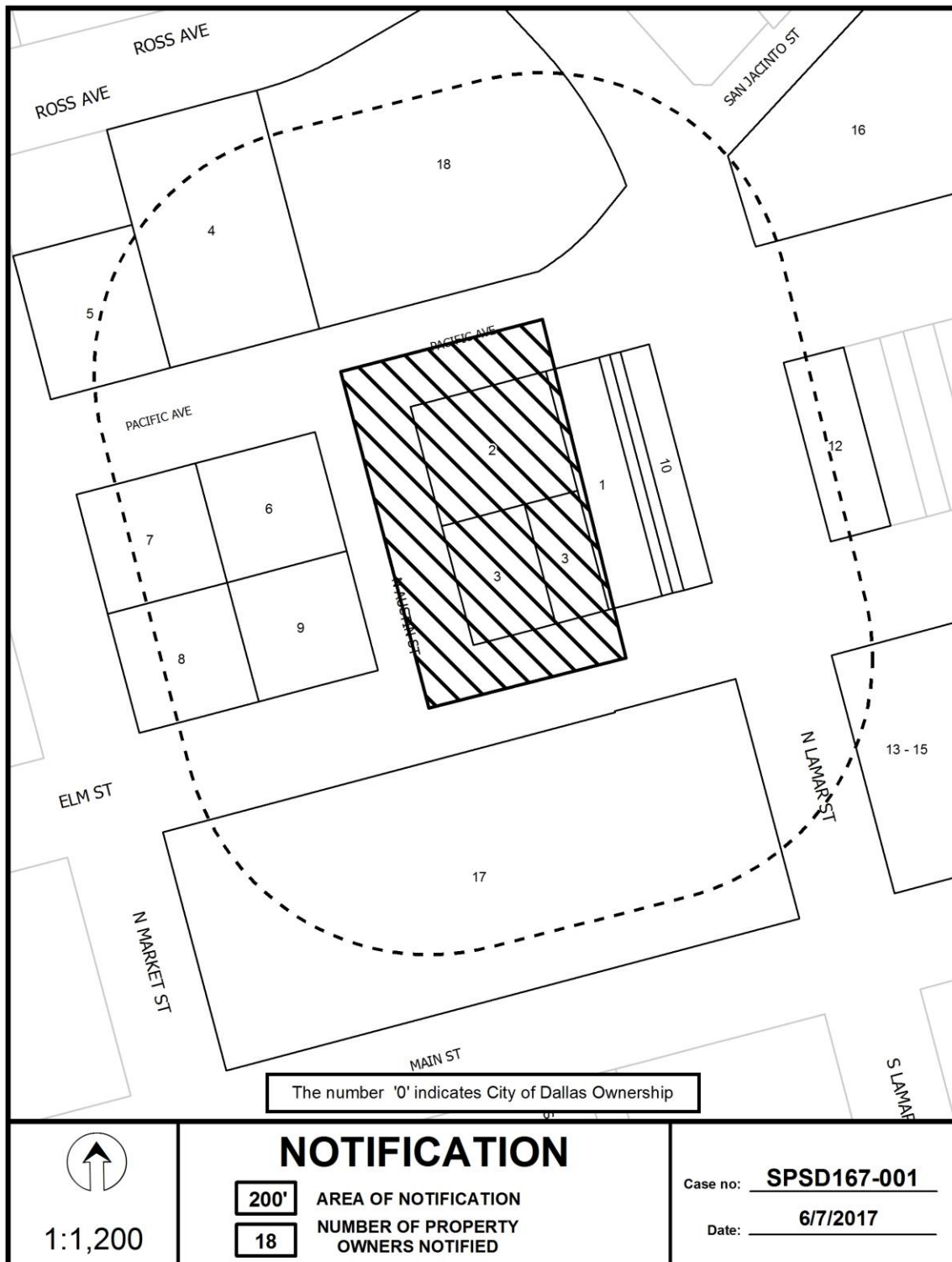
Except as otherwise provided in this section, the requirements of the West End Historic Sign District apply in this subdistrict.

- (a) A supergraphic sign means a large attached premise or non-premise sign on a mesh or fabric surface, or a projection of a light image onto a wall face without the use of lasers
- (b) A wall face means an uninterrupted blank plane of a wall, from vertical edge to vertical edge, from its highest edge to its lowest edge. Edges can be established by a distinct change in materials or off-set which runs across (transects) the entire wall in a straight line.
- (c) A maximum of one supergraphic sign is permitted.
- (d) The supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).
- (e) Multiple displays giving an appearance of multiple signs are prohibited.
- (f) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.
- (g) The supergraphic sign is intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:
 - Encourage the use of illustrative images or other non-repetitive design elements.
 - Encourage visually interesting, vibrant, and colorful designs.
 - Discourage use of solid colors or repetitive design elements.
 - Discourage an image of a single product or logo without other graphic elements.
- (h) The supergraphic sign may be internally or externally illuminated. If internally illuminated, a supergraphic sign may consist of translucent materials, but not transparent materials.
- (i) The supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.
- (j) The minimum permitted effective area is 2,500 square feet and the maximum permitted effective area is 6,500 square feet.
- (k) The supergraphic sign may not be lower than 10 feet above grade level.

- (l) The supergraphic sign may only be located on the east façade of the building.
- (m) The supergraphic sign is intended to be compatible with the West End Historic District as determined by the Landmark Commission.
- (n) All hardware fasteners for the supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.
- (o) The supergraphic sign may not be a Highway Beautification Act (HBA) sign as defined in Section 51A-7.102.
- (p) The supergraphic sign must be removed on or before (ten years from passage of ordinance). This section does not confer a nonconforming or vested right to maintain a supergraphic sign after (ten years from passage of ordinance) and all permits authorizing supergraphic sign shall automatically expire on that date.
- (q) This section expires on (ten years from passage of ordinance) unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date.







06/07/2017

Notification List of Property Owners***SPSD167-001******18 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------|
| 1 | 811 ELM ST | ANTIOCH CHURCH |
| 2 | 804 PACIFIC AVE | ANTIOCH CHURCH |
| 3 | 801 ELM ST | ANTIOCH CHURCH |
| 4 | 710 ROSS AVE | ROSS OWNER LP |
| 5 | 302 N MARKET ST | PRESTON CENTER LLC |
| 6 | 211 N AUSTIN ST | AUSTIN OWNER LP |
| 7 | 208 N MARKET ST | 208 N MARKET OWNER LP |
| 8 | 701 ELM ST | DALLAS COUNTY COMMUNITY |
| 9 | 711 ELM ST | E711 HOLDINGS LLC |
| 10 | 815 ELM ST | ANTIOCH CHURCH |
| 11 | 813 ELM ST | ANTIOCH CHURCH |
| 12 | 901 ELM ST | DART |
| 13 | 901 MAIN ST | DALLAS MAIN LP |
| 14 | 100 N LAMAR ST | INTERFIRST BANK DALLAS |
| 15 | 901 MAIN ST | INTERFIRST BANK DALLAS |
| 16 | 202 N LAMAR ST | DALLAS AREA RAPID TRANSIT |
| 17 | 705 MAIN ST | DALLAS COUNTY COMMUNITY |
| 18 | 800 ROSS AVE | CWS WEND CREEKSIDE LLC & |

FILE NUMBER: Z167-304(PD)

DATE FILED: May 19, 2017

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2

MAPSCO: 34-P

SIZE OF REQUEST: ±7,500sq. ft.

CENSUS TRACT: 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNERS: D. Pecina and Sandra Pecina

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct a 4-unit multifamily building.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2711 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit multifamily structure.
- The surrounding land uses primarily consist of single family uses to the south and east of the site, with a warehouse use to the north. The property immediately adjacent to the west of the site is zoned MF-2(A) and is undeveloped.
- A companion case referenced below is also being requested to allow for an MF-2(A) zoning on property zoned an IR Industrial Research District at 2627 Kimsey Drive.

Zoning History: There have been five zoning changes requested in the area in the last five years.

1. **Z167-305** On July 20, 2017, the City Plan Commission will consider a request for an MF-2(A) Multifamily on property zoned an IR Industrial Research District.
2. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.
3. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.
4. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
5. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| Kimsey Drive | Local | 50 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.

Land Use:

| | Zoning | Land Use |
|-------|---------|---------------|
| Site | IR | Single Family |
| North | IR | Warehouse |
| South | IR | Single Family |
| East | IR | Single Family |
| West | MF-2(A) | Undeveloped |

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 site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

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.

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "...should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the Stemmons Corridor - Southwestern Medical District Area Plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern Medical campus; thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:

The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. Per the representative, the proposed structure will reflect a townhouse-style design like

the new construction on the corner of Maple Avenue and Kimsey Drive. An MF-2(A) zoning limits the lot coverage to 60% with a maximum height of 36-feet as opposed to the 80% lot coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

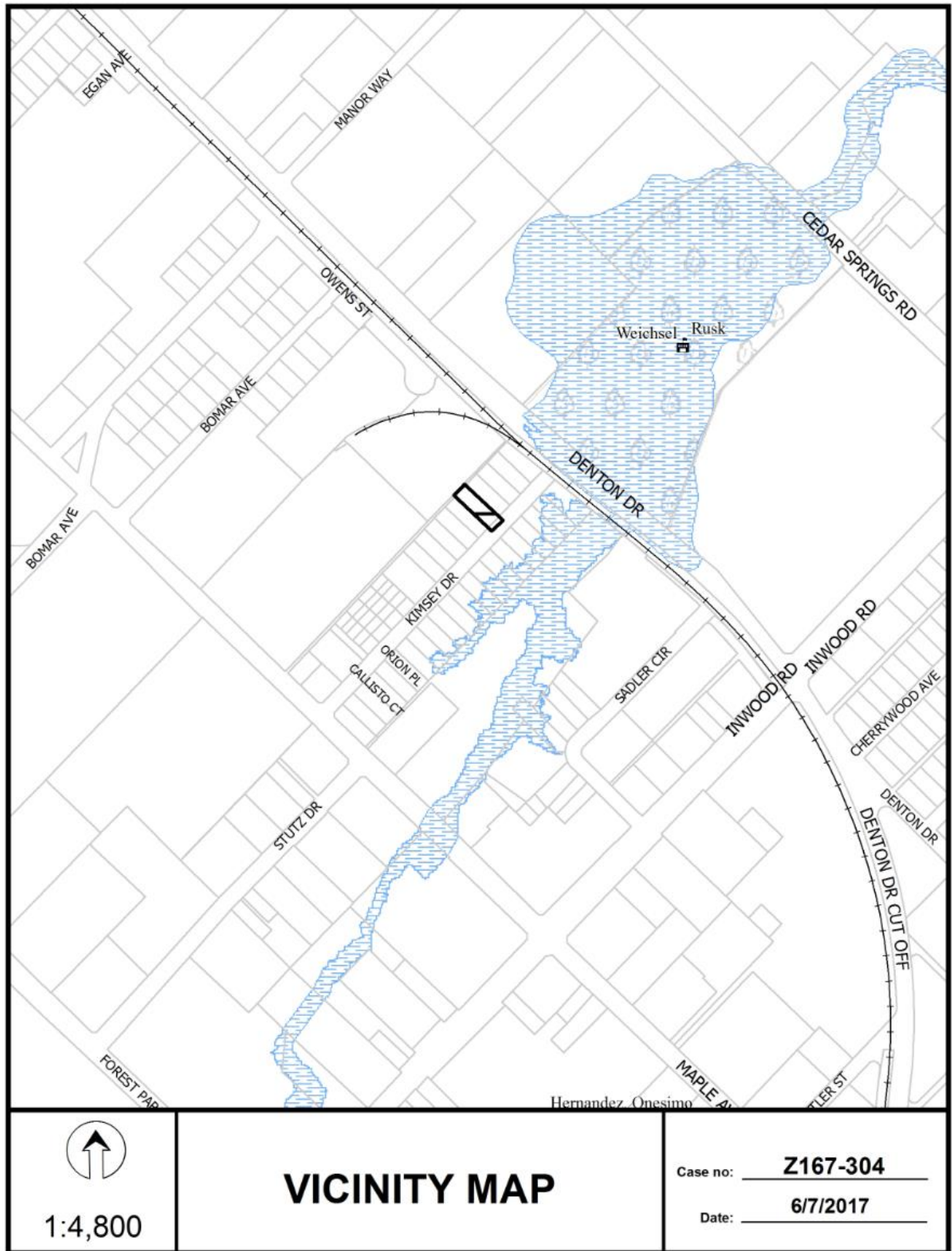
Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

Development Standards:

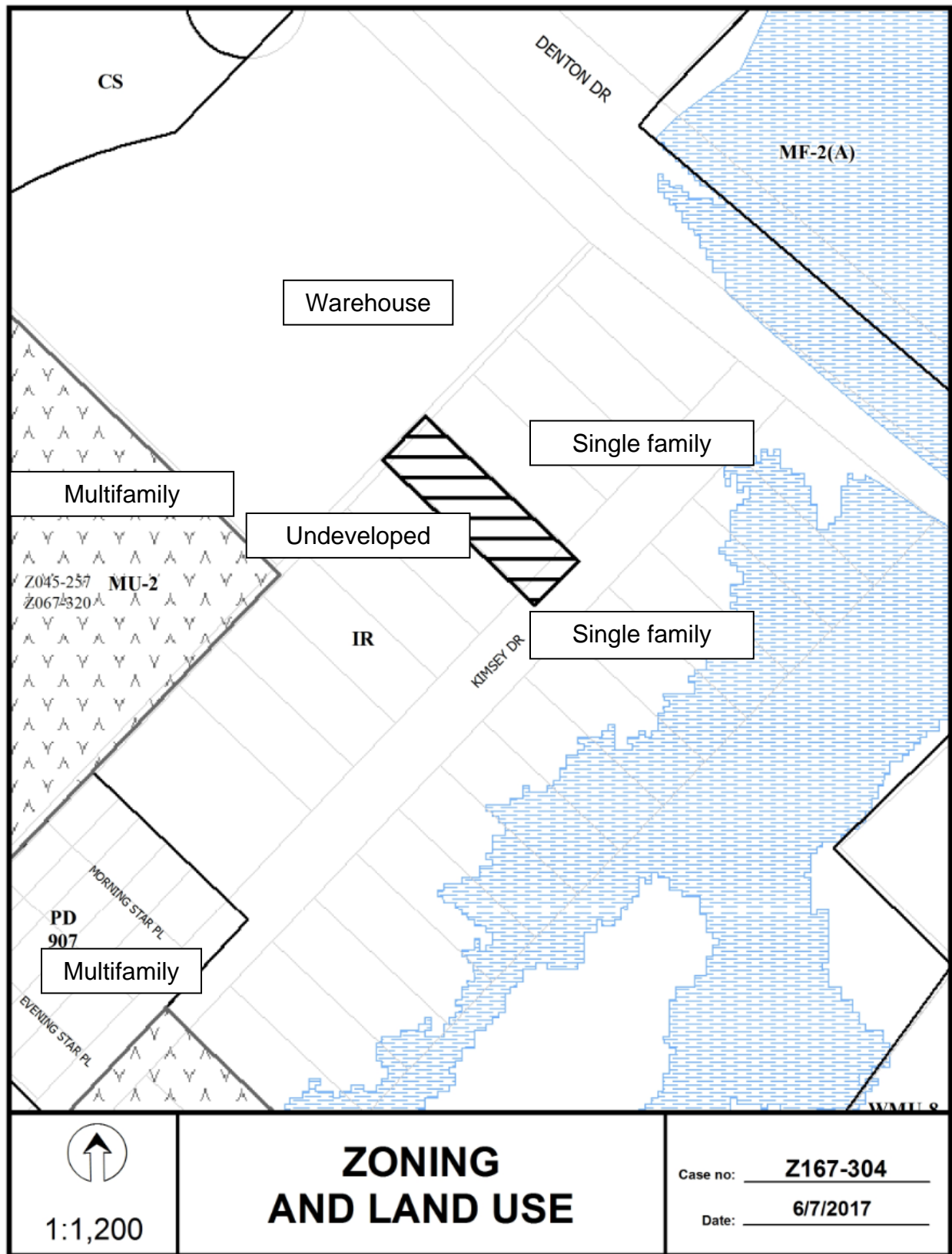
| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|---------------------------|----------|---|--|--------------------|-----------------|-------------------------------------|--|
| | Front | Side/Rear | | | | | |
| Proposed | | | | | | | |
| MF-2(A) Multifamily | 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 |
| Existing | | | | | | | |
| IR Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |

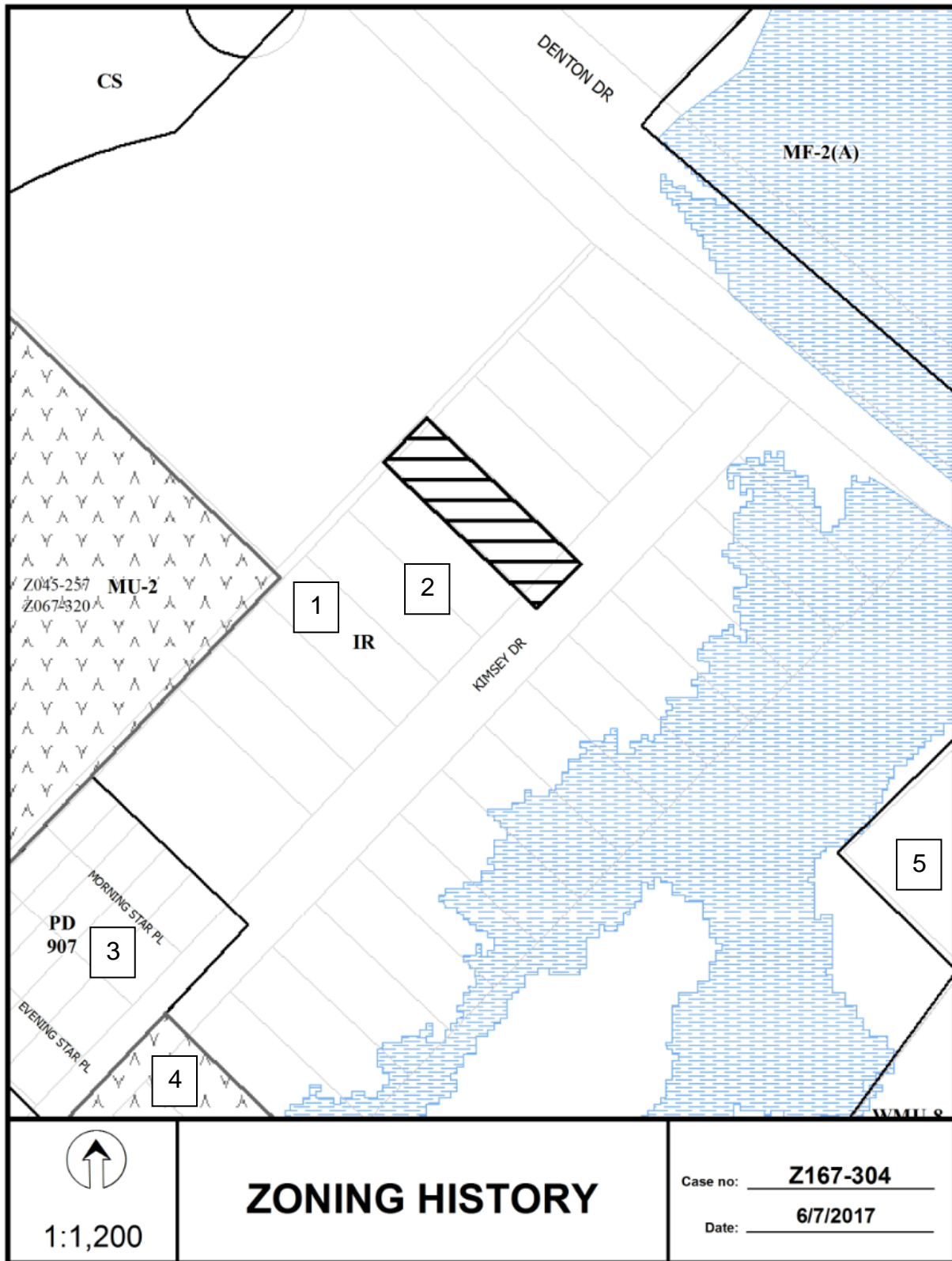
Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.











06/07/2017

Notification List of Property Owners***Z167-304******20 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 2707 KIMSEY DR | MADISON KIMSEY LTD |
| 2 | 2711 KIMSEY DR | PECINA DAGOBERTO & |
| 3 | 2622 KIMSEY DR | MARTINEZ ALEXANDER C & |
| 4 | 2626 KIMSEY DR | MACMAHON PAUL |
| 5 | 2702 KIMSEY DR | PATTERSON DAVID C ETAL |
| 6 | 2706 KIMSEY DR | PORTILLO SOCORRO H LIFE ESTATE |
| 7 | 2710 KIMSEY DR | CORONADO JOSE & ANA M |
| 8 | 2714 KIMSEY DR | PECINA DAGOBERTO R & |
| 9 | 2718 KIMSEY DR | SOTO GERARDO |
| 10 | 2722 KIMSEY DR | WHITE ORCHID HOLDING CO |
| 11 | 2724 KIMSEY DR | WHITE ORCHID HOLDING CO |
| 12 | 2619 KIMSEY DR | RUBIN CANDACE & |
| 13 | 2623 KIMSEY DR | VASQUEZ ALICIA GLAFIRA |
| 14 | 2627 KIMSEY DR | ALDAPE GABRIELA |
| 15 | 2703 KIMSEY DR | MADISON KIMSEY LTD |
| 16 | 2727 KIMSEY DR | DALLAS AREA RAPID TRANSIT |
| 17 | 5760 MAPLE AVE | ADLER PROPERTY CO LLP |
| 18 | 6025 OWENS ST | CALVARY BEN |
| 19 | 6008 MAPLE AVE | AMLI 6008 MAPLE AVENUE LLC |
| 20 | 555 2ND AVE | DART |

FILE NUMBER: Z167-305(PD)

DATE FILED: May 19, 2017

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2

MAPSCO: 34-P

SIZE OF REQUEST: ±7,500sq. ft.

CENSUS TRACT: 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNER: Gabriela Aldape

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct a 4-unit multifamily building.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2627 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit multifamily structure.
- The surrounding land uses primarily consist of single family uses to the south and west of the site, with a warehouse use to the north. The property immediately adjacent to the east of the site is zoned MF-2(A) and undeveloped.
- A companion case referenced below is also being requested to allow for an MF-2(A) zoning on property zoned an IR Industrial Research District at 2711 Kimsey Drive.

Zoning History: There have been five zoning changes requested in the area in the last five years.

1. **Z167-304** On July 20, 2017, the City Plan Commission will hear a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.
2. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.
3. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.
4. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
5. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| Kimsey Drive | Local | 50 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.

Land Use:

| | Zoning | Land Use |
|-------|---------|---------------|
| Site | IR | Single Family |
| North | IR | Warehouse |
| South | IR | Single Family |
| East | MF-2(A) | Undeveloped |
| West | IR | Single Family |

Comprehensive Plan:

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

The request site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

The proposed zoning request meets the following goals and objectives of the comprehensive plan.

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.

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "...should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the area plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern campus. Thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:

The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. The proposed structure will reflect a townhouse-style design. An MF-2(A) zoning limits the lot coverage to 60% with a maximum height of 36-feet as opposed to the 80% lot

coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

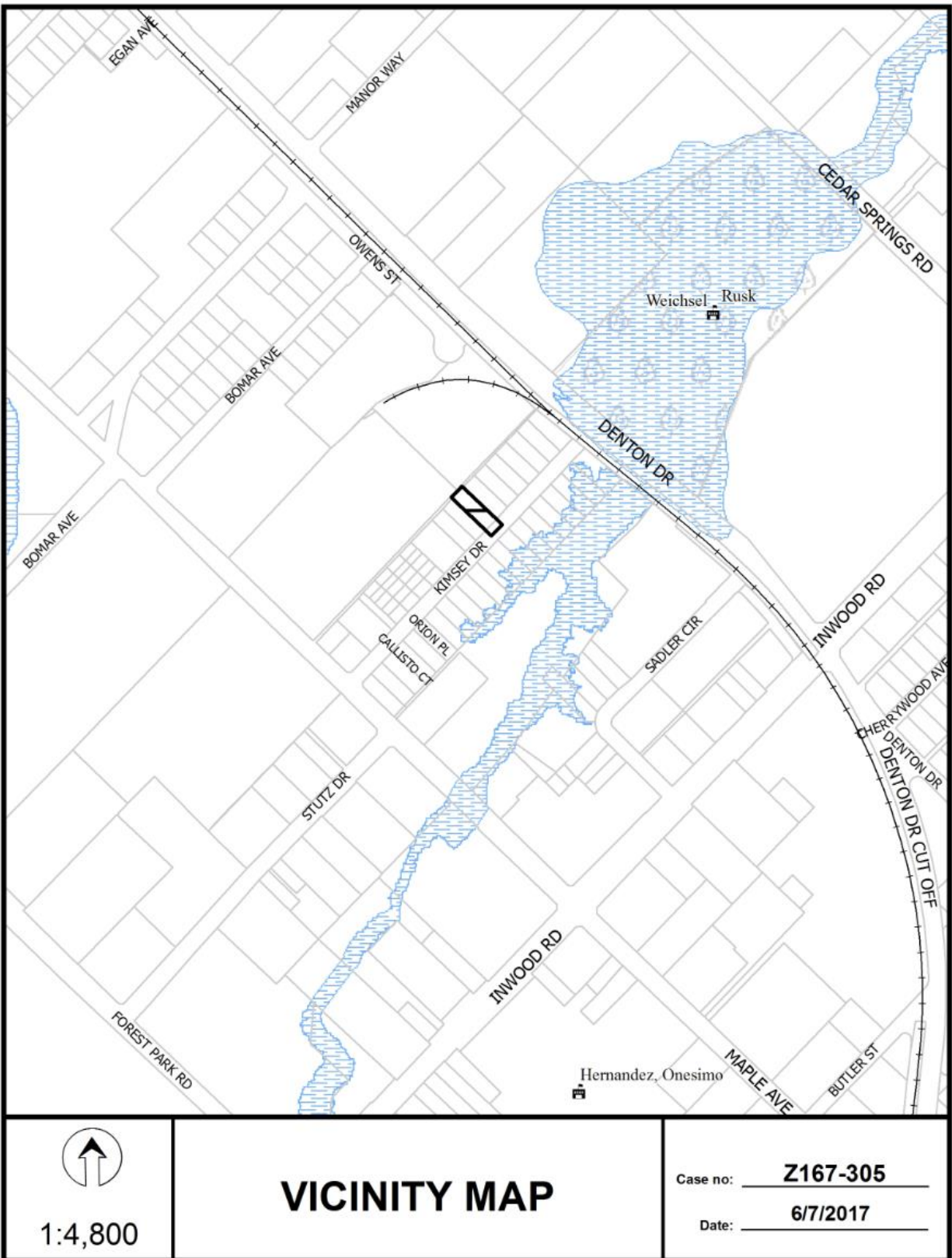
Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

Development Standards:

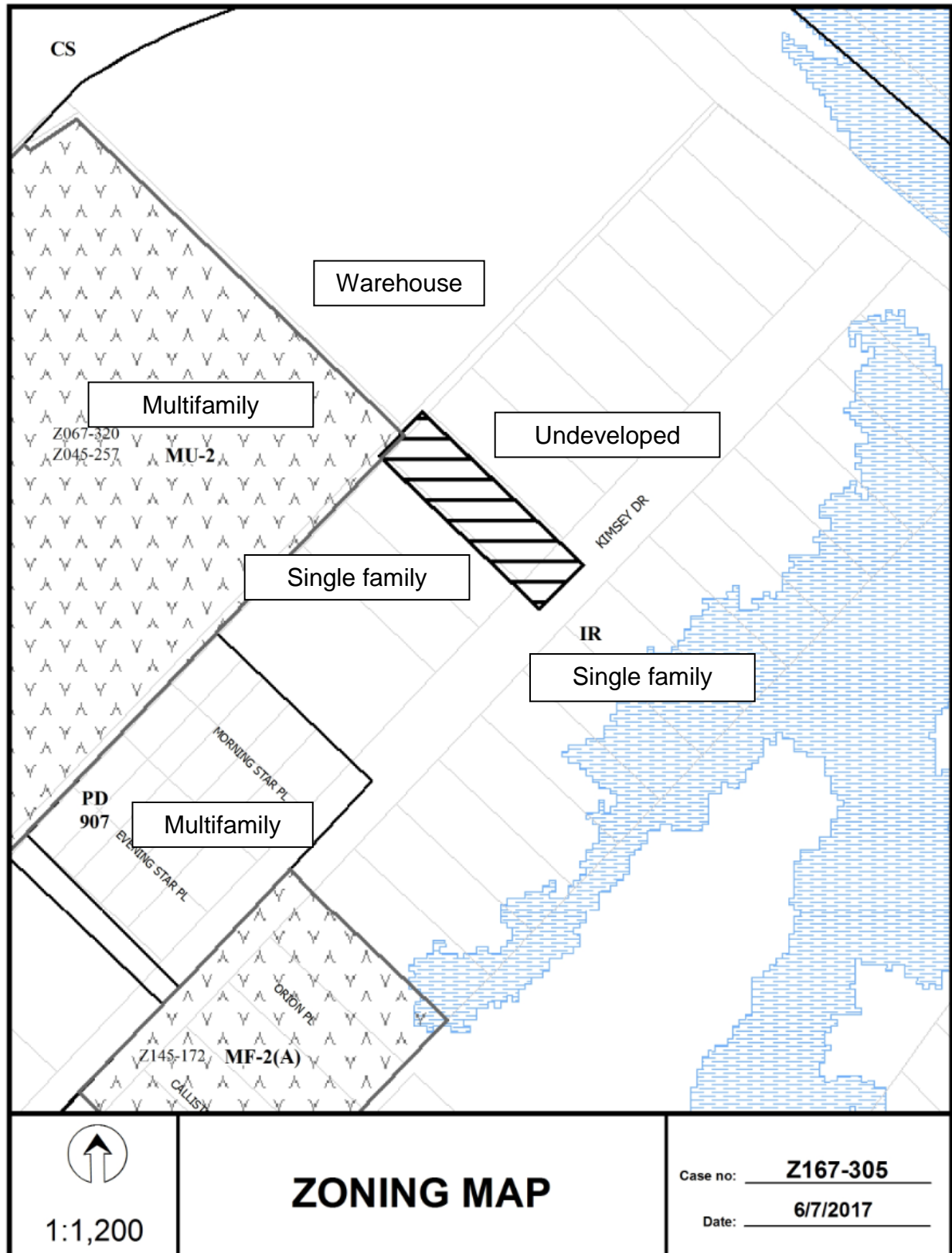
| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|---------------------------|----------|---|--|--------------------|-----------------|-------------------------------------|--|
| | Front | Side/Rear | | | | | |
| Proposed | | | | | | | |
| MF-2(A) Multifamily | 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 |
| Existing | | | | | | | |
| IR Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |

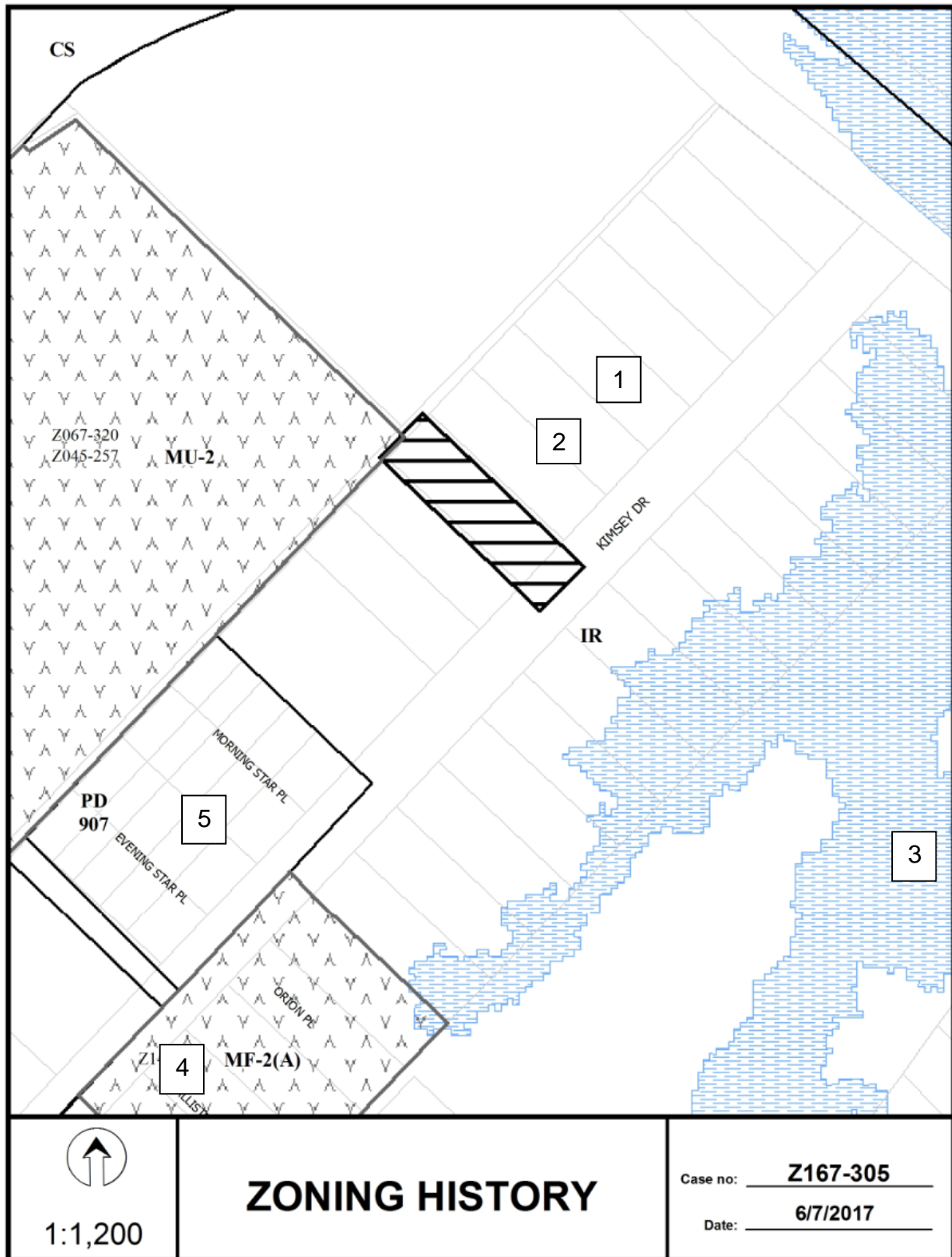
Landscaping:

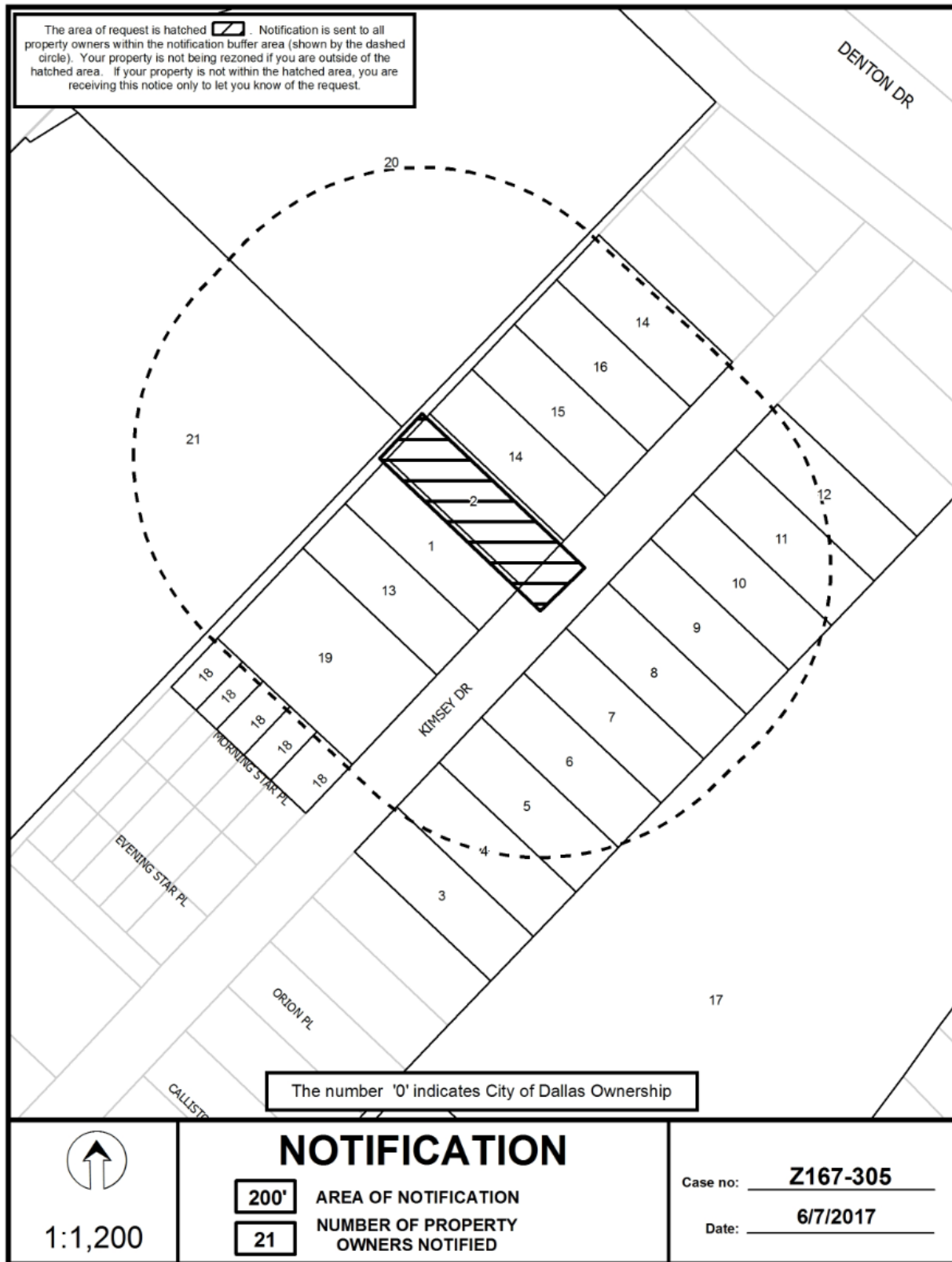
Landscaping is required in accordance with Article X of the Dallas Development Code.











06/07/2017

Notification List of Property Owners***Z167-305******21 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------|
| 1 | 2623 KIMSEY DR | VASQUEZ ALICIA GLAFIRA |
| 2 | 2627 KIMSEY DR | ALDAPE GABRIELA |
| 3 | 2606 KIMSEY DR | COPELAND D K |
| 4 | 2610 KIMSEY DR | MADISON KIMSEY TLD |
| 5 | 2614 KIMSEY DR | SOLIS MARTHA M |
| 6 | 2618 KIMSEY DR | HEED CYNTHIA LOUISE |
| 7 | 2622 KIMSEY DR | MARTINEZ ALEXANDER C & |
| 8 | 2626 KIMSEY DR | MACMAHON PAUL |
| 9 | 2702 KIMSEY DR | PATTERSON DAVID C ETAL |
| 10 | 2706 KIMSEY DR | PORTILLO SOCORRO H LIFE ESTATE |
| 11 | 2710 KIMSEY DR | CORONADO JOSE & ANA M |
| 12 | 2714 KIMSEY DR | PECINA DAGOBERTO R & |
| 13 | 2619 KIMSEY DR | RUBIN CANDACE & |
| 14 | 2703 KIMSEY DR | MADISON KIMSEY LTD |
| 15 | 2707 KIMSEY DR | MADISON KIMSEY LTD |
| 16 | 2711 KIMSEY DR | PECINA DAGOBERTO & |
| 17 | 5760 MAPLE AVE | ADLER PROPERTY CO LLP |
| 18 | 5916 MORNING STAR PL | WEEKLEY HOMES LLC |
| 19 | 2611 KIMSEY DR | WINE MAISON LLC |
| 20 | 6025 OWENS ST | CALVARY BEN |
| 21 | 6008 MAPLE AVE | AMLI 6008 MAPLE AVENUE LLC |

FILE NUMBER: Z167-243(KK)

DATE FILED: March 8, 2017

LOCATION: South of Telephone Road, east of Travis Trail

COUNCIL DISTRICT: 8

MAPSCO: 76-L

SIZE OF REQUEST: Approx. 13.39 acres

CENSUS TRACT: 167.03

APPLICANT/ OWNER: Quincy Roberts/Q. Roberts Trucking Inc.

REPRESENTATIVE: Land Use Planning & Zoning Services, Elsie Thurman

REQUEST: An application for a CS Commercial Services District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to operate a contractor's maintenance yard on a portion of the area of request. The remainder of the site will remain undeveloped.

STAFF RECOMMENDATION: Approval

PREVIOUS ACTION: On May 4, 2017, the City Plan Commission held this case under advisement to May 18, 2017.

On June 28, 2017, the City Council remanded this case to the City Plan Commission so the case could be notified for the corrected area of request.

BACKGROUND INFORMATION:

- The request site is currently zoned an A(A) Agricultural District and is generally located at Telephone Road and Travis Trail, north of Wintergreen Road, east of Bonnie View Road, and west of Van Horn Drive.
- The reason for this request is the applicant proposes to legalize the current operation of a contractor's maintenance yard. The applicant has been operating on this site since 2014 without a Certificate of Occupancy.
- The land use of contractor's maintenance yard is defined as a wholesale, distribution, and storage use in the Dallas Development code. This land use is allowed by right in the CS Commercial Services District.
- A contractor's maintenance yard is defined as a facility for the storage and maintenance of contractor's supplies and operational equipment.
- The proposed CS Commercial Services District would add a multitude of new uses, most notably including office, lodging, and retail and personal service uses.

Zoning History:

- 1. Z167-253:** On June 28, 2017, the City Council approved an IM Industrial Manufacturing District and an SUP for a commercial motor vehicle parking lot on property zoned an A(A) Agricultural District. This application is pending City Plan Commission hearing.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-------------|--------------|
| Telephone Road | Substandard | 40 ft. |
| Travis Trail | Substandard | 40 ft. |

Traffic:

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

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|------------------|--|
| Site | A(A) | Commercial Motor Vehicle Parking |
| North | A(A) | Undeveloped and Single Family |
| South | PDD No. 761 (LI) | Undeveloped |
| East | A(A) | Undeveloped and Illegal Commercial Use |
| West | A(A) | Single Family and Undeveloped |

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

The Vision identifies the area as an Industrial Building Block. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. This request is characteristic of the building block in that it will provide a service to the mix of low- and medium-density industrial buildings and industrial yards supporting the Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

Land Use Compatibility:

The applicant's request to change the zoning is to legalize the current operation of a contractor's maintenance yard. The applicant stated that this use has been operating on this site beginning in 2014 without a Certificate of Occupancy.

The area of request is currently zoned an A(A) Agricultural District. This purpose of this district as defined in the Dallas Development Code, Section 51A-4.111(1), states that there exists in certain fringe areas of the city, land which is presently used for agricultural purposes and to which urban services are not yet available. These lands should appropriately continue to be used for agricultural purposes until needed for urban purposes in conformity with the orderly growth of the city. It is anticipated that all of the A(A) district area will be changed to other urban zoning categories as the area within the corporate limits of Dallas becomes fully developed.

The proposed CS Commercial Services District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development

The proposed CS Commercial Service District would allow by right the land use of commercial motor vehicle parking. This land use is defined in the Dallas Development Code, Section 51A-4.210(8.1), as a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicle with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charge independently of any other use on the lot, if the parking is not accessory to a main use on the lot. This land use is allowed by right in CS, LI, IR, and IM districts.

The proposed CS Commercial Service District is complimentary to the existing LI Light Industrial District to the northwest and the light industrial planned development to the south, PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The property to the east of the area of request has applied for a general zoning change for the same land use. The Building Inspection Division of Sustainable Development and Construction is currently reviewing plans and permits for a 700,000 square foot warehouse complex located in PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District. The surrounding zoning changes, established zoning districts, current land uses, and proposed development would all be agreeable to the CS Commercial Services District and the current illegal land use.

The surrounding land uses consist of a single family dwelling to the north, undeveloped land and an illegal commercial use to the east, undeveloped land to the south, single family dwellings, undeveloped land, and another illegal commercial use to the west. The area of request is fully surrounded by A(A) Agricultural District with LI Light Industrial District to the northwest, and PDD No. 761 (LI), The Dallas Logistics Port Special Purpose District, to the south.

Development Standards:

| DISTRICT | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|--------------------------|--|--|--|------------|--|-----------------------------------|--|
| | Front | Side/Rear | | | | | |
| Existing | | | | | | | |
| A(A) Agricultural | 50' | 20' SY 50' RY for Single Family 10' RY for Other | N/A | 24' | 10% for res structure; 25% for non-res | N/A | Residential, Agricultural, Utility and Public Service |
| Proposed | | | | | | | |
| CS Commercial Service | 15' where adj to expressw ay or thoroughfa re | No Min.; adj to res 20' | 0.5 for office, lodging, retail; 0.75 for all uses combined | 45' RPS | 80% | Residential Proximity Slope | Institutional, Lodging, Office, Retail, Wholesale uses |

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The required off-street parking ratio for a contractor's maintenance yard is 1 space per 2,000 square feet of site area exclusive of parking area; a minimum of four spaces is required. Any accessory or other main uses established on the site will have to meet the requirements for those specific land uses per the Dallas Development Code.

Z167-243(KK)

Landscaping:

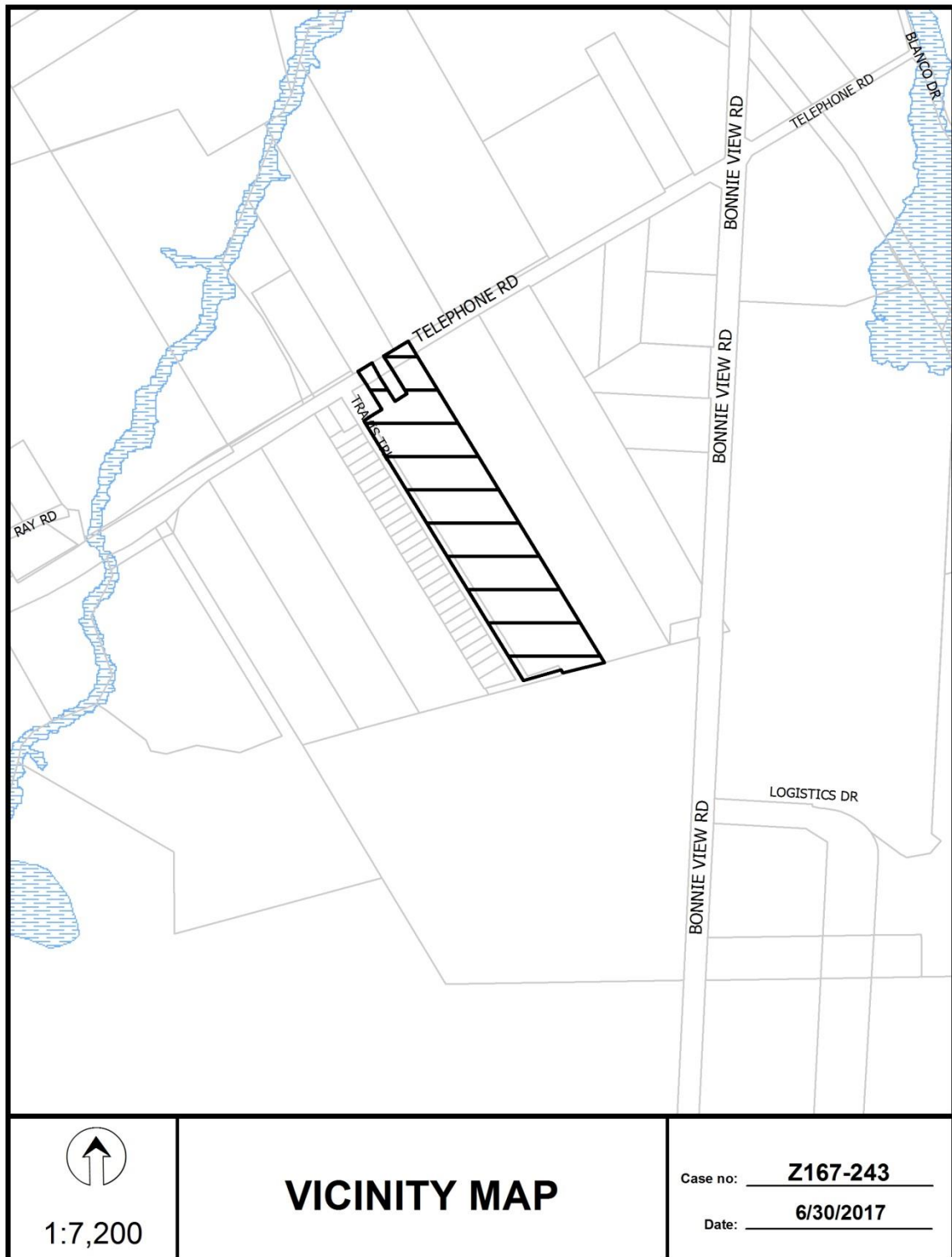
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Z167-243(KK)

List of Partners/Principals/Officers

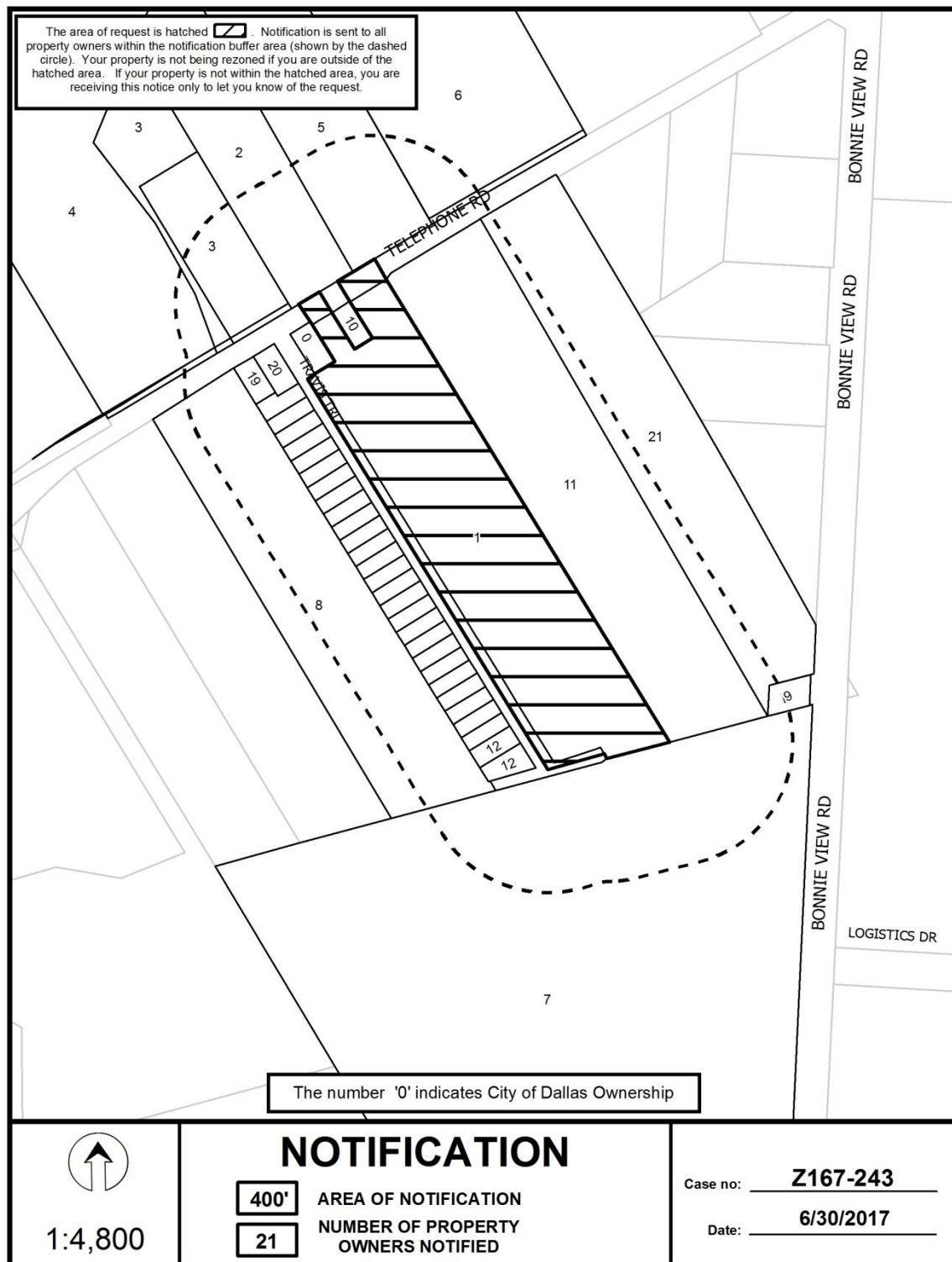
Officer/Owner:

Q. Roberts Trucking Incorporated
Quincy Roberts









06/30/2017

Notification List of Property Owners***Z167-243******21 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 9600 TRAVIS TRL | ROBERTS QUINCY |
| 2 | 3925 TELEPHONE RD | FONSECA GUILLERMO & ELVA J TORRES |
| 3 | 3901 TELEPHONE RD | CURRIE JULIAN & GLORIA |
| 4 | 3845 TELEPHONE RD | TEJAS INVESTORS |
| 5 | 3935 TELEPHONE RD | GIDDENS DONNIE L |
| 6 | 4041 TELEPHONE RD | ADAMS JOHN H |
| 7 | 9901 BONNIE VIEW RD | DLH MASTER LAND HOLDING LLC |
| 8 | 3800 TELEPHONE RD | ARCHIBALD GARY & |
| 9 | 9867 BONNIE VIEW RD | CLEMONS JOHN R |
| 10 | 3918 TELEPHONE RD | HENDERSON MARGAREE EST OF |
| 11 | 4100 TELEPHONE RD | FENNER PAT & |
| 12 | 9927 TRAVIS TRL | MARTINEZ FERNANDO & |
| 13 | 9811 TRAVIS TRL | JOHNSON DON JR |
| 14 | 9727 TRAVIS TRL | CUNNINGHAM SALLY A |
| 15 | 9707 TRAVIS TRL | QUINTANILLA LETICIA |
| 16 | 9703 TRAVIS TRL | LOPEZ GAUDENCIO |
| 17 | 9635 TRAVIS TRL | MARTINEZ MARIA DE JESUS & |
| 18 | 9623 TRAVIS TRL | RODRIGUEZ BLANCA H & |
| 19 | 3830 TELEPHONE RD | CASTILOW LENA |
| 20 | 3838 TELEPHONE RD | RODRIGUEZ ISRAEL PAZ & |
| 21 | 4050 TELEPHONE RD | FENNER PAT |

FILE NUMBER: Z167-300(KK)

DATE FILED: May 15, 2017

LOCATION: Southwest corner of North Zang Boulevard and West Neely Street

COUNCIL DISTRICT: 1

MAPSCO: 54-D

SIZE OF REQUEST: Approx. 0.36 acres

CENSUS TRACT: 42.01

APPLICANT/ OWNER: Jim Lake Jr./Bishop 1910 Partners, Ltd.

REPRESENTATIVE: Mark Owen, Lake-Slagel Partners, LLC

REQUEST: An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to obtain a parking reduction and allow for the remodel of and addition to the existing structure [Mayor's House] to allow for the conversion to a restaurant land use.

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

BACKGROUND INFORMATION:

- On March 12, 1997, PDD No. 468 was approved by City Council.
- The existing single family structure was constructed in 1910 by Mayor George Sergeant, a former Chief Justice of Dallas' 5th Court of Appeals.
- The purpose of this request is to create a new subdistrict within the planned development district to obtain a parking reduction and allow for the remodel of and addition to the existing building [Mayor's House] to be converted to a restaurant land use.

Zoning History: There have been two recent zoning change requests in the area.

1. **Z145-341** On October 28, 2015, the City Council approved an Oak Cliff Demolition Overlay District.
2. **Z156-222** On September 9, 2016, the City Council approved Subdistrict K, the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------|----------------|---|
| North Zang Boulevard | Minor Arterial | 4 lanes divided, 100' ROW, 72' pavement |
| West Neely Street | Local | 50 ft. |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and stated that they cannot support the request in regards to the requested parking reduction and proposal of one on-street parking space. This denial is based on the existing congestion of Neely Street, and the concern that by allowing a parking reduction would only increase the congestion and worsen the problem. While staff is understanding and sensitive to this, we do feel that in order to revitalize the building and allow for the creation of a high density business a parking reduction can be the tradeoff for preserving and updating a structure that is important to the history of the City of Dallas. Parking reductions are detailed in the parking section of this report.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|---------------------------|---|
| Site | PDD No. 468 Sub. C, WMU-3 | Single family |
| North | PDD No. 468 Sub. B, WR-3 | Multifamily, Single family |
| East | PDD No. 468 Sub. K, WMU-8 | Multifamily |
| South | PDD No. 830 | Multifamily, Retail |
| West | PDD No. 468 Sub. A, RTN | Shared Access Development (Single family) |

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide an additional dining option within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

ECONOMIC ELEMENT**GOAL 2.1 PROMOTRE BALANCED GROWTH**

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use “Context Sensitive Design” standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

PDD No. 468 was approved by the City Council on March 12, 1997, and encompasses approximately 842 acres, generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R. L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. Recent developments in the immediate area, both north and south of the Zang Avenue alignment through this part of the planned development district, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As the demand for services increases, so does the need to accommodate for anticipated residential activity, and various retail and entertainment options both established or proposed to be developed along this thoroughfare.

In creating the vision and purpose of PDD No. 468, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the gateway. The intent of this article is to provide standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city. This area is an area of historical, cultural, and architectural importance and significance to the city. The Mayor William Sergeant Home, area of request, is currently listed in the planned development district as one of the significance areas to preserve and enhance

in aspects of historical, architectural, and cultural significance concerning historical designation.

The home, located at 635 North Zang Boulevard, was constructed in 1910 by George Sergeant. George Sergeant was a Fifth Circuit Court Justice and former Dallas Mayor (1935-1937) who was instrumental in helping bring the 1936 Texas Centennial Exposition to Fair Park. The two-and-a-half story Craftsman structure includes a large front porch with a second story balcony along with a prominent centered dormer featuring leaded glass windows. The house perches on a slight rise and is surrounded by a large front and side yard that slopes down to North Zang Boulevard and West Neely Street.

Given the importance of this structure, staff feels that it is very important to protect and revitalize the structure to continue the history that this parcel of land gives to the city of Dallas. The applicant is proposing to convert the single family dwelling into a restaurant by remodeling the structure's exterior and interior. A proposed component of this remodel is an addition that is proposed to the rear of the existing structure, as well as a raised porch adjacent to West Neely Street to mimic the existing porch adjacent to North Zang Boulevard. The total floor area detailed on the development plan, including the addition, is 3,725 square feet; this does not include the exterior covered porch area surrounding the structure.

The proposed revised conditions will require the approval of a development plan and elevation plan by the City Plan Commission. The creation of a new subdistrict is proposed to allow for suggested parking reductions. These parking reductions are discussed in more detail in the parking section of this report.

The development plan has gone through multiple revisions as a result of staff's comments and concerns regarding the proposed development. Originally both drive approaches were proposed to enter and exit off of Neely Street. In an effort to try to prevent an influx of traffic into the neighborhood, staff recommended moving the ingress drive approach to North Zang Boulevard and make the egress onto Neely Street a mandatory right hand turn only exit. By relocating the drive approach to North Zang Boulevard this also allowed the applicant to maintain the rolling lawn that is common to preserve in historic districts. It also prohibits the stacking of vehicles in front of the structure fronting on North Zang Boulevard. The stacking of vehicles will now stack along the southern property line keeping the main façade open to the street. The valet stand was originally proposed to be located in front of the structure; however, after discussions with staff, the applicant has agreed to relocate the valet stand to the rear of the property at the southwest corner of the building.

Staff is also recommending the following conditions be applied to a restaurant and bar land use that is proposing outdoor dining. This is in an effort to be sensitive to the residential homes in close proximity to this use and try to mitigate late hours noise issues. Staff is recommending the following:

(1) Additional provisions for restaurant and bar land use.

(A) All outdoor speakers are prohibited.

(B) The hours of use for the outdoor patio and porch area are as follows:

- The use of the outdoor patio and porch area must cease at 10pm on weeknights and 11pm on weekend nights.*

This proposed subdistrict will still be required to comply with the WMU-3 Walkable Urban Mixed Use development regulations detailed in Article XIII.

The site is currently surrounded by development projects under construction. A mix of uses, heavily influenced by retail, and residential development is being constructed along the Zang Boulevard alignment through this area. Multifamily uses are developed to the north, east, across North Zang Boulevard, and south. A shared access development is under construction to the west of the area of request. Traveling west along Neely Street is an established single family neighborhood.

Parking:

The applicant is proposing a parking ratio reduction from 1 parking space per 125 square feet of restaurant floor area to 1 parking space per 175 square feet with the following additional parking reductions:

- Allow the site to use the 5% trolley reduction detailed in Article XIII, Sec.51A-13.403(c)(2), but amend the condition within PDD No. 468 concerning residential adjacency. The parking reduction in Article XIII states that this reduction cannot be used by a restaurant use if the property is located within a 600-foot radius of a property in a single-family district. There is an RTN (Residential Transition) District directly to the west of the area of request that is considered a single-family district. Staff is supportive of this condition due to the close proximity of the site to the trolley station even though it does have direct residential adjacency. In an effort to create an urban living community, staff is supportive of giving a reduction to encourage the use of public transportation.

- Staff is also supportive of the legacy building reduction because this is a way to preserve this historical structure. In PDD No. 468 legacy buildings are able to obtain a parking reduction. The existing structure does not meet the requirements of a legacy building because not all original street-facing facades remain. The proposed condition will allow this structure to be considered a legacy building for purposes of a parking reduction only. For this building to be considered a legacy building they must comply with the proposed elevation plan. This plan was reviewed by historic preservation staff and they were supportive of the exterior remodel and preservation of the structure.

Reference the chart below for the different parking options discussed.

| | Parking Ratio | Parking Req. | Proposed Trolley Reduction | Proposed Legacy Bldg Reduction | Total Required |
|-------------------------------|---------------|--------------|----------------------------|--------------------------------|-----------------------|
| Staff's Recommendation | 1/175 | 21 | 5% = (-1) | 25% = (-5) | 15 |
| Existing Ord. | 1/125 | 30 | --- | --- | 30 |
| | | | | | Parking Provided = 15 |

The total number of parking spaces provided on site is 15. Staff has not included the on-street spaces due to the denial of this proposal by the Engineering Division of Sustainable Development and Construction. Staff is aware of the existing congestion and parking issues in the Oak Cliff Gateway. Given the proposed reductions the applicant would be able to occupy the space as a restaurant, allowing the site to have an active use.

The parking reductions shown on the development plan referring to outdoor covered patio area and the total of outdoor covered and uncovered patio area is a reduction currently established in the ordinance. Sec.51P-468.106(c)(7)(A) and (B) states the following:

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

Twenty-five percent of the total floor area of 3,725 square feet is 931 square feet. The outdoor covered patio area cannot exceed 931 square feet. The applicant is proposing 930 square feet of covered patio area. The total covered and uncovered patio area cannot exceed 50 percent of the total floor area without triggering a parking requirement. This equates to 1,863 square feet, while the applicant is proposing 1,860 square feet of covered and uncovered patio square footage.

While this is a low parking requirement for a restaurant use, staff believes that given the uniqueness of the site and the desire to promote preservation of a historical building this parking reduction is justifiable.

Landscaping:

Landscaping must be installed per Article XIII regulations. The same triggers apply to the Article XIII landscaping requirements as do Article X. The minor streets and streetscapes do not apply to this development because staff does not consider this proposal to be new construction. The applicant is proposing an addition to the existing structure. The intent of the streets and streetscapes section is to be applied to ground-up new construction projects.

List of Partners/Principals/Officers

Lake – Slagel Partners, LLC

Jim Lake Jr. – Managing Member

PROPOSED CONDITIONS

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC.51P-468.101. LEGISLATIVE HISTORY.

PD 468 was PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042;29743)

SEC.51P-468.103. PURPOSE.

Omitted for brevity.

SEC.51P-468.104. DEFINITIONS AND INTERPRETATIONS.

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

(b)

(c) Unless the context clearly indicates otherwise, in this article:

Omitted for brevity.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing façade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eight Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard; or

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street; or

(C) the Mayor William Sergeant Home located on the southwest corner of North Zang Boulevard and West Neely Street for purposes of obtaining the legacy building parking reduction only.

Omitted for brevity.

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

(d) 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.)

(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.

- (7) Subdistrict G: nonresidential
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743; 30190)
- (12) Subdistrict *: nonresidential.

SEC.51P-468.104.1. EXHIBITS

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistrict B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart.
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G: Subdistrict K development plan. (Ord. Nos. 28880; 29200; 29743; 30190)
- (8) Exhibit 468H: Subdistrict * development plan and elevation plan.

SEC.51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 11 subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).

- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8)
- (6) Subdistrict F – Walkable Urban Mixed Use 12.
- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).

(12) Subdistrict * – Walkable Urban Mixed Use (WMU-3).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743; 30190)

SEC.51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, AND K, AND *.

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(1) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage.

Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDING ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage.
The site must come into compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict *. Development and use of the Property is Subdistrict * must comply with the Subdistrict * development plan and elevation plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict * development plan, the text of this article controls.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistrict C and *. Except as provided in this section, Subdistricts C and * must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E and K. Except as provided in this section and Section 51P-468.901.1, Subdistricts E and K must comply with the WMU-8 regulations and development standards in Article XIII.

(6) Subdistrict F. Except as provided in this section, Subdistrict F must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.
- (K) Roof top deck
- (L) Skylights
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surround roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

(A) Subdistrict A, Tract 3.

(B) Subdistrict A, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, “Mechanized Parking,” for mechanized parking regulations.

(6) On-street parking.

(A) Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed use project.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless the extension would:

- (i) significantly discourage patrons of the use from using the remote parking;
- (ii) unreasonable endanger the safety of persons or property; or
- (iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (i) be in writing on a form obtained from the building official;
- (ii) contain legal descriptions of the properties affected;
- (iii) specify the special parking being provided and the hours of operation of any use involved;
- (iv) be governed by the laws of the state of Texas;
- (v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;
- (vi) be for a minimum of three years; and
- (vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(9) Parking reductions for Subdistrict *. Bus or trolley transit. The building official may approve a five percent reduction in the number of required parking spaces for uses with a main entrance within a 600-foot walking distance of an improved bus or trolley transit stop providing both shade and seating.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, “Existing Streets,” the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, “Site Development Regulations,” applies.

(f) Administration. Division 51A-13.700, “Administration,” applies. (Ord. Nos. 25866; 26042; 26149; 26328; 26395; 26750; 27391; 28880; 29200; 29743; 30190)

Staff's Recommendation:

(g) Additional provisions for Subdistrict *.

(1) Additional provisions for restaurant or bar land use.

(A) All outdoor speakers are prohibited.

(B) The hours of use for the outdoor patio and porch area are as follows:

- The use of the outdoor patio and porch area must cease at 10pm on weeknights and 11pm on weekend nights.

(C) Restaurant and bar land use parking ratio is 1 parking space per 175 square feet of floor area.

SEC.51P-468.107.
Omitted for brevity.

SUBDISTRICT H.

SEC.51P-468.108.
Omitted for brevity.

SUBDISTRICT I.

SEC.51P-468.109.
Omitted for brevity.

SUBDISTRICT J.

SEC.51P-468.109.1.
Omitted for brevity.

SUBDISTRICT K.

SEC.51P-468.110.
Omitted for brevity.

MEDICAL USE OVERLAY.

SEC.51P-468.111.
Omitted for brevity.

TRANSITIONAL USES.

SEC.51P-468.112.
Omitted for brevity.

**HIGH-RISE TOWER CONFIGURATION AND
ORIENTATION REQUIREMENTS.**

SEC.51P-468.113.
Omitted for brevity.

ENVIRONMENTAL PERFORMANCE STANDARDS.

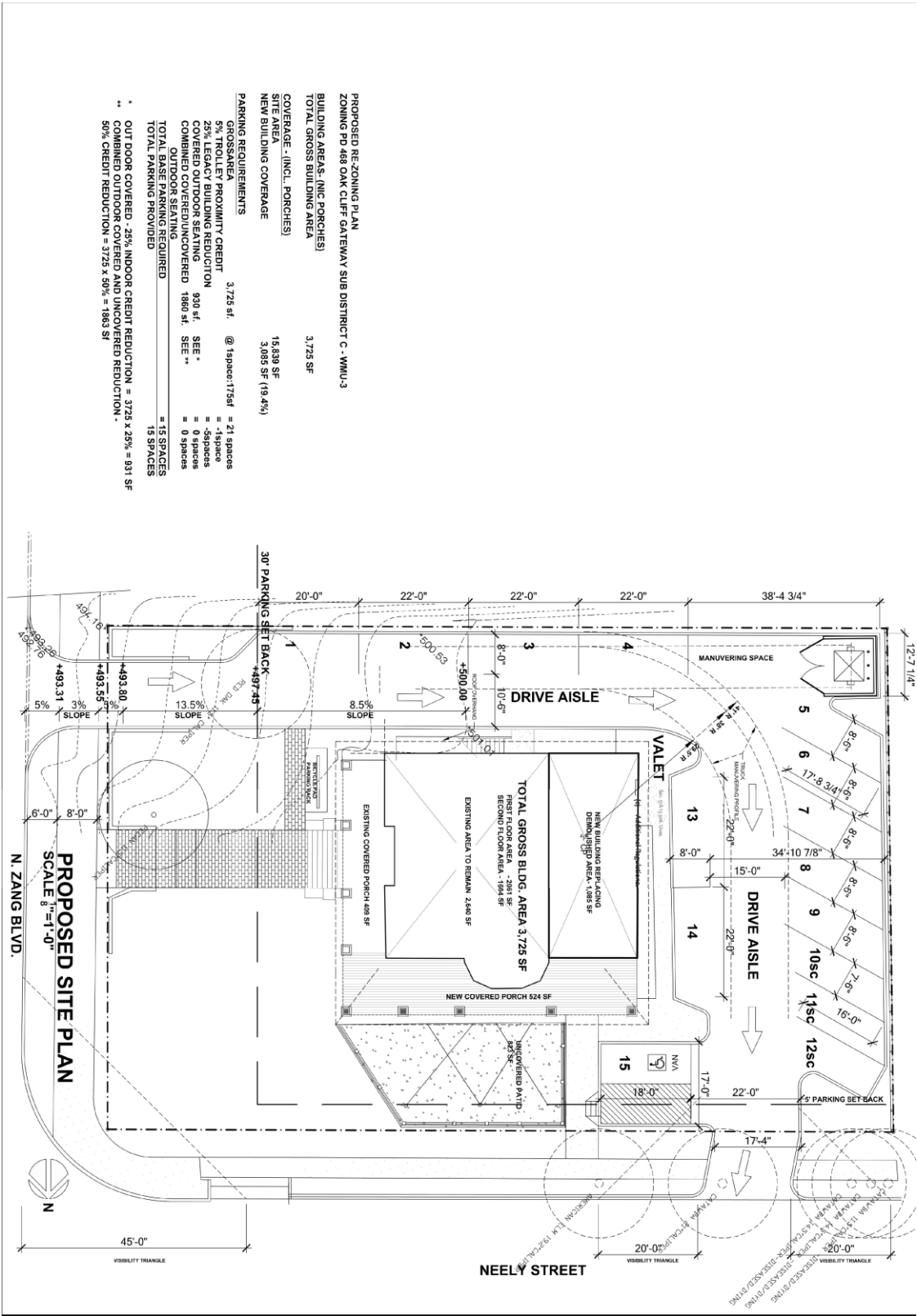
SEC.51P-468.114.
Omitted for brevity.

ADDITIONAL PROVISIONS.

SEC.51P-468.115.
Omitted for brevity.

COMPLIANCE WITH CONDITIONS.

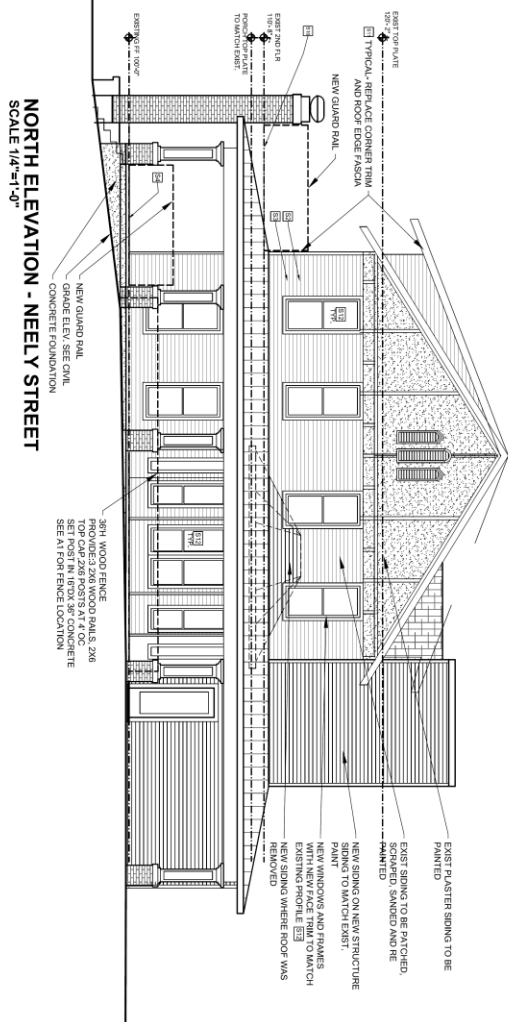
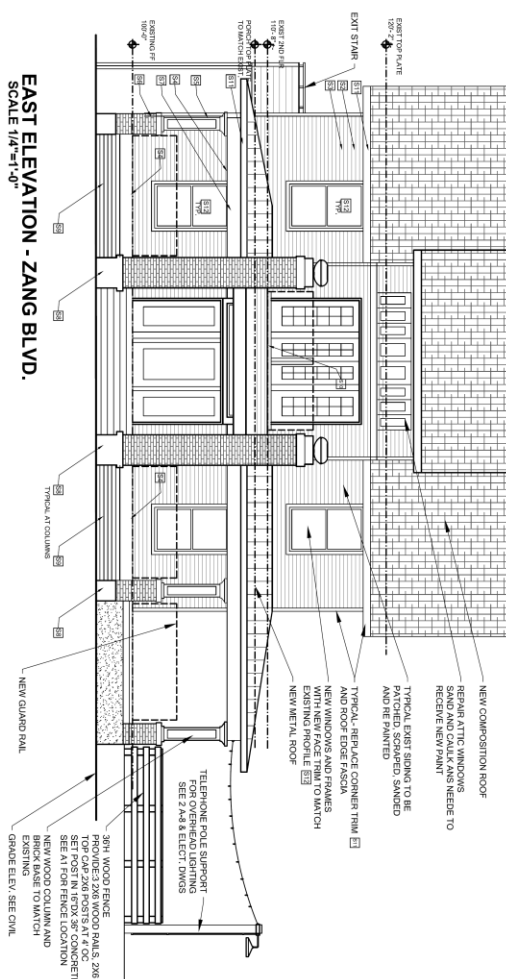
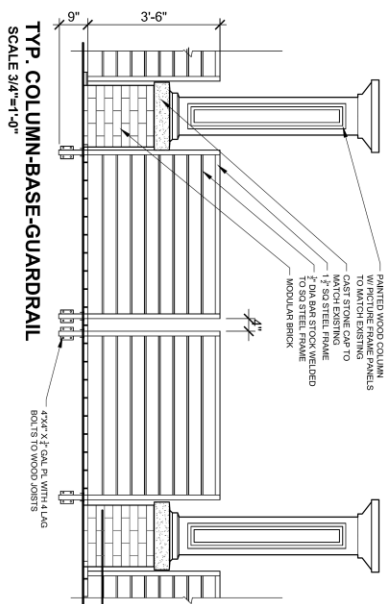
PROPOSED DEVELOPMENT PLAN



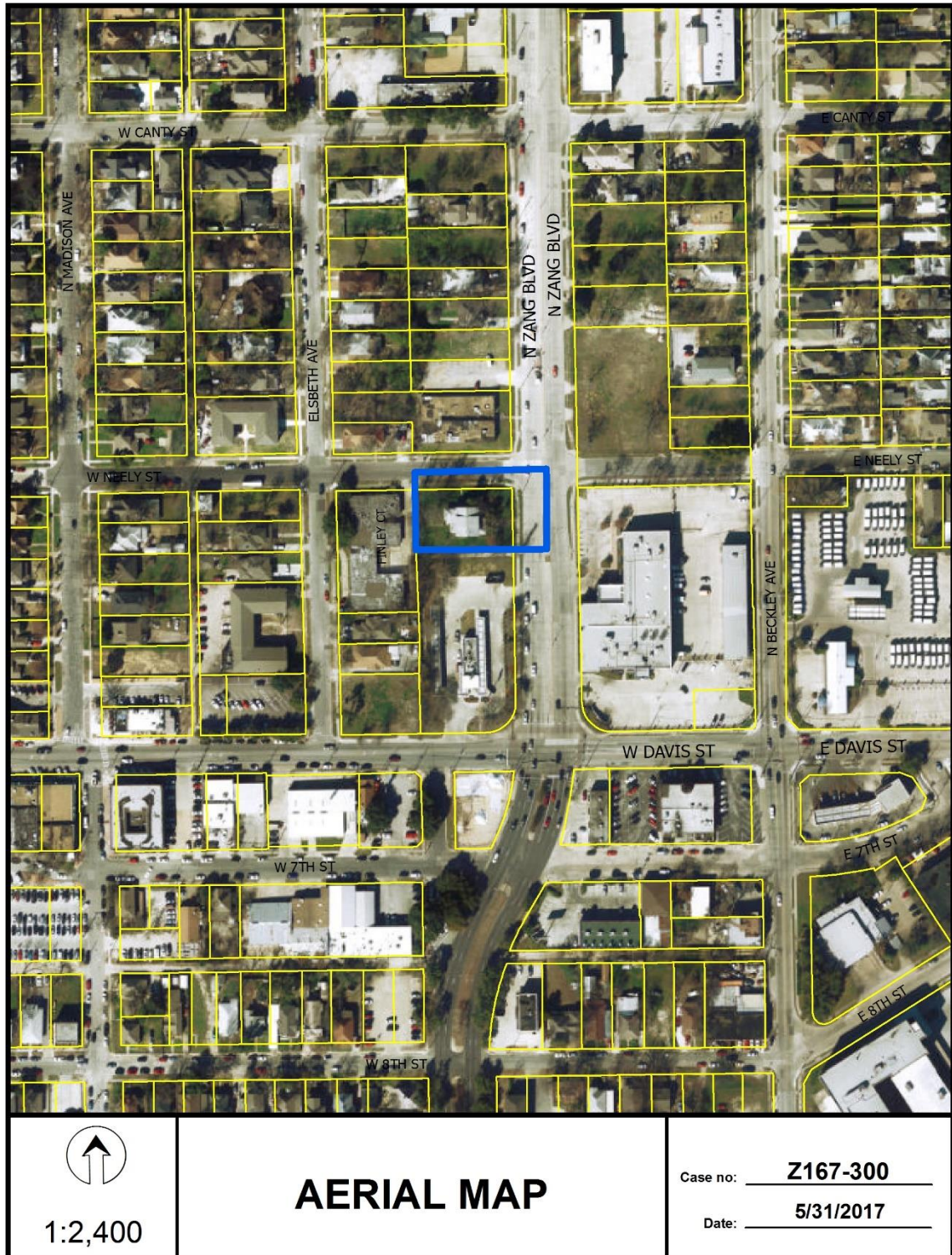
PROPOSED ELEVATION PLAN

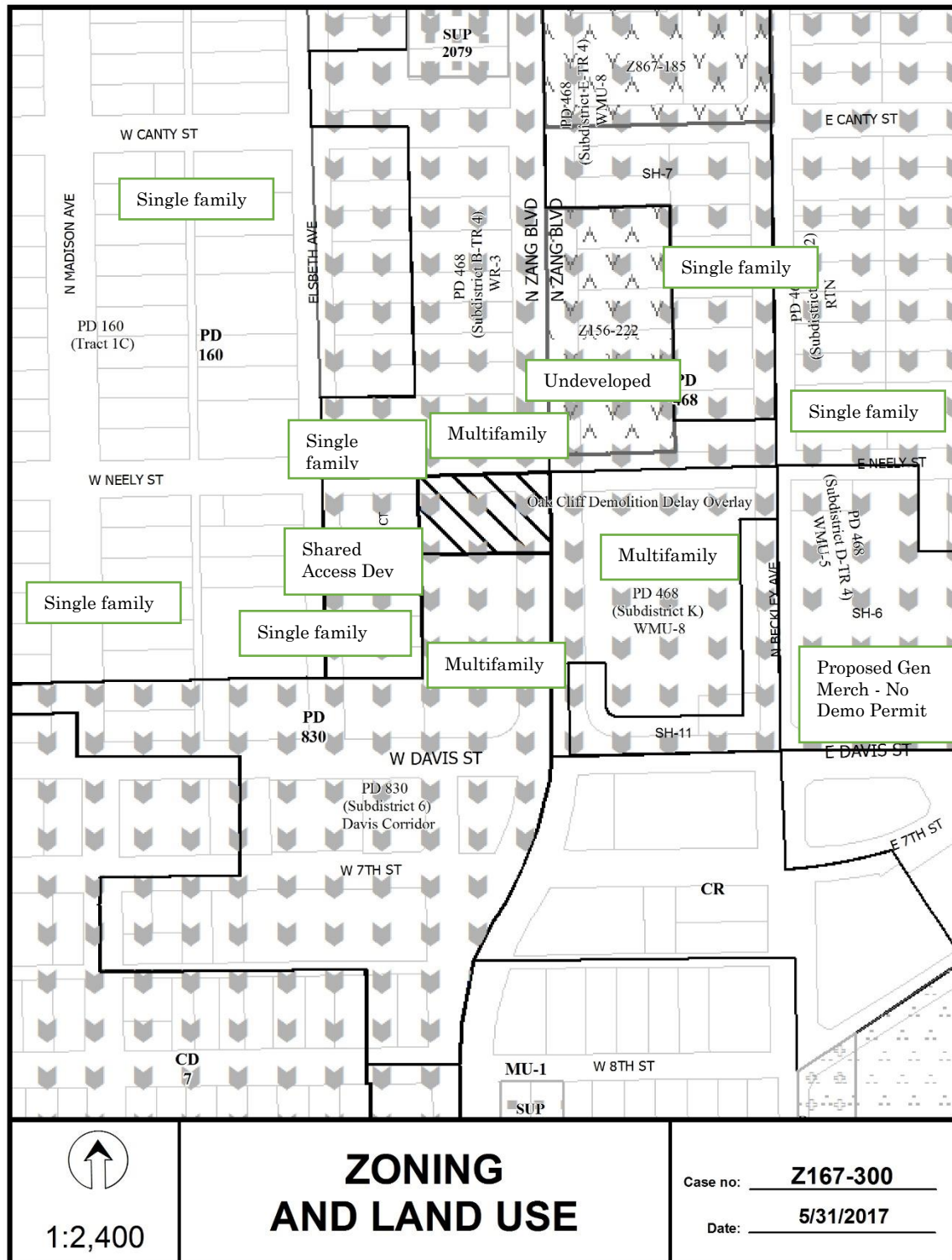
SHELL CONSTRUCTION NOTES (5X)

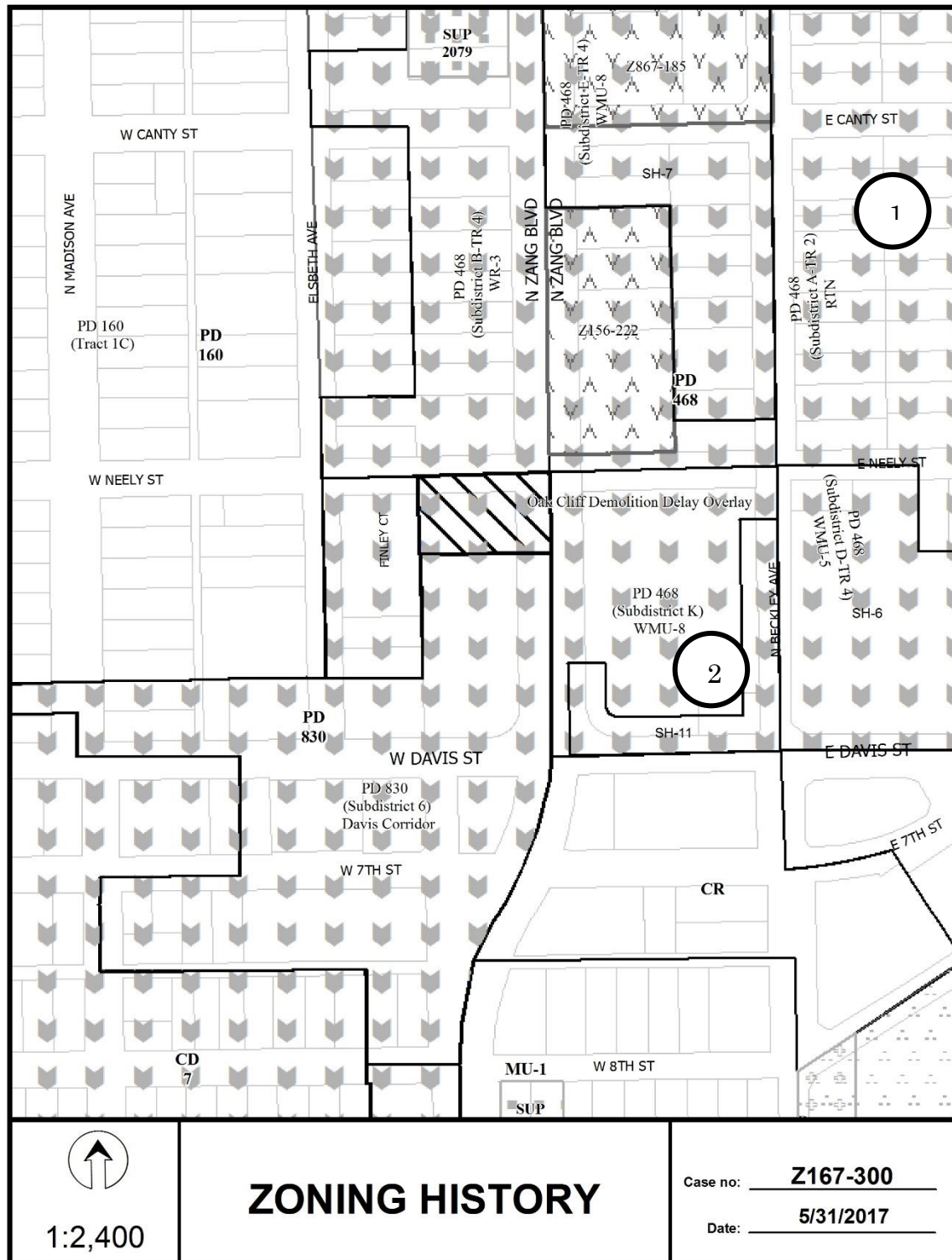
51. FIRE PROTECT: THE BUILDING SHALL BE SPRINKLED WITH A TYPE NFPA 13A SYSTEM.
52. INSULATION: EXISTING WALLS TO BE INSULATED TO A VALUE OF R-13; AT ROOF AND ROOFS TO BE INSULATED TO A VALUE OF R-30. CHANG SPECIES TO BE INSULATED TO A VALUE OF R-11.
53. WATERPROOFING MEMBRANE: EXISTING WALLS TO RECEIVE A SYNTHETIC "HOUSE WRAP" WATERPROOFING TO TYPEX BEHIND WOOD SIDING MATERIALS. CONTRACTOR TO INSPECT EXISTING SIDING AND DETERMINE IF A WATER PROOFING MEMBRANE IS PRESENT. SHOULD WATERPROOFING MEMBRANE NOT BE PRESENT THEN SIDING WILL NEED TO BE REMOVED AND NEW WATERPROOFING SYSTEM INSTALLED FOLLOWED BY INSTALLATION OF NEW SIDING.
54. EXISTING PORCH DECKING: REMOVE EXISTING WOOD DECKING. REPAIR FLOOR PLANKING STRUCTURE AS NEEDED. INSTALL NEW 6X6 WEAVER TREATED DECKING, NEW DECKING TO BE DOUBLE SKEWERED AT JOIST SPACING. SLOPE OF WEAVER SHOULD BE NO GREATER THAN 5%.
55. WOOD COLUMNS, EXISTING WOOD COLUMNS, TOP CAPS, TRIM AND BASES TO REMAIN. PATCH EXISTING WOOD COLUMNS TO MATCH EXISTING WOOD PROFILES TO MATCH EXISTING AS NEEDED. SCRAPE PAINT, CAULK JOINTS AND PAINT: 2 COLORS.
56. BRICK BASES AT WOOD COLUMNS: TUCKPOINT MORTAR AND SECURE LOOSE BRICKS IN NEW MORTAR. PAINT BRICK.
57. PORCH SCOTT AND HENDON BEAMS: GRAB EXISTING WOOD TRIM AND BOARD SCOTTE MATERIAL. REPLACE BROKEN OR SPLIT BOARDS. SCRAPE PAINT, CAULK JOINTS AND PAINT: 1 COLOR.
58. CONCRETE WALL AT PORCH STEPS: REMOVE LOOSE PLASTER, PATCH AS REQUIRED WITH PLASTER TO MATCH EXISTING FINISH AND PROFILE. PAINT
59. GABLE, SCAPE SHIRT: REMOVE EXISTING SIDING MATERIALS AND SHIRT FRAMING. PROVIDE NEW 2X WEAVER TREATED FRAMING SCHEDED TO EXISTING STRUCTURAL WOOD FRAMING. REMOVE NEW SHIRT SIDING MATERIAL TO MATCH EXISTING SIDING TO WITHIN 12" OF BOARD. PROVIDE 12" OF SIDING MATERIAL TO BE CEMENTIOUS SIDING EQUAL TO HARDIE BOARD SIDING. PAINT SHIRT.
60. SECOND FLOOR ROOF DECK: REMOVE EXISTING PORCH DECKING AND WATERPROOFING MATERIALS. INSPECT EXISTING DECK STRUCTURE FOR SOUNDNESS, ROT AND DECAY. REPAIR AND REPLACE STRUCTURE AS REQUIRED. PROVIDE NEW WATERPROOFING MEMBRANE AND FLASHING. INSTALL PANELIZED ACCESSIBLE WOOD DECK (1X5 1/2" ON WOOD STEPS).
61. ROOF EATS, LOGS AND GUTTERS: REPAIR MISSING, SPILT OR ROTTEN MATERIAL WITH NEW WEATHER TREATED WOOD MATCHING EXISTING PROFILES. SCRAPE PAINT, CAULK JOINTS AND PAINT.
62. NEW DOOR AND WINDOW TRIM TO MATCH EXISTING PROFILES.

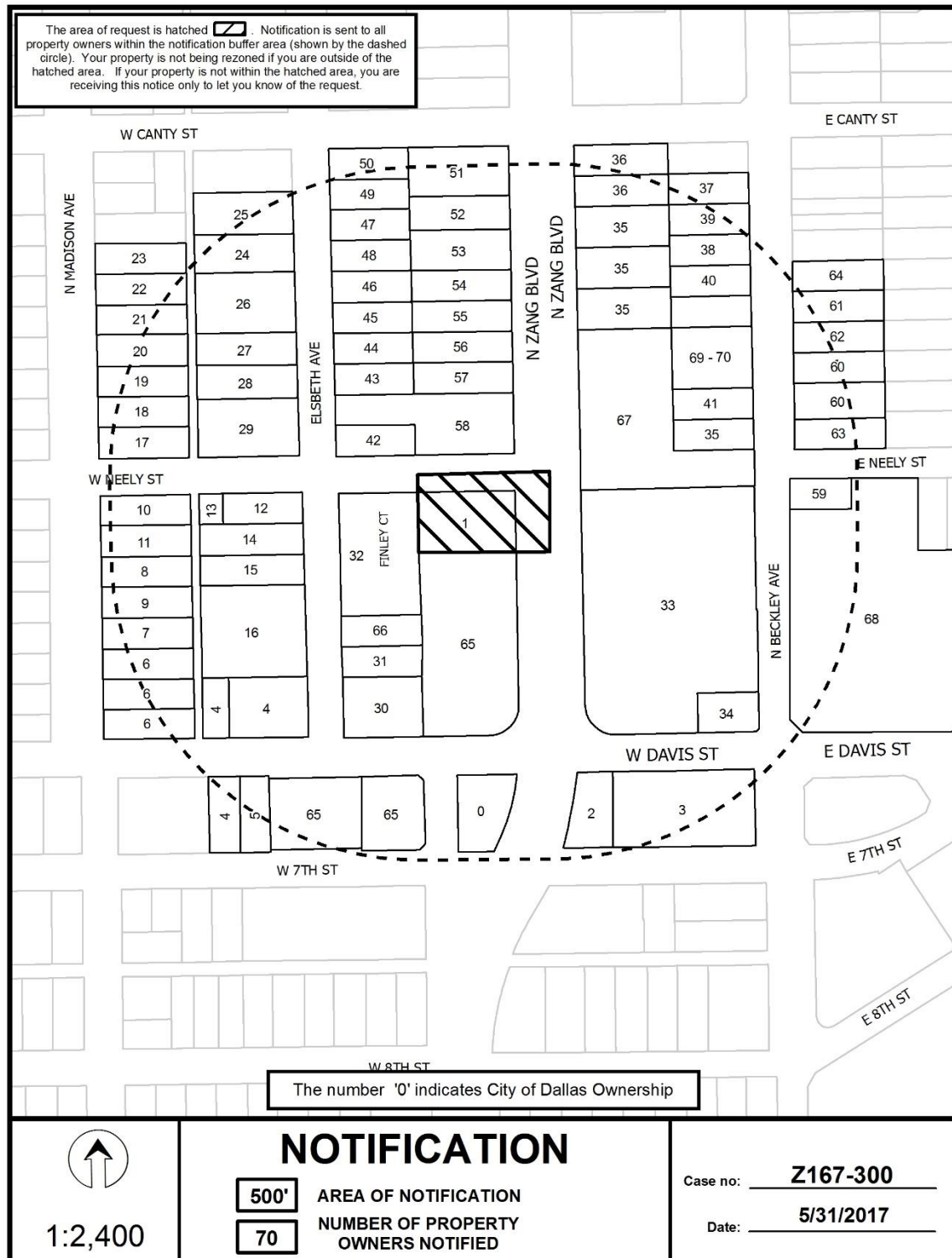












05/31/2017

Notification List of Property Owners***Z167-300******70 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 635 ZANG PL | BISHOP 1910 PARTNERS LTD |
| 2 | 510 N ZANG BLVD | BANJO VENTURES LTD |
| 3 | 108 W DAVIS ST | LA ESTRELLA DE CUELLAR INC |
| 4 | 228 W DAVIS ST | WEST DAVIS INVESTMENTS LLC |
| 5 | 218 W DAVIS ST | ENGLISH FAMILY LTD PS |
| 6 | 606 N MADISON AVE | TONY3CARS LLC |
| 7 | 612 N MADISON AVE | JASSO JACQUELINE NAVA |
| 8 | 620 N MADISON AVE | PONCE FILEMON I |
| 9 | 616 N MADISON AVE | MARTINEZ MARTIN |
| 10 | 628 N MADISON AVE | MARTINEZ JUAN |
| 11 | 624 N MADISON AVE | RODRIQUEZ TORIBIA C |
| 12 | 629 ELSBETH ST | 629 ELSBETH ST LLC |
| 13 | 212 W NEELY ST | 1122 HOLDINGS LLC |
| 14 | 627 ELSBETH ST | ACQUISTO MICHAEL F |
| 15 | 621 ELSBETH ST | MENAECEGARY JACQUELINE |
| 16 | 615 ELSBETH ST | MATRIX PARTNERS LP |
| 17 | 702 N MADISON AVE | DAVIDSON VINSON N & |
| 18 | 704 N MADISON AVE | WONG DIXON |
| 19 | 710 N MADISON AVE | SIERRA LEOPOLDO |
| 20 | 714 N MADISON AVE | VILLARREAL JOAQUIN G JR |
| 21 | 716 N MADISON AVE | MANJREKAR ASHISH T |
| 22 | 720 N MADISON AVE | ALVAREZ BENJAMIN & |
| 23 | 726 N MADISON AVE | PEREZ SALVADOR |
| 24 | 727 ELSBETH ST | MARTINEZ JOSE SANTOS & |
| 25 | 733 ELSBETH ST | MACIAS EDGAR A |
| 26 | 719 ELSBETH ST | ACQUISTO AMY F |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------------------|
| 27 | 713 ELSBETH ST | FLORES DORA |
| 28 | 709 ELSBETH ST | CANALES ROBERTO M & |
| 29 | 701 ELSBETH ST | 701 ELSBETH LLC & |
| 30 | 600 ELSBETH ST | ALIGN LP |
| 31 | 610 ELSBETH ST | FLORES JUAN & |
| 32 | 630 ELSBETH ST | LARKSPUR ELSBETH LLC |
| 33 | 612 N ZANG BLVD | DALLAS COUNTY SCHOOL |
| 34 | 601 N BECKLEY AVE | DALLAS COUNTY SCHOOL TRUS |
| 35 | 718 N ZANG BLVD | DALLAS COUNTY SCHOOLS |
| 36 | 732 N ZANG BLVD | FAZ ISMAEL |
| 37 | 735 N BECKLEY AVE | ADVANCED INVESTMENT INC |
| 38 | 727 N BECKLEY AVE | LOPEZ ISRAEL |
| 39 | 733 N BECKLEY AVE | LOPEZ ISRAEL |
| 40 | 723 N BECKLEY AVE | TORRESRICO ROGELIO & |
| 41 | 707 N BECKLEY AVE | GOMEZ RAY |
| 42 | 700 ELSBETH ST | BROOKS NICHOLE |
| 43 | 708 ELSBETH ST | 3M 707 ZANG LLC |
| 44 | 712 ELSBETH ST | 3M 707 ZANG LLC |
| 45 | 716 ELSBETH ST | LEE MARIE E |
| 46 | 720 ELSBETH ST | AFA DEVELOPMENT LLC |
| 47 | 732 ELSBETH ST | PENA JESUS H & |
| 48 | 726 ELSBETH ST | GAUCIN ROGER |
| 49 | 734 ELSBETH ST | CASTILLO GERARDO |
| 50 | 736 ELSBETH ST | BISHOP AVE PROPERTIES LLC |
| 51 | 737 N ZANG BLVD | FIELDS OF FAITH MINISTRIES INTL |
| 52 | 733 N ZANG BLVD | PENA IRMA |
| 53 | 727 N ZANG BLVD | CARRION CROW HOLDINGS LLC SERIES D |
| 54 | 723 N ZANG BLVD | EQUITY TRUST CO & |
| 55 | 719 N ZANG BLVD | BANCO POPULAR NORTH AMERICA |
| 56 | 715 N ZANG BLVD | 3M 707 ZANG LLC |
| 57 | 707 N ZANG BLVD | HERSH KAPLAN RAY |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------|
| 58 | 707 N ZANG BLVD | HERSH BERNARD J ETAL |
| 59 | 632 N BECKLEY AVE | PEREZ MAXIMO JR & PETRA |
| 60 | 710 N BECKLEY AVE | MARTINEZ SILVERIO SR |
| 61 | 716 N BECKLEY AVE | CALDERON JORGE A |
| 62 | 714 N BECKLEY AVE | YBARRA MAGDALENA |
| 63 | 702 N BECKLEY AVE | MARTINEZ BENJAMIN |
| 64 | 720 N BECKLEY AVE | ORTIZ JESUS & MARIA |
| 65 | 204 W DAVIS ST | ALAMO MANHATTAN BAD LLC |
| 66 | 612 ELSBETH ST | BRIONES MARIA & ADOLFO |
| 67 | 710 N ZANG BLVD | DALLAS COUNTY SCHOOLS |
| 68 | 111 E DAVIS ST | DALLAS COUNTY SCHOOL |
| 69 | 711 N BECKLEY AVE | BECKLEY LLC |
| 70 | 711 N BECKLEY AVE | ROBINSON DARIN A |

FILE NUMBER: Z167-301(KK)

DATE FILED: May 23, 2017

LOCATION: Southeast corner of North Central Expressway and East Mockingbird Lane

COUNCIL DISTRICT: 14

MAPSCO: 36-J

SIZE OF REQUEST: Approx. 5.33 acres

CENSUS TRACT: 0003.00

APPLICANT/ OWNER: THI VI Dallas Mockingbird, LLC

REPRESENTATIVE: Jonathan Vinson, Jackson Walker L.L.P.

REQUEST: An application to amend Tract 1 within Planned Development District No. 740.

SUMMARY: The purpose of this request is to amend Tract 1 of the planned development district to allow for the increase of the maximum allowable floor area of hotel meeting area from 8,610 square feet to 13,500 square feet. The applicant is not proposing any new structures of floor area to the site. This increase would happen internal to the existing structure by reducing the existing number of hotel guest rooms.

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

BACKGROUND INFORMATION:

- Historical aerial photography shows the site was developed between 1958 and 1968.
- PDD No. 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006.
- Palomar Hotel occupied the majority of the site in 2007. Permits were issued to renovate, construct additions, and demolish the structure located on Tract 2 of this planned development district. Other complementary uses also occupied the tenant suites around this time period.
- The Highland Dallas hotel was issued a certificate of occupancy in December of 2014, after the Palomar Hotel vacated the site.
- The purpose of this request is to amend Tract 1 of the planned development district to allow for up to nine guest rooms, a maximum of 4,890 square feet, to be converted to meeting space for the hotel. The maximum total number of hotel guest rooms is not proposed to change.

Zoning History: There have been two recent zoning change requests in the area within the last five years.

1. **Z145-135** On April 22, 2015, the City Council approved an application for a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District.
2. **Z156-176** On August 10, 2016, the City Council approved an application for the amendment to Planned Development District No. 740.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|--------------------------|--------------------|--------------------------------------|
| North Central Expressway | Highway | Variable ROW |
| East Mockingbird Lane | Principal Arterial | Minimum 6 lanes, divided, 100 ft ROW |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system. The applicant obtained a waiver of

traffic impact analysis that states that a traffic impact analysis is not required because the proposal generates fewer than 1,000 trips per day, and is not a school.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|---------------------------------|---|
| Site | PDD No. 740 (Tract 1) | Hotel, Multifamily, Retail |
| North | MU-3 | Retail, Lodging, Mockingbird Dart Station |
| East | MU-3, SUP No. 1227, PDD No. 445 | Mini-warehouse |
| South | PDD No. 740 (Tract 2) | Undeveloped land |
| West | MU-3 | SMU Tennis Complex |

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.

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.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to work, shop, and play within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look. The request is consistent with this building block.

Land Use Compatibility:

The site is approximately 5.339 acres and located along a principal arterial, East Mockingbird Lane, to the north and a highway, Central Expressway, to the west. The area of request contains a mixture of hotel, residential, restaurant, office, and personal service uses. The adjacent property to the north, across Mockingbird Lane, is developed with the Mockingbird Station mixed-use development. To the east and southeast of the site is a self-storage facility and a retail center. This area is zoned MU-3 Mixed Use District, SUP No. 1227, and PDD No. 445. This development separates the request site from the residential properties in the nearby vicinity. Directly south of the area of request is an undeveloped tract of land located in PDD No. 740 Tract 2 zoning district. To the northwest and west, across Central Expressway, is the Southern Methodist University Tennis Complex and other various university facilities that are operated by Southern Methodist University, and a retail center. The properties that are located within the city of Dallas are zoned MU-2 and MU-3 Mixed Use District. The other SMU facilities reference are located in the city of University Park. The site has housed mixed uses for decades; therefore, the modest amendments of this request are seen as compatible with surrounding land uses.

The applicant proposes the following amendments with this request:

(1) Increase the maximum allowable floor area of hotel meeting area from 8,610 square feet to 13,500 square feet. This is an increase of 4,890 square feet. The applicant is not proposing any new structures or floor area with this zoning request. The floor area will be obtained by converting existing hotel guest rooms. The existing maximum number of hotel guest rooms is 208 units, this is not proposed to change. As the floor area of hotel meeting area increases, not to exceed 13,500 square feet in totality, the hotel guest rooms will decrease. The increase in hotel meeting area is proposed as a reduction in hotel guest rooms as no new floor area is proposed.

(2) Amend the development plan site data table to reflect this floor area increase for hotel meeting area. The only change to both of these plans is the site data table. No new floor area or structures are being proposed with this zoning request.

The requested amendments to the existing planned development district are generally modest in scale, increasing the maximum allowable floor area of the hotel meeting area by 57 percent while also reducing the number of hotel guest rooms provided in order to accommodate this remodel.

Parking:

The parking detailed in the current planned development is not proposed to change. The hotel meeting area is considered accessory to the land use of a hotel development. Therefore, it does not trigger any additional parking. Because the hotel guest rooms cannot exceed the maximum of 208 dwelling units, the minimum required parking of 500 off-street spaces per the PD ordinance remains unchanged.

Landscaping:

No landscaping amendments are proposed with this zoning request. No new floor area of structures are proposed as part of this request; therefore, no landscaping will be triggered by this scope of work.

List of Partners/Principals/Officers

THI VI Dallas Mockingbird, LLC

Bruce Wiles President and LLC Manager

George Dabney Vice President/Assistant Treasurer and LLC Manager

Sun Do Vice President/Assistant Treasurer and LLC Manager

PROPOSED CONDITIONS

ARTICLE 740. PD 740.

SEC.51P-740.101. LEGISLATIVE HISTORY.

PD 740 was established by Ordinance No. 26268, passed by the Dallas City Council on February 22, 2006. (Ord. 26268)

SEC.51P-740.102. PROPERTY LOCATION AND SIZE.

PD 740 is established on property located at the southeast corner of North Central Expressway and Mockingbird Lane. The size of PD 740 is approximately 5.3 acres. (Ord 26268)

SEC.51P-740.103. DEFINITIONS AND INTERPRETATIONS. *Omitted for brevity.*

SEC.51P-740.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 740A: Tract 1 development/Tract 2 conceptual plan.
- (2) Exhibit 740B: Tract 1 landscape plan.
- (3) Exhibit 740C: Mockingbird Lane sidewalk plan. (Ord. 30148)

SEC.51P-740.104. CONCEPTUAL PLAN.

Development and use of Tract 2 must comply with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls. (Ord. Nos. 26268; 27329)

SEC.51P-740.105. DEVELOPMENT PLAN.

(a) Development and use of Tract 1 must comply with the Tract 1 portion of the Tract 1 development/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the Tract 1 development/Tract 2 conceptual plan, the text of this article controls.

(b) For Tract 2, a development plan that complies with the Tract 2 portion of the Tract 1 development/Tract 2 conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 2. (Ord. 26268)

SEC.51P-740.106. MAIN USES PERMITTED.

Omitted for brevity.

SEC.51P-740.107. ACCESSORY USES.

Omitted for brevity.

SEC.51P-740.108. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front Yard. Minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Tract 1. Minimum side and rear yard is as shown on the Tract 1 development/Tract 2 conceptual plan.

(2) Tract 2. No minimum side and rear yard.

(c) Density.

(1) Tract 1. Maximum number of dwelling units is 77.

(2) Tract 2. Maximum dwelling unit density is 150 units per acre.

(d) Floor area.

(1) Tract 1.

(A) Maximum number of hotel guest rooms is 208, and there is no maximum floor area for the hotel guest rooms.

(B) Maximum floor area is 42,710 square feet for all nonresidential uses other than hotel guest rooms, and the floor area of certain of these nonresidential uses is further limited as follows.

(C) Maximum floor area for hotel meeting rooms is 8,640 **13,500** square feet.

(D) Maximum floor area for a restaurant without drive-in or drive through-service as a main use is 8,300 square feet.

(E) Maximum floor area for a restaurant without drive-in or drive through-service as an accessory use to a hotel is 7,500 square feet.

(F) Maximum floor area for a spa is 9,300 square feet.

(G) Maximum floor area for all retail and personal service uses not listed in Subparagraphs (D), (E), and (F) is 9,000 square feet.

(H) No maximum floor area for residential uses.

(2) Tract 2. Maximum floor area for all uses is 200,000 square feet with retail and personal service uses limited to no more than 20,000 square feet of floor area.

(e) Height.

(1) Tract 1.

(A) Maximum structure height for the existing hotel building is 115 feet in the location shown on the Tract 1 development/Tract 2 conceptual plan.

(B) Unless further restricted under Subparagraph (1)(A), maximum structure height is 128 feet.

(2) Tract 2. Maximum structure height is 133 feet.

(f) Lot coverage.

(1) Tract 1. Maximum lot coverage is 8- percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. No maximum number of stories. (Ord. Nos. 26268; 27329; 30148)

SEC.51P-740.109. 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/loading requirements for each use.

(b) The following parking regulations apply to Tract 1 for a combination of hotel, retail and personal service, and multifamily uses on Tract 1:

(1) A minimum of 500 off-street parking spaces must be provided.

(2) For multifamily uses, required off-street parking may be configured as packed parking. A special parking license is not required for packed parking. Packed parking stall dimensions must be shown on an approved development plan. The packed parking standards in Subsection 51A-4.329(c) apply.

(3) Required off-street parking for multifamily uses must be reserved for residents.

(c) Aboveground parking structures located on Tract 2 are limited to two stories and must have a façade that is similar in materials and appearance to the façade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above North Central Expressway by a minimum four foot wall. Above the first floor, and on the first floor facing the Katy Trail, all openings in the aboveground parking structure façade must be screened except for vehicle access ways. Screening may include architectural grill work or other materials that provide ventilation

(d) Loading facilities and service areas in Tract 2 must be located within the parking structure and screened from view from the Katy Trail.

(e) For purposes of off-street parking regulations, Tract 1 and Tract 2 are considered to be one lot. (Ord. Nos. 26268; 27329; 30148)

SEC.51P-740.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26268)

SEC.51P-740.111. INGRESS/EGRESS.

Omitted for brevity.

SEC.51P-740.112. LANDSCAPING.

Omitted for brevity.

SEC.51P-740.113. ALTERNATIVE TREE MITIGATION FOR A SPECIFIC SET OF USES.

Omitted for brevity.

SEC.51P-740.114. SIGNS.

Omitted for brevity.

SEC.51P-740.115.
Omitted for brevity.

ROADWAY IMPROVEMENTS.

SEC.51P-740.116.
Omitted for brevity.

SIDEWALKS.

SEC.51P-740.117.
Omitted for brevity.

ADDITIONAL PROVISIONS.

SEC.51P-740.118.
Omitted for brevity.

COMPLIANCE WITH CONDITIONS.

SEC.51P-740.119.
Omitted for brevity.

ZONING MAP.

PROPOSED DEVELOPMENT PLAN

edwin branley smith + associates

The Highland Hotel

Planned Development District No. 740

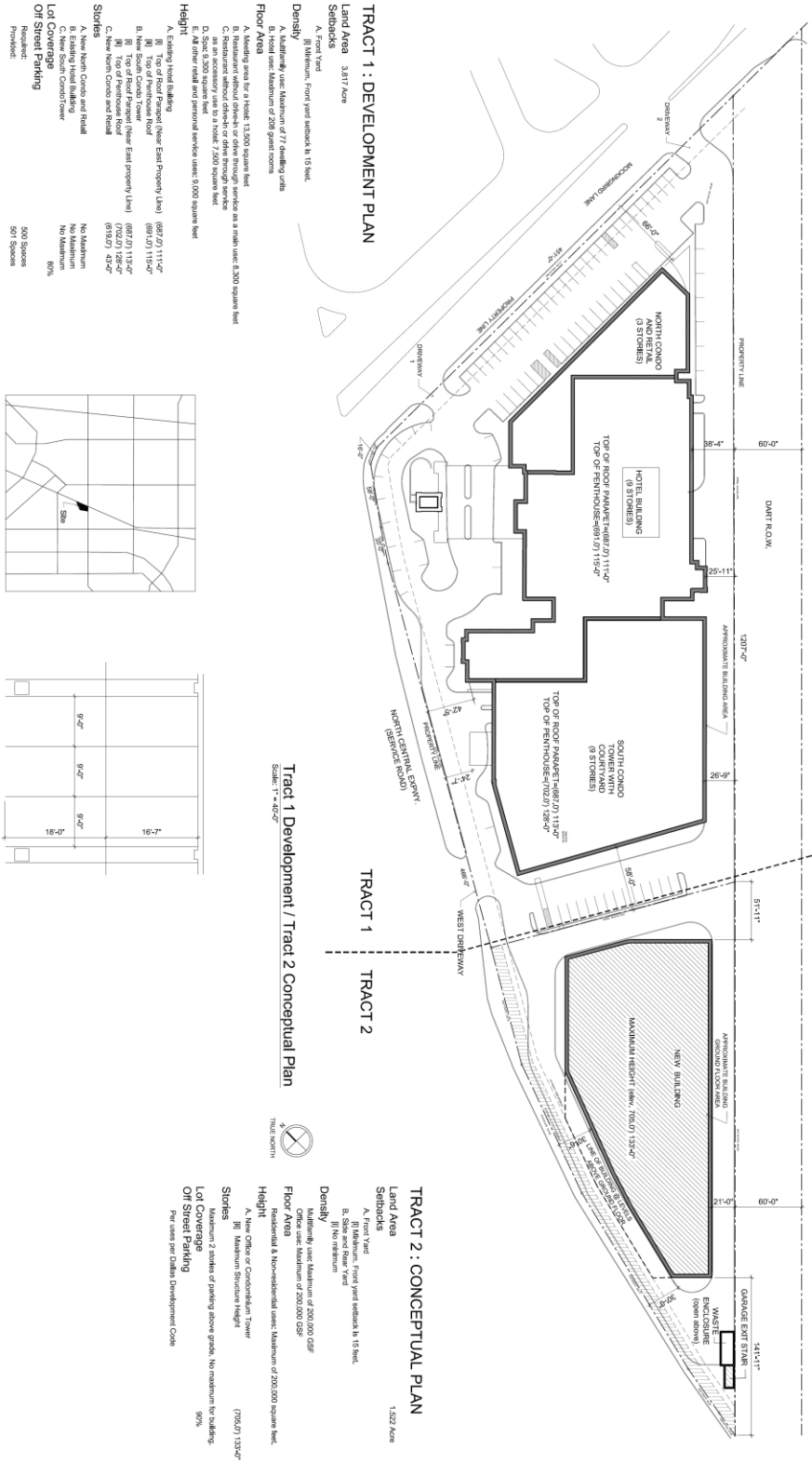
architectural planning studio inc. 744 988 1930
8228 Douglas Avenue, Suite 600, Dallas, Texas 75225

5 July 2017

0 10' 20' 40' 80'

5300 E. Mockingbird Lane
Dallas, Texas

Z167-301



ENLARGED DATA TABLE

TRACT 1 : DEVELOPMENT PLAN

Land Area 3.817 Acre

Setbacks

A. Front Yard

[i] Minimum. Front yard setback is 15 feet.

Density

A. Multifamily use: Maximum of 77 dwelling units

B. Hotel use: Maximum of 208 guest rooms

Floor Area

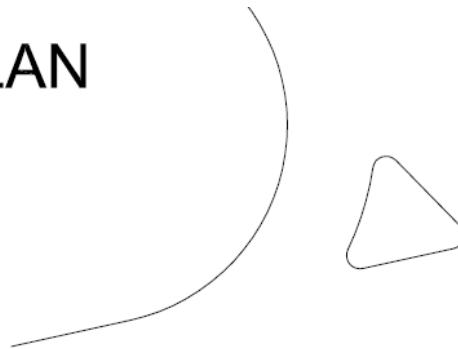
A. Meeting area for a Hotel: 13,500 square feet

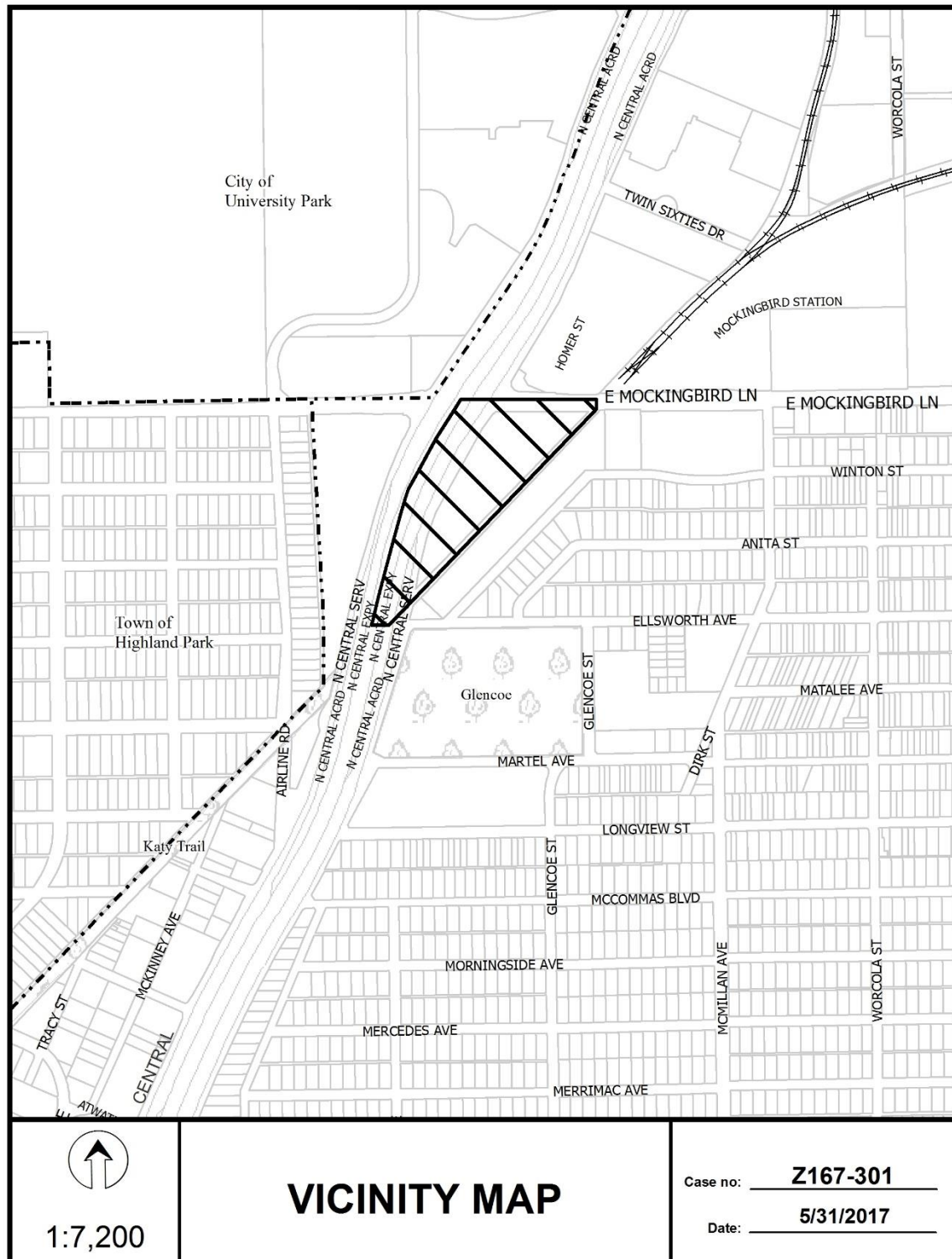
B. Restaurant without drive-in or drive through service as a main use: 8,300 square feet

C. Restaurant without drive-in or drive through service
as an accessory use to a hotel: 7,500 square feet

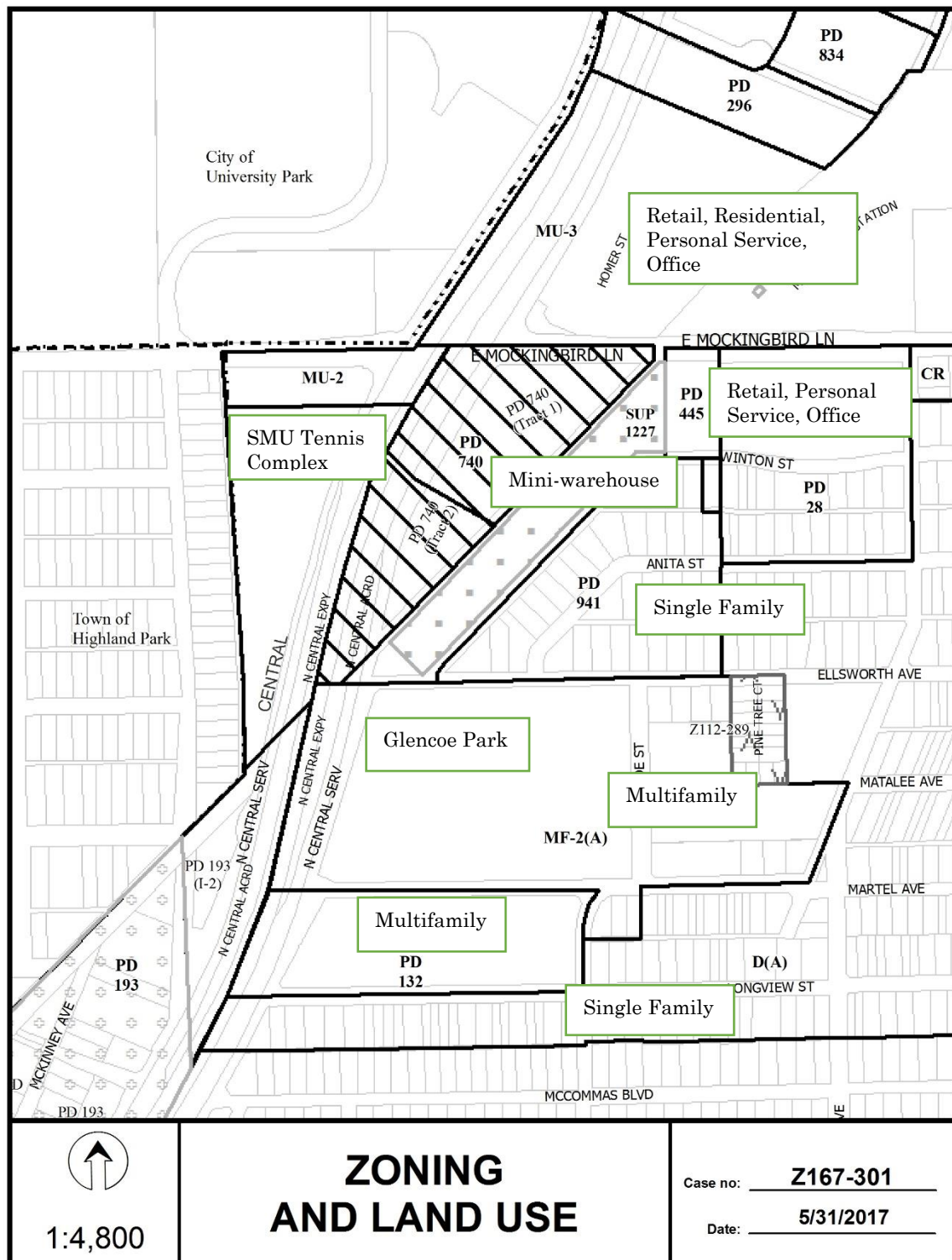
D. Spa: 9,300 square feet

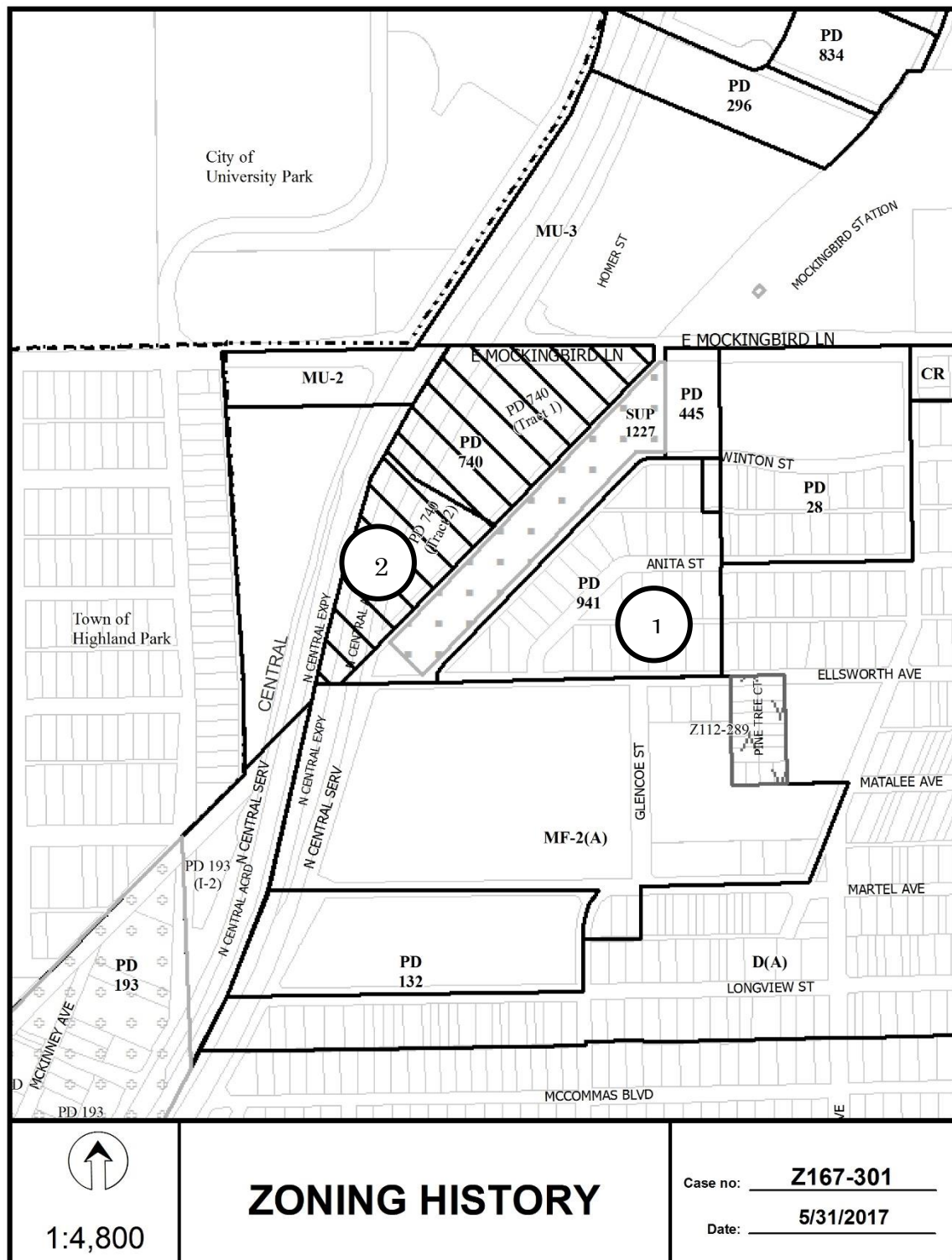
E. All other retail and personal service uses: 9,000 square feet

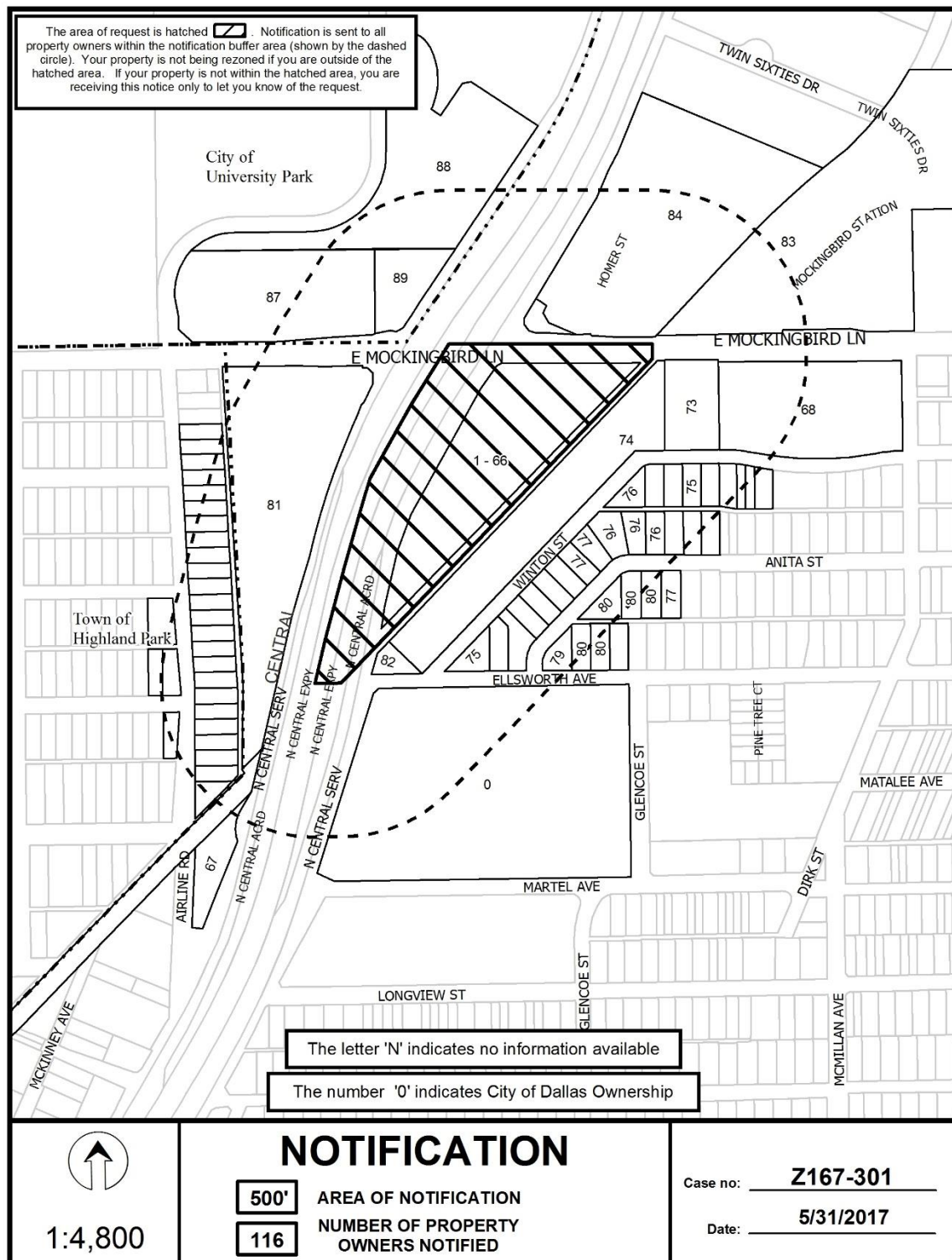












05/31/2017

Notification List of Property Owners***Z167-301******116 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 5656 N CENTRAL EXPY | BEHRINGER HARVARD |
| 2 | 5656 N CENTRAL EXPY | WESTDALE PALOMAR LP |
| 3 | 5656 N CENTRAL EXPY | FOLEY NICHOLAS & MANJULA S FOLEY |
| 4 | 5656 N CENTRAL EXPY | GREEN SET LLC |
| 5 | 5656 N CENTRAL EXPY | BROWN LARRY H & SHELLY |
| 6 | 5656 N CENTRAL EXPY | CAMERON STEPHEN F |
| 7 | 5656 N CENTRAL EXPY | CHANG IRIS W |
| 8 | 5656 N CENTRAL EXPY | DAVIS SPENCER S & |
| 9 | 5656 N CENTRAL EXPY | MOCK 5656 LLC |
| 10 | 5656 N CENTRAL EXPY | EIGHT OAKS INVESTMENTS II LLC |
| 11 | 5656 N CENTRAL EXPY | TOLIVER BRIAN & LEESA TOLIVER |
| 12 | 5656 N CENTRAL EXPY | RICHIE BOYD LYNN & BETTY ZOE |
| 13 | 5656 N CENTRAL EXPY | GIDEON CECILE & CJ JR |
| 14 | 5656 N CENTRAL EXPY | CASSULLO JOANNE |
| 15 | 5656 N CENTRAL EXPY | RICHEY PROPERTIES INC |
| 16 | 5656 N CENTRAL EXPY | TOMPSON JERRY |
| 17 | 5656 N CENTRAL EXPY | TRIMARCHI DENNIS M |
| 18 | 5656 N CENTRAL EXPY | HARRISON FIELD |
| 19 | 5656 N CENTRAL EXPY | ALI AMAR BARKAT & |
| 20 | 5656 N CENTRAL EXPY | BUCHANAN MOREAS |
| 21 | 5656 N CENTRAL EXPY | ZISSIS FAMILY TRUST |
| 22 | 5656 N CENTRAL EXPY | WILLIAMS DEBORAH A & ROBERT M GOLDSTEIN |
| 23 | 5656 N CENTRAL EXPY | YARTO ROBERTO & JENNIFER |
| 24 | 5656 N CENTRAL EXPY | BARTELS ANN M |
| 25 | 5656 N CENTRAL EXPY | MCLANE DAVID J & |
| 26 | 5656 N CENTRAL EXPY | EDWARDS STAN & |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|------------------------------------|
| 27 | 5656 N CENTRAL EXPY | YAMINI SALLY |
| 28 | 5656 N CENTRAL EXPY | KNUBOWITZ JOEL |
| 29 | 5656 N CENTRAL EXPY | YAMINI SARA M |
| 30 | 5656 N CENTRAL EXPY | MAJORS DECENDANTS TRUST |
| 31 | 5656 N CENTRAL EXPY | KOERNER GARY & KAY |
| 32 | 5656 N CENTRAL EXPY | TALLEY JUDITH OLSEN |
| 33 | 5656 N CENTRAL EXPY | WALTON LARRY E & LINDA |
| 34 | 5656 N CENTRAL EXPY | CARSON TED J & DEBORAH J |
| 35 | 5656 N CENTRAL EXPY | CARSON DEBBIE & |
| 36 | 5656 N CENTRAL EXPY | HARRISON FIELD |
| 37 | 5656 N CENTRAL EXPY | BARNES SUSAN |
| 38 | 5656 N CENTRAL EXPY | RUFF PARTNERS LTD |
| 39 | 5656 N CENTRAL EXPY | HARRISON FIELD |
| 40 | 5656 N CENTRAL EXPY | WEAR CHARLES AND JANET WEAR |
| 41 | 5656 N CENTRAL EXPY | GANCARZ CHRISTINE P |
| 42 | 5656 N CENTRAL EXPY | HARRISON FIELD |
| 43 | 5656 N CENTRAL EXPY | HAINES DALE & JANE |
| 44 | 5656 N CENTRAL EXPY | WEBB BARBARA J & GREGORY E |
| 45 | 5656 N CENTRAL EXPY | GANCARZ DORIS |
| 46 | 5656 N CENTRAL EXPY | BERAN DIANA |
| 47 | 5656 N CENTRAL EXPY | HARRISON HARRY H JR & |
| 48 | 5656 N CENTRAL EXPY | KING WAYNE E & TINA M |
| 49 | 5656 N CENTRAL EXPY | ANDERSON GARY A & |
| 50 | 5656 N CENTRAL EXPY | MULLANEY TERI L & DANIEL P |
| 51 | 5656 N CENTRAL EXPY | WOMACK MORRIS K & MAUREEN M |
| 52 | 5656 N CENTRAL EXPY | CROWN JODY H |
| 53 | 5656 N CENTRAL EXPY | HARRISON FIELD |
| 54 | 5320 E MOCKINGBIRD LN | NEE EUGENE P |
| 55 | 5320 E MOCKINGBIRD LN | OTRADOVEC PETER J & SHIRLEY WALTER |
| 56 | 5320 E MOCKINGBIRD LN | MOORE KEVIN BRENT |
| 57 | 5320 E MOCKINGBIRD LN | CURTIS THOMAS D & |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|-----------------------------------|
| 58 | 5320 E MOCKINGBIRD LN | SKINNER DAVID L & SUSAN S |
| 59 | 5320 E MOCKINGBIRD LN | HIRSCH LINDA M FAMILY TRUST |
| 60 | 5320 E MOCKINGBIRD LN | MURPHY SUSAN W |
| 61 | 5320 E MOCKINGBIRD LN | MURPHY SUSAN W |
| 62 | 5320 E MOCKINGBIRD LN | TOMLIN FRANCIS G JR |
| 63 | 5320 E MOCKINGBIRD LN | BEHRINGER BRADLEY |
| 64 | 5320 E MOCKINGBIRD LN | 5320 E MOCKINGBIRD LN L304 LLC |
| 65 | 5320 E MOCKINGBIRD LN | MAWK THOMAS |
| 66 | 5300 N CENTRAL EXPY | THI VI DALLAS MOCKINGBIRD LLC |
| 67 | 5401 N CENTRAL EXPY | 5401 N CENTRAL EXPWY LP |
| 68 | 5400 E MOCKINGBIRD LN | MOCKINGBIRD CENTRAL PLAZA |
| 69 | 5420 WINTON ST | MCMILLIN KIMBERLY ANNE & |
| 70 | 5426 WINTON ST | POLLOCK BRIAN |
| 71 | 5424 WINTON ST | POLLOCK KEVIN |
| 72 | 5428 WINTON ST | MCFALLS GEOFFREY A & ELENA A |
| 73 | 5342 E MOCKINGBIRD LN | PS TEXAS HOLDINGS LTD |
| 74 | 5340 E MOCKINGBIRD LN | SHURGARD TEXAS LTD PS |
| 75 | 5309 ELLSWORTH AVE | GLENCOE LAND LP |
| 76 | 5311 ANITA ST | PSW URBAN HOMES LP |
| 77 | 5315 ANITA ST | ELLSWORTH RENTALS LLC |
| 78 | 5416 WINTON ST | MCCRACKEN THOMAS W JR |
| 79 | 5327 ELLSWORTH AVE | GLENCOE LAND LP |
| 80 | 5335 ELLSWORTH AVE | PSW URBAN HOMES LP |
| 81 | 5555 N CENTRAL EXPY | SOUTHERN METHODIST |
| 82 | 5301 ELLSWORTH AVE | WESTDALE PROPERTIES AMERICA I LTD |
| 83 | 5465 E MOCKINGBIRD LN | DALLAS AREA RAPID TRANSIT |
| 84 | 5307 E MOCKINGBIRD LN | CPUS MOCKINGBIRD LP |
| 85 | 5307 E MOCKINGBIRD LN | CPUS MOCKINGBIRD LP |
| 86 | 401 S BUCKNER BLVD | DART |
| 87 | 3072 MOCKINGBIRD LN | PERUNA HOLDINGS CORP |
| 88 | 5900 BUSH AVE | SOUTHERN METHODIST UNIVERSITY |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---------------------------------|
| 89 | 2900 MOCKINGBIRD LN | SOUTHERN METHODIST UNIVERSITY |
| 90 | 3101 ST JOHNS DR | PRATT M SHANNAN & DIANNE E |
| 91 | 3102 CORNELL AVE | DUNLEAVY KEVIN & CANDISE |
| 92 | 3100 CORNELL AVE | HOLLIFIELD JAMES F & |
| 93 | 3101 CORNELL AVE | ALEXANDER A NICHOLAS & |
| 94 | 5048 AIRLINE RD | BOURY FADI C |
| 95 | 5046 AIRLINE RD | CHEN SI & |
| 96 | 5044 AIRLINE RD | SINCLAIR DAVID & |
| 97 | 5040 AIRLINE RD | SESTAK MICHAEL & |
| 98 | 5038 AIRLINE RD | GOLDEN MATTHEW & |
| 99 | 5036 AIRLINE RD | COHEN JEFFREY |
| 100 | 5034 AIRLINE RD | SMITH JOHN K & SHIRLEY C TR |
| 101 | 5032 AIRLINE RD | MENEGAZZO ERICK R |
| 102 | 5030 AIRLINE RD | ALEXANDER DAVID & LORI |
| 103 | 5028 AIRLINE RD | ESTRADA EDUARDO C & |
| 104 | 5026 AIRLINE RD | BELL JASON RANDALL & ALYSON M |
| 105 | 5024 AIRLINE RD | RESTREPO ALLAN & KATHY |
| 106 | 5022 AIRLINE RD | SNYDER ROBERT F |
| 107 | 5020 AIRLINE RD | JACKSON PARTNERS PROPERTIES LTD |
| 108 | 5018 AIRLINE RD | WU WEILI & |
| 109 | 5016 AIRLINE RD | DAVIS JORDAN & |
| 110 | 5014 AIRLINE RD | ZARUBIAK DARCY C Z & ROCIO I |
| 111 | 5012 AIRLINE RD | BURNS RUSSELL J & DEBRA S |
| 112 | 5010 AIRLINE RD | KEARNY HENRY JOSEPH & D DEE C |
| 113 | 5008 AIRLINE RD | TREVINO ALBERTO GALVAN |
| 114 | 5006 AIRLINE RD | ROEHM DAVID O |
| 115 | 5004 AIRLINE RD | WATERS LINDSLEY III |
| 116 | 5000 AIRLINE RD | WARFIELD RICHARD & ANGELA |

FILE NUMBER: Z167-295(JM)

DATE FILED: May 9, 2017

LOCATION: Area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.

COUNCIL DISTRICT: 4

MAPSCO: 65-C

SIZE OF REQUEST: ±7.758 acres

CENSUS TRACT: 57.00

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use, on property zoned an R-7.5(A) Single Family District and a CR Community Retail District.

SUMMARY: The applicant proposes to construct an addition including two classrooms, a playground shade structure, and additional parking. A planned development district is requested to allow a public school use [H.I. Holland Elementary School at Lisbon] by right, to allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet, to allow parking in the required front yards, to allow baseball backstops up to 10-feet in height to encroach into the required setback, to not require screening of parking and loading spaces, and to allow up to six-feet in height fencing in the required front yards and within the required visibility triangles.

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

BACKGROUND INFORMATION:

- According to DISD staff, the original Lisbon Elementary School was constructed in 1938. The school was renamed H.I. Holland Elementary School at Lisbon in 2011. The existing enrollment is 352 students with 28 classrooms.
- The applicant would like to construct an addition including two classrooms, a playground shade structure, and an expansion of an existing parking lot to add three parking spaces (to meet parking required for the classroom addition). The existing zoning of the site is split. The portion zoned an R-7.5(A) Single Family District requires a specific use permit to operate a public school other than an open-enrollment charter school use, while the portion zoned a CR Community District allows the use by right, with an RAR Residential Adjacency Review.
- In lieu of complying with the split zoning requirements, a new PD is requested to allow a public school other than an open-enrollment charter school use by right, rather than by SUP, with the following provisions:
 - To allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet;
 - To allow parking in the required front yards;
 - To allow baseball backstops up to 10-feet in height to encroach into the required setback;
 - To not require screening of parking and loading spaces; and,
 - To allow up to six-feet in height fencing in the required front yards and within the required visibility triangles.
- For any other allowable uses, the proposed PD would refer to the R-7.5(A) Single Family District for all provisions.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------------|--------------------|---------------------|
| Lancaster Road | Principal Arterial | Variable |
| Ann Arbor Avenue | Collector | Variable |
| Denley Drive | Local | 50 feet |
| Paducah Avenue | Local | Variable |

Land Use:

| Area | Zoning | Land Use |
|-------|---|---|
| Site | R-7.5(A) & CR Community Retail | Public School |
| North | R-7.5(A) & CR Community Retail | Single Family, Church, and Retail & Personal Service |
| East | CR Community Retail | Laundromat, Auto-related, Flower Shop, & Retail |
| South | R-7.5(A) & CR Community Retail w/SUP 173 | Church, Undeveloped, Retail, Vacant, and Veteran's Hospital |
| West | R-7.5(A) & TH-3(A) Townhouse w/ SUP No. 930 | Single Family & Child Care Center |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and traffic management plan. The plan has been approved. The City Engineer determined the zone change will not have a negative impact on the existing street system.

The TMP provided the following for Traffic Queue Operations:

As shown on Exhibit 1 (the TMP), parents picking up students in Pre-K through 3rd grade should immediately proceed to form a double queue upon arriving at the school during the afternoon pick-up period. The north end lot provides 729 linear feet of on-site queuing—enough capacity for a double queue for more than 31 vehicles. Parents for grades 4 and 5 should proceed to form a double queue in the staff lot on S Lancaster Road in a clockwise direction.

Finally, a provision allowing the existing perimeter fence exemption from the visual obstruction regulations (visibility triangles) was reviewed by the Engineering Division and found not to be a traffic safety issue.

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

Land Use Compatibility:

Surrounding land uses consist of single family, institutional, and retail & personal service to the north, retail & personal service and auto-related uses to the east, a church, undeveloped land, a hospital, and retail to the south, and a child-care facility, and single family uses to the west. The school has been serving the community for nearly 80 years. The use continues to be compatible with surrounding mix of uses in the area.

While the classroom total will increase from 28 to 30, there is not an expected increase in enrollment from the total of 352 students. The classroom addition serves to separate Pre-K students previously sharing a classroom with kindergarteners.

Proposed provisions amend conditions for a public school other than an open-enrollment charter school use, but not for other allowable uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Development Standards:

| District | Setbacks | | Height | Lot Coverage | Special Standards | Primary Uses |
|------------------------------|----------|--------------------------------|--------|-------------------------|--|-----------------------------------|
| | Front | Side/Rear | | | | |
| Existing: R-7.5(A) | 25' | 5' single family 10' others | 30' | 45% res. 25% nonres. | RPS | Single Family |
| | | 5' single family 15' others | | | | |
| Existing: CR | 15' | 0' | 54' | 60% | RPS | Retail & Personal Service, Office |
| Proposed: PDD | 25' | 5' single family 10' others | 40' | 45% res. 25% nonres. | 41,000 sq. ft. Max. Floor Area for public school. | Public school & R-7.5(A) uses |
| | | 5' single family 15' others | | | | |

The proposed PD would amend conditions to allow structures for a public school other than an open enrollment charter school a maximum height of 40 feet, to allow parking in the required front yards, to allow baseball backstops up to 10-feet in height to encroach into the required setback, to not require screening of parking and loading spaces, and to allow up to six-feet in height fencing in the required front yards and within the

required visibility triangles. An existing chain-link perimeter fence, up to six-feet tall in some areas, obstructs the visibility triangles. The obstruction was deemed not to cause a traffic safety concern. Future fences would have to comply with the visual obstruction and visibility triangle regulations. The proposed conditions would make the existing school compliant, while adding the provision for parking in the front yard to provide new parking for the proposed addition. The existing school is 39 feet, 8 inches in height, per the development plan submitted. The floor area is being restricted to the existing and the proposed addition for a total of 41,000 square feet. Any future expansions of the school would require an amended development plan AND conditions to increase the maximum floor area. A minor amendment to add-on square footage wouldn't be allowed due to the maximum floor area placed on the site for this use.

The only other allowable uses are those found within the R-7.5(A) Single Family District and would be subject to the provisions of that district.

Finally, the applicant has provided an additional provision where for a public school other than an open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

Parking:

No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. A public school other than an open-enrollment charter school use is required to provide one and one-half parking spaces for each elementary school classroom. The school has 28 classrooms and has proposed a two-classroom addition; therefore, 45 parking spaces are required. The proposed development plan indicates that the site will provide 46 parking spaces.

Landscaping:

Landscaping must be provided in accordance with Article X.

| |
|---------------------------------------|
| List of Officers/Board Members |
|---------------------------------------|

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

| | |
|------------|--|
| District 1 | Edwin Flores, 1 st Vice President |
| District 2 | Dustin Marshall |
| District 3 | Dan Micciche, President |
| District 4 | Jaime Resendez, Board Secretary |
| District 5 | Lew Blackburn, Ph.D. |
| District 6 | Joyce Foreman |
| District 7 | Audrey Pinkerton, 2 nd Vice President |
| District 8 | Miguel Solis |
| District 9 | Bernadette Nutall |

Proposed PD Conditions

ARTICLE

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

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

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

PD _____ is established on property generally located in an Area bounded by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west. The size of PD _____ is approximately 7.758 acres.

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

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-_____.104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit _____A: development plan.

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

(a) For a public school other than an open-enrollment charter school development and use of the Property must comply with the development plan (Exhibits _____A). If there is a conflict between the text of this article and the development plans, the text of this article controls.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) A public school, other than an open-enrollment charter school, is allowed by right.

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 types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-_____.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 51A4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Floor area: Maximum floor area for a public school other than an open-enrollment charter school use is 41,000 square feet.

(c) Height: Maximum height for a public school other than an open-enrollment charter school is 40 feet.

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

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

(b) Parking for a public school other than an open-enrollment charter school is allowed in the required front yard.

(c) Screening of parking lots and loading area is not required for a public school other than an open-enrollment charter school use.

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

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-_____.112. SIGNS.

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

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

(a) For a public school other than open-enrollment charter school, at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in color from that of vehicular ingress and egress driveways.

(b) Fencing for a public school other than an open-enrollment charter school.

- (1) Fences up to six feet in height are allowed within the required front yard.
- (2) Baseball backstops up to 10 feet in height are allowed within the required front yard.
- (3) Existing fences shown on Exhibit _____A are allowed within the visibility triangle.

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

(d) Compliance. 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-_____.1154 COMPLIANCE WITH CONDITIONS.

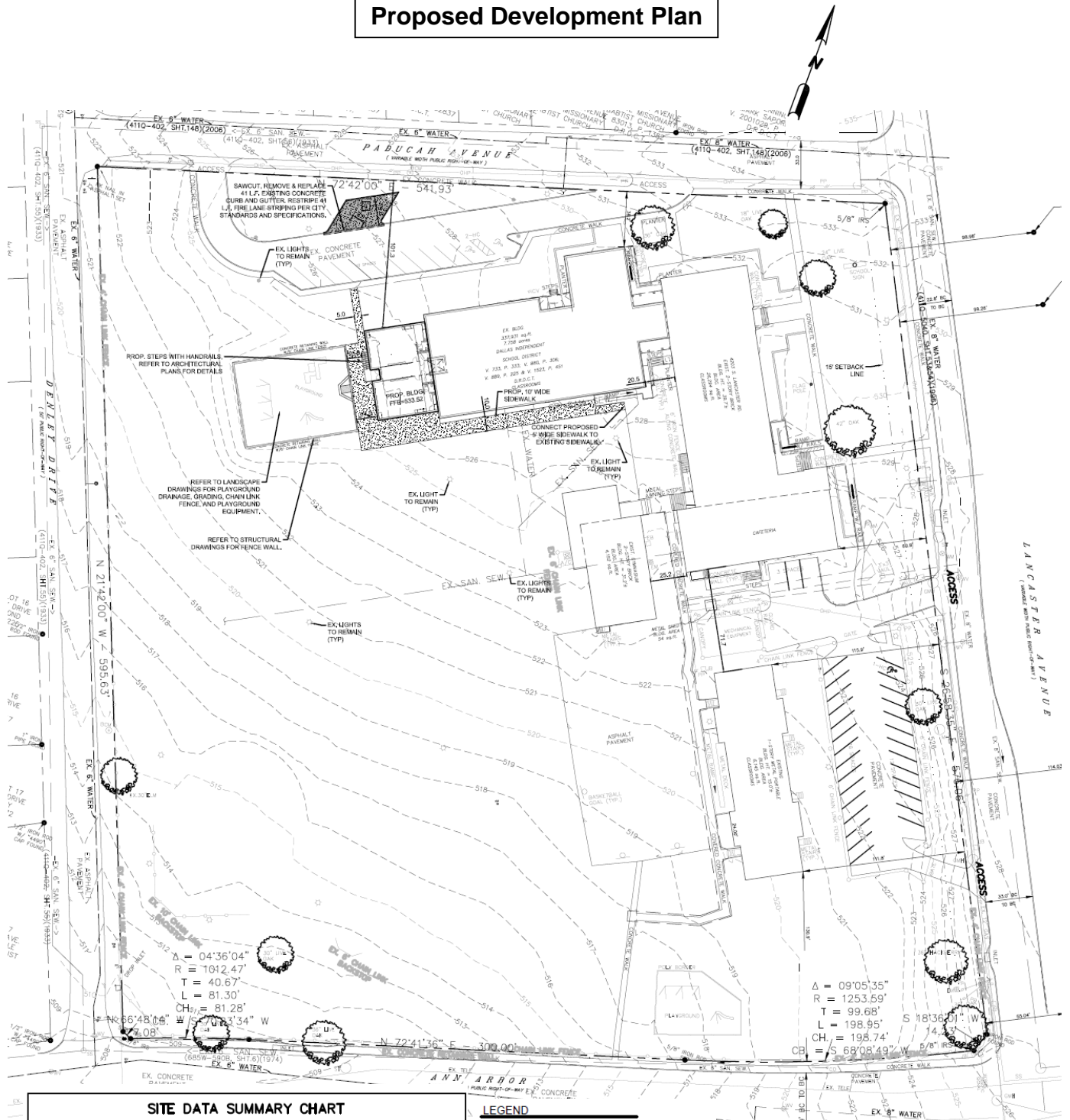
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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

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with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Proposed Development Plan



SITE DATA SUMMARY CHART

| | |
|--|------------------------------------|
| EXISTING ZONING: | CR - COMMUNITY RETAIL |
| PROPOSED LAND USE: | R7.5 - SINGLE FAMILY PUBLIC SCHOOL |
| SITE ACREAGE: | 7.758 ACRES (337,931 SQ FT) |
| TOTAL BUILDING AREA: | |
| EXISTING - 1ST FLOOR | 26,158 SQ FT |
| EXISTING - 2ND FLOOR | 11,794 SQ FT |
| PROPOSED | 2,617 SQ FT |
| OPEN SPACE: | 225,923 / 337,931 : 68% |
| TOTAL IMPERVIOUS AREA: | 79,125 / 337,931 : 23% |
| BUILDING HEIGHT: | 2 STORY, (39'-8" HEIGHT) |
| PARKING REQUIRED (1.5 SPACES PER CLASSROOM): | 45 SPACES |
| PARKING PROVIDED TOTAL (3 + EXISTING 43): | 46 SPACES |
| PARKING PROVIDED (ACCESSIBLE): | 3 SPACES |

LEGEND

- EXISTING ASPHALT
- PROPOSED CURB
- PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL, THIS SHEET
- PROPOSED SIDEWALK PAVEMENT

Traffic Management Plan**Technical Memorandum**

To: Karl Crawley — Masterplan Consultants
From: David Nevarez, PE, PTOE — DeShazo Group, Inc.
Date: April 19, 2017
Re: Traffic Management Plan for H. I. Holland Elementary School at Lisbon in Dallas, Texas
DeShazo Project Number 17046

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional services in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for H. I. Holland Elementary School at Lisbon. The school is located at 4203 S Lancaster Road in Dallas, Texas.

At the time of this study, the school had an enrollment of 352 students in Pre-K through 5th grade. The school is undergoing renovations mainly attributed to additional classroom space with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Commercial Retail (CR) and Single Family Residential [R-7.5(A)]. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

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

Z167-295

The analysis summarized below utilizes the existing school site plan to evaluate aspects such as parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 provides a summary of the known operational characteristics for the school.

Table 1. School Operational Characteristics

| | |
|--|---|
| Enrollment: | Pre-K: 44 students Kindergarten: 47 students 1 st Grade: 63 students 2 nd Grade: 58 students 3 rd Grade: 53 students 4 th Grade: 48 students 5 th Grade: 39 students <i>Total: 352 students</i> |
| Daily Start/End Schedule | >Start: 7:55 AM >End: 2:55 PM |
| Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up: | By Daycare/Van: \cong 5% (~19 Students) By Walking: \cong 5% (Observed) |

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school conditions and from personal interviews of school representatives.

Existing Site Access and Circulation

The school provides parking lots for faculty and staff only on S Lancaster Road and Paducah Avenue. During afternoon peak hours, a third parking lot located at the east corner of the school provides parking for parents. Traffic operations concentrate in the perimeter of the school with a significant number of vehicles parked on both sides of Paducah Avenue. The majority of parents arrive from the south of the school traveling northbound on S Denley Drive and turning left on Paducah Avenue, a one-way (eastbound) street during school arrival and dismissal periods. Once the parents park, they either cross the street to pick up students or wait for students to be dismissed. A school van parks eastbound on Paducah Avenue without a designated loading area.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Wednesday, April 12, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. The total maximum vehicular accumulation peaked with 55 vehicles around the school.

The school provides enough on-site capacity for a maximum accumulation of 46 vehicles as depicted in **Exhibit 1**. The designated areas for queuing operations is considered adequate upon enforcement of an active traffic management plan based on studies of other schools with similar enrollment characteristics.

Recommendations to Facilitate Queueing Operations

The school administration should immediately implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic. Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is recommended.

The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

Traffic Queue Operations

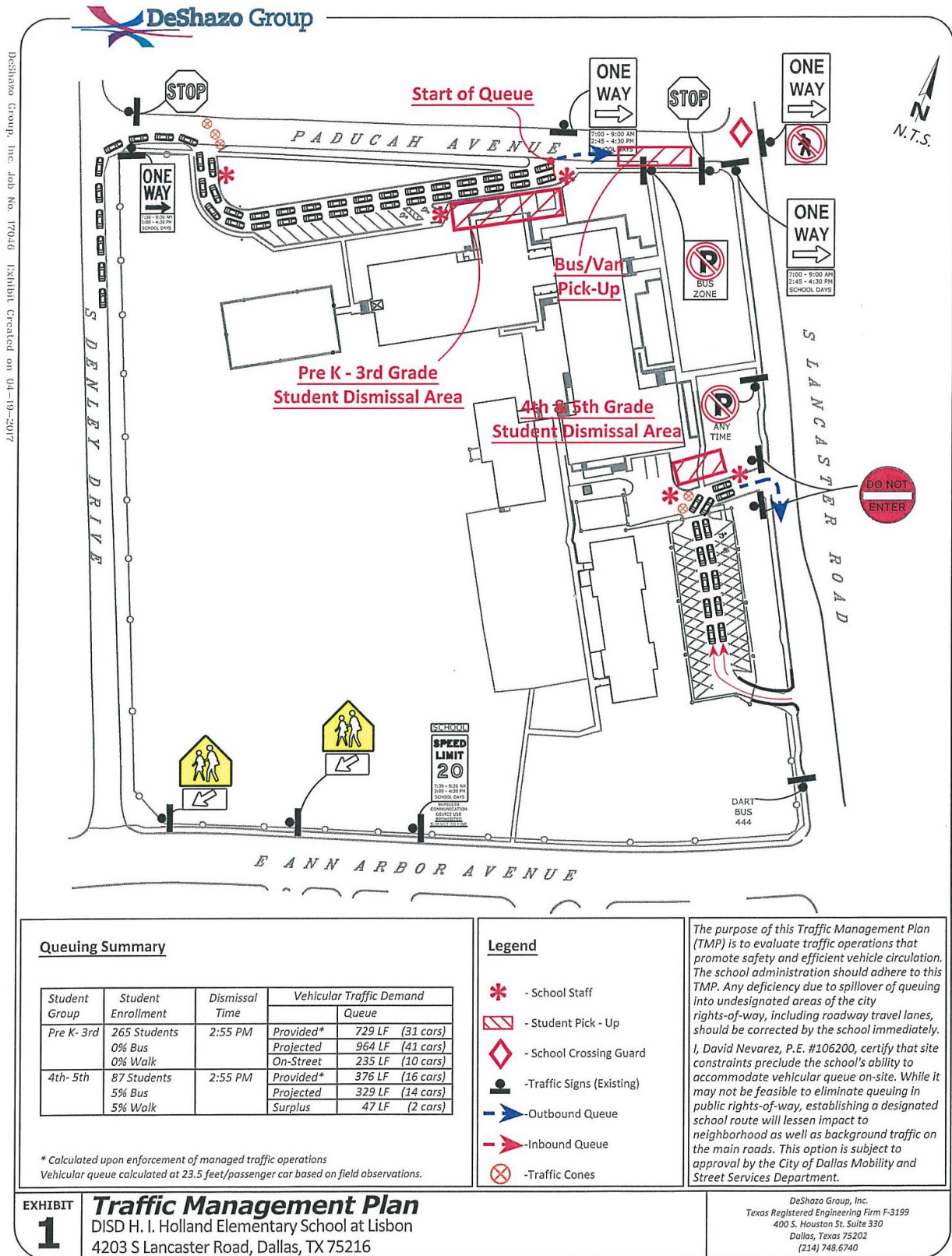
- As shown on **Exhibit 1**, parents picking up students in Pre-K through 3rd grade should immediately proceed to form a double queue upon arriving at the school during the afternoon pick-up period. The north end lot provides 729 linear feet of on-site queueing—enough capacity for a double queue for more than 31 vehicles. Parents for grades 4 and 5 should proceed to form a double queue in the staff lot on S Lancaster Road in a clockwise direction.

Student Safety

- Student safety should remain paramount at all times. School administration should remind students, parents and staff of their expectations relative to this traffic management plan continuously throughout the school year.
- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.
- There is no evidence of any students walking home after school. School administration should investigate *A Safe Routes to School* program for students to walk home or ride bikes safely.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

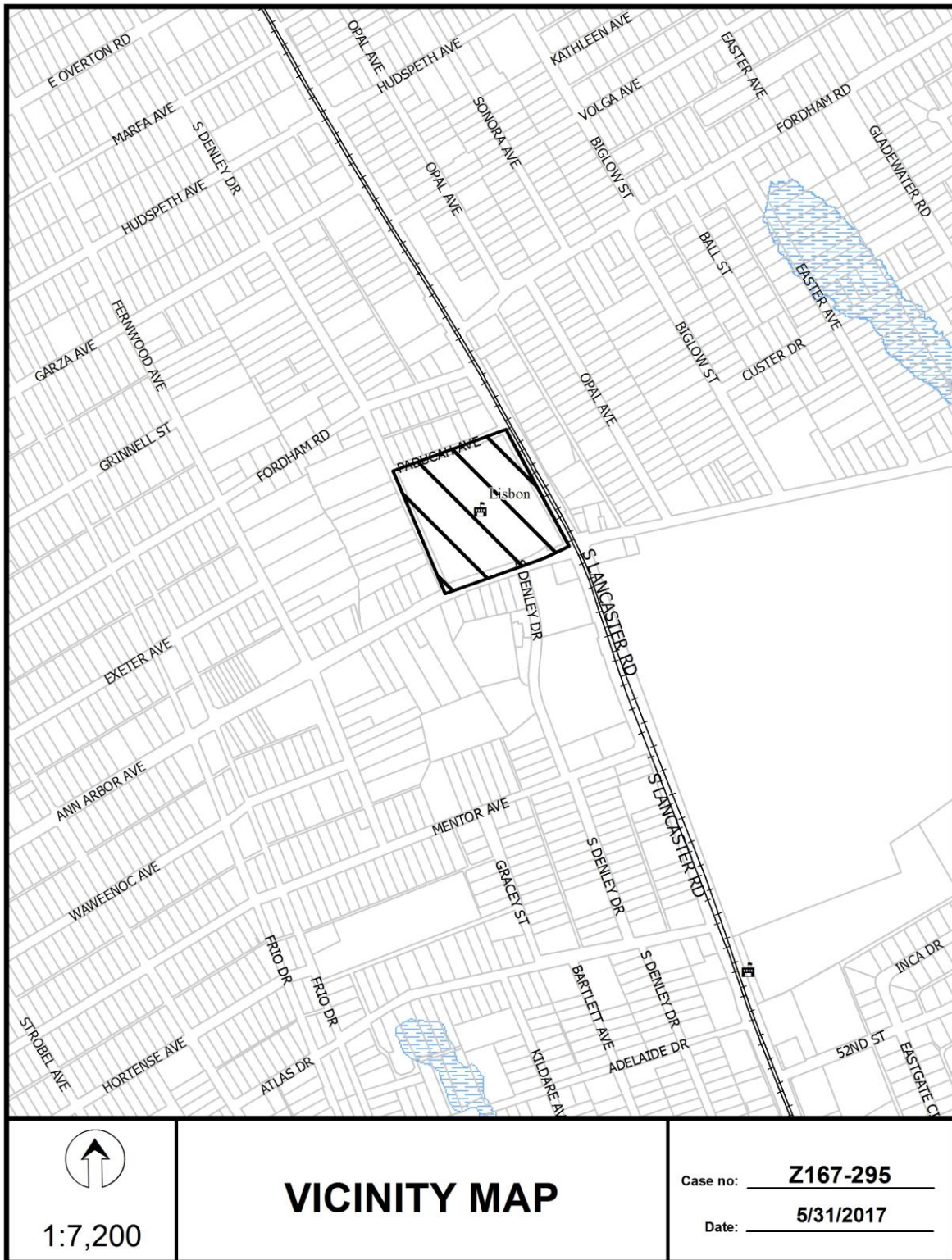
School Bus/Daycare Vans Operations

- All school and daycare bus/van pick-up activities should be designated at the loading zone located at the northeast corner of the school site as shown in **Exhibit 1**.



Z167-295

Z167-295(JM)



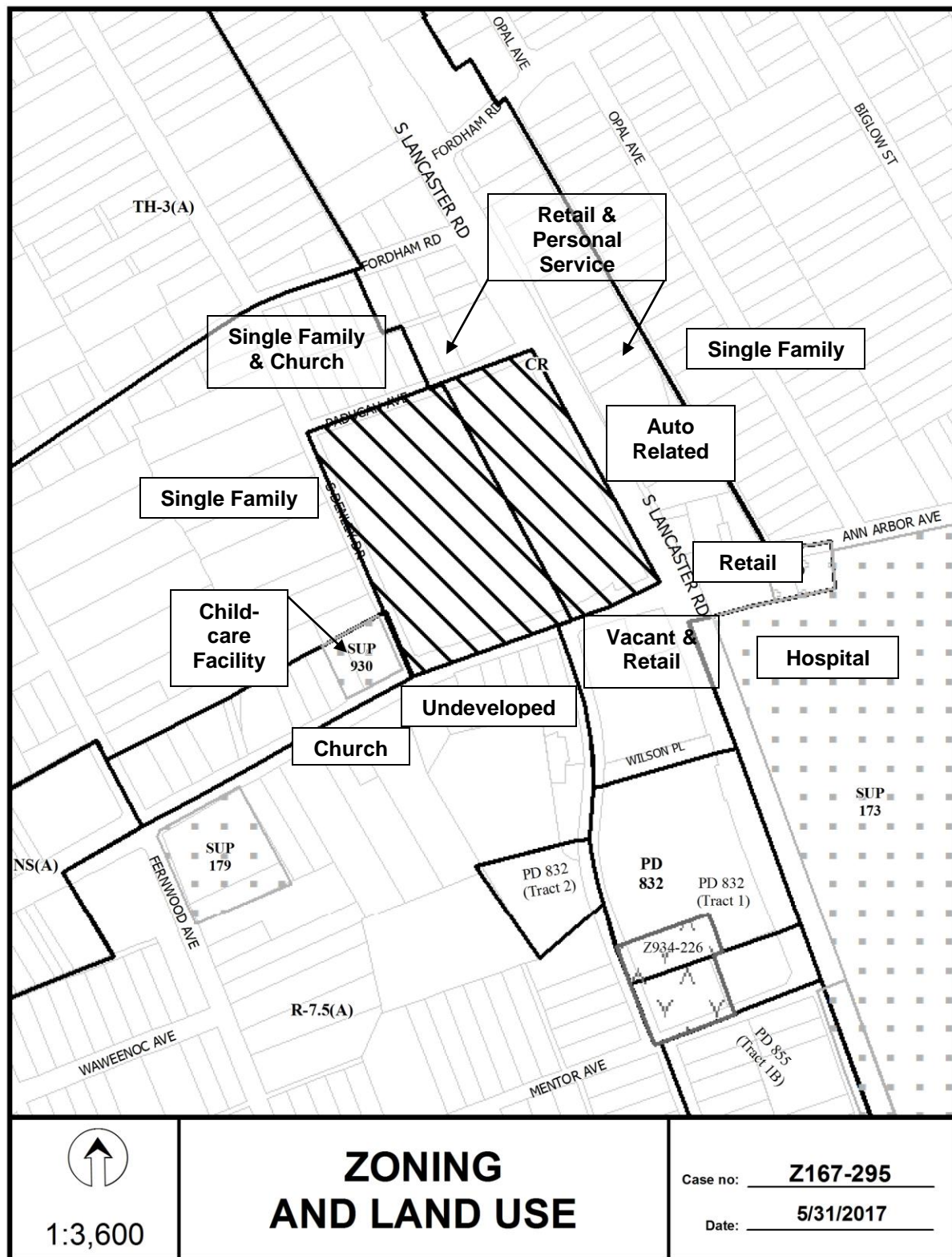


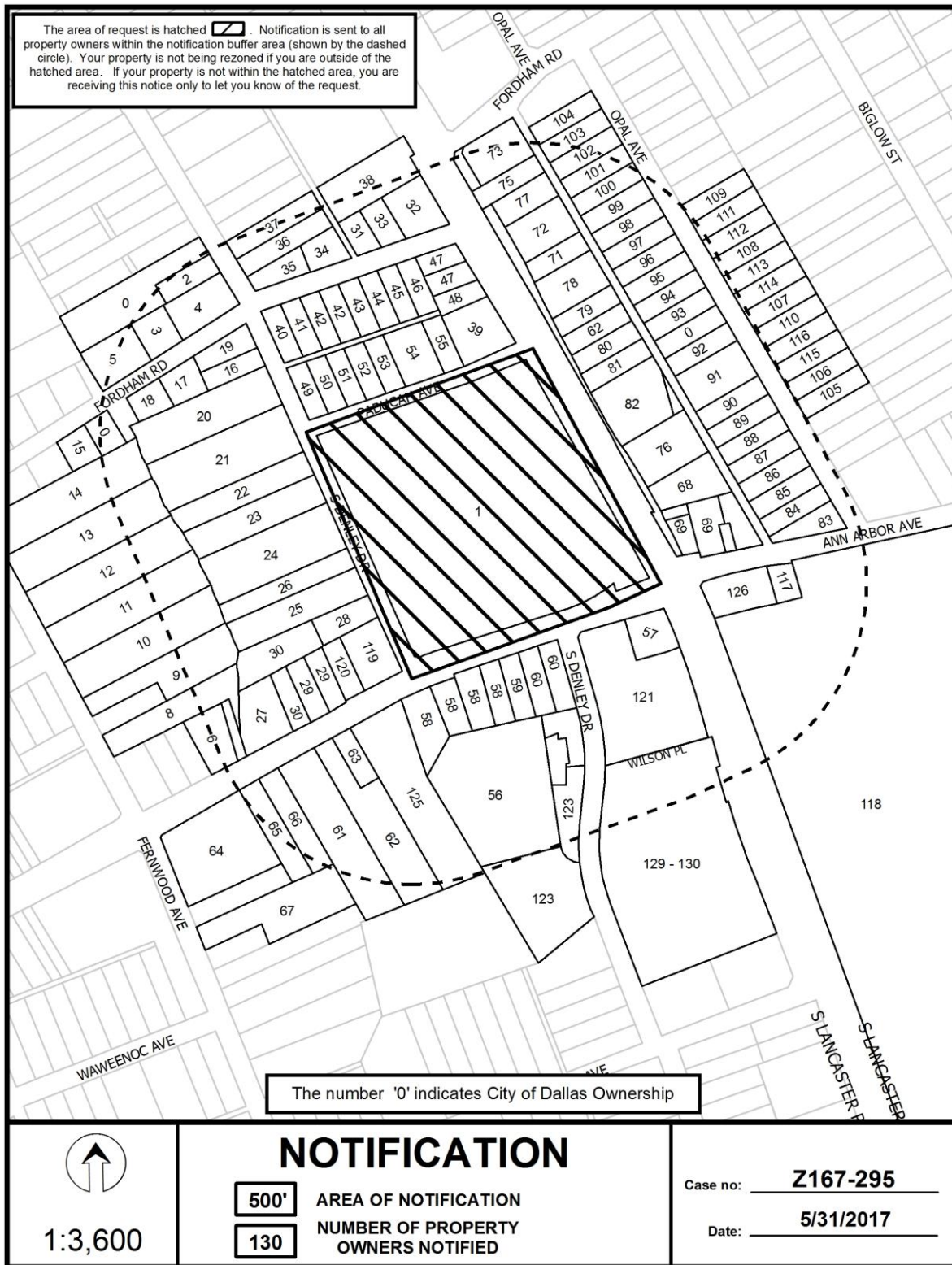
1:3,600

AERIAL MAP

Case no: Z167-295

Date: 5/31/2017





05/31/2017

Notification List of Property Owners***Z167-295******130 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 4203 S LANCASTER RD | Dallas ISD |
| 2 | 4021 S DENLEY DR | CONEY ELMO & CLARA |
| 3 | 1747 FORDHAM RD | BETTS BETHEL L |
| 4 | 4031 S DENLEY DR | JACKSON PATRICIA A |
| 5 | 1739 FORDHAM RD | CASTELAN ENRIQUE |
| 6 | 1717 E ANN ARBOR AVE | ALBARRAN EFRAIN MONDRAGON & |
| 7 | 1719 E ANN ARBOR AVE | HAWKINS DAVID R II |
| 8 | 4214 FERNWOOD AVE | MARTINEZ JOSE LOPEZ |
| 9 | 4210 FERNWOOD AVE | POWELL CHRISTINE |
| 10 | 4202 FERNWOOD AVE | REYES BYRON |
| 11 | 4130 FERNWOOD AVE | NEXTLOTS NOW LLC |
| 12 | 4122 FERNWOOD AVE | TUCK MACKEROY TR |
| 13 | 4114 FERNWOOD AVE | WHITLEY ALICE PARHAM |
| 14 | 4120 FERNWOOD AVE | PERKINS MAXINE |
| 15 | 1722 FORDHAM RD | JACKSON MATTIE |
| 16 | 4107 S DENLEY DR | CRAWFORD CURTIS |
| 17 | 1746 FORDHAM RD | HARRISON CORA L |
| 18 | 1738 FORDHAM RD | UNION HOPE INSTITUTIONAL |
| 19 | 4101 S DENLEY DR | BEECHUM ORANGE J |
| 20 | 4113 S DENLEY DR | SPURLOCK MARY JANET |
| 21 | 4119 S DENLEY DR | MORNING STAR PRIMITIVE |
| 22 | 4129 S DENLEY DR | MORNING STAR PRIMITIVE BAPTIST CH & TRUSTEE |
| 23 | 4135 S DENLEY DR | MAGAHIDA BLANCA |
| 24 | 4207 S DENLEY DR | ALEXANDER LENA M & |
| 25 | 4215 S DENLEY DR | LANG SAMUEL |
| 26 | 4211 S DENLEY DR | HAMMOND RONNIE |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---|
| 27 | 1731 E ANN ARBOR AVE | MASON YVONNE M |
| 28 | 4223 S DENLEY DR | CONWAY DWIGHT |
| 29 | 1739 E ANN ARBOR AVE | HENDERSON CLARENCE |
| 30 | 1733 E ANN ARBOR AVE | CUEVAS ELADIO JR |
| 31 | 1823 FORDHAM RD | SAAHIR VENITA L |
| 32 | 4033 S LANCASTER RD | ROUSAN INVESTMENTS INC |
| 33 | 1827 FORDHAM RD | NPOT PTNRS I LP |
| 34 | 1815 FORDHAM RD | MCELROY E W |
| 35 | 4030 S DENLEY DR | TURNER NORA L & HENREY |
| 36 | 4022 S DENLEY DR | ORTIZ MARIA E VALVERDE |
| 37 | 4020 S DENLEY DR | HAYNES LILY FAY |
| 38 | 4023 S LANCASTER RD | FOCUS MATTERS MOSELEY LLC |
| 39 | 4123 S LANCASTER RD | PENNINGTON ROBERT & |
| 40 | 1802 FORDHAM RD | PRESTON MICHELLE ROBB |
| 41 | 1806 FORDHAM RD | LIFE LIGHT DELIVERANCE |
| 42 | 1810 FORDHAM RD | LIFE LIGHT DELIVERANCE CH |
| 43 | 1818 FORDHAM RD | JENNINGS GLADYS M LF EST |
| 44 | 1822 FORDHAM RD | YOUNG WANDA JEAN |
| 45 | 1826 FORDHAM RD | CLAYBORNE OTIS B |
| 46 | 1830 FORDHAM RD | JACKSON RONALD EARL & |
| 47 | 4103 S LANCASTER RD | MOODY KATHY & CLINTON |
| 48 | 4111 S LANCASTER RD | MOODY CLINTON |
| 49 | 1803 PADUCAH AVE | AGUILAR ELIZABETH |
| 50 | 1807 PADUCAH AVE | MOORE DAVID |
| 51 | 1811 PADUCAH AVE | CAMERON LEE F EST OF |
| 52 | 1815 PADUCAH AVE | F & S PROPERTIES LLC |
| 53 | 1819 PADUCAH AVE | RILEY GEORGE & CYNTHIA |
| 54 | 1823 PADUCAH AVE | MT GROVE MISSIONARY BAPT |
| 55 | 1831 PADUCAH AVE | MT GROVE MISSIONARY |
| 56 | 4325 S DENLEY DR | LISBON CEMETERY |
| 57 | 4303 S LANCASTER RD | URBAN LEAGUE OF GREATER DALLAS AND NORTH CENTRAL |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---|
| 58 | 1802 E ANN ARBOR AVE | TRUE GOSPEL MISSIONARY |
| 59 | 1816 E ANN ARBOR AVE | URBGAN LEAGUE OF GREATER DALLAS & |
| 60 | 1820 E ANN ARBOR AVE | URBAN LEAGUE OF GREATER DALLAS & NORTH CENTRAL |
| 61 | 1722 E ANN ARBOR AVE | MOODY CLINTON J & KATHY |
| 62 | 1728 E ANN ARBOR AVE | MOODY CLINTON JR |
| 63 | 1730 E ANN ARBOR AVE | TRUTEES OF GODS GOSPEL |
| 64 | 4300 FERNWOOD AVE | BETHEL A M E CHURCH |
| 65 | 1712 E ANN ARBOR AVE | CHORA CIRILO MORALES |
| 66 | 1718 E ANN ARBOR AVE | MALDONALDO GILBERT & |
| 67 | 4318 FERNWOOD AVE | HERNANDEZ RAMIRO & |
| 68 | 4240 S LANCASTER RD | RLE PPTIES LLC |
| 69 | 4244 S LANCASTER RD | ALBUSTAMI SABRI & LIASARI R GUPANA |
| 70 | 1913 E ANN ARBOR AVE | JOHNSON LOIS |
| 71 | 4130 S LANCASTER RD | MOODY CLINTON J ETAL |
| 72 | 4122 S LANCASTER RD | JEM ENTERPRISES LLC |
| 73 | 4102 S LANCASTER RD | BRIAN FAMKAR I LLC |
| 74 | 1917 E ANN ARBOR AVE | COLER TERRENCE T |
| 75 | 4110 S LANCASTER RD | DALLAS AREA RAPID TRANSIT |
| 76 | 4228 S LANCASTER RD | JEANETTE INV IV LTD |
| 77 | 4114 S LANCASTER RD | MITCHELL JAMES SR |
| 78 | 4138 S LANCASTER RD | MOODY CLINTON J |
| 79 | 4202 S LANCASTER RD | MOODY CLINTON JUNIOR |
| 80 | 4208 S LANCASTER RD | MOODY CLINTON JR & |
| 81 | 4214 S LANCASTER RD | HARRAL ARTHUR JR & |
| 82 | 4220 S LANCASTER RD | KAMY REAL PPTY TRUST |
| 83 | 4251 OPAL AVE | WILSON REDELL |
| 84 | 4247 OPAL AVE | RIOS ESTELLA DELTORO |
| 85 | 4243 OPAL AVE | SCHNEIDER MARIA |
| 86 | 4239 OPAL AVE | AVILA JOSE A |
| 87 | 4235 OPAL AVE | WILLIAMS SYLVESTER |
| 88 | 4231 OPAL AVE | HUAPEO FRANCISCO & RAQUEL |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--------------------------------------|
| 89 | 4227 OPAL AVE | SMITH PATRICIA |
| 90 | 4223 OPAL AVE | AMF CONNECTIONS INC |
| 91 | 4215 OPAL AVE | TURNER AUBRA |
| 92 | 4211 OPAL AVE | TURNER AUBRA O |
| 93 | 4203 OPAL AVE | IGLESIA MISION LA ROCA & |
| 94 | 4151 OPAL AVE | FIRST HOME GROUP LLC |
| 95 | 4147 OPAL AVE | TAULTON LEWIS JR |
| 96 | 4143 OPAL AVE | SIGALA GUADALUPE |
| 97 | 4139 OPAL AVE | ROCKWELL BETTY L |
| 98 | 4135 OPAL AVE | RANSOM TONI |
| 99 | 4131 OPAL AVE | LEARY CURTIS ETAL |
| 100 | 4127 OPAL AVE | FAGAN LEONARD L SR |
| 101 | 4123 OPAL AVE | HERNANDEZ ANASTACIO & |
| 102 | 4117 OPAL AVE | HERNANDEZ ANASTACIO |
| 103 | 4113 OPAL AVE | WATSON IMA J |
| 104 | 4111 OPAL AVE | GUTIERREZ EVELYN |
| 105 | 4230 OPAL AVE | VILLANUEVA LETICIA |
| 106 | 4226 OPAL AVE | CHAMPAGNE IRA H JR |
| 107 | 4210 OPAL AVE | BROWN ARMADA THOMPSON |
| 108 | 4150 OPAL AVE | BOOKER ALFRED J EST OF |
| 109 | 4138 OPAL AVE | HERNANDEZ MIGUEL & |
| 110 | 4214 OPAL AVE | CHAFFIN PORTER |
| 111 | 4142 OPAL AVE | ADVANCED INVESTMENT INC |
| 112 | 4146 OPAL AVE | KANTERING LLC |
| 113 | 4202 OPAL AVE | MORALES JESUS & JULIETA |
| 114 | 4206 OPAL AVE | CHILDERS ROY & LINDA |
| 115 | 4222 OPAL AVE | PERRY SEKIETHIA |
| 116 | 4218 OPAL AVE | MALDONADO CLAUDIA & |
| 117 | 1916 E ANN ARBOR AVE | UNITED STATES DEPARTMENT OF VETERANS |
| 118 | 4500 S LANCASTER RD | U S VETERANS HOSPITAL |
| 119 | 1755 E ANN ARBOR AVE | CHRISTIAN HOLY TEMPLE |

05/31/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---|
| 120 | 1747 E ANN ARBOR AVE | COMMUNITY ACADEMY DAYCARE |
| 121 | 4315 S LANCASTER RD | DALLAS URBAN LEAGUE |
| 122 | 4345 S DENLEY DR | CITY WIDE COMMUNITY DEVELOPMENT CORPORATION |
| 123 | 4345 S DENLEY DR | LANCASTER URBAN VILLAGE COMMERCIAL LLC |
| 124 | 4345 S DENLEY DR | URBAN LEAGUE OF GREATER DALLAS & |
| 125 | 1734 E ANN ARBOR AVE | TRUE GOSPEL MISSIONARY BAPTIST CHURCH |
| 126 | 4302 S LANCASTER RD | COSMO W & D INC |
| 127 | 403 REUNION BLVD | DALLAS AREA RAPID TRANSIT |
| 128 | 403 REUNION BLVD | DALLAS AREA RAPID TRANSIT |
| 129 | 4417 S LANCASTER RD | LANCASTER URBAN VILLAGE RESIDENTIAL |
| 130 | 4417 S LANCASTER RD | LANCASTER URBAN VILLAGE COMMERCIAL LLC |

FILE NUMBER: Z167-302(JM)

DATE FILED: May 16, 2017

LOCATION: South side of Exposition Avenue, east of Ash Lane

COUNCIL DISTRICT: 7

MAPSCO: 46-K

SIZE OF REQUEST: ±6,500 square feet

CENSUS TRACT: 203.00

APPLICANT/REPRESENTATIVE: Timothy L. Austin

OWNER: John S. Roberts

REQUEST: An application to renew Specific Use Permit No. 1691 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant proposes to continue the use of the property as an alcoholic beverage establishment limited to a bar, lounge, or tavern [Sandaga 813]. The existing conditions and site plan will not be changed.

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- The request site is an existing one-story bar with 3,550 square feet of floor area and a 2,959-square-foot uncovered patio.
- SUP No. 1691 was originally granted by City Council on December 12, 2007 for a bar, lounge or tavern use. The SUP expires on September 10, 2017.
- The current request is to renew the SUP for a five-year period. No changes are requested on the site plan or conditions.

Zoning History:

1. **Z167-218** On June 14, 2017, City Council approved renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located on the southwest side of Exposition Avenue, west of Parry Avenue, and containing approximately 6,500 square feet of land.
2. **Z134-189** On June 11, 2014, City Council approved renewal of Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located on the southwest side of Exposition Avenue, west of Parry Avenue, and containing approximately 6,500 square feet of land.
3. **Z123-267** On May 28, 2014, City Council approved a City Council authorized hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, with consideration given to amending certain use regulations and development standards in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-----------|--------------|
| Exposition Avenue | Collector | 80 feet |

Land Use:

| | Zoning | Land Use |
|-------|---------------------|------------------------------------|
| Site | PD No. 269, Tract A | Bar, lounge or tavern |
| North | PD No. 269, Tract A | Mixed use (office and residential) |
| East | PD No. 269, Tract A | Retail and personal service |
| South | PD No. 269, Tract A | Surface parking |
| West | PD No. 269, Tract A | Surface parking |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning. The city engineer determined the zone change will not have a negative impact on the existing 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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

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.

Economic Element

GOAL 2.5 Foster a City of Great Neighborhoods

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Land Use Compatibility:

The request site consists of a one-story structure and an uncovered patio. The applicant is requesting renewal of SUP No. 1691 to continue operation of an existing bar, lounge, or tavern use.

The site is surrounded by a mix of office, retail, and bar, lounge, or tavern uses served by various surface parking lots and metered spaces along Exposition Avenue. In

addition to these uses, residential lofts are developed on property to the north/northwest along Exposition Avenue.

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

The applicant's request, subject to conditions, is compatible to the surrounding mix of uses. The continuation of a bar in Deep Ellum enhances the entertainment character of the area. The short time frame allows for staff and CPC to evaluate whether the use is a detriment to the area over time.

Parking:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge or tavern located within an original building. Otherwise, one space for each 100 square feet of floor area is required. Since the 3,550-square foot bar is in an original building, the applicant is only required to provide parking for 1,050 square feet of floor area, which equates to 11 spaces.

It is noted that a significant number of metered on-street parking spaces and surface parking lots are located immediately adjacent to and south of the subject site.

A parking agreement at 712 2nd Avenue is in place to provide the 11 required off-street parking spaces.

Landscaping:

There are no landscaping requirements triggered by the request.

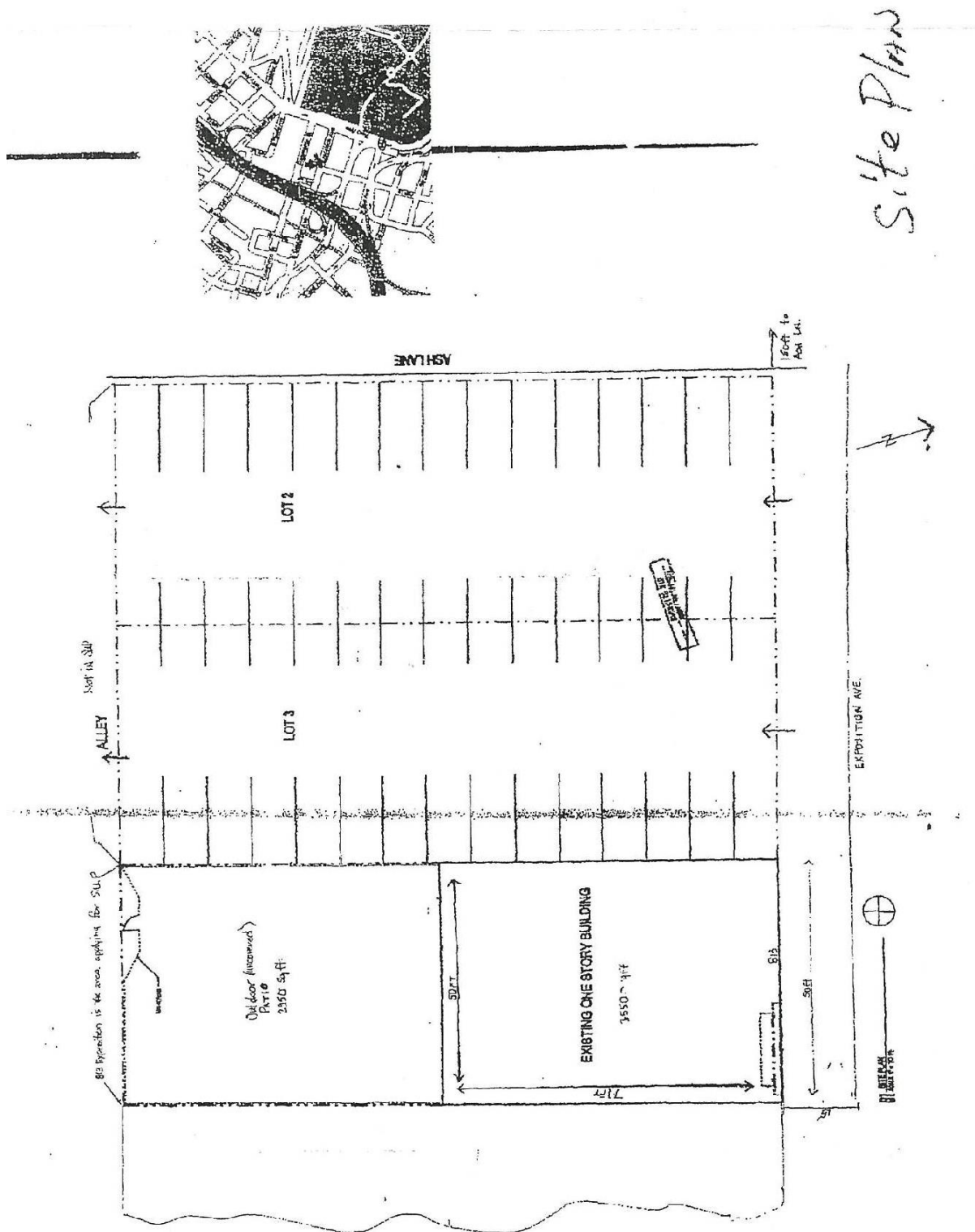
Dallas Police Department: A copy of the police report of the offenses is provided below for the SUP permit period of May 25, 2014 to June 16, 2017 (date report was run).

| | A | B | C | D | E | F | G | H |
|----|---|----------------------|----------------------|----------------------------|------------------------|-----------------------------|---------------------|----------------|
| 1 | Crime Part 1, January 1 2016-June 14 2017 | | | | | | | |
| 2 | | | | | | | | |
| 3 | IncidentNum | ServYr | Date1 | Time1 | Address | UCR_Offense | ZipCode | |
| 4 | 171231-2016 | 2016 | 7/15/2016 | 21:30 | 813 EXPOSITION AVE | UUMV | 75226 | |
| 5 | | | | | | | | |
| 6 | Crime Part 2, January 1 2016 - June 14 2017 | | | | | | | |
| 7 | | | | | | | | |
| 8 | IncidentNum | ServYr | Date1 | Time1 | Address | UCR_Offense | ZipCode | |
| 9 | 276656-2016 | 2016 | 11/19/2016 | 0:36 | 813 EXPOSITION AVE | ASSAULT | 75226 | |
| 10 | | | | | | | | |
| 11 | Crime Part 2 , June 1 2014 - December 31 2014 | | | | | | | |
| 12 | | | | | | | | |
| 13 | IncidentNum | ServYr | Date1 | Time1 | Address | UCR_Offense | ZipCode | |
| 14 | 134615-2014 | 2014 | 6/3/2014 | 22:15 | 813 EXPOSITION AVE | CRIMINAL MISCHIEF/VANDALI | 75226 | |
| 15 | | | | | | | | |
| 16 | Calls, June 1 2014 - June 14 2017 | | | | | | | |
| 17 | | | | | | | | |
| 18 | Master_Incident_Number | Response_Date | Response_Time | Problem | Priority_Number | Priority_Description | Address | ZipCode |
| 19 | 17-1049965 | 6/3/2017 | 1:40 | 20 - Robbery | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 20 | 17-0908116 | 5/14/2017 | 1:34 | 31 - Criminal Mischief | 4 | 4 - Non Critical | 813 Exposition Ave | 75226 |
| 21 | 17-0804087 | 4/29/2017 | 1:30 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 22 | 16-2298468 | 11/19/2016 | 0:33 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 23 | 16-2112810 | 10/23/2016 | 2:02 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 24 | 16-1957117 | 10/1/2016 | 8:57 | 40/01 - Other | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 25 | 16-1401328 | 7/16/2016 | 7:14 | 09V - UUMV | 4 | 4 - Non Critical | 813 Exposition Ave | 75226 |
| 26 | 16-0766540 | 4/22/2016 | 21:47 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 27 | 16-0058850 | 1/10/2016 | 0:25 | 40 - Other | 3 | 3 - General Service | 813 Exposition Ave | 75226 |
| 28 | 15-2208533 | 11/1/2015 | 0:10 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 29 | 15-2016618 | 10/4/2015 | 2:48 | 08 - Intoxicated Person | 3 | 3 - General Service | 813 Exposition Ave | 75226 |
| 30 | 15-1750125 | 8/28/2015 | 23:31 | 6X - Major Dist (Violence) | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 31 | 15-1497426 | 7/26/2015 | 16:58 | 40/01 - Other | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 32 | 15-1442914 | 7/19/2015 | 16:25 | 11B/01 - Burg of Bus | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 33 | 14-2051905 | 10/19/2014 | 22:28 | 31 - Criminal Mischief | 4 | 4 - Non Critical | 813 Exposition Ave | 75226 |
| 34 | 14-1383709 | 7/18/2014 | 10:17 | 32 - Suspicious Person | 2 | 2 - Urgent | 813 Exposition Ave | 75226 |
| 35 | 14-1060178 | 6/3/2014 | 23:53 | 07 - Minor Accident | 3 | 3 - General Service | 813 Exposition Ave | 75226 |
| 36 | | | | | | | | |
| 37 | Arrests, June 1 2014 - June 14 2017 | | | | | | | |
| 38 | | | | | | | | |
| 39 | IncidentNum | ArrestYr | ArrestNumID | ArArrestDate | ArArrestTime | ArLAddress | ChargeDesc | |
| 40 | 276657-2016 | 2016 | 0049009-2016 | 11/19/2016 | 1:05 | 813 EXPOSITION AVE | Public Intoxication | |

| |
|---|
| Existing SUP No. 1691 Conditions |
|---|

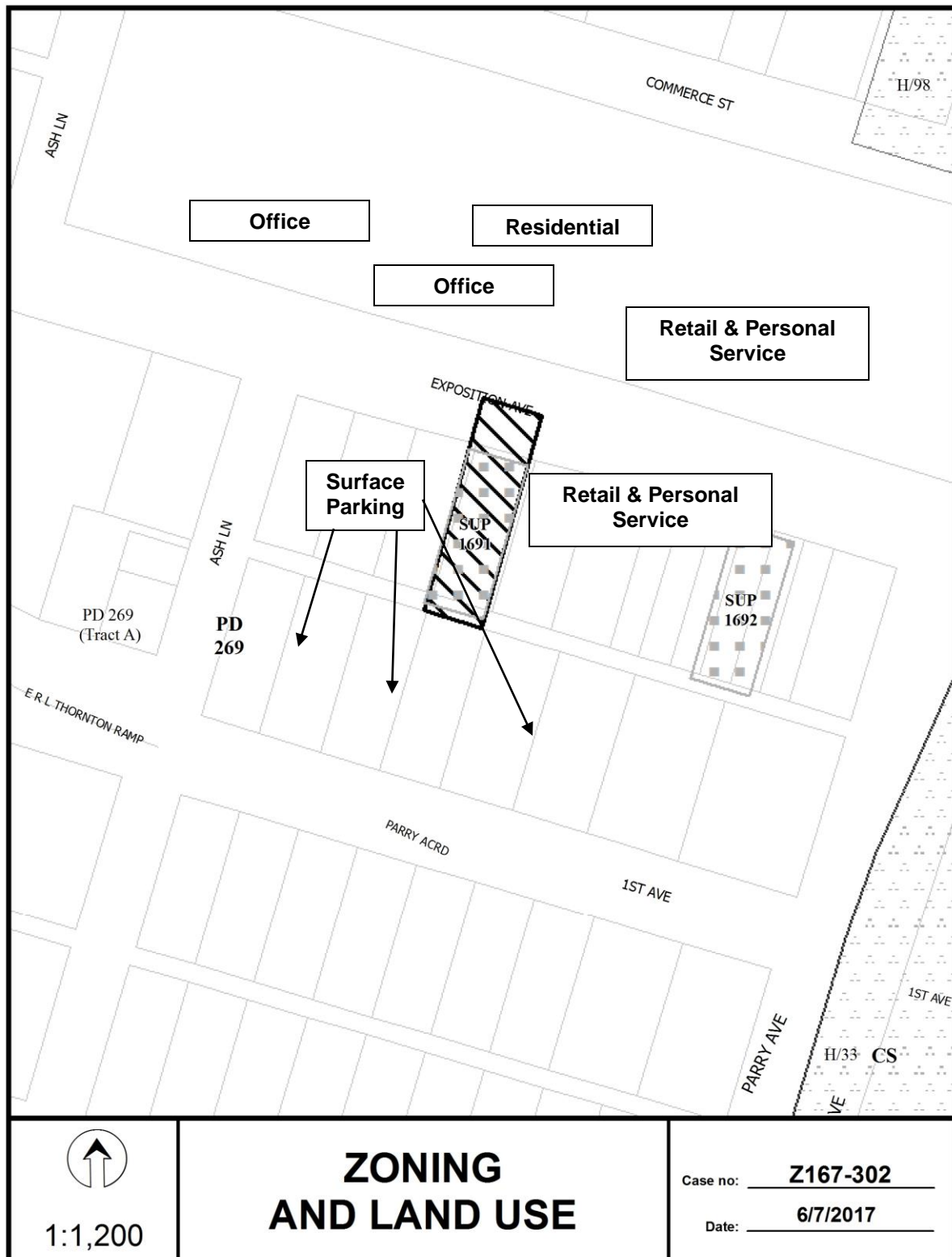
1. USE: The only use authorized by this specific use permit a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit automatically terminates on (three-years from passage of the ordinance).
4. FLOOR AREA:
 - A. The maximum floor area is 3,550 square feet in the location shown on the attached site plan.
 - B. The maximum area for the uncovered patio is 2,950 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 12:00 p.m. (noon) and 1:00 a.m. (the next day), Monday through Wednesday and between 8:00 p.m. and 2:00 a.m. (the next day), Thursday through Sunday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the remote and special parking requirements of Planned Development District No. 269 (the Deep Ellum/Near East Side District). Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

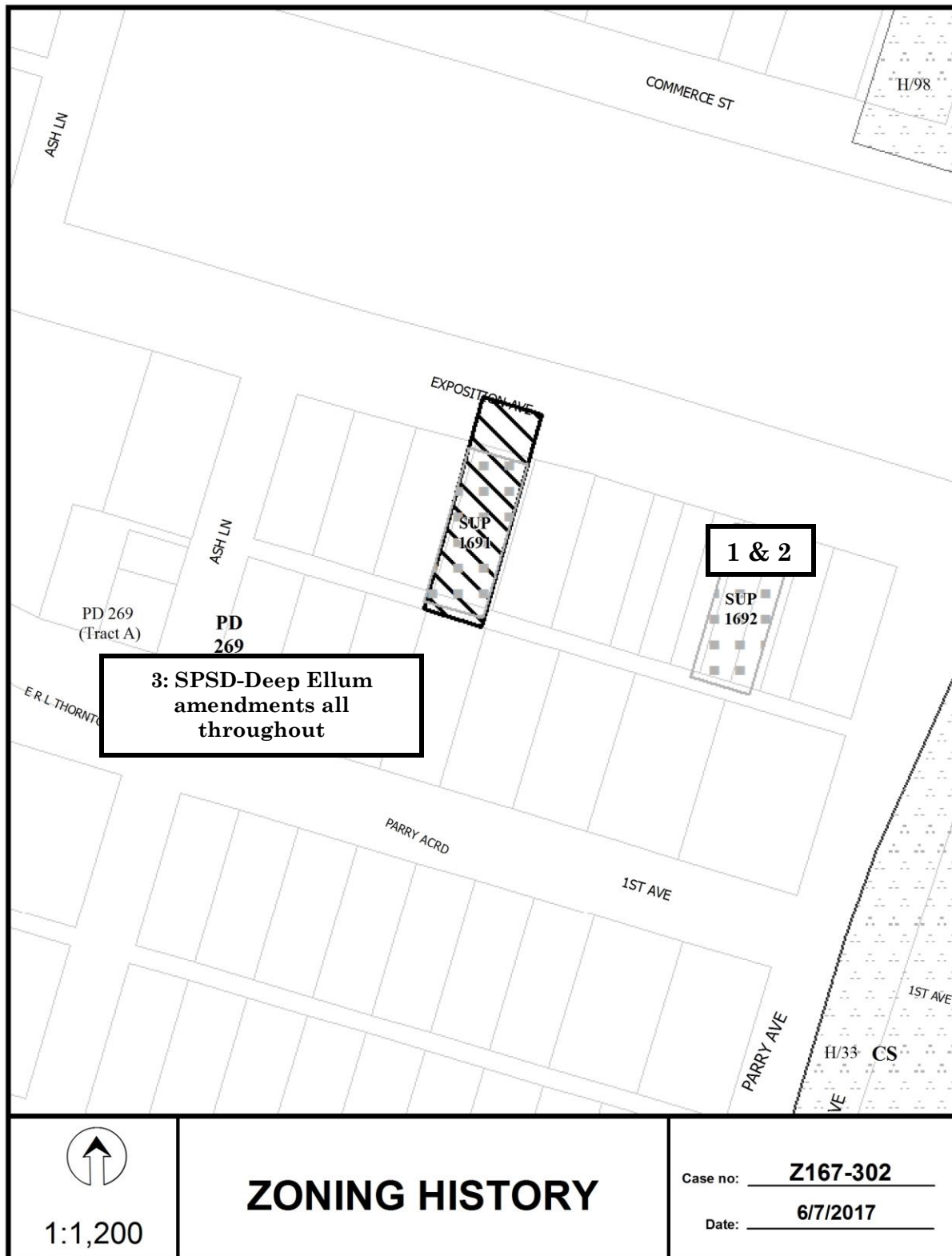
Existing Site Plan

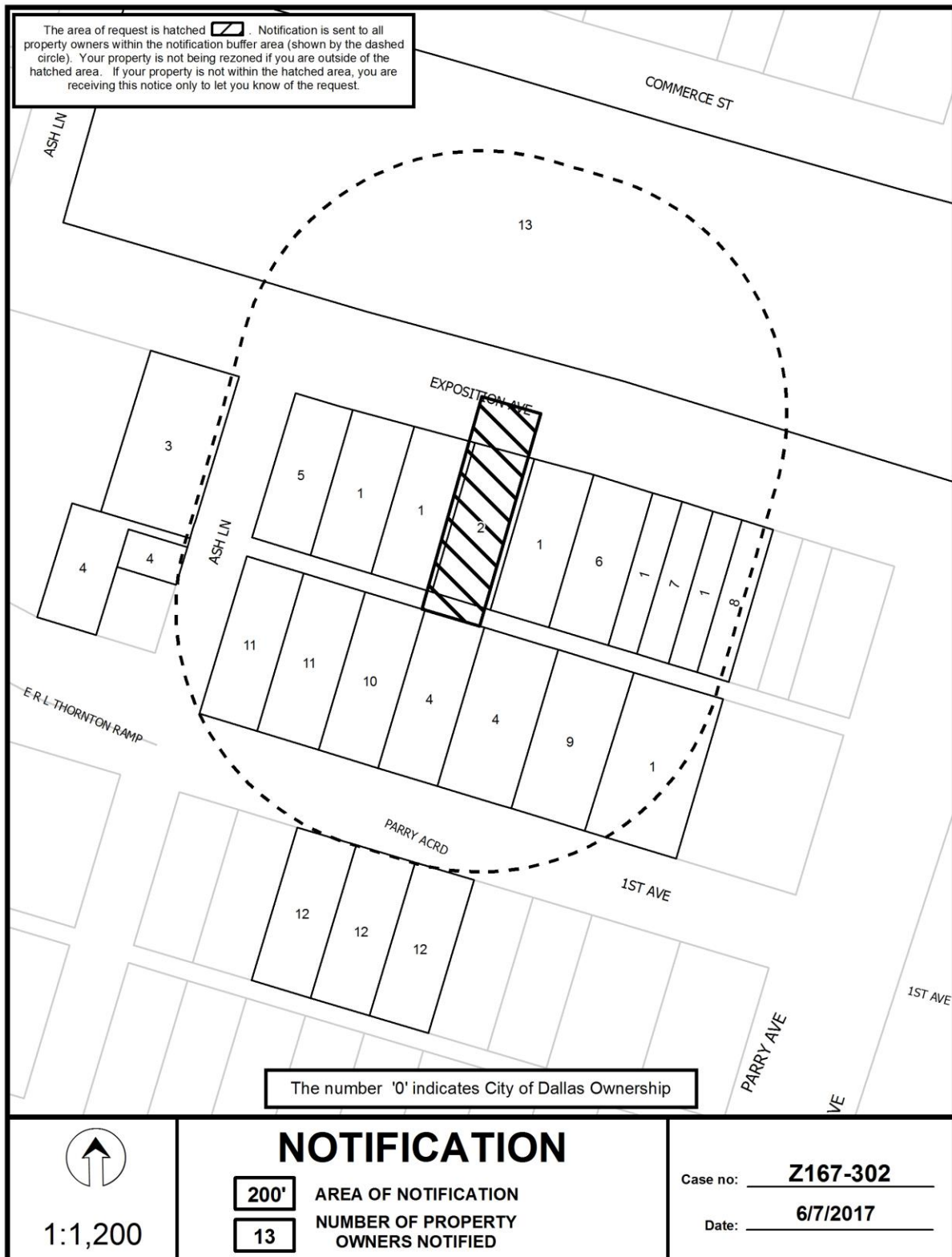












06/07/2017

Notification List of Property Owners
Z167-302

13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 805 EXPOSITION AVE | EXPO PARK PARTNERS LTD |
| 2 | 811 EXPOSITION AVE | ROBERTS JOHN STEVEN |
| 3 | 729 EXPOSITION AVE | BERT CONCESSIONS INC |
| 4 | 3609 ASH LN | BELCLAIRE REALTY LTD |
| 5 | 801 EXPOSITION AVE | GIBSON DAVID H |
| 6 | 821 EXPOSITION AVE | MCNEILL ROBERT K |
| 7 | 827 EXPOSITION AVE | GREENE PATRICK |
| 8 | 829 EXPOSITION AVE | EXPO TRUST NO 1 |
| 9 | 820 1ST AVE | FOREMOST PREOPERTY HOLDINGS LLC |
| 10 | 808 1ST AVE | MOXIE INVESTMENTS LTD |
| 11 | 804 1ST AVE | PARK LINK LTD |
| 12 | 809 1ST AVE | TEXAS STATE OF |
| 13 | 4115 COMMERCE ST | BLOCK 811 LTD |

Planner: Warren F. Ellis**FILE NUMBER:** Z167-137(WE) **DATE FILED:** November 18, 2016**LOCATION:** South line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive**COUNCIL DISTRICT:** 3 **MAPSCO:** 62-E**SIZE OF REQUEST:** Approx. 5 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: Hagwood Transportation**REPRESENTATIVE:** James Hagwood**REQUEST:** An application for an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District.**SUMMARY:** The property owner owns and operates a transportation service company on the adjacent lot [east side of the request site]. The purpose of the request is to expand the existing transportation service operation [companion case Z167-269].**STAFF RECOMMENDATION:** **Approval** for an IR Industrial Research District and **approval** of a Specific Use Permit for a commercial motor vehicle parking for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a single family dwelling that is being used as an office. The office use will be razed and will be relocated on the adjacent property.
- The applicant's request for an IR Industrial Research District and an SUP for a commercial motor vehicle parking use will allow for an expansion of their transportation service company. The request site will be used as a parking area for the semi-trucks and semi-trailers. The MF-2(A) Multifamily District does not permit the operation of a commercial motor vehicle parking use.
- The applicant has been operating at this location for approximately 24 years.
- The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Drive. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

Zoning History: There has been one zoning case in the area within the past five years.

1. Z167-269 On July 20, 2017, the City Plan Commission will consider a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------|--------------------|--------------|--------------|
| West Ledbetter Drive | Principal Arterial | 100 ft. | 107 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.

Land Use:

| | Zoning | Land Use |
|--------------|---------------|----------------------------------|
| Site | MF-2(A) | Single Family |
| North | CR | Single Family |
| South | TH-3(A) | Undeveloped |
| East | IR | commercial motor vehicle parking |
| West | MF-2(A) | Undeveloped |

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

The request site is located within a part of the city where the development pattern in the immediately vicinity is comprised of a mix of land uses including industrial uses, undeveloped tracts of land, and a single family dwelling. There are several transportation service companies that are located on the south side of West Ledbetter Drive. Extending the IR District by one parcel should not create a negative impact on the adjacent properties. The applicant is in the process of expanding their commercial motor vehicle parking use.

TRANSPORTATION ELEMENT**GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

Policy 4.2.4 Promote the safe and efficient movement of goods.

STAFF ANALYSIS:

Land Use Compatibility: The 5-acre site is developed with a single family dwelling that is being used as an office. The applicant's request for an IR Industrial Research District will allow the operation and expansion of a commercial motor vehicle parking use for their transportation service company. The applicant has been operating a transportation service company on the adjacent property for approximately 24 years. The zoning change, with a Specific Use Permit, will allow the site to be used as a parking area for the semi-trucks and semi-trailers.

In December 1968, the request site was annexed into the City and was zoned an Agricultural District. During the pre-transitional phase of Chapter 51, the property was zoned an MF-2 District. The zoning district carried over during the transition period of Chapter 51A in 1989 to an MF-2(A) District. The portion of the site that is zoned an MF-2(A) Multifamily District will be changed to an IR District to allow for commercial motor vehicle parking, by a Specific Use Permit. The Development Code defines a commercial motor vehicle facility as a facility for the temporary, daily, or overnight

parking of commercial motor vehicles as defined regulations for a truck stop, and /or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of other use on the lot. The proposed use is permitted by right in a CS, LI, IR and IM district, except by SUP if located within 500 feet of a residential district, measured in a straight line. The request site abuts a TH-3(A) Townhouse District, which is south of the property's boundary.

The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Dr. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--------------------------------------|-----------------|---|--|--------------------|---------------------|--|--|
| | Front | Side/Rear | | | | | |
| MF-2(A) - existing 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 |
| IR - proposed Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |

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

Parking: There is no requirement for off-street parking and loading for a commercial motor vehicle parking use.

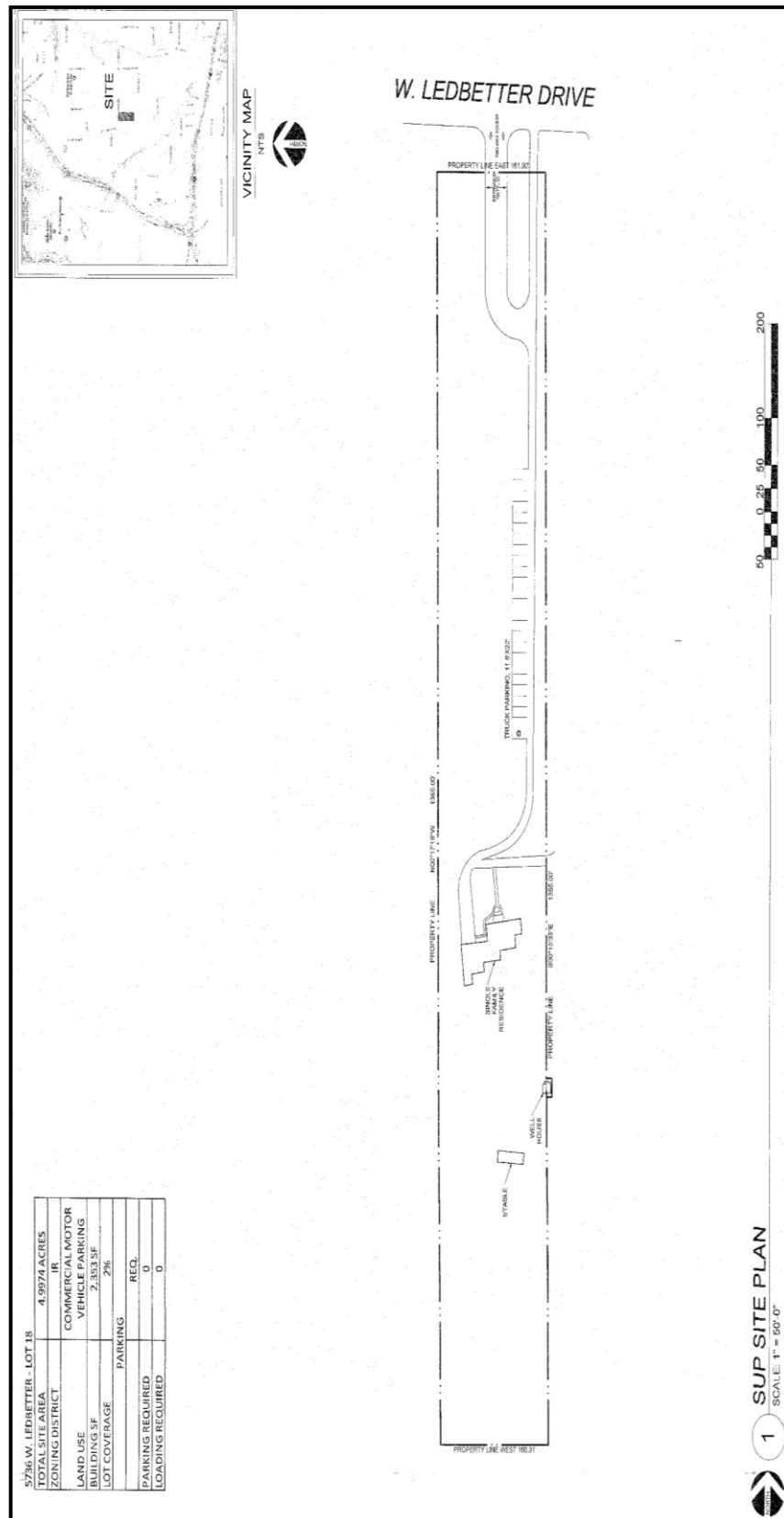
Screening/Buffer: When a non-residential use is adjacent to a residential district, a 10-foot landscape buffer strip will need to be provided along the entire portion of the property that is adjacent to a residential district.

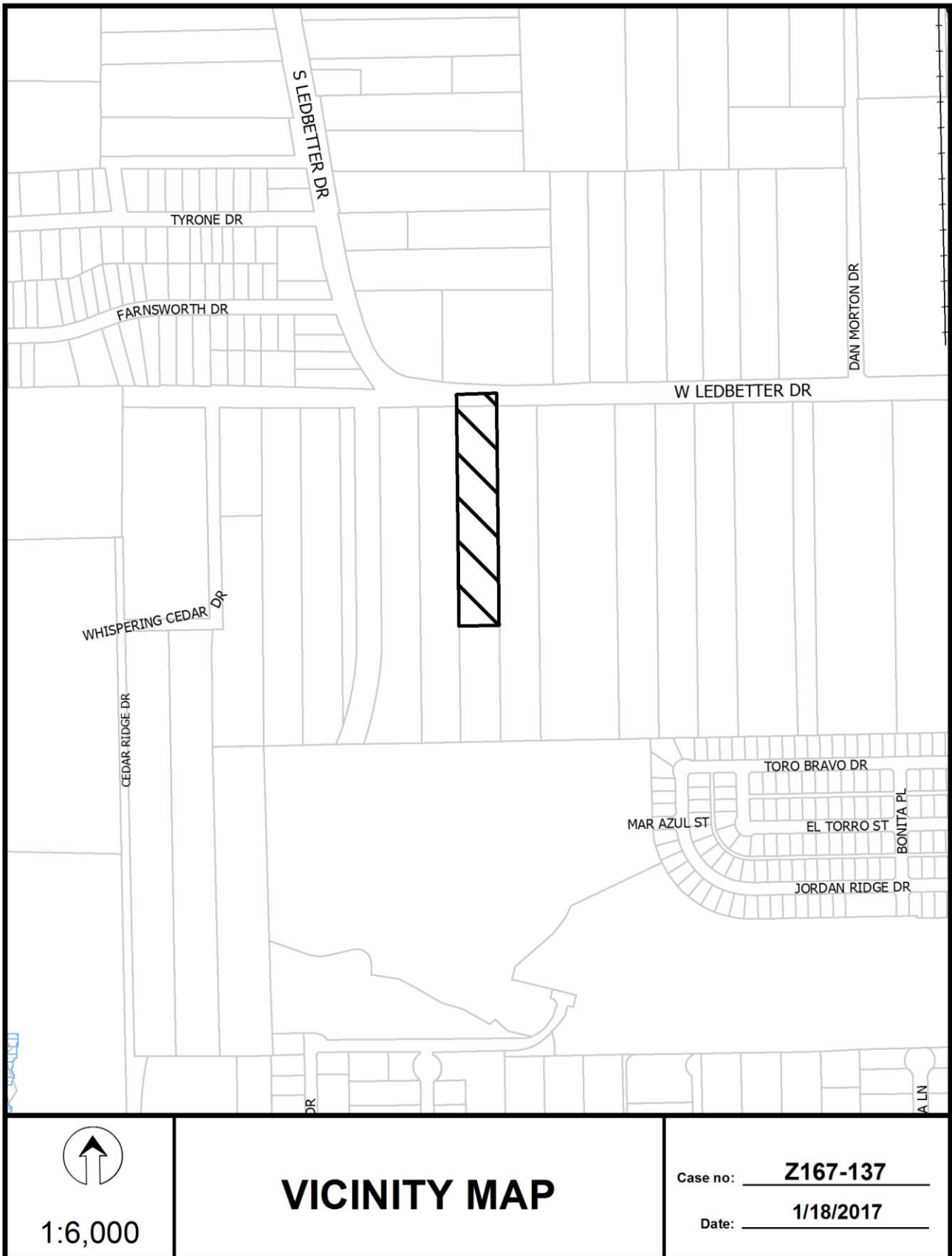
Site Plan: There is a single family structure that is shown on the site plan that is currently being used as an office. The applicant will raze the structure in the near future and relocate the office on the adjacent property.

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| PROPOSED SPECIFIC USE PERMIT CONDITIONS |
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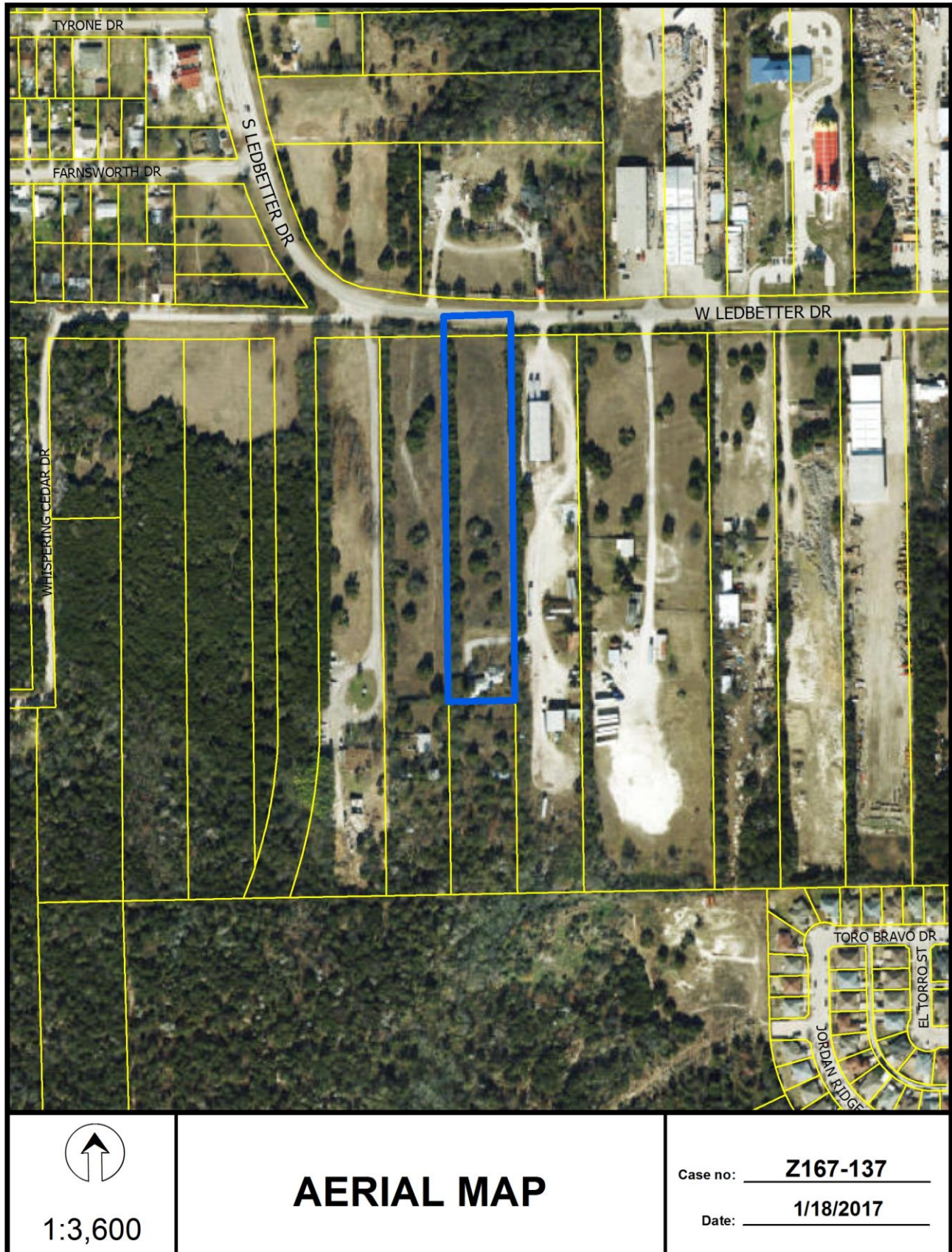
1. USE: The only use authorized by this specific use permit is a commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.
5. FENCE: A minimum 6-foot high chain link fence is required along the Property line adjacent to Ledbetter Drive in the location shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

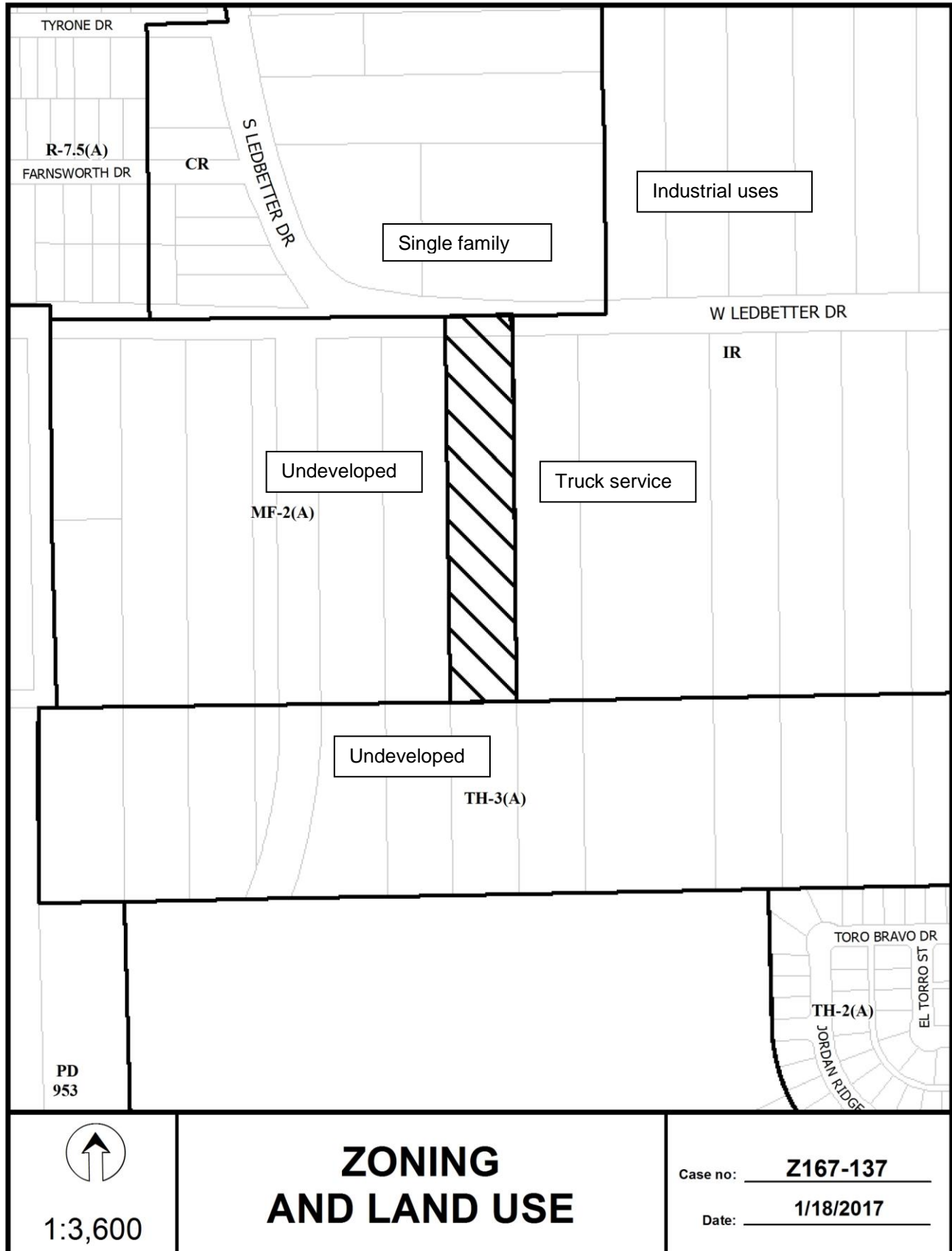
PROPOSED SITE PLAN



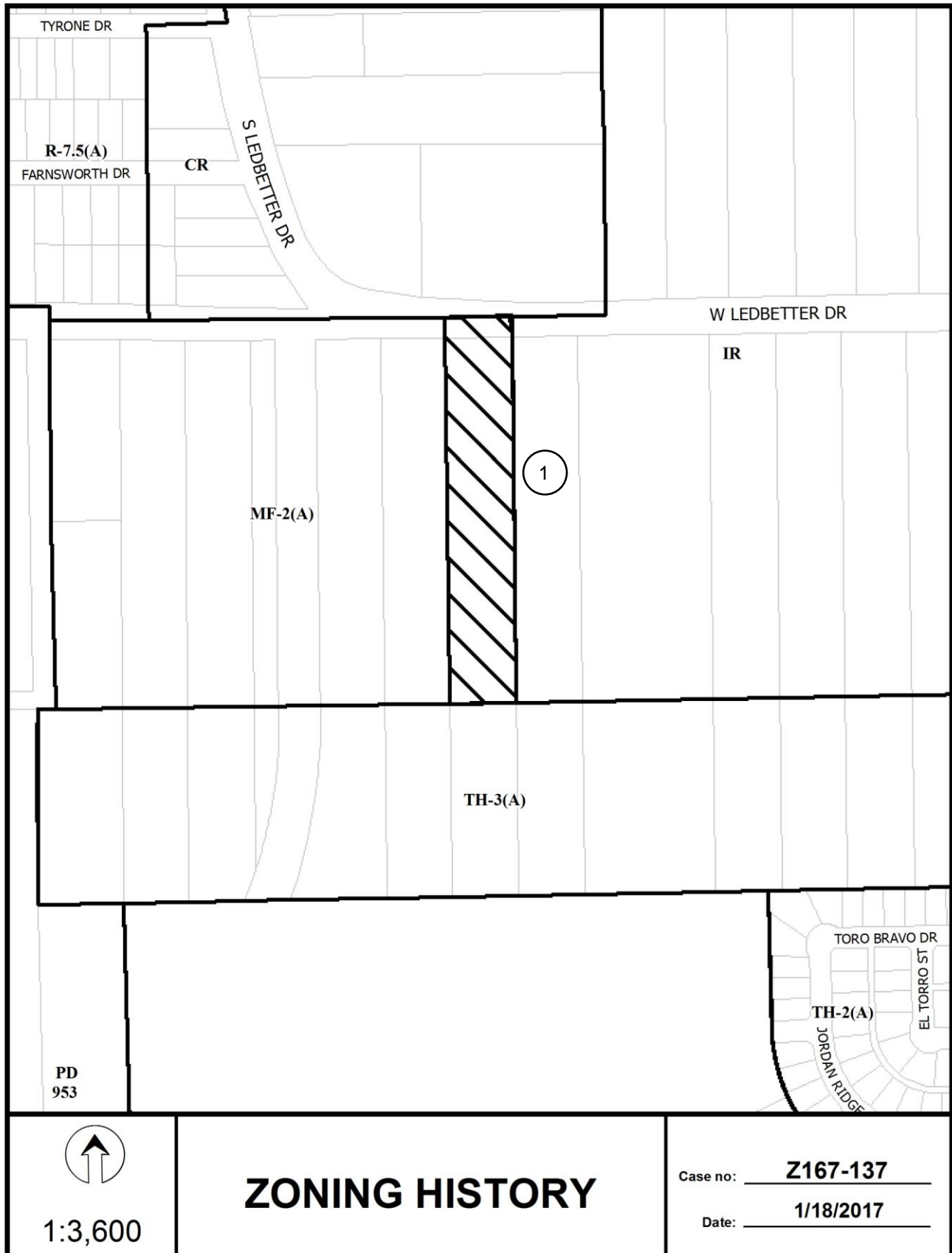


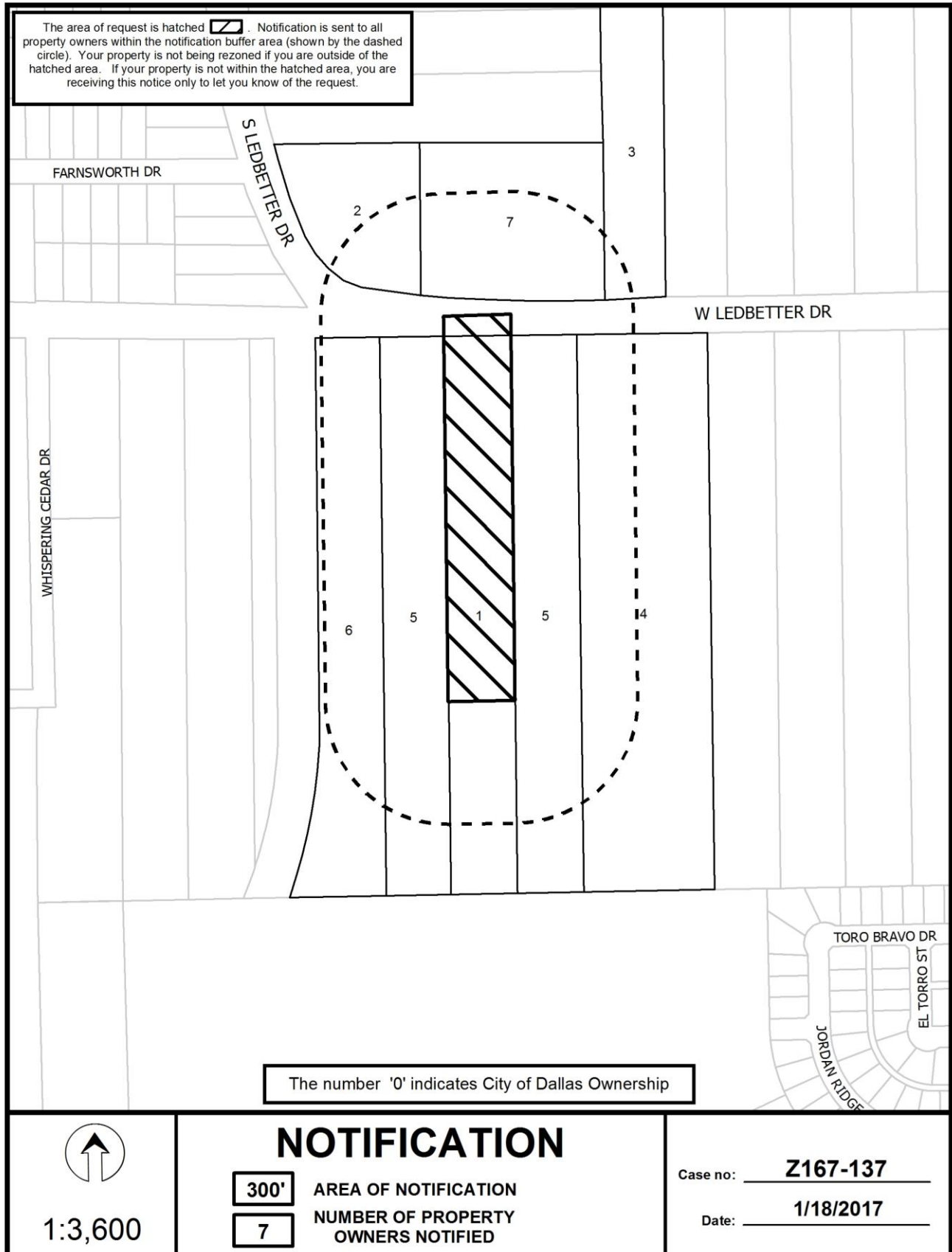
Z167-137(WE)





Z167-137(WE)





Notification List of Property Owners

Z167-137

7 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|--------------------------|--------------------------|
| 1 | 5736 W LEDBETTER DR | HAGWOOD TRANSPORTATION |
| 2 | 4100 S LEDBETTER DR | SENEAOURY BOUNSEUM ET AL |
| 3 | 5711 W LEDBETTER DR | M & H METAL SPECIALTIES |
| 4 | 5712 W LEDBETTER DR | ATS UTAH PPTIES LLC |
| 5 | 5724 W LEDBETTER DR | HAGWOOD TRANSPORTATION |
| 6 | 5812 WHISPERING CEDAR DR | DIAZ ELFEGO VALDEZ & |
| 7 | 5747 W LEDBETTER DR | MENDOZA EFREN |

Planner: Warren F. Ellis

FILE NUMBER: Z167-269(WE) **DATE FILED:** April 12, 2017

LOCATION: South line of West Ledbetter Drive, east of the intersection of Ledbetter Drive and Whispering Cedar Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 62E

SIZE OF REQUEST: Approx. 5 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: Hagwood Transportation

REPRESENTATIVE: James Hagwood

REQUEST: An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IR Industrial Research District.

SUMMARY: The property owner owns and operates a transportation service company on the adjacent lot [west side of the request site]. The purpose of the request is to continue to use the property for a commercial motor vehicle parking use for their existing transportation service company [companion case Z167-137].

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

BACKGROUND INFORMATION:

- The request site is developed with a vacant 7,000 square foot structure.
- The applicant's request for a Specific Use Permit will allow for the continued operation of a commercial motor vehicle parking use. The request site is being used as a parking area for the semi-trucks and semi-trailers.
- The applicant has been operating at this location for approximately 24 years.
- The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Dr. The single family dwelling is located within a CR Community Retail District. Properties east of the site consist of several transportation service companies.

Zoning History: There has been one zoning case in the area within the past five years.

1. Z167-137 On July 20, 2017, the City Plan Commission will consider an IR Industrial Research District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an MF-2(A) Multifamily District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------|--------------------|--------------|--------------|
| West Ledbetter Drive | Principal Arterial | 100 ft. | 107 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.

Land Use:

| | Zoning | Land Use |
|-------|---------|----------------------------------|
| Site | MF-2(A) | Undeveloped |
| North | CR | Single Family |
| South | TH-3(A) | Undeveloped |
| East | IR | Commercial motor vehicle parking |
| West | MF-2(A) | Undeveloped |

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

The request site is located within a part of the city where the development pattern in the immediately vicinity is comprised of a mixed of industrial uses, undeveloped tracts of land, and a single family dwelling. There are several transportation service companies that are located on the south side of West Ledbetter Drive. Extending the IR District by one parcel should not create a negative impact on the adjacent properties. The applicant is in the process of expanding their commercial motor vehicle parking use.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods.

STAFF ANALYSIS:

Land Use Compatibility: The 3.3-acre site is developed with a 7,000 square foot structure and several smaller structures on site. The applicant's request for a Specific Use Permit will allow for the continued operation of a commercial motor vehicle parking. The SUP will permit semi-trucks and semi-trailers to be parked on site. The applicant has been operating a transportation service company on the Property for approximately 24 years.

In December 1968, the request site was annexed into the City and was zoned an Agricultural District. During the pre-transitional phase of Chapter 51, the property was zoned an I-1 Industrial District. The zoning district carried over during the transition period of Chapter 51A in 1989 to an IR District. The Development Code defines a commercial motor vehicle facility as a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined regulations for a truck stop, and /or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of other use on the lot. The proposed use is permitted by right in a CS, LI, IR and IM district, except by SUP if located within 500 feet of a residential district, measured in a straight line. The request site abuts a TH-3(A) Townhouse District, which is south of the property's boundary.

The surrounding land uses consist primarily of undeveloped land to the south and west of the site, and a single family use to the north, across West Ledbetter Drive. The single family dwelling is located within a CR Community Retail District and is a legal non-conforming use. Properties east of the site consist of several transportation service companies.

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 Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |

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

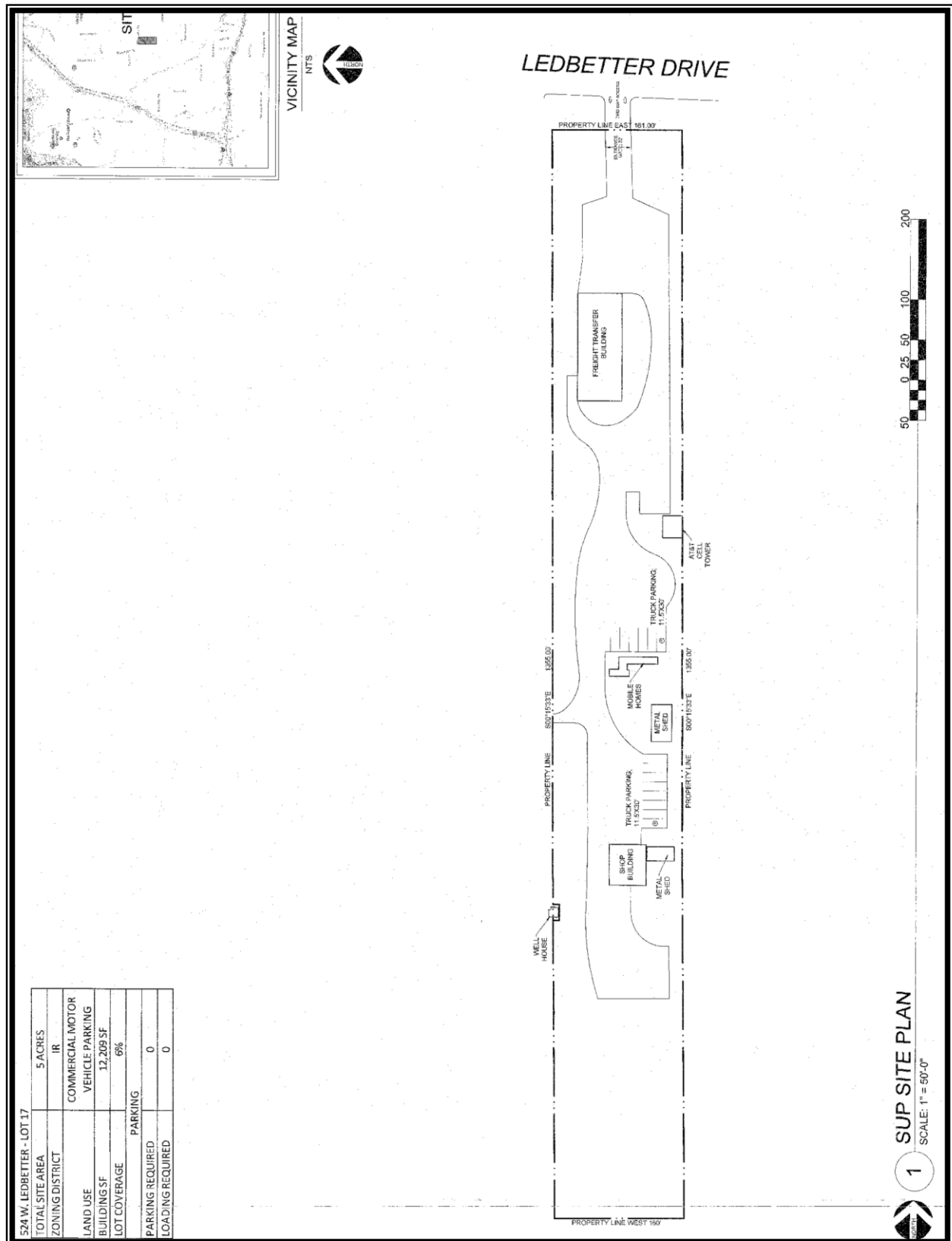
Parking: There is no off-street requirement for off-street parking and loading for a commercial motor parking.

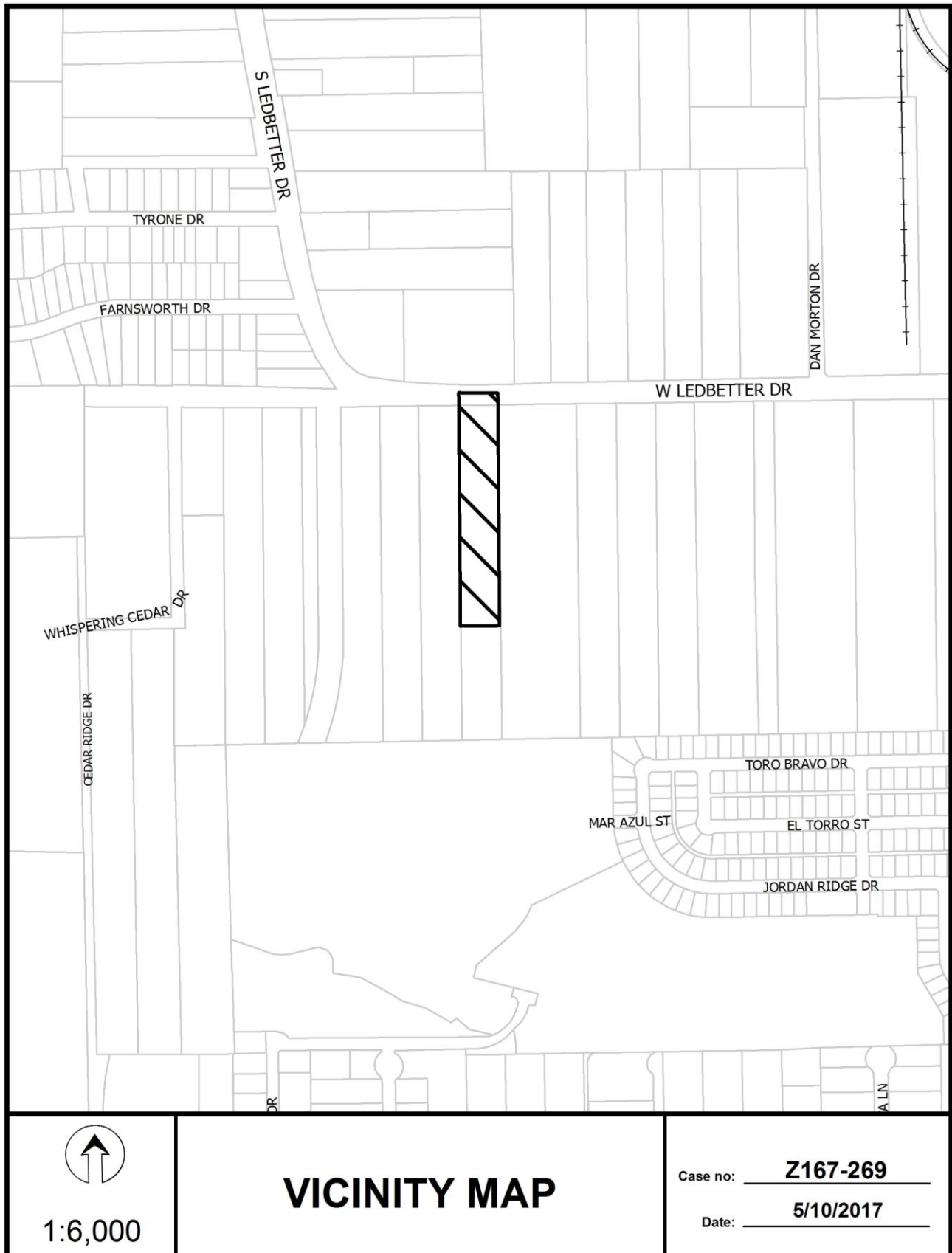
Screening/Buffer: When a non-residential use is adjacent to a residential district, a 10-foot landscape buffer strip will need to be provided along the entire portion of the property that is adjacent to a residential district.

| |
|--------------------------------|
| PROPOSED SUP CONDITIONS |
|--------------------------------|

1. USE: The only use authorized by this specific use permit is a commercial motor vehicle parking.
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 (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.
5. FENCE: A minimum 6-foot high chain link fence is required along the Property line adjacent to Ledbetter Drive in the location shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

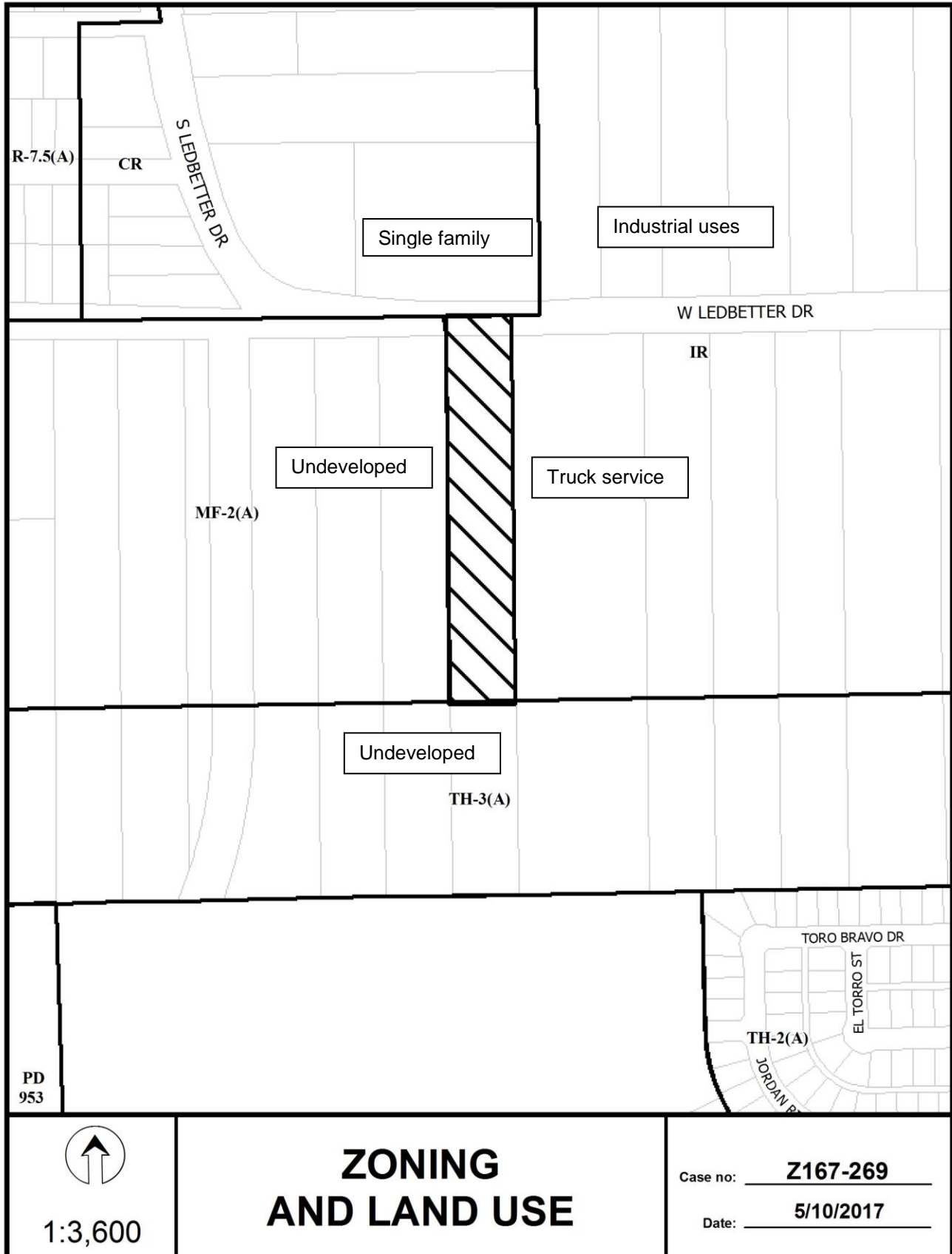
PROPOSED SITE PLAN

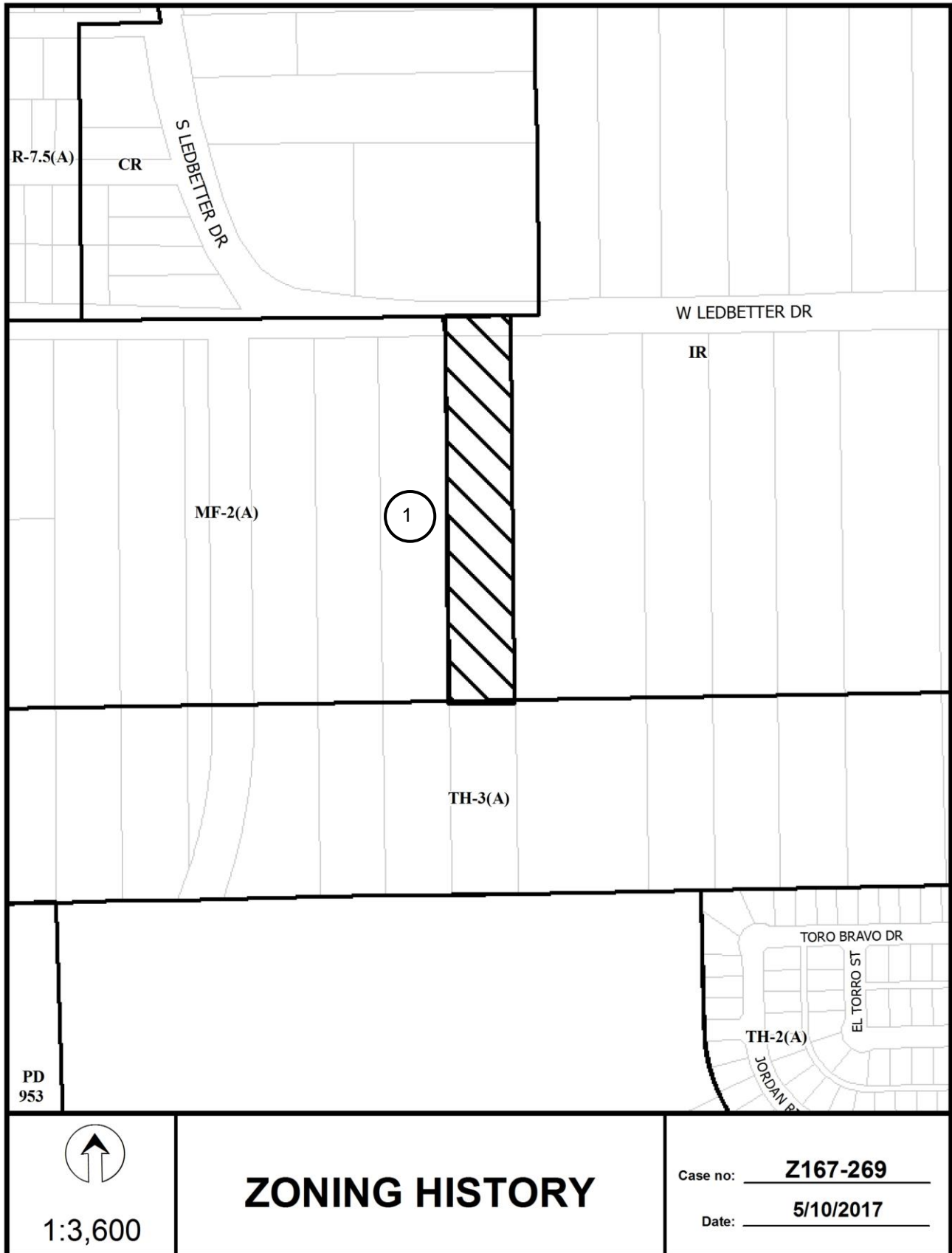


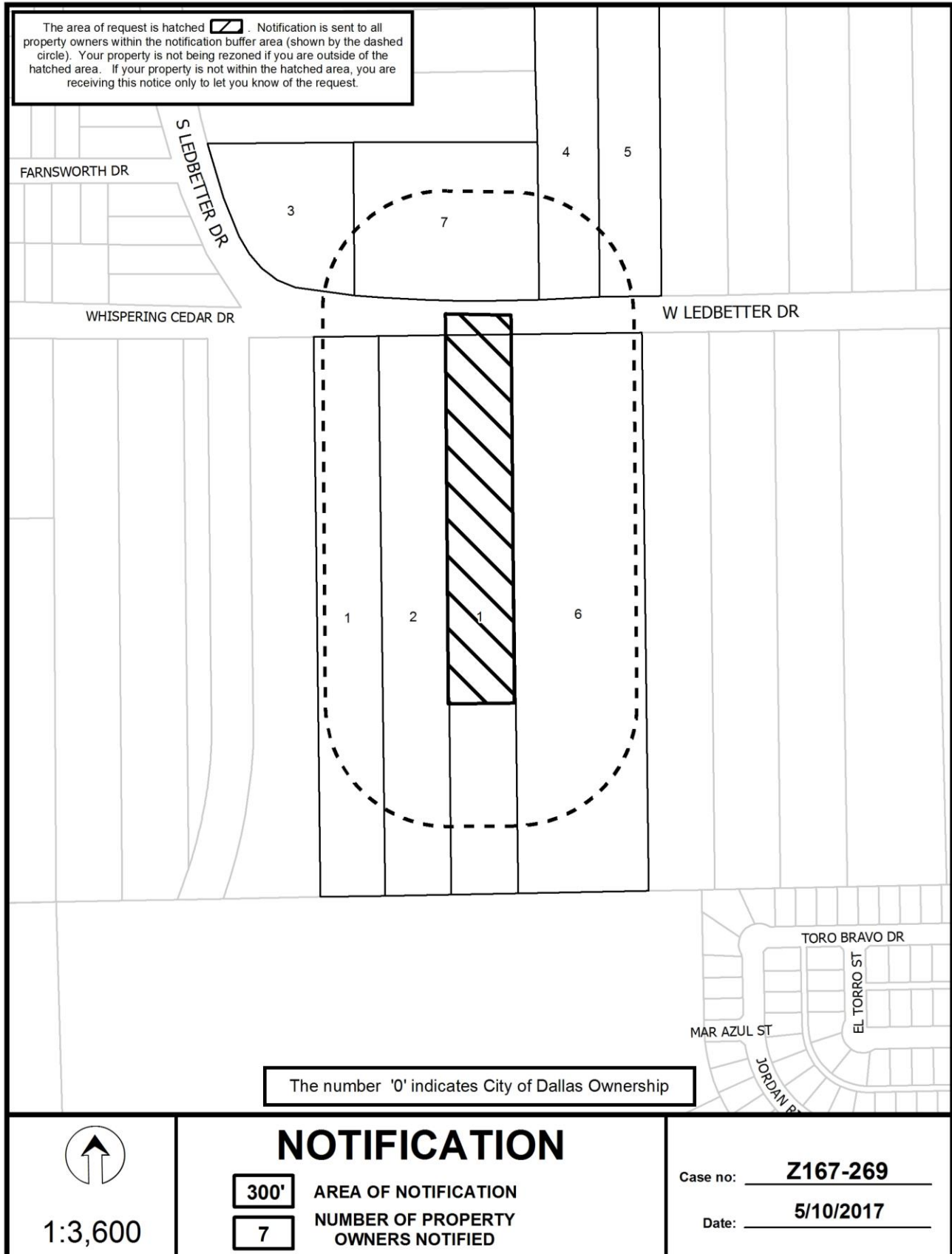


Z167-269(WE)









Notification List of Property Owners

Z167-269

7 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 5724 W LEDBETTER DR | HAGWOOD TRANSPORTATION |
| 2 | 5736 W LEDBETTER DR | HAGWOOD TRANSPORTATION |
| 3 | 4100 S LEDBETTER DR | SENEA SOUTHERY BOUNSEUM ET AL |
| 4 | 5711 W LEDBETTER DR | M & H METAL SPECIALTIES |
| 5 | 5623 W LEDBETTER DR | GWINN ROBERT D |
| 6 | 5712 W LEDBETTER DR | ATS UTAH PPTIES LLC |
| 7 | 5747 W LEDBETTER DR | MENDOZA EFREN |

FILE NUMBER: Z167-136(SM)

DATE FILED: November 17, 2016

LOCATION: Southwest corner of Grissom Lane and Rodney Lane

COUNCIL DISTRICT: 6

MAPSCO: 23-A

SIZE OF REQUEST: Approx. 2.6 acres

CENSUS TRACT: 96.10

APPLICANT/OWNER: Arrow-Magnolia International, Inc.

REPRESENTATIVE: Curtis Shaw, Arrow-Magnolia International, Inc.

REQUEST: An application for an IM Industrial Manufacturing District and a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals on property zoned an IR Industrial Research District.

SUMMARY: The applicant [Arrow-Magnolia International, Inc.] requests to continue the operation of blending, manufacturing, and distributing chemicals for cleaning and maintenance of buildings and equipment in the existing 68,560 square foot building and the existing storage tank areas that are located outside.

STAFF RECOMMENDATION: Approval of an IM Industrial Manufacturing District and approval of a Specific Use Permit for an industrial (inside) potentially incompatible use for the manufacture, blending, and packaging of chemicals for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- On August 26, 1964, a certificate of occupancy was issued to Magnolia Chemical Company for a “manufacture and storage of cleaning compounds” use in the original 40,300 square-foot building.
- On May 16, 2001, a certificate of occupancy was issued to Magnolia Chemical Company for a warehouse use for the construction of a 28,361 square-foot warehouse addition.
- On June 21, 2017, the Board of Adjustment approved a parking reduction special exception (BDA167-066) to reduce the required parking for the site by 45 parking spaces.

Zoning History: There have been three zoning changes requested in the vicinity within the past five years.

1. **Z123-238:** On December 11, 2013, City Council approved a Planned Development District for MU-2 Mixed Use District uses and a Specific Use Permit for outside sales on property zoned an IR Industrial Research District and Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on a portion.
2. **Z134-146:** On June 11, 2014, City Council approved a new tract within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District to allow a contractor’s maintenance yard use.
3. **Z167-199:** On May 10, 2017, City Council approved a new subarea within Planned Development District No. 899 for RaceTrac.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| Grissom Lane | Local | 60 feet |
| Rodney Lane | Local | 60 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

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

The Plan identifies the request site as being within an Industrial Area Building Block. The proposed zoning change and SUP to allow for the continued operation of an existing industrial use is characteristic of the Industrial Area Building Block because it allows for industrial operations in an industrially developed area.

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

Surrounding Land Uses:

| | Zoning | Land Use |
|-----------|------------------------|---|
| North | IR | Office/showroom/warehouse |
| East | IR | Office/showroom/warehouse |
| South | IR | Office/showroom/warehouse |
| West | IR | Office/showroom/warehouse |
| Northwest | IM and SUP No. 1320 | Office/showroom/warehouse and Industrial (inside) potentially incompatible use |

Land Use Compatibility: The request site consists of an approximately 70,000 square-foot commercial building that has been blending and manufacturing chemicals since at least 1964. The site is also located adjacent to a 30-foot wide drainage easement to the south. The site was in the City's Municipal Setting Designation (MSD) Program, however a previous release of chemicals have been addressed through the

Texas Commission on Environmental Quality. Since, the Office of Environmental Quality (OEQ) has researched the applicant on the federal and state databases, and no violations have been found regarding the storage and manufacturing of chemicals. OEQ also participated in a site visit to the facility in 2008 and found the facility to be in good standing with best management practices that are in place to prevent or minimize future chemical releases. OEQ has reviewed the request and has no objections.

The predominant land use in the immediate area consists of office/showroom/warehouse and commercial/inside industrial uses. A woodworking mill and cabinetry warehouse is located to the northwest of the site. An office use is located to the south, across from the 30-foot wide drainage easement. The majority of structures provide for at-grade and dock level doors for the industrial/distribution component of the respective operations.

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.

Staff supports the applicant's request for an IM District and of the requested SUP, subject to the attached site plan and conditions because it is consistent with surrounding land uses and allows the site to continue operations.

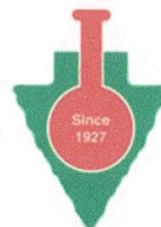
Landscaping: The request does not trigger Article X landscaping of the property.

Parking: An industrial (inside) use is required to provide parking at a ratio of one space for every 500 square feet in floor area. Since the facility has 68,560 square feet of floor area, 114 spaces would be required. However, the Board of Adjustments granted an appeal to reduce the parking requirements for the site by 45 spaces and therefore, the parking requirement is reduced to 69 spaces. The site plan shows that 69 spaces are provided on site.

List of Partners

**ARROW-MAGNOLIA
INTERNATIONAL, INC.**

2646 Rodney Lane, Dallas, Tx 75229
800.527.2101
www.arrowmagnolia.com



List of Owners & Officers

Owners

Tanya Shaw
Curtis Shaw
Dave Tippeconnic
Lynda Tippeconnic
Marylyn Tippeconnic

Board

Tanya Shaw, Chairman
Dave Tippeconnic, Vice Chair
Lynda Tippeconnic

Officers

Curtis Shaw, Chief Executive Officer
Jim Purcell, Vice President of Sales

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an industrial (inside) potentially incompatible use limited to the manufacture, blending, and packaging of chemicals.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CHEMICALS: The manufacture, blending, and packaging of chemicals allowed by this specific use permit are limited to hydrochloric and sulphuric acids, denatured alcohol, caustic potash (potassium hydroxide) 45% (liquid), caustic soda (sodium hydroxide) 50% (liquid), bleach 10.5%, soaps and detergents, insecticides, fungicides, disinfectants, or related industrial or household chemical compounds.
5. FLOOR AREA: The maximum floor area for the industrial (inside) potentially incompatible use is 5,952 square feet. The maximum floor area of all combined uses on site is 68,560 square feet.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.”

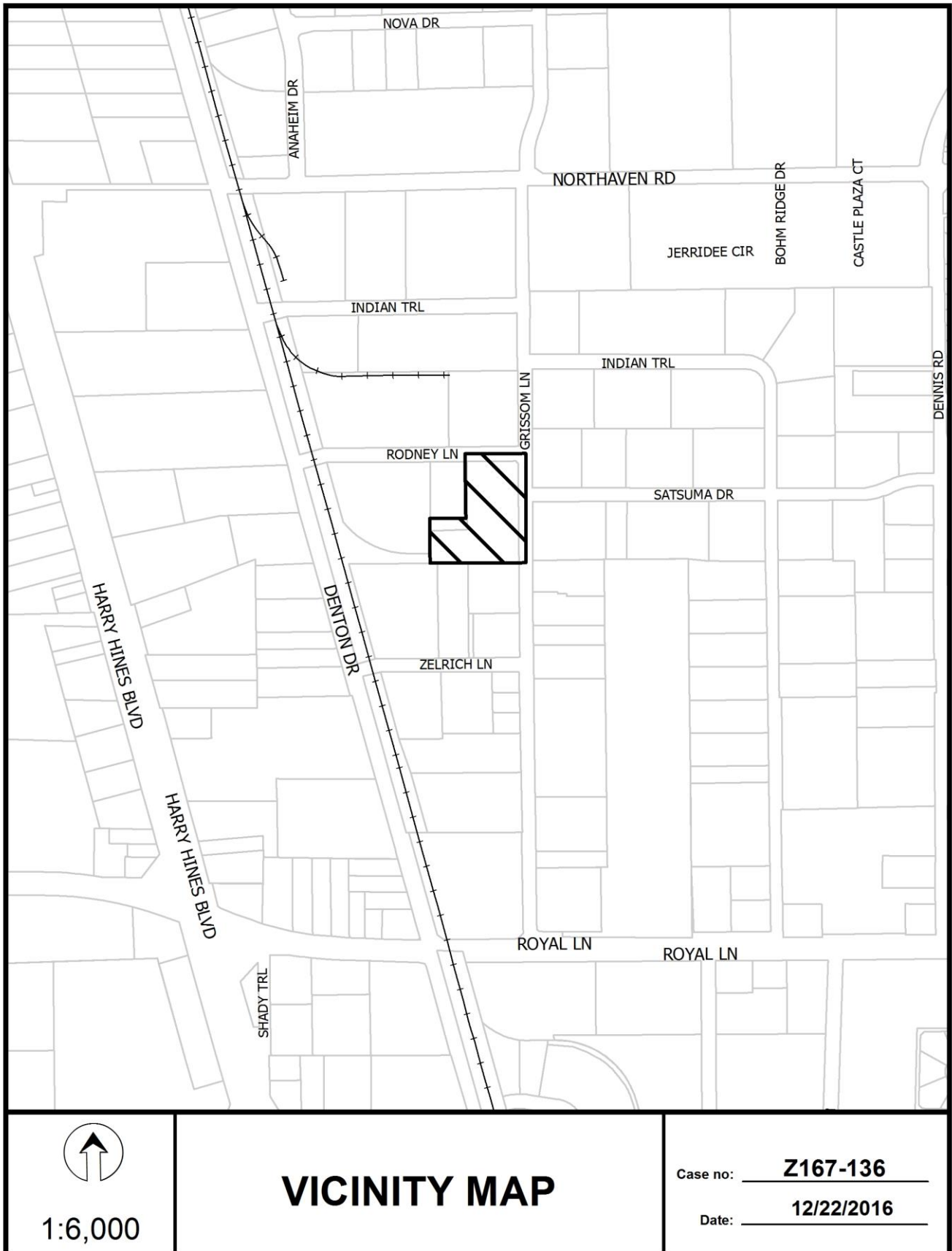
RODNEY LANE

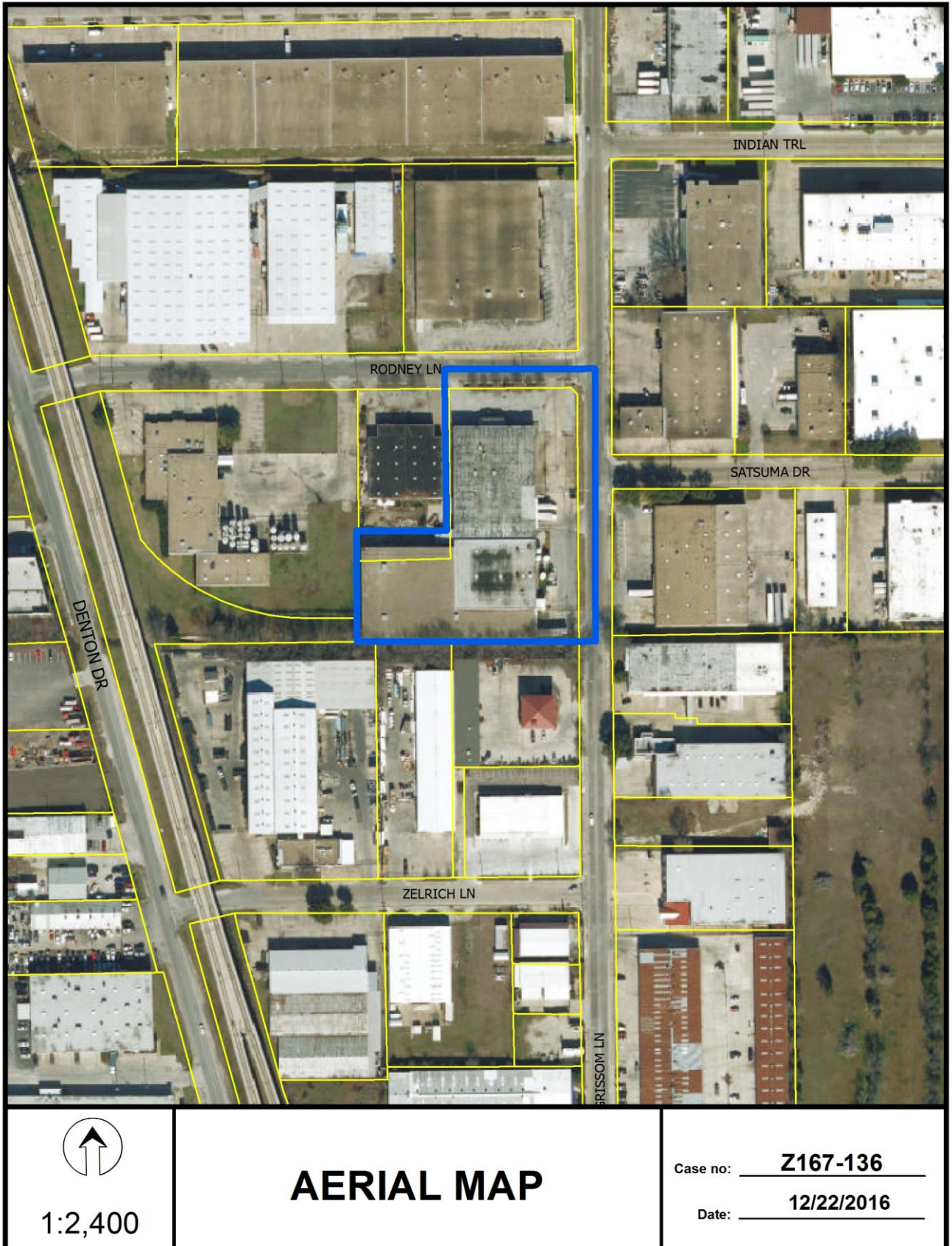
CANTON ST.

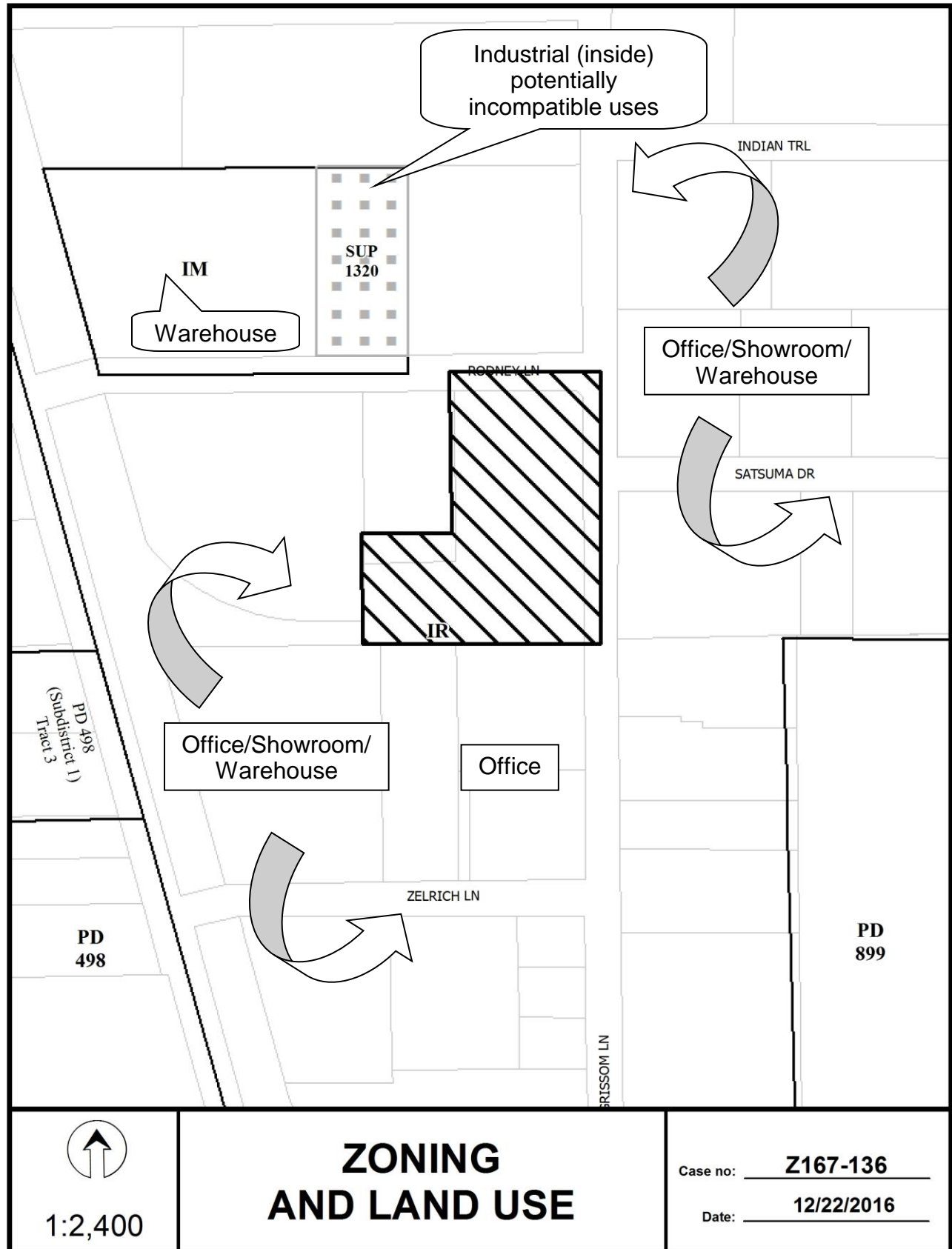
ZELICH LANE

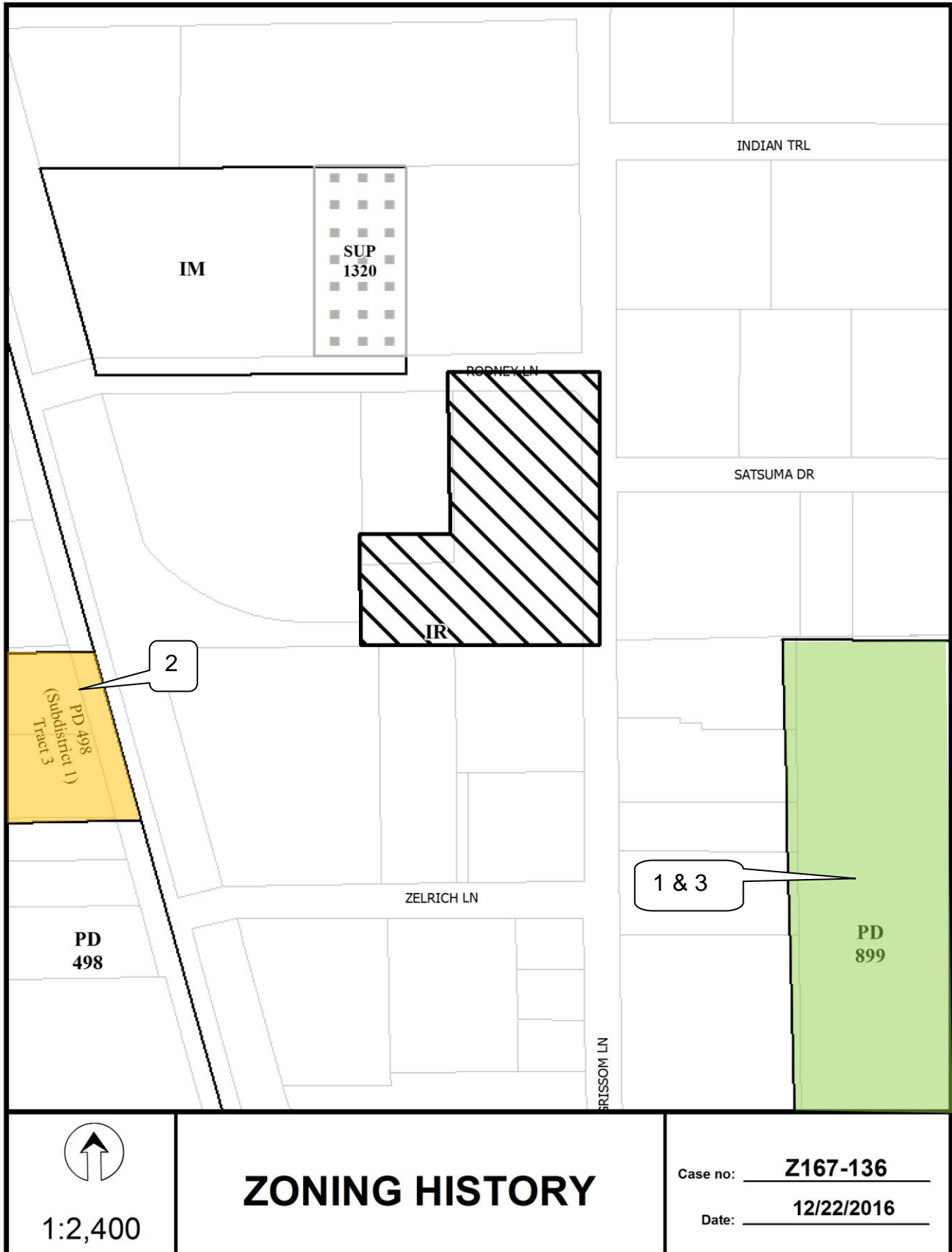
SITE

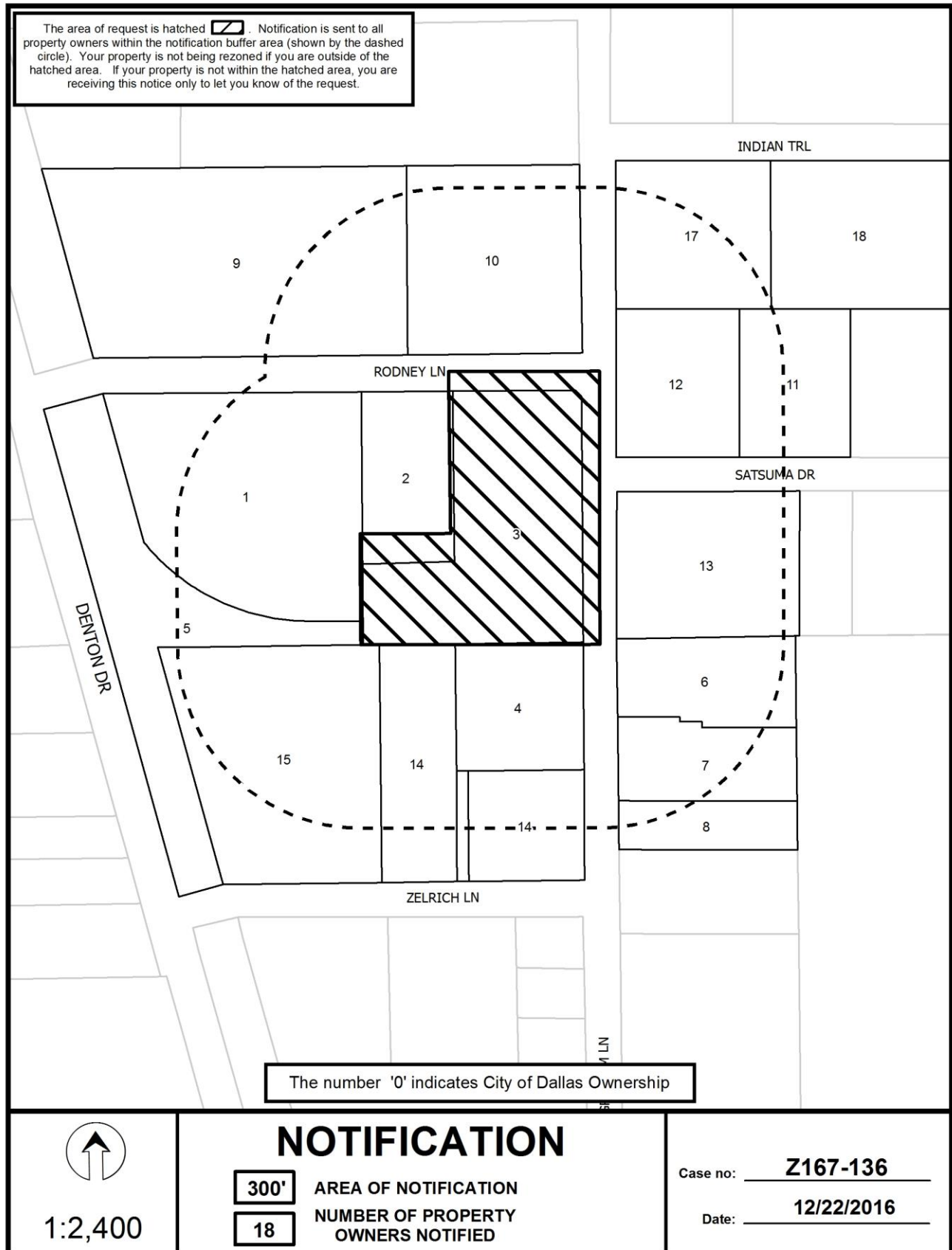












12/22/2016

Notification List of Property Owners

Z167-136

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------|
| 1 | 11444 DENTON DR | BRIN JOHN M |
| 2 | 2624 RODNEY LN | KEANE MAURICE & JOAN |
| 3 | 2646 RODNEY LN | MAGNOLIA CHEMICAL CO |
| 4 | 11031 GRISSOM LN | MCGRAY GROUP II LLC |
| 5 | 401 S BUCKNER BLVD | DART |
| 6 | 11036 GRISSOM LN | VAN NEST KEVIN H & |
| 7 | 11034 GRISSOM LN | TENNINGTON INV LLC |
| 8 | 11018 GRISSOM LN | SOHN STEVEN |
| 9 | 2605 RODNEY LN | VICEROY RODNEY LP |
| 10 | 2643 RODNEY LN | SHAW VAN L |
| 11 | 2717 SATSUMA DR | P & H INVESTMENTS |
| 12 | 2707 SATSUMA DR | SATSUMA PROPERTIES LLC |
| 13 | 11048 GRISSOM LN | TJC PROPERTIES |
| 14 | 2625 ZELRICH LN | E INVESTMENTS |
| 15 | 11430 DENTON DR | JAMES JEROME |
| 16 | 2627 ZELRICH LN | County of Dallas |
| 17 | 11281 INDIAN TRAIL | NORTHAVEN ENTERPRISES LLC |
| 18 | 11261 INDIAN TRAIL | CROSS DEVELOPMENT CC DALLAS |

FILE NUMBER: Z167-240(JM)

DATE FILED: March 6, 2017

LOCATION: On the northeast corner of Gurley Avenue and Bank Street and located on the southwest corner of Parry Avenue and Bank Street.

COUNCIL DISTRICT: 2

MAPSCO: 46-L

SIZE OF REQUEST: ± 3.41 acres

CENSUS TRACT: 25.00

APPLICANT/OWNER: Jubilee Park Community Center Corporation, Owner

REPRESENTATIVE: Eric Seeley % Graham Associates, Inc.

REQUEST: An application to 1) amend Tract 1a within Planned Development District No. 486; and, 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486 and a D(A) Duplex District

SUMMARY: The applicant is purposing to add 7,469 square feet (one lot) to Tract 1b to provide additional parking for the existing Jubilee Park and Community Center. An amendment to Tract 1a shows the entire tract including a proposed community garden. The conceptual plan will match all tracts accordingly.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.

PRIOR CPC ACTION: On June 22, 2017, the City Plan Commission held this item under advisement to allow for a community meeting. No updates have been provided.

BACKGROUND INFORMATION:

- The request site is developed with a community service center (Tract 1a) and a church (Tract 1b). The remainder of the PD has a police substation, retirement housing uses, and undeveloped land. The community service center extends across Tract 1 and Tract 1a with various outside activity areas.
- PD No. 486 was approved by the City Council on September 24, 1997 along with subsequent amendments, most recently on June 27, 2012, which provided for an expansion of Tract 1b to add parking, and Tract 1 to allow a child care facility.
- The applicant proposes to expand the boundary of the Tract 1b by adding one parcel on the north line of Gurley Avenue (approx. 7,469 square feet). Additionally, a revised development plan for Tract 1a has been provided, indicating a proposed 12-foot by 20-foot tool shed for an existing community garden that is part of the community service center. Finally, a correction is being made to the conceptual plan to indicate the proper tract boundaries for Tract 1 and Tract 1a. While the zoning map and ordinance matched the tract boundaries, the conceptual plan indicated that Tract 1 extended further into Tract 1a.

Zoning History:

There has been one zoning c **PRIOR CPC ACTION:** On June 8 2017, the City Plan Commission held this item under advisement and instructed staff to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

Case within the vicinity of the area of request in the last five years.

1. **Z145-330:** On November 10, 2015, City Council approved an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, located on the west corner of South Carroll Avenue and Bute Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Right-of-Way |
|---------------------|-----------|--------------|
| Bank Street | Local | 40 feet |
| Gurley Avenue | Local | 25 feet |
| Parry Avenue | Collector | 60 feet |

Land Use:

| | Zoning | Land Use |
|--------------|--|---|
| Site | PD No. 486 Tracts 1a & 1b & D(A) | Community Rec Center & Surface Parking |
| North | CH & D(A) | Single Family & Undeveloped |
| East | D(A) | Single Family & Multifamily |
| South | PD No. 486 Tract 1c, PD No. 601 & D(A) | Retirement Housing, Child-Care Facility, Single Family, & Duplex |
| West | PD No. 486 Tracts 1 , 1d, & 2, MF-1(A) & NS(A) | Church, Single Family, Police Substation & Community Rec Center, Barber Shop, & Undeveloped |

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

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

Land Use Compatibility:

The applicant is requesting an amendment to and expansion of PD No. 486 to: 1) add one parcel to the site boundary to provide additional parking; 2) revise the development plan for Tract 1a for a proposed tool shed to support the community garden; and, 3) to correct the conceptual plan to identify proper Tract 1 and Tract 1a boundaries.

For purposes of clarification, PD No. 486 is divided into six tracts (see attached Tract Map) as delineated on the proposed conceptual plan, and developed accordingly:

Tract 1-Outside activity areas and child-care facility

Tract 1a-Community service center

Tract 1b-Community service center (Church) and parking

Tract 1c-Retirement housing

Tract 1d-Undeveloped

Tract 2-Police substation, Community service center

The predominate land use in the area north of Carroll Avenue consists of low density single family/duplex residential uses. There does exist a two-story multifamily development along the east line of Gurley Avenue. The balance of the land use south and west of the site consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels. PD No. 601, utilized as a child-care facility, is wrapped by the site's southeastern quadrant.

Parking:

Section 51P-486.108 requires one parking space for each 450 square feet of community service center floor area. The community service center extends across Tracts 1a and 1b. Parking is allowed in required yards. Additionally, the entire PD is seen as one lot for parking purposes. The existing community service center has approximately 12,627 square feet of floor area and provides 23 parking spaces. A new tool shed on Tract 1a will add 240 square feet of floor area for a total of 12,867 square feet. The proposed expansion of Tract 1b will add 17 parking spaces. The total required parking is 37 spaces. The total provided with this amendment will be 40 parking spaces.

Landscaping:

The requested expansion of Tract 1b for parking purposes will require compliance with Article X. This includes providing a 10-foot perimeter landscape buffer due to residential adjacency surrounding the proposed parking lot in Tract 1b, and screening of off-street parking from the public right-of-way (Gurley Avenue).

List of Officers



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

February 13, 2017

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

RE: List of Partners/Principles/Officers

To Whom It May Concern,

The following is a list of Officers for the Jubilee Park Community Center Corporation:

Ms. Jeff Rice
Board Chair

Mr. Allen Lassiter
Vice President & Treasurer

Mr. James Skochdopole
Vice President & Secretary

Mr. Benjamin Leal
Chief Executive Officer

Sincerely,

Eric M. Seeley, P.E.
Project Manager

Fort Worth
1300 Summit Avenue, Suite 419
Fort Worth, Texas 76102
817.332.5756
Fax 817.336.6909

Arlington
600 Six Flags Drive, Suite 500
Arlington, Texas 76011
817.640.8535
Fax 817.633.5240

Frisco
10880 John W. Elliot, Suite 200
Frisco, Texas 75033
214.618.3114

Z1167-240



Proposed Tract 1a Development Plan

TRACT 1 SITE INFORMATION

ZONING: PD 486

LOT AREA: 1.58 ACRES

BUILDING AREA: 10,587 SF

BUILDING 1: 8,200 SF

BUILDING 2: 2,147 SF

BUILDING 3: 240 SF

IMPERVIOUS COVERAGE: 36%

LOT COVERAGE (BUILDING): 15%

FLOOR AREA RATIO: 0.15

SETBACKS:

10' SIDE/REAR YARD ALONG RESIDENTIAL

25' FRONT YARD ALONG GURLEY AVE

STRUCTURE HEIGHT:

BUILDING 1: 20'-8"

BUILDING 2: 15'-3"

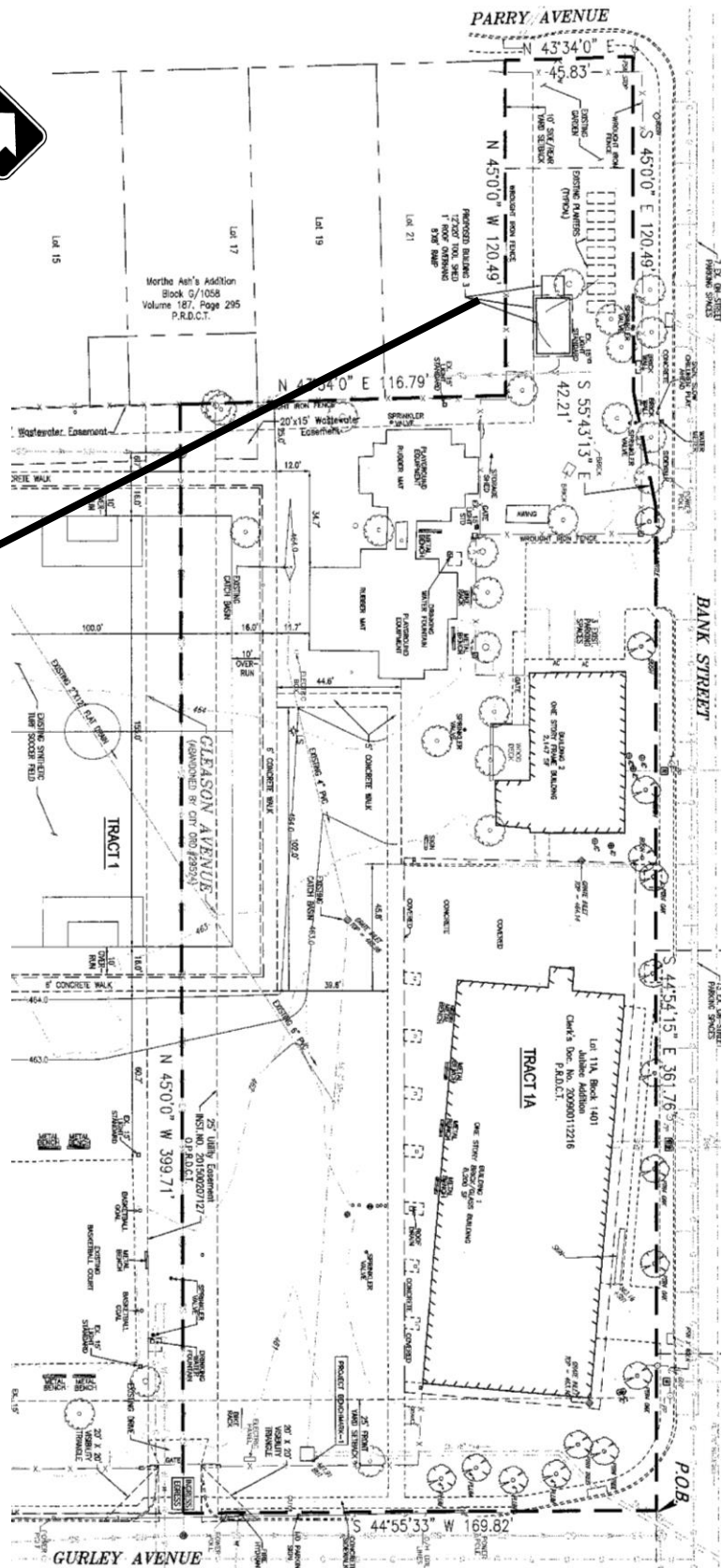
BUILDING 3: 10'-9"

PARKING REQUIRED: 1/450 SF = 23

PARKING PROVIDED: 23*

*ADD'L 20 EX. SPACES LOCATED ON TRACT 1B

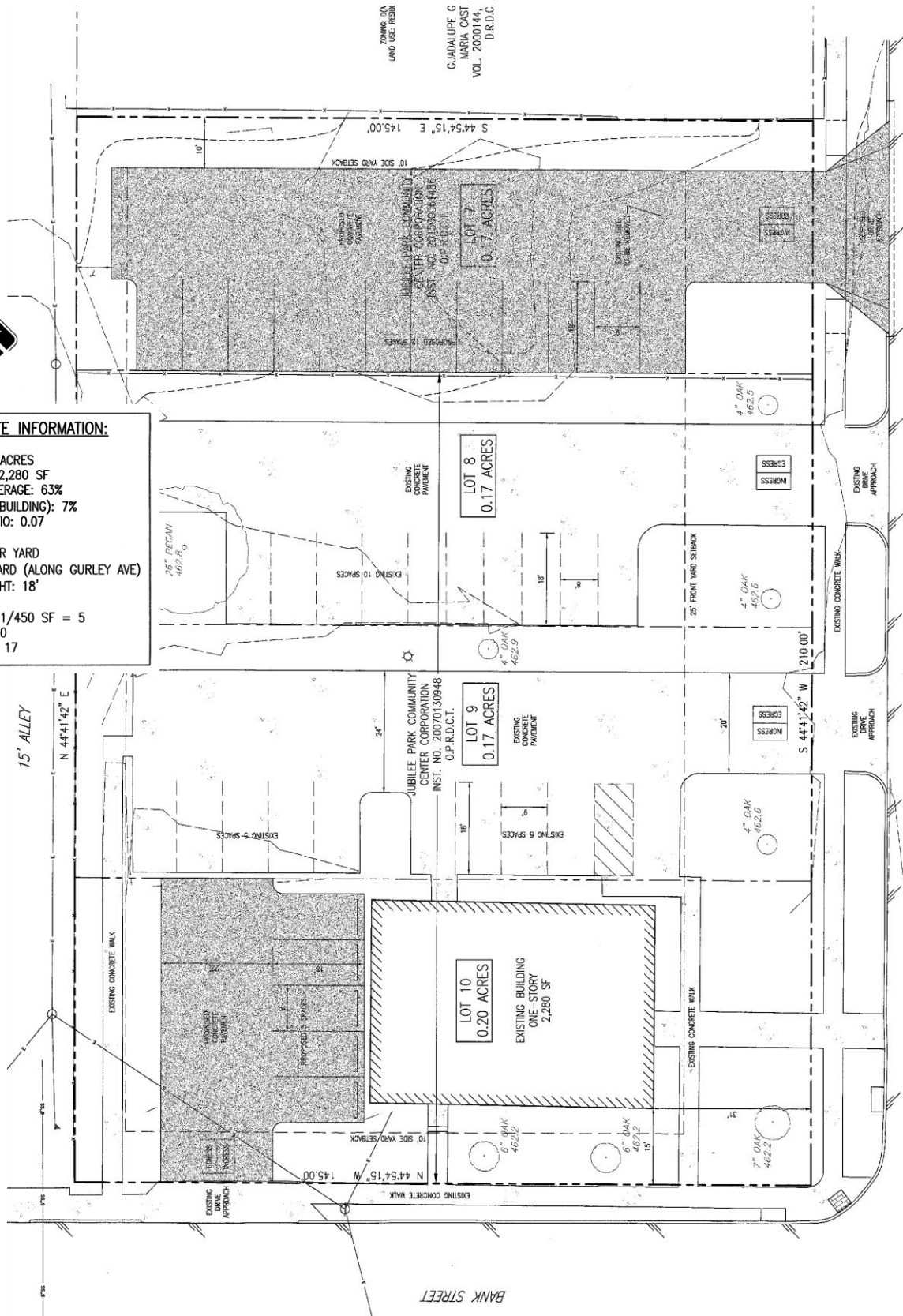
**Amendment for new
12' by 20' tool shed.**



Proposed Tract 1b Development Plan

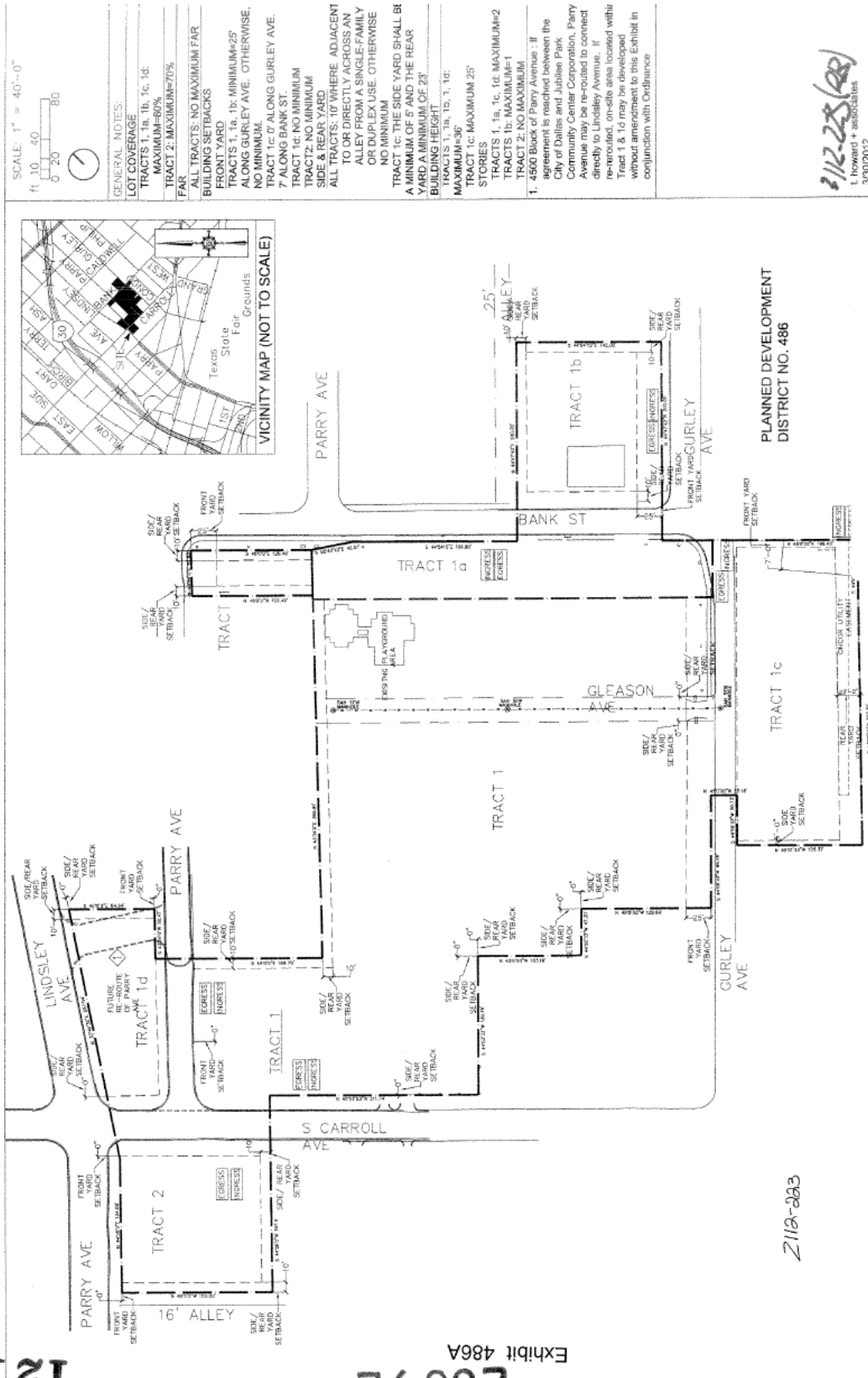
TRACT 1B SITE INFORMATION:

ZONING: PD 486
 LOT AREA: 0.71 ACRES
 BUILDING AREA: 2,280 SF
 IMPERVIOUS COVERAGE: 63%
 LOT COVERAGE (BUILDING): 7%
 FLOOR AREA RATIO: 0.07
 SETBACKS:
 10' SIDE/REAR YARD
 25' FRONT YARD (ALONG GURLEY AVE)
 STRUCTURE HEIGHT: 18'
 PARKING:
 REQUIRED - 1/450 SF = 5
 EXISTING - 20
 PROPOSED - 17



Existing Conceptual Plan

CONCEPTUAL PLAN

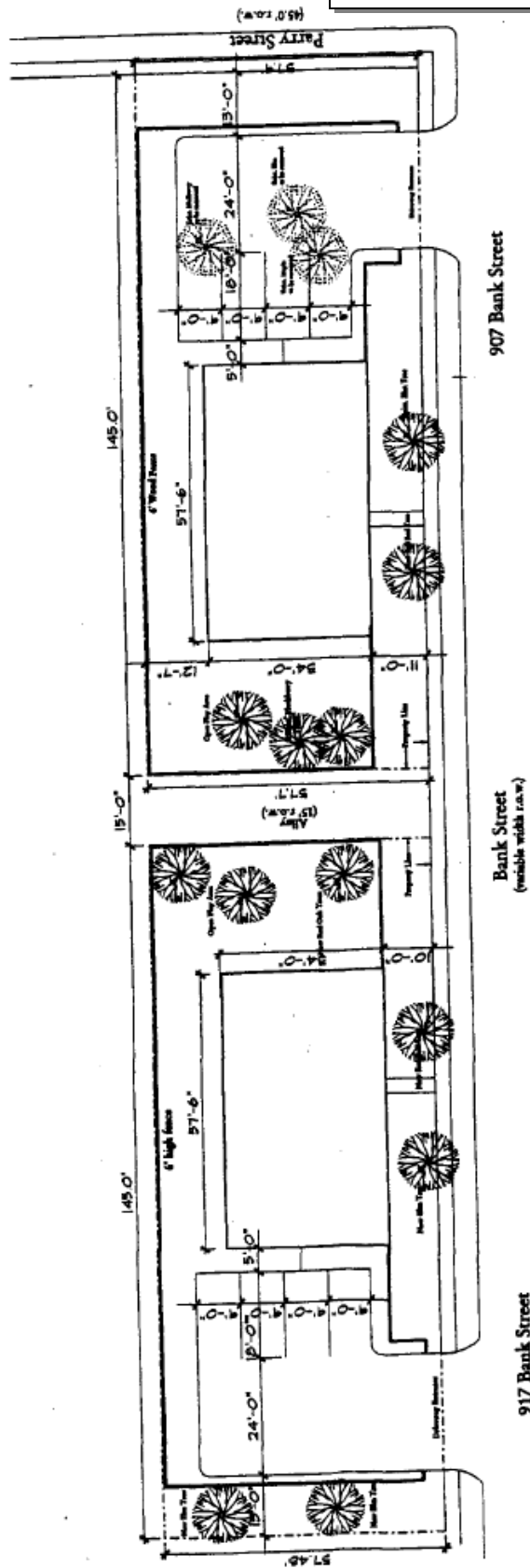


Approved
City Plan Commission
June 7, 2012

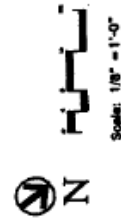
Planned Development

Exhibit 486A

Existing Tract 1a
Development Plan



TRACT 1a
Development/Landscape Plan



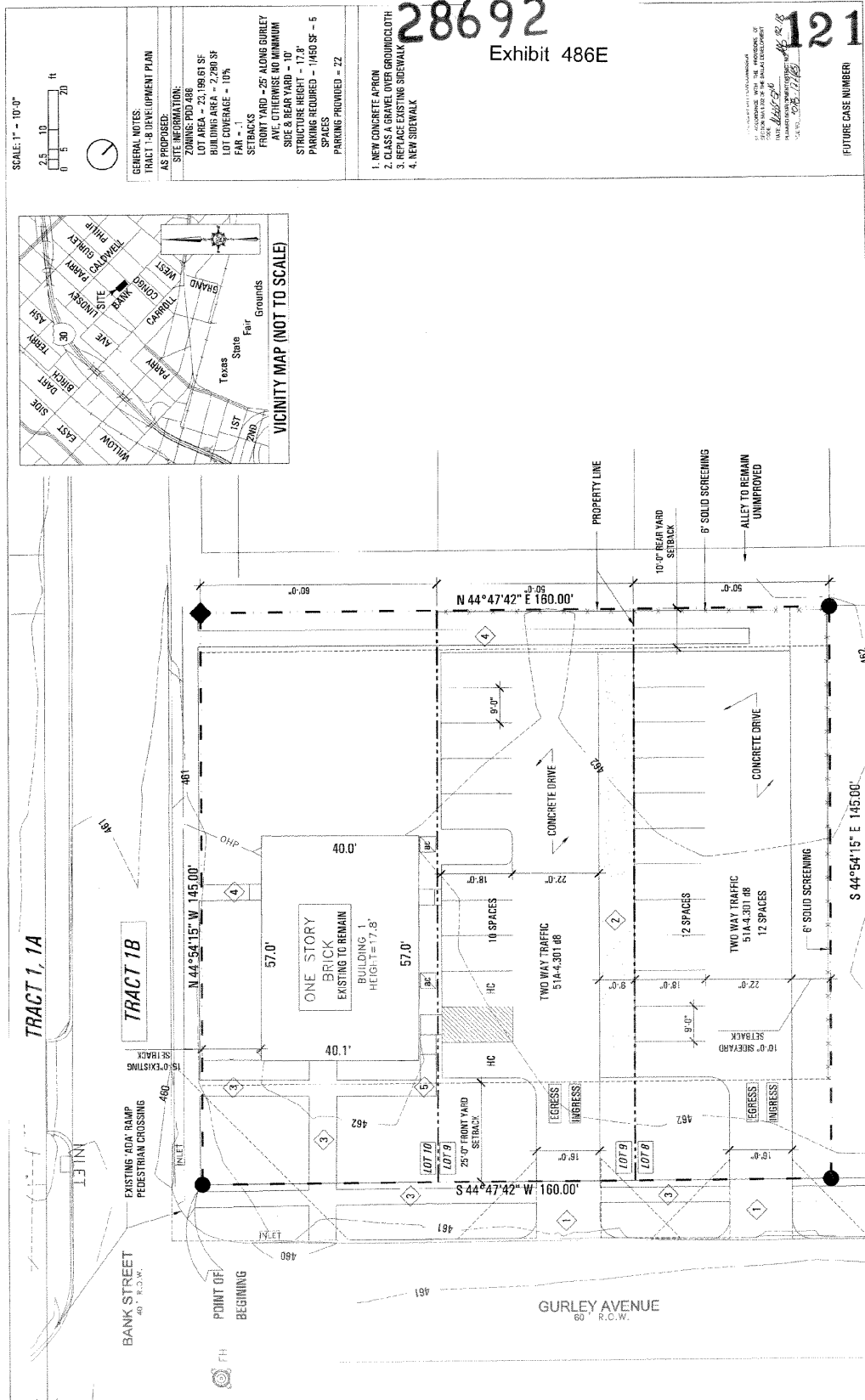
28692
Exhibit 486E

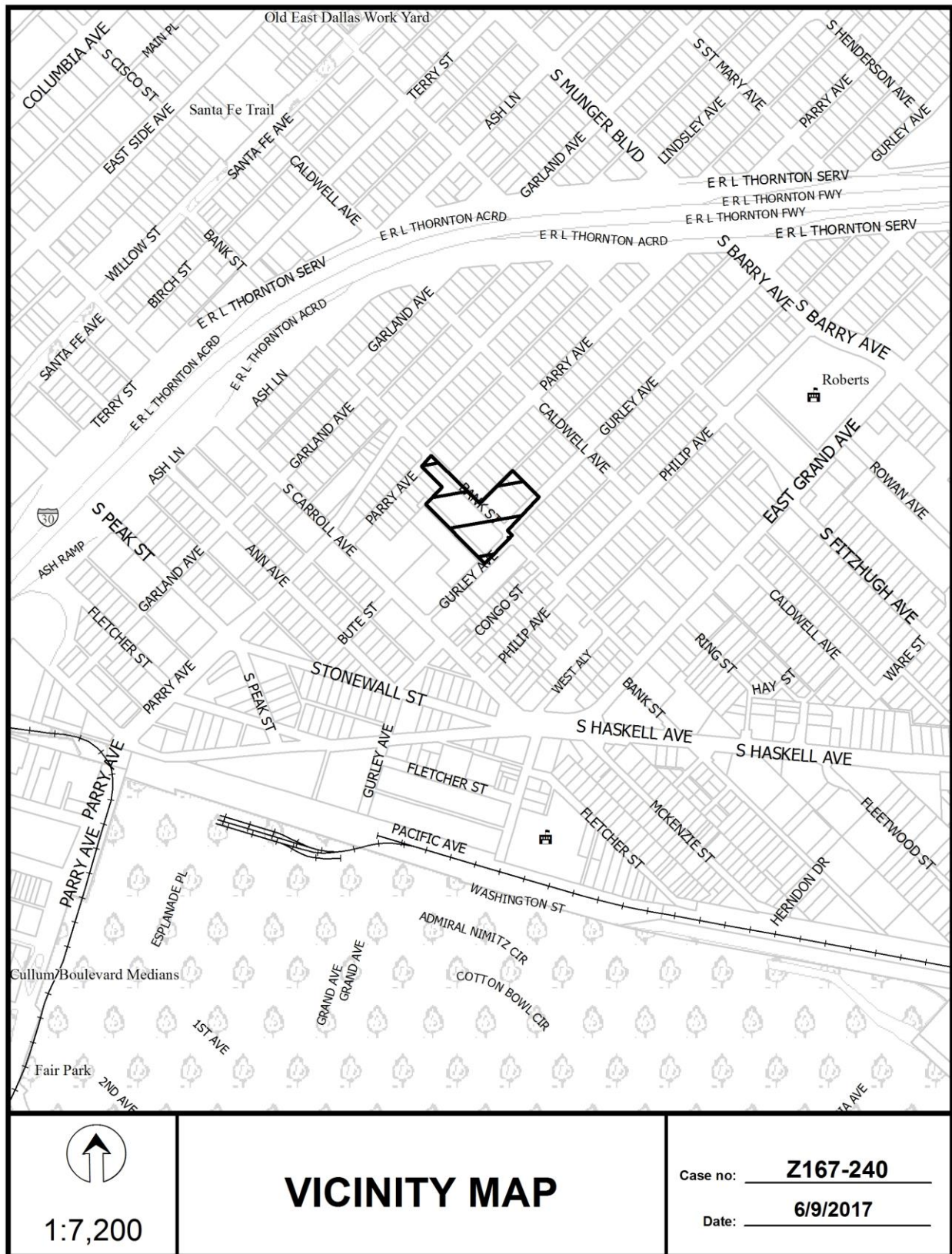
(FUTURE CASE NUMBER)

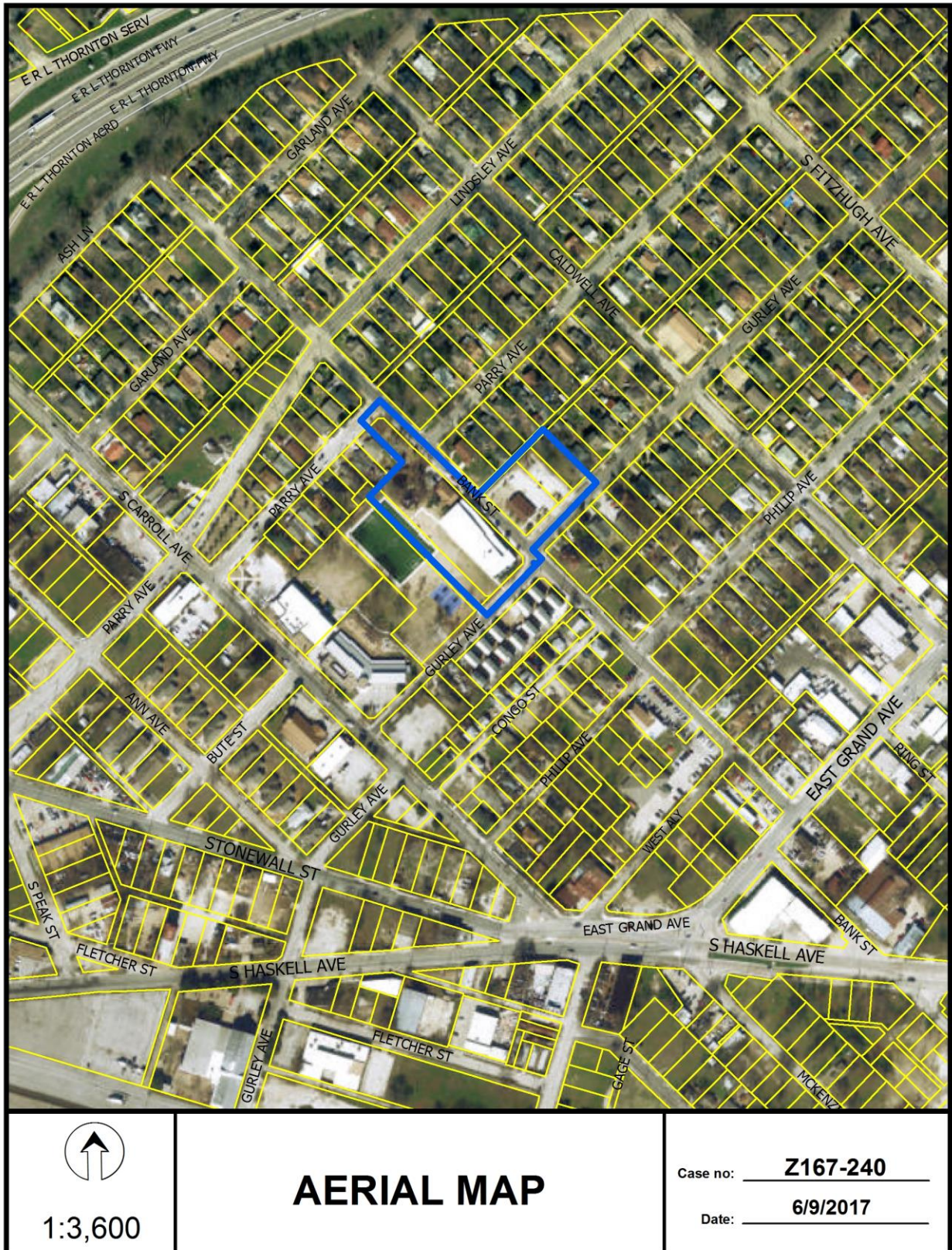
brownarchitects

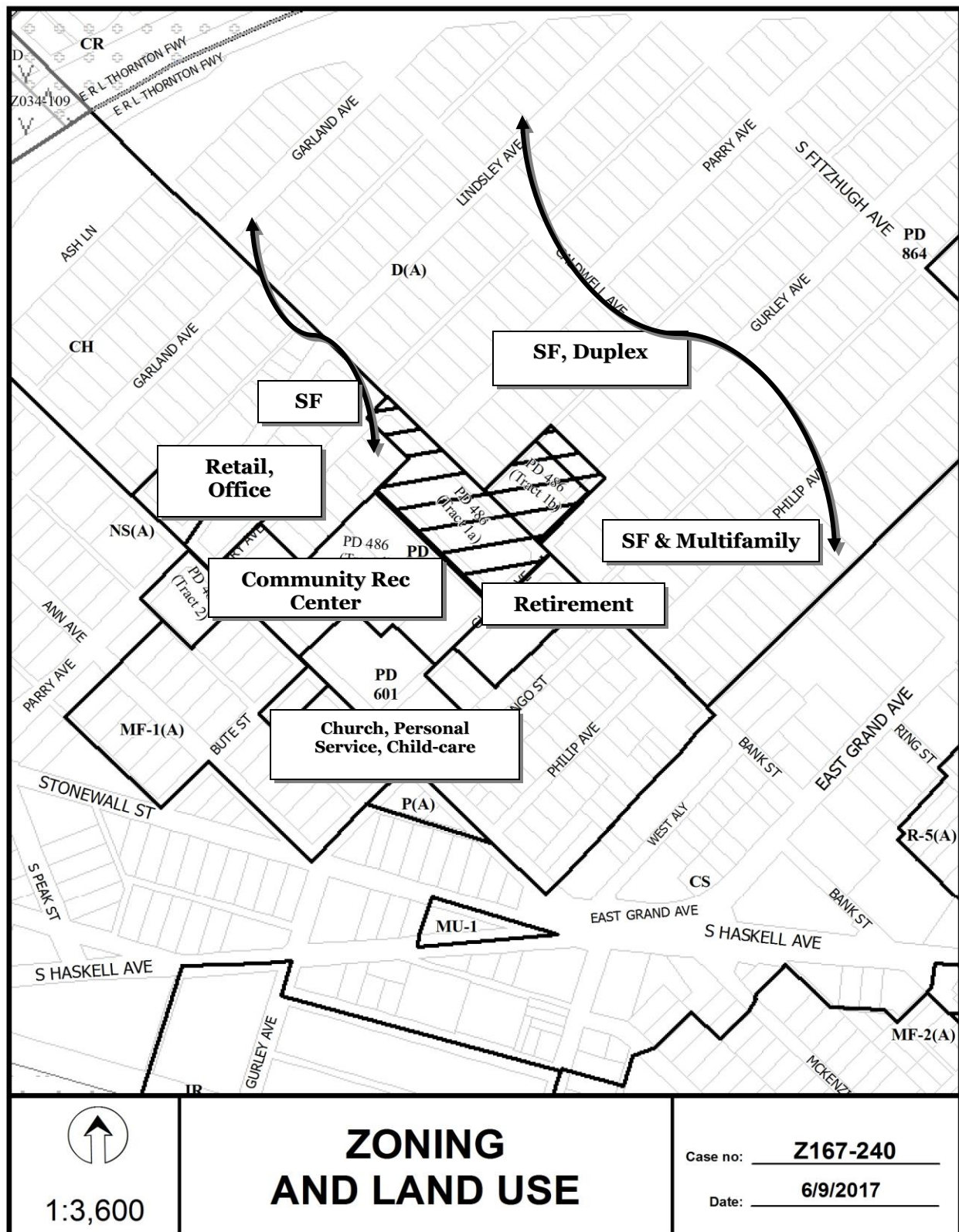
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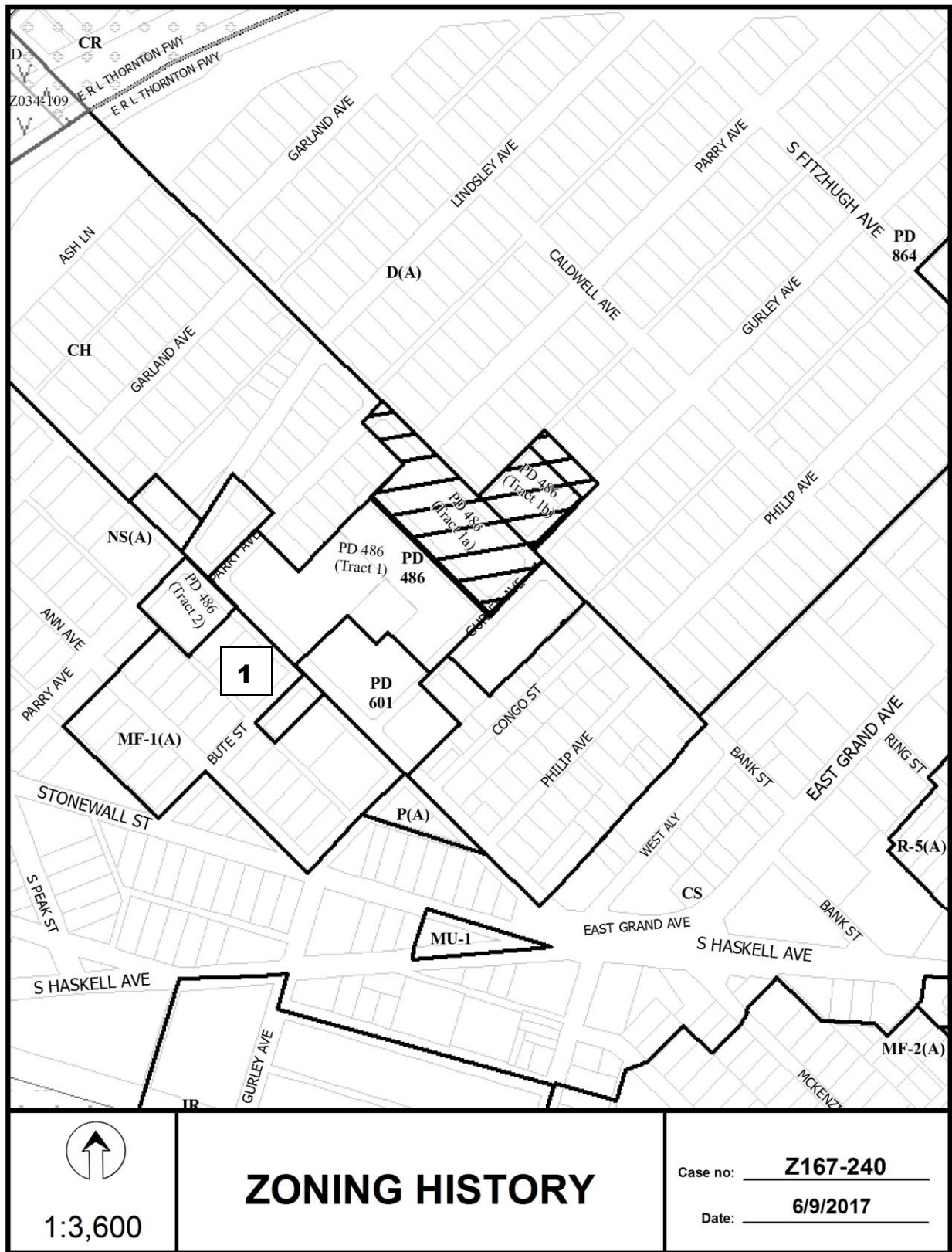
DEVELOPMENT PLAN FOR TRACT 1-B

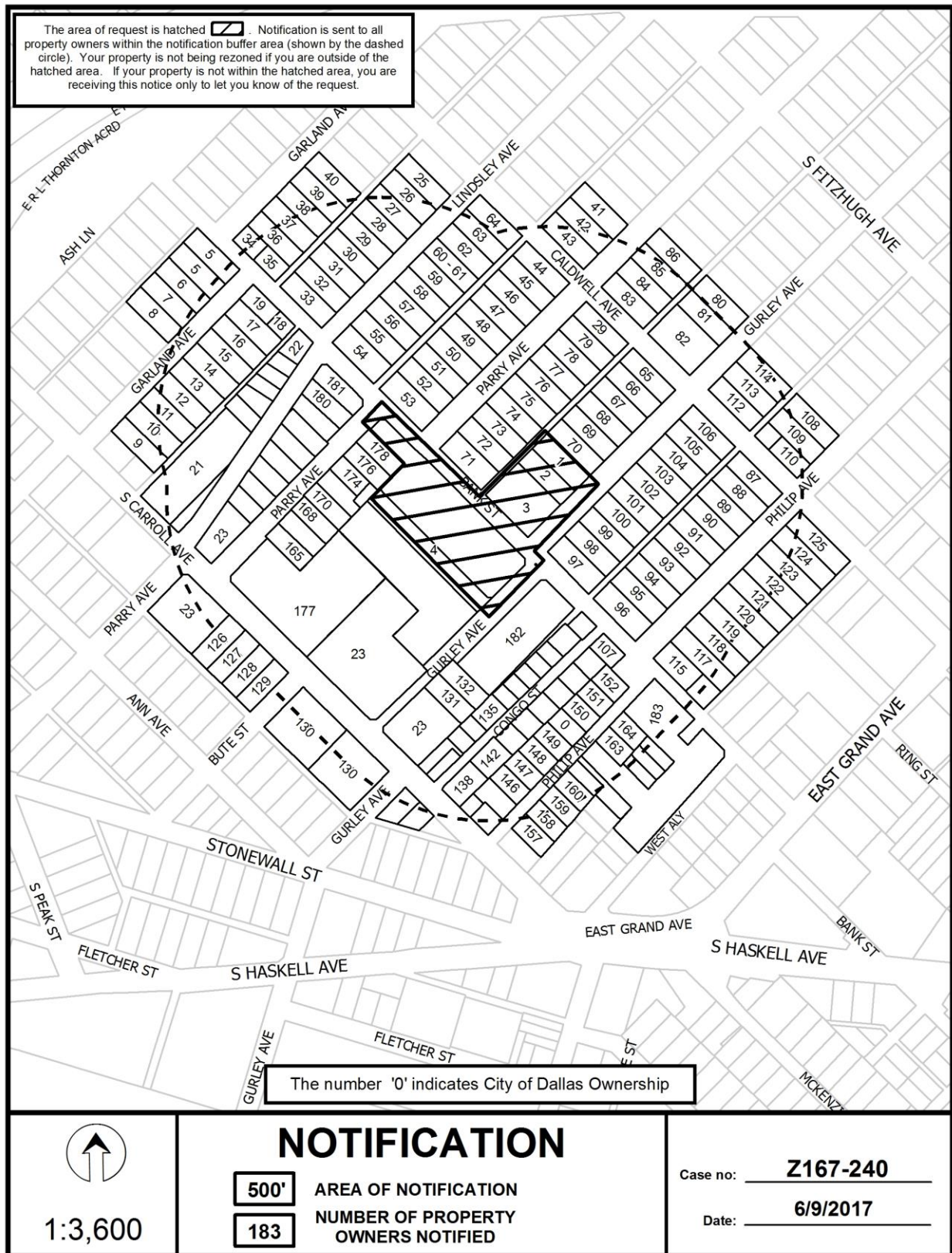












06/09/2017

Notification List of Property Owners

Z167-240

183 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------------|
| 1 | 4615 GURLEY AVE | JUBILEE PARK & COMMUNITY CENTER |
| 2 | 4611 GURLEY AVE | JUBILEE PARK & CNT CORP |
| 3 | 4603 GURLEY AVE | JUBILEE PARK & CENTER COR |
| 4 | 917 BANK ST | JUBILEE PARK & COMMUNITY |
| 5 | 4541 GARLAND AVE | MY HOUSE OF PRAYER |
| 6 | 4531 GARLAND AVE | SOKSOVANN SOVANNSAMNANG & |
| 7 | 4529 GARLAND AVE | GARRARD STEVEN & BOUAPHET |
| 8 | 4525 GARLAND AVE | FLORES LUIS R & |
| 9 | 4504 GARLAND AVE | LUNA ALONSO & MARIA |
| 10 | 4512 GARLAND AVE | BERNAL SANDRA |
| 11 | 4514 GARLAND AVE | SMITH NIGEL |
| 12 | 4516 GARLAND AVE | BARRERA MIRIAM |
| 13 | 4520 GARLAND AVE | CALDERON RENE |
| 14 | 4524 GARLAND AVE | MENDOZA AMALIA O |
| 15 | 4528 GARLAND AVE | SANTANA JOSE LUIS & |
| 16 | 4532 GARLAND AVE | CASTILLO JOSE & MERCEDES |
| 17 | 4536 GARLAND AVE | MANCIA ROSE |
| 18 | 700 BANK ST | MAGANA ANTONIO & |
| 19 | 4540 GARLAND AVE | GUINEA RAQUEL |
| 20 | 4523 LINDSLEY AVE | MCGILL WALTER E |
| 21 | 820 S CARROLL AVE | INTERRANTE SALVADORE |
| 22 | 741 BANK ST | JUBILEE PARK & COMMUNITY CENTER CORP |
| 23 | 4509 PARRY AVE | JUBILEE PARK & COMMUNITY |
| 24 | 4528 PARRY AVE | BIBLE DOVIE T C ET AL |
| 25 | 4713 LINDSLEY AVE | ORELLANA FRANCISCO G & |
| 26 | 4709 LINDSLEY AVE | PRIDE ERVIN & |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 27 | 4707 LINDSLEY AVE | PRIDE ERVIN L |
| 28 | 4703 LINDSLEY AVE | CALVA QUIROZ JUAN CARLOS |
| 29 | 4617 LINDSLEY AVE | MOXIE INVESTMENTS LTD |
| 30 | 4615 LINDSLEY AVE | ALVAREZ JULIANA |
| 31 | 4607 LINDSLEY AVE | JERONIMO ANA E & |
| 32 | 4605 LINDSLEY AVE | JERONIMO JOAQUIN ETAL |
| 33 | 4601 LINDSLEY AVE | SEGURA ELOY P & IRMA |
| 34 | 4600 GARLAND AVE | BEAL MARGARET E |
| 35 | 710 BANK ST | CUMMINGS GAYLE A |
| 36 | 4604 GARLAND AVE | JUAREZ JOSE JR |
| 37 | 4608 GARLAND AVE | JAMAICA ROBERT & EVA |
| 38 | 4612 GARLAND AVE | ALVAREZ MARIA |
| 39 | 4618 GARLAND AVE | REYES JOSE C & LUCILA H |
| 40 | 4700 GARLAND AVE | NAPOLEON DONALD |
| 41 | 4809 PARRY AVE | AYALA JOSE A |
| 42 | 4807 PARRY AVE | COBBS CLYDE B ESTATE |
| 43 | 4803 PARRY AVE | HOUSE OLLIE LEE JR & |
| 44 | 4719 PARRY AVE | RAMIREZ CESAR |
| 45 | 4715 PARRY AVE | GUERRERO ROGELIO & J JESUS |
| 46 | 4711 PARRY AVE | PEREZ FAUSTINO & |
| 47 | 4707 PARRY AVE | CALLADO DELFINO |
| 48 | 4703 PARRY AVE | GRAHAM LARRY JR |
| 49 | 4617 PARRY AVE | TORRES MARY ANN |
| 50 | 4615 PARRY AVE | TREJO EMILIANO O |
| 51 | 4611 PARRY AVE | GUERRERO MANUAL J |
| 52 | 4607 PARRY AVE | RODRIQUEZ GREGORIO & |
| 53 | 4605 PARRY AVE | NDLS GROUP LLC |
| 54 | 4602 LINDSLEY AVE | BELTRAN SEGISMUNDO & |
| 55 | 4606 LINDSLEY AVE | HODGE WILLIE |
| 56 | 4610 LINDSLEY AVE | ZAMORA MANUEL ALVAREZ & |
| 57 | 4614 LINDSLEY AVE | JERONIMO ANA E & |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 58 | 4618 LINDSLEY AVE | VILLASENOR BRENDA |
| 59 | 4702 LINDSLEY AVE | JERONIMO JOAQUIN & ANA |
| 60 | 4706 LINDSLEY AVE | WRIGHT MARY |
| 61 | 4704 LINDSLEY AVE | WRIGHT MARY |
| 62 | 4710 LINDSLEY AVE | INTERRANTE SALVADORE & |
| 63 | 4714 LINDSLEY AVE | ALCORTA RAMON JR |
| 64 | 4718 LINDSLEY AVE | GILMORE CURTIS |
| 65 | 4719 GURLEY AVE | VILLARREAL ESMERALDA N & |
| 66 | 4715 GURLEY AVE | MORENO JANIE G |
| 67 | 4711 GURLEY AVE | FLORES PASTOR GUZMAN & |
| 68 | 4707 GURLEY AVE | SOTO MIGUEL & FRANCISCA |
| 69 | 4703 GURLEY AVE | MEJIA MARTHA |
| 70 | 4619 GURLEY AVE | GARCIA GUADALUPE F & |
| 71 | 910 BANK ST | LASTER YVETTE |
| 72 | 4606 PARRY AVE | ALONZO MARIA |
| 73 | 4610 PARRY AVE | MURGUIA EUFRONCIA |
| 74 | 4612 PARRY AVE | AVILEZ RAFAEL |
| 75 | 4616 PARRY AVE | TORRES J CARMEN |
| 76 | 4702 PARRY AVE | MALONE OSCAR D |
| 77 | 4706 PARRY AVE | RIDGE THURMAN A & |
| 78 | 4708 PARRY AVE | SANCHEZ EMILIO |
| 79 | 4714 PARRY AVE | APOLINAR LIDIA B |
| 80 | 4815 GURLEY AVE | LOPEZ GUADALUPE & |
| 81 | 4811 GURLEY AVE | BANDA JESUS A |
| 82 | 4801 GURLEY AVE | ROES CHAPEL BAPTIST CHURCH |
| 83 | 4800 PARRY AVE | RODDY SHUSHERON |
| 84 | 4806 PARRY AVE | PIZANO AUGUSTIN |
| 85 | 4810 PARRY AVE | GUERRERO OLGA & REGLIO |
| 86 | 4814 PARRY AVE | TIMMINS CURTIS D |
| 87 | 4717 PHILIP AVE | CASTILLO BLANCA A |
| 88 | 4715 PHILIP AVE | MARTINEZ VENANCIO G |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 89 | 4711 PHILIP AVE | PEREZ RAFAELA |
| 90 | 4707 PHILIP AVE | LOZANO NELSON & SOFIA |
| 91 | 4703 PHILIP AVE | ALVARADO AARON & |
| 92 | 4619 PHILIP AVE | MARTINEZ RICARDO |
| 93 | 4615 PHILIP AVE | GUTIERREZ JOSE ARTURO & |
| 94 | 4611 PHILIP AVE | CAMP IDELL B EST OF |
| 95 | 4605 PHILIP AVE | WONDERLANDS HOMES LLC |
| 96 | 4603 PHILIP AVE | PEREZ ELSIE |
| 97 | 4600 GURLEY AVE | HOLLINS JAMES R EST OF |
| 98 | 4604 GURLEY AVE | DUARTE MARISELA |
| 99 | 4608 GURLEY AVE | RODRIGUEZ MAURICIO |
| 100 | 4614 GURLEY AVE | ROMERO YINESSA YOSELIN |
| 101 | 4618 GURLEY AVE | SCROGGINS KATHRYN & |
| 102 | 4702 GURLEY AVE | JONES ELMER |
| 103 | 4704 GURLEY AVE | MENDEZ PAULA V |
| 104 | 4708 GURLEY AVE | BARNES GUSSIE & |
| 105 | 4712 GURLEY AVE | ALBARRAN VENDIOSED |
| 106 | 4718 GURLEY AVE | ROBINSON GEORGIA EST OF |
| 107 | 4540 CONGO ST | PEREZ CYNTHIA & |
| 108 | 4809 PHILIP AVE | ANGEL CRESPIAN & SOFIA |
| 109 | 4805 PHILIP AVE | JAIMES ROQUE & |
| 110 | 4801 PHILIP AVE | CONTRERAS FRANCISCA & |
| 111 | 1012 CALDWELL AVE | LOERA GLORIA P |
| 112 | 4802 GURLEY AVE | DELAROSA JUAN H |
| 113 | 4804 GURLEY AVE | VARGAS MIGUEL & |
| 114 | 4808 GURLEY AVE | RUSSELL IDA BESSIE M |
| 115 | 4602 PHILIP AVE | MARTINEZ ANA MARIA |
| 116 | 1114 BANK ST | MARTINEZ EDGAR |
| 117 | 4606 PHILIP AVE | MEDRANO FRANCISCO & TERESA |
| 118 | 4610 PHILIP AVE | PEREZ SIRA |
| 119 | 4614 PHILIP AVE | AREVALO MARIA M |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|------------------------------|
| 120 | 4618 PHILIP AVE | PEREZ JOSE R & |
| 121 | 4702 PHILIP AVE | GUERRO FIDENCIO R |
| 122 | 4706 PHILIP AVE | MERCADO JOSE A & |
| 123 | 4710 PHILIP AVE | VALDEZ ELDA |
| 124 | 4714 PHILIP AVE | LOERA GLORIA & ERASMO |
| 125 | 4718 PHILIP AVE | WILLIAM ROBERT LEE |
| 126 | 913 S CARROLL AVE | WEBB DEBRA JOYCE |
| 127 | 917 S CARROLL AVE | ANGLIN KENNETH & BERNICE |
| 128 | 921 S CARROLL AVE | KNOX WILLIAM T |
| 129 | 925 S CARROLL AVE | JUBILEE PARK & |
| 130 | 1001 S CARROLL AVE | EAST DALLAS CHURCH OF CHRIST |
| 131 | 4512 GURLEY AVE | EDWARDS SHANNON L |
| 132 | 4516 GURLEY AVE | JONES LULA FAY |
| 133 | 1020 S CARROLL AVE | MARTINEZ EDUARDO |
| 134 | 4511 CONGO ST | MARTINEZ EDUARDO |
| 135 | 4517 CONGO ST | WORKS GEORGE W |
| 136 | 4523 CONGO ST | GARRETT VERNESSIA R |
| 137 | 4525 CONGO ST | GARRETT EARNEST LAMAR & |
| 138 | 4537 CONGO ST | BUILDING COMMUNITY WORKSHOP |
| 139 | 4529 CONGO ST | GARRETT ANNIE PEARL EST |
| 140 | 4533 CONGO ST | GARRETT ELLA MAE |
| 141 | 4539 CONGO ST | BOWIE FRED DOUGLAS |
| 142 | 4512 CONGO ST | TOPLETZ INVESTMENTS |
| 143 | 1036 S CARROLL AVE | FAIR PARK CHURCH |
| 144 | 1032 S CARROLL AVE | FAIR PARK CHURCH OF GOD |
| 145 | 4507 PHILIP AVE | FAIR PARK CHURCH OF |
| 146 | 4509 PHILIP AVE | RABAGO ALONZO & |
| 147 | 4511 PHILIP AVE | MARTINEZ EDUARDO & |
| 148 | 4515 PHILIP AVE | JEFFREY A M JR |
| 149 | 4519 PHILIP AVE | PEREZ DANIEL C |
| 150 | 4531 PHILIP AVE | ADAMS ARTEMUS |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------------------|
| 151 | 4533 PHILIP AVE | JAIMEZ SALVADOR BAUTISTA & |
| 152 | 4535 PHILIP AVE | RUIZ JESUS |
| 153 | 4536 CONGO ST | JUBILEE PARK & COMMUNITY CTR CORP |
| 154 | 4522 CONGO ST | EAST DALLAS COMMUNITY ORGANIZATION |
| 155 | 4540 PHILIP AVE | ST MARK MISSIONARY |
| 156 | 4538 PHILIP AVE | ST MARK BAPTIST CH TR |
| 157 | 4504 PHILIP AVE | AMADOR JOSE A & MARIA J |
| 158 | 4508 PHILIP AVE | EAST DALLAS COMMUNITY ORGANIZATION |
| 159 | 4512 PHILIP AVE | ACEVEDOAVILA CUAUTEMOC |
| 160 | 4516 PHILIP AVE | BLAIR DONALD & |
| 161 | 4520 PHILIP AVE | LYONS EZELL |
| 162 | 4524 PHILIP AVE | DALLAS HOUSING ACQUISITION & DEV CORP |
| 163 | 4530 PHILIP AVE | WILDER SCHUYLER JAMES |
| 164 | 4534 PHILIP AVE | ST MARK MISSIONARY |
| 165 | 4512 PARRY AVE | ARREAGA ELVIA |
| 166 | 4514 PARRY AVE | RICO JUAN & |
| 167 | 4513 PARRY AVE | RICO ANGELINA |
| 168 | 4516 PARRY AVE | JIMENEZ RAUL & ROSA M |
| 169 | 4515 PARRY AVE | DENMARK DEVERICK ELAINE |
| 170 | 4522 PARRY AVE | GRANGER ROBERT & YVONNE |
| 171 | 4523 PARRY AVE | AYALA JOSE & MANUELA |
| 172 | 4526 PARRY AVE | CALDERON LIA T & RIGOBERTO |
| 173 | 4525 PARRY AVE | GALLAMORE JEFF & |
| 174 | 4530 PARRY AVE | RICHARDSON LASHAWNDA |
| 175 | 4533 PARRY AVE | BLANCO JUANITA |
| 176 | 4534 PARRY AVE | SOTO ROGELIO & |
| 177 | 938 S CARROLL AVE | JUBILEE PARK & COMMUNITY |
| 178 | 4536 PARRY AVE | RODRIGUEZ JESUS & |
| 179 | 4535 PARRY AVE | CARMONA MARIA ALVAREZ |
| 180 | 4537 PARRY AVE | LOPEZ J CARMELO & BERTHA |
| 181 | 4539 PARRY AVE | RUIZ JOSE A & MARIA |

Z167-240(JM)

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------------------|
| 182 | 4538 GURLEY AVE | CITY OF DALLAS HOUSING FINANCE CORP |
| 183 | 4536 PHILIP AVE | ST MARK MISSIONARY |

FILE NUMBER: Z167- 248(OTH)**DATE FILED:** March 17, 2017**LOCATION:** On the east side of Luna Road, north of Ryan Road.**COUNCIL DISTRICT:** 6**MAPSCO:** 22 P, N**SIZE OF REQUEST:** Approx. 18.407 acres**CENSUS TRACT:** 99.00**OWNER:** West Shield Partners, LLC**APPLICANT:** Venture Metals**REPRESENTATIVE:** Robert Baldwin**REQUEST:** An application for an IM Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility on property zoned an IR Industrial Research District.**SUMMARY:** The applicant is proposing to utilize the property for a metal salvage facility.**STAFF RECOMMENDATION:** Approval of an IM Industrial Manufacturing District and approval of a Specific Use Permit for a metal salvage facility use for a three-year period, subject to a site plan and staff's recommended conditions.**PRIOR CPC ACTION:** On June 8, 2017, the City Plan Commission held this item under advisement and instructed staff to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

BACKGROUND:

- The site is currently developed with two structures and has been used for a steel fabricating plant since 1963. The property changed ownership last year and the applicant proposes to use it for a metal salvage facility.
- There are two existing structures on the property. A 202,232 square-foot building on the northern portion of the property, and a 14,117 square-foot building to the south of the larger one.
- The applicant proposes to use 50 percent of the existing combined floor area for the operations of the metal salvage facility and the remainder of the existing structures will be used for storage.

Zoning History: There have been four zoning change requests in the area within the last five years.

- 1. Z145-236** On August 12, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant, and Specific Use Permit No. 2096 for a metal salvage facility, on property located on the south side of Ryan Road, east of Luna Road.
- 2. Z145-122** On March 25, 2015, City Council approved an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant located on the northeast corner of Luna Road and Ryan Road.
- 3. Z123-305** On September 22, 2015, the City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on property located on the southeast corner of Cullum Lane and Harry Hines Boulevard.
- 4. Z123-210** On May 28, 2014, the City Council approved an ordinance granting an IM Industrial Manufacturing District and a Specific Use Permit for a potentially incompatible industrial (outside) use for concrete crushing on property zoned an IR Industrial Research District on the east line of Luna Road, north of Ryan Road.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|--------------------|--------------|
| Luna Road | Principal Arterial | 60 feet |
| Ryan Road | Local | 50 feet |

Traffic:

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

STAFF ANALYSIS:

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

This area is identified in the comprehensive plan as an Industrial Area Building Block. The request is characteristic of the building block because the use is located near main roads. Industrial areas are developed with low density buildings, industrial yards, and surface parking for trucks and cars. Residential uses are not compatible with this building block. The subject site is entirely surrounded by industrial uses and zoning consistent with the Industrial Area Building Block.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|----------------------|---|
| Site | IR | Vacant |
| North | IM, SUP No. 2078 | Concrete or asphalt crushing |
| East | IR, IM | Industrial, warehouse |
| West | IR and SUP No. 2003 | Concrete plant, undeveloped |
| South | IR, IM, SUP No. 2096 | Metal salvage facility, industrial, outside storage |

Land Use Compatibility:

The site is currently developed with two structures which the applicant proposes to use for a metal salvage facility and warehouse. The properties can be accessed on Ryan Road on the south and on Luna Road to the west. Staff could not find a CO for the current use of the property.

The surrounding uses are industrial, with a concrete or asphalt crushing plant to the north; industrial and warehouse to the east; metal salvage facility, industrial and outside storage to the south, industrial and outside storage to the south, and undeveloped and a concrete plant to the west.

The applicant had originally requested the approval of a PD so the property could be used for a metal salvage facility by right, a use allowed by SUP only in an Industrial Manufacturing District.

Staff recommended an IM Industrial Manufacturing District with an SUP for a metal salvage facility for a three-year period to the applicant. Uses that are not permitted in an IR District are allowed in an IM District by SUP or subject to residential adjacency review. Staff's opinion was that the applicant had not provided special circumstances that warranted the use by right in a PD. Due to the intensity of the use, staff suggested alternative rezoning and an SUP to provide periodic review of the use.

The property south of the proposed site obtained a zoning change from an IR District to an IM District with deed restrictions volunteered by the applicant and an SUP for a metal salvage facility.

At City Plan Commission on June 8, 2017, this case was held under advisement and staff was directed to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

The following requirements established by Code for a metal salvage facility must be met:

1. This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.
2. The owner of a metal salvage facility shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of a metal salvage facility may stack objects one foot higher than eight feet for each five feet of setback from the 40-foot point.
3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises is an outside salvage or reclamation use. However, a premise is not an outside salvage or reclamation use if the premise stores not more than four inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition, and if the premise has a current certificate of occupancy for a motor vehicle related use.

4. A minimum distance of 500 feet is required between a metal salvage facility and an R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district.

The proposed SUP conditions are consistent with the requirements outlined in Chapter 51A. A revised site plan notes the required screening, as well.

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

Development Standards:

| District | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|--------------------------------|--------------------|--|---|--------------------|--------------|-------------------------------------|--|
| Existing | | | | | | | |
| | Front | Side/Rear | | | | | |
| IR Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |
| Proposed | | | | | | | |
| 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 and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The Development Code allows parking for a metal salvage facility use to be established in the SUP, otherwise, a minimum of five parking spaces must be provided. The applicant is proposing 35 parking spaces as shown in the proposed site plan. The SUP conditions note the 35 parking spaces, but tie the use to the five required spaces.

Landscaping:

The applicant is not proposing any new construction on the site; therefore, the request does not trigger any landscaping.

List of Partners

Applicant:

Venture Metals

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Owner:

West Shield Partners, LLC

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Proposed SUP Conditions

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

Staff's Recommendation

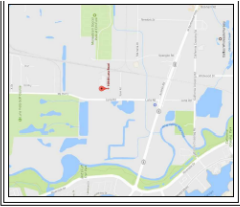
- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (three years). |
|---|

Applicant's Proposal

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

4. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: A minimum of five off-street parking spaces are required.
6. SCREENING: A minimum 9-foot-high solid screening fence must be maintained along the boundary of the Property, as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

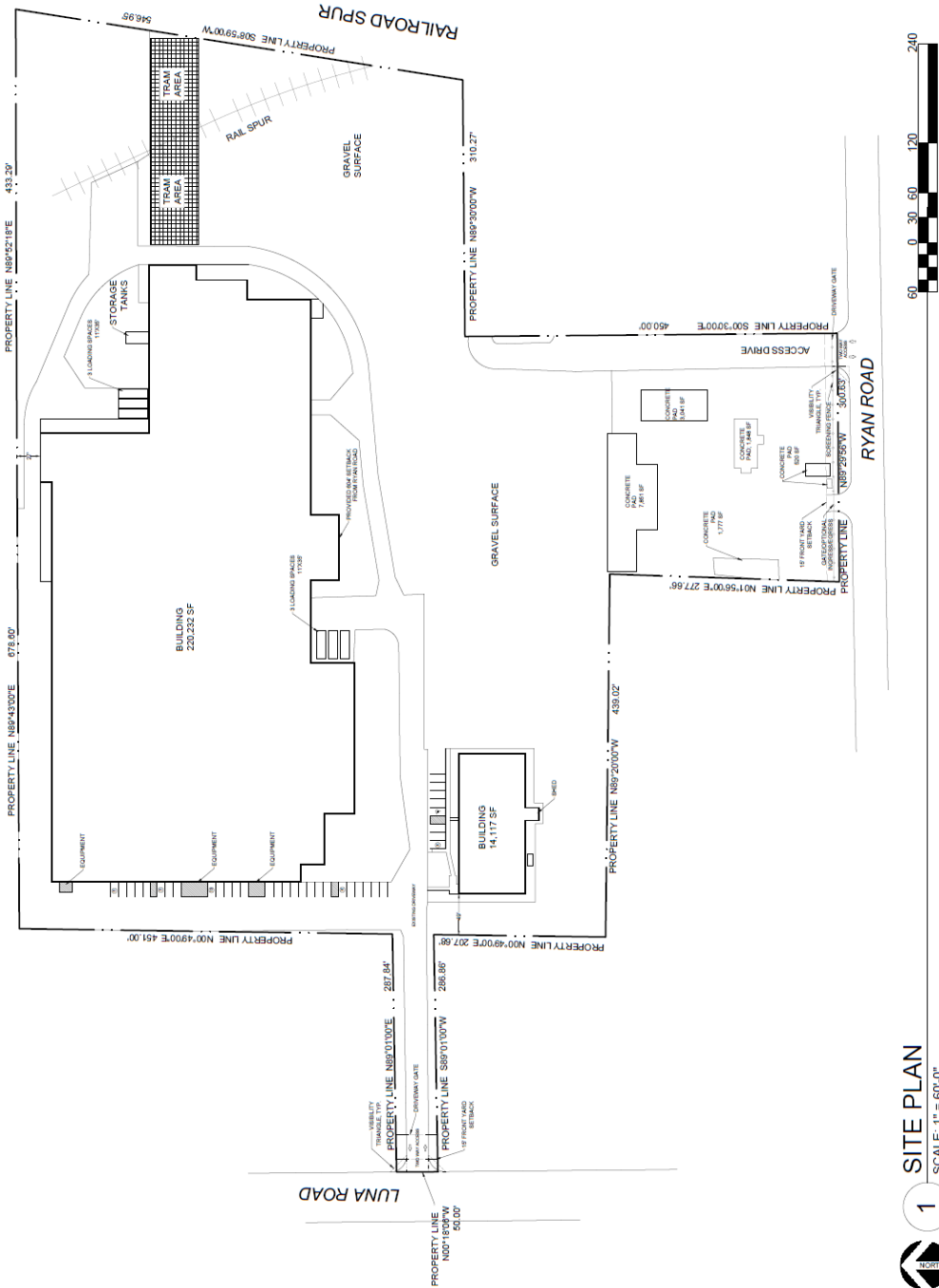


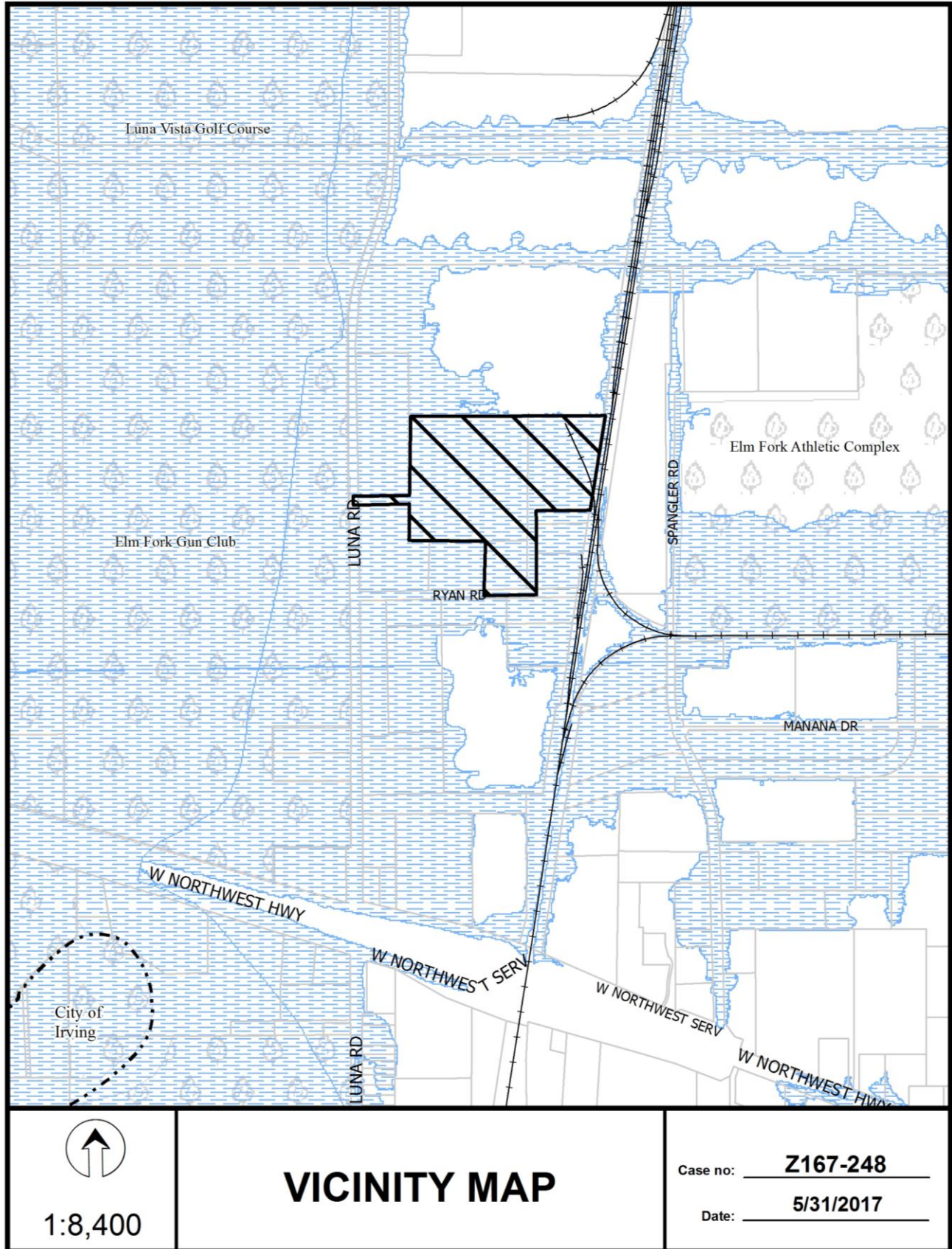
VICINITY MAP
NTS

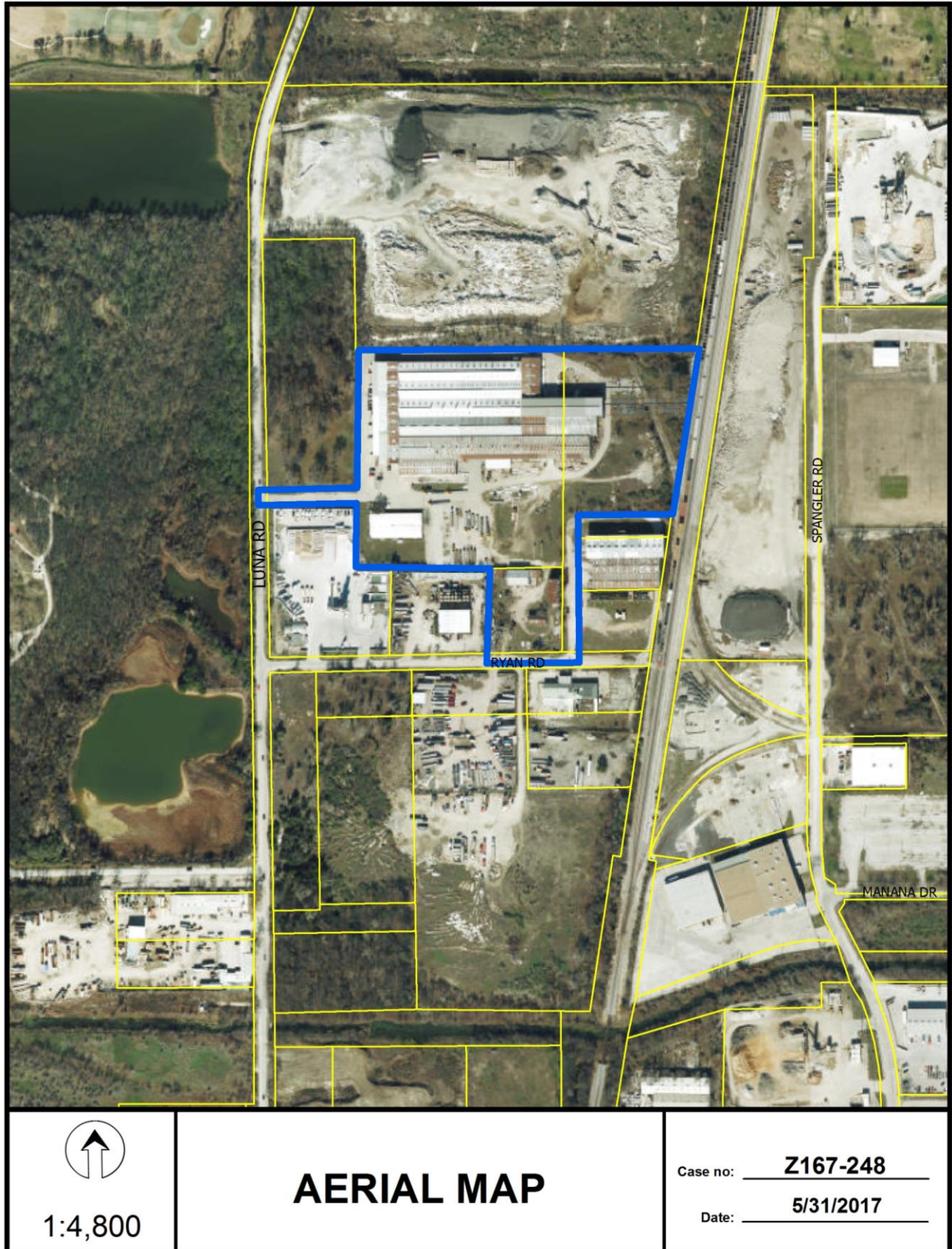


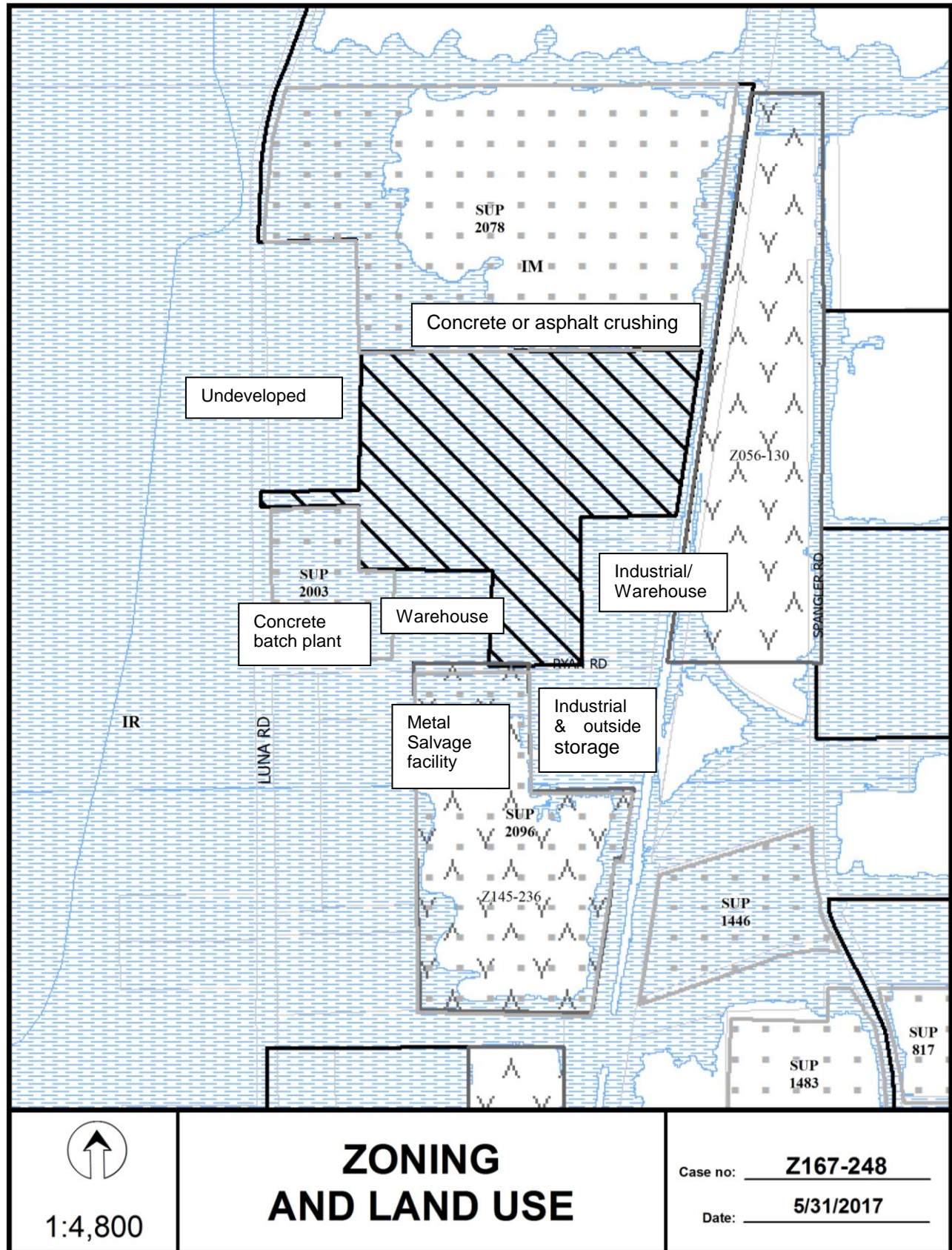
| | | |
|--------------------------------------|------------------------|-----------------------|
| SITE DATA TABLE | | |
| 10848 LUNA ROAD | | |
| SUP FOR METAL SALVAGE FACILITY | | |
| IN INDUSTRIAL MANUFACTURING DISTRICT | | |
| TOTAL SITE AREA | 18.407 AC | |
| LAND USE | METAL SALVAGE FACILITY | |
| TOTAL FLOOR AREA | 234,349 SF | |
| YARD, LOT, SPACE | REQUIRED | PROVIDED |
| FRONT SETBACK | 0 FT | 604 FT FROM RYAN ROAD |
| SIDE SETBACK | 0 FT | 27 FT |
| SIDE SETBACK | 0 FT | 49 FT |
| REAR SETBACK | 0 FT | 0 FT |
| FLOOR AREA RATIO | 2:1 | MAX. PROVIDED |
| BUILDING HEIGHT | 110 FT | 50 FT |
| BUILDING STORIES | 8 | 2 |
| LOT COVERAGE | 80% | 30% |
| MINIMUM REQUIRED PARKING PROVIDED | 5 | |
| PARKING PROVIDED | 95 | |

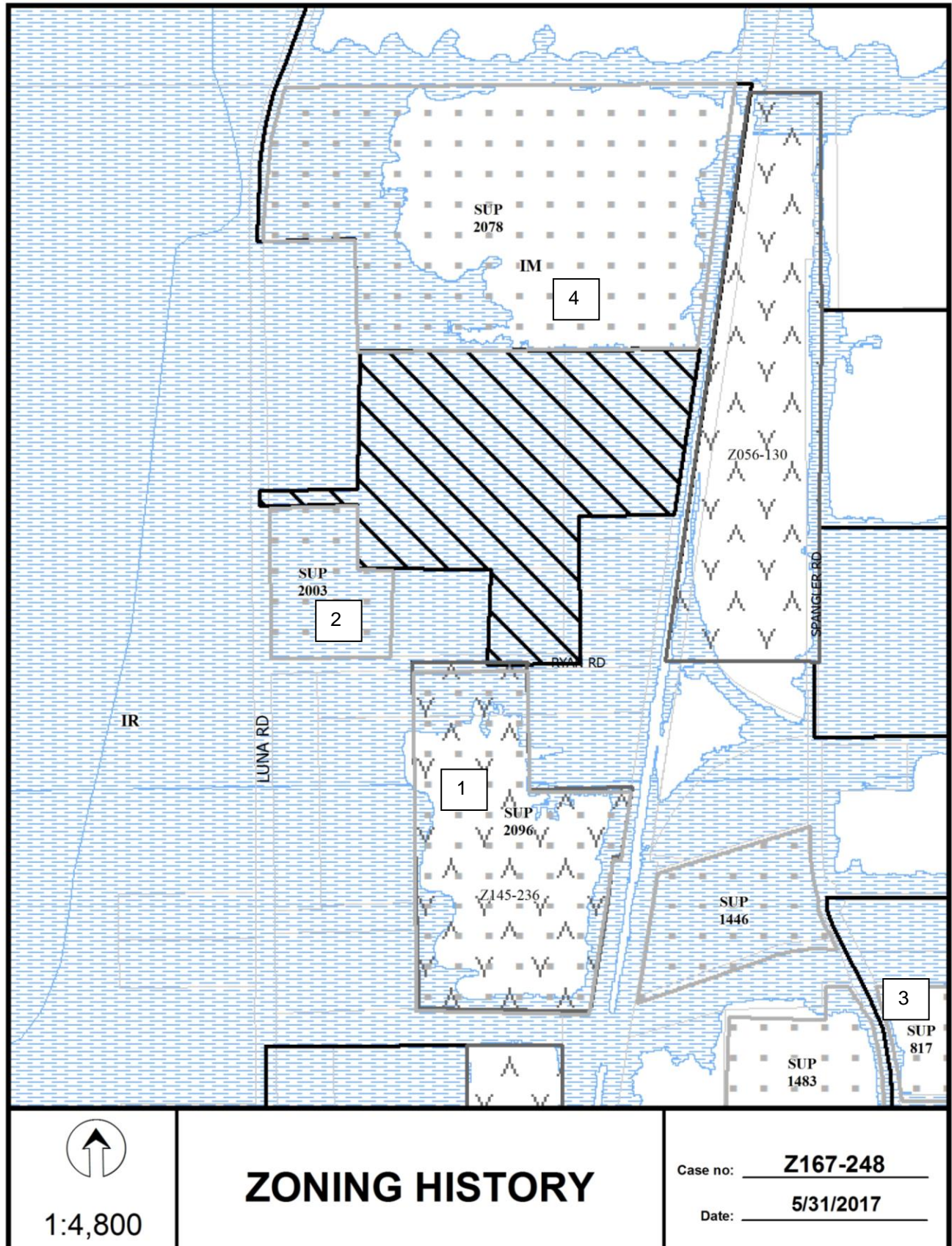
NOTE: OUTSIDE STORAGE AREAS AND OUTSIDE ACTIVITY AREAS MUST BE SCREENED IN ACCORDANCE WITH SEC. 51A-4.203(3). SUBJECT TO FLOODPLAIN APPROVAL. OUTSIDE STORAGE AREAS MUST COMPLY WITH THE HEIGHT RESTRICTIONS WITHIN 40 FT OF A REQUIRED SCREENING FENCE.

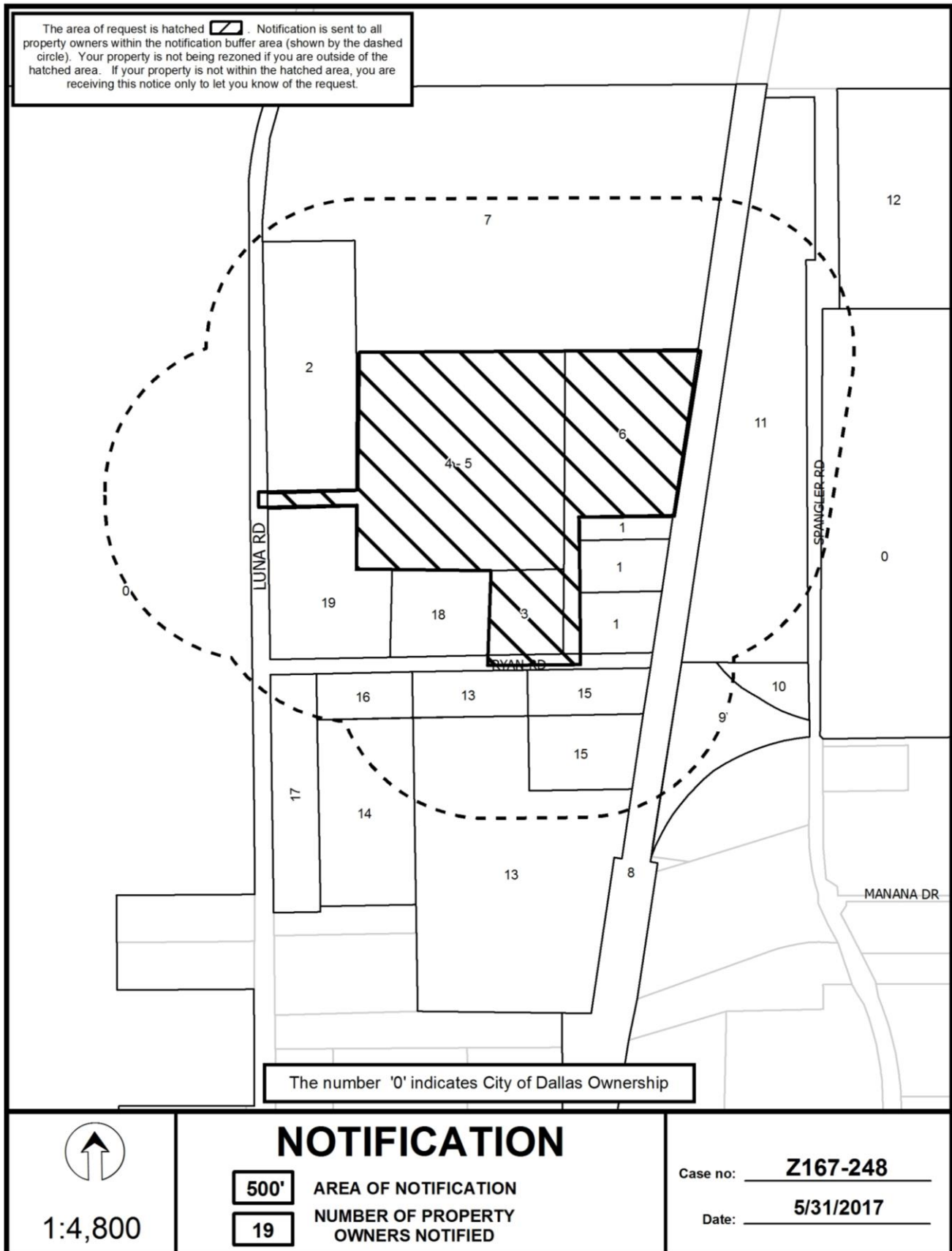












04/06/2017

Notification List of Property Owners
Z167-248

19 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 1891 RYAN RD | DALLAS TUBE LLC |
| 2 | 10850 LUNA RD | LUNA VANOD B TRUST PART M |
| 3 | 1865 RYAN RD | ONEAL METALS LP |
| 4 | 10848 LUNA RD | ONEAL METALS LP |
| 5 | 10848 LUNA RD | ONEAL STEEL BLDGS CO |
| 6 | 1885 RYAN RD | ONEAL METALS LP |
| 7 | 10850 LUNA RD | TCI LUNA VENTURES LLC |
| 8 | 2300 AL LIPSCOMB WAY | BNSF RAILWAY |
| 9 | 10737 SPANGLER RD | ANANI LLC |
| 10 | 10737 SPANGLER RD | RODRIGUEZ MARIO ALBERTO |
| 11 | 10801 SPANGLER RD | TX COOLEY SUB III LLC |
| 12 | 10940 SPANGLER RD | TRICYCLE LANE LLC |
| 13 | 1860 RYAN RD | RYAN STREET DEVELOPERS LLC |
| 14 | 1840 RYAN RD | RUCKER HUGH W & |
| 15 | 1880 RYAN RD | ARCADIAN PROPERTIES & |
| 16 | 1840 RYAN RD | JCR TEAM LLC |
| 17 | 10750 LUNA RD | RUCKER HUGH W ET AL |
| 18 | 1839 RYAN RD | NILCO ENTERPRISES INC |
| 19 | 10808 LUNA RD | SHMAISANI ISSAM AL |

CITY PLAN COMMISSION**THURSDAY, JULY 20, 2017****Planner: Olga Torres-Holyoak****FILE NUMBER:** Z156-344(OTH)**DATE FILED:** August 23, 2016**LOCATION:** West of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.**COUNCIL DISTRICT:** 8**MAPSCO:** 65-Y; Z & 74-C; D**SIZE OF REQUEST:** Approx. 274.8 acres**CENSUS TRACT:** 113 & 167.01**APPLICANT:** Centurion American**OWNER:** CADG Property Holdings I, LLC**REPRESENTATIVE:** BGE Kerry, Gilbert & Associates; Brett Mann

REQUEST: An application for (1) a TH-2(A) Townhouse District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (2) an MF-2(A) Multifamily District on property zoned Planned Development District No. 624; (3) a CR Community Retail District on property zoned Planned Development District No. 624 and an R-7.5(A) Single Family District; (4) an MF-3(A) Multifamily District on property zoned Planned Development District No. 624, an R-7.5(A) Single Family District, and a CR Community Retail District; (5) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (6) an MF-3(A) Multifamily District on property zoned an R-7.5(A) Single Family District; (7) an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District and a TH-2(A) Townhouse District; (8) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (9) a UC-2 Urban Corridor District on property zoned an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and an LO-1 Limited Office District; (10) a CR Community Retail District on property zoned an LO-1 Limited Office District; (11) a CR Community Retail District on property zoned an R-7.5(A) Single Family District, a TH-2(A) Townhouse District, and an MF-2(A) Multifamily District; (12) a CR Community Retail District on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District; (13) an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and an LO-1 Limited Office District; (14) an MU-2 Mixed Use District on property zoned an R-7.5(A) Single Family District; (15) a CR Community Retail District on property zoned an NS(A) Neighborhood Service District; (16) a revised conceptual plan for the remainder of Planned Development District No. 624; and (17) termination of deed restrictions

SUMMARY: The applicant is requesting the zoning change in order to accommodate a variety of uses that include commercial, office, retail, hotel, restaurant, entertainment uses, and medium density residential uses that will include apartments and townhomes.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan for the remainder of Planned Development District No. 624.

BACKGROUND:

- The request site is strategically located to the east of the UNT campus. The applicant wishes to develop the land with uses compatible to the university area and to provide a variety of uses where people can live, work and play.
- The existing deed restrictions were established on April 11, 1986. In general, the deed restrictions establish conditions related to uses, height, density, FAR and setbacks. The original deed restrictions document is included in this report.
- On June 8, 2017, City Plan Commission recommended approval of the zoning request. Subsequent to the hearing, staff discovered several small parcels that were not identified in the request and would not be changed if the application proceeded to City Council.
- On June 22, 2017, CPC reconsidered the application and instructed staff to re-advertise for the July 20, 2017, hearing.

Zoning History: There have been two zoning changes in the vicinity within the last five years.

- 1. Z134-354** On April 22, 2015, the City Council approved a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District located on the east side of South Lancaster Road, north of Alamain Drive.
- 2. BDA112-111** On November 13, 2012, the Board of Adjustment approved the enlargement of a nonconforming “commercial motor vehicle parking” use, subject to a site plan.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|--------------------|--------------|
| S. Lancaster Road | Principal Arterial | 107 feet |
| I-20 LBJ Freeway | Freeway | Variable |

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 proposed rezoning supports the goals and policies established in the forwardDallas! Comprehensive Plan.

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 Provide Equitable Opportunities for Dallas Residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 Coordinate Planning Activities to Balance Transportation, Land Use, Infrastructure and the Environment

Policy 1.4.1 Coordinate development and planning activities.

Economic Element

GOAL 2.1 Promote Balanced Growth

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

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 Engage in Strategic Economic Development

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

Transportation Element

GOAL 4.2 Promote a Variety of Transportation Options

- Policy 4.2.1 Support expansion of Dallas' public transit system.
- Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

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.

Neighborhood Plus

The UNT-Dallas Area Plan:

The request site lies within the UNT-Dallas Area Plan near the I-20 Corridor within a ten-minute drive from downtown Dallas. The UNT-Dallas Area Plan was adopted on June 2009. The plan includes the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The comprehensive plan identified the UNT-Dallas area as important to shape development in Dallas' southern sector.

While the applicant is requesting different zoning districts than those established by the plan, the applicant's goal is to provide an environment that is consistent with the plan. The plan points out the key opportunities in the area to move forward the progress of the plan. These are the university campus, the DART light rail service, the strategic location of the area, the undeveloped land with unique characteristics and natural features, and the well-established existing neighborhoods. The area presently has DART light rail service in at Camp Wisdom DART Station and the UNT DART Station.

The plan also lists a number of challenges that make it more difficult to make it a reality, such as infrastructure and zoning. The plan proposes that the area be developed with Urban Neighborhood Use, Urban Mixed-Use, and trails and creeks.

Urban Neighborhood Use areas are defined in the UNT-Area Plan as development that offers a variety of housing options within easy access to work, shopping, and recreation opportunities. Urban Mixed-Use areas encourage a rich mix of working, shopping, entertainment and living within easy walking, biking and transit access.

The plan does not specifically use the existing zoning districts provided in the Code. The applicant is proposing to rezone the northern portion of the request site, currently PD No. 624, to a TH-2(A), MF-2(A), MF-3(A) and CR Districts which will allow the applicant to provide those type of uses listed in the Urban Neighborhood uses. These

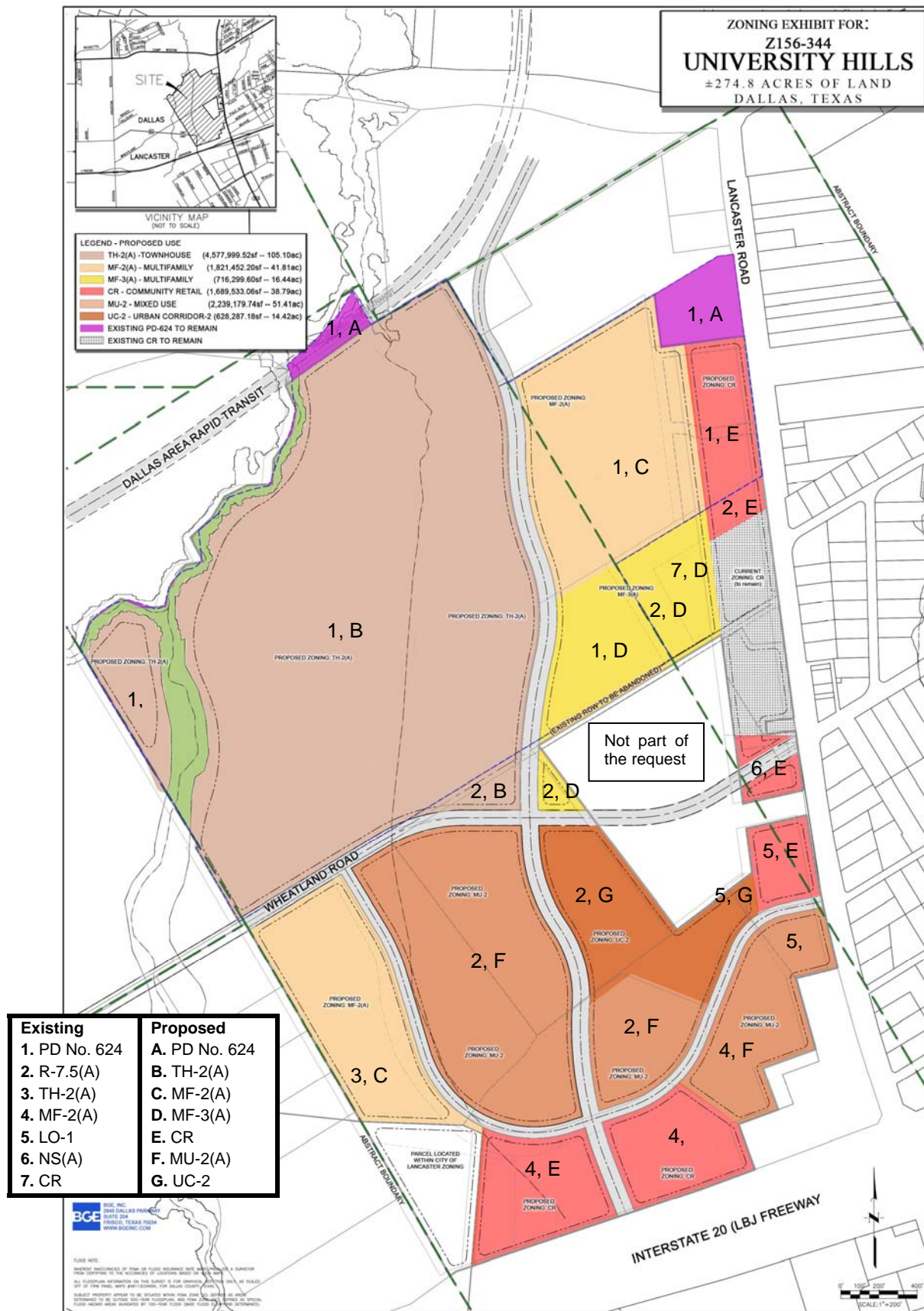
zoning districts will allow for residential variety such as single family and multifamily dwelling units.

The applicant is proposing to rezone the portion of land south of Wheatland Road from a TH-2(A) with deed restrictions to an MF-2(A) District; the R-7.5(A) located on the center of the area south of Wheatland Road to an MF-2(A), an MU-2, a UC-2, a UC-3, a TH-2(A), and an MF-3(A), these zoning districts will allow the applicant to provide a variety of uses and opportunity to develop the property to accommodate work, shopping and entertainment while encouraging design standards that invite residents to walk or bike to work or school as well as being able to use the DART Light Rail services (existing and future).

The southern (along Highway I-20) and eastern portion (along Lancaster Road) of the request site is zoned an MF-2(A) with deed restrictions. The applicant is proposing a CR district. The proposed district will allow the applicant to provide retail uses not only to the UNT campus but also to the region due to the location of the property and accessibility to and from the existing thoroughfares.

The area plan also discusses the strategic opportunities that the UNT campus provides with three DART rail stations proposed and existing. The property is within close proximity to the proposed DART rail stations. The DART rail lines divide the property currently zoned PD No. 624 which would be rezoned to a TH-2(A), MF-2(A), MF-3(A) and CR Districts. These districts will allow the applicant to provide a transit-oriented type development.

The following map provides the existing and proposed zoning districts for the area of request.



Surrounding Land Uses:

| | Zoning | Land Use |
|-------|---|--|
| Site | PD 624, TH-2(A) with deed restrictions, R-7.5(A), NS(A) with deed restrictions, LO-1 with deed restrictions, and MF-2(A) with deed restrictions | Undeveloped |
| North | CR, PD 625, R-5(A) & PD No, 624 | Undeveloped, single family |
| East | CR and R-7.5(A) | Church, scattered single family, retail & industrial |
| South | IR & R-7.5(A) | Warehousing, retail & industrial |
| West | R-7.5(A) | Undeveloped, City of Lancaster |

Land Use Compatibility:

The request site is currently undeveloped and zoned a variety of districts. The applicant is proposing to develop the property within the framework of several zoning districts in order to provide a variety of compatible uses.

The area of request is surrounded undeveloped land and single family to the north; church, scattered residential, retail and industrial uses to the east; warehousing, retail and industrial to the south; undeveloped land and the City of Lancaster to the west.

According to the applicant's land use statement, the intent of the proposal is to accommodate a range of compatible land uses on the properties. To accomplish this, the applicant is requesting different zoning districts that will allow for a mix of uses in the overall development consisting of commercial, retail, hotel, office, restaurants, medium density residential development, entertainment and service uses.

For the residential districts requested, the applicant estimates to develop approximately 1,500 to 1,600 residential units with an average density of 12.6 dwelling units per acre. The residential component will be as permitted by the district. The applicant's vision for the residential components is to have a design with architectural style that is compatible and complimentary to the other buildings within the development, with an emphasis on pedestrian access and connectivity across the site. With the straight zoning request, there are no provisions requiring specific architectural styles or connectivity.

The mix of zoning districts within the project is intended to create a “live-work-play” opportunity for the residents of the development. The pedestrian-oriented nature of the proposed development will provide access to commercial and entertainment venues as well as destination to retail and restaurants.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

The proposed development must comply with Article X requirements.

EXISTING AND PROPOSED ZONING DISTRICTS

| DISTRICT | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|-------------------------------|---------------------|--|--|--|--------------|--|--|
| | Front | Side/Rear | | | | | |
| Existing | | | | | | | |
| PD No. 624 | | | | | | | MF-2(A) & CR |
| R-7.5(A) Single Family | 25' | 5' | 1 Dwelling Unit/ 7,500 sq. ft. | 30' | 45% | | Single family |
| 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 |
| TH-2(A) Townhouse | 0' | 0' | 9 Dwelling Units/ Acre | 36' | 60% | Min. Lot: 2,000 sq. ft | Single family |
| LO-1 Limited office | 15' | 20' adjacent to residential OTHER: No Min. | 1.0 FAR | 70' 5 stories | 80% | Proximity Slope U-form setback Tower spacing Visual Intrusion | Office – limited retail & personal service uses |
| NS(A) Neighborhood service | 15' | 20' adjacent to residential OTHER: No Min. | 0.5 FAR | 30' 2 stories | 40% | | Retail & personal service, office |
| CR 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 |
| Proposed | | | | | | | |
| TH-2(A) Townhouse | 0' | 0' | 9 Dwelling Units/ Acre | 36' | 60% | Min. Lot: 2,000 sq. ft | Single family |
| 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 |
| MF-3(A) Multifamily | 15' | 10' Urban Form | Min lot 6,000 sq. ft. 450 sq ft – E 500 sq. ft – 1 BR 550 sq ft – 2 BR +50 sq ft each add BR | 90' | 60% | Proximity Slope U- form setback Tower spacing | Multifamily |
| CR 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 |
| MU-2 Mixed use-2 | 15' | 20' adjacent to residential OTHER: No Min. | 1.6 FAR base 2.0 FAR maximum + bonus for residential | 135' 10 stories 180' 14 stories with retail | 80% | Proximity Slope U-form setback Tower spacing Visual Intrusion | Office, retail & personal service, lodging, residential |
| UC-2 Urban Corridor-2 | 0' Urban form | 0' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others | 35 DU/acre 0.85 FAR base 3.6 maximum | 40' – 80' w/parkin g bonus | 80% | 3 story min. 6 story max. Proximity Slope U- form setback | Office, retail & personal service, multi-family |

Partners & Principles

Mehrdad Moayed

President of Centurion American Property Holdings, LLC
(dba CADG Property Holdings I, LLC)

EXISTING DEED RESTRICTIONS

Z845-250

That the undersigned Lancaster 635/Joint Venture, does hereby impress the property described in Exhibit "A" with the following Deed Restrictions applicable to those specific tracts more particularly described in Exhibit "A". For purposes of these restrictions, the terms "floor area ratio", "density" and "height" shall be interpreted as defined by the Dallas Development Code, as amended.

TRACT IA

- a. The only uses permitted in Tract IA are those uses permitted in an MF-2 District as set forth in the

Page Two

Z845-250

- b. The maximum permitted height for any structure is 36 feet.
- c. The maximum permitted density is 22 units per acre.
- d. The required front yard, as defined in the Code is 75 feet.
- e. The setback line from the north right of way line of LBJ Freeway (Interstate Highway 635) is 75 feet.

TRACT IB

- a. The only uses permitted in Tract IB are those uses permitted in a TH-2 District as set forth in the Code.
- b. The maximum permitted height for any structure is 36 feet.
- c. The maximum permitted density is nine units per acre.

TRACT II & III

- a. The only uses permitted in Tracts II & III are those uses permitted in an R-7.5 District as set forth in the Code.

TRACT IV & V

- a. The only uses permitted in Tract IV & V are those uses permitted in L0 District as set forth in the Code.
- b. The maximum permitted height for any structure is 30 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

Page Three

Z845-250

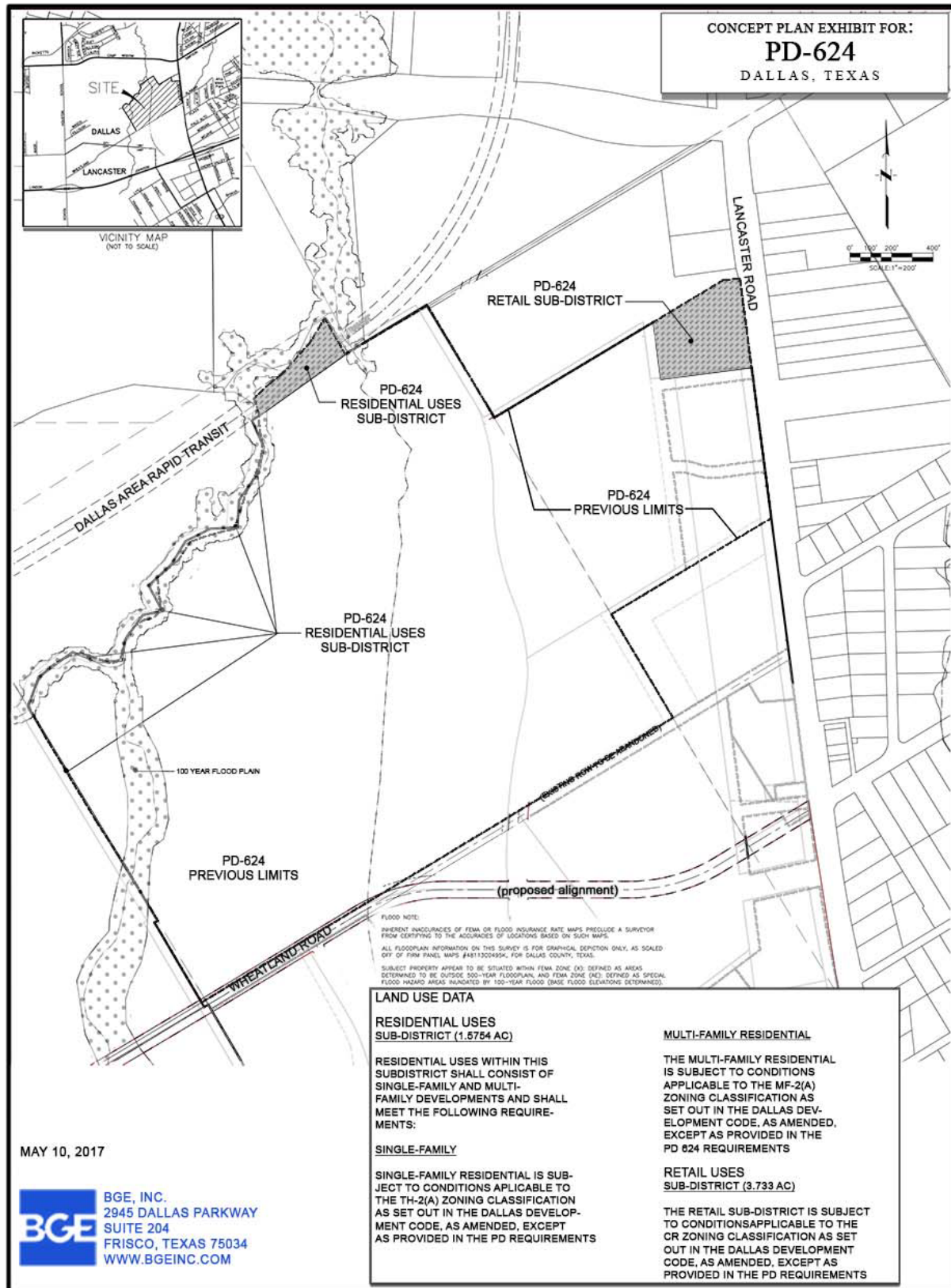
TRACT VI & VII

- a. The only uses permitted in Tracts VI & VII are those uses permitted in the NS District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

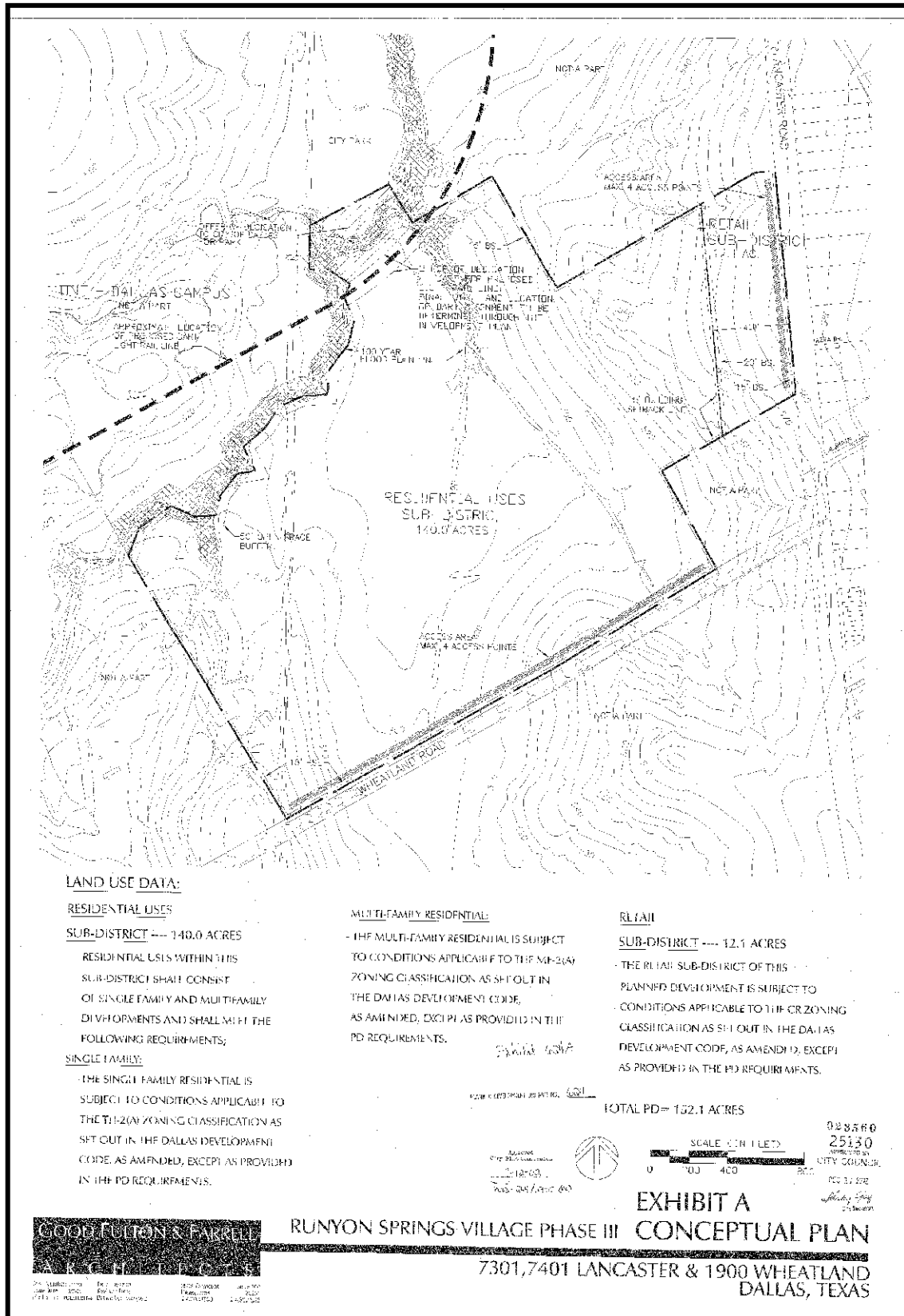
TRACT VIII & IX

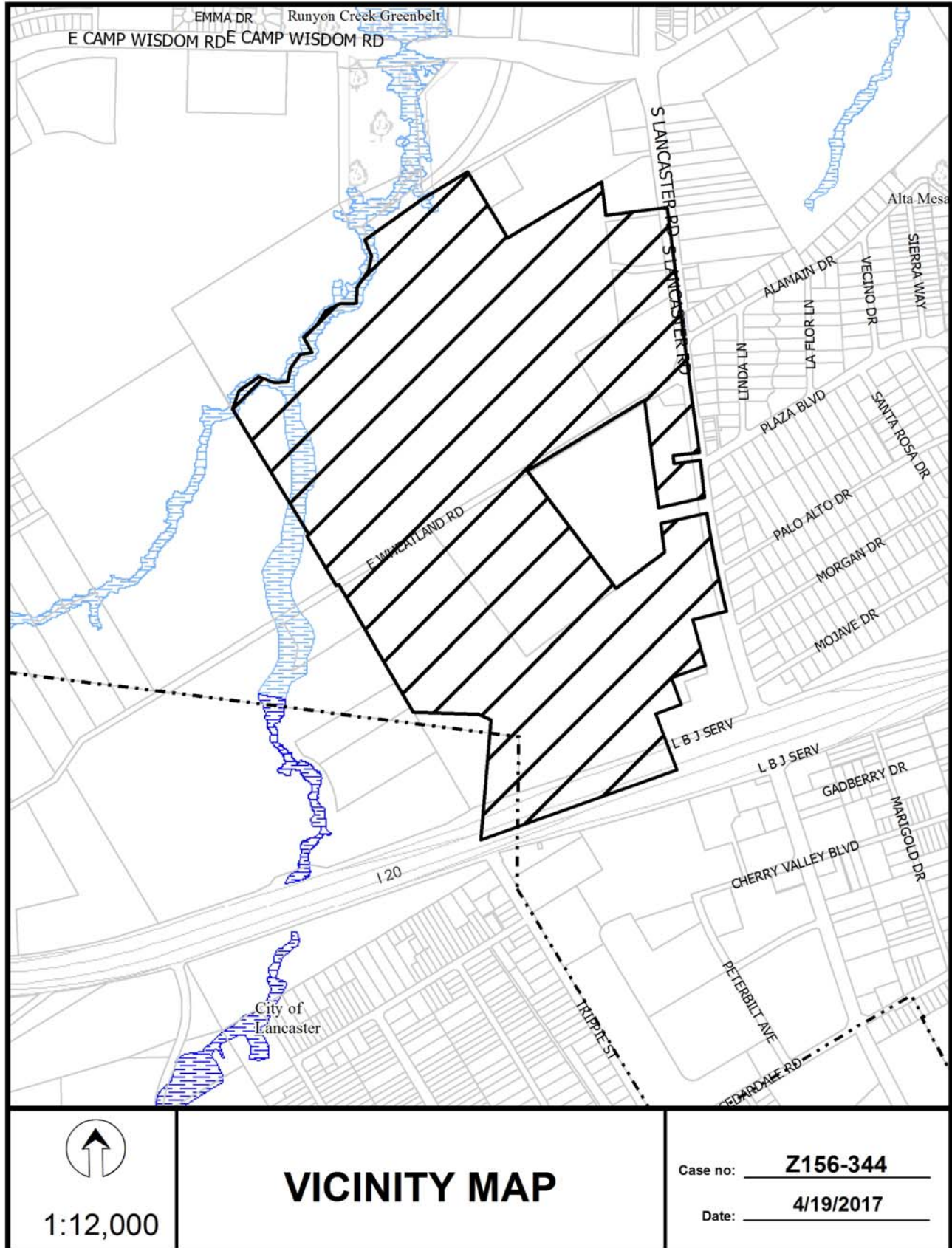
- a. The only uses permitted in Tracts VIII & IX are those uses permitted in a GR District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR is .4:1 as defined by the Code, as amended.

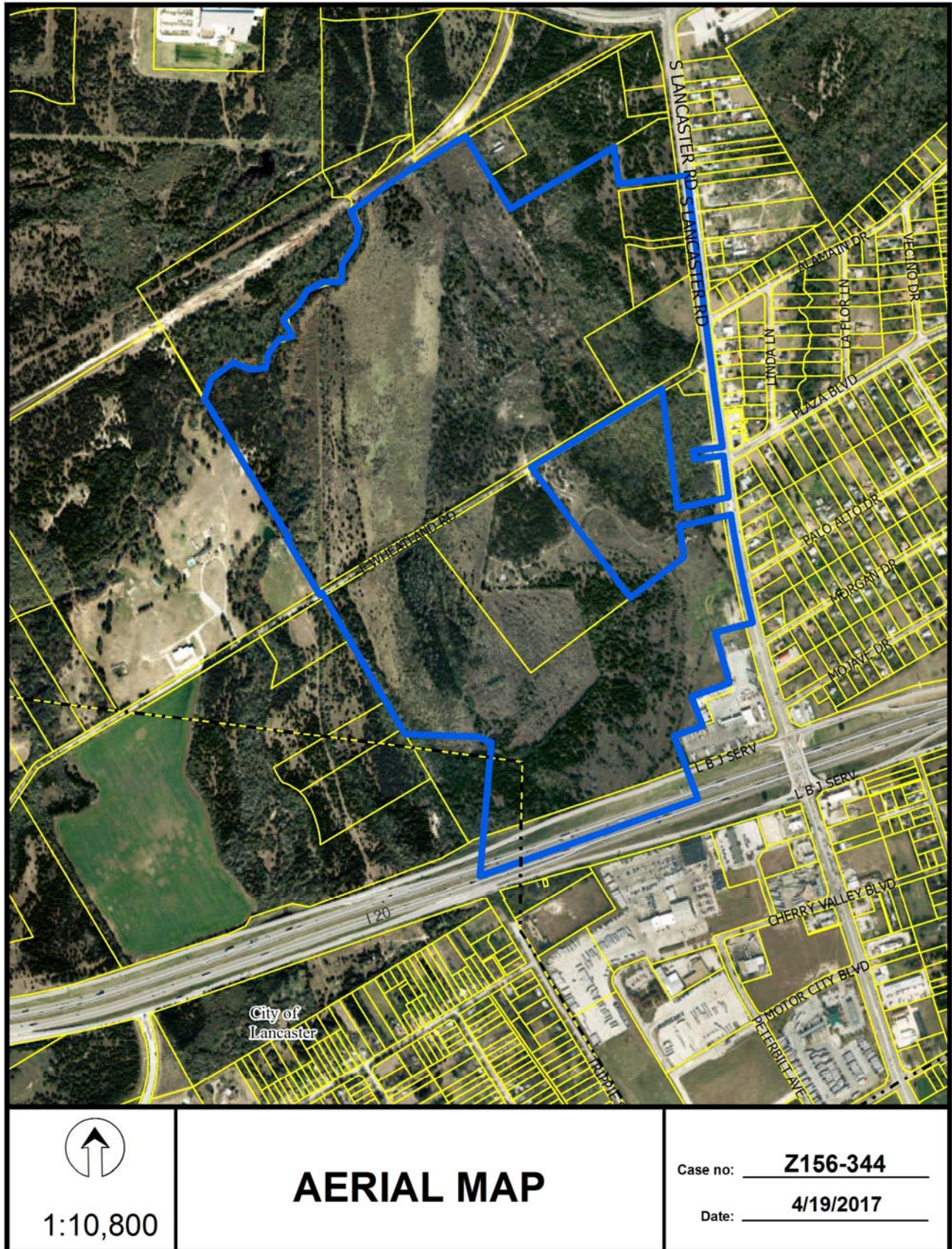
PROPOSED CONCEPTUAL PLAN PD NO. 624

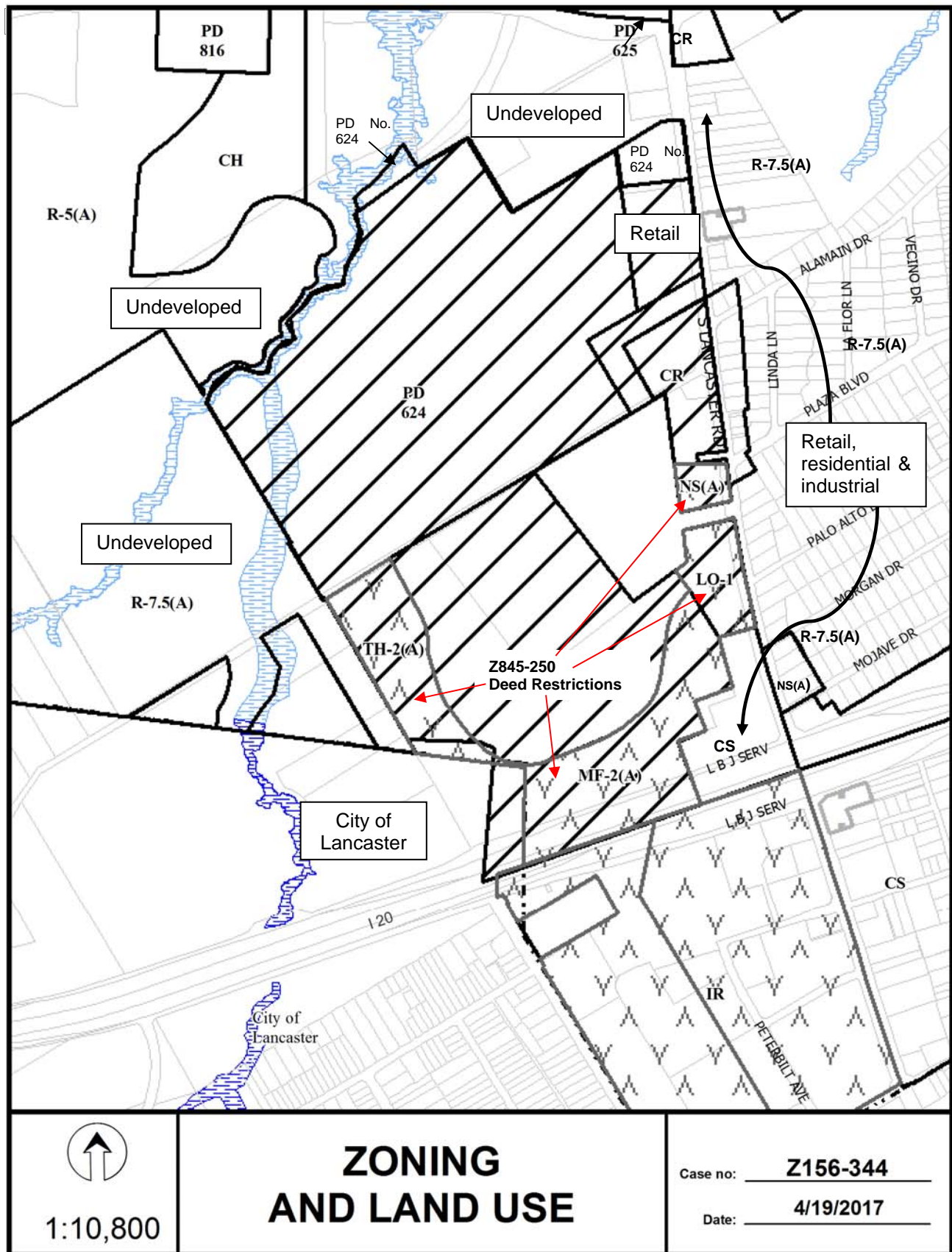


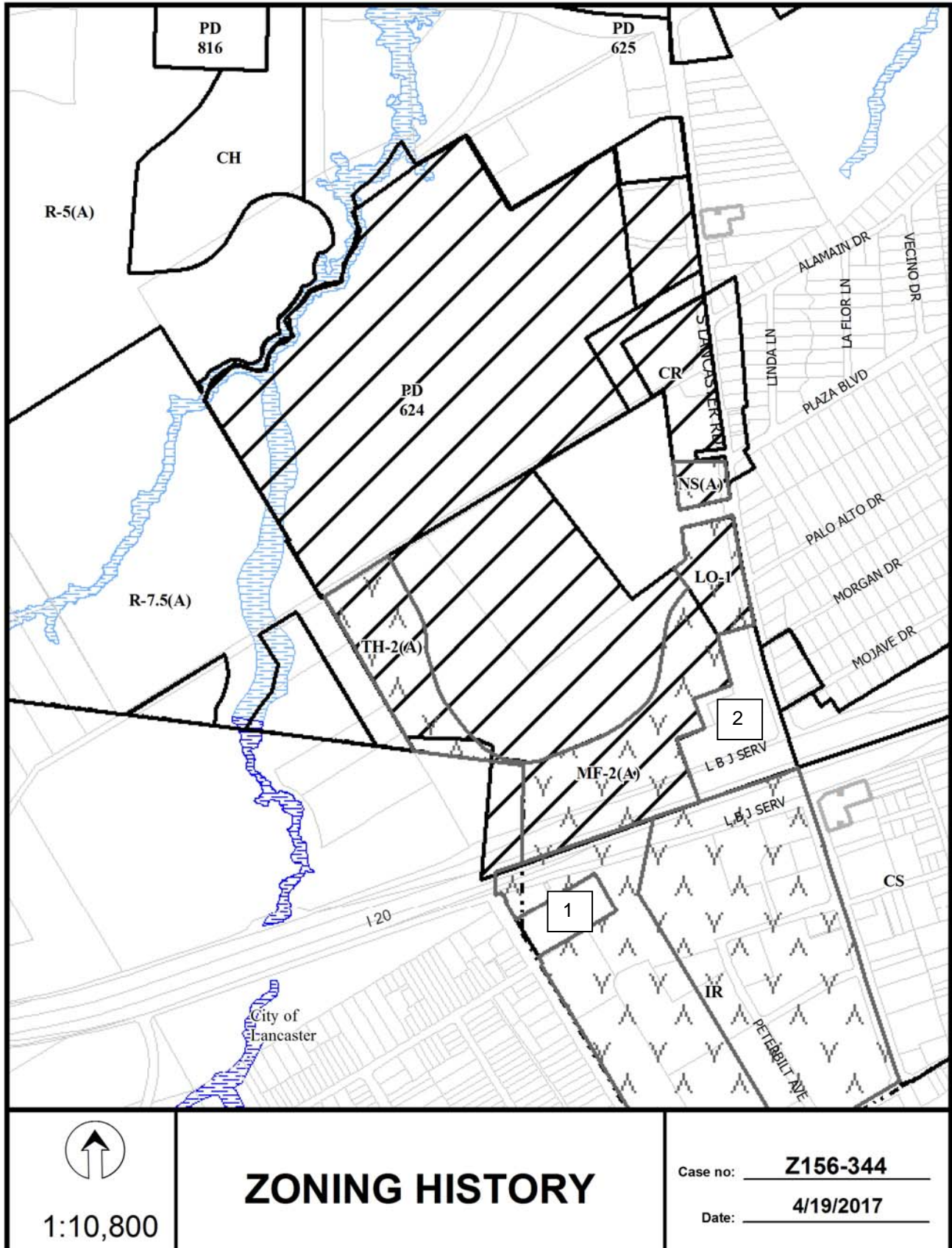
EXISTING CONCEPTUAL PLAN PLANNED DEVELOPMENT DISTRICT No. 624

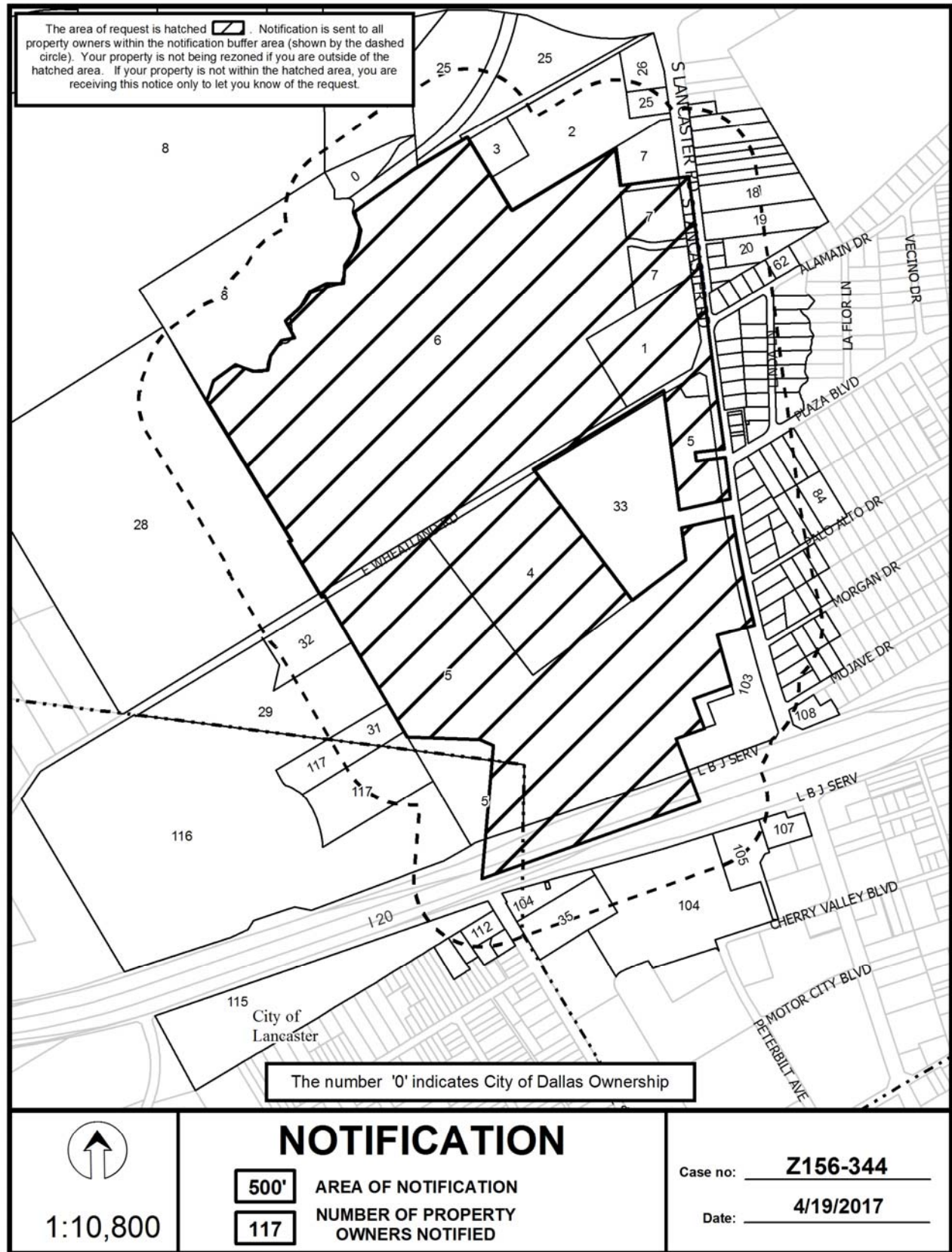












04/19/2017

Notification List of Property Owners***Z156-344******117 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|----------------------------|-----------------------------------|
| 1 | 7451 S LANCASTER RD | CADG PROPERTY HOLDINGS I LLC |
| 2 | 7201 S LANCASTER RD | PROTON PROPERTIES LLC |
| 3 | 7101 S LANCASTER RD | CAMPLANC INVESTMENTS |
| 4 | 2000 E WHEATLAND RD | CADG PROPERTY HOLDINGS I LLC |
| 5 | 7915 S LANCASTER RD | CADG PPTY HOLDINGS I LLC |
| 6 | 1900 WHEATLAND RD | CADG PPTY HOLDINGS I LLC |
| 7 | 1900 WHEATLAND RD | PATRIOT REAL ESTATE HOLDINGS RS10 |
| 8 | 7894 UNIVERSITY HILLS BLVD | TEXAS STATE OF |
| 9 | 7505 S LANCASTER RD | CADG PROEPRTY HOLDINGS I LLC |
| 10 | 7549 S LANCASTER RD | SIMMONS YVONNE |
| 11 | 7220 S LANCASTER RD | WILLIE RAYS PRIVATE ROOM |
| 12 | 7234 S LANCASTER RD | WILLIAMS DANICA C |
| 13 | 7240 S LANCASTER RD | CAUDILLO JOSE JUAN |
| 14 | 7310 S LANCASTER RD | VILLANUEVA MARTHA L |
| 15 | 7304 S LANCASTER RD | TAYLOR DERRICK & |
| 16 | 7316 S LANCASTER RD | GRAY Q JUAN D |
| 17 | 7320 S LANCASTER RD | EVANS FRED |
| 18 | 7324 S LANCASTER RD | 2008 WHITE FAMILY REV LIV THE |
| 19 | 7412 S LANCASTER RD | WILLIAMS FREDDIE MAE |
| 20 | 7420 S LANCASTER RD | HOWARD MARSHALL & GRACEY |
| 21 | 7430 S LANCASTER RD | JOHNSON VERNON LEE |
| 22 | 7440 S LANCASTER RD | BROWN ROBERTA |
| 23 | 7416 S LANCASTER RD | ST JUDES CHILDRENS |
| 24 | 7422 S LANCASTER RD | KING BOBBY J EST OF |
| 25 | 7101 S LANCASTER RD | 154 LANCASTER LTD |
| 26 | 7001 S LANCASTER RD | ROTEN STEVE & JOHN |

04/19/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|-----------------------------|
| 27 | 2100 E CAMP WISDOM RD | DART |
| 28 | 1801 E WHEATLAND RD | RKCJ LLC |
| 29 | 1600 E WHEATLAND RD | KEY SUSAN WRIGHT |
| 30 | 7608 E WHEATLAND RD | WYCLIFFE BIBLE |
| 31 | 7608 E WHEATLAND RD | WYCLIFFE BIBLE |
| 32 | 1800 E WHEATLAND RD | SHROPULOS GEORGE P & |
| 33 | 2100 E WHEATLAND RD | RHODES KING E |
| 34 | 7915 S LANCASTER RD | ALL SAINTS INC |
| 35 | 8500 TRIPPIE ST | HEYDARIAN BRUCE & ASADOLLAH |
| 36 | 7544 S LANCASTER RD | AKRAMAWI OTHMAN YOUSEF |
| 37 | 7542 S LANCASTER RD | SMITH DAVID A |
| 38 | 7540 S LANCASTER RD | FISHER ROBERT J & TINA L |
| 39 | 7536 S LANCASTER RD | FISHER ROBERT & TINA |
| 40 | 7530 S LANCASTER RD | WHITE CANDI |
| 41 | 2435 PLAZA BLVD | UNITED STATES OF AMERICA |
| 42 | 9 UNKNOWN ST | WADLINGTON INA S |
| 43 | 7531 LINDA LN | EDWARDS MARY |
| 44 | 7526 S LANCASTER RD | CLEMONS TRUCKING COMPANY |
| 45 | 7516 S LANCASTER RD | WADE ALVIN |
| 46 | 7506 S LANCASTER RD | JOHNSON JOEL E |
| 47 | 7474 S LANCASTER RD | HEJ LIVING TRUST |
| 48 | 7468 S LANCASTER RD | MCDOWELL CASTON J & DONNIE |
| 49 | 7458 S LANCASTER RD | LOPEZ RAYES |
| 50 | 7419 S LANCASTER RD | WAFFER TERRY L |
| 51 | 7427 LINDA LN | FOY ANTHONY |
| 52 | 7435 LINDA LN | JONES MONTGOMERY CAROLYN |
| 53 | 7443 LINDA LN | BARRON CRUZ LOPEZ & ALBERT |
| 54 | 7507 LINDA LN | J & R CONSTRUCTION SVC LP |
| 55 | 7515 LINDA LN | BUSBY RUBY F |
| 56 | 7523 LINDA LN | JONES BOBBY & |
| 57 | 7448 S LANCASTER RD | WILLIAMS GLORIA |

04/19/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-----------------------------|
| 58 | 2419 ALAMAIN DR | WILLIAMS GLORIA R |
| 59 | 2427 ALAMAIN DR | PARKER ETTA MAE DRAYDEN |
| 60 | 2435 ALAMAIN DR | GREEN LETHA MAE |
| 61 | 2507 ALAMAIN DR | WARREN DOROTHY VELORIA |
| 62 | 2515 ALAMAIN DR | BROWN DOROTHY |
| 63 | 7534 LINDA LN | GOREE CLARICE EST OF |
| 64 | 7516 LINDA LN | MATHERSON CONICE J |
| 65 | 7508 LINDA LN | LORING GEVAN K |
| 66 | 7444 LINDA LN | ARMSTEAD ANTHONY |
| 67 | 7436 LINDA LN | JONES DOROTHY F |
| 68 | 7428 LINDA LN | HERNANDEZ JAVIER C |
| 69 | 7420 LINDA LN | WOFFORD WILLIE C |
| 70 | 7414 LINDA LN | DEAMON KENNETH R JR & |
| 71 | 2516 PLAZA BLVD | DEUTSCHE BANK NATL TR CO |
| 72 | 2508 PLAZA BLVD | SPENCER SHAURETTA L |
| 73 | 2426 PLAZA BLVD | LITTLEJOHN PAUL S & |
| 74 | 2418 PLAZA BLVD | SPENCER RALPH |
| 75 | 7608 S LANCASTER RD | BCT FAMILY TR |
| 76 | 7708 S LANCASTER RD | LANKFORD DERRICK D |
| 77 | 7718 S LANCASTER RD | LANKFORD WADE |
| 78 | 7726 S LANCASTER RD | BRAY JOSEPH L |
| 79 | 7808 S LANCASTER RD | STEPHENS WILLIAM F |
| 80 | 7818 S LANCASTER RD | FRAZIER VIRGINIA |
| 81 | 2533 PALO ALTO DR | LOGAN ANDREW & MARGIE R |
| 82 | 2533 PALO ALTO DR | MCKNIGHT EYVONNE |
| 83 | 2549 PALO ALTO DR | WASHINGTON HAYWOOD & |
| 84 | 2607 PALO ALTO DR | TATUM DEMITREE LASHON |
| 85 | 2542 PALO ALTO DR | JACKSON MAYA |
| 86 | 2534 PALO ALTO DR | JIMENEZ SANTIAGO & VERONICA |
| 87 | 2526 PALO ALTO DR | ROLENPOWELL MONICA |
| 88 | 7908 S LANCASTER RD | DEJESUSPEREZ MANUEL & |

04/19/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-----------------------------------|
| 89 | 7916 S LANCASTER RD | RODRIGUEZ JOEL & EVA |
| 90 | 7926 S LANCASTER RD | CLEMMONS LINDA & |
| 91 | 7934 S LANCASTER RD | CLEMONS BEULAH V |
| 92 | 2529 MORGAN DR | F & S PROPERTIES LLC |
| 93 | 2537 MORGAN DR | WATSON W L & HAZEL |
| 94 | 2545 MORGAN DR | MILLER GILBERT |
| 95 | 2538 MORGAN DR | SANCHEZ PROPERTY MANAGEMENT INC |
| 96 | 2530 MORGAN DR | CLEMONS NARLAN |
| 97 | 2522 MORGAN DR | MILLER STEPHEN |
| 98 | 8008 S LANCASTER RD | WASHINGTON STANFORD L & |
| 99 | 8018 S LANCASTER RD | HALLETT NO I LP |
| 100 | 8108 S LANCASTER RD | MEDINA BILLY & |
| 101 | 8118 S LANCASTER RD | MEDINA BILLY& |
| 102 | 2539 MOJAVE DR | BLACK JOHN T EST OF |
| 103 | 8181 S LANCASTER RD | DFW OIL INC |
| 104 | 8701 PETERBILT AVE | GRA GAR INC |
| 105 | 8701 PETERBILT AVE | WERNER ENTERPRISES INC |
| 106 | 2400 LBJ FWY | PRESCOTT INTERESTS BILLBOARDS LTD |
| 107 | 8333 S LANCASTER RD | MCDONALDS CORP |
| 108 | 8210 S LANCASTER RD | KANJO LLC |
| 109 | 403 REUNION BLVD | DALLAS AREA RAPID TRANSIT |
| 110 | 1055 LYLE ST | HERNANDEZ MARY |
| 111 | 1 NO NAME ST | LANCASTER LTD |
| 112 | 4519 TRIPPIE ST | FIRST BAPTIST HOLY CHURCH |
| 113 | 4515 TRIPPIE ST | FIRST BAPTIST HOLY CHURCH |
| 114 | 4515 TRIPPIE ST | FIRST BAPTIST HOLY CHURCH |
| 115 | 1100 IH 20 | LANCASTER LTD |
| 116 | 1520 WHEATLAND RD | KEY SUSAN WRIGHT |
| 117 | 1700 WHEATLAND RD | WYCLIFFE BIBLE TRANSLATOR |

FILE NUMBER: Z167-190(SM)**DATE FILED:** January 23, 2017**LOCATION:** South corner of Welborn Street and Congress Avenue**COUNCIL DISTRICT:** 14**MAPSCO:** 45-A**SIZE OF REQUEST:** Approx. 1.37 acres**CENSUS TRACT:** 5.00**OWNER:** Point Two Turtle Creek Condominium**APPLICANT:** Toll Brothers, Inc.**REPRESENTATIVE:** Dallas Cothrum, Masterplan Consultants

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple Family and tower/antenna for cellular communication uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to construct a multifamily development and requests the ability to mount cellular antennas atop the structure in the future. The purpose of the PD subdistrict is to require enhanced streetscape and architectural elements to allow relief from floor area ratio and lot coverage maximums, side yard setbacks for the portions of the building over 36 feet in height, and landscaping requirements.

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

PRIOR CPC ACTION: On June 22, 2017, the City Plan Commission held this case under advisement. No changes were made to this report since the previous publication.

BACKGROUND INFORMATION:

- The request site is currently developed with a multifamily condominium development that was constructed in 1971 according to permit records.
- The applicant proposes to construct a 271 unit multifamily building with a maximum height of 270 feet.

Zoning History: There have been four recent zoning requests in the vicinity in the last five years.

1. **Z134-202:** On June 25, 2014, the City Council approved SUP No. 2085 for a bank or saving and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
2. **Z167-119:** On May 24, 2017 City Council approved Specific Use Permit No. 2243 for a drive-through restaurant for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
3. **Z167-224:** On May 4, 2017, the City Plan Commission recommended approval of an application for a GR General Retail Subdistrict on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. City Council will consider the item on June 14, 2017.
4. **Z134-156:** On October 8, 2014, City Council denied an application for the removal of the D Liquor Control Overlay on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW | Planned ROW |
|----------------------|-------|--------------|-------------|
| Welborn Street | Local | 40 ft. | 50 ft. |
| Congress Street | Local | 40 ft. | 50 ft. |

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the proposed development will add residential units to an area of Oak Lawn designated for higher density multifamily uses and will enhance the streetscape and pedestrian environment adjacent to the building.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Area Plans:

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

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

- (7) To promote landscape/streetscape quality and appearance.

The applicant's request complies with items 1, 3, 4, 5, and 7 of the above listed objectives. The applicant is requesting to vary the "wedding cake setback" that is the PDD No. 193 version of an urban form setback. The proposed PD conditions enhance the streetscape and architectural elements that will improve the urban form of the proposed development. Overall, staff finds that the applicant's request is consistent with the objectives of the Oak Lawn Plan.

Land Use Compatibility:

The request site is zoned an MF-3 Multiple Family Subdistrict within PDD No. 193, the Oak Lawn Special Purpose District, and is currently developed with a multifamily use. The applicant is proposing to construct approximately 271 multifamily dwellings on the property, but is seeking relief to the development standards of the MF-3 Multiple Family Subdistrict.

The surrounding land uses are multifamily to the northeast and southeast and single family attached to the northwest and southwest.

The request site is situated in an area of MF-3 subdistrict zoning that covers approximately 35 acres or 11 blocks. The MF-3 subdistrict zoning allows for a maximum density that exceeds 200 dwelling units per acre. The applicant is requesting a maximum density of 271 dwelling units. The immediate neighborhood is generally developed with two and three-story structures. The applicant proposes a three-story podium where street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. This additional provision limits the immediate street facing development in order to maintain a compatible street-level presence along Welborn Street with the surrounding properties.

The applicant also proposes to add a mounted cellular antenna use with the request. In PDD No. 193, tower/antenna for cellular communication are categorized as radio, television, or microwave tower uses and require a specific use permit. Outside of PDD No. 193, the City of Dallas generally allows mounted cellular antenna by right as it provides a public utility service to surrounding properties and facilitates cellular service without having to erect a monopole cellular tower. Therefore, since the applicant proposes to maintain the permitted uses of the existing zoning and add a provision to allow a mounted cellular antenna, staff supports the request because it is compatible with surrounding properties.

Development Standards:

| SUBDISTRICT | SETBACKS | | MF Density | Height | Lot Coverage | PRIMARY Uses |
|-----------------------------------|--|---|--|------------------------|--|--------------|
| | Front | Side/Rear | | | | |
| MF-3 Existing | 10' for first 36 ft 25' for higher | 10' for first 36 ft +Half total height for higher, max 50 ft | Minimum Lot Size: 100 sq ft – E 125 sq. ft – 1 BR 150 sq ft – 2 BR +25 sq ft each add BR | Any legal height | 60% | Multifamily |
| MF-3 Staff proposed | 10' for first 36 ft 43' on Welborn 30' on Congress | 10' for first 36 ft +Half total height for higher, max 50 ft | Max 271 dwelling units | Any legal height | 60% 72% when urban design standards met | Multifamily |
| MF-3 Applicant proposed | 10' for first 36 ft 43' on Welborn 30' on Congress | 10' for first 36 ft 60' for higher Adjacent to alley: 5' for first 36 ft 22' between 36-56 ft 46' above 56 ft | Max 271 dwelling units | Any legal height | 60% 72% when urban design standards met | Multifamily |

The request site has two front yards: one parallel to Welborn Street and the other parallel to Congress Street. The other two bounding property lines are considered side yards because they connect to a front yard. PDD No. 193 generally has front, side, and rear yard setbacks for the first 36 feet of a building, and then an additional setback for the portion of the building that is above 36 feet. In this report, the additional setback for the portion of the building above 36 feet will be referred to as a “tower setback”. The tower setback creates a two-tier effect to the overall massing of the building, intended to allow light and air flow to the street and surrounding properties by allowing a street wall that has a small front yard for the lower portion of the building, or the podium, and a greater setback for the taller portion of the building, or the tower.

Front Yard:

The MF-3 Subdistrict requires a front yard setback of 10 feet for the first 36 feet in height and 25 feet for all portions of a building above 36 feet in height. Flat roofed buildings often have parapets, sky lights, mechanical equipment, and other projections above each tiered roofline. Historically, these projections were allowed by policy within the additional setback however, the conditions propose to specify these projections are allowed within the front yard setback when located atop a building to ensure clarity and consistency.

The request proposes an increased tower setback for both front yards, 43 feet on Welborn Street and 30 feet on Congress Street, as compared to 25 feet in the MF-3 Subdistrict. Staff supports the proposed front yard setback.

Side and Rear Yards:

The MF-3 Subdistrict requires a side yard setback of 10 feet for the first 36 feet of a building and a tower setback that is equal to one-half of the total height of the building, up to 50 feet. This standard MF-3 provision creates a two-tier podium and tower massing of the building because the additional setback is based on the total height of the building, not the height each portion of the building, or a sloping setback. This setback is the same for the rear yard setback. As discussed in the front yard setback

paragraph above, historically, the projections atop a building were allowed in tower setbacks by policy but are proposed in the conditions for clarity and consistency.

The applicant has proposed an increased tower setback for the side not adjacent to the alley and a decreased overall setback for the side yard adjacent to the alley because the applicant is required to dedicate five feet to the Welborn Street and Congress Avenue rights-of-way by plat. The applicant proposes to decrease the 10-foot setback to five feet along the alley rather than decreasing the footprint of the building and because the alley separation creates additional separation. Additionally, the applicant proposes a projection of parking garage and amenity deck into the tower setback along the alley. In order to accommodate the shifting of the building five feet closer to the alley and the amenity deck, the applicant proposes a 22-foot tower setback for all portions of a structure above 36 feet in height and less than 56 feet in height and 46 feet for all portions of a structure above 56 feet in height. Staff does not support the decreased tower setbacks.

The purpose of the tower setbacks above 36 feet in PD 193 are to provide for light and air between taller buildings between adjacent lots and reduce the canyon effect along streets. The setbacks are meeting or exceeding the minimum requirements on the front and southwestern side setbacks and therefore staff supports those requests. However, staff does not support the proposed modifications to the side yard setback along the alley because the parking garage and amenity deck encroach into the standard tower setback and bring structures that could create additional noise closer to the adjacent property.

The MF-3 Subdistrict also prohibits balconies from encroaching into a side or rear yard setback. The applicant also requests to allow balconies to encroach up to five feet into the required side yard. Staff does not support the requested balcony encroachment into the side yard setback.

Floor area ratio and lot coverage:

The applicant also requests to increase floor area ratio (FAR) from 4.0:1 to 5.5:1 and lot coverage from 60 percent to 72 percent when the following conditions are met:

1. All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;
2. Minimum 30 percent transparency on the ground-story street-facing facades;
3. Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and
4. No more than 20 linear feet of blank wall on Welborn Street.

The above criteria are based on apartment development type standards of the City's Form Based Codes. The first criterion is not explicitly required in Form Based Codes, but a maximum setback normally applies. When a maximum setback applies, parking

naturally occurs behind or inside of a structure and therefore, staff considers the first criterion as an alternative to a maximum setback. The other three criteria create minimum standards for facades that prevent blank walls. Because the above criteria elicits an urban facade and because the applicant has provided increased setbacks, with the exception of the side yard adjacent to the alley, staff supports the conditional increased floor area and lot coverage.

Traffic:

The expected number of weekday trips generated by 304 dwelling units in the Traffic Impact Analysis is 1,401 trips per day according to the trip rate for the maximum number of multifamily dwelling units proposed. A Traffic Impact Study was submitted and reviewed by the Engineering Division of the Department of Sustainable Development and Construction who determined that it will not significantly impact the surrounding street system for the proposed development. Additionally, the rights-of-way of Welborn Street and Congress Avenue are controlled by the Mobility and Streets Services Department who also reviewed the applicant's Traffic Impact Study and determined that no traffic improvements are necessitated by the proposed development. Both rights-of-way contain no parking signs along the majority of the surrounding street curbs to facilitate traffic flow and prohibit on-street parking as the pavement widths are narrow.

Parking:

For a multifamily use in PDD No. 193, the parking requirement is one space per 500 square feet of floor area, with a minimum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement. Additionally, PDD No. 193 requires that parking garage facades be constructed to appear similar in appearance to the facade of the main non-parking building with a maximum of 52 percent of the total facade area contains openings. No changes to the existing parking structure facade standards of PDD No. 193 are proposed with this application.

Landscaping:

Landscaping is required in accordance with PDD No. 193 with two exceptions to facilitate a five-foot street dedication on both Welborn Street and Congress Street. Because the aboveground parking structure is proposed with a minimum five-foot landscaping buffer rather than a ten-foot landscaping buffer, trees are proposed to be replaced with evergreen shrubs in the alley and five large trees are proposed to be added to the front yard, along Welborn Street. Staff supports the requested modification as it is seen to be in kind to the spirit and intent of the landscaping requirements of PDD No. 193.

List of Partners/Principals/Officers

Toll Bros., Inc. is a subsidiary of Toll Brothers, Inc., a publicly-traded Delaware corporation. It has a slate of hundreds of officers that are responsible for different areas of operations among 20 states.

Listed below are the principal officers and those officers that oversee operations in Dallas:

| | |
|--|--|
| Chief Executive Officer | Douglas C. Yearley, Jr. |
| President and Chief Operating Officer | Richard T. Hartman |
| Senior Vice President & Chief Financial Officer | Martin P. Connor |
| Senior Vice President & Treasurer | Gregg L. Ziegler |
| Senior Vice President & Assistant Treasurer | Joseph R. DeSanto |
| Senior Vice President, General Counsel and Chief Compliance Officer | John K. McDonald |
| Senior Vice President and Secretary | Michael I. Snyder |
| Senior Vice President, Chief Accounting Officer and Assistant Secretary | Joseph R. Sicree |
| Senior Vice President, Controller and Assistant Secretary | Kevin J. McMaster |
| Senior Vice Presidents | Charles Elliott John A. McCullough |
| Regional President | Barry A. Depew |
| Group President | Thomas J. Murray |
| Division President | Robert G. Paul |
| Division Vice Presidents | Ryan M. Bashaw John D. (Jay) Saunders III |

Point 2 Turtle Creek Condominiums

President – Diane Linn

Brett Ormsby

Patty Ysasaga

Mark Cullen

Lucy Somes

Applicant's Proposed

PDS Conditions

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the south corner of Welborn Street and Congress Avenue. The size of PD Subdistrict ____ is 1.37 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division,

(1) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S- ____ .104. EXHIBIT.

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

SEC. S-____.105. DEVELOPMENT PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-3 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-3 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-3 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

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

-- Tower/antenna for cellular communication, limited to a mounted cellular antenna.

SEC. S-____.107. ACCESSORY USES.

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

(b) The following accessory uses are prohibited:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-3 Multiple Family Subdistrict apply.

(b) Multiple-family.

(1) Front yard.

(A) Welborn Street.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 43 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(B) Congress Avenue.

(i) Minimum front yard is 10 feet for the first 36 feet of structure height.

(ii) Minimum front yard is 30 feet for all portions of a structure above 36 feet in height.

(iii) Retaining walls, stoops, porches, steps, benches, landscape features, fences, and planters are permitted in the front yard when less than four feet in height.

(C) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Cooling tower.

(4) Tank designed to hold liquids.

(5) Ornamental cupola or dome.

(6) Skylights.

(7) Clerestory.

(8) Visual screens which surround roof mounted mechanical equipment.

- (9) Chimney and vent stacks.
- (10) Amateur communications tower.
- (11) Parapet wall, limited to a height of four feet.
- (2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet for the first 36 feet of structure height.

(B) Except as provided in this paragraph, minimum side yard is 60 feet for all portions of a structure above 36 feet in height.

(C) Where adjacent to an alley, minimum side yard is:

- (1) 5 feet for the first 36 feet of structure height,

Staff recommended:

(2) An additional setback must be provided that is equal to one-half of the total height of the building, up to a maximum setback of 50 feet, for all portions of a building above 36 feet in height.

Applicant requested:

(2) 22 feet for all portions of a structure above 36 feet in height and less than 56 feet in height.

(3) 46 feet for all portions of a structure above 56 feet in height.

Staff recommended:

Denial of subparagraph (2)(D). Balconies may not encroach into the required side yard.

Applicant requested:

(D) Balconies may encroach up to five feet into the required side yard.

(E) Exceptions. The following structures, limited to a maximum 12 feet, are allowed within the front yard setback when located atop portions of a building that is 36 feet or less in height:

- (1) Elevator penthouse or bulkhead.
- (2) Mechanical equipment room.
- (3) Cooling tower.
- (4) Tank designed to hold liquids.

- (5) Ornamental cupola or dome.
- (6) Skylights.
- (7) Clerestory.
- (8) Visual screens which surround roof mounted mechanical equipment.
- (9) Chimney and vent stacks.
- (10) Amateur communications tower.
- (11) Parapet wall, limited to a height of four feet.

(3) Density. Maximum number of dwelling units is 271.

(4) Floor area ratio. Maximum floor area ratio is 4:1. An additional 1.5:1 FAR is allowed when the following criteria are met:

(A) All required parking is located within a parking structure. Any excess surface parking is located a minimum 30 feet from Welborn Street, five feet from Congress Avenue, and five feet from abutting properties;

(B) Minimum 30 percent transparency on the ground-story street-facing facades;

(C) Minimum 20 percent transparency on the facades above the ground story facing Welborn Street; and

(D) No more than 20 linear feet of blank wall on Welborn Street.

(5) Lot coverage.

(A) Except as provided in this paragraph, maximum lot coverage is 60 percent.

(B) Maximum lot coverage is 72 percent when the criteria listed in subparagraphs (4)(A) through (4)(D) of this subsection are met.

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

(6) Lot size. No minimum lot size.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

- (a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.
- (b) For an accessory community center (private) that is accessory to a multiple-family use and is used primarily by residents, one space per 1,000 square feet of floor area is required.
- (c) No parking is required for a mounted cellular antenna.
- (d) Except as provided in this paragraph, consult Section 51P-193.127 for parking structure facade standards. Aboveground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to shield vehicular headlights.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.
- (b) Aboveground parking structures facing the alley off Congress Street must have a minimum five-foot landscaping buffer on the side facing the alley. The landscape buffer must contain large evergreen shrubs planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.
- (c) Ten large trees must be planted within the front yard along Welborn Street.
- (d) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. ADDITIONAL PROVISIONS.

(a) Multiple family.

(1) Street-fronting, ground-level dwelling units must have individual entries that face the street and have an improved path connecting to the public sidewalk. Individual sidewalks may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(2) Amplified sound is prohibited in the outdoor pool area.

(b) Front yard fences. A maximum three-foot-high fence is allowed in a front yard. A maximum three-foot-high handrail may be located on retaining walls in a front yard.

(c) Pedestrian crossings. At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

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

(e) Compliance.

(1) 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.

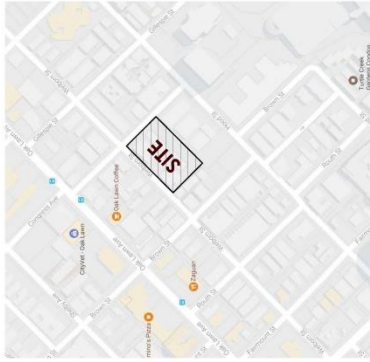
(2) Development and use of the Property must comply with Part I of this article.

SEC. S-____.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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

DEVELOPMENT PLAN



VICINITY MAP



SITE INFORMATION

LAND AREA:

57,474 SF

SETBACKS:
PER PLAN AND CONDITIONS

SEIBACKS:
PER PLAN AN

MAX. FAR:

MAX. FAR:
5.5:1

LOT COVERAGE:

MAX: 72%

TOWER: 57%
LINER UNITS: 15%

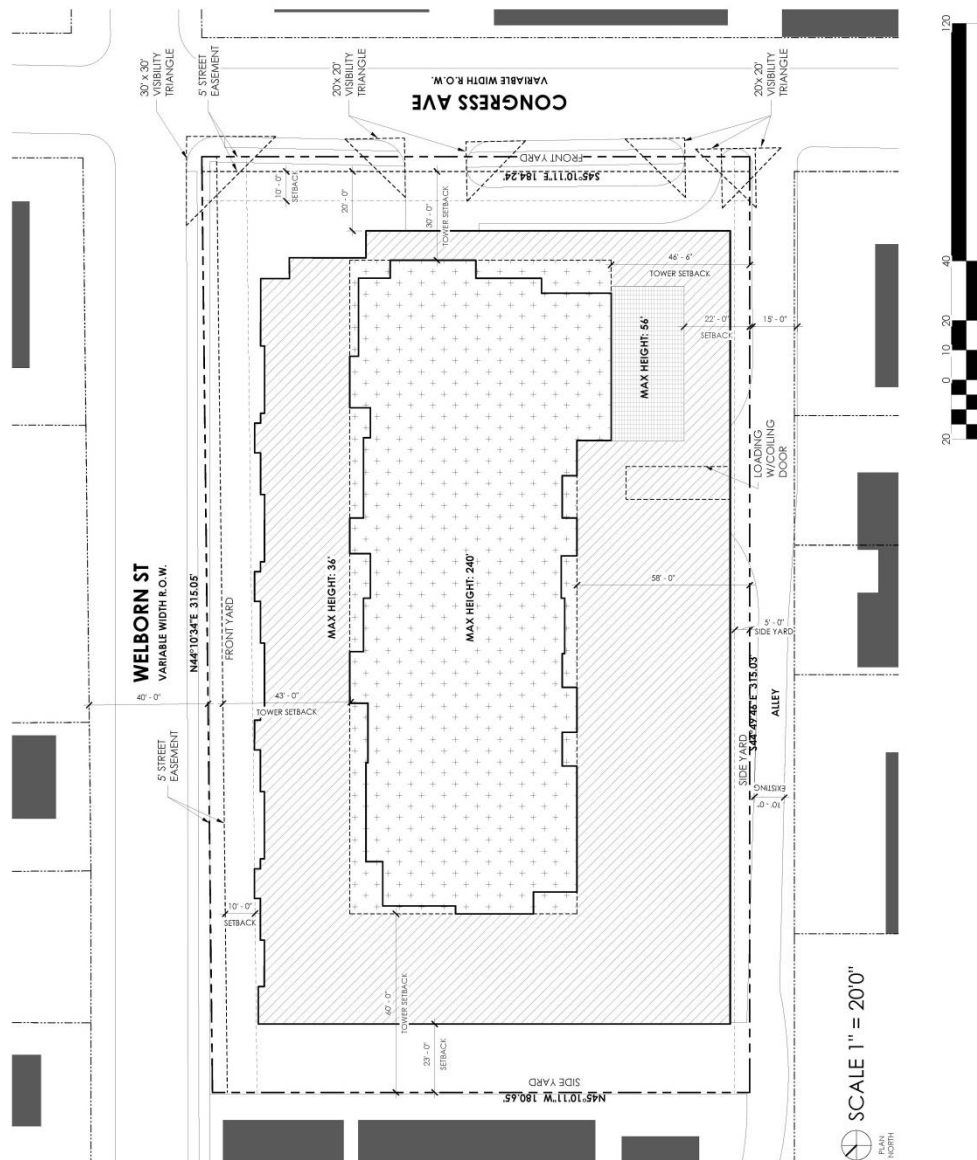
DINER UNITS. 15%
PARKING.

PARKING:
PER PD 193

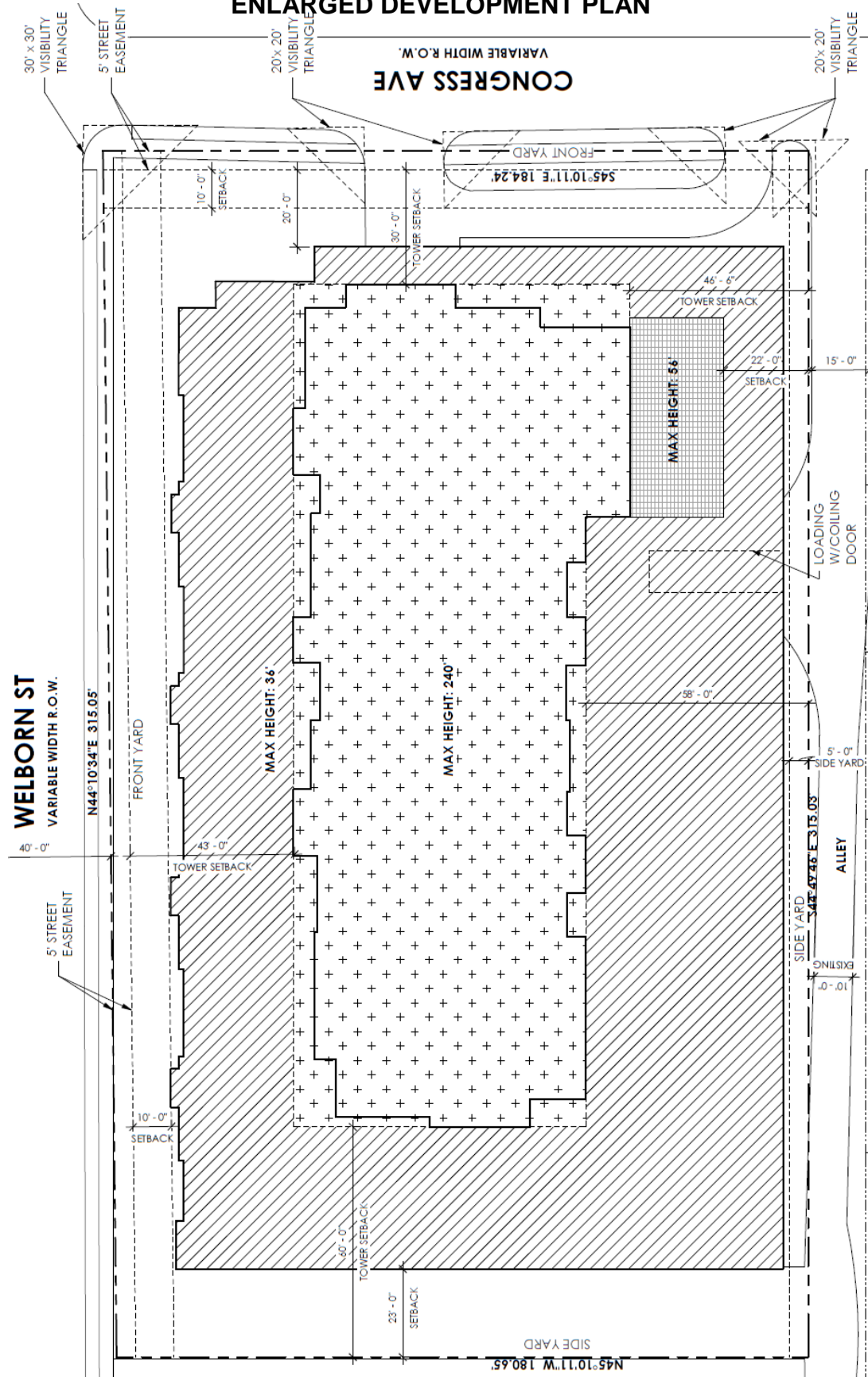
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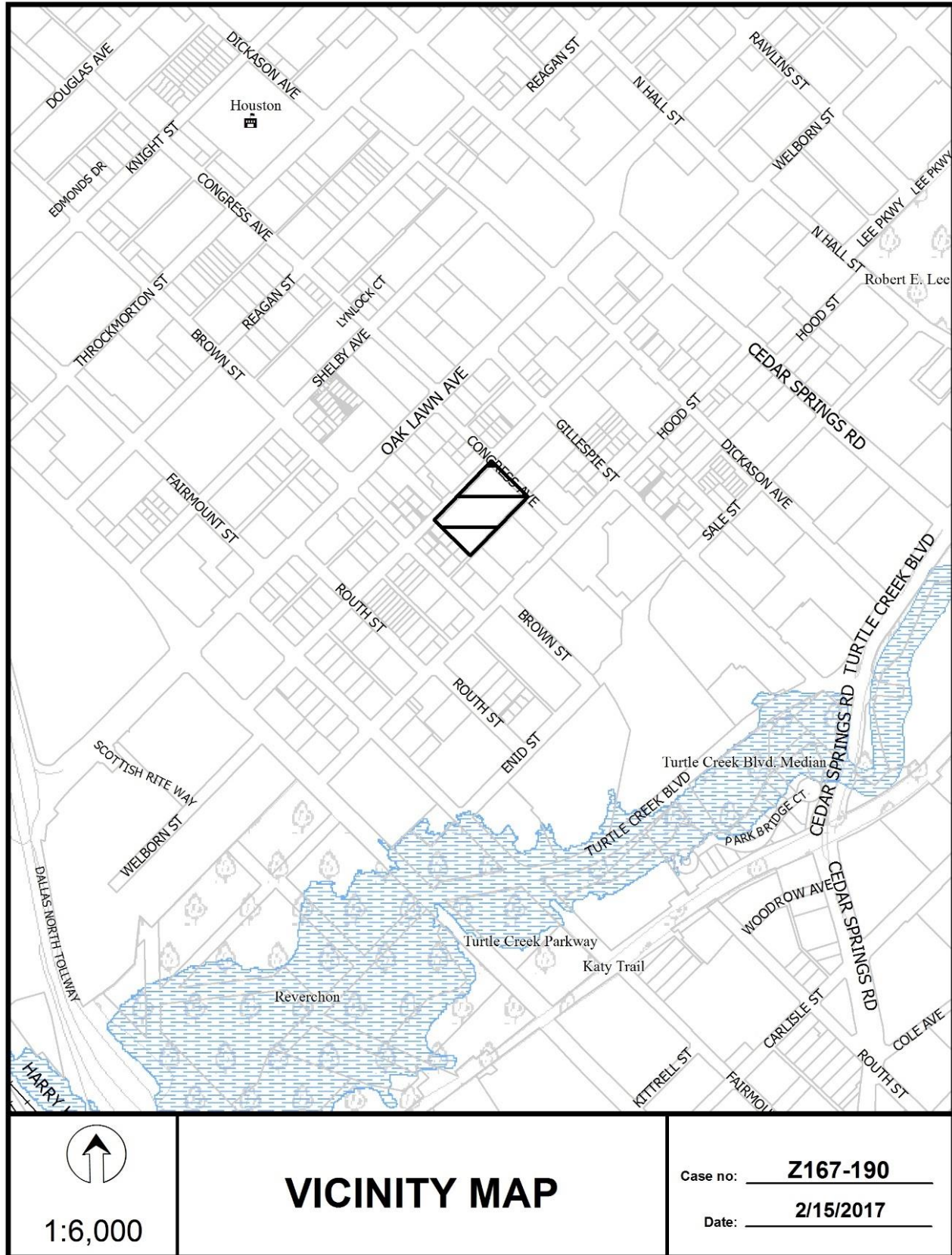
NOTES:

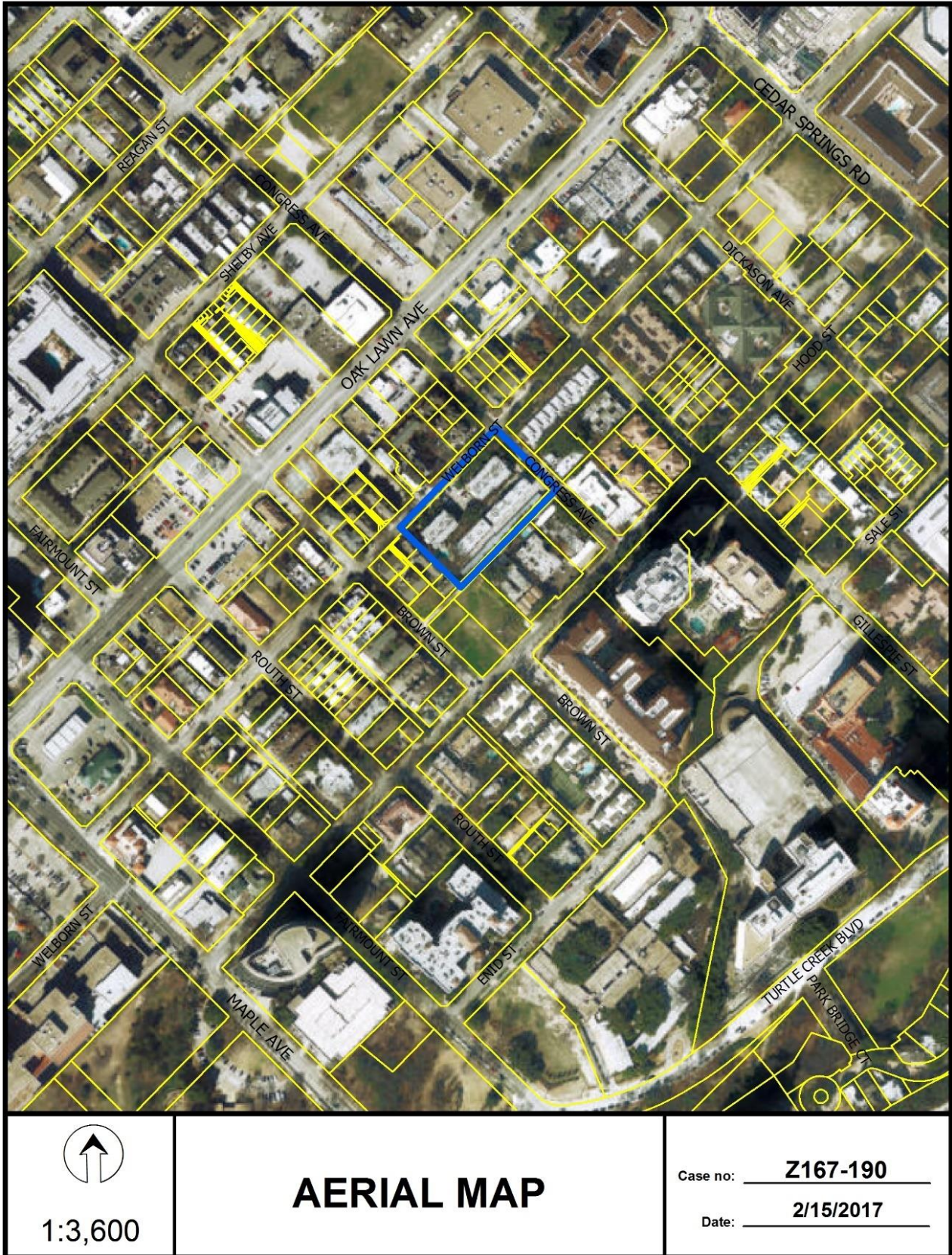
- DUMPSTER WILL BE LOCATED INSIDE THE STRUCTURE

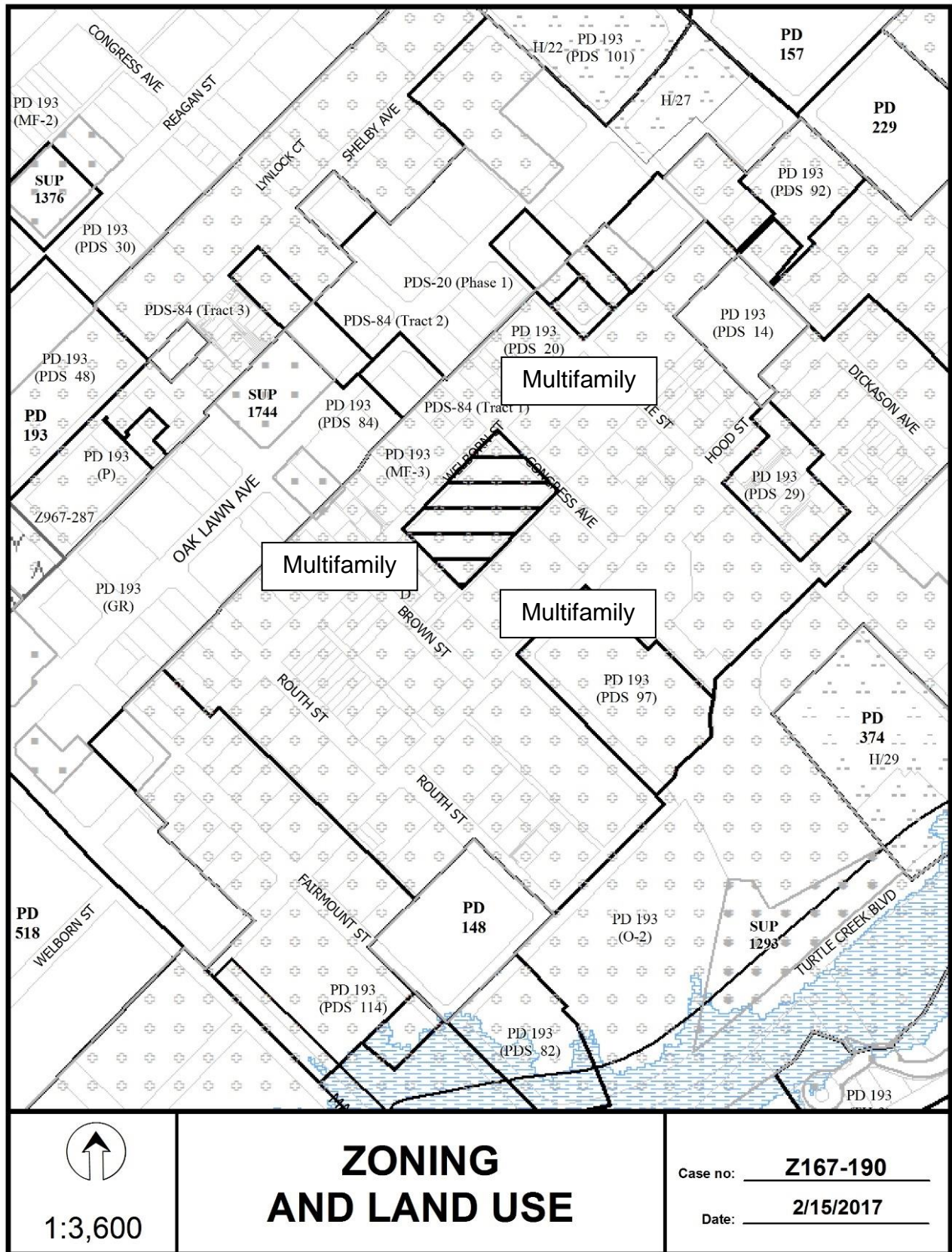


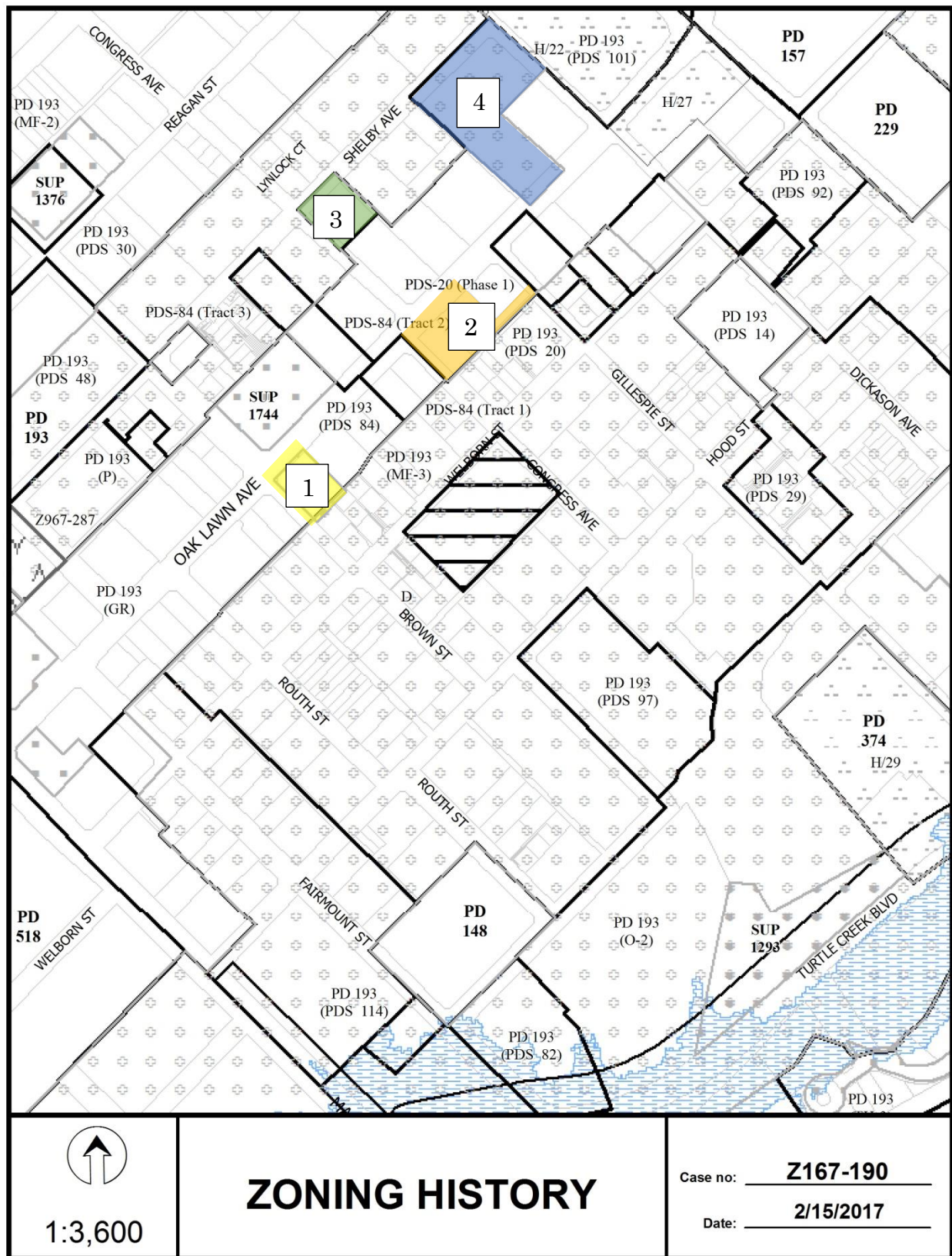
ENLARGED DEVELOPMENT PLAN

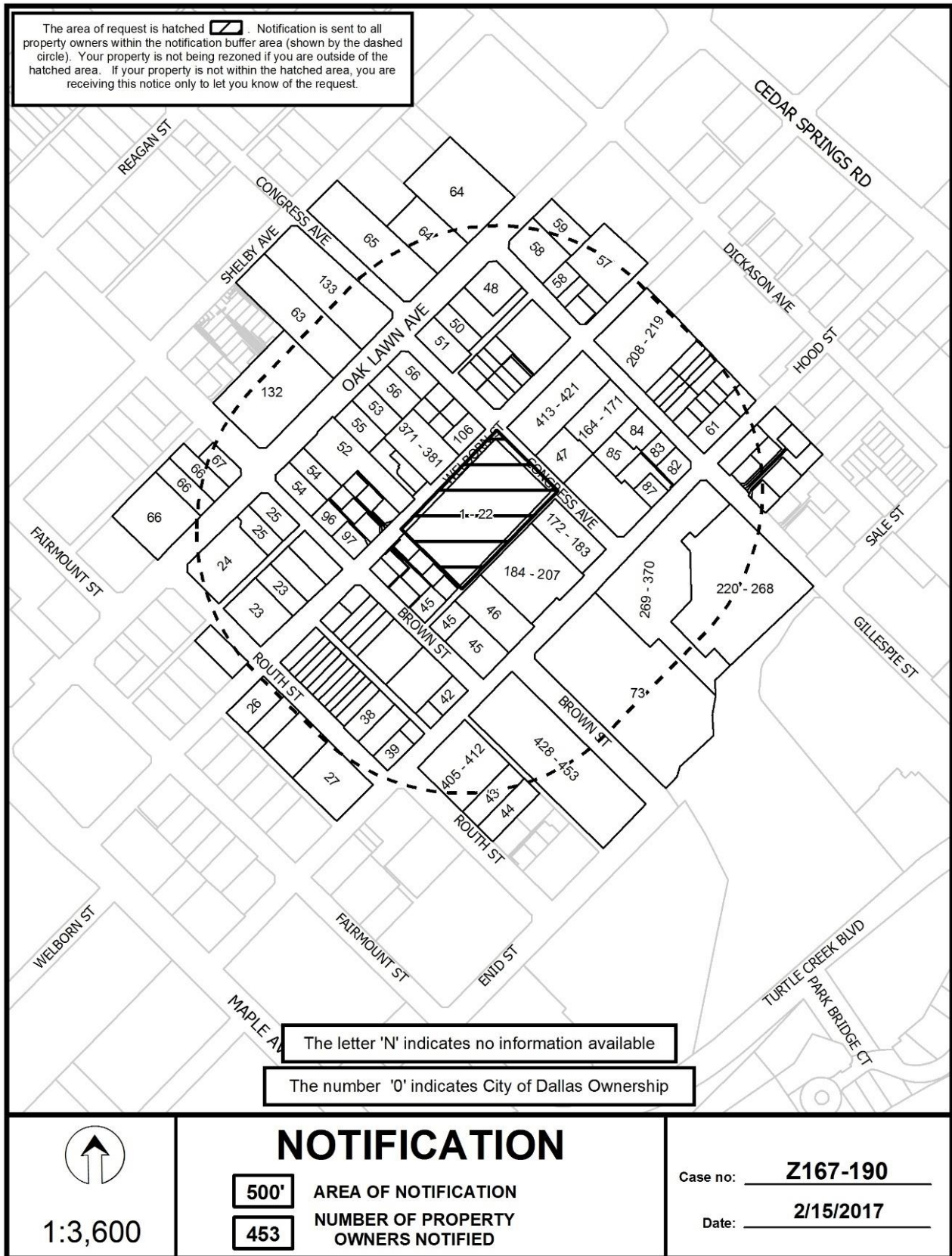












02/15/2017

Notification List of Property Owners***Z167-190******453 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------|
| 1 | 2728 WELBORN ST | LINN DIANE E |
| 2 | 2700 WELBORN ST | SATYU PPTIES LLC |
| 3 | 2728 WELBORN ST | LINN DIANE E |
| 4 | 2700 WELBORN ST | ORMSBY BRETT |
| 5 | 2700 WELBORN ST | BUTLER GERALD W |
| 6 | 2700 WELBORN ST | DUBBELDE TODD |
| 7 | 2700 WELBORN ST | WEISFELD RONALD A |
| 8 | 2700 WELBORN ST | DEAN GHIAS UD & NAZI |
| 9 | 2700 WELBORN ST | SOMES FAMILY TRUST |
| 10 | 2700 WELBORN ST | MC FARLAIN RANDALL R |
| 11 | 2700 WELBORN ST | RYAN SCOTT |
| 12 | 2700 WELBORN ST | ZH PPTY LLC |
| 13 | 2700 WELBORN ST | WELBORN STREET PARTNERS LLC |
| 14 | 2700 WELBORN ST | HAVELKA JUDY |
| 15 | 2700 WELBORN ST | ANDERSON DENISE |
| 16 | 2700 WELBORN ST | VENEGAS ARTURO |
| 17 | 2700 WELBORN ST | LESZINSKI SLAWOMIR |
| 18 | 2700 WELBORN ST | MERTENS KATHLEEN & G |
| 19 | 2728 WELBORN ST | CULLEN MARK C & |
| 20 | 2700 WELBORN ST | ROMERO ESTELA ALEJANDRA |
| 21 | 2700 WELBORN ST | WALKER JOHN POWELL |
| 22 | 2700 WELBORN ST | YSASAGA PATRICIA MARGARET |
| 23 | 2601 WELBORN ST | WINHAVIR LP |
| 24 | 2604 OAK LAWN AVE | BERLIN GAIL M & |
| 25 | 2612 OAK LAWN AVE | OAK LAWN RESTAURANTS LLC |
| 26 | 2512 WELBORN ST | BURDIN KEN |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------------|
| 27 | 3601 ROUTH ST | WEISFELD HERSCHEL A |
| 28 | 3630 ROUTH ST | SALZER KARMA JO |
| 29 | 3628 ROUTH ST | ONDREJ PAUL A |
| 30 | 3626 ROUTH ST | JAYARAM NITIN B |
| 31 | 3624 ROUTH ST | AVERY CHARLENE MARIE |
| 32 | 3622 ROUTH ST | ARNOLD SCOTT |
| 33 | 3620 ROUTH ST | FITZPATRICK MICHAEL C |
| 34 | 3618 ROUTH ST | MCKEON JAMES & |
| 35 | 3616 ROUTH ST | ALMOND CAROL |
| 36 | 3614 ROUTH ST | FAUST DANNY K |
| 37 | 3612 ROUTH ST | ALLEN LADYE KAY |
| 38 | 3610 ROUTH ST | CONDON JOHN K |
| 39 | 3600 ROUTH ST | HOOD & ROUTH PARTNERS LLC |
| 40 | 2607 HOOD ST | SHUBERT LLOYD J JR |
| 41 | 2609 HOOD ST | MCCLAIN CAROLYN |
| 42 | 3601 BROWN ST | SAMARA DAVID E |
| 43 | 3520 ROUTH ST | ROUTH RESIDENTIAL PARTNERS LLC |
| 44 | 3518 ROUTH ST | KOTHARI AJAY |
| 45 | 2701 HOOD ST | TITAN URBAN DEVELOPMENT LLC |
| 46 | 2709 HOOD ST | TITAN URBAN DEVELOPEMENT LLC |
| 47 | 3610 CONGRESS AVE | RUSSELL JOHN R |
| 48 | 2820 OAK LAWN AVE | RANJBARAN JAMSHID & |
| 49 | 2814 OAK LAWN AVE | TEXAS LAND & CAPITAL LTD |
| 50 | 2808 OAK LAWN AVE | 5612 YALE HOLDINGS LP |
| 51 | 2800 OAK LAWN AVE | TEXAS LAND & CAPITAL LTD |
| 52 | 2710 OAK LAWN AVE | GOODSON ACURA OF DALLAS LLC |
| 53 | 2722 OAK LAWN AVE | CANNON YOUNG PPTIES LP |
| 54 | 2706 OAK LAWN AVE | VERITEX COMMUNITY BANK |
| 55 | 2720 OAK LAWN AVE | CANNON YOUNG PPTIES LP |
| 56 | 2732 OAK LAWN AVE | CANNON YOUNG PROPERTIERS LP |
| 57 | 2919 WELBORN ST | ANDES CAPITAL FINANCING LLC |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--|
| 58 | 2904 OAK LAWN AVE | AHNS GROUP INC |
| 59 | 2912 OAK LAWN AVE | SACHDEV PRAVEEN |
| 60 | 2913 HOOD ST | TABATABAIE HOSSEIN G |
| 61 | 3600 GILLESPIE ST | BAKER DALE & |
| 62 | 3530 GILLESPIE ST | FEARON R SCOTT |
| 63 | 2727 OAK LAWN AVE | CANNON YOUNG PPTIES LP |
| 64 | 2825 OAK LAWN AVE | U S POSTAL SERVICE |
| 65 | 3810 CONGRESS AVE | OAK LAWN PLAZA LP |
| 66 | 2615 OAK LAWN AVE | OAK LAWN PARTNERS LP |
| 67 | 2629 OAK LAWN AVE | OAK LAWN RESTAURANTS LLC |
| 68 | 2630 WELBORN ST | BRADFORD JAMES DOUGLAS |
| 69 | 2626 WELBORN ST | HARDMAN MELANIE ELEANOR |
| 70 | 3633 BROWN ST | HARRIS LAWRENCE F |
| 71 | 3629 BROWN ST | WOMACK CHARLES R & |
| 72 | 3625 BROWN ST | MOSS ROBERT KYLE |
| 73 | 2728 HOOD ST | AERC TURTLE CREEK LLC |
| 74 | 2704 WELBORN ST | HURLEY LEAH |
| 75 | 2704 WELBORN ST | YORK CRAIG H & |
| 76 | 2704 WELBORN ST | OZER ALI |
| 77 | 2704 WELBORN ST | GIRI BALA K |
| 78 | 2704 WELBORN ST | CODIANA JOHANNA D |
| 79 | 2704 WELBORN ST | MALDONADO ESTHER |
| 80 | 2704 WELBORN ST | EVANS WALTER P III & LAURIE A |
| 81 | 2704 WELBORN ST | ALEXANDERHALL LLC |
| 82 | 2845 HOOD ST | SMITH INVESTMENT TRUST THE |
| 83 | 2841 HOOD ST | TRAGER MICHAEL & |
| 84 | 2837 HOOD ST | LOKEY PAUL E |
| 85 | 2833 HOOD ST | DOROTHY L MANAGEMENT TR I |
| 86 | 2825 HOOD ST | COOKE HOWARD F TR |
| 87 | 2821 HOOD ST | GANARAJ POSAVANIKE S & RATNA CO TRUSTEES |
| 88 | 3780 CONGRESS AVE | GANDOLFO ANA MARIA M & |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------------------|
| 89 | 2801 WELBORN ST | BROOKSHIER ANDREW S |
| 90 | 2811 WELBORN ST | OTHMAN ANAS R |
| 91 | 2813 WELBORN ST | CLARK KELSEY |
| 92 | 2803 WELBORN ST | MAXWELL ELEANOR POWELL |
| 93 | 2805 WELBORN ST | PESTL MARCUS G |
| 94 | 2807 WELBORN ST | NEWMAN JULIE |
| 95 | 2809 WELBORN ST | MARTIN ROB |
| 96 | 3708 BROWN ST | MOZISEK ARNOLD R JR |
| 97 | 3704 BROWN ST | BLAGG JIM C & |
| 98 | 2701 WELBORN ST | WEINSTEIN TONI ELLEN |
| 99 | 2703 WELBORN ST | MASTER HAROLD DAVID & FRANCINE HELEN |
| 100 | 2705 WELBORN ST | ADAMS ANDREA LAUREN GST TRUST THE |
| 101 | 2707 WELBORN ST | BERRONG JAMES D |
| 102 | 2709 WELBORN ST | BRUNGER PHILIP & |
| 103 | 2711 WELBORN ST | HICKS BILLY H & TERI R |
| 104 | 2723 WELBORN ST | JANSON CHRISTOPHER & MEAGHAN KROENER |
| 105 | 2719 WELBORN ST | MCFARLAIN RANDALL BRANT & |
| 106 | 2729 WELBORN ST | BOUSTRIDGE MICHAEL |
| 107 | 3707 CONGRESS AVE | BEACH BRIAN A & JEAN A |
| 108 | 3711 CONGRESS AVE | GREEN DAVID A |
| 109 | 3715 CONGRESS AVE | MORELAND NANCY |
| 110 | 3703 CONGRESS AVE | FONTENOT JOEL K |
| 111 | 3716 GILLESPIE ST | GINSBERG LAURIE BECKER & MAJOR |
| 112 | 3722 GILLESPIE ST | MEYRAT RICHARD |
| 113 | 3610 GILLESPIE ST | JONES SHANNA C & RYAN T |
| 114 | 3610 GILLESPIE ST | REMICK KARL V |
| 115 | 3610 GILLESPIE ST | ROSE BRYAN F & |
| 116 | 3610 GILLESPIE ST | HEILMAN RONALD H & |
| 117 | 3610 GILLESPIE ST | BLANDFORD WILLIAMS & DIANE |
| 118 | 3610 GILLESPIE ST | MARTIN CHRISTINA B & |
| 119 | 3610 GILLESPIE ST | RIDER JOSHUA S & REBECCA C |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|------------------------------------|
| 120 | 3610 GILLESPIE ST | DORSANEO RESOURCES LP |
| 121 | 3610 GILLESPIE ST | BURKLE FRANCISCO JAVIER |
| 122 | 3610 GILLESPIE ST | JOHNSON WILLIAM HUDSON & |
| 123 | 3610 GILLESPIE ST | STEWART JOHN R & INESSA B |
| 124 | 3610 GILLESPIE ST | HAN EUGENE |
| 125 | 3528 GILLESPIE ST | MEYER JOHN A JR & VICTORIA L |
| 126 | 3526 GILLESPIE ST | ROBERTSON JEFFREY W & KELLEY W |
| 127 | 2908 HOOD ST | WYBAR MICHAEL J & |
| 128 | 3524 GILLESPIE ST | HAMM WILLIAM FEDERICK & MADELINE C |
| 129 | 3522 GILLESPIE ST | STEIGERWALD ROBERT & PAMELA |
| 130 | 3520 GILLESPIE ST | BOHANNON ROBERT H & JANET L |
| 131 | 3518 GILLESPIE ST | BRINDELL CHARLES ROBERT JR |
| 132 | 2703 OAK LAWN AVE | AMERICAN NATIONAL BANK OF TEXAS |
| 133 | 2733 OAK LAWN AVE | OAK LAWN OUTDOOR LLC |
| 134 | 3606 ROUTH ST | CARTER G JACK III |
| 135 | 3606 ROUTH ST | LEE MEGAN FRANCES |
| 136 | 3606 ROUTH ST | HARGROVE ADAM |
| 137 | 3606 ROUTH ST | FLOOD JOAN M |
| 138 | 3606 ROUTH ST | SHERENIAN EVA M |
| 139 | 3606 ROUTH ST | GOOLSBY WILLIAM GREGORY |
| 140 | 3703 BROWN ST | MIRACLE ERIC |
| 141 | 3705 BROWN ST | ALCOCER FERNANDO G |
| 142 | 3707 BROWN ST | NORRELL RONALD STEVE |
| 143 | 3709 BROWN ST | ALCOCER FERNANDO |
| 144 | 3605 BROWN ST | KNIGHT QUIN |
| 145 | 3605 BROWN ST | PNM HOLDINGS LLC |
| 146 | 3605 BROWN ST | FIGUEROA ABBY M |
| 147 | 3605 BROWN ST | WESTBROOK DONALD E |
| 148 | 3605 BROWN ST | THOMPSON WILLIAM CRAIG |
| 149 | 3605 BROWN ST | MURALIRAJ VIJAY |
| 150 | 3605 BROWN ST | ELMERS JENNIFER L |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------|
| 151 | 3605 BROWN ST | RIVET LAUREN |
| 152 | 3605 BROWN ST | HILDRETH GREGORY K |
| 153 | 3605 BROWN ST | MONTGOMERY THOMAS E |
| 154 | 3615 BROWN ST | DEPALMA MICHAEL |
| 155 | 3615 BROWN ST | ALANIZ CESAR JR |
| 156 | 3615 BROWN ST | LI XIAOXIAO |
| 157 | 3615 BROWN ST | DELEON FERNANDO |
| 158 | 3615 BROWN ST | MILLS MELANIE |
| 159 | 3617 BROWN ST | PETERS KIM L |
| 160 | 3617 BROWN ST | DELEON CLAUDIA PATRICIA |
| 161 | 3617 BROWN ST | BURMASTER AIMEE |
| 162 | 3617 BROWN ST | VANCE CHARLES |
| 163 | 3617 BROWN ST | TANG PATRICK |
| 164 | 3615 GILLESPIE ST | WOOD WILLIAM |
| 165 | 3615 GILLESPIE ST | KAFKA TERRY |
| 166 | 3615 GILLESPIE ST | DAVIS GREGORY T |
| 167 | 3615 GILLESPIE ST | MARTINEZ JOSE A |
| 168 | 3615 GILLESPIE ST | MARGO WILLIAM W |
| 169 | 3615 GILLESPIE ST | BOHDAN ERIK |
| 170 | 3615 GILLESPIE ST | MITCHELL KELLY D |
| 171 | 3615 GILLESPIE ST | KOELSCH CHRISTOPHER S |
| 172 | 2727 HOOD ST | KEITH ALLEN MARTIN |
| 173 | 2727 HOOD ST | HOWE MARTHA |
| 174 | 2727 HOOD ST | TET TRUST THE |
| 175 | 2727 HOOD ST | SACHDEV FRAVEEN |
| 176 | 2727 HOOD ST | KIEDAISCH SCOTT D |
| 177 | 2727 HOOD ST | BURNETT KIRBY |
| 178 | 2727 HOOD ST | VANCE CHARLES |
| 179 | 2727 HOOD ST | WELLS CORY |
| 180 | 2727 HOOD ST | GARRETT GARY L |
| 181 | 2727 HOOD ST | BENNETT MARK L |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------------------|
| 182 | 2727 HOOD ST | CABALLERO ELIZABETH |
| 183 | 2727 HOOD ST | EVANGELISTA MARJORIE S |
| 184 | 2711 HOOD ST | PANKEY SCOT A |
| 185 | 2711 HOOD ST | WILSON RALPH H JR |
| 186 | 2711 HOOD ST | SAMPANG BRADNELL |
| 187 | 2711 HOOD ST | LORMAND LEE E |
| 188 | 2711 HOOD ST | NANCE MICHAEL W |
| 189 | 2711 HOOD ST | MURRELL PHILLIP A |
| 190 | 2711 HOOD ST | WINNUBST ALEXANDRIA & |
| 191 | 2711 HOOD ST | WHITCHER LARRY |
| 192 | 2711 HOOD ST | HUDSON BERNADETTE FLORES |
| 193 | 2711 HOOD ST | VANDERSLICE GEORGE RICHARD |
| 194 | 2725 HOOD ST | POWELL JIMMY J JR |
| 195 | 2725 HOOD ST | RICHARDSON JOSEPH L & |
| 196 | 2725 HOOD ST | HOGAN WESLEE A |
| 197 | 2725 HOOD ST | DYCK CARON VAN & CRAIG |
| 198 | 2725 HOOD ST | GOLDSMITH JAMI L |
| 199 | 2725 HOOD ST | WEGER WILLIAM BARCLAY & |
| 200 | 2725 HOOD ST | CRUZ DE LOPEZ ANTONINA |
| 201 | 2725 HOOD ST | MARTIN LORI ANN |
| 202 | 2725 HOOD ST | ZIMMERMAN ZACHARIAS |
| 203 | 2725 HOOD ST | WILLIAMS JASON M |
| 204 | 2725 HOOD ST | TURBEVILLE KAREN F |
| 205 | 2725 HOOD ST | HARTER JOHN CLAY & PATRICIA M YSASAGA |
| 206 | 2725 HOOD ST | OSWALT MORRIS |
| 207 | 2725 HOOD ST | BOHDAN ERIK M |
| 208 | 3618 GILLESPIE ST | MCRAE WILLIAM H |
| 209 | 3618 GILLESPIE ST | LANDRUM MARY E |
| 210 | 3618 GILLESPIE ST | MENDELOW MICHAEL & |
| 211 | 3618 GILLESPIE ST | FINGER ANDREW & JUDITH |
| 212 | 3618 GILLESPIE ST | DREES VIKTORIJA & SCOTT |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------------|
| 213 | 3618 GILLESPIE ST | SIEGAL MICHAEL |
| 214 | 3618 GILLESPIE ST | LANE G DAVID & CYNTHIA |
| 215 | 3618 GILLESPIE ST | BURKE GENIE |
| 216 | 3618 GILLESPIE ST | BAHRAMI SHOHREH |
| 217 | 3618 GILLESPIE ST | BUTLER CHAD MARTIN |
| 218 | 3618 GILLESPIE ST | SBEITY ALI |
| 219 | 3618 GILLESPIE ST | WHITTIER ANTONIE |
| 220 | 3535 GILLESPIE ST | KREISEL KAY |
| 221 | 3535 GILLESPIE ST | RHODES COLLIN D |
| 222 | 3535 GILLESPIE ST | HEDRICK JAMES THOMAS & GEORGIA A |
| 223 | 3535 GILLESPIE ST | MURPHY SUSAN W |
| 224 | 3535 GILLESPIE ST | AUGUR MARILYN |
| 225 | 3535 GILLESPIE ST | HAYNES MICHAEL R & |
| 226 | 3535 GILLESPIE ST | PRIDHAM WILLIAM C & |
| 227 | 3535 GILLESPIE ST | MONTANA ROBERT C II & |
| 228 | 3535 GILLESPIE ST | BONNE CHASSE LLC |
| 229 | 3535 GILLESPIE ST | WIDNER ROBERT S LIVING TRUST |
| 230 | 3535 GILLESPIE ST | YABLON ASHLEY & DONNA |
| 231 | 3535 GILLESPIE ST | GREEN G GARDINER JR & |
| 232 | 3535 GILLESPIE ST | 2004 COWLEY RANK LIVING TR |
| 233 | 3535 GILLESPIE ST | FASKEN PAULA PIERSON REV TRUST |
| 234 | 3535 GILLESPIE ST | FARRAR WILLIAM D |
| 235 | 3535 GILLESPIE ST | OLD AMERICAN CAPITAL CORP |
| 236 | 3535 GILLESPIE ST | YOUNG JOHN WILLIAM & |
| 237 | 3535 GILLESPIE ST | JFA TRUST THE |
| 238 | 3535 GILLESPIE ST | ANTIOCO JOHN F |
| 239 | 3535 GILLESPIE ST | ALVAREZ SERGIO R |
| 240 | 3535 GILLESPIE ST | ALTERMANN MARK A |
| 241 | 3535 GILLESPIE ST | FARRAR WILLIAM D & AMANDA J |
| 242 | 3535 GILLESPIE ST | NAVIAS LOUIS & ARLENE |
| 243 | 3535 GILLESPIE ST | NAVIAS LOUIS & ARLENE |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------------------|
| 244 | 3535 GILLESPIE ST | ROBY FRANK M & LINDA S |
| 245 | 3535 GILLESPIE ST | ELECTRO ENTERPRISES INC |
| 246 | 3535 GILLESPIE ST | DUBIN ANA P |
| 247 | 3535 GILLESPIE ST | SAVARIEGO VELINDA |
| 248 | 3535 GILLESPIE ST | MCWILLIAMS GEORGE L & LIFE ESTATE |
| 249 | 3535 GILLESPIE ST | PUTMAN MARY DELL |
| 250 | 3535 GILLESPIE ST | MERROLE STEINWAY REVOCABLE TRUST |
| 251 | 3535 GILLESPIE ST | LAPHAM PHYLLIS |
| 252 | 3535 GILLESPIE ST | PAYNE JONATHAN III & MARGARET |
| 253 | 3535 GILLESPIE ST | SANDERS GEORGE |
| 254 | 3535 GILLESPIE ST | DO TUAN ANH & |
| 255 | 3535 GILLESPIE ST | HERLIHY LYNN |
| 256 | 3535 GILLESPIE ST | BRADLEY KATRINA D |
| 257 | 3535 GILLESPIE ST | HENDERSON DAWN |
| 258 | 3535 GILLESPIE ST | CROZIER LESLIE ANN |
| 259 | 3535 GILLESPIE ST | COULTER JAMIE B |
| 260 | 3535 GILLESPIE ST | FERNANDES GARY J & SANDRA |
| 261 | 3535 GILLESPIE ST | BOWMAN BRUCE W & BEVERLY |
| 262 | 3535 GILLESPIE ST | MICKEY DAWN |
| 263 | 3535 GILLESPIE ST | LARSON WILLIAM D |
| 264 | 3535 GILLESPIE ST | MCCLURE SHARA B & CRAIG A |
| 265 | 3535 GILLESPIE ST | KIVOWITZ STACEY & DON RESIDENCE TRUST |
| 266 | 3535 GILLESPIE ST | PETRYLIENE RENATA |
| 267 | 3535 GILLESPIE ST | CARLILE HOLDINGS INC |
| 268 | 3535 GILLESPIE ST | EC ENGERGY PARTNERS LP |
| 269 | 2828 HOOD ST | PLAZA APARTMENTS PHASE II |
| 270 | 2828 HOOD ST | PLAZA TURTLE CREEK IV |
| 271 | 2828 HOOD ST | DEVLIN MICHAEL & |
| 272 | 2828 HOOD ST | WURST MICHAEL FRANCIS & |
| 273 | 2828 HOOD ST | WHITE NANCY S |
| 274 | 2828 HOOD ST | YAMINI SARA M |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--|
| 275 | 2828 HOOD ST | JOHNSON MILTON VANCE & LINDA A LIFE EST |
| 276 | 2828 HOOD ST | RISINGER DENNIS R & MELBA |
| 277 | 2828 HOOD ST | LEACH JOSEPH JR |
| 278 | 2828 HOOD ST | SONNENSCHNEID INVESTMENTS LTD |
| 279 | 2828 HOOD ST | CANNING MICHAEL & MINA G |
| 280 | 2828 HOOD ST | MASSINGILL LYNN |
| 281 | 2828 HOOD ST | HARVEY R CHRIS & |
| 282 | 2828 HOOD ST | BAKER CHARLES DON |
| 283 | 2828 HOOD ST | SCHWENK RON R & |
| 284 | 2828 HOOD ST | PINK ELISABETH R |
| 285 | 2828 HOOD ST | BASILBAY PARTICIPATION |
| 286 | 2828 HOOD ST | MEXICAN & GOURMET INTL |
| 287 | 2828 HOOD ST | DEININGER JOHN H & MARY ELIZABETH DEININGER |
| 288 | 2828 HOOD ST | WASKOM ENTERPRISES LLC |
| 289 | 2828 HOOD ST | PE GLORIA ST |
| 290 | 2828 HOOD ST | CONWAY JAMES F & TARA M |
| 291 | 2828 HOOD ST | KERRANE EDWARD B & |
| 292 | 2828 HOOD ST | GARZA ARACELI |
| 293 | 2828 HOOD ST | HAIRGROVE GERRY MEANS |
| 294 | 2828 HOOD ST | ADAMO KENNETH R |
| 295 | 2828 HOOD ST | SAFIR ANN GENE |
| 296 | 2828 HOOD ST | BOBBY MURCER 2003 TRUST B THE |
| 297 | 2828 HOOD ST | DW OPERATING LLC |
| 298 | 2828 HOOD ST | HURST PAT R |
| 299 | 2828 HOOD ST | STONER MARY & |
| 300 | 2828 HOOD ST | TELLO RHONDA |
| 301 | 2828 HOOD ST | COX BARTON R & JACQUELINE R |
| 302 | 2828 HOOD ST | MINITAS COMPANY S A |
| 303 | 2828 HOOD ST | GINERIS MARC A & JEAN M |
| 304 | 2828 HOOD ST | MEINHARDT MICHAEL E |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------------------|
| 305 | 2828 HOOD ST | WARD DAVID PAUL & JOYCE KAY |
| 306 | 2828 HOOD ST | PORTER JARVIS H & PAMELA |
| 307 | 2828 HOOD ST | AUFFENBERG DANIEL P REVOCABLE TRUST |
| 308 | 2828 HOOD ST | SILCOCK JAMES |
| 309 | 2828 HOOD ST | OSUAGWU CHUKWUMA J |
| 310 | 2828 HOOD ST | BRADFORD INVESTMENTS LLC |
| 311 | 2828 HOOD ST | ATKISS ANTHONY & PENELOPE |
| 312 | 2828 HOOD ST | MOBLEY DONNA K TRUST |
| 313 | 2828 HOOD ST | HOPKINS RANDOLPH JOHN |
| 314 | 2828 HOOD ST | LOPEZ LEONARD MR |
| 315 | 2828 HOOD ST | BAUGH MARK T LIVING TRUST THE |
| 316 | 2828 HOOD ST | DAVIS CARY & CATHERINE |
| 317 | 2828 HOOD ST | SAHLIYEH HANNA F |
| 318 | 2828 HOOD ST | SELL STEPHEN G |
| 319 | 2828 HOOD ST | SILVERMAN MICHAEL RICHARD & MARY M |
| 320 | 2828 HOOD ST | HAYNES NORINE C |
| 321 | 2828 HOOD ST | LAM THUY & |
| 322 | 2828 HOOD ST | YATES DENISE |
| 323 | 2828 HOOD ST | GOURLEY JOHN D |
| 324 | 2828 HOOD ST | MOORER REVOCABLE TRUST |
| 325 | 2828 HOOD ST | KETTMAN JOHN R & DIANA M |
| 326 | 2828 HOOD ST | MCGARRY MICHAEL J |
| 327 | 2828 HOOD ST | MOORE CRAIG & |
| 328 | 2828 HOOD ST | GARRETT DONNA N |
| 329 | 2828 HOOD ST | REVERCHON PARTNERS II LTD |
| 330 | 2828 HOOD ST | ELLIOTT MARISA |
| 331 | 2828 HOOD ST | JACOBSON G & M FAMILY TR |
| 332 | 2828 HOOD ST | DW OPERATING LLC |
| 333 | 2828 HOOD ST | ZELAZNY CHARLES L |
| 334 | 2828 HOOD ST | DIBBLE KIMBERLY & |
| 335 | 2828 HOOD ST | WISMER ANN |
| 336 | 2828 HOOD ST | CHOOIJIAN ANDREW M & |

02/15/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---------------------------------------|
| 337 | 2828 HOOD ST | JACOBSON G & M FAMILY TR |
| 338 | 2828 HOOD ST | REICHSTADT EMIL & SHIRLEY |
| 339 | 2828 HOOD ST | ST PE ROZALYN |
| 340 | 2828 HOOD ST | FORD JOE T & |
| 341 | 2828 HOOD ST | FAULKNER STEPHEN W & |
| 342 | 2828 HOOD ST | GILLEAN JOHN A III & MYRA M |
| 343 | 2828 HOOD ST | RVO TEXAS HOLDINGS LLC |
| 344 | 2828 HOOD ST | BACKA LOUISE PAPARELLA |
| 345 | 2828 HOOD ST | WOLIN BARTON AND JUDITH |
| 346 | 2828 HOOD ST | SIEMER MARY RITA |
| 347 | 2828 HOOD ST | BARTON THOMAS P & ANNIE A |
| 348 | 2828 HOOD ST | LEACH JAMES E ESTATE OF |
| 349 | 2828 HOOD ST | HIGHFIELD EQUITIES INC |
| 350 | 2828 HOOD ST | MINITAS CO SA |
| 351 | 2828 HOOD ST | HOWARD CASSIE |
| 352 | 2828 HOOD ST | STREETER THOMAS C |
| 353 | 2828 HOOD ST | MARSHALL DAVE B & MERRILL JEAN |
| 354 | 2828 HOOD ST | WHITE ROBERT WAYNE & ANNELLE BURTON |
| 355 | 2828 HOOD ST | MCBRIDE NANCY YATES |
| 356 | 2828 HOOD ST | BEAUCHAMP ALAN & JACKIE |
| 357 | 2828 HOOD ST | ROBINSON DAVID B & REBECCA M |
| 358 | 2828 HOOD ST | HUDDLESTON CAROL LYNN |
| 359 | 2828 HOOD ST | SPENCER WILLIAM B & SHERRY D |
| 360 | 2828 HOOD ST | HARI CHINTA |
| 361 | 2828 HOOD ST | KAUFMAN CHESTER & DELPHINE 1992 TRUST |
| 362 | 2828 HOOD ST | HULSEY ROBERT A & SHARON D |
| 363 | 2828 HOOD ST | HALL CRAIG & KATHRYN HALL |
| 364 | 2828 HOOD ST | DALE RICHARD P JR |
| 365 | 2828 HOOD ST | HOLLINGSHEAD TERRY R |
| 366 | 2828 HOOD ST | DHARMAGUNARANTNE TISSA C |
| 367 | 2828 HOOD ST | MINITAS COMPANY S A |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---|
| 368 | 2828 HOOD ST | ESPINOSA ALCIRA HERNANDEZ DE |
| 369 | 2828 HOOD ST | MINITAS COMPANY SA |
| 370 | 2828 HOOD ST | LARUE JOHN |
| 371 | 2727 WELBORN ST | HUMPHRIES JOHN F JR |
| 372 | 2727 WELBORN ST | VDT HOLDINGS LLC |
| 373 | 2727 WELBORN ST | WELBORN STREET PARTNERS |
| 374 | 2727 WELBORN ST | TRUONG DUY D |
| 375 | 2727 WELBORN ST | WALGAMA RUWANI M |
| 376 | 2727 WELBORN ST | MEQUET DAVID |
| 377 | 2727 WELBORN ST | GILBERT JR RICHARD A |
| 378 | 2727 WELBORN ST | NORRELL STEVE |
| 379 | 2727 WELBORN ST | NORRELL STEVE |
| 380 | 2727 WELBORN ST | TRUONG DUY D & |
| 381 | 2727 WELBORN ST | NORRELL STEVE |
| 382 | 3623 ROUTH UNIT A ST | WEST MARK V ESTATE OF |
| 383 | 3623 ROUTH UNIT B ST | SALON ESTATE LLC |
| 384 | 3623 ROUTH UNIT C ST | BRUNSDALE TANNER J & WESLEY ALLEN TAFOYA |
| 385 | 3623 ROUTH UNIT D ST | ZAMBRANO GERARDO |
| 386 | 3623 ROUTH ST | THIRTY SIX TWENTY THREE |
| 387 | 3701 ROUTH ST | HADDAD KEVIN J |
| 388 | 3703 ROUTH ST | BERTHIAUME SCOTT & TONIA |
| 389 | 3705 ROUTH ST | COSTLOW JERRY L |
| 390 | 3707 ROUTH ST | OBRIEN STEPHEN T |
| 391 | 3709 ROUTH ST | MCWHORTER KATHERINE L |
| 392 | 3711 ROUTH ST | MCCORMICK DAVID M & |
| 393 | 3617 ROUTH ST | ELFENBEIN JESSICA |
| 394 | 3617 ROUTH ST | LONG COTY |
| 395 | 3617 ROUTH ST | GATES ANDREA A |
| 396 | 3617 ROUTH ST | KINKAID NICOLE |
| 397 | 3617 ROUTH ST | BORTNICK BERNARD & RACHEL |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|---|
| 398 | 3617 ROUTH ST | QUICKSALL BETTY A |
| 399 | 3617 ROUTH ST | MCQUAY MICHAEL |
| 400 | 3617 ROUTH ST | PRATHER HEIDI BELLE |
| 401 | 3617 ROUTH ST | ELFENBEIN JESSICA & ETAL |
| 402 | 3617 ROUTH ST | OCONNOR MONICA L |
| 403 | 3617 ROUTH ST | WRZESNIEWSKI PIOTR & |
| 404 | 3617 ROUTH ST | CAMPISI AMBER |
| 405 | 2614 HOOD ST | AHMED RUBANA & MUSTAQUE |
| 406 | 2612 HOOD ST | SADACCA STEPHEN |
| 407 | 2610 HOOD ST | CALHOUN REBEL |
| 408 | 3534 ROUTH ST | AINSWORTH GEORGE M |
| 409 | 3532 ROUTH ST | MOORE JAMES K |
| 410 | 3530 ROUTH ST | KRAMER PAMELA A |
| 411 | 3528 ROUTH ST | MOORE JAMES K |
| 412 | 3526 ROUTH ST | REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY & |
| 413 | 2802 WELBORN ST | SHUGHRUE CYNTHIA L |
| 414 | 2804 WELBORN ST | BOUNDS JAMES T III |
| 415 | 2806 WELBORN ST | FUNK JUDITH EHMAN |
| 416 | 2808 WELBORN ST | BORLENGHI ELLEN S |
| 417 | 2810 WELBORN ST | SCOTT LLOYD & ALVIN C TISDALE |
| 418 | 2812 WELBORN ST | JEWELL ROBERT TODD |
| 419 | 2814 WELBORN ST | BOLIN DENNIS L |
| 420 | 2816 WELBORN ST | SEWELL REVOCABLE TRUST THE |
| 421 | 2818 WELBORN ST | GUZZETTI WILLIAM L |
| 422 | 2615 WELBORN ST | VU KIM |
| 423 | 2615 WELBORN ST | OMEARA RAYMOND J |
| 424 | 2615 WELBORN ST | PORCELLI JOSEPH |
| 425 | 2615 WELBORN ST | RAMMING JULIANNE |
| 426 | 2815 WELBORN ST | WAIATARUA INC |
| 427 | 2815 WELBORN ST | WAIATARUA INC |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-----------------------------|
| 428 | 3515 BROWN ST | NOSS MICHAEL R |
| 429 | 3515 BROWN ST | CORTS VICTORIA BENNISON |
| 430 | 3515 BROWN ST | SULLIVAN MARC ADAM & |
| 431 | 3515 BROWN ST | SHUMAKE VICKI B |
| 432 | 3515 BROWN ST | ZAMBRANO GERARDO |
| 433 | 3515 BROWN ST | HAILEY PEGGY |
| 434 | 3515 BROWN ST | KELSO ALIC & CHRISTINA |
| 435 | 3515 BROWN ST | BLACKSTONE WARREN L |
| 436 | 3515 BROWN ST | NYLUND JON |
| 437 | 3515 BROWN ST | JONES DEREK & |
| 438 | 3515 BROWN ST | BOWERS MICHAEL R |
| 439 | 3515 BROWN ST | MCGUIRE LISA E |
| 440 | 3515 BROWN ST | KREITZINGER MICHAEL & MARLO |
| 441 | 3515 BROWN ST | BASS CADE PARKER |
| 442 | 3515 BROWN ST | ALLISON FILIO BIANCA |
| 443 | 3515 BROWN ST | ALLEN A KATHLEEN |
| 444 | 3515 BROWN ST | GLOVER MARK N & CONNIE M |
| 445 | 3515 BROWN ST | HIGDON CHARLES A |
| 446 | 3515 BROWN ST | WAYLOCK GREGORY |
| 447 | 3515 BROWN ST | RINKERMAN MARK |
| 448 | 3515 BROWN ST | GYLFASON HALLDOR I |
| 449 | 3515 BROWN ST | WASHINGTON HOLDINGS LLC |
| 450 | 3515 BROWN ST | MCNULTY JOSHUA |
| 451 | 3515 BROWN ST | MUSIC JOSH & JODI STOKOL |
| 452 | 3515 BROWN ST | SNAPP CHARLES W |
| 453 | 3515 BROWN ST | LOEHR NANCY R & ALLEN C |

FILE NUMBER: Z167-239(WE)

DATE FILED: March 6, 2017

LOCATION: Northwest corner of Commerce Street and Manila Road

COUNCIL DISTRICT: 6

MAPSCO: 43-Q

SIZE OF REQUEST: Approx. 1.715 acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems

APPLICANT/OWNER: Samuel Ramos

REQUEST: An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to continue the operation of a concrete batch plant on the property.

STAFF RECOMMENDATION: Approval for a three-year period, subject to staff's recommended conditions.

PREVIOUS ACTION: On June 22, 2017, the City Plan Commission reconsidered a previous action that was taken on June 8, 2017, to deny the application without prejudice.

BACKGROUND INFORMATION:

- The applicant's request for a renewal of SUP No. 1624 will permit the continued operation of the concrete batch plant. There are no changes to the conditions except for the time period proposed by the applicant. The applicant is in compliance with the site plan.
- On May 24, 2006, Specific Use Permit No. 1624 was approved for a five-year period with eligibility for one additional five-year period. The City Council approved two additional renewals of SUP No. 1624 between May 2006 and June 2011. On June 11, 2014, the City Council approved a renewal of SUP No. 1624 for a three year period. SUP No. 1624 expires on June 11, 2017.
- In June 2014, staff's recommendation for a three year period was to allow for the opportunity to re-evaluate the continued compatibility of the land use with the surrounding area and compliance with the SUP conditions.
- Staff continues to recommend a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions
- The City's Office of Environmental Quality has not found any violations at the request site.
- The site/landscape plan depicts one proposed structure, a 10-foot by 10-foot batch room, material storage bins, two silos, a water pit, and parking spaces. The site abuts an existing rail corridor; however, the applicant does not anticipate utilizing it.

Zoning History: There have been two recent zoning requests in the area within the past five years.

1. Z112-267 On June 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District. [request site]
2. Z145-115 On June 10, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| W. Commerce Street | Local | 80 ft. |
| Manilla Street | Local | 70 ft. |

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

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 1.2 Promote desired development.

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

The existing concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwarddallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within an industrial area and is contiguous to several undeveloped tracts of land and industrial/warehouse uses that are in an IR zoning District.

Land Use Compatibility: The site is developed with a concrete batch plant that contains an outside manufacturing area and material storage, a batch room and a water pit. The applicant's request for a renewal of SUP No. 1624 will allow for the batch plant to continue operating on site. The SUP conditions require that all maneuvering area for trucks be paved as a dust control measure.

The area is generally developed with a mix of industrial uses with the majority of the heavy industrial uses developed on property north of the site and south of Singleton Boulevard. The balance of the area is developed with inside industrial uses, inclusive of warehouse/distribution uses. In June 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the adjacent property.

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 equipment and materials are placed in the site's interior to avoid any safety issues that are associated with the operation of the facility. The SUP conditions provide measures to mitigation any adverse effects of the request site. Staff recommends a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions.

Development Standards:

| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|---------------------------|----------|-----------|----------------|--------|-----------------|-----------------------------------|---|
| | Front | Side/Rear | | | | | |
| Existing | | | | | | | |
| IR Industrial Research | 15' | 0'/30' | NA | 200' | 80% | Proximity Slope Does not apply | Research & development, light industrial, office |

Parking: The Dallas Development Code requires off-street parking to be provided for a temporary concrete or asphalt batching plant use at two spaces. While the existing development requires two spaces, 12 spaces are provided as shown on the attached site plan.

Landscaping: Landscaping must be provided in accordance with the site plan/landscape plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use for a concrete batch plant.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

Staff's Recommendation

- | |
|---|
| 3. <u>TIME LIMIT:</u> This specific use permit automatically terminates on [June 11, 2017] (three-years from the passage of this ordinance). |
|---|

Applicant's Proposal

- | |
|--|
| 3. <u>TIME LIMIT:</u> This specific use permit expires on [June 11 2017], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.) |
|--|

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.

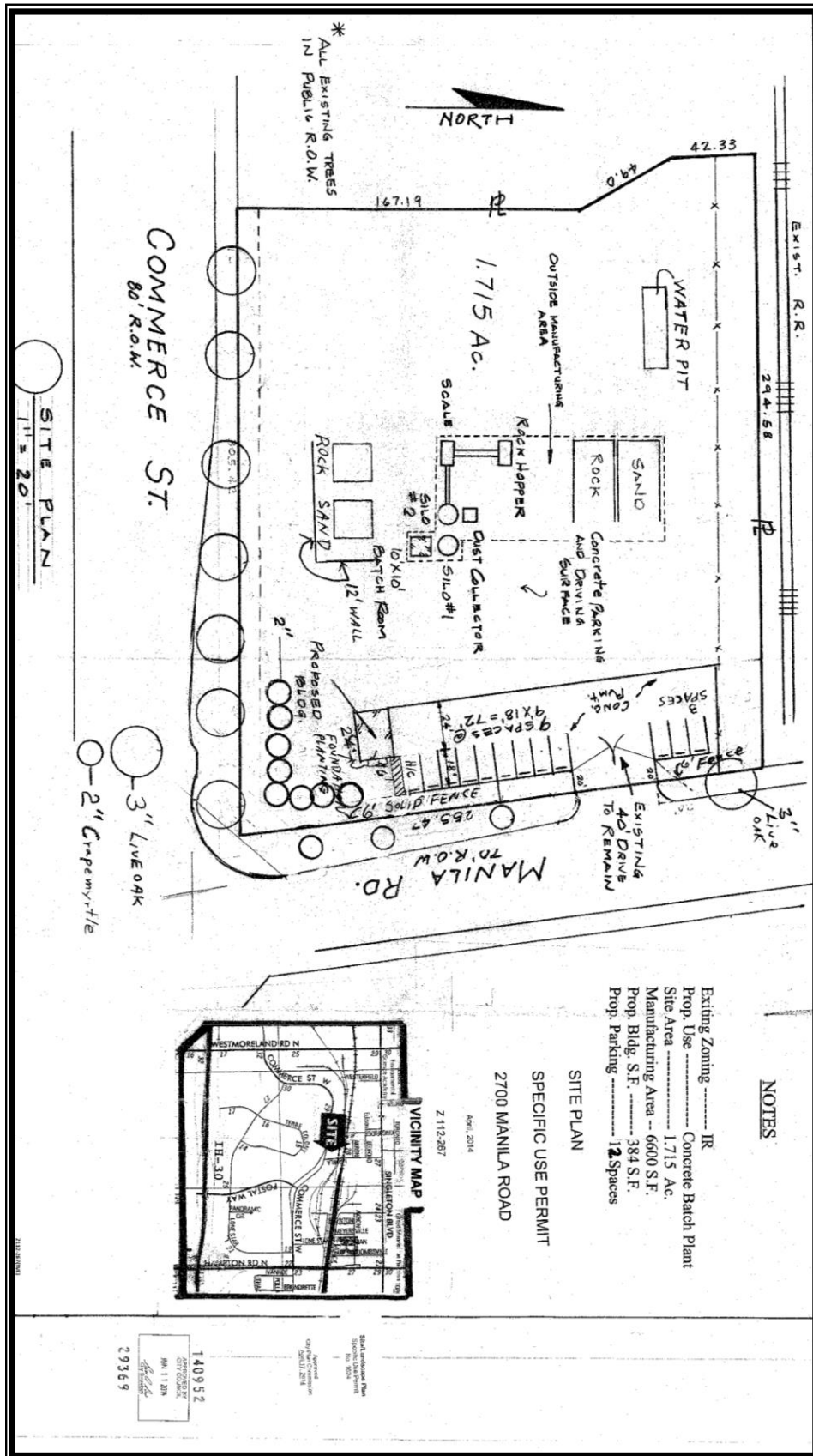
5. GROUND AND DUST CONTROL:

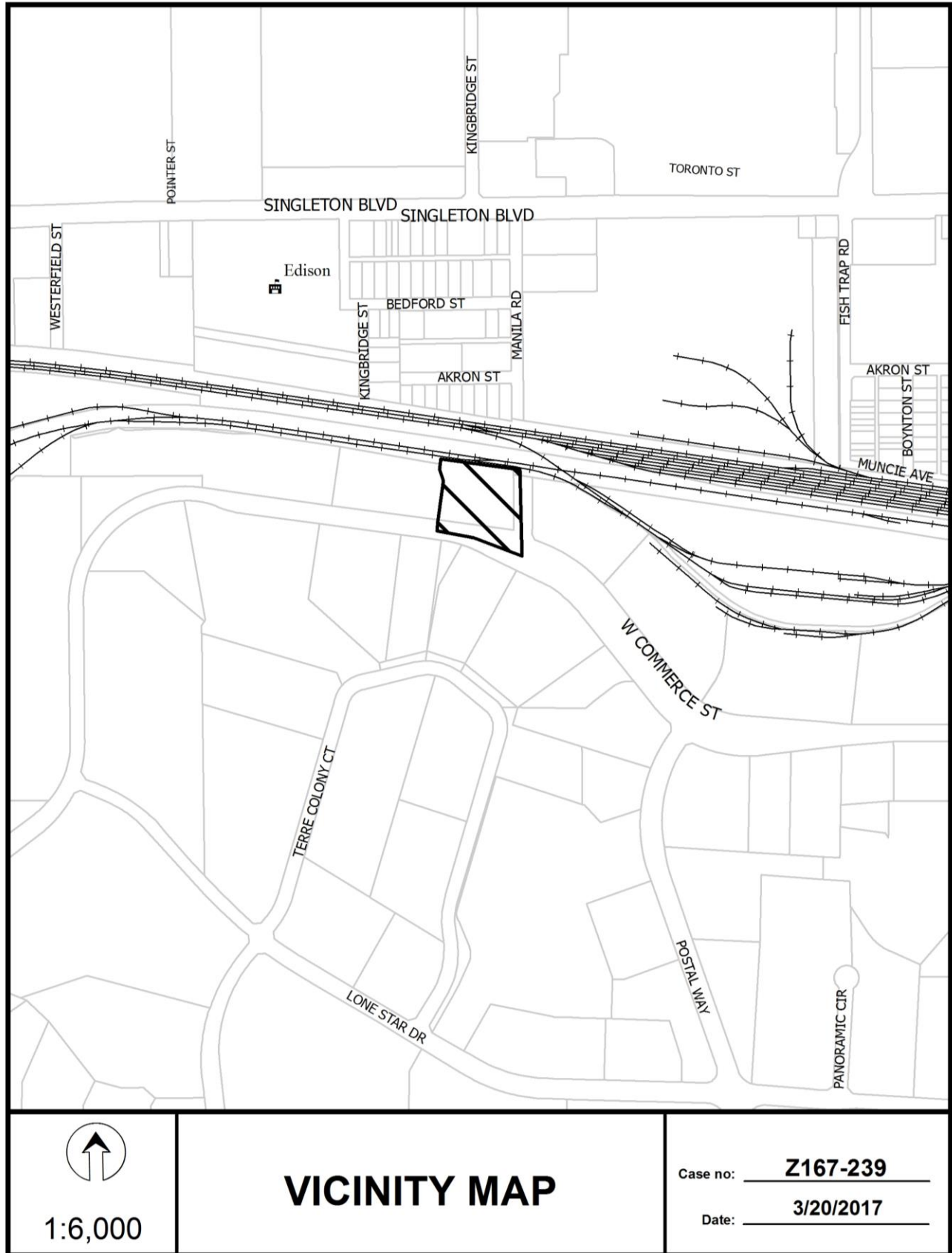
A. The following conditions must be met on an ongoing basis:

- i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.
- ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- iii. Spillage of materials must be cleaned up and contained or dampened within thirty minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.

- iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - 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 4(A)(i) through 4(A)(iv) must be delivered to the director of the office of environmental quality and the director of sustainable development and construction.
6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.
 7. OUTSIDE MATERIALS STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.
 8. ROAD REPAIR: The operator, or its successor or assigns, is responsible for repairing holes or other surface damages on Manila Road caused by operation of the concrete batch plant. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.
 9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site/landscape plan.
 10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

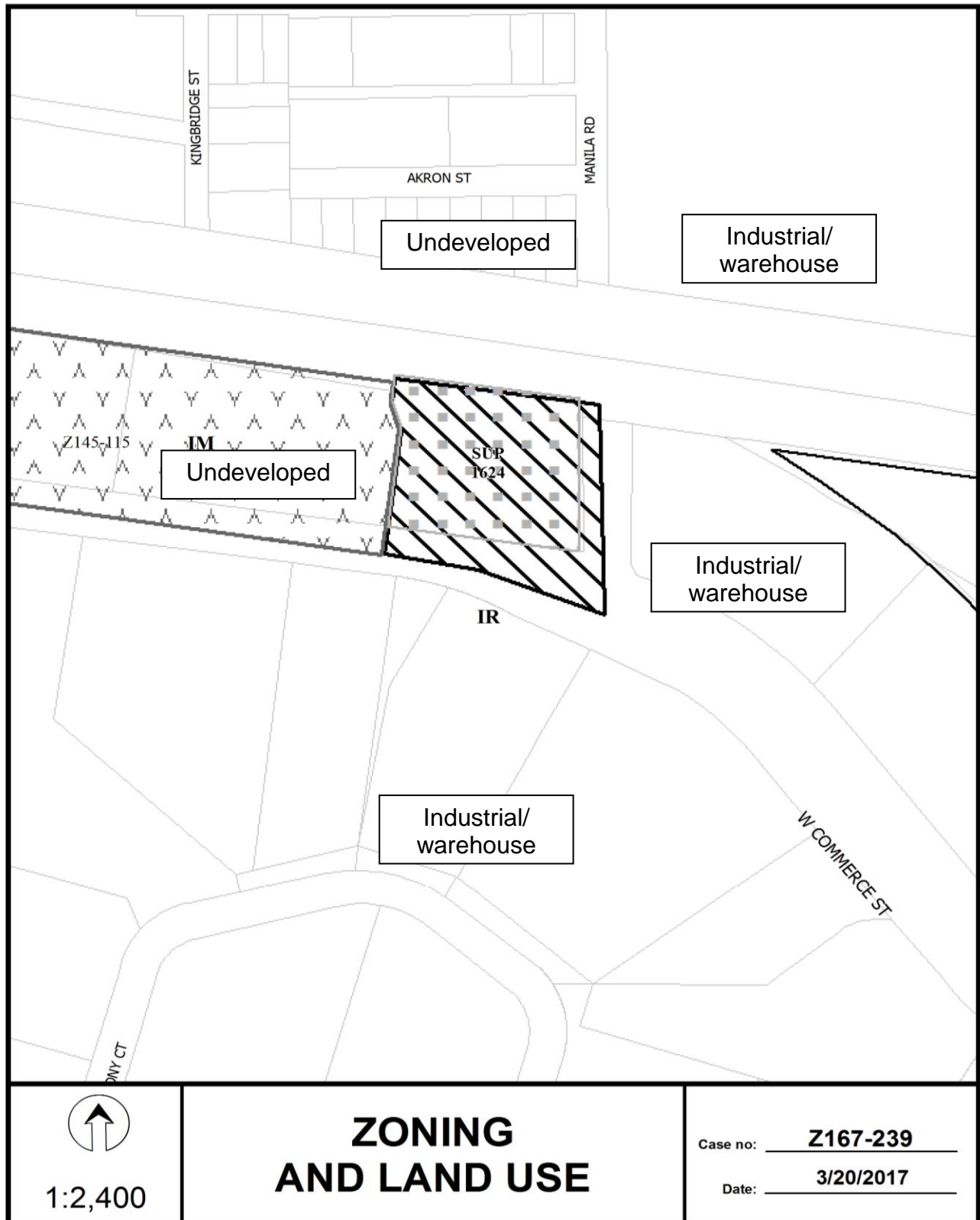
EXISTING SITE/LANDSCAPE PLAN

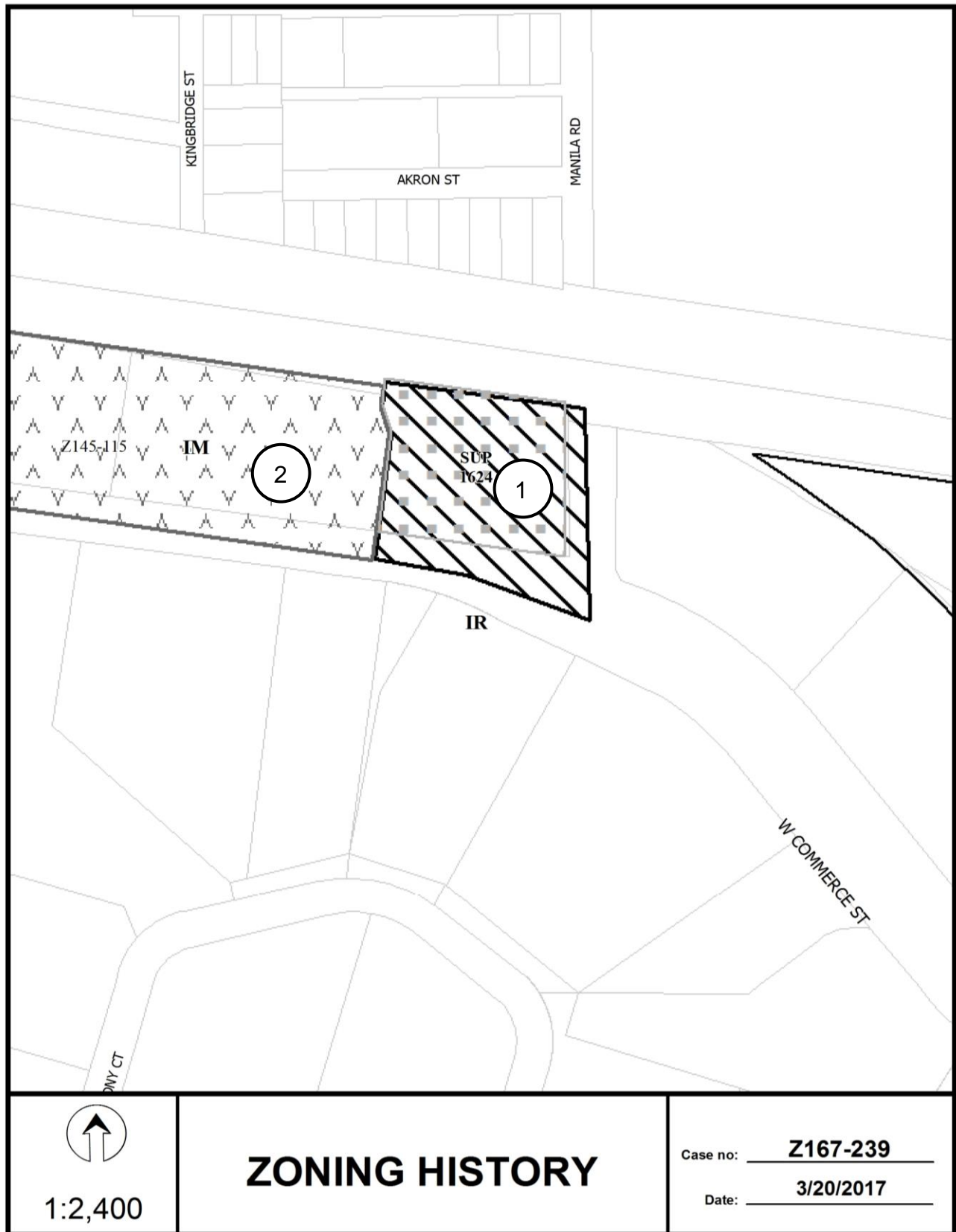


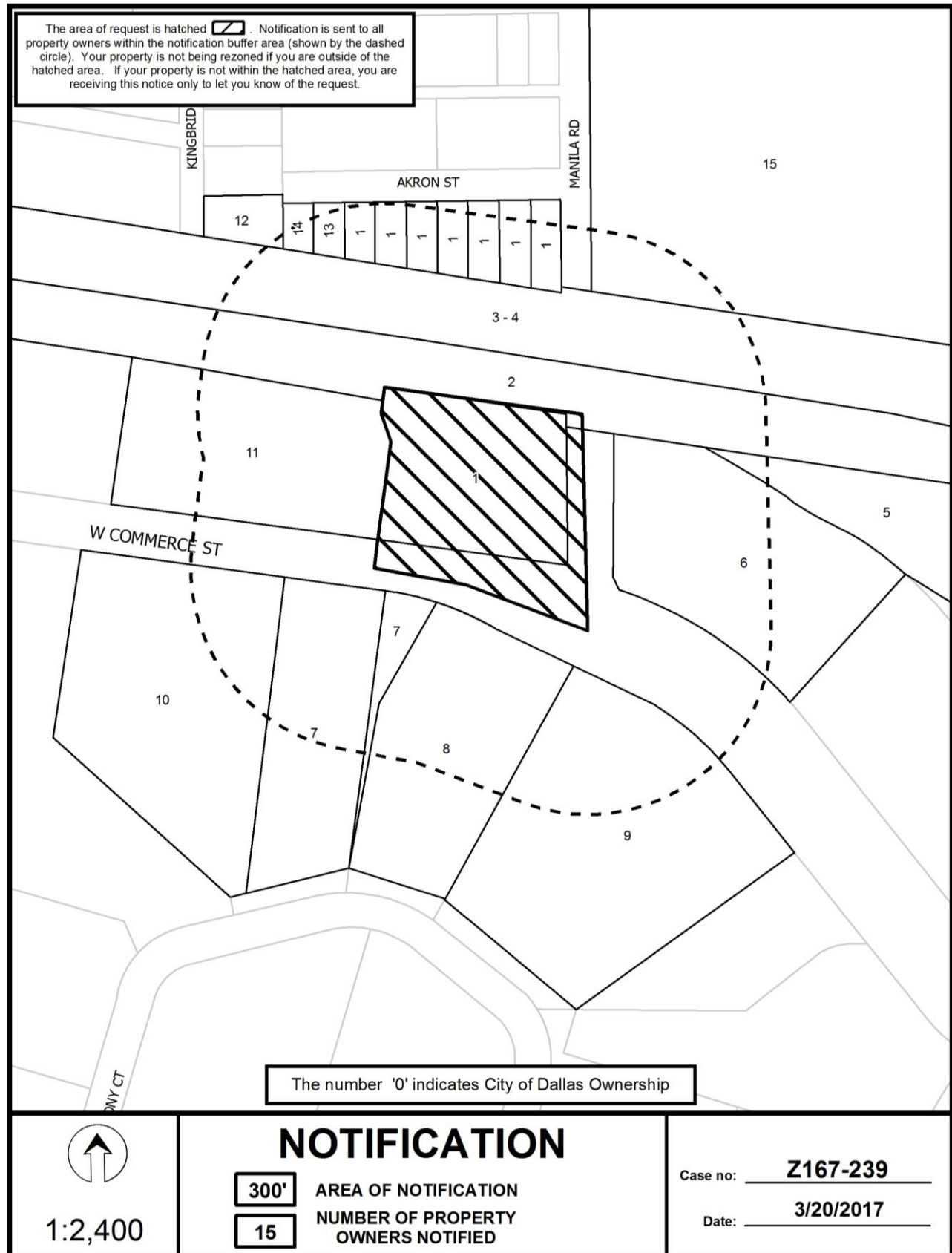




Warehouse







Notification List of Property Owners

Z167-239

15 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------|
| 1 | 2802 AKRON ST | RAMOS SAMUEL |
| 2 | 2300 AL LIPSCOMB WAY | BNSF RAILWAY |
| 3 | 4401 LINFIELD RD | ST LOUIS S W RAILWAY CO |
| 4 | 9999 NO NAME ST | UNION PACIFIC RR CO |
| 5 | 1801 LONE STAR DR | LONE STAR IND INC |
| 6 | 2565 W COMMERCE ST | CLEMTEX HOLDING INC |
| 7 | 2700 W COMMERCE ST | ARAIZA JUAN J |
| 8 | 2570 W COMMERCE ST | 2570 W COMMERCE LLC |
| 9 | 2556 W COMMERCE ST | REMINGTON DEV CO & |
| 10 | 2772 W COMMERCE ST | 4815 VICKSBURG LLC |
| 11 | 2800 W COMMERCE ST | DALLAS GARLAND & NE RR |
| 12 | 2706 KINGBRIDGE ST | CORTEZ CLEMENTINA |
| 13 | 2830 AKRON ST | BLANK COLE |
| 14 | 2834 AKRON ST | BROOKS REX |
| 15 | 2600 SINGLETON BLVD | BUILDING MATERIALS CORP |

CITY PLAN COMMISSION

THURSDAY, JULY 20, 2017

Planner: Kiesha Kay

FILE NUMBER: Z167-250(KK)

DATE FILED: March 20, 2017

LOCATION: South side of West Commerce Street, between May Street and Sulphur Street

COUNCIL DISTRICT: 6

MAPSCO: 44-Q

SIZE OF REQUEST: Approx. 0.82 acres

CENSUS TRACT: 0043.00

APPLICANT/ OWNER: Vertical Construction Mgmt./Residential Property Inventory, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict for mixed uses on a property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council.
- The existing office building was constructed in September of 1986 and the existing office/showroom/warehouse building was constructed in March of 1983, according to permit records.
- The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.
- Over the years, there have been multiple remodel permits issued for the office and office/showroom/warehouse buildings located on the area of request. The applicant is proposing to demolish these structures and redevelop the site.
- The applicant has proposed conditions that will address the site hardship that exists when attempting to develop a site with four street frontages.

Zoning History: There have been no recent zoning change requests in the area.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------------|---------------------|
| West Commerce Street | Principal Arterial | 85 ft. |
| Sulphur Street | Local | 50 ft. |
| Harbin Street | Local | 50 ft. |
| May Street | Local | 50ft. |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system. The applicant obtained a waiver of traffic impact analysis that states that a traffic impact analysis is not required because the proposal generates fewer than 1,000 trips per day, and is not a school.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|------------------|-----------------------------------|
| Site | PDD No. 714 (1A) | Office/Showroom/Warehouse, Office |
| North | PDD No. 714 (1A) | Multifamily |
| East | PDD No. 714 (1A) | Retail, Office |
| South | PDD No. 714 (1A) | Vehicle engine repair, warehouse |
| West | PDD No. 714 (1A) | Motor vehicle fueling station |

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.

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.

TRANSPORTATION ELEMENT**GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use “Context Sensitive Design” standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to work, shop, and play within a closely defined area. People on foot or bike can enjoy interesting storefronts and building facades at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 248.9 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As demand for services to accommodate the demand for anticipated residential activity increased, various retail and entertainment options have developed along this thoroughfare.

The site is surrounded by a mix of uses, heavily influenced by office, retail, and multifamily along the Fort Worth Avenue/West Commerce Street alignment through this area. Multifamily uses are developed to the north and northeast. Various auto service, vehicle engine repair, and vehicle storage uses are located to the east, southeast,

south, and south west of the site. Directly to the west of the site is an existing motor vehicle fueling station, west of that is a multifamily development.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 1, which the applicant is proposing to create a new subdistrict within, is a medium density mixed-use subdistrict that respects existing businesses but gives incentives for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. Subdistrict 1 should be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown.

The intent of Subdistrict 1 and the existing subdistricts within Subdistrict 1 is that a mix of uses should be established with commercial uses being the predominant land use, while still encouraging residential development that is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities.

The proposed development plan attached shows the development of a motor vehicle fueling station with a fuel canopy and a general merchandise store. The floor area of the structure is proposed to be 3,062 square feet. The proposed fuel canopy will cover an additional square footage of 2,946. The fuel canopy will front on West Commerce Street with the structure pushed to the rear of the property adjacent to the intersection of Harbin Street and May Street.

Upon reviewing the submitted conditions and the proposed development plan and landscape plan, staff cannot support the applicant's request. Subdistrict 1A currently has the most prescriptive form of standards established in PDD No. 714. The proposed conditions relieves the applicant of the majority of these requirements. Staff does not feel that the proposal of a new subdistrict supports the spirit and intent of the existing ordinance and more specifically the intent of Subdistrict 1A.

The applicant proposes the following amendments with this request:

- 1) To create the requirement to obtain approval from the city plan commission for a development plan prior to the issuance of any building permits to authorize work. If this case is approved, staff is in agreeance that this subdistrict should be required to submit a development plan for review.
- 2) To create a new subdistrict for purposes of establishing the use regulations and development standards for this zoning request. This amendment would allow for the land uses of general merchandise or food store 3,500 square feet or less and motor

vehicle fueling station by right. These land uses are also allowed by right in Subdistrict 1A. Additional land uses proposed are:

- Transit passenger shelter, by right.
- Local utilities, by right. *Communication exchange facility by SUP.*
- Tower/antenna for cellular communication. *Mounted cellular antenna only*
- Utility or government installation other than listed, by SUP only.

Staff is not in opposition to the proposed land uses as they are currently allowed by right in Subdistrict 1A.

3) To establish the yard, lot, and space regulations for the new subdistrict.

- The proposed front yard requirement is six feet for all street frontages. Subdistrict 1A's front yard setback is a minimum setback of six feet where at least 50 percent of the front façade must be at the minimum front yard setback, and a maximum front yard setback is 15 feet. The existing requirement pushing the building up towards the street frontage in an effort to create a more urban walkable development. Per the development plan, the fuel canopy and pumps are fronting West Commerce Street. The development of this site will be challenging due to the fact that the site is bound on all four sides by streets. Staff is understanding of this site hardship, but would prefer to the structure adjacent to West Commerce Street versus the fuel pumps and canopy.

- The applicant is proposing to have no limit on the floor area ratio, FAR, for the proposed development. The existing subdistrict has a FAR of 1.0 for a base, no mix-use project, for retail and personal service development.

- The proposed height for the new subdistrict is 21 feet. This is proposed because that is the max height of the proposed structure.

- The lot coverage is being reduced from 80 percent to 60 percent for the proposed subdistrict.

- The off-street parking regulations are being amended to allow for structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls to not be considered floor area for purposes of parking requirements. Subdistrict 1A refers back to the off-street parking and loading section within the planned development that in part refers back to the Dallas Development Code. The current interpretation from our Building Inspection office concerning floor area is anything with a solid roof that is used for parking is not considered floor area. Canopies that are not used primarily for pedestrian passage and/or breezeways may be considered floor area. Sheds and any other structure that has a solid roof regardless of having walls is considered floor area and must be parked per the appropriate ratio based on land use.

5) Omit the street standards from applying to Subdistrict 1D. There is not an exhibit for an 80' right-of-way in Subdistrict 1 within Exhibit 714F. Instead of proposing one for review the applicant has detailed that this condition not apply to this subdistrict. The development plan is not proposing any parallel on-street parking, therefore, the following condition is proposed to be amended as follows, Sec.51P-714.115(b)(1), "Except as provided in this section, streets must be constructed as shown in Exhibit

714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D."

6) To revise the sidewalk width. In Subdistrict 1A the required sidewalk width is fifteen feet along West Commerce Street and eleven feet along any other street. The applicant is proposing to amend this condition to state that, "In Subdistrict 1D, sidewalks must comply with Exhibit 714J." In an effort to keep the existing Oak Trees along West Commerce Street, the existing sidewalk width of four feet will remain. Along the frontages of May Street and Harbin Street the proposed sidewalk will be width of 11 feet 5 inches. Along the Sulphur Street frontage the proposed sidewalk will be a width of 11 feet. A pedestrian access easement will have to be executed by the applicant in order to make the proposed sidewalk configuration compliant.

7) Omit the requirement to screen the surface parking on the site. The applicant is proposing that Sec.51P-714.116(b)(1) does not apply to Subdistrict 1D. This condition details that surface parking lots must be screened with a low screen. Given the layout and configuration of the site, the development is not complying with this condition. The applicant is also requesting that Sec.51P-714.116(c) not apply to this subdistrict. This condition states that off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. Once again, given the layout and configuration of the proposed development, the site is not complying with this condition. The applicant stated that in order to provide a wider sidewalk, parking screening cannot also be provided.

8) Revise the architectural design standards. The architectural design standards created for PDD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

Due to the site hardship of having four street facing facades the applicant is proposing the following amendment to the building orientation condition, Sec.51P-714.118(d)(1). This condition states that the primary façade and primary entrance of new construction must be oriented to face the public right-of-way. The applicant would like to add the following to this condition, "This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J."

Parking:

The applicant is proposing to amend the planned development condition that requires parking to the rear of the main structure. Sec.51P-714.113(k)(1) is proposed to state: "In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D." Give the current layout of the site and the site hardship of having four front yards, this site cannot be developed with surface parking and comply with this condition.

Originally the applicant requested a parking reduction by providing bicycle parking. Staff recommended that the applicant provide additional bicycle parking spaces per Sec.51A-5.330 to obtain a two space off-street reduction. This is reflected on the development plan.

Landscaping:

The conditions are proposed to be amended to state: Sec.51P-714.114(j) landscaping regulations, does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K. The applicant stated that this condition is being suggested due to the existing landscaping conditions being difficult to comply with. There are existing utilities and large visibility triangle at each street intersection where trees are not allowed to be planted. The planned development reduces the visibility triangle from the standard 45' by 45' triangle to a 30' by 30' triangle at each street intersection.

List of Partners/Principals/Officers

Vertical Construction Management

T.K. Keen – Managing Partner
Michael Montgomery – Managing Partner
Larae Tucker – Director of Entitlement

Residential Property Inventory, LLC

Eric Hill – Managing Member/President

APPLICANT'S PROPOSED CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

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PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, and 1C have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, and 1C are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, and 1C, and 1D.

Omitted for brevity.

SEC. 51P-714.104.

Omitted for brevity.

DEFINITIONS.

SEC. 51P-714.105.

Omitted for brevity.

INTERPRETATIONS.

SEC. 51P-714.105.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 714A: Subdistrict boundary map.
- (2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.
- (3) Exhibit 714C: Native and adapted xeriscape plants.
- (4) Exhibit 714D: Main and accessory land use chart.
- (5) Exhibit 714E: Development standards chart.
- (6) Exhibit 714F: Street diagrams and landscaping.
- (7) Exhibit 714G: Residential proximity slope illustration.
- (8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.
- (9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

(10) Exhibit 714J: Subdistrict 1D development plan.

(11) Exhibit 714K: Subdistrict 1D landscape plan.

SEC. 51P-714.106.

Omitted for brevity.

CONCEPTUAL PLAN.

SEC. 51P-714.107.

DEVELOPMENT PLAN.

(a) Except for Subdistrict 1C and 1D, 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.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistrict 1C and 1D. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C **and 1D**, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

- (1) existing, proposed, and total floor area for all Permissible Building Areas;
- (2) required and provided off-street parking for all permitted uses; and
- (3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

**SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NOS. 1A AND 1B.**

Omitted for brevity.

**SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1C.**

Omitted for brevity.

**SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1D.**

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Retail and personal service uses.

- General merchandise or food store 3,500 square feet or less.
- Motor vehicle fueling station.

(2) Transportation uses.

- Transit passenger shelter.

(3) Utility and public service uses.

- Local utilities. [Local utilities by right. Communication exchange facility by SUP.]
- Tower/antenna for cellular communication. [Mounted cellular antenna only].
- Utility or government installation other than listed. [SUP]

(b) Accessory uses.

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

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

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(c) 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 in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is six feet.

(2) Side and rear yard.

(A) No minimum side and rear yard.

(3) Density.

(A) No maximum dwelling unit density.

(4) Floor area ratio. No maximum.

(5) Height.

(A) Maximum structure height in Subdistrict 1D is 21 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 60 percent.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) No maximum number of stories.

(d) Off-street parking and loading.

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

(2) Except for covered patios, structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls are not considered floor area for purposes of parking requirements. This includes any structures constructed within the open spaces, as shown on the development plan, which is used for pedestrian amenities.

(e) Pedestrian amenities. Pedestrian amenities includes bicycle racks, benches, and trash receptacles, must be provided along Commerce Street at 1:50 linear feet, exclusive of driveways and visibility triangles. These pedestrian amenities may be located within public rights-of-way.

(f) Environmental performance standards. See Article VI.

(g) Landscape regulations. Sec.51P-714.114(j) does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K.

**SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 2.**

Omitted for brevity.

**SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 3.**

Omitted for brevity.

**SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 4.**

Omitted for brevity.

**SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 5.**

Omitted for brevity.

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

Omitted for brevity.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.
Omitted for brevity.

SEC. 51P-714.114. LANDSCAPING.

Omitted for brevity.

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C and 1D.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required. This provision does not apply to Subdistrict 1D; however, sidewalks must be provided as shown on Exhibit 714J.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In Subdistrict 1D, sidewalks must comply with Exhibit 714J.

(2) *Omitted for brevity.*

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction. This provision does not apply to Subdistrict 1D.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened. This provision does not apply to Subdistrict 1D.

(d) Dumpsters and garbage storage areas.
Omitted for brevity.

SEC. 51P-714.117. SIGNS.
Omitted for brevity.

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas Motorplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.
Omitted for brevity.

(f) Facades.
Omitted for brevity.

(g) Fences and walls.
Omitted for brevity.

(h) Materials.
Omitted for brevity.

(i) Roofs.
Omitted for brevity.

(j) Story dimensions.
Omitted for brevity.

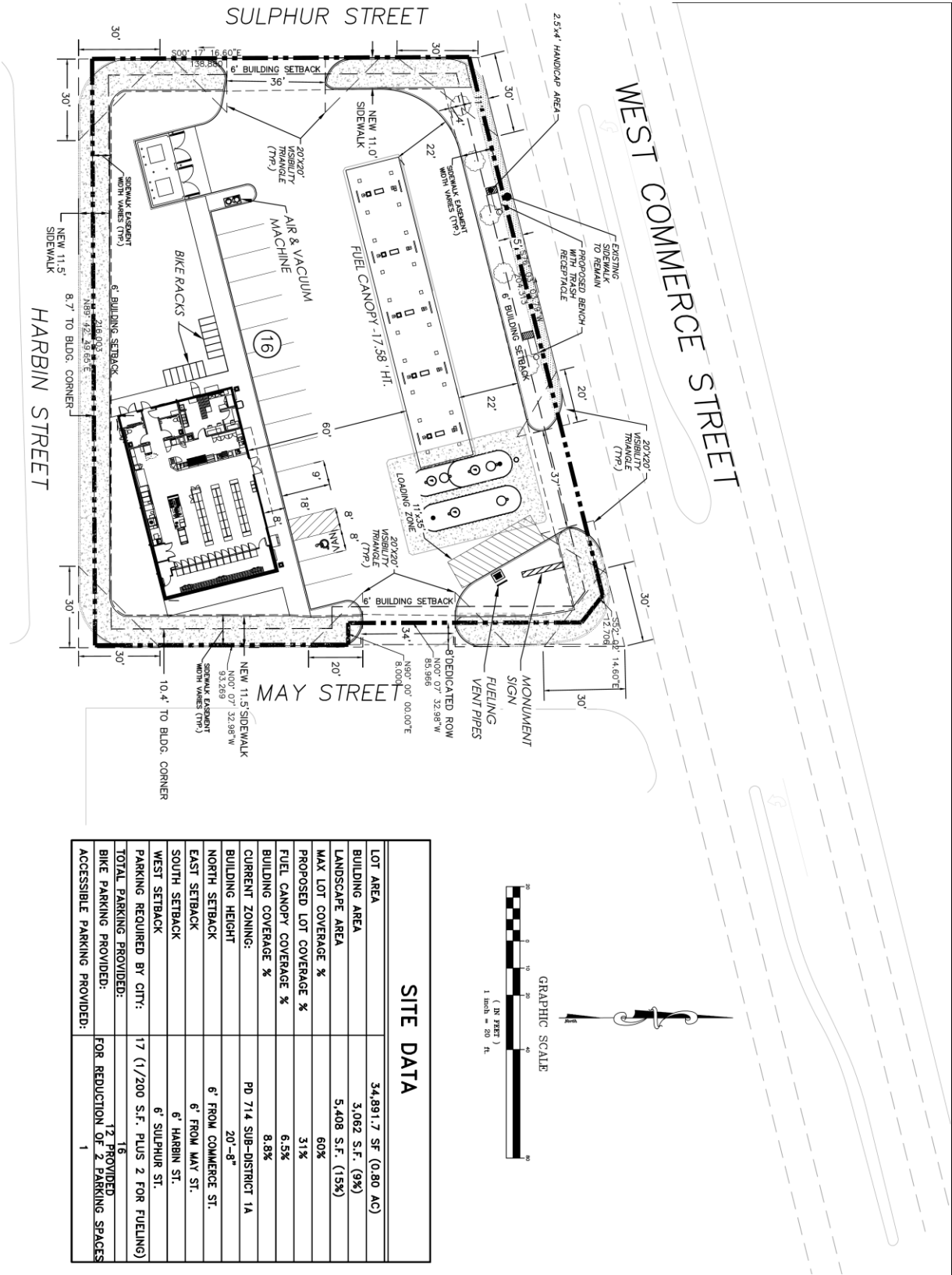
SEC. 51P-714.119.
Omitted for brevity.

ADDITIONAL PROVISIONS.

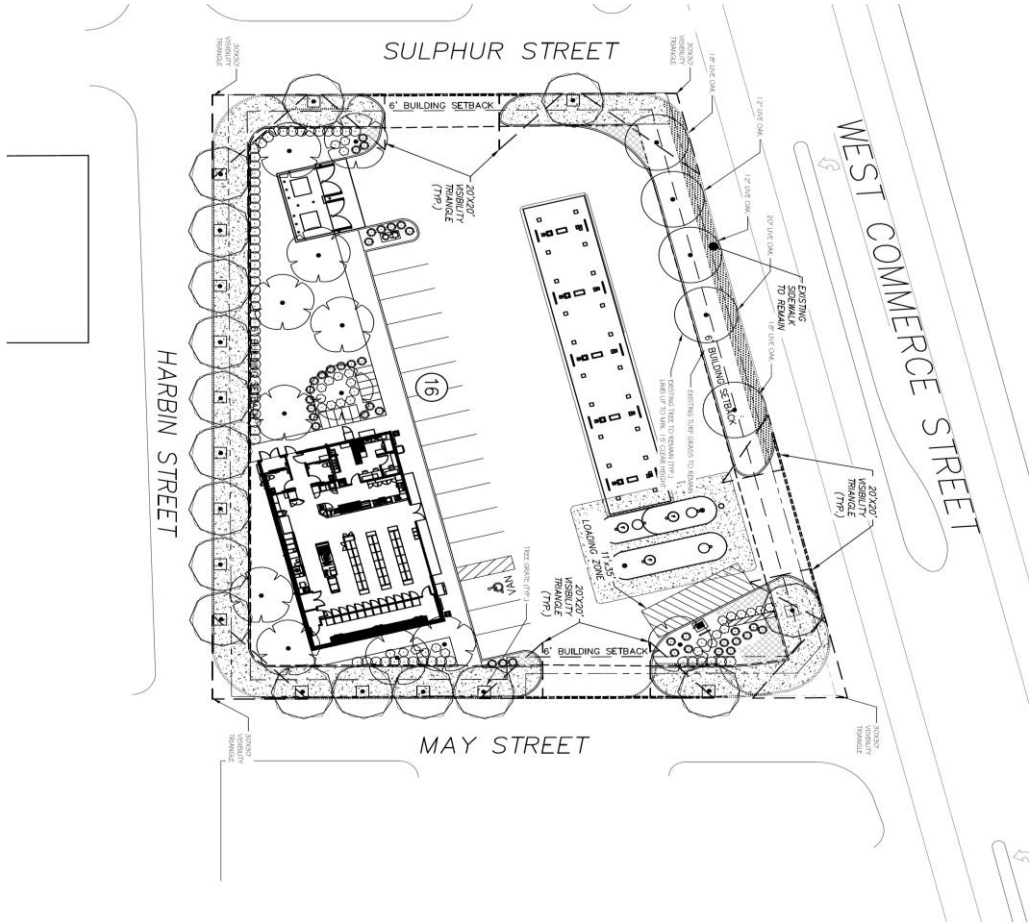
SEC. 51P-714.120.
Omitted for brevity.

COMPLIANCE WITH CONDITIONS.

PROPOSED DEVELOPMENT PLAN

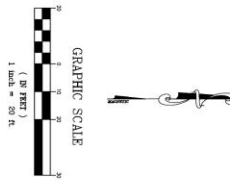
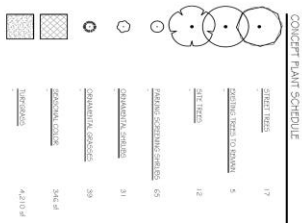


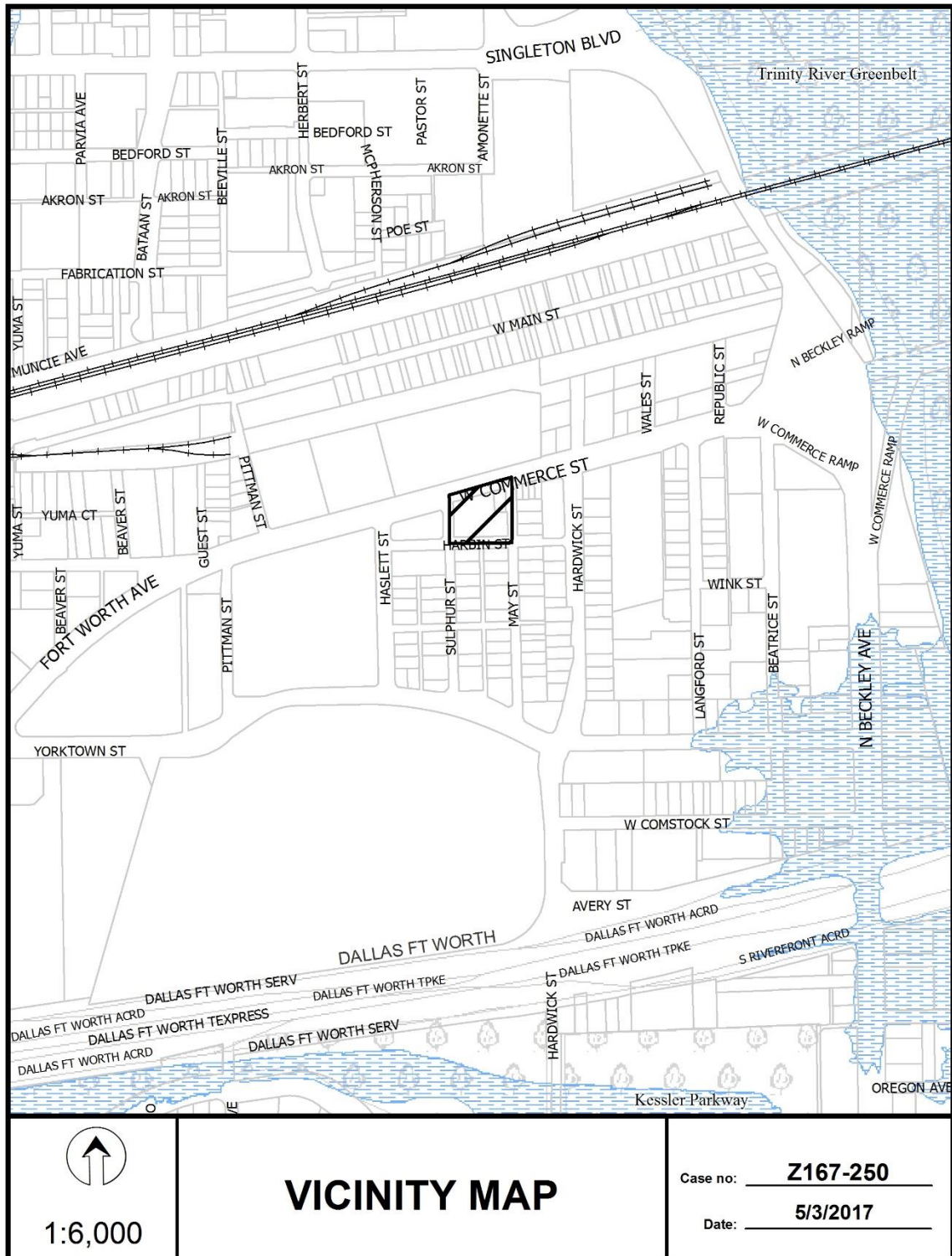
PROPOSED LANDSCAPE PLAN



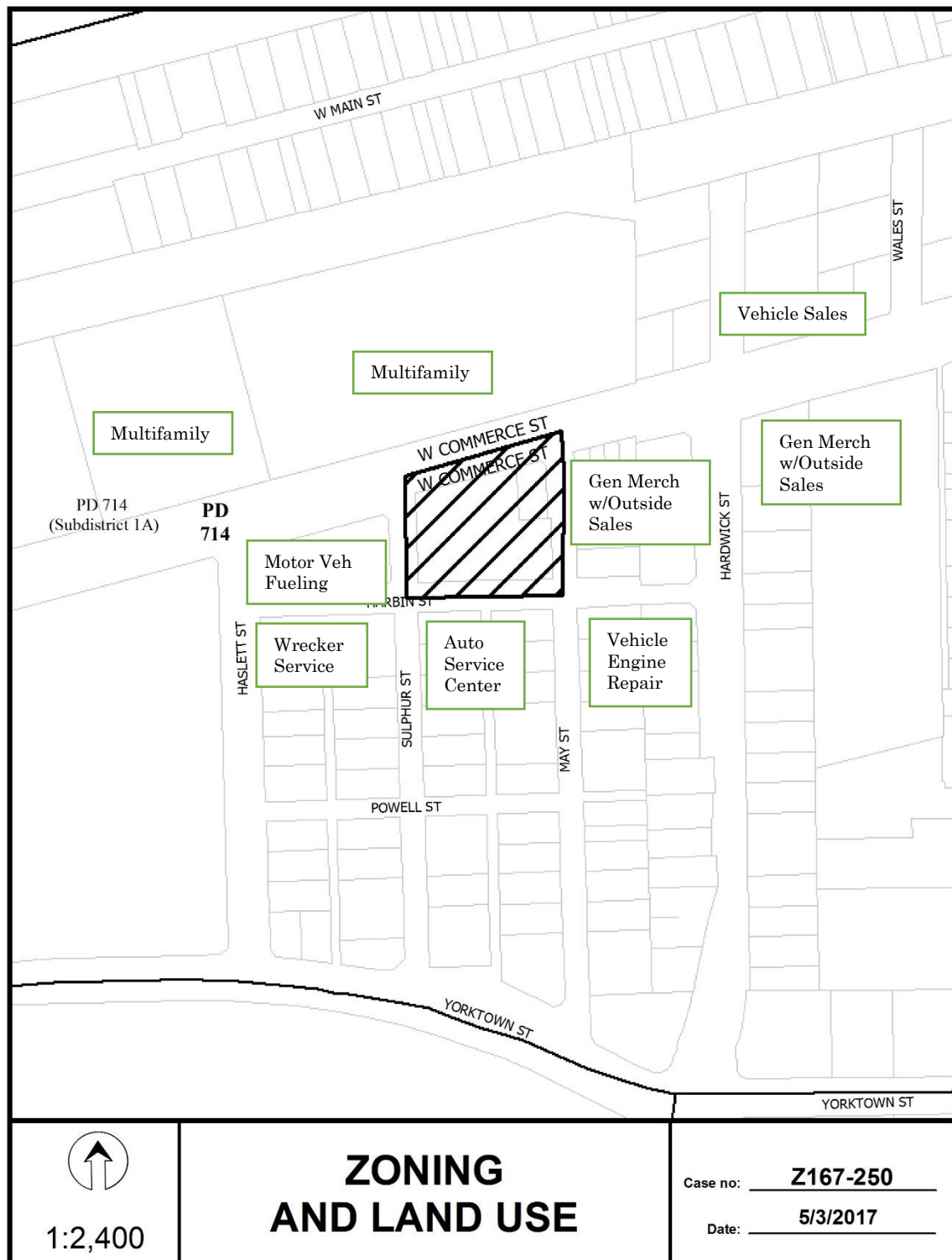
| CITY REQUIREMENTS | | REQ. | PROV. |
|------------------------|--|------|----------|
| SITE TREES | 1" CAL. TREE SPACING 10' X 10' (10' MIN. 8' TREES MIN.) 34,000 SF / 1,000 SF X 10 TREES | 12 | 12 |
| PARKING AREA LANDSCAPE | EVERY PARKING SPACE SHALL BE LOCATED WITHIN 17' OF THE TRUNK OF A LANDSCAPE TREE | | PROVIDED |
| STREET TREES | PARKING AREAS SHALL BE LOCATED WITHIN 17' OF THE TRUNK OF A LANDSCAPE TREE | | |
| STREET TREES | 1" CAL. TREE SPACING 10' X 10' (10' MIN. 8' TREES MIN.) 34,000 SF / 1,000 SF X 10 TREES | 12 | 12 |
| LANDSCAPE TREES | LANDSCAPE TREES SHALL BE PROVIDED BY PROVIDING 10% OF THE TOTAL LANDSCAPE AREA WITH TREES (10% OF THE TOTAL LANDSCAPE AREA WITH TREES) | 12 | 12 |
| TRUNK PERMANENCE | SITE TREE CROWN PROVIDED FOR TREES PERMANENT ON SITE | | 8 |

- GENERAL LANDSCAPE NOTES
- ALL PLANTINGS ON THE SITE SHALL BE PROVIDED BY THE OWNER OR THE OWNER'S LANDSCAPE ARCHITECT.
 - THE LANDSCAPE ARCHITECT SHALL BE PROVIDED WITH THE SITE PLAN AND THE LANDSCAPE ARCHITECT SHALL BE PROVIDED WITH THE SITE PLAN AND THE LANDSCAPE ARCHITECT SHALL BE PROVIDED WITH THE SITE PLAN.
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05/02/2017

Notification List of Property Owners***Z167-250******68 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------------|
| 1 | 310 W COMMERCE ST | BROWN GUY III |
| 2 | 302 W COMMERCE ST | RESIDENTIAL PROPERTY INVENTORY LLC |
| 3 | 2341 LANGFORD ST | JC GOODMAN INVESTMENT GROUP INC |
| 4 | 234 W COMMERCE ST | PENSKE TRUCK LEASING CO LP |
| 5 | 250 W COMMERCE ST | COOPER DEWAYNE |
| 6 | 2412 HARDWICK ST | CINQUEMANI JAMES B JR |
| 7 | 2406 HARDWICK ST | BALLAS VICTOR |
| 8 | 2358 HARDWICK ST | LOCHHEAD RANDY A & |
| 9 | 2346 HARDWICK ST | HARDWICK YARDS LLC & |
| 10 | 2338 HARDWICK ST | ALLEN GARY |
| 11 | 2330 HARDWICK ST | GARZA ALBERT |
| 12 | 2321 HARDWICK ST | WING CLAIRE M |
| 13 | 2325 HARDWICK ST | NWAKIBU OJUKWUH S & |
| 14 | 2331 HARDWICK ST | DESROCHERS MARK & |
| 15 | 2333 HARDWICK ST | DESROCHERS PROPERTY |
| 16 | 2407 HARDWICK ST | COOPER DEWAYNE |
| 17 | 266 W COMMERCE ST | ALLIED FENCE CO |
| 18 | 2406 MAY ST | COOPER SEAN |
| 19 | 2410 MAY ST | COOPER L DEWAYNE |
| 20 | 2302 HASLETT ST | MARTINEZ FERNANDO & |
| 21 | 2306 HASLETT ST | RIOS PABLO |
| 22 | 2310 HASLETT ST | MARTINEZ FERNANDO |
| 23 | 2314 HASLETT ST | MARTINEZ ISIDORO G |
| 24 | 2315 SULPHUR ST | VAFEE ABDOL H |
| 25 | 2300 SULPHUR ST | KUMAR AND WHITE WORLDWIDE INV LLC |
| 26 | 2306 SULPHUR ST | 3108 FW LLC |

05/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 27 | 2310 SULPHUR ST | RAMOS SAMUEL |
| 28 | 314 HARBIN ST | NINO ISMAEL |
| 29 | 2323 MAY ST | D & A ALVAREZ GROUP LLC |
| 30 | 2301 MAY ST | BIGA INCORPORATED |
| 31 | 2306 MAY ST | CUEVAS PEDRO |
| 32 | 2308 MAY ST | CUEVAS VERONICA |
| 33 | 2314 MAY ST | YBARRA ELISA RODRIGUEZ |
| 34 | 2318 MAY ST | YBARRA MANUEL P ET AL |
| 35 | 2320 MAY ST | COOPER L DEWAYNE |
| 36 | 2208 MAY ST | CASAREZ MARY & |
| 37 | 2214 MAY ST | RODRIGUEZ ELIAS |
| 38 | 2220 MAY ST | DESROCHERS MARK & |
| 39 | 2223 MAY ST | SCOTT WILLIAM MICHAEL |
| 40 | 2215 MAY ST | GAYTON GLORIA ELSA |
| 41 | 2211 MAY ST | ENSINIA LECHUGA GLORIA & |
| 42 | 2208 HASLETT ST | EXECUTIVE COFFEE SERV |
| 43 | 2212 HASLETT ST | DJUMIC GORDANA |
| 44 | 449 W COMMERCE ST | BROADSTONE TRINITY GROVES LLC |
| 45 | 2500 HARDWICK ST | TEXAS OAKS HOLDINGS GROUP |
| 46 | 330 W MAIN ST | LONE STAR MISSIONARY BAPTIST |
| 47 | 324 W MAIN ST | SCOTT GEORGE ESTATE |
| 48 | 322 W MAIN ST | SCOTT JOE |
| 49 | 318 W MAIN ST | BARR JOHN H TR |
| 50 | 314 W MAIN ST | BARR JOHN H TRUSTEE |
| 51 | 312 W MAIN ST | JOHNSON JOE AND GRACE |
| 52 | 306 W MAIN ST | COMMERCE PROPERTIES WEST LC |
| 53 | 302 W MAIN ST | HAWS SCOTT R J ET AL |
| 54 | 268 W MAIN ST | CHAMBERS HASKELL J & |
| 55 | 266 W MAIN ST | COMMERCE PROPERTIES WEST LC |
| 56 | 262 W MAIN ST | JACKSON VELNERA J |
| 57 | 258 W MAIN ST | HOUSTON ESTELLA ESTATE OF |

Z167-250(KK)

05/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 58 | 256 W MAIN ST | LEAVELL S R & DON A |
| 59 | 252 W MAIN ST | LEAVELL S R & |
| 60 | 250 W MAIN ST | CONTRACTORS IRON |
| 61 | 223 W COMMERCE ST | I.I.M. INVESTMENTS, LTD |
| 62 | 255 W COMMERCE ST | 255 WEST COMMERCE LLC |
| 63 | 2515 HARDWICK ST | COMMERCE PROPERTIES WEST |
| 64 | 332 W COMMERCE ST | AGESHEN MALCOM |
| 65 | 2322 HASLETT ST | VAFAEE ABDOL H |
| 66 | 444 W COMMERCE ST | ALTA WEST COMMERCE APARTMENTS |
| 67 | 425 W COMMERCE ST | STEMMONS LESLIE ELLEN TRUST & |
| 68 | 411 W COMMERCE ST | SHAFER GEORGE A & |

FILE NUMBER: Z167-315(JM)

DATE FILED: May 26, 2017

LOCATION: Southwest corner of Powell Street and Sulphur Street, and the southeast corner of Powell Street and Haslett Street

COUNCIL DISTRICT: 6

MAPSCO: 44-U; Q

SIZE OF REQUEST: Approx. 0.98 acres

CENSUS TRACT: 43.00

OWNER: Gordana Djumic

APPLICANT: Karl Sanford

REQUEST: An application for 1) a new subdistrict for mixed uses and 2) a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to allow an alcoholic beverage manufacturing use by Specific Use Permit with amended conditions to allow structures constructed in or before 1984 the following: 1) exemption from the minimum front yard setback; 2) exemption from street trees; 3) to allow loading to occur inside of the warehouse; 4) to allow the primary entrance to be located 20 feet from a primary façade; 5) to omit façade requirements; 6) to reduce the parapet from 18 to 24 inches in height to 12 inches in height; and, 7) to allow floor-to-floor heights of 7 feet for up to 30 percent of the total floor area. The following are also proposed: to amend conditions to consider the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes; to omit the requirement to provide parking to the rear of the main structure; to allow access from an alleyway; to provide new street and sidewalk standards for 30- and 40-foot rights-of-way; and, to amend façade requirements and parapet materials.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council. There have been several amendments including the creation of new subdistricts. The subject site is located within Subdistrict 1A for medium density mixed-use.
- The proposed amendment would create a new subdistrict mimicking many of the existing standards within Subdistrict 1A, while amending the following to allow for the adaptive re-use of an existing structure (built in or before 1984 according to building permit records) within the area:
 - A development plan (not currently required).
 - Allowing an alcoholic beverage manufacturing use by SUP.
 - Exceptions to make the existing structure built in or before 1984 conforming including:
 - Exemption from the minimum required front yard;
 - Exemption from street tree requirements;
 - Exemption from 100% parking in rear of the main structure; and,
 - Amended architectural design elements including primary entrance; change of plane; materials; three-part-division; and minimum story height (7.5 feet proposed).
 - Additional exceptions sought include:
 - Consideration of the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes;
 - To allow one small loading space within the interior of the building;
 - Exemption from parallel parking for 30-and-40-foot rights-of-way;
 - To allow a 9.5-foot sidewalk along Sulphur Street and Haslett Street;
 - To allow a 7.5-foot sidewalk along Powell Street;
 - Amended architectural design elements including counting metal roll-up doors as doors and glass roll-up doors as windows; allowing painted pre-cast concrete tilt walls; not counting roll-up metal doors in total allowable metal; and, allowing a 12-inch parapet wall of the same material along three sides of the building, not visible from the ground level of the opposite side of the right-of-way adjacent to the primary façade.
- This case was scheduled for first staff review on June 13. Several sets of revisions and changes in proposed conditions have been made. Staff has not completed review of the exhibits and conditions most recently submitted on July 7. Primarily, staff needs more time to assess the existing right-of-way and pavement widths, which are deficient from the minimum standards for commercial uses. Otherwise, amendments could likely be required at permitting. *Denial is recommended on this basis.*

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

1. **Z167-250** An application for a new subdistrict for mixed uses within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, located on the south side of West Commerce, between May Street and Sulphur Street. *Pending CPC on 7/20.*

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| Sulphur Street | Local | 40 feet |
| Powell Street | Local | 30 feet |
| Haslett Street | Local | 40 feet |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that surrounding streets are not up to minimum standards for pavement width for commercial uses due to insufficient right-of-way. The applicant will have to replat to create a legal build site. Upon replatting, additional right-of-way may be required. Conditions for the proposed subdistrict reflect the existing conditions (reduced right-of-way) with the possibility for greater right-of-way widths. The proposed Street, Sidewalk, and Landscape Cross Section has been denied by the Engineering Division, pending resubmittal.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|------------------------------|--|
| Site | PDD No. 714 (Subdistrict 1A) | Vacant & Undeveloped |
| North | PDD No. 714 (Subdistrict 1A) | Single Family, Auto-related, and Undeveloped |
| East | PDD No. 714 (Subdistrict 1A) | Office showroom/warehouse |
| South | PDD No. 714 (Subdistrict 1A) | Office, Distribution Center, and Storage |
| West | PDD No. 714 (Subdistrict 1A) | Cell Tower and Multifamily |

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 site lies within an area designated an Urban Mixed-Use Building Block. The request is characteristic of an Urban Mixed-Use Building Block because it will create a unique opportunity to experience the manufacturing and sale of alcoholic beverages on premise. The new use will add to the existing mix of residential and employment uses to provide a more vibrant blend of opportunities to live, work, shop, and play. People on foot or bike can enjoy interesting storefronts and building facades including updated existing buildings at ground level with wide sidewalks. This aids in creating an appealing streetscape. By encouraging adaptive re-use of existing buildings combined with better design quality and convenience in retail centers, business parks and industrial parks, the city takes on a more notable look.

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.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.3 Use "Context Sensitive Design" standards for public street improvements to ensure safe and convenient bike and pedestrian movement.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005, and encompasses approximately 248 acres along the north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road. Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. Specifically, a multifamily development now faces the subject site across Haslett Street to the west. Due to the demand for services to accommodate the spur in residential activity, various retail and entertainment options have developed along this thoroughfare.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 1 is a medium density mixed-use subdistrict that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Preserving historic buildings through adaptive re-use is a priority. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above.

The subject site consists of six lots partitioned into three tracts (two-lot sections). The two lots to the southeast face Sulphur Street and contain a structure built in or before 1984, per building permit records. The structure operated as a warehouse as late as 2007, but is currently vacant. The two lots to the northeast contain a small trailer. No permits were found for this structure. The remaining two lots are undeveloped and face Haslett Street to the west and Powell Street to the north; separated from the two lots to the east by a 14-foot unimproved alley.

Surrounding land uses consist of a mix of uses including single family, auto-related, and undeveloped to the north; office showroom/warehouse to the east; office, distribution center, and storage to the south; and, cell tower and multifamily to the west.

Currently, Subdistrict 1A allows an industrial inside [not potentially incompatible] use by SUP. While the proposed alcoholic beverage manufacturing use is similar, they are defined as separate uses in Chapter 51A - to which this PDD refers for all uses not defined by the PD. An alcoholic beverage manufacturing use is defined as an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations. The applicant plans to manufacture alcohol and provide a tasting area, as allowed by TABC. Additionally, PDD No. 714 specifically defines a microbrewery use, which is similar to what is proposed, but with the added production cap of 15,000 barrels per year. The applicant does not want to limit barrel production.

The applicant has proposed amended conditions to bring the existing structure into compliance on a few requirements, as well as to make the adaptive re-use of the structure more attainable. Additional amendments are sought in consideration of the existing rights-of-way, multiple street frontages, and required parking to allow re-use of the existing structure. Staff generally supports the requests that are tied to the existing structure; however, since a right-of-way dedication could significantly alter the building site area, staff is not comfortable recommending approval of the request without the approval of the Engineering Division staff.

1. Exceptions to make the existing structure built in or before 1984 conforming include:

a. Exemption from the minimum required front yard:

The existing structure at the southeast end of the request area provides up to two-feet of front yard. The existing requirement is a minimum of six-feet. An exemption for structures built in or before 1984 would allow the existing structure conformity.

b. Exemption from street tree requirements;

The addition of a mezzanine within the existing structure would subject the site to compliance with street tree requirements. To comply, a portion of the building would have to be demolished, thereby hindering the adaptive re-use.

c. Exemption from 100% parking in rear of the main structure:

Since the structure currently exists and the entire site has frontage along three streets, identifying the rear and redesigning the area is impossible without demolition of the existing structure.

d. Amended architectural design elements including primary entrance; change of plane; materials; three-part-division; and minimum story height (7.5 feet proposed).

The existing building has three roll-up metal doors along the primary street-facing façade (Sulphur Street). The PD requires primary entrances to be located along the street-facing façade. The applicant has proposed for the primary entrance to business to face the interior of the lot, 20 feet from the street-facing façade. Due to the openness

of the glass roll-up door being considered a window, staff supports the modification to allow the official primary entrance 20 feet from the street-facing façade. Although, with no tie to elevations, the glass roll-up door is not a requirement and not guaranteed.

2. Additional exceptions sought include:

- a. Consideration of the entire subdistrict as one lot for parking, lot coverage, and landscaping purposes:

The subject site currently contains six platted lots separated by a 14-foot unimproved alley and fronting three streets. There are several complexities associated with trying to conform to the PDD standards with an adaptive re-use of the existing structure. By considering the entire subdistrict as one lot, the applicant is offered flexibility without having to perform additional measures like parking agreements with himself (since he will be the owner of all the lots even though parking will be provided on separate lots). This is consistent with the PDD intent of providing off-street parking shared between adjacent lots, although it would not be serving more than the proposed alcoholic beverage manufacturing use.

- b. To allow one small loading space within the interior of the building:

This request was reviewed by the Engineering Division and found to be sufficient.

- c. Exemption from parallel parking for 30-and-40-foot rights-of-way:

This request was reviewed by the Engineering Division and found to be deficient in the minimum standards for pavement width for commercial uses. Parallel parking should only be required upon the expansion of right-of-way. The applicant has provided a Street, Sidewalk, and Landscape Design Cross Section to detail the street right-of-way, pavement width, sidewalk width, design, and landscaping at the existing 30- and 40-foot rights-of-way. This has been denied by the Engineering Division since the existing rights-of-way are considered deficient. *This is pending under review.*

- d. To allow a 9.5-foot sidewalk along Sulphur Street and Haslett Street; and, to allow a 7.5-foot sidewalk along Powell Street:

The Engineering Division has agreed to the proposed sidewalk widths, inclusive of tree wells. These sidewalk widths would be required on both the existing 30- and 40-foot rights-of-way, as well as the required expanded rights-of-way.

- e. Amended architectural design elements including counting metal roll-up doors as doors and glass roll-up doors as windows; allowing painted pre-cast concrete tilt walls; not counting roll-up metal doors in total allowable metal; and, allowing a 12-inch parapet wall of the same material along three sides of the building, not visible from the ground level of the opposite side of the right-of-way adjacent to the primary façade.

The proposed amendments to the architectural design standards have not been thoroughly vetted by staff. Therefore, the aforementioned conditions are currently written to provide amendment/exemption for the entire subdistrict including new construction and even if the existing structure were demolished in the future.

Changes made on July 7th:

The applicant submitted revised conditions amending screening requirements and one more architectural design feature. Staff does not support these changes.

For screening of dumpsters and storage areas, the applicant would like to use an alternative material type. The existing conditions limits the material to match the main structure. Additionally, the applicant would like to remove the screening of rear or service side of the use from residential adjacency. Finally, the applicant would like to allow painted pre-cast concrete walls throughout the proposed subdistrict with no exception tying it to the existing structure. Staff recommends allowing the existing structure, which has a brick face along Sulphur Street and pre-cast concrete walls for the other three sides, none facing a street frontage. By allowing it throughout the subdistrict, a future structure could significantly differ and possibly be considered deficient compared to the architectural design of the remainder of the properties in the vicinity, all zoned Subdistrict 1A and required to have an application over pre-cast concrete walls. The proposed subdistrict has reduced the standard to painted pre-cast concrete. Any further degradation of the standard would essentially be an elimination of the design criteria.

The applicant has requested to contain the dumpster area for the business within the existing structure. *The Engineering Division has denied this request.* The applicant had provided a development/site plan which did not comply with the mandatory requirement to provide a screened dumpster area with maneuverability outside of the public right-of-way. On July 7th, a new development/site plan was submitted which provided an exterior dumpster with screening, but the Engineering Division had not completed review of this plan at the time of this report.

The proposed development/site plan has not been approved or finalized. A mark-up of the last reviewed plan (from July 6th) identifies the deficiencies. Additionally, the request has not been cleared by the Engineering Division due to issues with insufficient pavement width for commercial uses, the need for additional right-of-way dedication upon replatting, and pending review of the final location for the dumpster. The applicant has been allowed pervious parking surface for both parking lots within the request area; however, if access is provided to the alleyway, the applicant will be responsible to pave the entirety of the alley. The applicant has requested an alternative pavement type for the alleyway, but this is still pending review by the Engineering Division.

While the proposed land use and most of the proposed PDD and SUP conditions are amenable, staff cannot support a case that has not been fully reviewed. The risk lies in that the applicant has not been provided a sufficient review and will likely have to return for an amendment to obtain building permits. The applicant is aware of these issues and has chosen to proceed with a staff recommendation of denial.

Considering the recent development in the area, the addition of this alcoholic beverage manufacturing use with the proposed retail and seating area for tasting will provide a unique new use to the neighborhood and contributing to the shift from commercial

service and industrial uses to more mixed uses as intended by the PD. The SUP conditions associated with the proposed use would limit the operating hours for the retail and seating area from 11:00 am to 12:00 am (midnight), while the manufacturing has been requested for 24-hour use. In consideration of the adjacent residential uses to the north and west, staff has recommended reduced hours of operation. The use is separated into three categories: retail and seating, manufacturing, and office uses. The SUP can specify hours of operation for the uses. Staff recommends the following: for the “taproom” retail and seating area from 11:00 am to 10:00 pm Sunday to Thursday and 11:00 am to 12:00 am (midnight) on Friday and Saturday. For the manufacturing use from 6:00 am to 10:00 pm Sunday to Thursday and 6:00 am to 12:00 am (midnight) Friday and Saturday. Limiting the hours will provide adequate hours for the operation of the business, while providing consideration of the residential nature of the neighborhood to the north and west of the site. Overall, the new business could be considered an asset in the redevelopment of the neighborhood.

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

Development Standards:

| <u>District</u> | <u>Setbacks</u> | | <u>Height</u> | <u>Lot Coverage</u> | <u>Special Standards</u> | <u>Primary Uses</u> |
|---|---|----------------------------------|----------------------|---|---------------------------------|--|
| | <u>Front</u> | <u>Side/Rear</u> | | | | |
| <u>Existing:</u> Subdistrict 1A, w/in PD No. 714 | 6' to 15' 20' if taller than 45' | 0' Setback if taller than 45' | 145' 11 stories | 80% | -- | Medium density mixed-use |
| <u>Proposed:</u> New Subdistrict w/in Subdistrict 1 of PD No. 714 | 6' to 15' 20' if taller than 45' Existing structure exempt (along Sulphur Street) | 0' Setback if taller than 45' | 145' 11 stories | 80% Entire subdistrict considered one lot. | -- | Medium density mixed-use; added alcoholic beverage manufacturing use by SUP. |

Parking:

An alcoholic beverage manufacturing use is required to provide one parking space per: 1,000 square feet of storage floor area; 100 square feet of retail sales and seating floor area; and 600 square feet of all remaining floor area.

According to the development/site plan provided for the PD amendment and SUP request, 7,135 square feet will be used for storage - requiring seven parking spaces; 1,415 square feet will be used as a “taproom” for the retail sales and seating element of the business - requiring 14 parking spaces; and, 3,084 square feet of floor area is used to provide restrooms, an office, and manufacturing - requiring five parking spaces. Per staff calculations, the total number of required parking is 26, but this is not reflective of an interior site plan review. The applicant failed to provide an interior site plan to ensure compliance with the mix of parking requirements; therefore, compliance is not guaranteed. The applicant has provided a development/site plan indicating 31 parking spaces are required and 33 are provided.

Landscaping:

Landscaping must be installed per Sec.51P-714.114 with consideration of the current request to exempt the existing structure’s Sulphur Street frontage from street tree requirements. Additionally, for landscaping purposes, the entire PD is considered one lot. These provisions have been written in consideration of the multi-frontage site, but had not been sufficiently vetted by the City Arborist to ensure feasibility and applicability at the time of this report.

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| Applicant's Proposed PDD Conditions |
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ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

Omitted for brevity.

SEC. 51P-714.104. DEFINITIONS.

Omitted for brevity.

SEC. 51P-714.105. INTERPRETATIONS.

Omitted for brevity.

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 714A: Subdistrict boundary map.
- (2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.
- (3) Exhibit 714C: Native and adapted xeriscape plants.
- (4) Exhibit 714D: Main and accessory land use chart.
- (5) Exhibit 714E: Development standards chart.
- (6) Exhibit 714F: Street diagrams and landscaping.

- (7) Exhibit 714G: Residential proximity slope illustration.
- (8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.
- (9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)
- (10) Exhibit 714J: Subdistrict XX development plan.

SEC. 51P-714.106. CONCEPTUAL PLAN.

Omitted for brevity.

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistricts 1C and XX, 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.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistricts 1C and XX. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

- (1) existing, proposed, and total floor area for all Permissible Building Areas;
- (2) required and provided off-street parking for all permitted uses; and
- (3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, AND 1B, AND XX.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.

- Building repair or maintenance shop.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Machine or welding shop.
- Medical or scientific laboratory.
- Tool or equipment rental. *[Limited to 3,500 square feet.]*
- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

- Alcoholic Beverage Manufacturing. *[by SUP in Subdistrict XX only.]*
- Industrial (inside) not potentially incompatible. *[SUP]*
- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school. *[SUP]*
- Public school. *[SUP]*

(5) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.

- Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. *[DIR]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house.
 - Multifamily. *[Only as a component of a mixed-use project.]*
 - Retirement housing. *[RAR]*
 - Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*
- (10) Retail and personal service uses.
- Animal shelter or clinic without outside runs. *[RAR]*
 - Auto service center. *[SUP]*
 - Business school.
 - Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
 - Commercial parking lot or garage. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Home improvement center, lumber, brick, or building materials sales yard. *[SUP]*
 - Household equipment and appliance repair.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
 - Restaurant without drive-in or drive-through service. *[RAR]*
 - Restaurant with drive-in or drive-through service. *[DIR]*
 - Temporary retail use.

-- Theater.

(11) Transportation uses.

- Private street or alley. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*
- Police or fire station.
- Post office.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- 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).]*
- Trade center. *[SUP]*
- Warehouse.
- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

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

(2) In this subdistrict, the following accessory uses are permitted only by SUP:

- Accessory helistop.

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

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- General waste incinerator.

- Private stable.
- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:

- Accessory outside storage.

(c) 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 in Division 51A-4.400, “Yard, Lot, and Space Regulations.” In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Minimum front yard is six feet. **In Subdistrict XX, this provision does not apply to structures built in or before 1984.** At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use

categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

| Use category | Base (no MUP) | MUP=2 (no res.) | MUP=2 (with res.) | MUP=3 (with res.) |
|--------------------------------|------------------|--------------------|----------------------|----------------------|
| Lodging | | 1.6 | 2.5 | 3.0 |
| Office | | 1.6 | 2.5 | 3.0 |
| Residential | | 1.6 | -- | 3.0 |
| Retail and personal service | | 1.0 | 1.1 | 1.2 |
| Total | | -- | 2.5 | 3.0 |

(5) Height.

(A) Maximum structure height in Subdistricts 1A and XX is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent. For lot coverage requirements, Subdistrict XX is considered one lot.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade in Subdistricts 1A and XX is 11.

(B) Maximum number of stories above grade in Subdistrict 1B is three.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, “Landscaping,” see Article X. (Ord. 25898)

**SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1C.**

Omitted for brevity.

**SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 2.**

Omitted for brevity.

**SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 3.**

Omitted for brevity.

**SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 4.**

Omitted for brevity.

**SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 5.**

Omitted for brevity.

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistrict XX is considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, “Special Parking Regulations,” are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

(2) In Subdistricts 4A and 4B, for purposes of this subsection, a bedroom is defined as having at least 100 square feet of floor area and direct access to a closet.

(3) In Subdistrict 4A, at least one parking space per residential unit must be located on the same building site as the residential unit. Any additional required parking spaces must be located on a building site within Subdistrict 4A and within 200 feet of the building site containing the residential use.

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, “outdoor dining area” means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

(3) In Subdistricts 4A and 4B, 50 percent of an outdoor dining area, whether or not covered, is excluded for calculation of the parking requirement as long as the outdoor dining area is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space. This exclusion only applies to an area up to 20 percent of the size of the indoor floor area. Any portion of an outdoor dining area in excess of 20 percent of the size of the indoor floor area must be parked in accordance with Paragraph (2).

(e) Retail and personal service in Subdistricts 4A and 4B. Except for a business school; commercial amusement (inside); furniture store; nursery, garden shop, or plant sales; and theater, one space per 250 square feet of floor area. The floor area of a sales/leasing office and amenities for residential uses that are part of a mixed use project do not count for purposes of determining parking calculations. The non-residential portion of a live/work unit is treated as an office or a retail and personal service use for parking purposes.

(f) Retirement housing in Subdistricts 4A and 4B. 0.7 spaces per dwelling unit or suite. In Subdistrict 4A, all required parking must be located on the same building site as the retirement housing use.

(g) Above-grade off-street parking. Parking is permitted on any level of a building.

(h) Bicycle parking. If an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

(i) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would

separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces $[(100 \times 1.00) + (80 \times .25) = 120]$.

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces $[(100 \times 1.00) + (80 \times .75) = 160]$.

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office-residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

(j) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue—or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space.

(A) An on-street parallel parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space $(8 \div 24 = \text{one-third})$. The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(2) In Subdistrict 4A, any on-street parallel, straight, or angled head-in parking space may be counted toward the total off-street parking requirement of the use adjacent to the on-street parallel, straight, or angled head-in parking space.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) In Subdistrict 4B, parallel, straight, or angled head-in parking accessed from the alley between Subdistrict 4B and Colorado Boulevard is allowed and screening from the alley is not required.

(4) In Subdistrict 4B, on-street parallel, straight, or angled head-in parking may be counted towards the total off-street parking requirement.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. In Subdistrict XX, compliance with this provision is only required upon the demolition of the existing structure built in or before 1984.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

(l) Parking structures.

(1) In Subdistrict 4A, if an aboveground parking structure is located within 200 feet of an adjacent residential district not dedicated to a public park, playground, or golf course use, the parking must be concealed in a structure with a facade similar in appearance to

the main structure's facade. At least 12 percent of the parking structure facade, including openings, must be covered with the same material predominately used on the first 24 feet in height of the main structure. Openings in the aboveground parking structure may not exceed 52 percent of the total facade.

(2) Except as provided in this subparagraph, aboveground parking structures are prohibited in Subdistrict 4A within 100 feet of a residential district not dedicated to a public park, playground, or golf course use. If an aboveground parking structure is located in that portion of Subdistrict 4A shown on Exhibit 714H, which is located within 100 feet of the boundary of the adjacent residential district, the aboveground parking structure must be aligned with the existing aboveground parking structure. If the existing aboveground parking structure in the adjacent residential district is demolished or is not used for parking prior to construction of the aboveground parking structure in Subdistrict 4A, the aboveground parking structure in Subdistrict 4A must be located more than 100 feet from the boundary line of the adjacent residential district.

(m) Loading.

(1) In Subdistricts 4A, and 4B, and XX a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

(2) In Subdistricts 4A and 4B, a required loading space may be located within the public right-of-way.

(3) Structures in Subdistrict XX built in or before 1984 may provide loading within interior floor area.

(n) Parking lanes and private drives. In Subdistricts 4B and XX, parking lanes and private drives may be accessed from an alley. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Except in Subdistrict XX, Llandscaping of streets as shown in Exhibit 714F is required.

(3) For landscaping purposes, Subdistrict XX is considered one lot.

(b) Street trees.

(0) In Subdistrict XX, this provision does not apply to the Sulphur Street frontage of the structure established in or before 1984.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistrict 1C, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistrict 1C, street trees must be planted within six feet of the back of curb.

(5) In Subdistrict 2, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(6) In Subdistrict 3, street trees must be placed in a 16-foot square tree grate.

(7) Except as provided in this subsection, in Subdistrict 4, street trees must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(8) In Subdistricts 4A and 4B, street trees must be placed in a minimum 15 square foot tree grate if placed within a sidewalk or other non-permeable area. In Subdistricts 4A and 4B, street trees not planted within a sidewalk or other non-permeable area must be placed in a minimum 15 square foot planting strip. In Subdistricts 4A and 4B, street trees may be placed anywhere within the public right-of-way.

(9) In Subdistricts 4A and 4B, credit will be given for the preservation of existing street trees in accordance with Section 51A-10.125(b)(3)(B).

(10) In Subdistricts 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

(11) In Subdistrict 5, street trees along Fort Worth Avenue must be placed in a 16-foot square tree grate, and street trees along all other streets must be placed in a four-foot-wide planting strip with a minimum length of six feet.

(12) Street trees at the following frontages must be placed in a 16-foot[-]square tree grate:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(13) Trees must be evenly spaced over the length of a planting strip.

(14) Except for Subdistrict 1C, see Exhibit 714F for the required location of tree grates or planting strips.

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistrict 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

| <u>Scientific name</u> | <u>Common name</u> | <u>Tree type</u> |
|---|-----------------------------|--|
| Acer barbatum var. "Caddo" | Caddo maple | Large canopy |
| Acer buergerianum | Trident maple | Large canopy |
| Acer grandidentatum | Bigtooth maple | Large canopy |
| Acer truncatum | Shantung maple | Medium canopy |
| Diospyros virginiana (male only) | Common persimmon | Large canopy |
| Fraxinus americana | White ash | Large canopy |
| Fraxinus pennsylvanica | Urbanite ash | Large canopy <i>[Subdistrict 1C only]</i> |
| Gymnocladus dioicus | Kentucky coffee tree | Large canopy |
| Liquidambar styraciflua | Sweetgum | Large canopy |
| Pistachia chinensis | Chinese pistachio | Large canopy |
| Prosopis glandulosa | Maverick mesquite | Large canopy <i>[Subdistrict 4A and 4B only]</i> |
| Quercus buckleyi | Texas red oak | Large canopy |
| Quercus durandii | Durand oak | Large canopy |

| | | |
|-----------------------------------|----------------------------|---|
| Quercus fusiformis | Escarpment live oak | Large canopy |
| Quercus muhlenbergii | Chinkapin oak | Large canopy |
| Quercus shumardii | Shumard oak | Large canopy |
| Quercus virginiana | Live oak | Large canopy |
| Quercus virginiana “SLDN” | Cathedral live oak | Large canopy <i>[Subdistrict 1C only]</i> |
| Quercus virginiana “QVTIA” | High-rise live oak | Large canopy <i>[Subdistricts 1C, 4A and 4B only]</i> |
| Ulmus crassifolia | Cedar elm | Large canopy |
| Ulmus parvifolia | Bosque elm | Large canopy <i>[Subdistricts 4A and 4B only]</i> |
| Ulmus parviflora | Lacebark elm | Large canopy |

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

| <u>Scientific name</u> | <u>Common name</u> | <u>Tree type</u> |
|-----------------------------------|----------------------------|---|
| Acer barbatum var. “Caddo” | Caddo maple | Large canopy |
| Acer buergerianum | Trident maple | Large canopy |
| Acer grandidentatum | Bigtooth maple | Large canopy |
| Acer truncatum | Shantung maple | Medium canopy <i>[Subdistrict 1C only]</i> |
| Fraxinus pennsylvanica | Urbanite ash | Large canopy <i>[Subdistrict 1C only]</i> |
| Liquidambar styraciflua | Sweetgum | Large canopy |
| Pistachia chinensis | Chinese pistachio | Large canopy |
| Prosopis glandulosa | Maverick mesquite | Large canopy <i>[Subdistrict 4A and 4B only]</i> |
| Quercus buckleyi | Texas red oak | Large canopy |
| Quercus durandii | Durand oak | Large canopy |
| Quercus fusiformis | Escarpment live oak | Large canopy |
| Quercus muhlenbergii | Chinkapin oak | Large canopy |
| Quercus shumardii | Shumard oak | Large canopy |
| Quercus virginiana | Live oak | Large canopy |
| Quercus virginiana “SLDN” | Cathedral live oak | Large canopy <i>[Subdistrict 1C only]</i> |
| Quercus virginiana “QVTIA” | High-rise live oak | Large canopy <i>[Subdistricts 1C, 4A and 4B only]</i> |
| Ulmus crassifolia | Cedar elm | Large canopy |
| Ulmus parvifolia | Bosque elm | Large canopy |

*[Subdistricts 4A and
4B only]*

Ulmus parviflora

Lacebark elm

Large canopy

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

(4) In Subdistricts 4A and 4B, site trees planted in the right-of-way count as replacement trees required for the mitigation or protected trees.

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

| <u>Scientific name</u> | <u>Common name</u> | <u>Tree type</u> |
|---|-----------------------------|------------------------------|
| Acer barbatum var. "Caddo" | Caddo maple | Large canopy |
| Acer buergerianum | Trident maple | Large canopy |
| Acer grandidentatum | Bigtooth maple | Large canopy |
| Acer truncatum | Shantung maple | Medium canopy |
| Aesculus glaba v. arguta | Texas buckeye | Small |
| Aesculus pavia | Red buckeye | Small |
| Carya illinoensis | Pecan | Large canopy |
| Carya texana | Black hickory | Large canopy |
| Cercis canadensis | Redbud | Small |
| Chilopsis linearis | Desert willow | Small |
| Diospyros texana | Texas persimmon | Small |
| Diospyros virginiana (male only) | Common persimmon | Large canopy |
| Fraxinus americana | White ash | Large canopy |
| Fraxinus pennsylvanica | Urbanite ash | Large canopy |
| | | <i>[Subdistrict 1C only]</i> |
| Gymnocladus dioica | Kentucky coffee tree | Large canopy |
| Ilex decidua | Deciduous holly or | |
| | Possumhaw | Small |
| Ilex vomitoria | Yaupon holly | Small |
| Juglans microcarpa | Texas black walnut | Large canopy |
| Juniperus ashei | Ashe juniper | Small |
| Juniperus virginiana | Eastern red cedar | Large noncanopy |
| Lagerstroemia indica | Crepe myrtle | Small |
| Liquidambar styraciflua | Sweetgum | Large canopy |
| Magnolia grandiflora | Southern magnolia | Large noncanopy |

| | | |
|-----------------------------------|----------------------------|---|
| Pistachia chinensis | Chinese pistachio | Large canopy |
| Prosopis glandulosa | Mesquite | Small |
| Prosopis glandulosa | Maverick mesquite | Large canopy <i>[Subdistrict 4A and 4B only]</i> |
| Prunus mexicana | Mexican plum | Small |
| Quercus buckleyi | Texas red oak | Large canopy |
| Quercus durandii | Durand oak | Large canopy |
| Quercus fusiformis | Escarpment live oak | Large canopy |
| Quercus macrocarpa | Bur oak | Large canopy |
| Quercus muhlenbergii | Chinkapin oak | Large canopy |
| Quercus shumardii | Shumard oak | Large canopy |
| Quercus virginiana | Live oak | Large canopy |
| Quercus virginiana “SLDN” | Cathedral live oak | Large canopy <i>[Subdistrict 1C only]</i> |
| Quercus virginiana “QVTIA” | High-rise live oak | Large canopy <i>[Subdistricts 1C, 4A and 4B only]</i> |
| Rhamnus caroliniana | Carolina buckthorn | Small |
| Rhus lanceolata | Flameleaf sumac | Small |
| Rhus virens | Evergreen sumac | Small |
| Sophora affinis | Eve's necklace | Small |
| Taxodium ascendens | Pond cypress | Large noncanopy |
| Taxodium distichum | Bald cypress | Large noncanopy |
| Ulmus crassifolia | Cedar elm | Large canopy |
| Ulmus parvifolia | Bosque elm | Large canopy <i>[Subdistricts 4A and 4B only]</i> |
| Ulmus parviflora | Lacebark elm | Large canopy |
| Viburnum rufidulum | Rusty blackhaw | |
| | viburnum | Small |

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

(e) Prohibited trees. The following trees may not be planted within this district:

Scientific name

Pyrus calleryana

Populus deltoides

Albizia julbrissen

Common name

Bradford pear

Cottonwood

Mimosa

(f) Open space fund.

(1) If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

(g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

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

or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(3) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

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

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

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

(6) In Subdistricts 4A and 4B, trees and shrubs must be planted at least five feet from the centerline of any water or sewer main.

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.

(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

- (A) increases the number of stories in a building on the site;
- (B) increases the combined floor area of all buildings on the site; or
- (C) increases the nonpermeable coverage on the site by 1,000 square feet or more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade. Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet

from the building site but within this district. For purposes of this subparagraph, “open space” means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths, or shade structures. In Subdistricts 4A and 4B, dog parks, community gardens, and publically-accessed plazas are also open space. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(G) The Powell Street frontage in Subdistrict XX as it remains a 30-foot right-of-way.

(H) The Sulphur Street frontage in Subdistrict XX as it remains a 40-foot right-of-way.

(I) The Haslett Street frontage in Subdistrict XX as it remains a 40-foot right-of-way.

Staff's Recommendation:

(c) Sidewalk standards.

(1) In Subdistricts 1A, and 1B, and XX there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In subdistrict XX, if the right-of-way width is 40 feet or less a minimum 9'6" sidewalk (as measured from back of curb perpendicular to property edge, exclusive of tree wells) is required adjacent to Sulphur Street and Haslett Street and a minimum of 7'6" sidewalk (as measured from back of curb perpendicular to property edge exclusive of tree wells) is required adjacent to Powell Street. Frontage adjacent to structures built in or before 1984 are exempt from this requirement.

Applicant's Request:

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In subdistrict XX a minimum 9'6" sidewalk (as measured from back of curb perpendicular to property edge, exclusive of tree wells) is required adjacent to Sulphur Street and Haslett Street and a minimum of 7'6" sidewalk (as measured from back of curb perpendicular to property edge exclusive of tree wells) is required adjacent to Powell Street. Frontage adjacent to structures built in or before 1984 are exempt from this requirement.

(2) In Subdistrict 2, there must be a six-foot sidewalk.

(3) In Subdistrict 3, there must be a 12-foot sidewalk along Fort Worth Avenue, and an 11-foot, six-inch sidewalk along any other street.

(4) Except as provided in this subsection, in Subdistrict 4, there must be a six-foot sidewalk.

(5) In Subdistricts 4A and 4B, the minimum width of sidewalks along Fort Worth Avenue is 10 feet. At least five feet of the sidewalks along Fort Worth Avenue must be made of concrete; the remainder may be an aggregate or permeable surface. All other sidewalks along a right-of-way must be at least six-feet-wide with at least three feet of the sidewalk unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement or access agreement to the city to assure its availability to the public as a permanent pedestrian way.

(6) In Subdistrict 5, there must be a 10-foot sidewalk.

(7) Except as provided in this paragraph, see Exhibit 714F for the required widths of sidewalks. See Paragraph (1) for the required width of sidewalks in Subdistricts 1C and XX.

(8) The street curb may not be counted as part of the sidewalk width.

(9) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(10) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(11) Sidewalks must be located along the entire length of the street frontage.

(12) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs. (Ord. Nos. 25898; 26876; 27820; 28505)

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the the public right-of-way, then the surface parking must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

Staff’s Recommendation: (no change)

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C.

Applicant’s Request:

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C and 1XX.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

(2) In Subdistrict 1C, outside storage used for temporary outside display and sales does not need to be screened.

(3) In Subdistrict 1C, accessory outside storage provided in conjunction with a special temporary retail use must be screened with a minimum four-foot solid screen. Metal panels or slats are prohibited screening materials. Accessory outside storage may not exceed five percent of the land area associated with each special temporary retail use.

Staff's Recommendation: (no change)

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

Applicant's Request:

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use. This provision does not apply to buildings in Subdistrict 1E built in or before 1984.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.117.

SIGNS.

Omitted for brevity.

SEC. 51P-714.118.

ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in 51A-714.118(e)(3), primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

- (A) Arcade.
- (B) Arch.
- (C) Attached tower or turret.
- (D) Awning.
- (E) Canopy.
- (F) Decorative elements such as tile work, molding, raised banding, or projected banding.
- (G) Display windows.
- (H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
- (I) Overhang.
- (J) Peaked roof form.
- (K) Patio.
- (L) Porch.
- (M) Portico.
- (N) Projection.

(O) Raised corniced parapet.

(P) Recess.

(3) Additional regulations for customer entrances for retail and personal service uses in Subdistrict 1C. Street-facing customer entrances must be provided as follows:

(A) In Permissible Building Area A, one entrance must be oriented to Sylvan Avenue unless the facade oriented to Sylvan Avenue is 60 percent or more glazing. For purposes of calculating glazing percentage, glazing must be located a minimum of three feet above grade and a maximum of 10 feet above grade.

(B) In Permissible Building Area B, one entrance must be oriented to Sylvan Avenue.

(C) In Permissible Building Area C, two entrances must be oriented to a public street.

(D) In Permissible Building Area D, one entrance must be oriented to Ft. Worth Avenue.

(E) Four of the five entrances required in this paragraph must comply with Paragraph (2). All other entrances are not required to comply with Paragraph (2).

(4) For structures built in or before 1984 in Subdistrict XX, the primary entrance may be located on the side of a building no more than 20 feet from the street facing façade, and must require one architectural element.

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements. Structures in Subdistrict XX built in or before 1984 with facades up to 101 feet may contain metal or glass overhead roll up doors and are exempt from the requirements in the following list.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent public entrance.

- (D) Attached tower or turret.
- (E) Awnings.
- (F) Change in color.
- (G) Change in material.
- (H) Change in texture.

(3) Except for structures built in or before 1984 in Subdistrict XX, The ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground floor must have at least two of the following elements for at least 60 percent of the width of the facade:

- (A) Arcades, canopies, or secondary roofs to provide shade.
- (B) Display windows.
- (C) Awnings associated with windows or doors.

(4) Except in Subdistricts 1C and XX, street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

(9) Except in Subdistrict 1C, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict XX, the entire square footage of metal overhead rollup doors are counted as door area and the entire square footage of glass overhead rollup doors are counted as window area. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

| | Permissible Building Area A | Permissible Building Area B | Permissible Building Area C | Permissible Building Area D |
|---------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Minimum transparency required** | 50% facing Sylvan* | 50% facing Sylvan | 50% facing Sylvan | 60% facing Fort Worth Ave |
| | | | | |

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

(10) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(12) Within Permissible Building Area E in Subdistrict 1C, vehicular access must be provided from west to east.

(13) Within Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground floor of any parking structure oriented to and visible from the east boundary line of Subdistrict 1C must be screened by plant material.

(14) In Subdistrict 1C, facades oriented to Sylvan Avenue and Ft. Worth Avenue may have overhead garage-type doors if the doors do not open to an automotive use.

(g) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, “reflectance” is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete masonry units.

Staff’s Recommendation:

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. For structures built in or before 1984 in Subdistrict XX, painted pre-cast concrete walls are allowed.

Applicant’s Request:

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. In Subdistrict XX painted pre-cast concrete walls are allowed.

(B) Prohibited.

(i) Painted brick.

(ii) Simulated brick.

(iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 1C, no more than 50 percent of the total area of

street-facing facade per street frontage may be metal panels. In Subdistrict XX, neither passage doors nor overhead doors count towards the calculation of flat or corrugated metal panels.

(B) Prohibited.

- (i) Aluminum siding.
- (ii) Reflective metal panels.

(4) Plastic.

- (A) Allowed. Fiberglass.
- (B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

- (A) Allowed.
 - (i) Cast stone.
 - (ii) Materials that simulate natural stone.
 - (iii) Natural stone.
- (B) Prohibited. Painted stone.

(6) Stucco.

- (A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.
- (B) Prohibited. Simulated stucco. In Subdistricts 4A and 4B, exterior insulated finish systems (EIFS).

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

- (A) Allowed.
 - (i) Natural wood.
 - (ii) No more than 20 percent of a street-facing facade may be shake shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls.

(2) Flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets the following:

(A) Except in Subdistrict XX, the parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(D) Structures built in or before 1984 in Subdistrict XX must have a minimum 12-inch-high parapet on at least three sides.

(3) Except as allowed in Subdistricts 1C and XX, mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way. In Subdistrict 1C, skylights and solar panels may be part of any structure regardless of visibility.” In Subdistrict XX, mechanical equipment must not be visible to a person standing at ground level on the opposite side of the right-of-way adjacent to the primary façade.

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. Except in Subdistricts 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

(4) In Subdistrict 4A, a minimum 10-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed use projects.

(5) In Subdistrict 4B, a minimum nine-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and the nonresidential portions of multi-story mixed-use projects.

(5) In Subdistricts 4A and 4B, a minimum eight-foot floor-to-floor dimension is required for any residential portion of a structure. (Ord. Nos. 25898; 27820; 28505)

(7) For structures built in or before 1984 in Subdistrict XX, a building two stories or less may have floor-to-floor heights of 7 feet 6 inches for up to 30 percent of the total floor area.

SEC. 51P-714.119. ADDITIONAL PROVISIONS.

Omitted for brevity.

SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

Omitted for brevity.

Applicant's Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is an alcoholic beverage manufacturing use.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit expires on (three-years from passage of the ordinance).
4. FLOOR AREA:
 - A. The maximum floor area is 11,634 square feet in the location shown on the attached site plan.

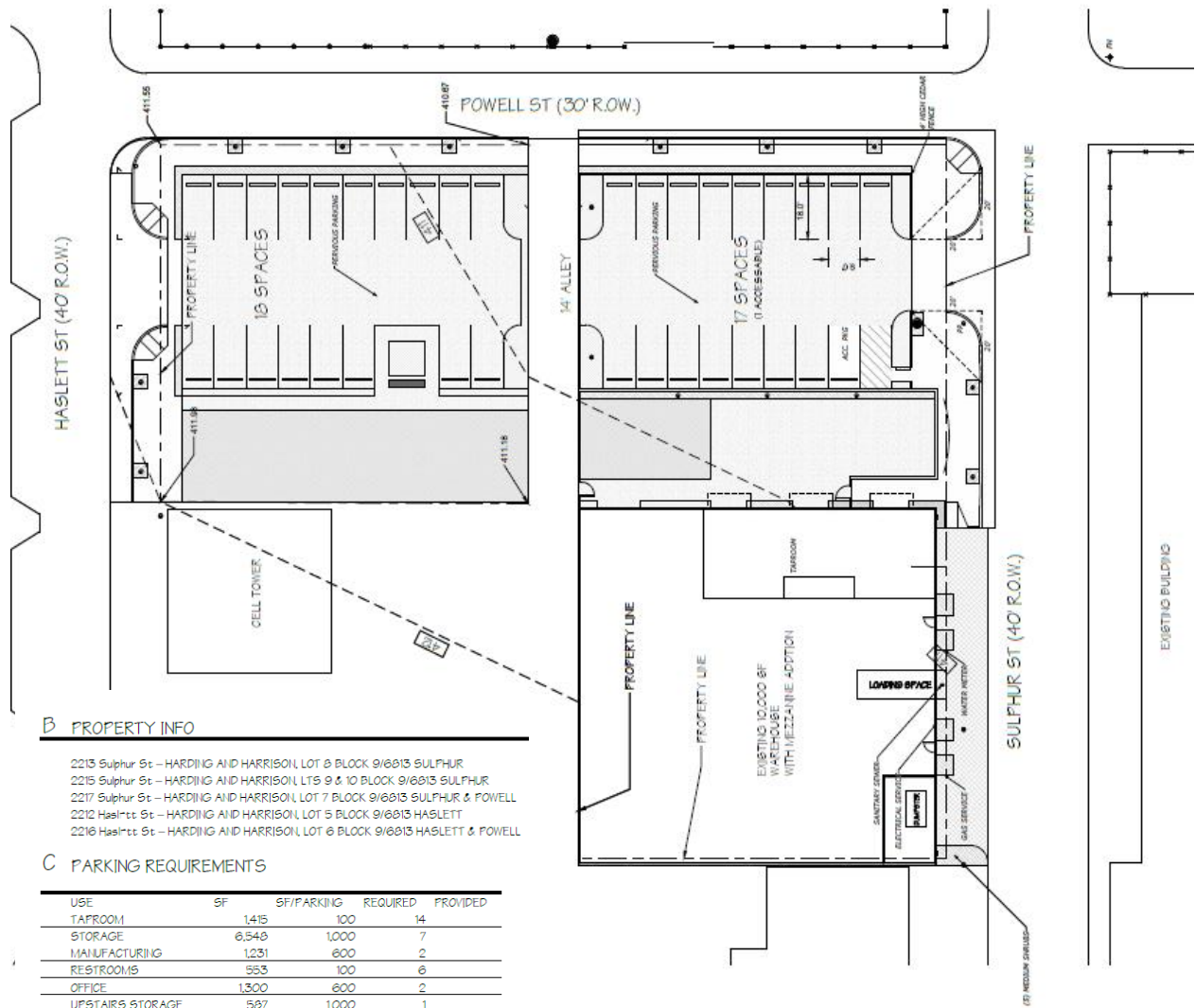
Staff Recommendation: (if CPC chooses to approve the request, staff recommends the following hours)

5. HOURS OF OPERATION: The alcoholic beverage manufacturing retail and seating area may only operate between 11:00 am and 10:00 pm Sunday to Thursday and 11:00 am and 12:00 am (midnight) on Friday and Saturday. The manufacturing use may only operate between 6:00 am and 10:00 pm Sunday to Thursday and 6:00 am and 12:00 am (midnight) Friday and Saturday.

Applicant's Request:

5. HOURS OF OPERATION: The alcoholic beverage manufacturing retail and seating area may only operate between 11:00 am and 12:00 am (midnight) Sunday to Saturday. The manufacturing use may operate 24-hours a day, 7 days a week.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Development/Site Plan



B PROPERTY INFO

2213 Sulphur St - HARDING AND HARRISON, LOT 8 BLOCK 9/6813 SULPHUR
2215 Sulphur St - HARDING AND HARRISON, LOTS 9 & 10 BLOCK 9/6813 SULPHUR
2217 Sulphur St - HARDING AND HARRISON, LOT 7 BLOCK 9/6813 SULPHUR & POWELL
2212 Haslett St - HARDING AND HARRISON, LOT 5 BLOCK 9/6813 HASLETT
2218 Haslett St - HARDING AND HARRISON, LOT 6 BLOCK 9/6813 HASLETT & POWELL

C PARKING REQUIREMENTS

| USE | SF | SF/PARKING | REQUIRED | PROVIDED |
|------------------|--------|------------|----------|----------|
| TAPROOM | 1,415 | 100 | 14 | |
| STORAGE | 6,548 | 1,000 | 7 | |
| MANUFACTURING | 1,231 | 600 | 2 | |
| RESTROOMS | 553 | 100 | 6 | |
| OFFICE | 1,300 | 600 | 2 | |
| UPSTAIRS STORAGE | 587 | 1,000 | 1 | |
| OTHER | 0 | 100 | 0 | |
| TOTAL | 11,634 | | 31 | 33 |

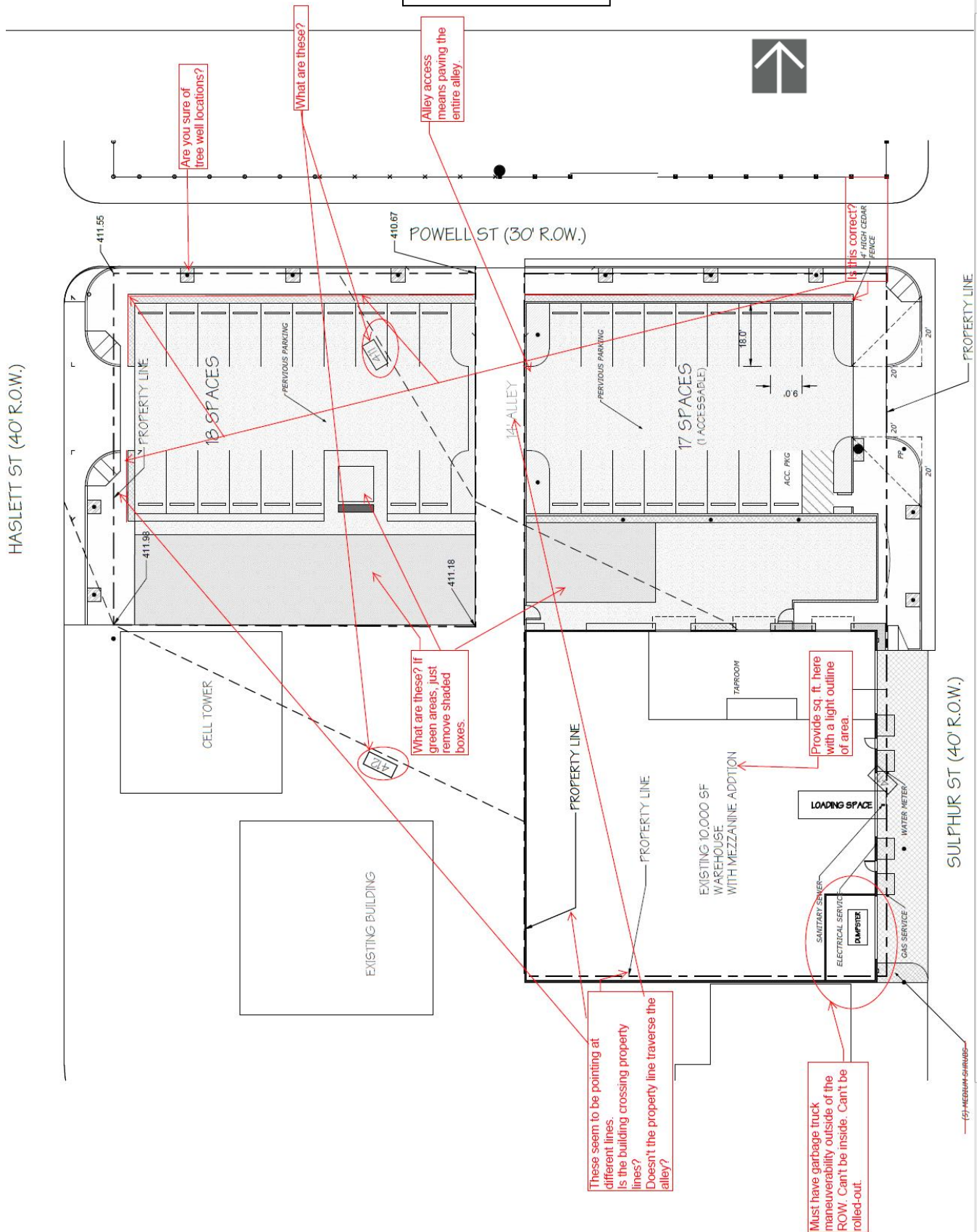
D ZONING

| | |
|------------------|-----------------------|
| CURRENT ZONING | PD 714 SUBDISTRICT 1A |
| PROPOSED ZONING | PD 714 SUBDISTRICT 1E |
| MAX ALLOW HEIGHT | 145' |
| BUILDING HEIGHT | ~22' |
| MAX STORIES | 11 |
| STORIES | 1 (WITH MEZZANINE) |

E AREA

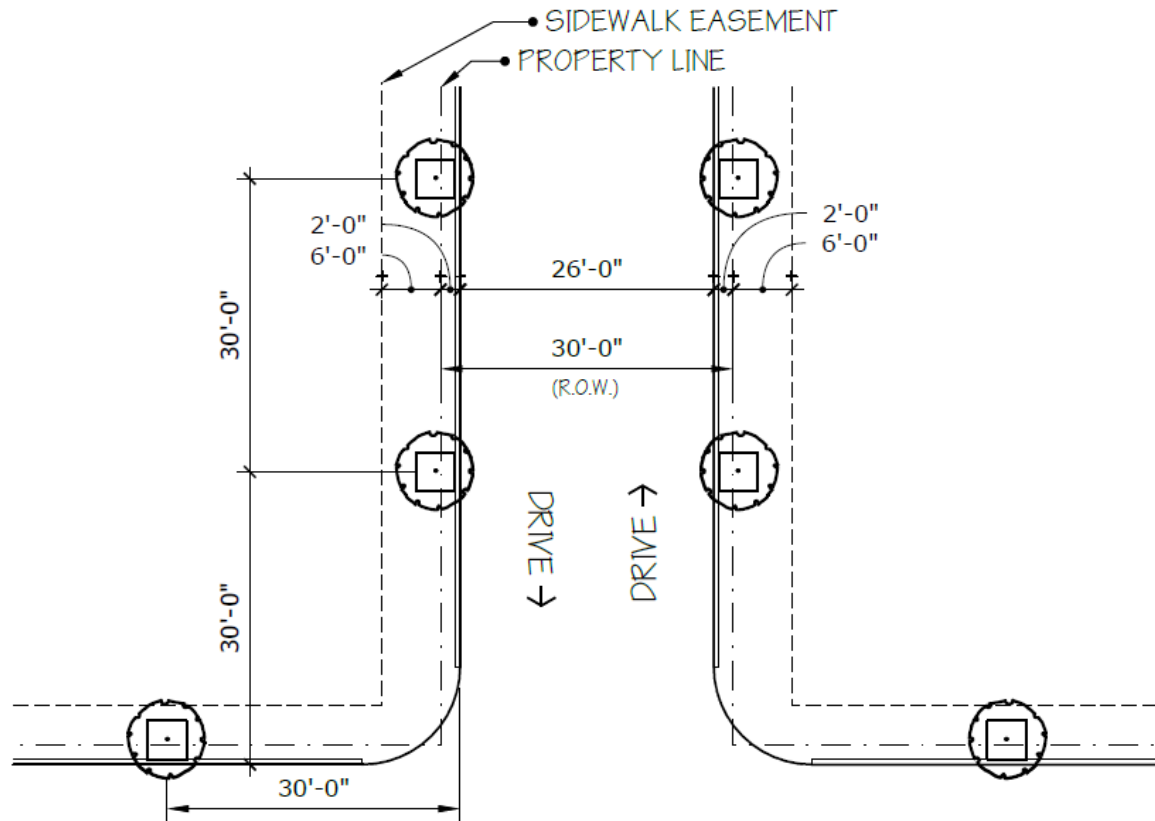
| | SF | ACRES |
|-------------------|--------|-------|
| EXISTING BUILDING | 10,000 | 0.23 |
| LAND | 20,900 | 0.48 |
| TOTAL | 30,900 | 0.71 |

Staff Comments

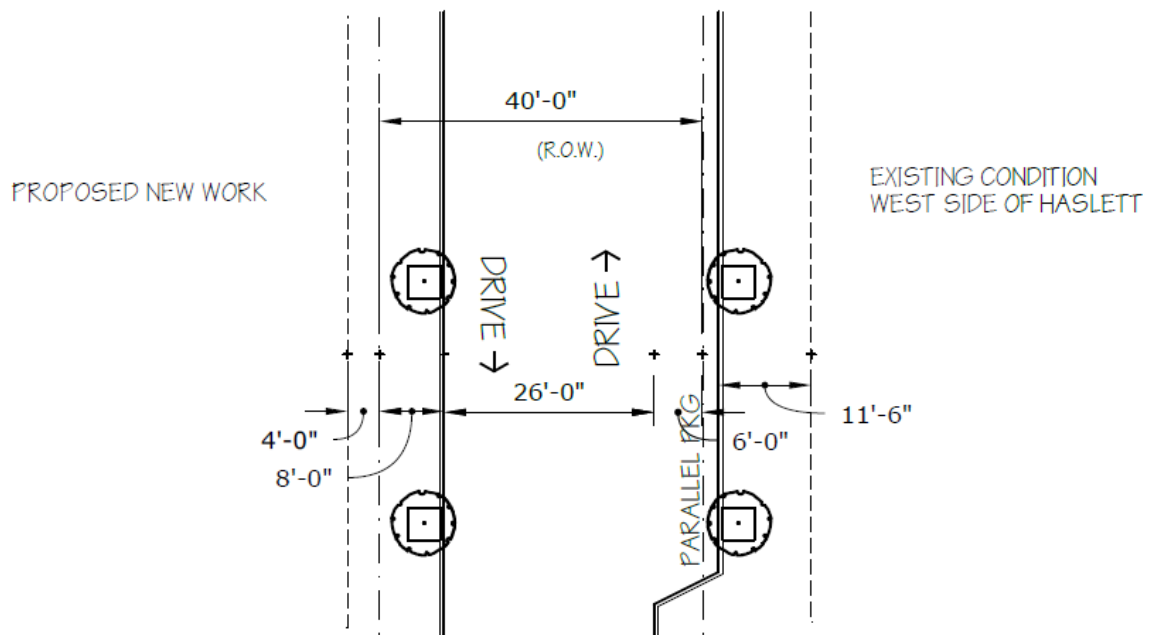


| |
|---------------------------------------|
| Applicant's Proposed Exhibit F |
|---------------------------------------|

EXHIBIT 714F - STREET DIAGRAM



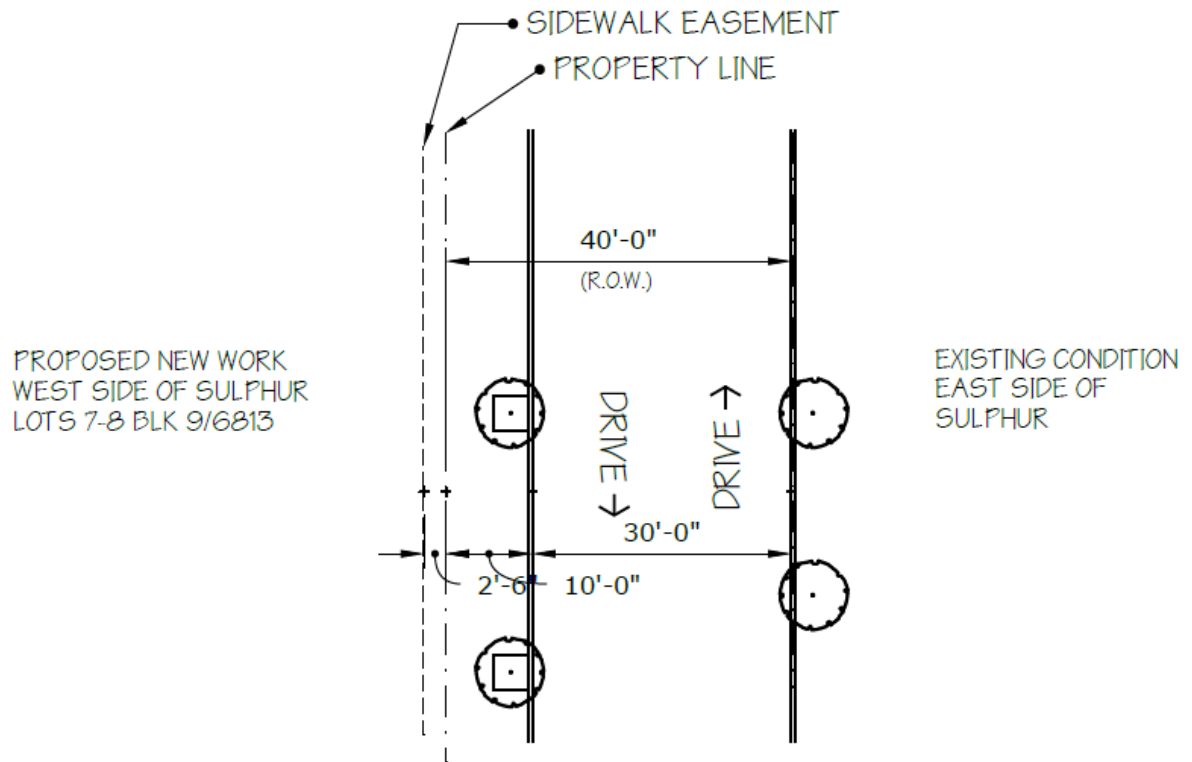
| | |
|----------|-------------------------------|
| A | :: 30' R.O.W. @ SUBDISTRICT 1 |
| 001 | scale: N.T.S. |



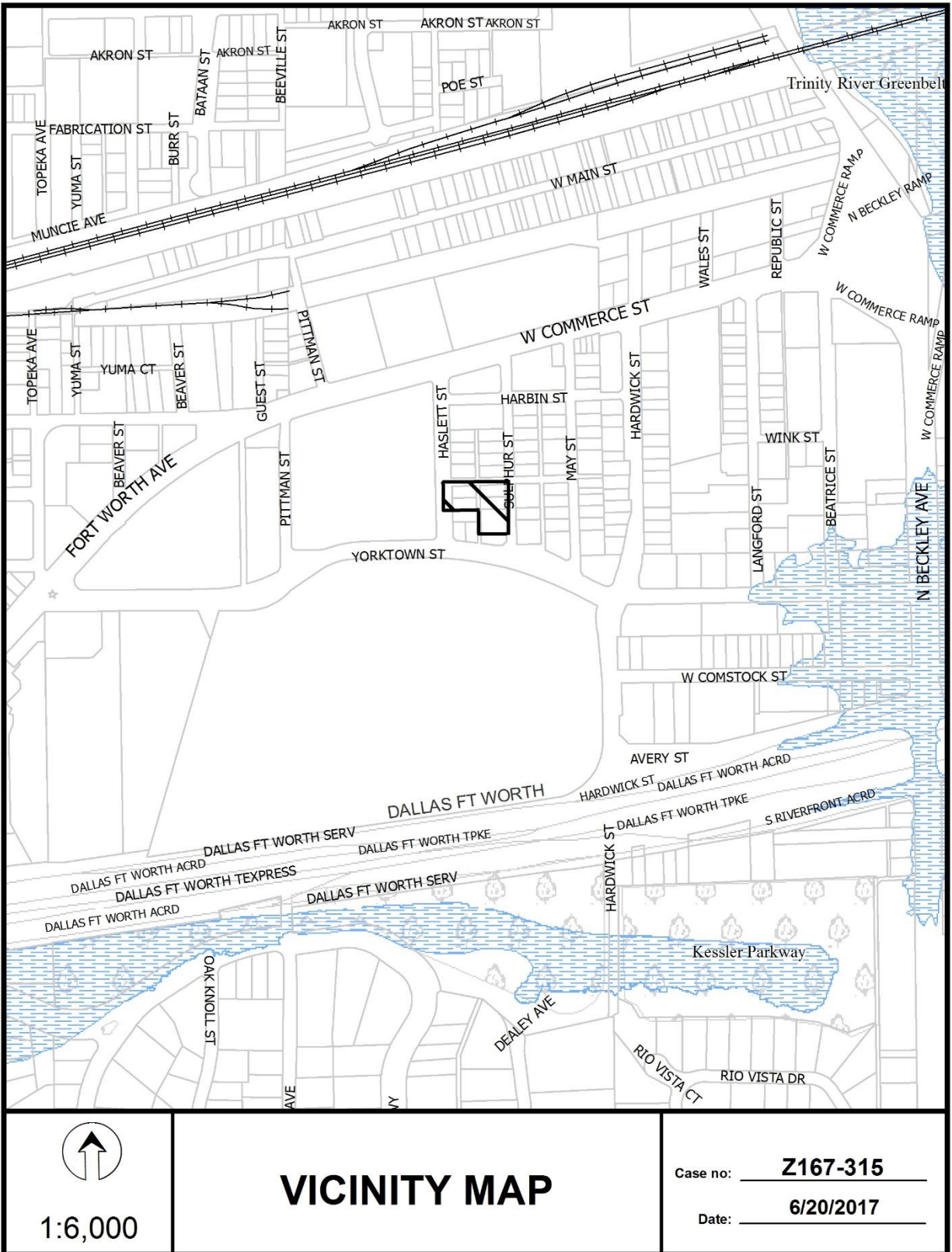
| | |
|----------|-------------------------------|
| A | :: 40' R.O.W. @ SUBDISTRICT 1 |
| 002 | scale: N.T.S. |

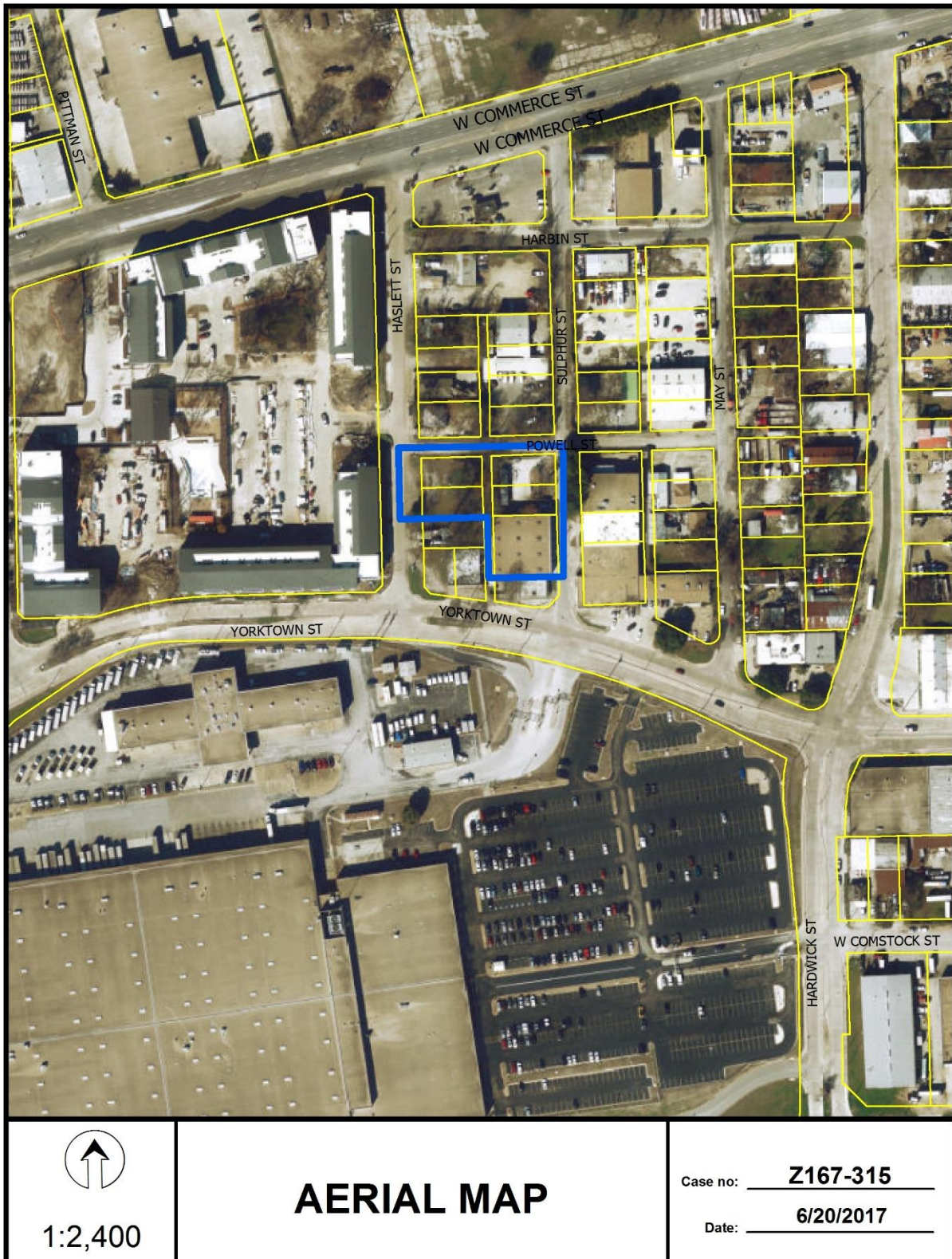
Applicant's Proposed Exhibit F

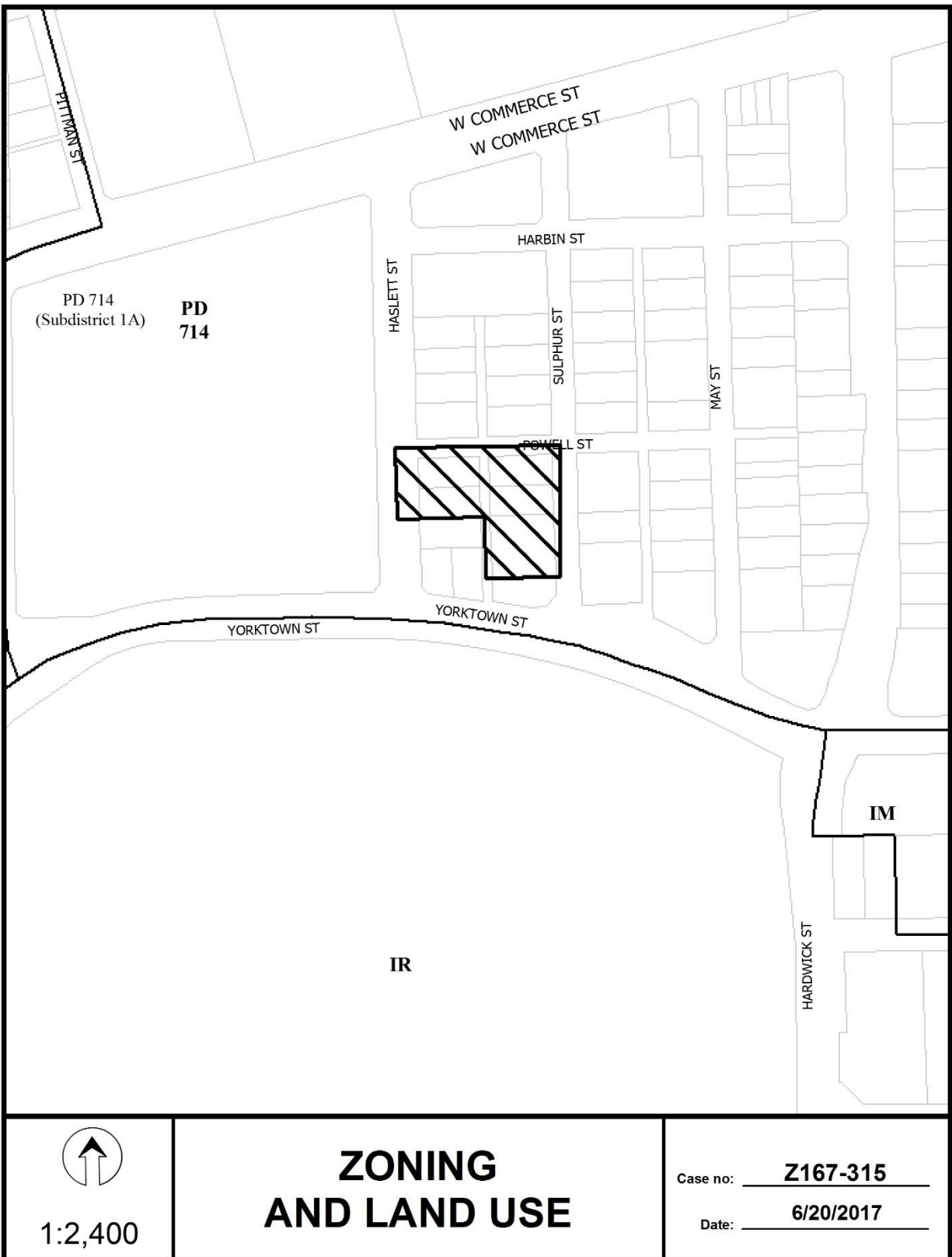
EXHIBIT 714F - STREET DIAGRAM

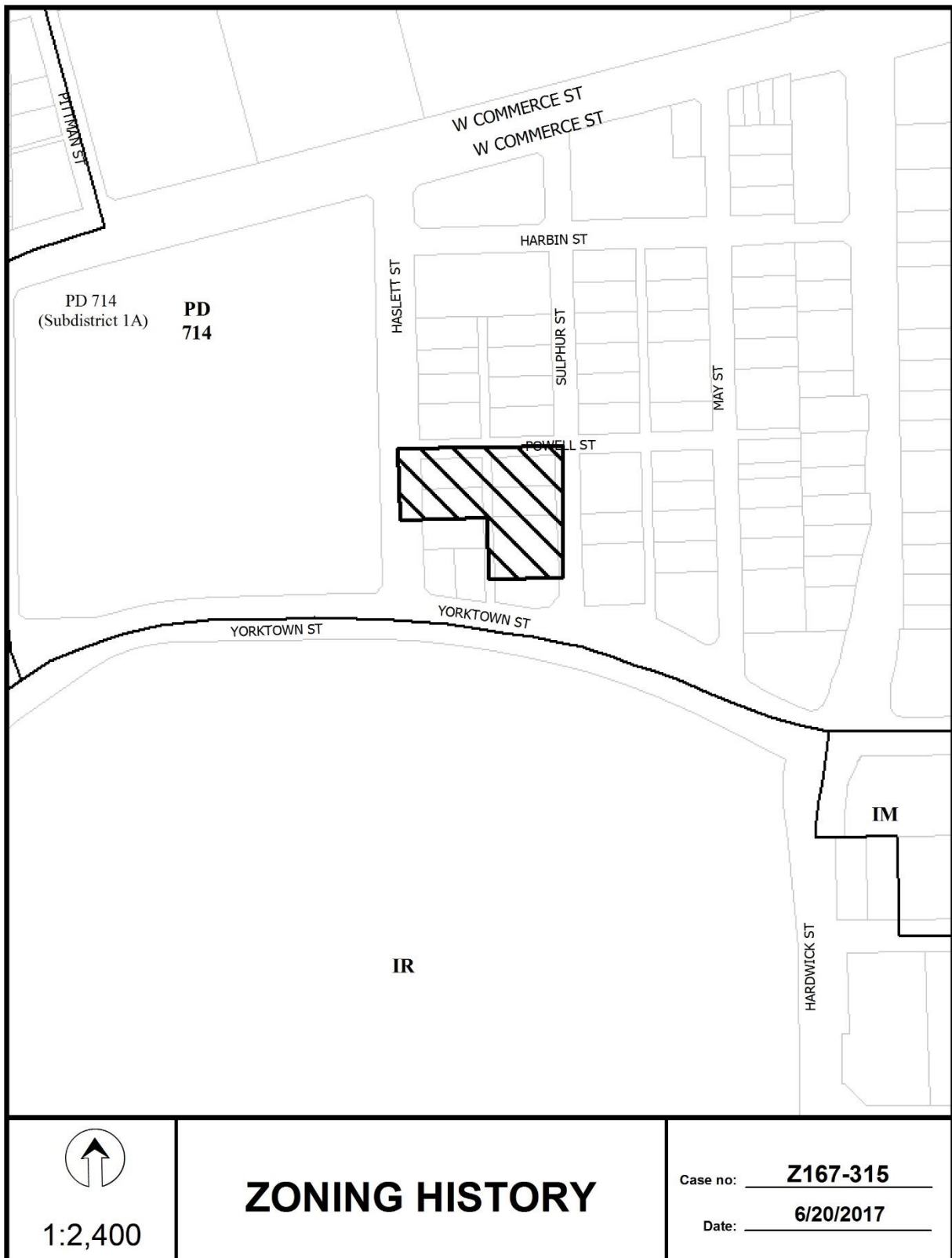


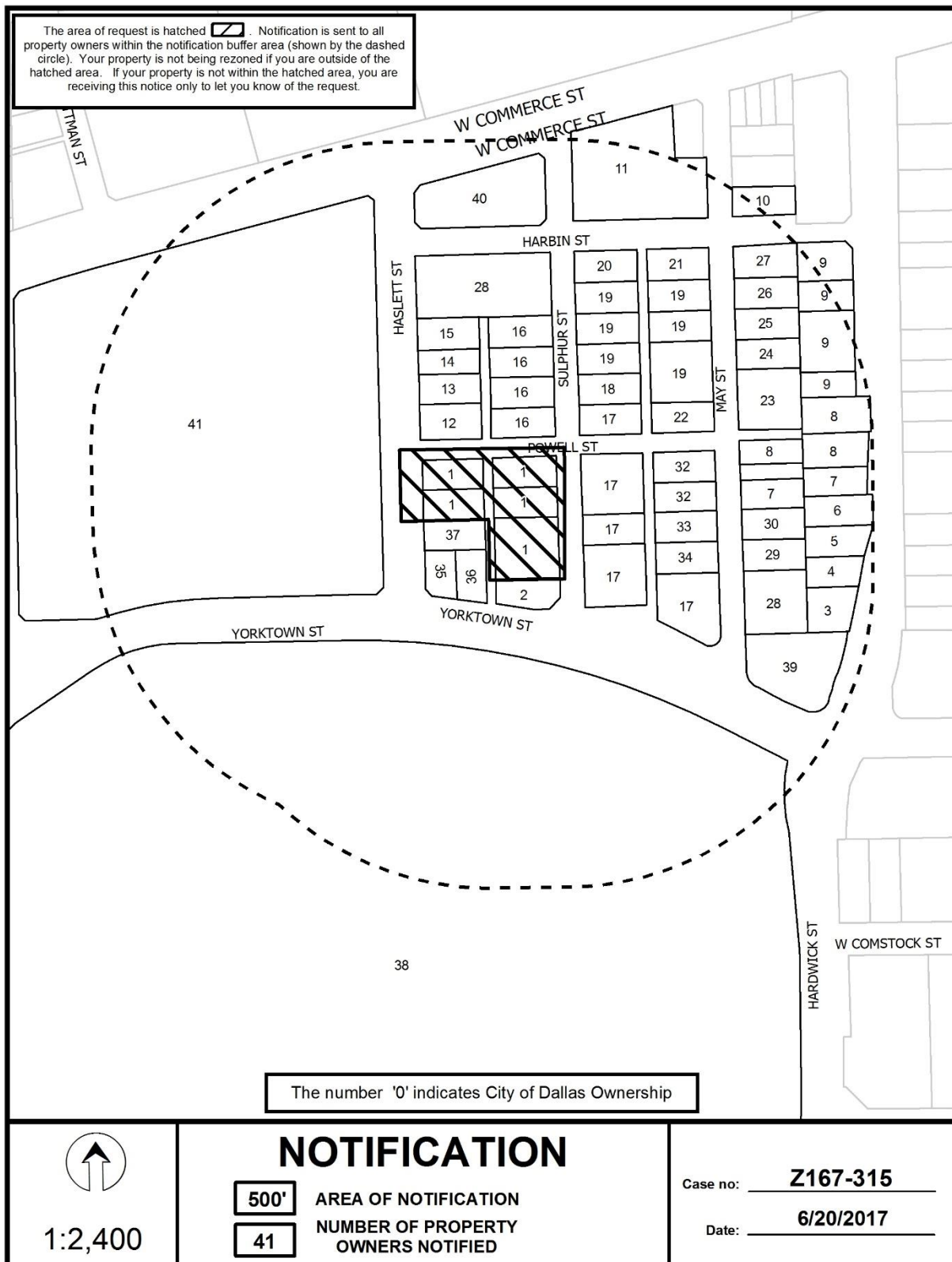
| | |
|----------|--------------------------------------|
| A | :: 40' R.O.W. @ SUBDISTRICT 1 |
| 002 | scale: N.T.S. |











06/20/2017

Notification List of Property Owners
Z167-315

41 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 2212 HASLETT ST | DJUMIC GORDANA |
| 2 | 325 YORKTOWN ST | BOLTEX HOLDINGS LTD |
| 3 | 2311 HARDWICK ST | NWONUMA JEROME N |
| 4 | 2317 HARDWICK ST | NWONUMA JEROME |
| 5 | 2321 HARDWICK ST | WING CLAIRE M |
| 6 | 2325 HARDWICK ST | NWAKIBU OJUKWUH S & |
| 7 | 2331 HARDWICK ST | DESROCHERS MARK & |
| 8 | 2333 HARDWICK ST | DESROCHERS PROPERTY |
| 9 | 2341 HARDWICK ST | HARDWICK YARDS LLC & |
| 10 | 219 HARBIN ST | COOPER DEWAYNE |
| 11 | 310 W COMMERCE ST | BROWN GUY III |
| 12 | 2302 HASLETT ST | MARTINEZ FERNANDO & |
| 13 | 2306 HASLETT ST | RIOS PABLO |
| 14 | 2310 HASLETT ST | MARTINEZ FERNANDO |
| 15 | 2314 HASLETT ST | MARTINEZ ISIDORO G |
| 16 | 2315 SULPHUR ST | VAFEE ABDOL H |
| 17 | 2300 SULPHUR ST | KUMAR AND WHITE WORLDWIDE INV LLC |
| 18 | 2306 SULPHUR ST | 3108 FW LLC |
| 19 | 2310 SULPHUR ST | RAMOS SAMUEL |
| 20 | 314 HARBIN ST | NINO ISMAEL |
| 21 | 2323 MAY ST | D & A ALVAREZ GROUP LLC |
| 22 | 2301 MAY ST | BIGA INCORPORATED |
| 23 | 2306 MAY ST | CUEVAS PEDRO |
| 24 | 2308 MAY ST | CUEVAS VERONICA |
| 25 | 2314 MAY ST | YBARRA ELISA RODRIGUEZ |
| 26 | 2318 MAY ST | YBARRA MANUEL P ET AL |

06/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 27 | 2320 MAY ST | COOPER L DEWAYNE |
| 28 | 2204 MAY ST | VAFEE ABDOL H |
| 29 | 2208 MAY ST | CASAREZ MARY & |
| 30 | 2214 MAY ST | RODRIGUEZ ELIAS |
| 31 | 2220 MAY ST | DESROCHERS MARK & |
| 32 | 2223 MAY ST | SCOTT WILLIAM MICHAEL |
| 33 | 2215 MAY ST | GAYTON GLORIA ELSA |
| 34 | 2211 MAY ST | ENSINIA LECHUGA GLORIA & |
| 35 | 339 YORKTOWN ST | USA ENVIRONMENTAL GROUP |
| 36 | 335 YORKTOWN ST | YORKTOWN JOINT VENTURE |
| 37 | 2208 HASLETT ST | EXECUTIVE COFFEE SERV |
| 38 | 2121 HARDWICK ST | U S POSTAL SERVICE |
| 39 | 233 YORKTOWN ST | REISCH JAMES M & SANDRA J |
| 40 | 332 W COMMERCE ST | AGESHEN MALCOM |
| 41 | 444 W COMMERCE ST | ALTA WEST COMMERCE APARTMENTS |

Planner: Warren F. Ellis**FILE NUMBER:** Z156-308(WE) **DATE FILED:** July 18, 2016**LOCATION:** South Lancaster Road and Garza Avenue, south corner**COUNCIL DISTRICT:** 4 **MAPSCO:** 65-C**SIZE OF REQUEST:** Approx. 34,412 sq. ft. **CENSUS TRACT:** 57.00

APPLICANT / OWNER: Solonya McKinney**REPRESENTATIVE:** Solonya McKinney**REQUEST:** An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.**SUMMARY:** The purpose of this request is to use an existing occupied one-story structure for a group residential facility. The applicant has volunteered deed restrictions that prohibit certain uses that may have a negative impact on the surrounding single family and retail uses. The proposed deed restrictions prohibit the following uses on site: gas drilling and production; cemetery or mausoleum; general merchandise or food store 100,000 square feet or more; recycling collection center; and recycling buy-back center uses.**STAFF RECOMMENDATION:** Denial

BACKGROUND INFORMATION:

- The request site is developed with a one-story, 6,720-square-foot structure. The permit records show that the structure was built in 1982 and received a Certificate of Occupancy (CO) for a general merchandise or food store. In 1987, the structure was converted into a multi-tenant retail space.
- The applicant's intent is to use the existing structure for a group residential facility. The proposed facility will have between 6 and 7 bedrooms and will serve individuals between 18 and 22 years of age.
- A group residential facility is permitted by right in a clustered housing, multifamily, central area, and mixed use district; otherwise, by SUP in the same districts when located at least 1,000 feet from all group residential facilities and licensed handicapped group dwelling units. There are no records of any group residential facilities and licensed handicapped group dwelling units within 1,000 feet of the request site.
- The applicant has volunteered deed restrictions to prohibit certain uses on site. The volunteered deed restrictions prohibit the following uses; gas drilling and production, cemetery or mausoleum, general merchandise or food store 100,000 square feet or more, recycling collection center and recycling buy back center uses.

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------------|--------------------|---------------------|---------------------|
| Lancaster Road | Principal Arterial | 107 ft. | 107 ft. |
| Garza Avenue | Local | 56 ft. | 56 ft. |

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

Land Use:

| | Zoning | Land Use |
|------------------|---------------|--|
| Site | CR | Retail & personal service |
| Northeast | CR | Undeveloped, Restaurant, general merchandise or food store |
| Southeast | CR | Undeveloped, Auto related use |
| Northwest | CR | Single Family |
| Southwest | TH-3(A) | Undeveloped, Single Family |

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

LAND USE**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

NEIGHBORHOOD**GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS****Policy 7.1.2** Promote neighborhood-development compatibility

The proposed MU-1 District will not strengthen the existing neighborhoods due to the type of main uses that could be developed on the site. The proposed deed restrictions volunteered by the applicant do not restrict enough uses to reduce the impact on any future development on site. Staff's recommendation for denial of the proposed MU-1 District with deed restrictions volunteered by the applicant is twofold: 1) the intensity and incompatibility of MU-1 uses to residential uses and 2) a portion of the retail corridor along Lancaster Road is developed with community-serving retail uses and the MU-1 District could negatively impact the surrounding uses. An MU-1 District is to provide for the development of moderate density retail, office, and /or multifamily residential uses in combination on single or contiguous building sites.

STAFF ANALYSIS:

Land Use Compatibility: The request site is located along a portion of a thoroughfare corridor that provides for retail-community serving type uses. The applicant's request for a MU-1 Mixed Use District will allow for a group residential home facility to operate within an existing one-story, 6,720-square-foot structure. A Group Residential Facility is defined as an interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a "family", whether or not the facility is operated for profit or changes for the services it offers. The use does not include: 1) facilities that negotiate sleeping arrangements on a daily basis; and 2) dwelling units occupied exclusively by families. The proposed facility will serve between 6 to 7 individuals that are between 18 and 22 years of age.

The applicant has also volunteered deed restrictions to limit the potentially negative impact the MU-1 Mixed Use District uses may have on the adjacent residential uses. The following uses are being proposed to be prohibited on site: gas drilling and production, cemetery or mausoleum, general merchandise of food store 100,000 square feet or more, recycling collection center and recycling buy back center uses.

Staff is recommending denial of the applicant's request because of the incompatibility of an MU-1 District and its adjacency to residential uses. Staff is concerned that rezoning approximately 0.789 acres to an MU-1 Mixed Use District could have a negative impact on the surrounding uses where the zoning district along a portion of Lancaster Road provides for community serving retail uses and the adjoining properties are residential. In addition the development standards that govern the MU-1 District and the type of uses that are permitted are not compatible at this location. Even though the applicant has volunteered deed restrictions to limit certain uses from being developed on the site, staff believes that the proposed deed restrictions are not restrictive enough to limit any potential developments and their impact on the adjacent residential uses.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|-----------------------------------|----------|--|--|---|--------------|--|---|
| | Front | Side/Rear | | | | | |
| CR – existing 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 |
| MU-1- proposed 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 must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking: The parking requirements for a group residential facility is 0.25 spaces per bed, plus one space per 200 square feet of office area; a minimum of four spaces is required. No handicapped parking is required.

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, Solonya McKinney, a Sole Proprietor ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the William Foreman Survey, Abstract No. 1752, City Block 27432 , City of Dallas ("City"), County, Texas, and being that same tract of land conveyed to the Owner by Bank of Desoto, by deed dated August 7, 2015, and recorded in Volume INT201500211385, Page DD07312015 CO-DC, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

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

- (1) The following main uses are prohibited:
 - (A) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
 - (B) Institutional and community service uses.
 - Cemetery or mausoleum.
 - (C) Miscellaneous uses.
 - Attached non-premise sign.

(D) Retail and personal service uses.

- General merchandise or food store 100,000 square feet or more.

(E) Wholesale, distribution, and storage uses.

- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(2) The following accessory use is prohibited:

- Private stable.

III.

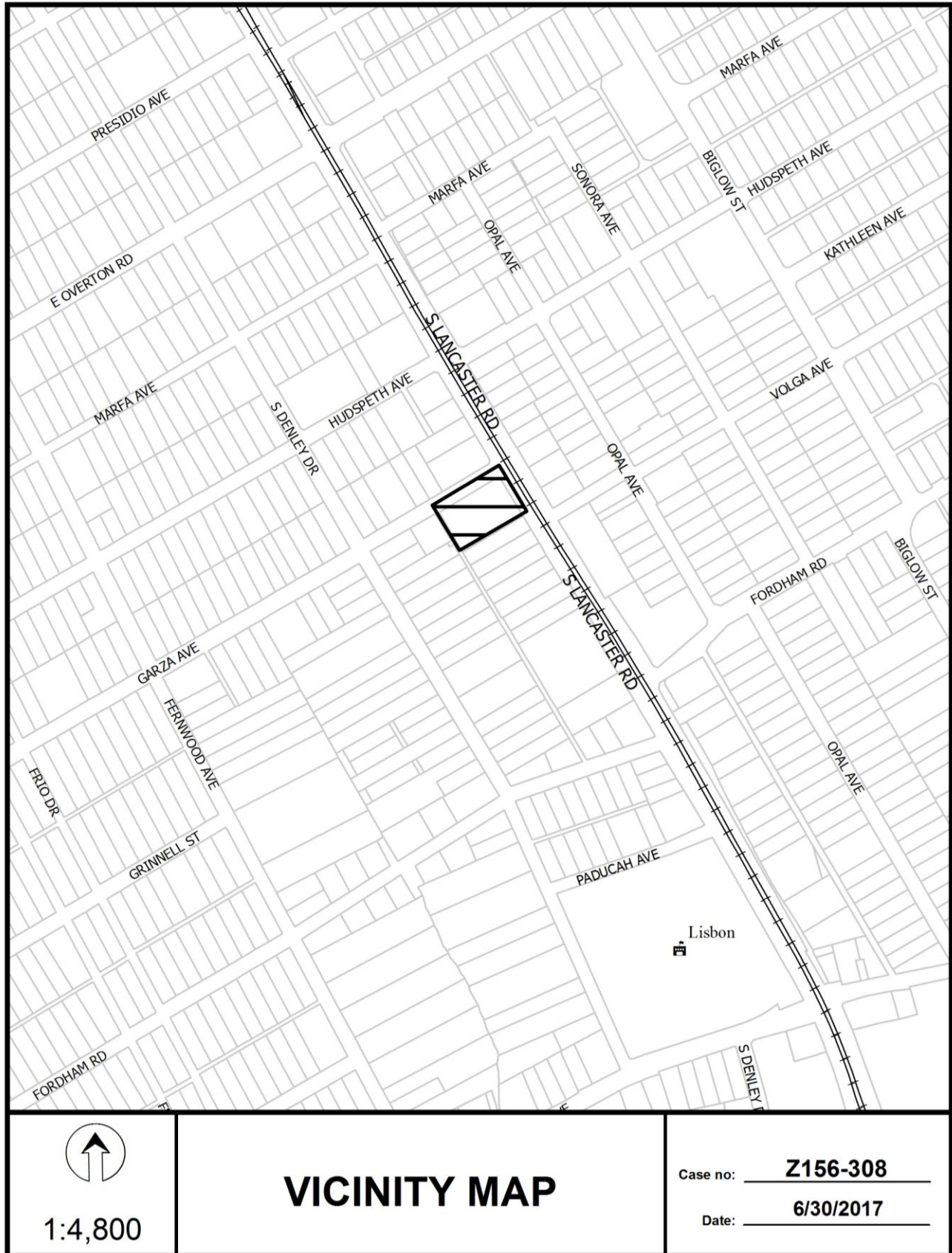
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

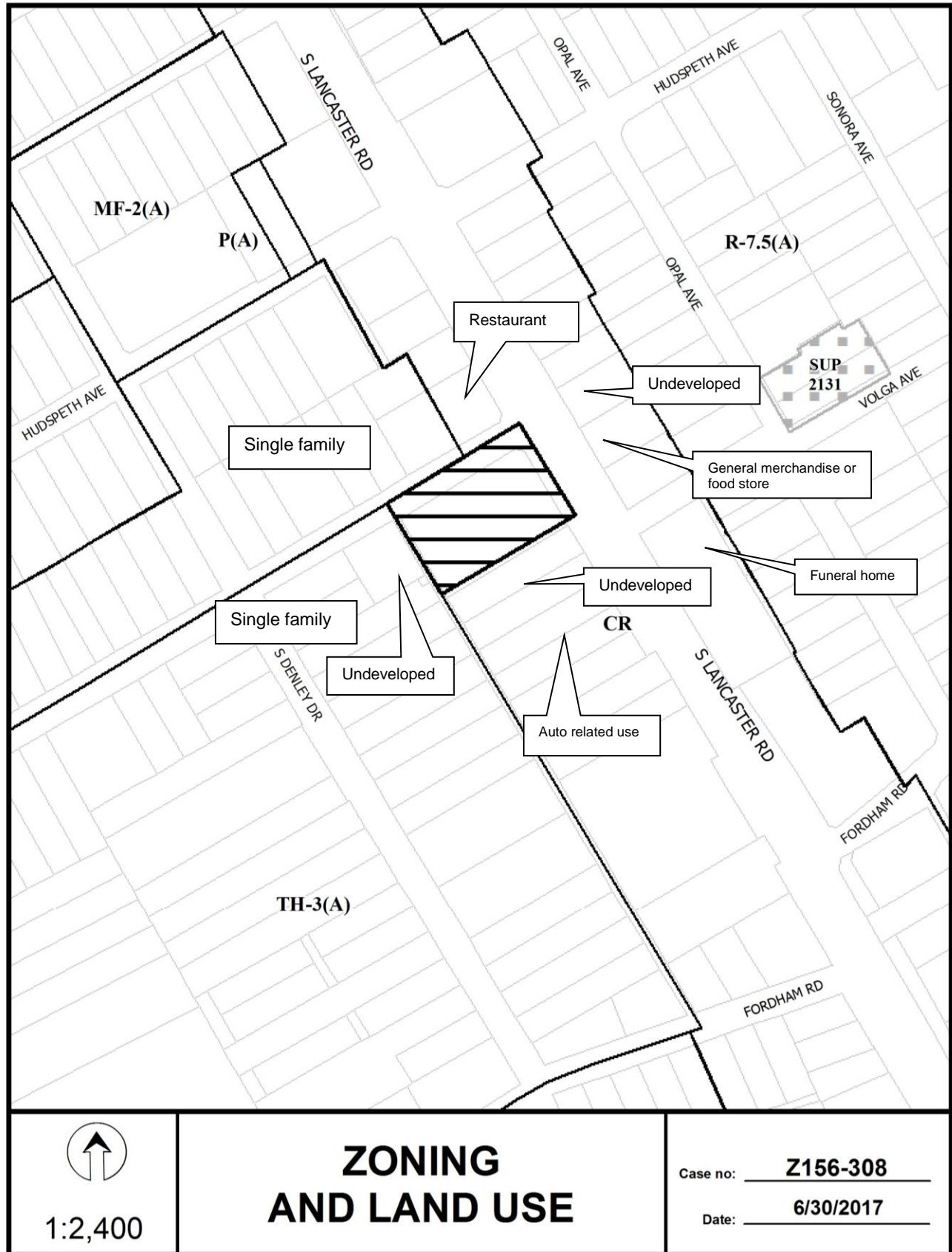
V.

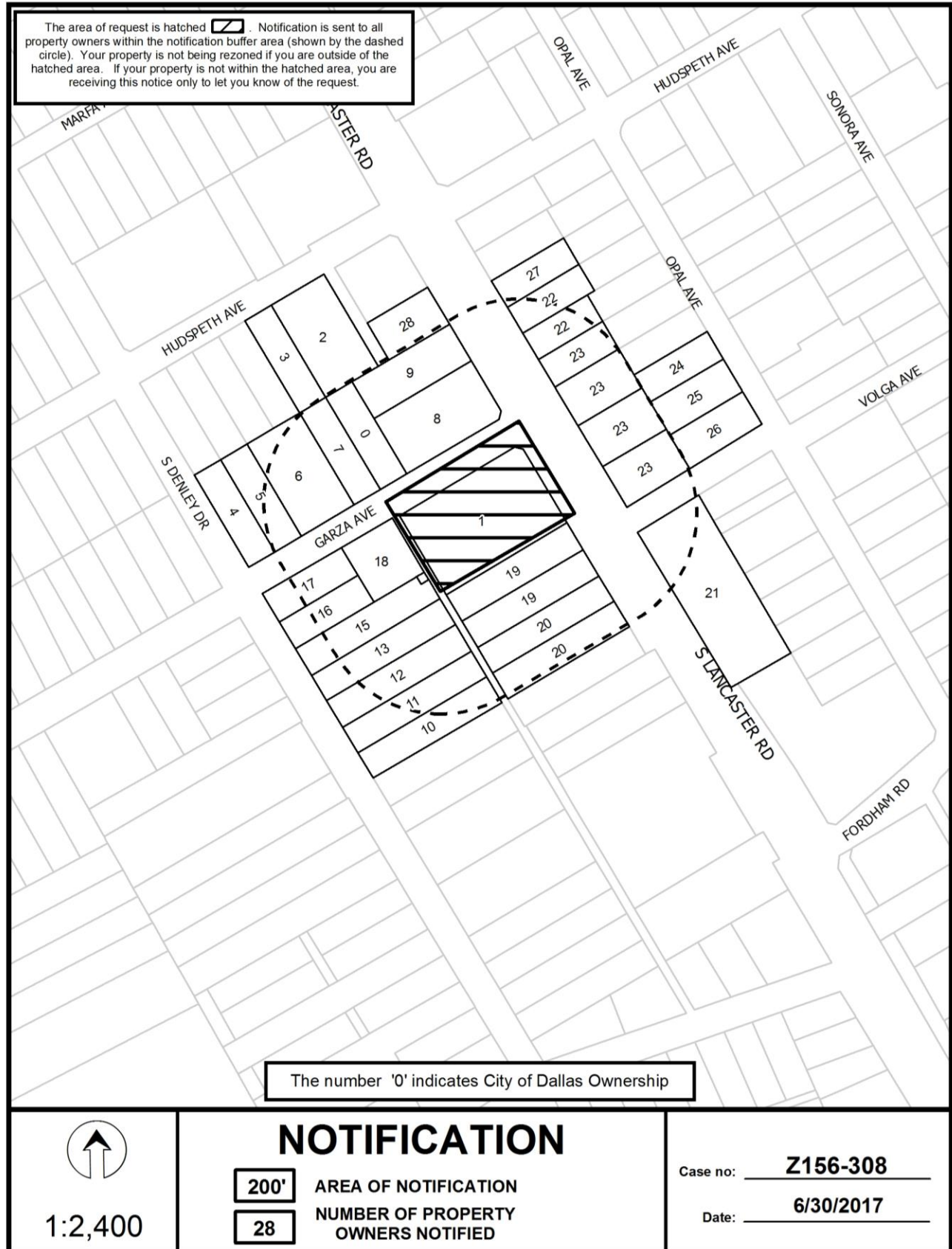
These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.



Z156-308(WE)







Notification List of Property

Z156-308

28 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------|
| 1 | 3911 S LANCASTER RD | MCKINNEY SOLONYA GRENEE |
| 2 | 1722 HUDSPETH AVE | GUTIERREZ VIOLETA |
| 3 | 1718 HUDSPETH AVE | BILLINGS FLOYD |
| 4 | 1803 GARZA AVE | DUKES WILLIE LEE |
| 5 | 1807 GARZA AVE | REED DOROTHY F |
| 6 | 1815 GARZA AVE | SIMPSON ALEEZ |
| 7 | 1819 GARZA AVE | BILLINGS FLOYD |
| 8 | 3827 S LANCASTER RD | T WHEEL CO INC THE |
| 9 | 3817 S LANCASTER RD | ALLAN BAILEY GROUP LLC |
| 10 | 3926 S DENLEY DR | DEAMUS CHARLOTTA D |
| 11 | 3922 S DENLEY DR | NICHOLAS AMILCAR |
| 12 | 3918 S DENLEY DR | LEOMONS JOHN |
| 13 | 3914 S DENLEY DR | SMITH ROBERT |
| 14 | 3910 S DENLEY DR | ENSERCH CORP |
| 15 | 3910 S DENLEY DR | RPL PROPERTIES LLC |
| 16 | 3906 S DENLEY DR | TRAYLOR SHERRI |
| 17 | 3902 S DENLEY DR | GREATER ST MATTHEW CHURCH |
| 18 | 1818 GARZA AVE | KANTERING TONY |
| 19 | 3915 S LANCASTER RD | MCKINNEY SOLONYA |
| 20 | 3923 S LANCASTER RD | GARZA GUADALUPE J & |
| 21 | 3906 S LANCASTER RD | WASHINGTON FRANCIS L & |
| 22 | 3818 S LANCASTER RD | BELL MARY ELLA |
| 23 | 3822 S LANCASTER RD | MOODY CLINTON & |
| 24 | 3835 OPAL AVE | RICHARDSON BIRTHA A & |
| 25 | 3839 OPAL AVE | SMITH THEO |
| 26 | 3845 OPAL AVE | SALAZAR FELICITAS & |

Z156-308(WE)

06/30/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------|
| 27 | 3810 S LANCASTER RD | TRUESDALE REGINALD |
| 28 | 3811 S LANCASTER RD | PRESTON SANDRA |

Planner: Warren F. Ellis

FILE NUMBER: Z167-201(WE) **DATE FILED:** February 6, 2017

LOCATION: Northwest line of Garland Road, southwest of North Buckner Boulevard

COUNCIL DISTRICT: 9 **MAPSCO:** 38-J

SIZE OF REQUEST: Approx. 4.3 acres **CENSUS TRACT:** 81.00

APPLICANT: Lennar Multifamily Communities, LLC

OWNERS: Doctor Brothers, Ltd, Broomfield J.V,
White Rock Community Church

REPRESENTATIVE: Dallas Cothrum, MASTERPLAN

REQUEST: An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, a CR-D Community Retail District with a D Liquor Control Overlay, and an LO-1-D Limited Office District with a D Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the construction of a 395,000 square-foot, 294-unit multifamily development.

STAFF RECOMMENDATION: Approval, subject to a development plan / height zone map, cross section plan, and conditions.

BACKGROUND INFORMATION:

- The request site is divided into several zoning districts; CR-D Community Retail District with a Liquor Control Overlay , LO-1-D Limited Office District with a Liquor Control Overlay and an MU-1 Mixed Use District. The site is developed with a church with surface parking and a medical office.
- The proposed Planned Development District for MU-1 Mixed Use District uses will allow the site to be developed under a single zoning district for multifamily uses. The PDD will be governed by MU-1 District uses and will allow for the encroachment of balconies into the required setbacks.
- Due the grade changes towards the western portion of the property, the applicant has submitted a development plan that shows various height zones. In addition, the proposed multifamily development will have above grade parking structure that will be wrapped with the approximately 294-units. A portion of the development facing Garland Parkway will be limited to three stories.

Zoning History: There has been one zoning case in the area within the past five years.

1. Z156-281 On August 4, 2016, the City Plan Commission approved a Community Retail District and a D-1 Liquor Control Overlay on property zoned an LO-1-D Light Office District with a Dry Overlay District. This case is scheduled for City Council consideration on August 9, 2017.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| Garland Road | Principal Arterial | 100 ft. | 100 ft. |

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

Land Use:

| | Zoning | Land Use |
|------------------|--------------------|--|
| Site | MU-1, LO-1-D, CR-D | Church w/surface parking, Medical clinic |
| Northeast | PDD No. 348, CR | Retail and personal service, Hospital |
| Southeast | LO-1-D, D(A) | Fire Station, Single Family |
| Northwest | MF-1(A), MF-2(A) | Multifamily |
| Southwest | LO-1-D | Medical Clinic |

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

URBAN DESIGN ELEMENT

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.

NEIGHBORHOOD PLUS

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards.

Garland Road Vision Plan:

The Garland Road Vision Plan was adopted in November 2010. The plan is intended to be a Small Area Action Plan in support of the *forwardDallas! Comprehensive Plan*. The plan's Future Land Development Vision shows the area as commercial.

The report recommends that the historic character of the existing building be retained, while some underutilized properties will be converted to community gardens.

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed within multiple zoning districts and consists of a church, surface parking lot and a medical office. The zoning districts are a CR-D Community Retail District with a Liquor Control Overlay, an LO-1-D Limited Office District with a Liquor Control Overlay and an MU-1 Mixed Use District. The applicant's request for a Planned Development District for MU-1 Mixed Use District uses will allow for the construction of a multifamily development. The applicant will prohibit any retail uses within the development. The proposed development will be governed mostly by the development rights and standards of the MU-1 District; however, certain development standards will vary from the standards, such as the front yard setback. The applicant is also requesting that balconies encroach up to five feet into the minimum required front yard setback. The applicant is also requesting to eliminate the visual intrusion provision. For purposes of clarifying the visual intrusion provision, the Development Code states that, "no portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1(SAH), MF-1(A), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximately slope which originates in that district. The term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. In addition, there is a small tract of land that is located on the northeastern portion of the site that is zoned an R-1ac(A) Single Family District. The tract of land appears to be undevelopable and as a result of the impact of the residential adjacency, staff has included language in the PDD conditions that references that the RPS will not apply on the northeastern portion of the property.

Due to the site's topography, the applicant has submitted a development plan that will show various height zones. The proposed development will not exceed maximum allowable structure height of 65 feet from the average grade. However, there is a grade change towards the western portion of the property and as a result of the grade change, the rear portion of the proposed development will vary in height. In addition, the proposed development will have mechanical overruns that project approximately 12 feet above the proposed structure height. The proposed multifamily development will have an above grade parking structure that will be wrapped with approximately 294-units.

The surrounding land uses consist of a hospital [PDD No. 348] and various retail and personal uses to the on the northeast, a fire station and single family uses to the

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southeast, across Garland Road. The properties that are located southwest and northwest of the request site are developed with medical offices and multifamily uses.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|------------------------------------|----------|--|--|---|--------------|---|---|
| | Front | Side/Rear | | | | | |
| LO-1 Limited office – 1 | 15' | 20' adjacent to residential OTHER: No Min. | 1.0 FAR | 70' 5 stories | 80% | Proximity Slope U-form setback Tower spacing Visual Intrusion | Office – limited retail & personal service uses |
| CR 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 |
| 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 |
| MU-1 – Proposed PDD Mixed use-1 | *15' | 15' adjacent to residential OTHER: No Min. | 0.8 FAR base 1.0 FAR maximum + bonus for residential | 65' from avg. grade | 80% | Proximity Slope U-form setback Tower spacing, *Balconies encroach up to 5 ft. in required yard | Residential |

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

PDD conditions – Miscellaneous:

Staff has no objections to the variations to the MU-1 District that the applicant is requesting for the proposed multifamily development. The visual intrusion provision should not impact the surrounding uses because the proposed balconies that will encroach into the front yard setbacks are located below the (RPS) residential proximately slope.

LIST OF OFFICERS
White Rock Community Church

Douglas Shaffer - President
Laura Doscher - Chairman of the Board
Maria Smith - Director
Gerald Box - Director
Diana May - Director
Micheal Conway - Treasurer
George Hacker - Secretary

Church Officer Positions Reflect:

Laura Doscher - Chair of Church Council
Micheal Conway - Treasurer
George Hacker - Church Clerk
Lorna MacDougall - Secretary of Church Council Christopher White - Officer Norma Jean Featherston -
Officer Ramona Leach - Officer Jo Gee Featherston - Officer

Church Non-Officer Positions Reflect:

Pastor Douglas Shaffer - Lead Pastor
Maria Smith - Trustee
Gerald Box - Trustee
Diana May - Trustee

LIST OF OFFICERS
Lennar Multifamily Communities, LLC

- Ed Easley
- Todd Farrell
- Tim Snook
- John Gray
- Joann Blaylock
- John Allums

LIST OF OFFICERS

Broomfield J.V

Broomfield J.V.

a Texas general partnership

General Partner

Broomfield Ltd.
a Texas limited partnership

General Partner

West Pioneer Mgt., Inc.
Keith Koop - stockholder
Barry Warranch - stockholder

Limited Partners

Barry Warranch
Keith Koop

General Partner

August Realty Holdings Ltd.
a Texas limited partnership

General Partner

Bow Tie L.L.C.
Keith Koop – sole member

Limited Partners

Barry Warranch
Keith Koop

LIST OF OFFICERS

Doctor Brothers, Ltd.

Doctor Brothers, Ltd.

a Texas limited partnership

General Partner:

DBL General, Inc.
A Texas Close corporation..... 1%
Keith E. Koop, shareholder
Barry R. Waranch, shareholder

Limited Partners:

Broomfield JV
A Texas joint venture..... 99%

PROPOSED PDD CONDITIONS

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

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

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

PD _____ is established on property located along the northwest line of Garland Road, southwest of Buckner Boulevard. The size of PD ____ is approximately 4.3 acres.

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

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

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

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

SEC. 51P- _____.105. EXHIBIT.

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

SEC. 51P- _____.106. 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- _____.107. MAIN USES PERMITTED.

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

(b) Retail uses are prohibited in conjunction with a multifamily development.

SEC. 51P-____.108.

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-____.109.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

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

(2) Balconies may encroach up to five feet into the required front yard.

(b) Side yard. Minimum side yard is 15 feet.

(c) Floor Area. The maximum floor area is 395,000 square feet.

(d) Density. Maximum number of dwelling units is 294.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 65 feet. The maximum structure height from the average grade line as approved by the Engineering Section is:

(A) Area A: Maximum structure height is 45 feet.

(B) Area B: Maximum structure height is 65 feet.

(C) Area C: Maximum structure height is 75 feet

(D) Area D: Maximum structure height is 85 feet

(E) Area E: Maximum structure height is 95 feet

(2) The following structures may project up to 12 feet above the maximum structure height:

(A) Chimneys.

- (B) Clerestories.
- (C) Communication towers.
- (D) Cooling towers.
- (E) Elevator penthouses or bulkheads.
- (F) Mechanical equipment rooms.
- (G) Parapet wall limited to seven feet in height.
- (H) Skylights.
- (I) Vent stacks.
- (J) Visual screens that surround mechanical equipment.
- (K) Architectural elements

(f) Stories.

(a) For structures adjacent to Gaston Parkway, maximum number of stories above grade is three.

(g) Residential Proximately Slope: Residential Proximately Slope does not apply along the northeastern property line.

SEC. 51P- _____.111. OFF-STREET PARKING.

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

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

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

- (b) For a multifamily use, a lot with residential adjacency does not apply.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

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

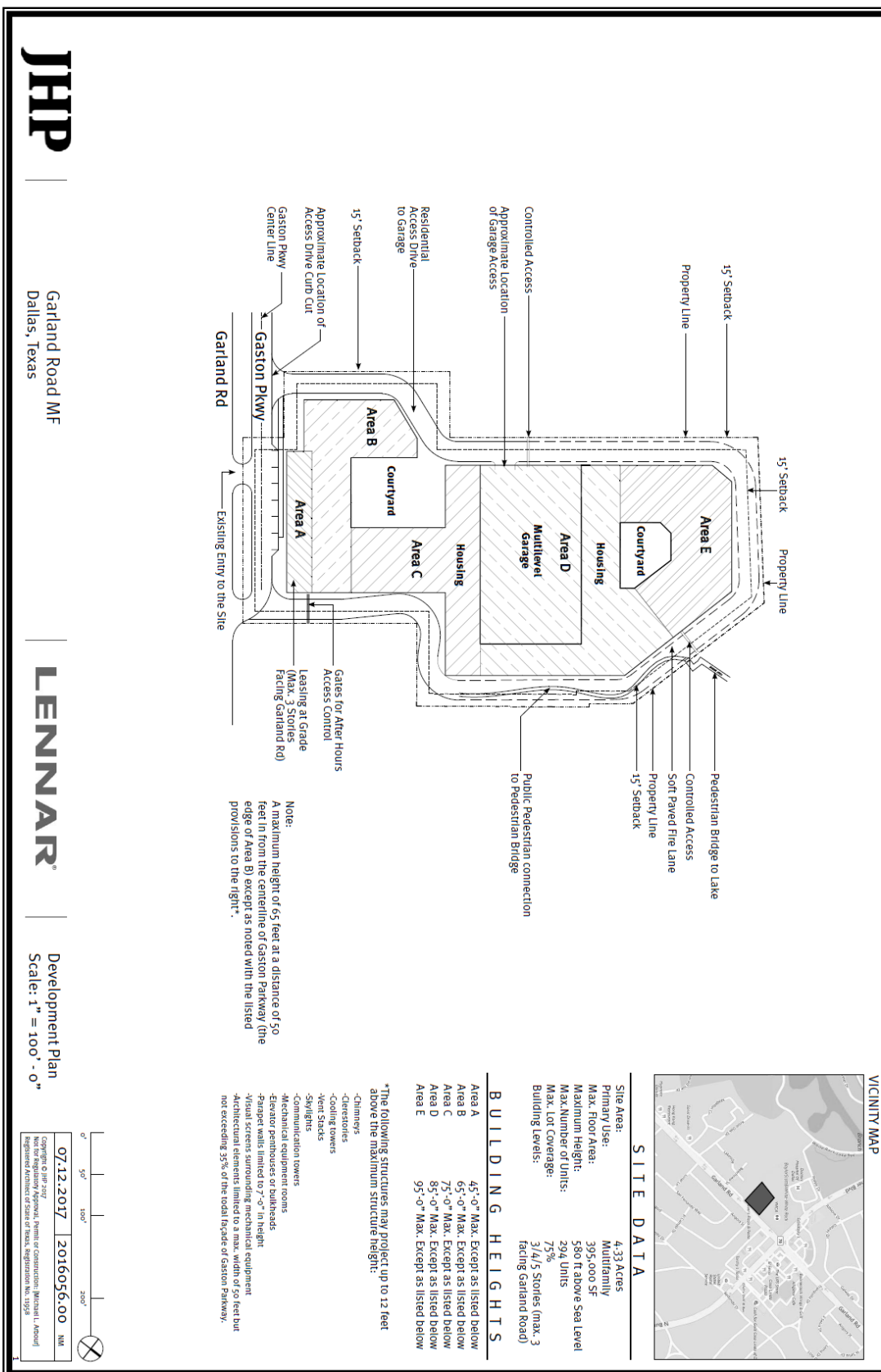
(c) Section 51A-4.125(8)(B) Visual intrusion does not apply in this district.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

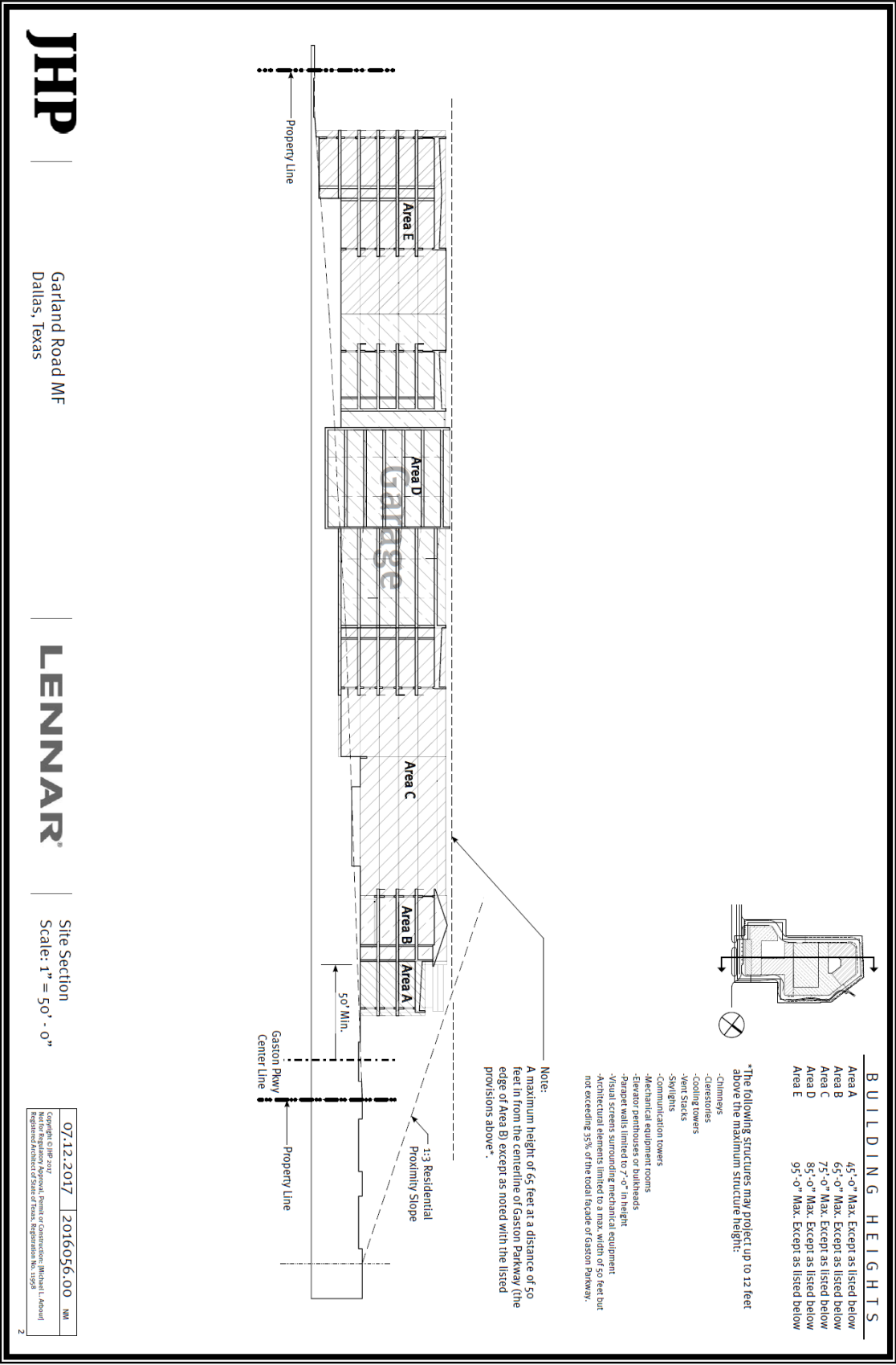
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

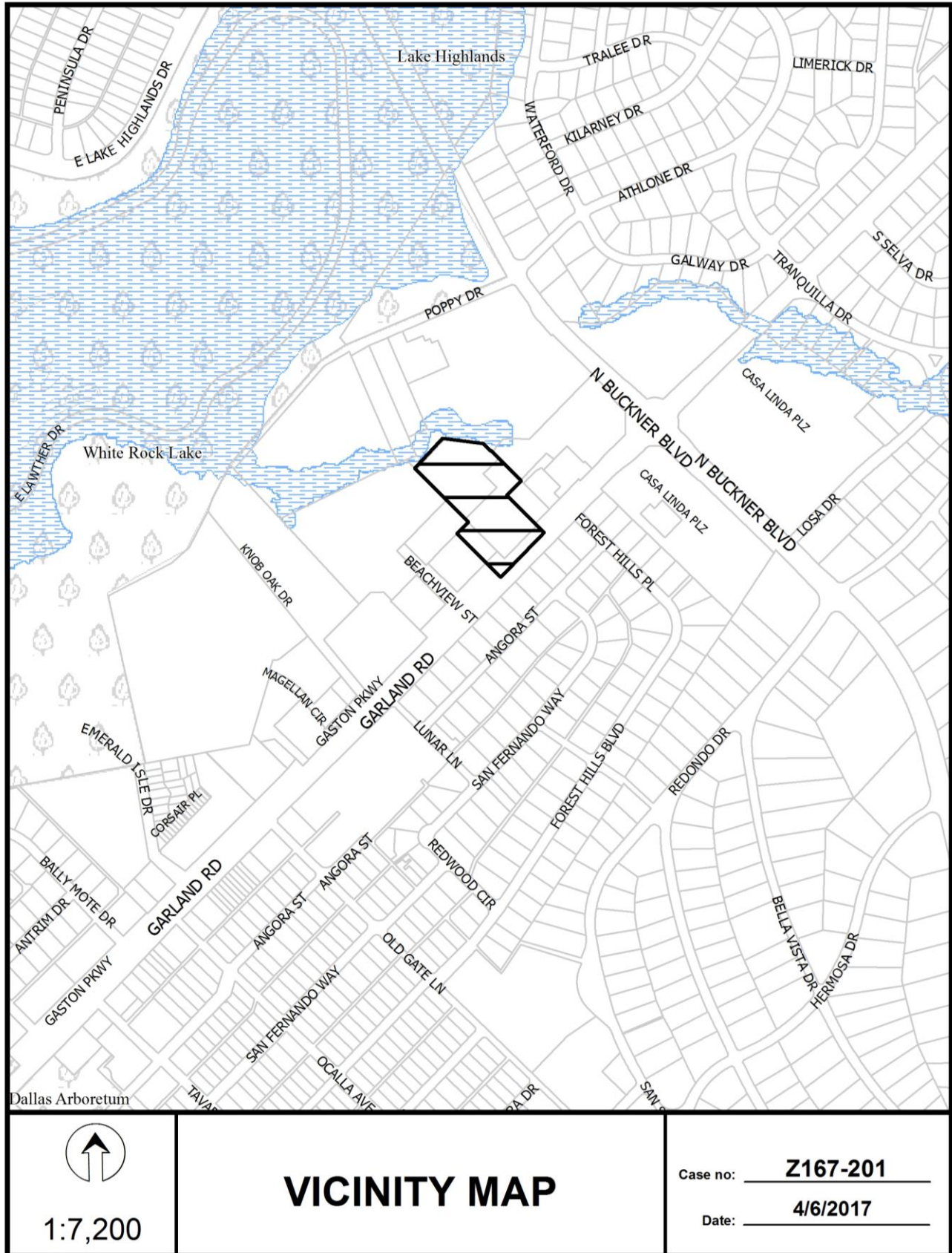
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

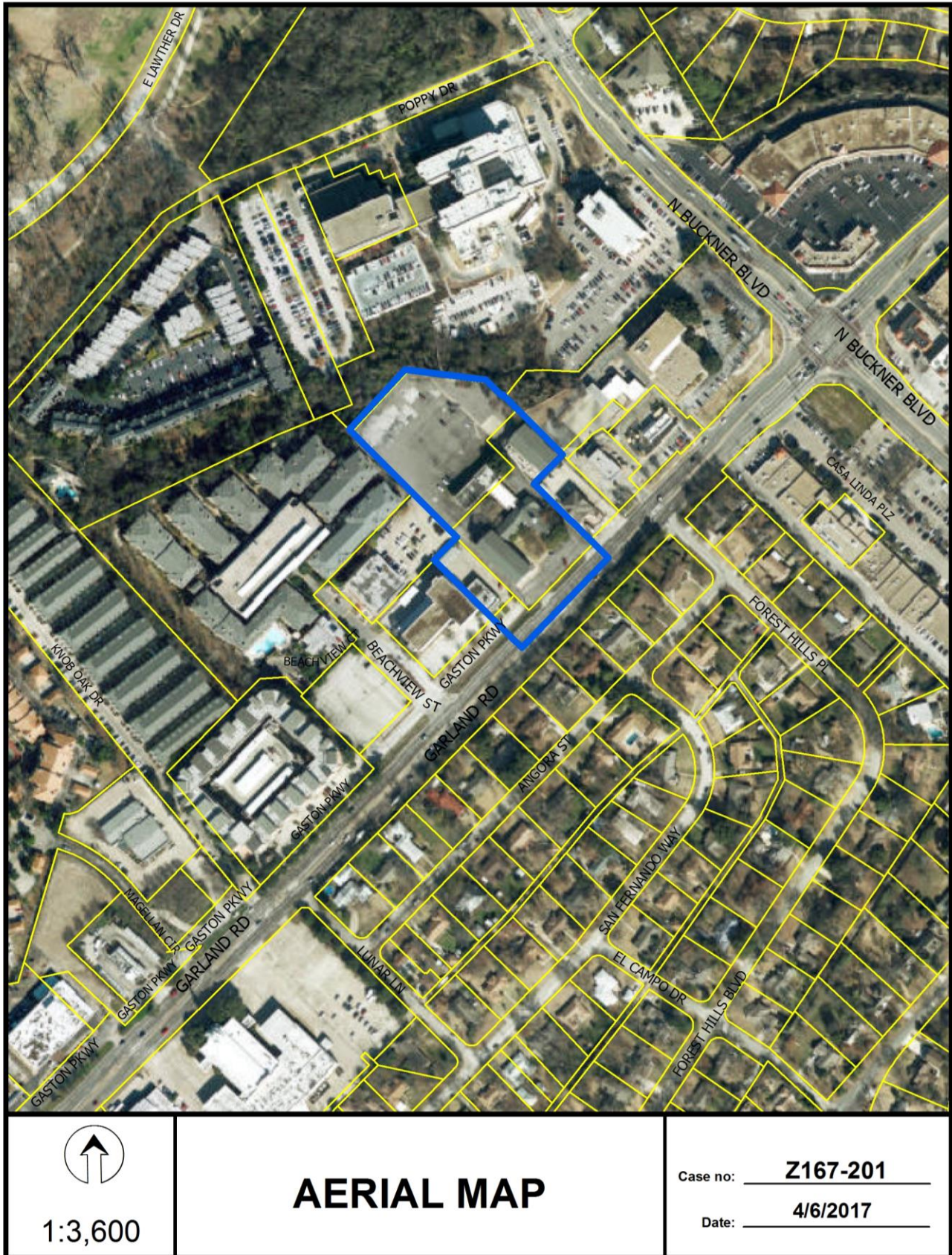
PROPOSED DEVELOPMENT / HEIGHT ZONE PLAN

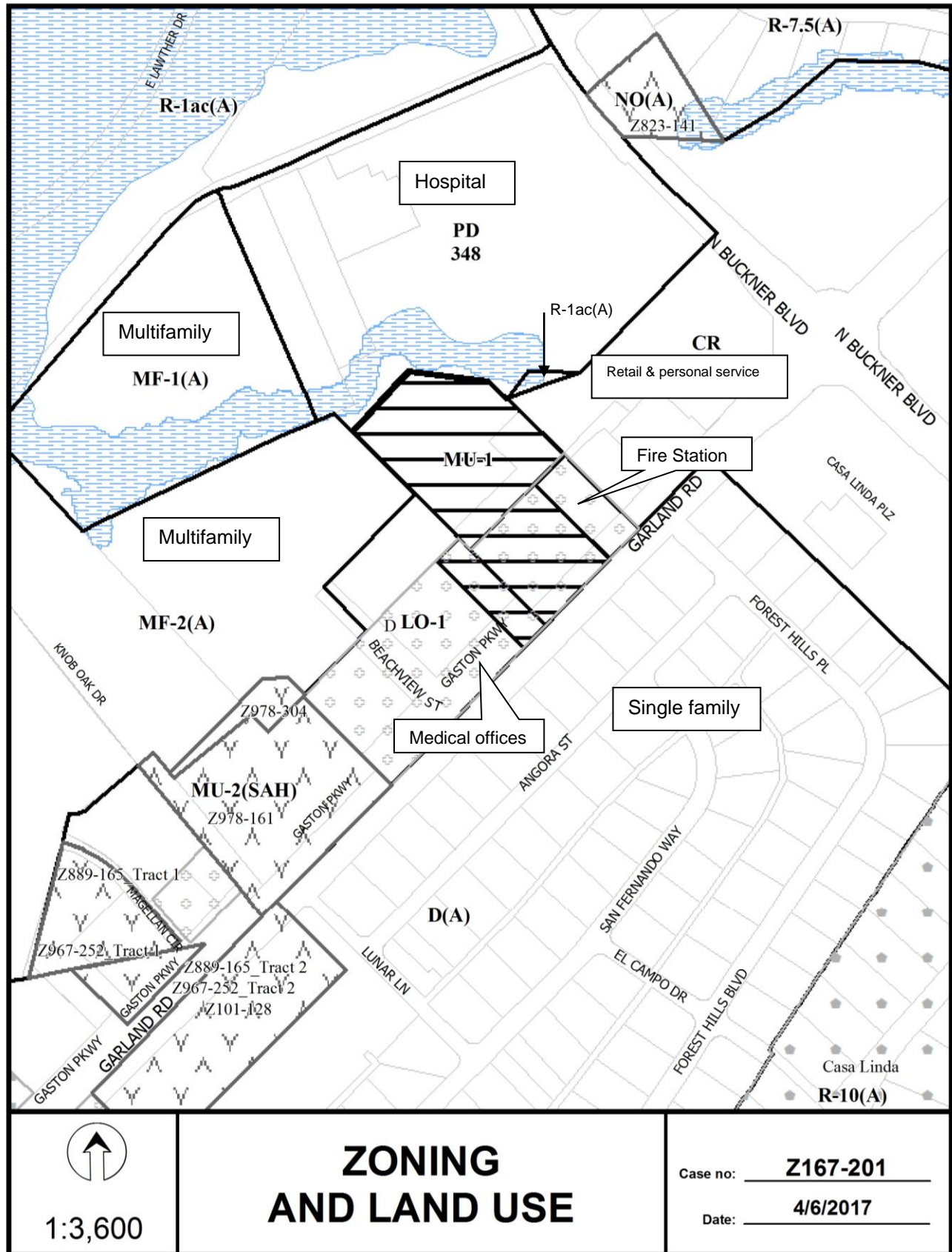


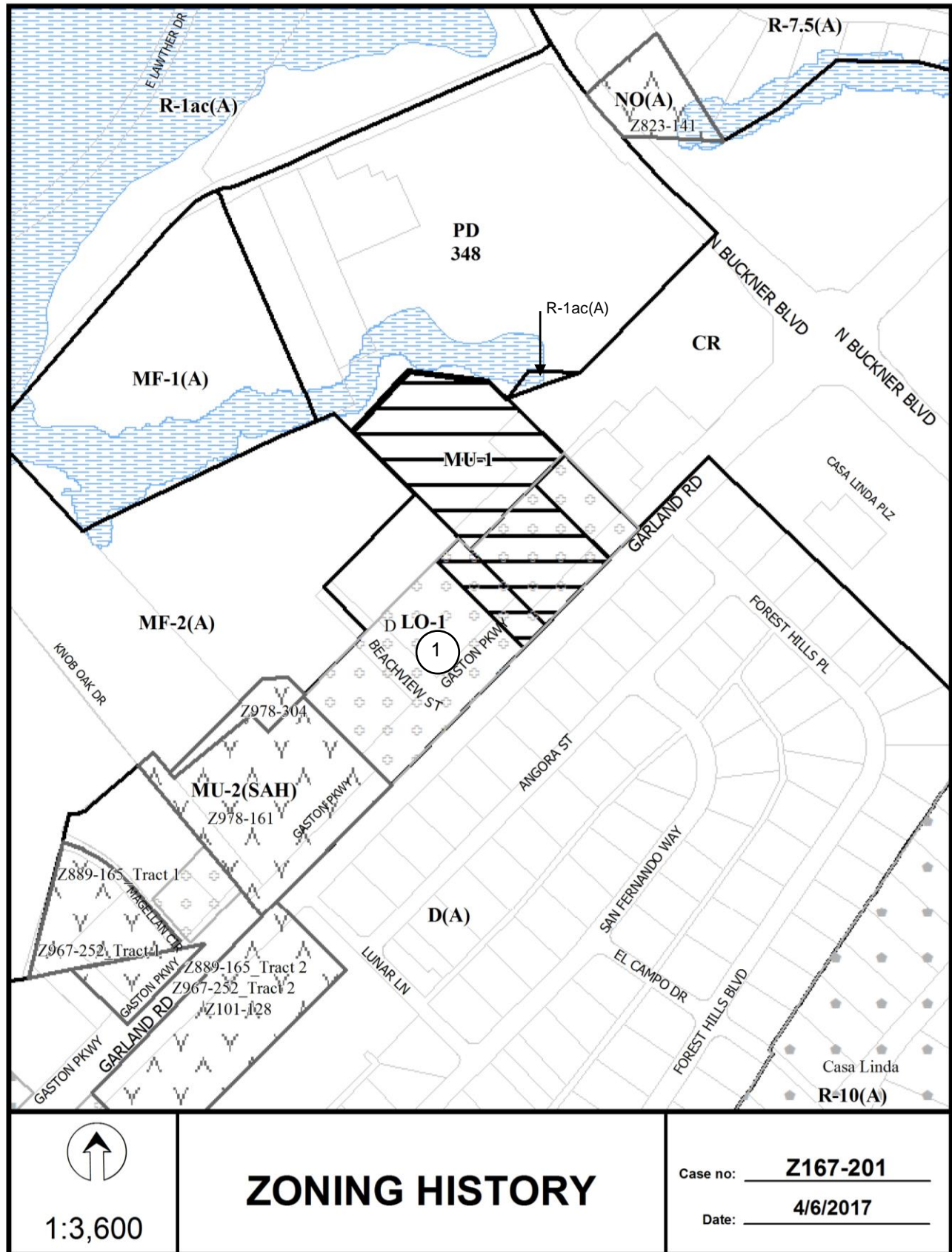
PROPOSED CROSS SECTION

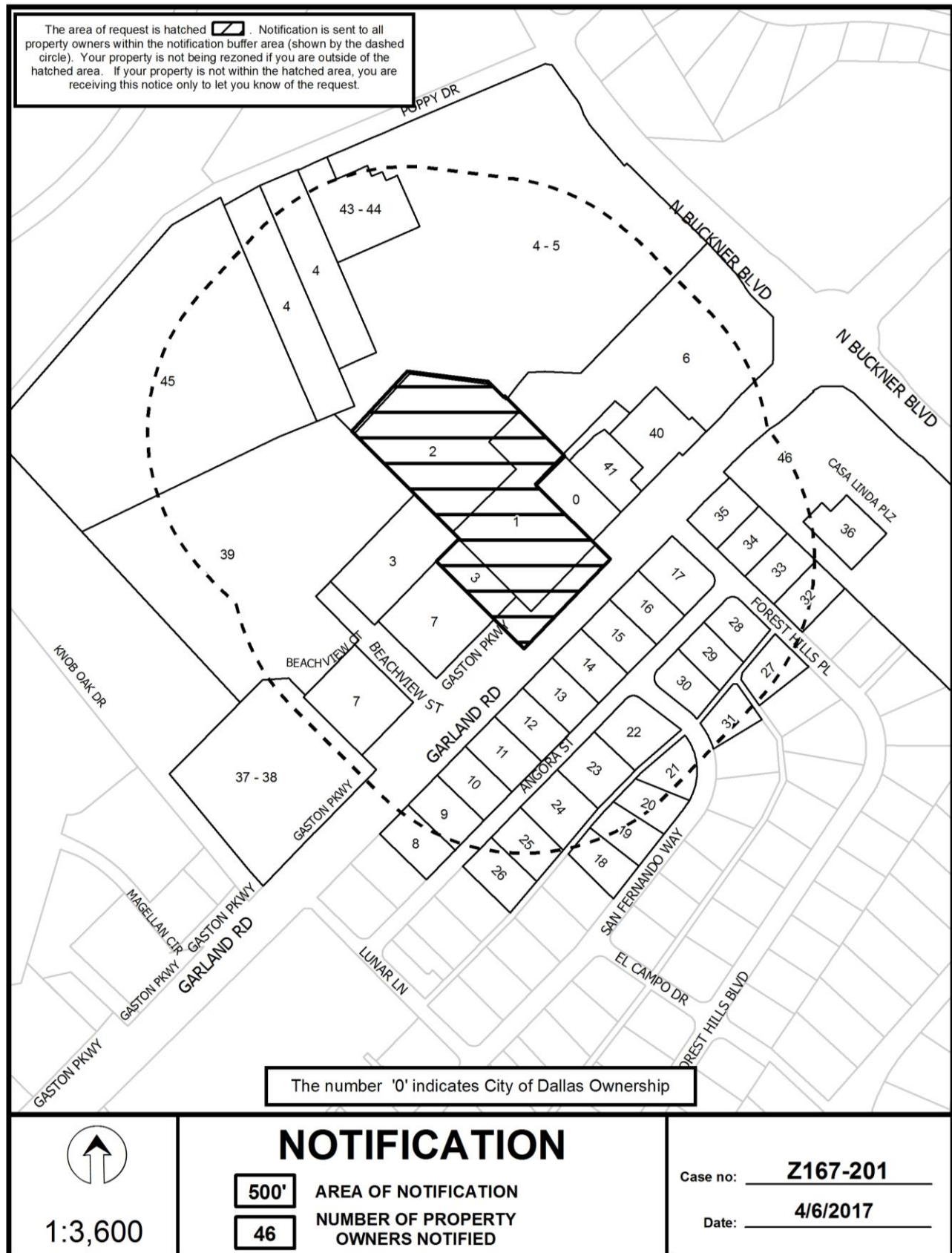












Notification List of Property

Z167-201

46 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------------|
| 1 | 9353 GARLAND RD | WHITE ROCK COMMUNITY |
| 2 | 9353 GARLAND RD | DOCTOR BROTHERS LTD |
| 3 | 9335 GASTON PKWY | BROOMFIELD J V |
| 4 | 1151 N BUCKNER BLVD | TENET HOSPITALS LTD |
| 5 | 1151 N BUCKNER BLVD | DALLAS MEDICAL OFFICE BUILDING, LLC |
| 6 | 9409 GARLAND RD | CHASE BANK OF TX NA |
| 7 | 9239 GARLAND RD | TENET HOSPITALS LIMITED |
| 8 | 9223 ANGORA ST | MONTOYA JESSE ANTHONY SR & |
| 9 | 9231 ANGORA ST | STEWART NAOMI E |
| 10 | 9309 ANGORA ST | BELTRAN RAYMOND JR |
| 11 | 9315 ANGORA ST | LOUDERMILK HUBERT LEE II |
| 12 | 9321 ANGORA ST | EMMETT ROSS A |
| 13 | 9331 ANGORA ST | LANE GEOFFREY A |
| 14 | 9337 ANGORA ST | CASEY MARY TRUSTEE |
| 15 | 9347 ANGORA ST | DENTON JAMES MASON III & BRIANNE |
| 16 | 9353 ANGORA ST | TUCKER RICHARD A |
| 17 | 9361 ANGORA ST | HALE TROY |
| 18 | 9315 SAN FERNANDO WAY | STREIFF PAULA R |
| 19 | 9323 SAN FERNANDO WAY | NEAL SHARON K |
| 20 | 9329 SAN FERNANDO WAY | NEAL SHARON K |
| 21 | 9339 SAN FERNANDO WAY | DITTMAR KAREN R |
| 22 | 9345 SAN FERNANDO WAY | BRIDGES JAMES ERVIN & |
| 23 | 9326 ANGORA ST | VASEK ROBERT G & JULIE |
| 24 | 9314 ANGORA ST | PAGE JOHN W JR & |
| 25 | 9304 ANGORA ST | CLEVINGER BRENDA K |
| 26 | 9228 ANGORA ST | TGHM PROPERTIES LP |

04/06/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------------|-----------------------------|
| 27 | 9415 FOREST HILLS BLVD | JOHNSTON BILLYE RAMSEY |
| 28 | 9358 ANGORA ST | MCBURNETT CLIFFORD & |
| 29 | 9354 ANGORA ST | TYGART JOHN M & TERRI R |
| 30 | 9360 SAN FERNANDO WAY | LOVE DIANNE LIFE EST |
| 31 | 9348 SAN FERNANDO WAY | FARNHAM MELISSA |
| 32 | 9422 FOREST HILLS BLVD | MARBLE SHIRLEY B & LESLIE C |
| 33 | 9430 FOREST HILLS BLVD | BAXTER JESSICA |
| 34 | 9436 FOREST HILLS BLVD | DURON PATRICK F |
| 35 | 9444 FOREST HILLS BLVD | BOWLES JULIE CAROL |
| 36 | 9400 GARLAND RD | CASA LINDA EDENS LLC |
| 37 | 9219 GARLAND RD | UNIFIED HOUSING OF |
| 38 | 9219 GARLAND RD | UNIFIED HOUSING OF |
| 39 | 1111 BEACHVIEW ST | UNIFIED HOUSING OF |
| 40 | 9403 GARLAND RD | SYSTEM CAPITAL REAL PPTY |
| 41 | 9371 GARLAND RD | 9371 GARLAND LLC |
| 42 | 9371 GARLAND RD | CHASE BANK OF TX |
| 43 | 9228 POPPY DR | TENET HOSPITALS LTD |
| 44 | 9228 POPPY DR | TEX WEST TOWER LIMITED PS |
| 45 | 9000 POPPY DR | OAKS ON SNELLING LLC & |
| 46 | 9446 GARLAND RD | CASA LINDA (EDENS) LLC |